



# Plymouth City Commission

## Regular Meeting Agenda

Monday, July 19, 2021 7:00 p.m. HOUGH PARK (Maple/Evergreen)

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

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

Join Zoom Webinar - <https://us02web.zoom.us/j/86450198358> Webinar ID: 864 5019 8358 Passcode – 853890

International numbers available: <https://us02web.zoom.us/j/kdsMLZanaM>

### Statement on explanation of the reason why the public body is meeting electronically:

On March 10, 2020, the Governor of the State of Michigan declared a State of Emergency across the State of Michigan. As a part of the response to that emergency certain changes were deemed to be reasonable and necessary to protect the public health, safety, and welfare. Due to the on-going emergency situation the Michigan Department of Public Health and Human Services has recently made certain rules about gathering in groups of people. Further, the Michigan Legislature passed legislation to temporarily suspend certain rules, regulations and procedures related to the physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Recently passed legislation has made it possible for public boards to meet electronically. Due to the Public Health declarations the City of Plymouth will have its Boards and Commissions meet electronically as permitted under the newly enacted law that is known as SB1108.

#### 1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call

#### 2. CITIZENS COMMENTS

#### 3. APPROVAL OF THE AGENDA

#### 4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of July 6, 2021 City Commission Regular Meeting Minutes
- b. Approval of June 2021 Bills

#### 5. COMMISSION COMMENTS

#### 6. OLD BUSINESS

#### 7. NEW BUSINESS

- a. Starkweather School Development – Amendment & Rezone to P.U.D. – Final Reading
- b. Starkweather School Development – PUD Amendment Agreement
- c. MML Annual Meeting
- d. Authorization to Hire – Finance Department
- e. Tax Foreclosed Property in Wayne County - Right of First Refusal to Purchase
- f. 2021 Infrastructure Plan – Harvey St. Easements
- g. 2021 Infrastructure Plan – Harvey St. Construction Contract
- h. 2021 Infrastructure Plan – Harvey St. Traffic Signals Contract

#### 8. REPORTS AND CORRESPONDENCE

- a. Liaison Reports
- b. Appointments

#### 9. ADJOURNMENT

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

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

*Consent Agenda*- The items on the Consent Agenda will be approved by one motion as Agenda Item #4. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which case that item will then be placed on the regular agenda.

## City of Plymouth Strategic Plan 2017-2021

### GOAL I - QUALITY OF LIFE

#### OBJECTIVES

Support the neighborhoods with high-quality customer service  
Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan  
Improve communication with the public across multiple platforms  
Maintain a high level of cleanliness throughout the City  
Support and host a diverse variety of events that foster community and placemaking

#### ONE-YEAR TASKS 2021

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

### GOAL II - FINANCIAL STABILITY

#### OBJECTIVES

Approve balanced budgets that maintain fiscal responsibility  
Advocate for increased revenue sharing with the State of Michigan  
Encourage and engage in partnerships, both public and private, to share costs of services and equipment  
Address the issue of legacy costs  
Seek out and implement efficient and effective inter-departmental collaboration  
Market our successes to attract new economic and investment opportunities

#### ONE-YEAR TASKS 2021

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

### GOAL III - ECONOMIC VITALITY

#### OBJECTIVES

Continue to support and improve active, vibrant downtown branding  
Support community and economic development projects and initiatives  
Support a mix of industrial, commercial and residential development  
Reference the Master Plan in economic decision-making

#### ONE-YEAR TASKS 2021

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

### GOAL IV - SERVICE AND INFRASTRUCTURE

#### OBJECTIVES

Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning  
Support and deliver safe and responsive emergency services  
Maintain a sophisticated and responsive technology to communicate and manage data  
Continually record, maintain, update, and improve City infrastructure

#### ONE-YEAR TASKS 2021

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





## City of Plymouth City Commission Regular Meeting Minutes Tuesday, July 6, 2021 - 7:00 p.m. In-Person at 525 Farmer and Online Webinar

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

### 1. CALL TO ORDER

- Mayor Wolcott called the meeting to order at 7:01 p.m., followed by the Pledge of Allegiance.
- Roll Call

Present: Mayor Oliver Wolcott, Mayor Pro Tem Nick Moroz, Commissioners Suzi Deal, Ed Krol, Kelly O'Donnell

Excused: Commissioners Tony Sebastian and Marques Thomey

Also present: City Manager Paul Sincok, Attorney Robert Marzano, and various members of the City administration

### 2. CITIZENS COMMENTS

Ellen Elliott, 414 Irvin, thanked the staff for successful downtown events.

### 3. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Moroz, to approve the agenda for Tuesday, July 6, 2021.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

### 4. ENACTMENT OF THE CONSENT AGENDA

- Approval of June 21, 2021 City Commission Regular Meeting Minutes
- Special Event: Bumpers, Bikes & Bands, Sunday, July 18, 2021
- Special Event: Inside-Out Sale (sidewalk sales), Friday-Saturday, July 30-31, 2021
- Special Event: Plymouth Community Fall Festival, Friday-Sunday, September 10-12, 2021

Moroz offered a motion, seconded by Deal, to approve the consent agenda.

In a friendly amendment, Krol asked that item 4.a. be moved to the regular agenda. Moroz accepted the amendment.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

### 5. COMMISSION COMMENTS

O'Donnell announced that Keep Plymouth Leafy and the Department of Municipal Services would be hosting a cleanup event at Riverside Cemetery on Monday, July 12 from 6-7 p.m.

Deal asked about the Independence Day home decorating contest and the activity in the City on the holiday. Director of Public Safety Al Cox said the City was mostly quiet, and Sincok announced the winners of the contest: First place, the Seifert family on W. Ann Arbor Tr., second place Dersey family on Dewey and third place the Schneider family on Ross St.

Moroz thanked the staff for working to keep drains clear during the recent heavy rainfall.

Krol asked where meeting videos were on the website and Sincok answered that they had not been posted yet but would be forthcoming. Krol also thanked citizens for following the state laws that pertain to fireworks.

Wolcott recognized former Fire Chief Steve Ott for retiring and welcomed the newly appointed Chief Matt Samhat. He also recognized the following employees for their work anniversaries: Detective Lt. Jamie Grabowski – 24 years, Deputy Clerk Nancy Anderson – 14 years, and Officer Jon Hiemstra – 8 years. He thanked the volunteers and reminded the group to support the vendors at Art in the Park this weekend.

## **6. OLD BUSINESS**

There was no old business.

## **7. NEW BUSINESS**

- a. Wayne County Stormwater Standards Ordinance Amendment – Final Reading  
The following resolution was offered by Moroz and seconded by Krol.

### RESOLUTION 2021-57

WHEREAS The City of Plymouth has what is commonly known as a Storm Water Permit from the State of Michigan, and as a part of that permit the City is required to maintain a certain set of standards for storm water discharged into the waterways of the State of Michigan.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt at the second and Final Reading an Amendment to the City of Plymouth Code of Ordinances, Chapter 74 Utilities, Article III – Sewers, Division 5 – Storm Sewers to add:

#### *Section 74-173 – Adoption of county storm water management ordinance*

*A certain document, one copy of which is on file in the office of the Department of Municipal Services of the City and one copy of which is on file in the office of the City Clerk, being marked and designated as the Wayne County Storm Water Management Ordinance (Wayne County enrolled Ordinance no. 20016-1114A) and the County Storm Water Management Administrative Rules (Wayne County Resolution no. 2006-1114B) be, and each is hereby adopted as the ordinances of the City and made a part hereof by reference and as if fully set out in this article.*

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

- b. City Commission Meetings in Parks

The following resolution was offered by Moroz and seconded by Krol.

### RESOLUTION 2021-58

WHEREAS The City Commission has indicated a desire to move the summer City Commission meetings from City Hall to the neighborhood parks; and

WHEREAS This moving of the summer meetings has been called the "Summer Concert Tour" of the City Commission; and



WHEREAS The Commission found this program to be successful during the summers each year since 2001.

NOW THEREFORE BE IT RESOLVED THAT The City Commission of the City of Plymouth does hereby schedule the following meetings at 7:00 p.m. at various neighborhood parks as a "Limited Engagement" of the City Commission "Summer Concert Tour."

Monday, July 19, 2021 Hough Park – Maple and Evergreen

Monday, August 2, 2021 ~~Lions Park – Burroughs and Harding~~ > Knights of Columbus Park  
(Holbrook & Spring)

Monday, August 16, 2021 Kiwanis Park – Auburn & Junction

The significant rain location for this meeting will be Plymouth City Hall, 201 S. Main, Plymouth.

BE IT FURTHER RESOLVED THAT the City Commission of the City of Plymouth hereby directs the City Clerk to post a notice of the changed meeting locations as appropriate and as quickly as possible.

O'Donnell offered a friendly amendment to change the August 2 meeting to the Knights of Columbus (Firehouse) Park on Holbrook and Spring. Moroz accepted the amendment.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

c. Resolution of Support – Senior Alliance Annual Implementation Plan

The following resolution was offered by Krol and seconded by Moroz.

RESOLUTION 2021-59

WHEREAS The City of Plymouth, Wayne County, Michigan, recognizes the role of The Senior Alliance as the designated Area Agency of Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers; and

WHEREAS The 34 communities of Southern and Western Wayne County, including the city of Plymouth comprises the Planning and Service Area to the agency's governing body; and

WHEREAS The Aging and Adult services Agency require local Area Agencies on Aging to request approvals of their Annual Implementation Plan from their local governments; and

WHEREAS The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws; and

WHEREAS The Senior Alliance has held a public hearing for client, caregiver, and service provider population feedback which contributed to the development of the Annual Implementation Plan for Fiscal Year (FY) 2022.

NOW, THEREFORE BE IT RESOLVED THAT this honorable body of the City of Plymouth approves the Annual Implementation Plan for Fiscal Year 2022 as presented to the City.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

d. Starkweather School Development – Amendment and Rezone to PUD – 1<sup>st</sup> reading  
The following motion was offered by Moroz and seconded by O'Donnell.

**RESOLUTION 2021-60**

- WHEREAS The City Commission of the City of Plymouth has held a first reading of the proposed PUD Amendment located at 550 N. Holbrook; and
- WHEREAS The City Commission is aware that the City of Plymouth Planning Commission has granted approval of the PUD amendments to Curtis Building-Plymouth, LLC for the Starkweather School PUD which would require a portion of the property located at 409 Plymouth Rd. to be rezoned from O-2 (office) to PUD; and
- WHEREAS The PUD Plan as approved meets the requirements for rezoning including the provision of a public benefit as satisfied by the preservation and refurbishment of the nearly 90-year-old Starkweather School into up to 24 apartments.

NOW, THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth does hereby accept the proposed amendment, to PUD, to the Zoning Ordinance via the amended Zoning Maps of the City of Plymouth for the parcel located at 550 N. Holbrook by rezoning a small portion of the property located at 409 Plymouth Rd. from O-2 to PUD on the zoning maps of the City of Plymouth.

***Public Comment***

Chuck Myslinski, 14353 Northville Rd., asked that the City Commission reconsider the recommendation of the Planning Commission to exclude six sites from the height restriction variance.

Developer Craig Menuck also asked the City Commission to reconsider Planning Commission's recommendation.

Ellen Elliott, 414 Irvin, said she supports the Planning Commission's recommendation.

Karen Sisolak, 929 Penniman and the Chair of the Planning Commission, said the Planning Commission spent a great deal of time reviewing the documents provided to them by the developer and listening to his explanation before making a recommendation to exclude certain lots from the height restriction variance.

Jennifer Kehoe, 418 Blunk and a member of the Planning Commission, said she supports the Planning Commission's recommendation.

Scott Silvers, 883 Sutherland and a member of the Planning Commission, said the group made its recommendation based on the information provided to it by the developer.

***Commissioner Discussion***

The group discussed PUD amendments in general, as well as this specific request, and what constitutes a change that requires Commission approval. Commission members asked questions about the property's grading that led to the developer request for roof height variances and expressed support for the administrative process as well as trust in the decisions made by other boards and commissions. It was noted that if the City Commission approved the first reading, the developer would still have the option of going back to the Planning Commission to ask for revisions before the City Commission's second reading.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Wolcott

No: Krol

MOTION PASSED 4-1

e. Approval of June 21, 2021 City Commission Regular Meeting Minutes.

Krol requested that the minutes be amended to reflect that Cox explained the vacation check service after Thomey encouraged residents to utilize it. Moroz offered a motion, seconded by Krol, to amend the minutes as requested.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

**8. REPORTS AND CORRESPONDENCE**

a. Liaison Reports

Krol said the ZBA heard two variance requests from homeowners on Hartsough, and both passed 4-1.

He also asked whether trash pickup would be delayed the holiday week and Sincock said no.

O'Donnell said the Planning Commission would meet next week.

Deal said the DDA was scheduled to meet next week and that she plans to have some board or commission appointments at the next City Commission meeting.

Wolcott reminded the group that Art in the Park was taking place July 9-11.

**9. ADJOURNMENT**

Hearing no further discussion, Wolcott asked for a motion to adjourn at 8:45 p.m. A motion to adjourn was offered by Moroz and seconded by Deal.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

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OLIVER WOLCOTT  
MAYOR

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MAUREEN A. BRODIE, CMC, MiPMC  
CITY CLERK





## Administrative Recommendation

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

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

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: S:\Manager\Sincock Files\Memorandum - PUD Amendment Starkweather School Final Reading 07-19-21.docx  
Date: July 14, 2021  
RE: Starkweather School Development – Amendment & Rezone to P.U.D. – Final Reading

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### Background

The City Commission is aware that a developer has been working to redevelop what is commonly known as the Starkweather School Property located in Old Village on N. Holbrook Street and going back along E. Spring Street. There is some additional property along the eastern side of the property that will now be a part of this development. The Developers have struggled to bring this project to completion and within the scope of their presentations before the Planning Commission. Our Administrative Team has worked diligently with the developer to get them to "yes." This is the First Amendment to the Planned Unit Development (PUD), and it will allow for some additional parking for a business located on Plymouth Road, some adjustments in some building heights and some moving of green space.

While not related, there is also a Brownfield Project on this property that has yet to be executed by the Developer. The City has been holding Brownfield tax capture from the property pending the adoption of the Brownfield Reimbursement Agreement by the Developer.

The Planning Commission, City Planner and City Community Development Staff have reviewed the plans through a series of meetings with the developer and have come to a number of agreements. As you are aware, the Planned Unit Development Zoning is a special zoning district which allows the Developer and the City to come to agreements related to the final outcome of a development. Since the original approval of the PUD Zoning & Agreement the Developer has requested some additional changes. Those changes have been reviewed and adapted before approval by the Planning Commission.

The City Commission must now adopt the additional PUD Zoning for the additional area and the First Amendment to the PUD as approved by the Planning Commission. Once the PUD Amendment and change in Zoning is approved by the City Commission. The City Commission will need to adopt a PUD Agreement with the Developer as a separate issue. This agreement will formalize all of the expectations of both parties and be filed with the County Register of Deeds. The issue on Monday night is the Final reading of a Zoning Change for the subject property to Planned Unit Development (PUD) to be included in the mixed-use development of the 23 single family parcels and the rehabilitation of the School Building.


We have attached extensive background material related to this matter, including a memorandum from John Buzuvis our Community Development Director, as well as the final site plan documents as adopted by the Planning Commission.

## **RECOMMENDATION:**

The City Administration recommends that the City Commission adopt at the Final Reading the additional PUD Zoning for the project properties and the changes in the PUD Plan itself. If the City Commission adopts the Ordinance as presented the next step in the process will be to adopt a formal PUD Agreement, which will ultimately be filed with the Wayne County Register of Deeds. As of this past Wednesday, the Developer's attorney was submitting documentation to the city for review. The Public Hearing related to all of this was held at the Planning Commission.

We have attached a proposed Resolution for the City Commission to consider regarding this matter. Should you have any questions in advance of the meeting please contact John Buzuvis or myself.

## **ADMINISTRATIVE RECOMMENDATION**

**To:** Paul J. Sincock, City Manager  
**From:** John Buzuvis, Community Development Director   
**CC:** S:\DDA\Shared Files\John\Community Development\Starkweather School  
**Date:** 7/14/2021  
**Re:** Starkweather School/550 N. Holbrook PUD Amendment Second Reading-Rezoning

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### **BACKGROUND:**

The City Commission completed, at their July 7, 2021 meeting, a First Reading and approved the proposed amendment to the Final Planned Unit Development (PUD) Plan for the Starkweather School project. At that same reading the City Commission reviewed and approved the rezoning of a small piece of property located directly adjacent to the project site from office to PUD enabling adding this property to the Final Approved Amended PUD plan.

The property noted above will be included as part of the approximately eight (8) acres that make up the entire project site- assuming these items are approved at the close of the Second Reading of the amendments and rezoning. The developer, Curtis Building, completed the rehabilitation of the original school building into 24 for-rent apartments and the site-work for the approved 23 single-family parcels in the rear of the property last year. The rehabilitation of the former school building satisfied the public benefit requirement in the initial executed PUD agreement. As a bonus the school building has been reviewed, approved, and is registered on the National Register of Historic Places.

The developer began the PUD amendment process last fall at the Planning Commission to accommodate a parking expansion of up to eight (8) parking spaces for the property located at 409 Plymouth Rd. In addition to allowing for more parking the proposed amendment increases the green space contained in the PUD and includes enhanced landscaping, a walking path, and two pergolas at/near the entrance to the greenspace. The Planning Commission held a public hearing on the proposed amendment and approved the same at their September 9, 2020, meeting. Should this amendment be approved by the City Commission a small additional portion of property adjacent to the site will be rezoned to PUD from the current office zoning designation. Additionally, the PUD plan and agreement will be amended and approved by action of the City Commission.



In May 2021, the Planning Commission held a Public Hearing to consider an additional PUD amendment as requested by the developer. The developer proposed amending the PUD plan and agreement to allow for home height deviations for most of the 23 single-family homes to be built in the rear of the school property. This/these amendments were approved by the City Commission at their July 7<sup>th</sup> meeting.

The completion of a Second Reading of the proposed amendments and rezoning by the City Commission is the next step in the process before the changes become official. The Planning Commission has held both required Public Hearings for the requested amendments.

The second reading of the proposed amendment to the zoning map and amended PUD plan (site-plan) is the only action contained in this agenda item. The approval of the First Amendment to the PUD Agreement (contract) is a separate agenda item. The approved amendments, plan, and rezoning run with the land and cannot be changed in any significant way without going through the entire PUD amendment process.

Attached please find the appropriate sheets from the site-plan package containing the proposed changes that have been reviewed and approved by the Planning Commission. Also attached is a map indicating the area to be rezoned from office to PUD as approved by the Planning Commission.

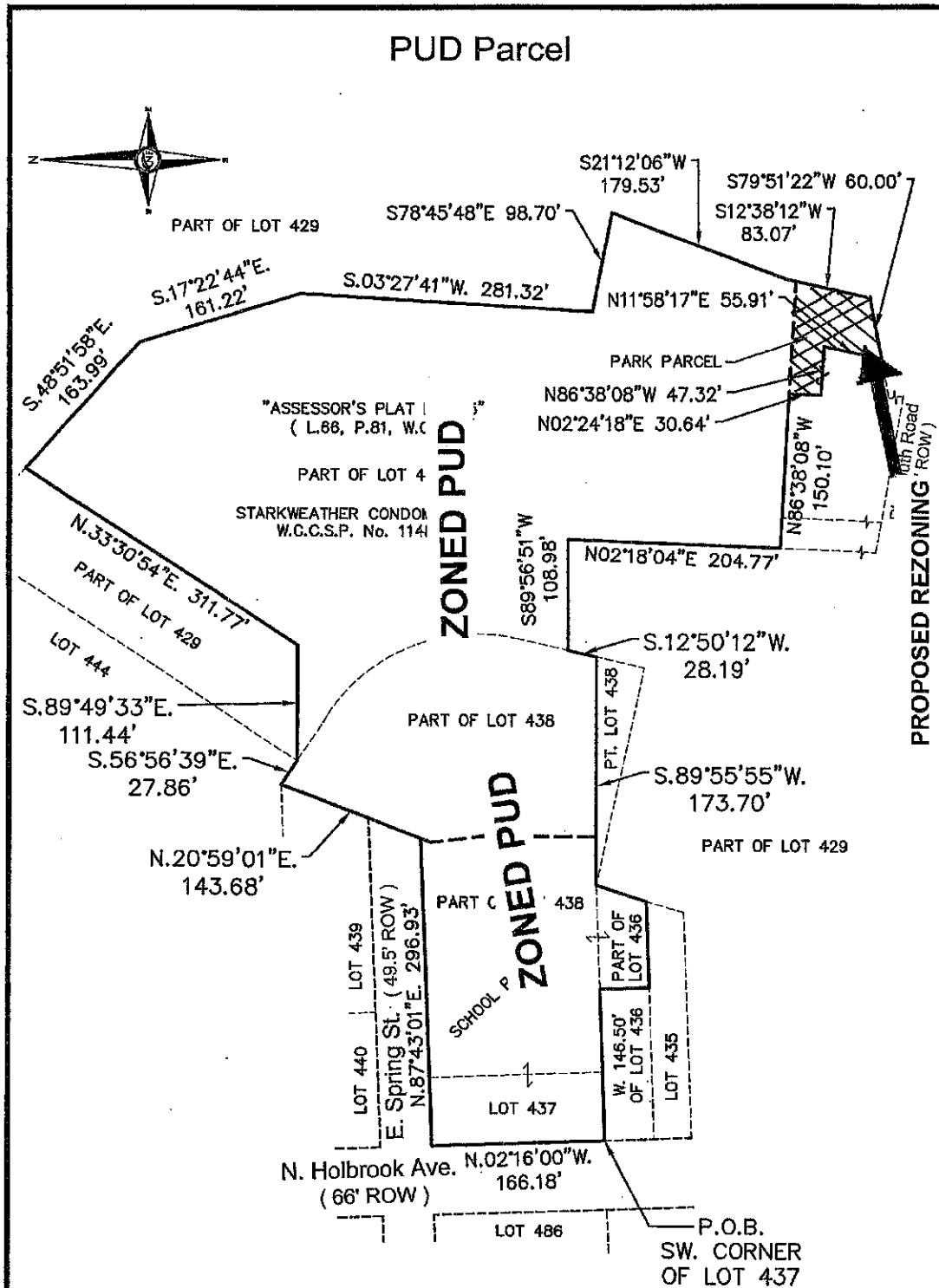
Should the City Commission approve the requested amendments and amended PUD agreement (two-step process-two different agenda items) the administration anticipates construction on several of the proposed 23 homes to begin in the very near future.

**RECOMMENDATION:**

At this time staff would recommend that the City Commission review and approve the proposed PUD plan amendment and the required rezoning resulting in a zoning change for the parcel located at 550 N. Holbrook (and an additional small portion of 409 Plymouth Rd. parcel).

Should you have any questions in advance of the meeting please feel free to contact me.

# PROPOSED REZONING



**CF**  
**ENGINEERS**

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

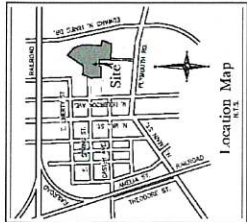
SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 120'	06-24-2021	M.C.	H145-02	1 of 2





**NF**  
**ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

4000 K & P ROAD, SUITE 100  
48777 WOODLAND PARK  
PUNTA GUA, MI 48171-9713  
TEL: (480) 522-7911  
FAX: (480) 522-7917

[illegible]

**LEGEND**


	PRICE, NOT INCLUDED IN VA SURVEY
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Figure 1 illustrates the layout of a 1000 ft² experimental area. The area is divided into four quadrants by a central path. The quadrants are labeled as follows:

- Top-left: EXTENSIVE SAVANNAH SCRUB
- Top-right: EXTENSIVE WETLAND
- Bottom-left: EXTENSIVE OPEN BUSH
- Bottom-right: EXTENSIVE OPEN BUSH

The central path is labeled 'LIGHT POLE' and 'LIGHT POLE'. The entire area is enclosed by a fence labeled 'FENCE'.

DATE (MM/DD/YYYY)	11/18/2021
TO (NAME AND ADDRESS)	MR. J. JOHNSON 1234 E. BROADWAY, SUITE 500 DENVER, CO 80202
FROM (NAME AND ADDRESS)	ACME CORP. 4567 N. HIGHWAY 101 DENVER, CO 80202
ATTENTION (NAME AND ADDRESS)	MR. J. JOHNSON 1234 E. BROADWAY, SUITE 500 DENVER, CO 80202
DATE	11/18/2021
TIME	10:30 AM
LOCATION	1234 E. BROADWAY, SUITE 500 DENVER, CO 80202
REMARKS	1. 300 2. 100 3. 100 4. 100 5. 100 6. 100 7. 100 8. 100 9. 100 10. 100 11. 100 12. 100 13. 100 14. 100 15. 100 16. 100 17. 100 18. 100 19. 100 20. 100 21. 100 22. 100 23. 100 24. 100 25. 100 26. 100 27. 100 28. 100 29. 100 30. 100 31. 100 32. 100 33. 100 34. 100 35. 100 36. 100 37. 100 38. 100 39. 100 40. 100 41. 100 42. 100 43. 100 44. 100 45. 100 46. 100 47. 100 48. 100 49. 100 50. 100 51. 100 52. 100 53. 100 54. 100 55. 100 56. 100 57. 100 58. 100 59. 100 60. 100 61. 100 62. 100 63. 100 64. 100 65. 100 66. 100 67. 100 68. 100 69. 100 70. 100 71. 100 72. 100 73. 100 74. 100 75. 100 76. 100 77. 100 78. 100 79. 100 80. 100 81. 100 82. 100 83. 100 84. 100 85. 100 86. 100 87. 100 88. 100 89. 100 90. 100 91. 100 92. 100 93. 100 94. 100 95. 100 96. 100 97. 100 98. 100 99. 100 100. 100
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REMARKS	1. 300 2. 100 3. 100 4. 100 5. 100 6. 100 7. 100 8. 100 9. 100 10. 100 11. 100 12. 100 13. 100 14. 100 15. 100 16. 100 17. 100 18. 100 19. 100 20. 100 21. 100 22. 100 23. 100 24. 100 25. 100 26. 100 27. 100 28. 100 29. 100 30. 100 31. 100 32. 100 33. 100 34. 100 35. 100 36. 100 37. 100 38. 100 39. 100 40. 100 41. 100 42. 100 43. 100 44. 100 45. 100 46. 100 47. 100 48. 100 49. 100 50. 100 51. 100 52. 100 53. 100 54. 100 55. 100 56. 100 57. 100 58. 100 59. 100 60. 100 61. 100 62. 100 63. 100 64. 100 65. 100 66. 100 67. 100 68. 100 69. 100 70. 100 71. 100 72. 100 73. 100 74. 100 75. 100 76. 100 77. 100 78. 100 79. 100 80. 100 81. 100 82. 100 83. 100 84. 100 85. 100 86. 100 87. 100 88. 100 89. 100 90. 100 91. 100 92. 100 93. 100 94. 100 95. 100 96. 100 97. 100 98. 100 99. 100 100. 100
REMARKS	1. 300 2. 100 3. 100 4. 100 5. 100 6. 100 7. 100 8. 100 9. 100 10. 100 11. 100 12. 100 13. 100 14

47L JOB NO. **HH45-02** SHEET NO. **1 of 1**

## **RESOLUTION**

The following Resolution was offered by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

WHEREAS       The City Commission of the City of Plymouth has held a First and Second Reading of the proposed PUD amendment and rezoning for the project located at 550 N. Holbrook, and

WHEREAS       The City Commission is aware that the City of Plymouth Planning Commission has granted approval of the PUD amendments to Curtis Building-Plymouth, LLC. for the Starkweather School PUD which would require a portion of the property located at 409 Plymouth Rd. to be rezoned from O-2 (Office) to PUD and added to the PUD site plan, and

WHEREAS       The PUD Plan as approved meets the requirements for rezoning including the provision of a public benefit as satisfied by the preservation and refurbishment of the nearly 90-year-old Starkweather School into up to 24 apartments,

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept the proposed amendment, to the approved PUD Plan, and to the Zoning Ordinance via the amended Zoning Maps of the City of Plymouth for the parcel located at 550 N. Holbrook by rezoning a small portion of the property located at 409 Plymouth Rd. from O-2 to PUD on the zoning maps of the City of Plymouth.



## Administrative Recommendation

---

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: *S:\Manager\Sincock Files\Memorandum - Starkweather School - PUD Amendment Agreement 07-19-21.docx*  
Date: July 15, 2021  
RE: Starkweather School – PUD Amendment Agreement

---

### Background

Each time the City sets up a Planned Unit Development there is a need to ensure that the City and the Developer agree on conditions of the PUD. This comes in the form of a Planned Unit Development Agreement. The Starkweather School Project Developers have requested the ability to make some changes on their site, which would require an amendment to the current PUD Agreement.

The changes in the PUD Agreement are significant enough to cause a review by the City Planner and that a Public Hearing be held by the Planning Commission. In addition, the City Commission needed to approve the changes in the PUD plan prior to the adoption of this agreement, which encompasses those changes.

It should be noted that it is required to record the PUD Agreement document with the Wayne County Register of Deeds, in order to have the agreement "run" with the property regardless of ownership or any transfer of the property.


We have attached a memorandum from John Buzuvis, which will provide additional background information. In addition, we have attached a copy of the amended agreement which has been reviewed by the City Attorney's Office.

### RECOMMENDATION:

Based on the action by the Planning Commission and the anticipated action on the Final Reading of the PUD Amendment by the City Commission, the City Administration is recommending that the Planned Unit Development Agreement Amendment be adopted as presented. The agreement binds the developer to a number of issues related to the development.

Should you have any questions on this matter please feel free to contact John Buzuvis or myself.

## **ADMINISTRATIVE RECOMMENDATION**

**To:** Paul J. Sincok, City Manager  
**From:** John Buzuvis, Community Development Director   
**CC:** S:\DDA\Shared Files\John\Community Development\Starkweather School  
**Date:** 7/15/2021  
**Re:** Starkweather School/550 N. Holbrook PUD Agreement Amendment

---

### **BACKGROUND:**

The City Commission has completed a First and Second Reading of amendments to the PUD plan and a rezoning of a small additional piece of property located adjacent to the project at 550 Holbrook from office to Planned Unit Development (PUD). Enclosed are proposed amendments to the PUD agreement that was approved by the City Commission in 2016. These amendments specifically outline, in writing, the changes to the approved PUD Plan (site-plan) related to building height allowances, the additional added green space, the landscape enhancements of the green space and generally refer to the additional parking for the adjacent property.

These amendments are the contract portion of the PUD amendment process and will need to be approved by the City Commission with authorization for the mayor to sign the same. Upon approval by the City Commission and signature by both parties these amendments will be recorded with Wayne County and will run with the land regardless of ownership or any transfer of the property.

The administration has reviewed these amendments with the City Attorney and recommend the City Commission review and approve the enclosed document. Upon approval and the required publications and recordings the administration anticipates construction of homes on several of the lots.

### **RECOMMENDATION:**

At this time staff would recommend that the City Commission review and approve First Amendment to the PUD Agreement as presented. The administration further recommends the City Commission authorize the mayor to execute the document on behalf of the city.

Should you have any questions in advance of the meeting please feel free to contact me.



## **FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT**

This First Amendment to Planned Unit Development Agreement ("**First Amendment**") is entered into between the City of Plymouth, a Michigan municipal corporation, with its principal address at 201 S. Main Street, Plymouth, Michigan 48170 (the "**City**"), and Curtis-Plymouth LLC, a Michigan limited liability company, with its principal address at 990 Pierce, Birmingham, Michigan 48009 ("**Developer**").

### **RECITALS:**

A. Developer and the city of Plymouth, entered into a Planned Unit Development Agreement, dated October 24, 2016, which was recorded in Liber 53943, Page 1454 of the Wayne County Records (the "**PUD Agreement**"), with respect to certain real property located in the City of Plymouth, Wayne County, Michigan, which is more particularly described on **Exhibit 1** attached hereto (the "**Property**"). Capitalized terms used in this First Amendment and not otherwise defined, shall have the meanings given to such terms in the PUD Agreement.

B. Developer and the City desire to amend the PUD Agreement, upon the terms and conditions set forth below.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Property.** Exhibit A to the PUD Agreement is hereby replaced in its entirety with **Exhibit A** attached hereto. A portion of the Property is owned by Parkview Properties, L.L.C. Parkview Properties, L.L.C. and Developer shall effectuate a property split/combination so that that portion of property owned by Parkview Properties L.L.C will be incorporated under single ownership and shall be subject to the PUD and this PUD Agreement.

2. **PUD Plan.** The Page SP-1 and SP-2 of the Final Plan will be amended in its entirety with attached Exhibit B. Attached Exhibit B SP-1 and SP-2 (revision date 11-11-20) will replace SP-1 and SP-2 of the Final approved PUD Plan (revision date: 7-21-2015)

3. **Building Height.** The maximum Finished Floor Height height of the single-family residential dwellings to be constructed on lots 1-3, 7-17, and 21-23 are identified in Exhibit D; provided that grading of such lots allows the lowest level to qualify as a basement, the first floor ceiling height is no more than nine (9) feet, the second floor ceiling height is no more than eight (8) feet, and all structures adhere to the Floor Area Ratio and all other ordinance requirements. Lots 3-6 and 18-20 are not included in these height deviations and must meet all ordinance requirements other than those specifically enumerated in this amendment or the original approved PUD agreement.



4. **Landscaping Plan.** Developer shall install landscaping for the Project in accordance with the current approved landscaping plan (L-1 revision date 7-21-15) with the addition of sheet L-2 revision date of 11/11/20 as shown on **Exhibit C** attached hereto. Developer shall install the park improvements adjacent to unit 19 on or before November 30, 2022.

5. **Lot Sizes.** The sizes of single-family detached residential units 17-19 shall be as follows:

Lot 17 – Approximately 7,857 square feet  
Lot 18 - Approximately 7,806 square feet  
Lot 19 - Approximately 7,755 square feet

6. **Privacy Fencing.** Developer shall install a six foot (6') privacy fence along the southern boundary of single-family detached residential unit 19 and the rear boundaries of single-family detached residential units 17, 18 and 19. Developer shall have the right to assign the obligation to install such fences to the builder(s) that construct(s) homes within such Units. The association established to administer the affairs of the single-family detached residential project shall be responsible for the maintenance of such fence(s). Such fences shall be installed prior to the City issuing a Certificate of Occupancy on the home for each of these units.

7. **Parking Easement.** A portion of the Project adjacent to single-family detached residential unit 19 as shown on Exhibit B shall be subject to an easement for parking for the benefit of the adjacent property. The adjacent property owner shall be responsible for improving and maintaining the parking area. Site Plan and Engineering review is required prior to installation of the improvements for the additional parking area.

8. **Ratification.** Except as amended by this First Amendment, the PUD Agreement is hereby ratified by the parties and shall continue in full force and effect.

9. **Counterparts; Facsimile Signatures.** This First Amendment may be executed in any number of counterparts and it shall be sufficient that the signature of each party appear on one or more such counterparts. All counterparts shall collectively constitute a single Amendment. A facsimile signature to this First Amendment shall have the same effect as an original signature.

The parties hereto have set their hands and seals as of the day and year first above written.

Curtis-Plymouth  
a Michigan limited liability company

By: \_\_\_\_\_  
Mark Menuck  
Its: Manager

Parkview Properties, L.L.C.  
A Michigan limited liability company

\_\_\_\_\_  
Christine Jackson

Its: Sole Member

City of Plymouth  
A Michigan Municipal corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) SS.  
COUNTY OF                )

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Mark Menuck, the Manager of Curtis-Plymouth, a Michigan limited liability company.

\_\_\_\_\_  
Notary Public,  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) SS.  
COUNTY OF                )

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, the \_\_\_\_\_ of the City of Plymouth, a Michigan Municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public,  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) SS.  
COUNTY OF                )

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Christine Jackson, Member of Parkview Properties, L.L.C., a Michigan limited liability company.

\_\_\_\_\_  
Notary Public,  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by and when recorded return to:

Duncan P. Ogilvie, Esq.  
Seyburn Kahn, P.C.  
2000 Town Center, Suite 1500  
Southfield, Michigan 48075

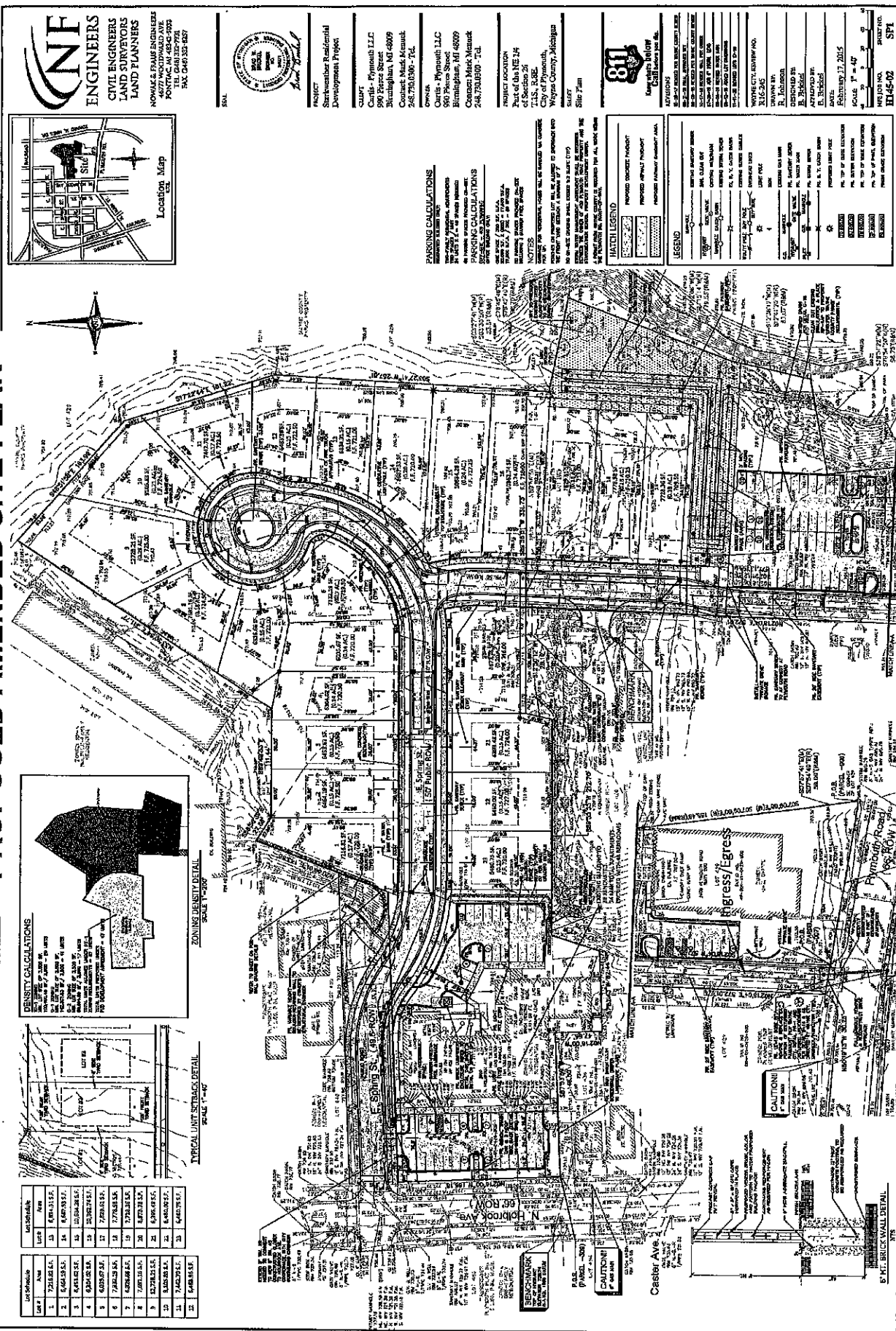
## Exhibit A

### New Legal Description

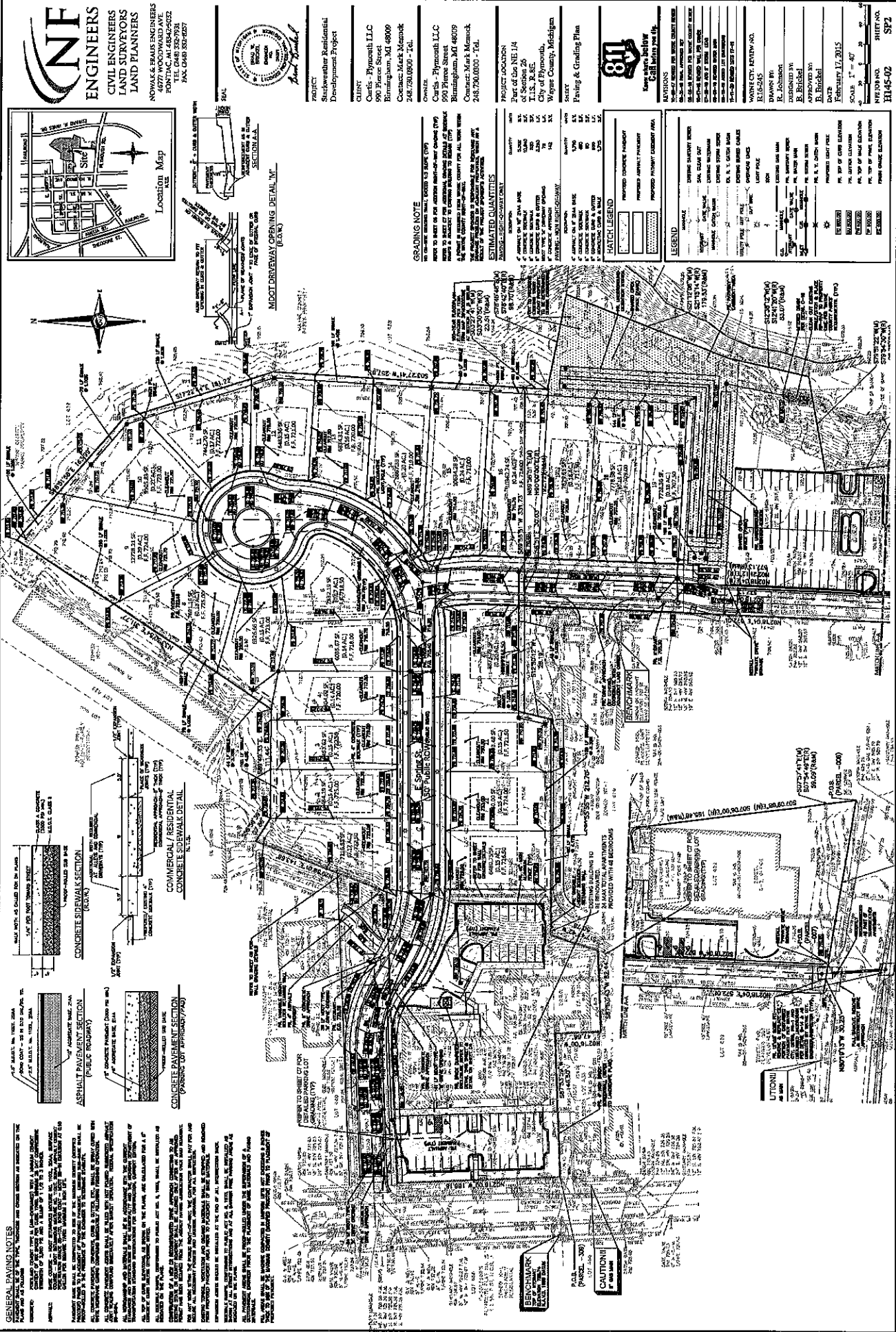
LOT 437, LOT 436 EXCEPT THE WEST 146.50 FEET, AND PART OF LOTS 438 AND 429 OF ASSESSOR'S PLYMOUTH PLAT NO. 15 OF THAT PART OF BRADNER AND HOLBROOK'S SUBDIVISION LYING IN SECTION 26 AND OF PART OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 26, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 66 OF PLATS, PAGE 81, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT ON THE EAST LINE OF N. HOLBROOK AVENUE (66' WIDE); THENCE N.02°16'00"W., 166.18 FEET ALONG THE EAST LINE OF SAID N. HOLBROOK AVENUE TO THE NORTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT OF INTERSECTION OF THE EAST LINE OF SAID N. HOLBROOK AVENUE AND THE SOUTH LINE OF E. SPRING STREET (49.50' WIDE); THENCE N.87°43'01"E., 296.93 FEET ALONG THE SOUTH LINE OF SAID E. SPRING STREET; THENCE N.20°59'01"E., 143.68 FEET TO THE NORTHEAST CORNER OF LOT 439 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.56°56'39"E., 27.86 FEET TO THE SOUTHEAST CORNER OF LOT 444 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.89°49'33"E., 111.44 FEET; THENCE N.33°30'54"E., 311.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 429; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHEASTERLY LINE OF SAID LOT 429: 1) S.48°51'58"E., 163.99 FEET, 2) S.17°22'44"E., 161.22 FEET AND 3) S.03°27'41"W., 281.32 FEET; THENCE S.78°45'48"E., 98.70 FEET; THENCE S.21°12'06"W., 179.53 FEET; THENCE S.12°38'12"W., 83.07 FEET; THENCE S.79°51'22"W., 60.00 FEET; THENCE N.11°58'17"E., 55.91 FEET; THENCE N.86°38'08"W., 47.32 FEET; THENCE N.02°24'18"E., 30.64 FEET; THENCE N.86°38'08"W., 150.10 FEET; THENCE N.02°18'04"E., 204.77 FEET; THENCE S.89°56'51"W., 108.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 429, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 438; THENCE S.12°50'12"W., 28.19 FEET ALONG THE WESTERLY LINE OF SAID LOT 429, ALSO BEING ALONG THE EASTERLY LINE OF SAID LOT 438; THENCE S.89°55'55"W., 212.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 438; THENCE S.87°53'59"W., 7.73 FEET ALONG THE SOUTH LINE OF SAID LOT 438 TO THE NORTHEAST CORNER OF SAID LOT 436; THENCE S.17°47'42"W., 50.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 436; THENCE S.87°57'43"W., 82.44 FEET ALONG THE SOUTH LINE OF SAID LOT 436; THENCE N.02°16'00"W., 47.66 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 436; THENCE S.87°53'59"W., 146.50 FEET ALONG THE NORTH LINE OF SAID LOT 436 TO THE POINT OF BEGINNING.

CONTAINING: 308,427.09 SQ. FT. OR 7.08 ACRES

# PROPOSED AMENDED SITE PLAN



# EXHIBIT B



**GENERAL DRAINAGE NOTES**

1. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

2. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

3. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

4. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

5. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

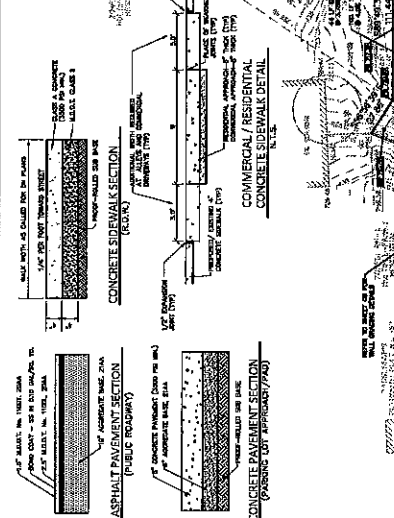
6. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

7. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

8. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

9. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.

10. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLAN.



**SECTION 1**

1. 4" CONC. SIDEWALK (1500 PSI)

2. 4" CONC. SIDEWALK (1500 PSI)

3. 4" CONC. SIDEWALK (1500 PSI)

4. 4" CONC. SIDEWALK (1500 PSI)

5. 4" CONC. SIDEWALK (1500 PSI)

6. 4" CONC. SIDEWALK (1500 PSI)

7. 4" CONC. SIDEWALK (1500 PSI)

8. 4" CONC. SIDEWALK (1500 PSI)

9. 4" CONC. SIDEWALK (1500 PSI)

10. 4" CONC. SIDEWALK (1500 PSI)



**PROJECT**

Sturgesville Residential Development Project

**CLIENT**

Curis - Plymouth LLC  
990 Pierce Street  
Birmingham, MI 48009  
Contact: Mark Mennick  
248.750.0900 - Tel.

**OWNER**

Curis - Plymouth LLC  
990 Pierce Street  
Birmingham, MI 48009  
Contact: Mark Mennick  
248.750.0900 - Tel.

**PROJECT LOCATION**

Part of the NE 1/4 of Section 26  
T.15S. R.8E.  
City of Plymouth,  
Wayne County, Michigan

**DATE**

February 17, 2015

**SCALE**

1" = 40'

**SHEET NO.**

1145-02

**SP2**

**SECTION 2**

1. 4" CONC. SIDEWALK (1500 PSI)

2. 4" CONC. SIDEWALK (1500 PSI)

3. 4" CONC. SIDEWALK (1500 PSI)

4. 4" CONC. SIDEWALK (1500 PSI)

5. 4" CONC. SIDEWALK (1500 PSI)

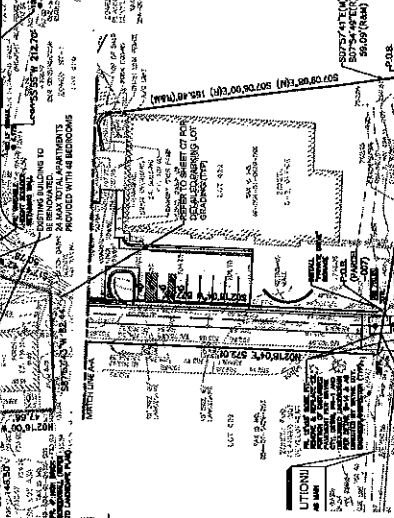
6. 4" CONC. SIDEWALK (1500 PSI)

7. 4" CONC. SIDEWALK (1500 PSI)

8. 4" CONC. SIDEWALK (1500 PSI)

9. 4" CONC. SIDEWALK (1500 PSI)

10. 4" CONC. SIDEWALK (1500 PSI)



**PROJECT LOCATION**

Part of the NE 1/4 of Section 26  
T.15S. R.8E.  
City of Plymouth,  
Wayne County, Michigan

**DATE**

February 17, 2015

**SCALE**

1" = 40'

**SHEET NO.**

1145-02

**SP2**

**SECTION 3**

1. 4" CONC. SIDEWALK (1500 PSI)

2. 4" CONC. SIDEWALK (1500 PSI)

3. 4" CONC. SIDEWALK (1500 PSI)

4. 4" CONC. SIDEWALK (1500 PSI)

5. 4" CONC. SIDEWALK (1500 PSI)

6. 4" CONC. SIDEWALK (1500 PSI)

7. 4" CONC. SIDEWALK (1500 PSI)

8. 4" CONC. SIDEWALK (1500 PSI)

9. 4" CONC. SIDEWALK (1500 PSI)

10. 4" CONC. SIDEWALK (1500 PSI)



**PROJECT LOCATION**

Part of the NE 1/4 of Section 26  
T.15S. R.8E.  
City of Plymouth,  
Wayne County, Michigan

**DATE**

February 17, 2015

**SCALE**

1" = 40'

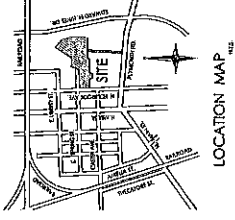
**SHEET NO.**

1145-02

**SP2**



# EXHIBIT C



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
NOWAK & PRAY ENGINEERS  
14777 WOODWARD AVE.  
PORTLAND, MI 48132-2032  
TEL: (313) 332-5257  
FAX: (313) 332-5257

SEA

*[Signature]*

**PROJECT**  
Statenweather Residential  
Redevelopment Project

**CLIENT**  
Curtis - Plymouth LLC  
990 Pierce Street  
Birmingham, MI 48009  
Contact: Mark Menick  
248.790.0900 - Tel.

**OWNER**  
Curtis - Plymouth LLC  
990 Pierce Street  
Birmingham, MI 48009  
Contact: Mark Menick  
248.790.0900 - Tel.

**PROJECT LOCATION**  
Part of the NE 1/4  
of Section 26  
T.15S., R.9E.  
City of Plymouth  
Wayne County, Michigan  
**SHEET**  
Statenweather Park Detail

**811**  
Dig Safe  
Call before you dig.

**REVISIONS**  
11/11/2019 LOT 12/14

**DESIGNED BY**  
G. Ostrowski

**APPROVED BY**  
G. Ostrowski

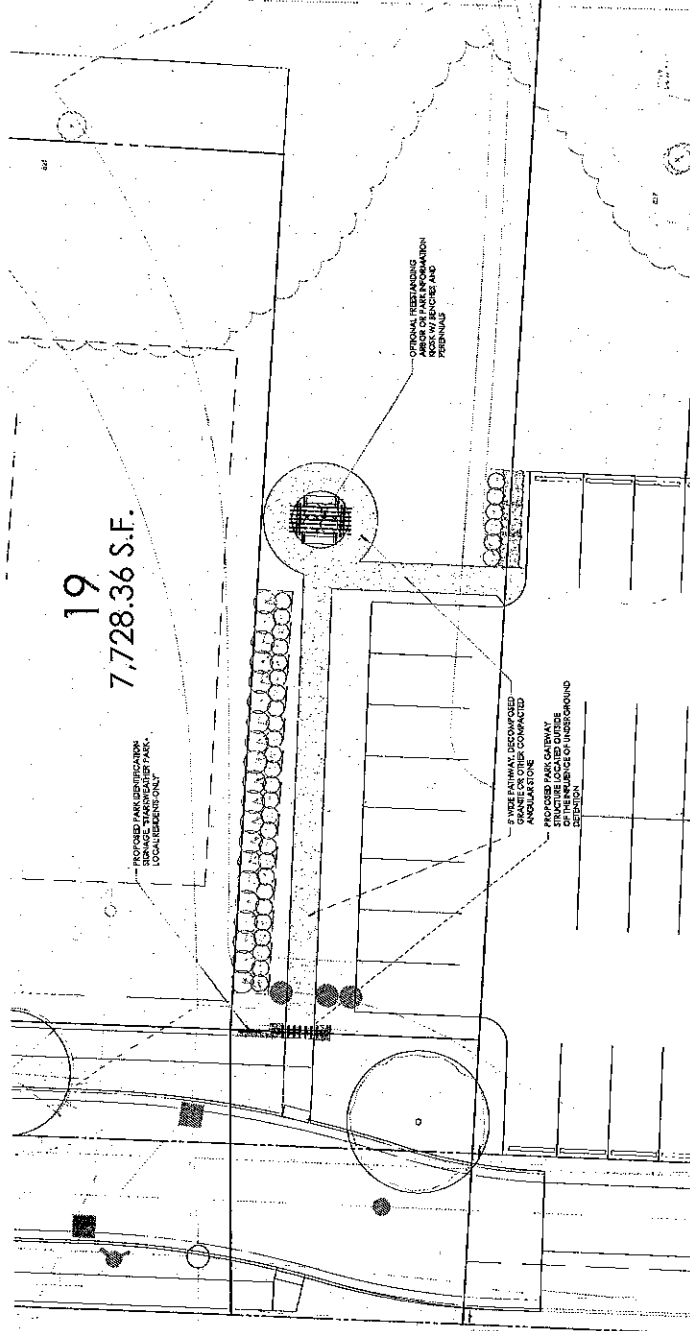
**DATE**  
November 12, 2020

**SCALE** 1" = 10'

**DATE** 11/12/20

**PROJECT NO.** H145-02

**SHEET NO.** 1.2



1 PARK ENLARGEMENT DETAIL 1" = 10'

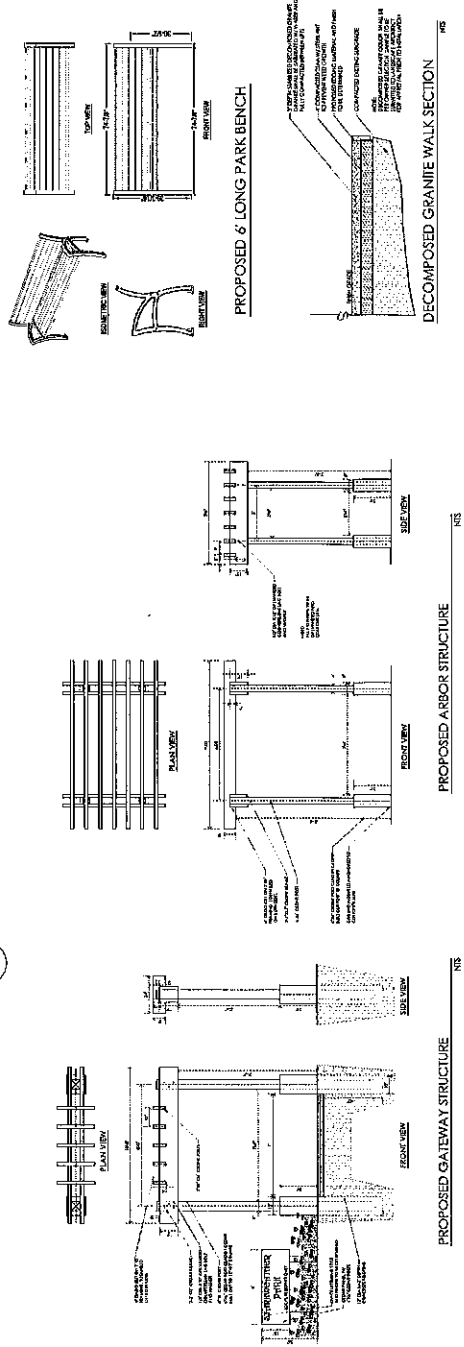
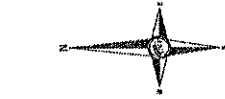
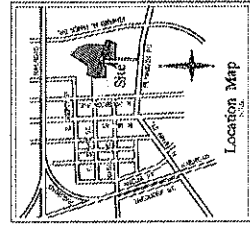


EXHIBIT D



Lot Grading Matrix									
Lot #	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)
1	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
2	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
3	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
4	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
5	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
6	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
7	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
8	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
9	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
10	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
11	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
12	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
13	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
14	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
15	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
16	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
17	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
18	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
19	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
20	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
21	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
22	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000
23	72,000	6,605	72,000	6,605	72,000	6,605	72,000	6,605	72,000

**LEGEND**

1. Paved with asphalt on surface

2. Paved with concrete on surface

3. Paved with gravel on surface

4. Paved with sand on surface

5. Paved with stone on surface

6. Paved with brick on surface

7. Paved with cobblestone on surface

8. Paved with tile on surface

9. Paved with slate on surface

10. Paved with marble on surface

11. Paved with granite on surface

12. Paved with limestone on surface

13. Paved with travertine on surface

14. Paved with soapstone on surface

15. Paved with quartz on surface

16. Paved with onyx on surface

17. Paved with jasper on surface

18. Paved with obsidian on surface

19. Paved with malachite on surface

20. Paved with nephrite on surface

21. Paved with jade on surface

22. Paved with turquoise on surface

23. Paved with lapis lazuli on surface

24. Paved with amethyst on surface

25. Paved with citrine on surface

26. Paved with garnet on surface

27. Paved with peridot on surface

28. Paved with alexandrite on surface

29. Paved with tsavorite on surface

30. Paved with emerald on surface

31. Paved with ruby on surface

32. Paved with sapphire on surface

33. Paved with diamond on surface

**ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

POWER & PLANT ENGINEERS  
WATER & WASTE ENGINEERS  
TRANSPORTATION ENGINEERS  
MARINE ENGINEERS

**PROJECT**  
Staplewood Residential  
Development Project

**CLIENT**  
Crest - Plymouth LLC  
990 Plaza Street  
Birmingham, MI 48099  
Contact: Mark Menden  
248.734.1800 - Tel.

**DATE**  
10/15/2013

**BY**  
B. Johnson

**APPROVED BY**  
B. Johnson

**SCALE**  
1" = 30'

**PROJECT NO.**  
H145-92

**SHEET NO.**  
1 of 1

## **RESOLUTION**

The following Resolution was offered by Commissioner \_\_\_\_\_ and seconded by  
Commissioner \_\_\_\_\_.

WHEREAS       The City Commission of the City of Plymouth has held a First and Second Reading of the proposed PUD amendment and rezoning for the project located at 550 N. Holbrook and approved the rezoning and plan amendments, and

WHEREAS       The City administration has worked with the developer to develop the First Amendment to the PUD agreement as presented specifically referencing the approved amendments, and

WHEREAS       The First Amendment to the PUD Agreement will be recorded with Wayne County and run with land as binding,

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept and approve the First Amendment to the PUD Agreement for the project located at 550 N. Holbrook,

NOW BE IT FURTHER RESOLVED that the City Commission Authorize the Mayor to execute the First Amendment to the PUD Agreement on behalf of the City of Plymouth



## Administrative Recommendation

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: *S:\Manager\Sincock Files\Memorandum - MML Annual Meeting 2021.docx*  
Date: July 9, 2021  
RE: MML Annual Meeting

---

### Background

Each year the Michigan Municipal League hosts their annual meeting and the City has the opportunity to send a voting delegate to the convention. Generally, a member of the City Commission is the voting delegate and the City Manager is the alternate. Occasionally, another member of the staff has filled the alternate slot.

This year the convention will be in Grand Rapids, MI September 22 – 24, 2021. We have attached a copy of a letter that we have received from the Michigan Municipal League related to this matter.

### Recommendation

The City Administration recommends that the City Commission appoint a voting delegate and alternate to the Annual Business meeting of the Michigan Municipal League. We would suggest that the City Commission designate a member of the City Commission who may be attending the event as the delegate and either another member of the City Commission or the City Manager as the Alternate.

## RESOLUTION

The following Resolution was offered by Comm. \_\_\_\_\_ and seconded by Comm.

\_\_\_\_\_.

WHEREAS Each year the Michigan Municipal League hosts an annual business meeting to discuss matters and to form policy related to local government; and

WHEREAS The City of Plymouth has an opportunity to designate a voting delegate and alternate for the annual business meeting.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby designate \_\_\_\_\_ as the voting delegate to the Michigan Municipal League Annual Convention Meeting.

BE IT FURTHER RESOLVED THAT the City Commission of the City of Plymouth does hereby designate \_\_\_\_\_ as the voting alternate to the Michigan Municipal league Annual Convention Meeting.

July 2, 2021

Michigan Municipal League Annual Meeting Notice

(Please present at the next Council, Commission or Board Meeting)

Dear Official:

The Michigan Municipal League Annual Convention will be held in Grand Rapids, September 22-24, 2021. The League's "Annual Meeting" is scheduled for 4:15 pm on Wednesday, September 22 in Ambassador Ballroom East at the Amway Grand Hotel. The meeting will be held for the following purposes:

1. Election of Trustees. To elect six members of the Board of Trustees for terms of three years each (see #1 on page 2).
2. Policy. A) To vote on the Core Legislative Principles document.

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <http://www.mml.org/delegate>. If you would like to receive a copy of the proposed principles by fax, please call Monica Drukis at the League at 800-653-2483.

B) If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on. (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by August 20, 2021.

3. Other Business. To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting <http://www.mml.org/delegate> no later than August 20, 2021.

We love where you live.





Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

#### 1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, six members of the Board of Trustees will be elected at the annual meeting for a term of three years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

#### 2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus, the deadline this year for the League to receive resolutions is **August 20, 2021**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.

Further, “Every proposed resolution submitted by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or modification thereof.”

We love where you live.



### 3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, September 21 at Amway Grand Hotel for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

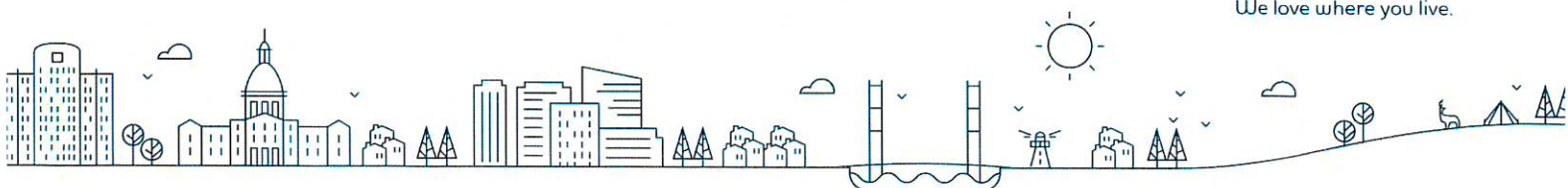
Sincerely,



William Wild  
President  
Mayor, City of Westland



Daniel P. Gilmartin  
Executive Director & CEO



We love where you live.



## Administrative Recommendation

---

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincok, City Manager  
CC: *S:\Manager\Sincok Files\Memorandum - Authorization to Hire Deputy Finance Director-Treasurer 07-19-21.docx*  
Date: July 15, 2021  
RE: Authorization to Hire Deputy Finance Director/Deputy Treasurer

---

### Background

The City Commission adopted the Employment Ordinance on August 7, 2000, and it requires that the City Manager seek advance and express approval prior to filling any full-time position.

At this time, the City Administration is seeking approval to work towards hiring a full-time Deputy Finance/Deputy Treasurer. The City Commission will recall that last year we had a Deputy Treasurer Director in place as a  $\frac{3}{4}$  time position. While our person was highly qualified; she left us after a short time for a full-time position.

In the current labor market, we must be competitive and the job market in the area of municipal finance and all municipal positions is extremely tight right now. In addition, we have new reporting requirements under the CARES Act, the ARP program, FEMA and more. We also need to have regular back up for John Scanlon in order to give him a break from the nights and weekends he is working to keep up and to allow him to work on more strategic financial planning in advance of the next Bond Rating.

The request is to allow us to convert the  $\frac{3}{4}$  time Deputy Treasurer position into a full time Deputy Finance/Deputy Treasurer position. This would allow the city to create stability in the Finance Department, comply with our strategic plan to have back up for positions and to provide assistance with the ever-increasing reporting requirements.

### RECOMMENDATION:

The City Administration recommends that the City Commission authorize the hiring of a Deputy Finance Director/Deputy Treasurer. We have attached a proposed Resolution for the City Commission to consider regarding this matter.

If you have any questions in advance of the meeting, please feel free to contact me.





# CITY OF PLYMOUTH

[www.plymouthmi.gov](http://www.plymouthmi.gov)

201 S. Main  
Plymouth, Michigan 48170-1637

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

## MEMORANDUM

Date: July 15, 2021  
To: Paul Sincock, City Manager  
From: John Scanlon, Finance Director/Treasurer  
Subject: Authorization to Hire

**Issue:** Authorization to Hire - Finance

**Analysis:** The City Commission is aware the Finance/Treasury Department is currently working at reduced staffing levels. During the 2018/19 fiscal year, the Finance/Treasury department went from 3 full-time and four part-time employees to two full-time employees, one three quarter-time employee and five part-time employees with the Deputy Treasurer position being fulfilled by the three quarter-time employee.

Since making the position of Deputy Treasurer a three quarter-time employee, it has been tough to maintain stability in that position. Furthermore, with the additional federal grants the City has received from the CARES Act and ARP Act, there are additional internal controls and reporting that is being required by the Finance/Treasurer Department from the Department of Treasury in order to assure that the federal dollars are being spent within their guidance. With that being said, we are requesting that the position of Deputy Treasurer be converted to a full-time Deputy Finance Director/Deputy Treasurer. This will allow the City to create stability from the position, while assisting with the additional obligations required by the department.

**Requested Action:** Approve the attached resolution

**Attachment(s):** N/A

## RESOLUTION

The following Resolution was offered by Comm. \_\_\_\_\_ and seconded by Comm. \_\_\_\_\_.

WHEREAS The City Commission passed a hiring ordinance that requires that the City Administration seek prior and express approval before any full time hiring; and

WHEREAS The City Administration has requested prior and express approval for the hiring of a Deputy Finance Director/Deputy Treasurer for the City of Plymouth.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby grant prior and express approval for the hiring of a full time Deputy Finance Director/Deputy Treasurer.



## Administrative Recommendation

---

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

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

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: S:\Manager\Sincock Files\Memorandum - First Right of Refusal - Blanche - Ann Arbor Rd properties 07-19-21.docx  
Date: July 15, 2021  
RE: Property – Right of First Refusal

---

### Background

From time to time the City has the option to obtain property under Michigan law to acquire tax foreclosed property to be used for public purposes. This year there are two properties in the City of Plymouth that we are allowed to purchase from the County for a total of \$6,211.83.

The first property is a small triangle piece of property on Blanche Street at Pacific. The second is on Ann Arbor Road between Happy's Pizza and the car repair place. The Blanche Street property is a very small piece that is frankly being used/maintained by the property owner to the north. Based on the location and shape of the property, I can only guess that it came about as a part of Platting in the road between subdivisions (*Sunset & William Blunk Addition*).

We really do not have a "public purpose" for either property at this time. The property on Blanche would require us to mow it, collect leaves and shovel the sidewalks. We really do not have a need to put in public parking at that location. The property on Ann Arbor Road has the Tonquish Creek running through it. In addition, there are easements for utilities in that area as well. If we purchased that property for \$4,238.99, we most likely would like to "clean out" the property and remove the old "foot bridge" that was used prior to the Ann Arbor Road expansion. Again, we really do not have a need for public parking in this area and the cost to cover the creek and then maintain the property into the future would be extensive.

### Recommendation

At this time, the City Administration recommends that the City Commission REJECT the First Right of Refusal for both the Blanche Street and the Ann Arbor Road properties. We have attached a proposed Resolution for the City Commission to consider that would REJECT the First Right of Refusal and not commit the city to purchase the properties from the County.





# CITY OF PLYMOUTH

[www.plymouthmi.gov](http://www.plymouthmi.gov)

201 S. Main  
Plymouth, Michigan 48170-1637

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

## MEMORANDUM

Date: July 14, 2021  
To: Paul Sincock, City Manager  
From: John Scanlon, Finance Director  
Subject: Right of First Refusal

**Issue:** Right of First Refusal to Purchase 0 Blanche Street and 540 W Ann Arbor Road

**Analysis:** The City has been notified of its rights under Michigan Public Act 123 of 1999, MCL 211.78, et. seq., to acquire tax foreclosed property to be used for public purposes. The above two properties are on this year's "list" for unpaid property taxes for 2018 and prior. The bid prices established by the county include all taxes, penalties, interest, and fees as well as all costs associated with the auction of the properties. The established bid prices for 0 Blanche Street and 540 W Ann Arbor Road, respectively, are \$1,973.14 and \$4,238.69 for a total of \$6,211.83. Additional costs for the property would include title costs, legal fees, recording fees and potential hidden costs associated with possible past ownership claims or site issues unknown at this time.

As you can see from the pictures attached, both properties are vacant land. If acquired both properties would present challenges for the City. The property at 0 Blanche Street would require the City to maintain the sidewalk adjacent to the property. Additionally, the property at 540 W Ann Arbor Road has the South Branch of Tonquish Creek running through the middle it.

The properties currently carry a true cash value estimated at \$88,598.00 on the City's assessment rolls. Under the governing statute the City may acquire the properties for a public purpose. If the properties are later sold for an amount more than the bid price, the excess amount less all costs associated with demolition, renovation, improvements, and infrastructure development, are returned to the county.

If the City does wish the purchase these properties, the county would need to receive notice no later than July 23, 2021, and payment would need to be received by July 30, 2021. However, based on the challenges that these properties present, I would not recommend acquiring these two properties.

**Requested Action:** Approve the attached resolution.

**Attachment(s):** Offering letter from the Wayne County Treasurer's Office, list of properties offering, assessment notices and picture of the properties.



**ERIC R. SABREE**  
**WAYNE COUNTY TREASURER**

**JEAN-VIERRE ADAMS**  
Chief Deputy Treasurer

July 6, 2021

City of Plymouth Treasurer  
Attn: John Scanlon  
201 S Main St.  
Plymouth, MI 48170

VIA E MAIL

RE: Right of Refusal to Purchase Tax Foreclosed Property in Wayne County

Dear Mr. Scanlon:

Enclosed for your consideration is a list of the properties within your community that were foreclosed upon by the Wayne County Treasurer (the "List"), as the foreclosing governmental unit, pursuant to Mich. Public Act 123 of 1999, MCL 211.78 et. seq. as amended (the "Act"), due to unpaid 2018 and/or prior year's delinquent taxes.

Pursuant to MCL 211.78m(1), a city, village, township, or city authority may purchase foreclosed property located within its community for the minimum bid if the State of Michigan fails to exercise its right of first refusal and no claimant has filed a claim for the remaining proceeds from the foreclosed property, if however, a claim for the remaining proceeds under Section 78(t) of the Act has been filed, your community may purchase any of the foreclosed properties on the List for the greater of the minimum bid or the fair market value of the property ("FMV")

The minimum bid [Due Tax Amt] shall include all of the following: all delinquent taxes, interest, penalties and fees due on the property, and the expenses of administering the sale, including all preparations for the sale. Consistent with the definition of true cash value under MCL 211.27, the FMV of the foreclosed properties will initially be calculated as the product of 2 times the assessed State Equalized Value (SEV). If the FMV is challenged by a claimant seeking surplus proceeds and it is later determined that the FMV is greater than the calculated amount, the difference will be charged to the purchasing community.

The List provides both the minimum bid amount and the FMV for each property being offered under the right of refusal. Only those properties for which a claim has been received as noted on the List are subject to the greater of the minimum bid or FMV Offer Price. All remaining properties are offered at the minimum bid amount.

Your request to purchase foreclosed property within your community must be received no later than **July 23, 2021**. All requests must be in writing and identify each property to be purchased by its property identification number.

Your request must be mailed, via certified mail to the Wayne County Treasurer, Land Management Division, Attention: Tony Cavalli, 400 Monroe – Suite 520, Detroit, MI 48226, or **emailed to: [acavalli@waynecounty.com](mailto:acavalli@waynecounty.com)**. Receipt of the request will be confirmed in writing or via e mail. Payments must be received by **July 30, 2021**. If timely payment is not received, the selected property will be offered for sale at a public auction.

**You are advised to compare the parcel identification numbers on the List with your current tax rolls to determine if any parcel has been combined, split, or assigned a new parcel identification number subsequent to the information being received by our office for the tax years in question. In the event you are unable to reconcile a parcel identification number provided in the List with your current tax rolls, or if any of the parcels on the list are in a Neighborhood Enterprise Zone (NEZ) and both parcel numbers are not on the list or if you are aware of any parcels on the list that may be assessed across two communities, you must immediately advise the Wayne County Treasurer via email or in writing of the current or corrected identification number and the status of the property, and the name and address of persons shown on your current tax rolls as possessing an interest in the subject property.**

THIS AREA IS LEFT BLANK INTENTIONALLY

The Wayne County Treasurer reserves the right to remove any property from the List, and to cancel any sale, at any time, for any reason, prior to the issuance of a deed. In the event that the State exercises its right of first refusal to purchase a property selected by your community, or if the Treasurer either removes a selected property from the List or cancels the sale of a selected property, the payment received from your community for the subject property will be refunded. If there are any foreclosed parcels that are currently on your demolition list, please notify us of those parcels so we can put a note on the parcel on our auction website. If you are aware of any foreclosed properties in your community that are blighted or in need of demolition, please notify the Wayne County Treasurer via email. A major goal of the tax foreclosure process is to strengthen our community by eliminating blight and other dangerous structures and I believe that my office can best accomplish this goal through a partnership with the local units throughout the county.

*If you are aware of any contiguous properties that should be all bundled together in the upcoming auction, or any special circumstances that should be addressed with any properties, please let us know.*

If you have questions or need additional information, please contact Tony Cavalli at (313) 213-2547.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric R. Sabree". The signature is fluid and cursive, with the first name "Eric" being more prominent.

ERIC R. SABREE  
Wayne County Treasurer

Anthony P. Cavalli  
Assistant Deputy Treasurer, Forfeiture and Foreclosure

[acavalli@waynecounty.com](mailto:acavalli@waynecounty.com)  
[www.treasurer.waynecounty.com](http://www.treasurer.waynecounty.com)

Enclosure

Sale No.	Description	FMV	Min Bid Price
T 5307	49-008-05-0119-000 0 BLANCHE PLYMOUTH	\$3,800.00	\$1,973.14
27E119 120 LOTS 119 AND 120 ASSESSORS PLYMOUTH PLAT NO 6 T1S R8E L64 P77 WCR			
T 5308	49-011-99-0048-000 540 W ANN ARBOR PLYMOUTH	\$84,800.00	\$4,238.69
35BB2A2 35FF2 THAT PART OF THE NW 1/4 OF SEC 35 T1S R8E DESCRIBED AS BEGINNING AT A POINT ON THE N LINE OF ANN ARBOR RD DISTANT N 88D 21M 40SEC E 1043.05 FT AND N 2D 17M W 53.0 FT FROM THE W 1/4 CORNER OF SEC 35 AND PROCEEDING TH N 2D 17M W 198.94 FT TH N 88D 11M 35SEC E 74.9 FT TH S 7D 41M 32SEC W 201.82 FT TH S 88D 21M 40SEC W 40.0 FT TO THE POB 0.26 ACRE			

Please note that the stated minimum bid price may be adjusted for additional costs incurred prior to sale related to the maintenance, repair, or remediation of the property under MCL 211.78m.

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/6/2021



Parcel Number: 82008 05 0119 000

Jurisdiction: CITY OF PLYMOUTH

County: WAYNE

Printed on

07/14/2021

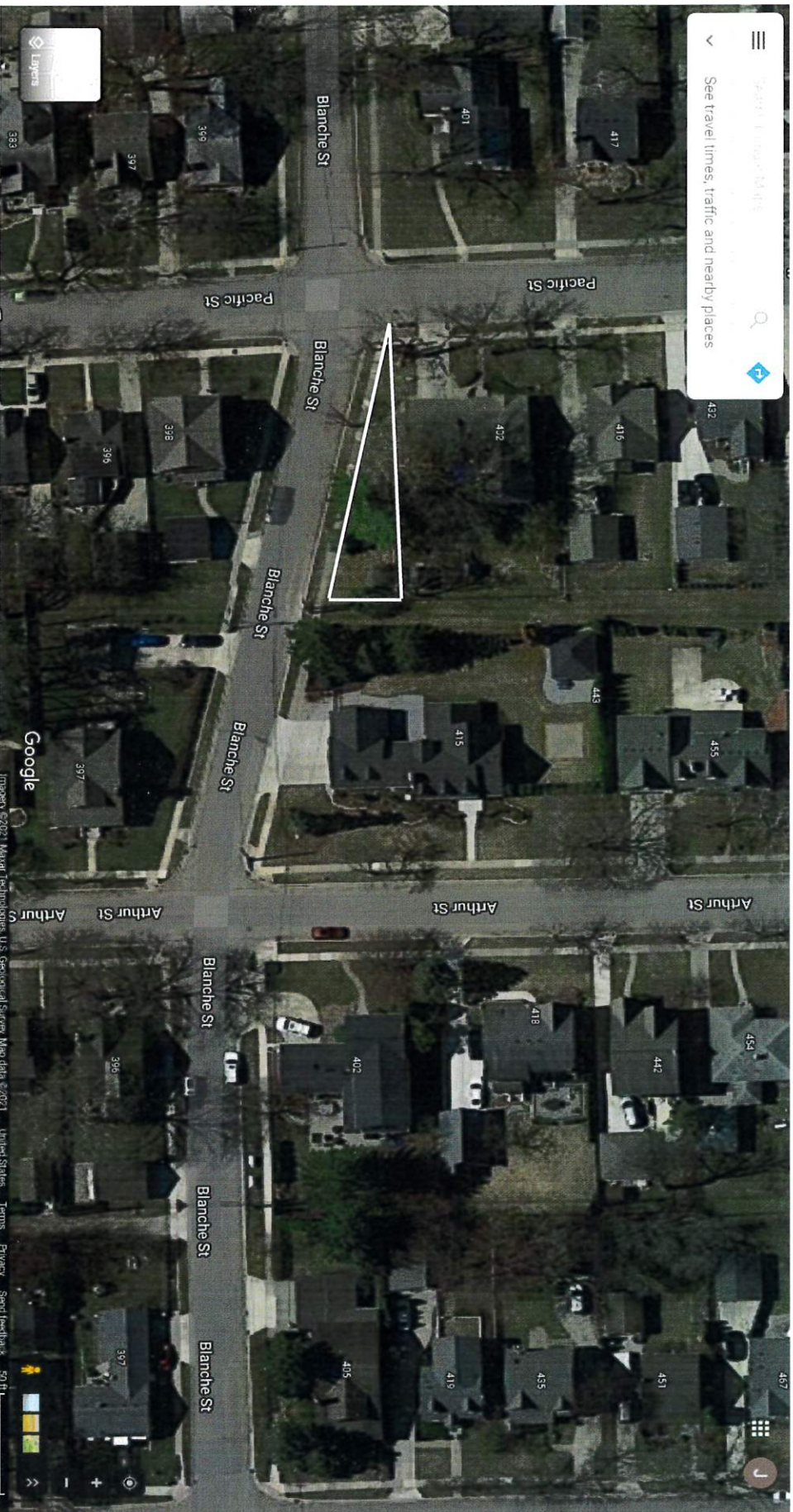
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
					</			

The Equalizer. Copyright (c) 1999 - 2009.  
 Licensed To: City of Plymouth, County of  
 Wayne, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



# 0 Blanche Street







07.07.2021 12:00





07.07.2021 12:00





07.07.2021 12:01



Parcel Number: 82011 99 0048 000

Jurisdiction: CITY OF PLYMOUTH

COTTON. MAYNE.

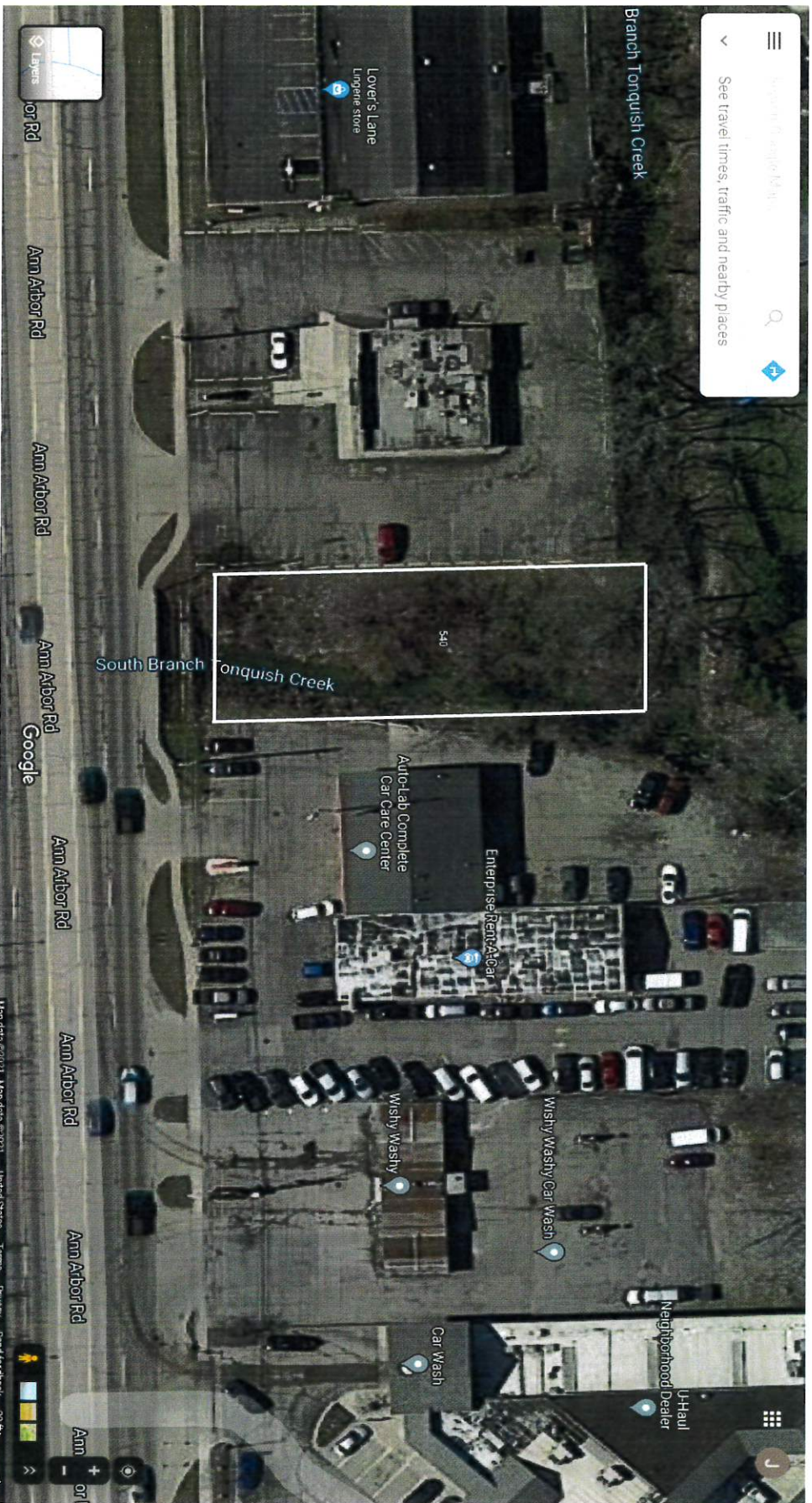
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07/14/2021

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

# 540 W. Ann Arbor Road

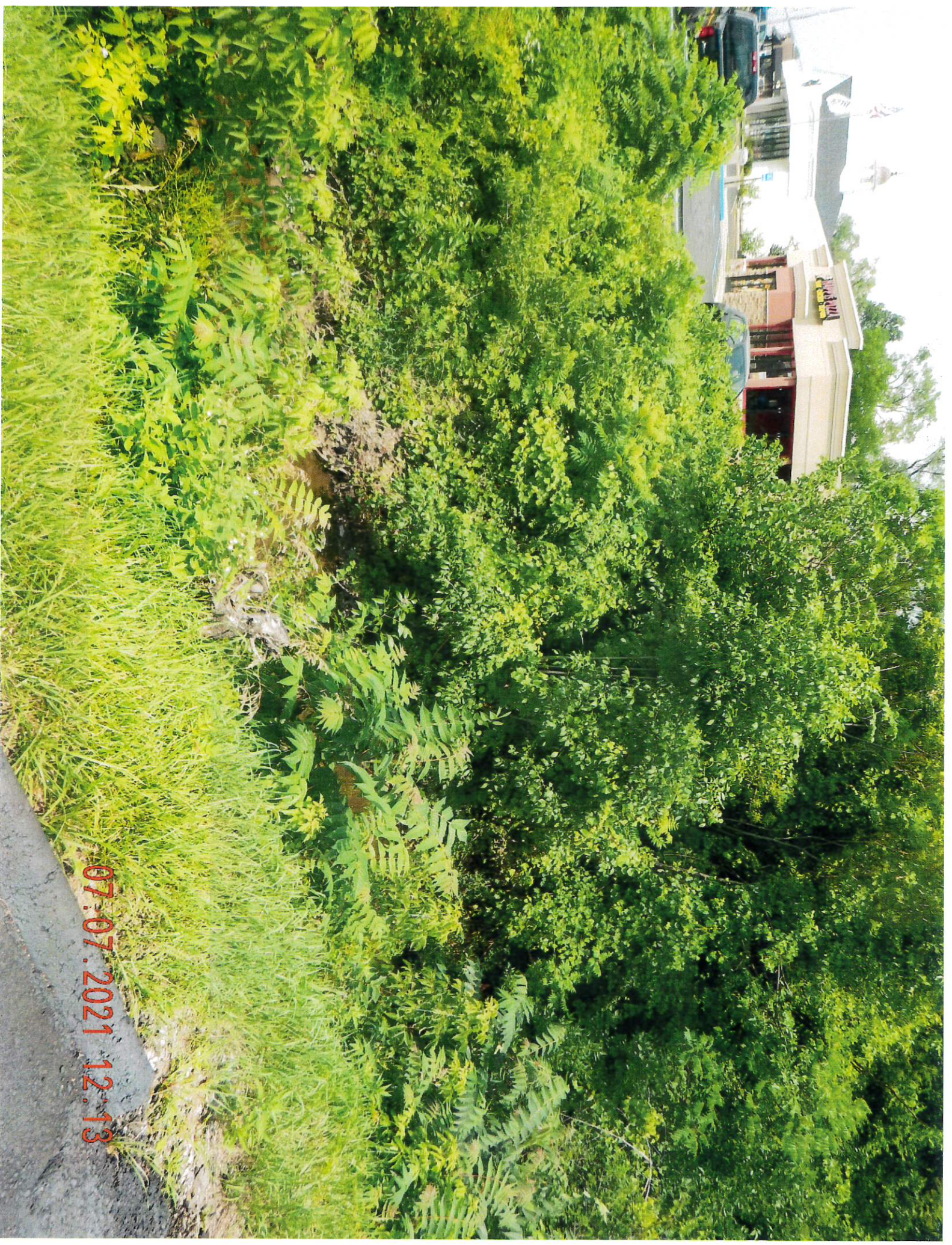






07.07.2021 12:13





07:07:2021 12:13



## **RESOLUTION**

The following resolution was offered by Commissioner\_\_\_\_\_and  
Seconded by Commissioner\_\_\_\_\_.

WHEREAS, the Wayne County Treasurer's Office has notified the City of Plymouth that two properties located at 0 Blanche Street (tax ID #008-05-0119-000) and 540 W Ann Arbor Road (tax ID #011-99-0048-000) have been placed in tax foreclosure for taxes levied in 2018 and earlier; and

WHEREAS, under the provisions of Michigan Public Act 123 of 1999, the City of Plymouth has the right to acquire such properties for public purposes prior to public auction for the offering prices of \$1,973.14 and \$4,238.69 respectively, and

AND WHEREAS, the City Commission deems that it is NOT in the best interest of the City of Plymouth to acquire such properties at this time,

NOW, THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth does hereby REJECT the right of first refusal to acquire the above referenced properties as contained in the offering letter from the Office of the Wayne County Treasurer



## Administrative Recommendation

---

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: *S:\Manager\Sincock Files\Memorandum - 2021 Infrastructure Plan - Harvey Street Easements 07-19-21.docx*  
Date: July 15, 2021  
RE: 2021 Infrastructure Plan – Harvey Street Easements

---

### Background

The next phase of the 2021 Infrastructure Plan is Harvey Street, and this project is highly technical, and it involves extensive underground work. In addition, we have also expanded the original footprint of the project to include both full intersections of Harvey & Penniman as well as Harvey & Ann Arbor Trail. This expansion will then allow us to keep both of those intersections open in future years as we pave further north and south from this year's construction area.

As a part of this project, it is necessary to obtain both temporary and permanent easements to accommodate the project design. There are a total of 17 easements that are necessary for the project to move forward. Our team has met with all of the property owners, and all have verbally indicated support for the easements. The form of the easements has been approved by the City Attorney's Office and the technical design of the easements was completed by Wade Trim and their survey team.

We have attached a memorandum from the Department of Municipal Services which further outlines the various easements that are needed.

### Recommendation

The City Administration recommends that the City Commission authorize the various easements for the 2021 Infrastructure Plan – Harvey Street Project. We have attached proposed Resolution for the City Commission to consider regarding this matter.

If you have any questions in advance of the meeting, please feel free to contact myself or Chris Porman.



## **Department of Municipal Services**

1231 Goldsmith Plymouth, MI 48170    734-453-7737 phone    734-455-1666 fax

Date: July 15, 2021  
To: Paul J. Sincock, City Manager  
From: Chris Porman, Assistant City Manager/Director of Municipal Services  
Adam Gerlach, Assistant Director of Municipal Services  
Re: Harvey St Easements – Temporary: Construction & Permanent: Sidewalk, Pedestrian Access, Traffic Signal and Water Main

### **Background:**

As you are aware, the City Engineer and the Municipal Services Department have been working together on the final design for the Harvey St Infrastructure Improvement Project. You are also aware that a necessary component to the success of the project is gaining additional property to allow all of the design elements to fit. The additional property will be used for both temporary purposes (construction only) and permanently for sidewalk installation, pedestrian access, the installation of traffic signal equipment and fire hydrants.

The temporary easements are required at nine locations along the project area. The construction of the street and the sidewalks will have varying amounts of impact on the private driveways, walks, landscape, and lawn areas outside of the public right of way. To facilitate the City working on private property, a temporary construction easement is needed at each location that the public project will impact the adjacent private property. We've met with each of the nine property owners, they've been given draft versions of the easement documents and each have verbally committed to supporting the easements. The final approved versions of the temporary easements will be signed by the property owner, and the City, notarized and filed as needed.

The permanent easements are required at eight locations along the project area. The installation of ADA accessible crosswalk approaches, crosswalk signals and the mast arm traffic signals require additional property to be properly installed at the Penniman/Harvey and Ann Arbor Tr/Harvey intersections. In addition, to accommodate the installation of a new fire hydrant, a permanent water main easement is required. Each of the property owners or a representative have been met with, given draft versions of the easement documents and have verbally committed to supporting the easements. The final approved versions of the temporary easements will be signed by the property owner, and the City, notarized, filed and recorded as needed.

The attached temporary and permanent easements have been reviewed by the City Attorney and the language in the documents was found to be acceptable.

### **Recommendation:**

The recommendation is for the City Commission to accept the temporary construction easements and the permanent sidewalk, pedestrian access, traffic signal and water main easements. Once adopted by the City Commission, the documents will be signed in the next week and construction can begin shortly thereafter.

If you have any questions, please feel free to contact us.

**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. LOT 10 ASSESSOR'S PLYMOUTH PLAT NO. 1**

**SIDWELL NO. 49-009-04-0010-000**

Commonly known as: 908 Penniman

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between PATRICK AND CARRIE LLC party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"

Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN     }  
  } SS  
COUNTY OF \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.



## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-04-0010-000)

908 PENNIMAN

LOT 10, ASSESSOR'S PLYMOUTH PLAT NO.1 AS RECORDED IN LIBER 63, PAGE 10 OF PLATS, WAYNE COUNTY, RECORDS.

(SOURCE: WARRANTY DEED, AS RECORDED IN LIBER 48740, PAGE 729, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A TRIANGULAR PORTION OF LAND FOR SIDEWALK PURPOSES, BEING A PART OF LOT 10, "ASSESSOR'S PLYMOUTH PLAT NO.1", OF PART OF N.E. 1/4 OF S.E. 1/4 OF SEC. 27, T.1S., R.8E., LYING N. OF PENNIMAN AVE., PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 63, PAGE 10 OF PLATS, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; PROCEEDING THENCE NORTHWEST ALONG THE SOUTH LOT LINE 12.50 FEET, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PENNIMAN AVE (66 FEET WIDE); THENCE NORTHEAST TO A POINT ON THE EAST LINE OF SAID LOT 10, 12.50 FEET NORTHEAST OF THE SOUTHEAST CORNER OF SAID LOT 10, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HARVEY STREET (VARIABLE WIDTH); THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LOT 10, 12.50 FEET TO THE POINT OF BEGINNING, CONTAINING 77.72 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #1

PIN:49-009-04-0010-000

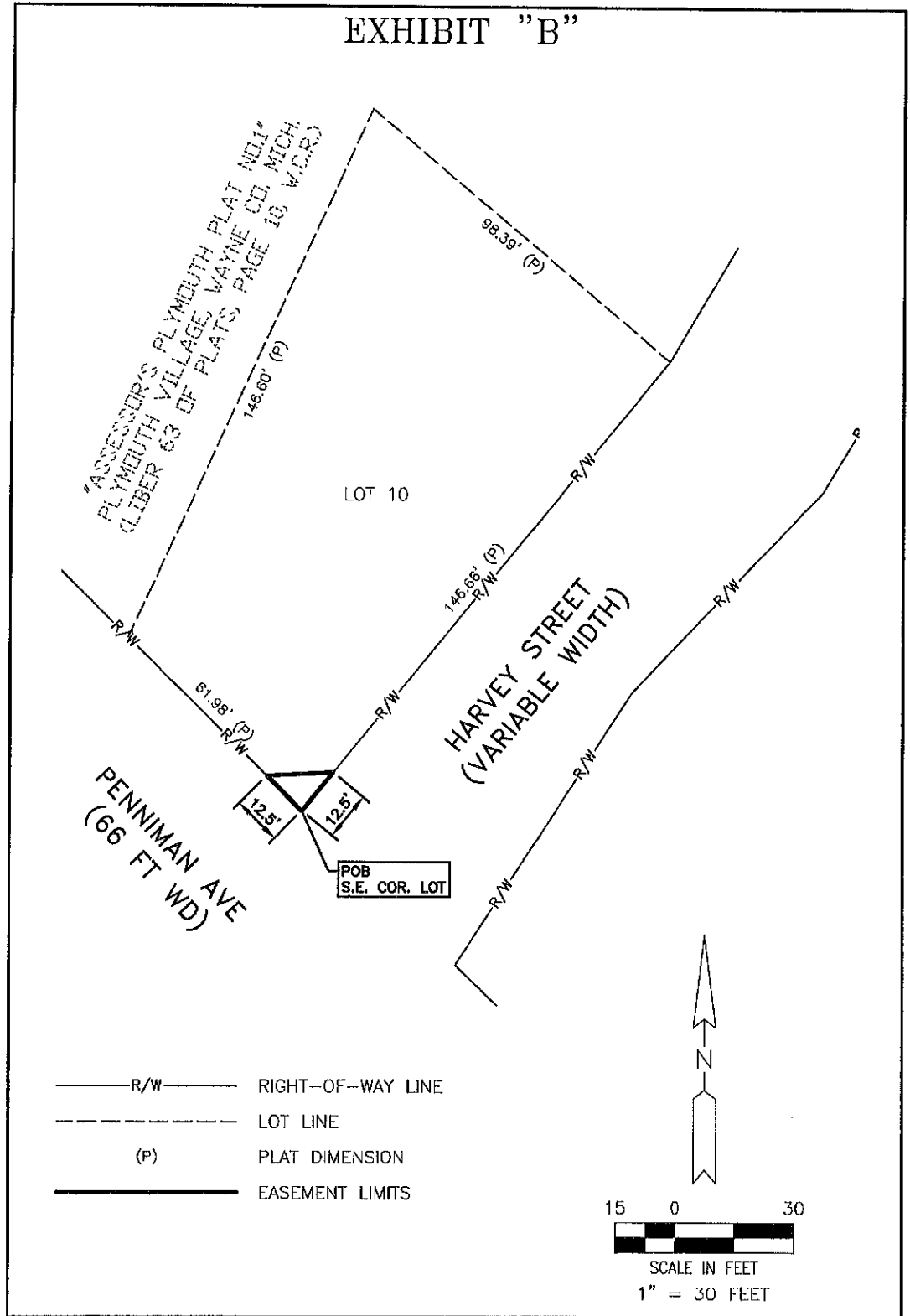


26251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
www.wadetrim.com

SEC. 27 , T.1S. , R.8E.	
BOOK #:	PAGE #:
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 1 OF 2

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# EXHIBIT "B"



FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #1  
PIN:49-009-04-0010-000

**WADE TRIM**  
26251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
www.wadetrtrim.com

SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 2 OF 2

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**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. LOT 338 EXCEPT THE SLY 50 FT THEREOF ASSESSOR'S PLYMOUTH PLAT NO. 13**

**SIDWELL NO. 49-009-03-0338-001**

Commonly known as: 905 Penniman

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between RDT INVESTMENTS party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"

Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.

## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-03-0338-001)

905 PENNIMAN

LOT 338, EXCEPT THE SOUTHERLY 50 FEET THEREOF, ASSESSOR'S PLYMOUTH PLAT NO.13, A SUBDIVISION RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS.

(SOURCE: QUIT CLAIM DEED, AS RECORDED IN LIBER 24286, PAGE 369, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A VARIABLE WIDTH EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES, BEING PART OF LOT 338, "ASSESSOR'S PLYMOUTH PLAT NO.13", OF PART OF NE 1/4 OF SE 1/4 OF SEC. 27, T.1S. R.8E., CITY OF PLYMOUTH, WAYNE COUNTY MICHIGAN, AS RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 338; PROCEEDING THENCE S.25°00'17"W., 9.21 FEET ALONG THE EAST LINE OF SAID LOT 338, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HARVEY STREET (50 FEET WIDE); THENCE N.64°59'43"W., 3.00 FEET; THENCE N.18°56'32"W., 9.49 FEET; THENCE N.45°04'10"W., 16.89 FEET; THENCE N.44°55'50"E., 5.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 338, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PENNIMAN AVENUE (66 FEET WIDE); THENCE S.45°04'10"E., 25.09 FEET TO THE POINT OF BEGINNING, CONTAINING 169.86 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #2

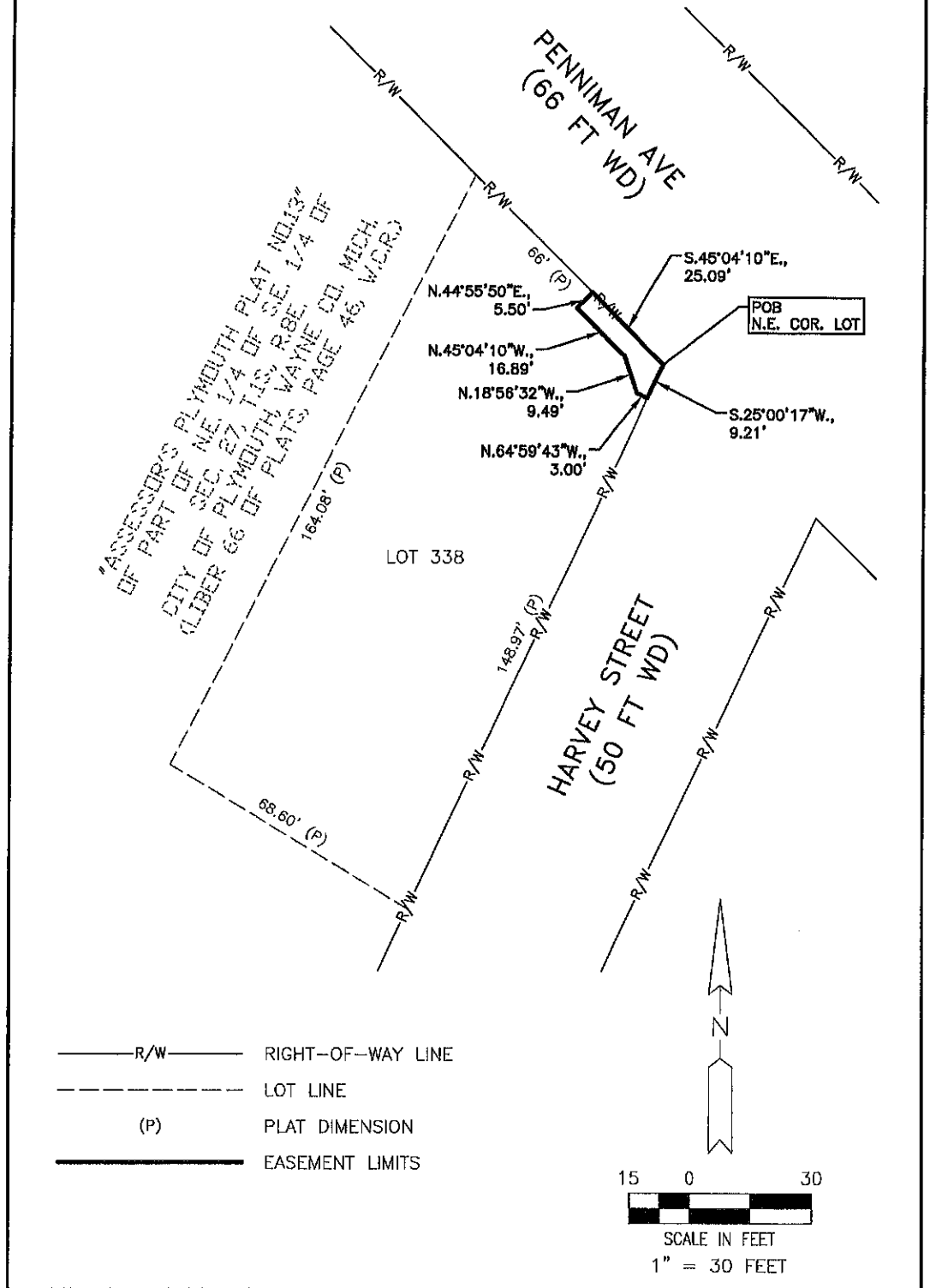
PIN:49-009-03-0338-001



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www.wadetrिम.com

SEC. 27 , T.1S. , R.8E.	
BOOK #:	PAGE #:
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 1 OF 2

# EXHIBIT "B"



FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #2  
PIN:49-009-03-0338-001

**WADE TRIM**  
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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 2 OF 2

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**MUNICIPAL SPONSORED PROJECT  
EASEMENT FOR WATER MAIN**

**PARCEL/LOT & SUBN. LOT 346 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0346-000**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between GLADCHUN, MICHAEL-MARY party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-1688, a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain water lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"  
Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said water lines to provide service to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: \_\_\_\_\_, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.



## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-03-0346-000)

376 S. HARVEY ST.

LOT 346, ASSESSOR'S PLYMOUTH PLAT NO.13, A SUBDIVISION RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS.

(SOURCE: WARRANTY DEED, AS RECORDED IN LIBER 29371, PAGE 863, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A 12 FOOT WIDE EASEMENT FOR WATERMAIN PURPOSES, BEING PART OF LOT 346, "ASSESSOR'S PLYMOUTH PLAT NO.13", OF PART OF NE 1/4 OF SE 1/4 OF SEC. 27, T.1S. R.8E., CITY OF PLYMOUTH, WAYNE COUNTY MICHIGAN, AS RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

THE NORTH 12 FEET OF THE EAST 13 FEET OF SAID LOT 346, CONTAINING 157.34 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #3

PIN:49-009-03-0346-000



25251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
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SEC. 27	T.1S.	R.8E.
BOOK #:	-	PAGE #:
DR BY:	RDCT	COMP BY: RDCT
CK BY:	SAW	SRVY BY: -
JOB #:	PLY2124-01T	
DATE:	7-9-21	SHEET: 1 OF 2

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# EXHIBIT "B"

The map shows two lots, LOT 346 and LOT 347, separated by a dashed line representing the lot line. LOT 346 is on the left and LOT 347 is on the right. A solid line represents the right-of-way line for HARVEY STREET (50 FT WD). A small rectangular area on LOT 346 is outlined with a solid line, indicating an easement limit. The dimensions of this area are 13.0' and 12.0'. The dimensions of the lots are: LOT 346 (51.36' (P), 140.33' (P), 51.07' (P)) and LOT 347 (146.82' (P)). The dimensions of the right-of-way line are: 13.0', 12.0', 51.07' (P), 146.82' (P), 51.36' (P), 140.33' (P). The dimensions of the easement limits are: 13.0', 12.0'.

ASSESSOR'S PLYMOUTH PLAT NO. 13  
OF PART OF NE 1/4 OF SEC. 27, T. 1 S., R. 8 E.,  
CITY OF PLYMOUTH, WAYNE CO., MICH.  
(LIBER 66 OF PLATS, PAGE 46, W.D.R.)

LOT 346

LOT 347

HARVEY STREET  
(50 FT WD)

— R/W — RIGHT-OF-WAY LINE  
- - - LOT LINE  
(P) PLAT DIMENSION  
— EASEMENT LIMITS

15 0 30  
SCALE IN FEET  
1" = 30 FEET

SEC. 27 , T.1S. , R.8E.	
BOOK #: - PAGE #: -	
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #: PLY2124-01T	
DATE: 7-9-21	SHEET: 2 OF 2

**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. LOT 347 ASSESSOR'S PLYMOUTH PLAT NO. 13**

**SIDWELL NO. 49-009-03-0347-000**

Commonly known as: 1000 W Ann Arbor Trail

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
GLADCHUN, MICHAEL-MARY party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-  
1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"

Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN     )  
  ) SS  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.

## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-03-0347-000)

1000 ANN ARBOR TRAIL

LOT 347, ASSESSOR'S PLYMOUTH PLAT NO.13, A SUBDIVISION RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS.

(SOURCE: QUIT CLAIM DEED, AS RECORDED IN LIBER 49486, PAGE 429, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A TRIANGULAR PORTION OF LAND FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES, BEING PART OF LOT 347, "ASSESSOR'S PLYMOUTH PLAT NO.13", OF PART OF NE 1/4 OF SE 1/4 OF SEC. 27, T.1S. R.8E., CITY OF PLYMOUTH, WAYNE COUNTY MICHIGAN, AS RECORDED IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 347; PROCEEDING THENCE WEST ALONG THE SOUTH LOT LINE, 13.50 FEET, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ANN ARBOR TRAIL (66 FEET WIDE); THENCE NORTHEAST TO A POINT ON THE EAST LINE OF SAID LOT 347, 13.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 347, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HARVEY STREET (50 FEET WIDE); THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 347, 13.50 FEET TO THE POINT OF BEGINNING, CONTAINING 88.95 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #4

PIN:49-009-03-0347-000



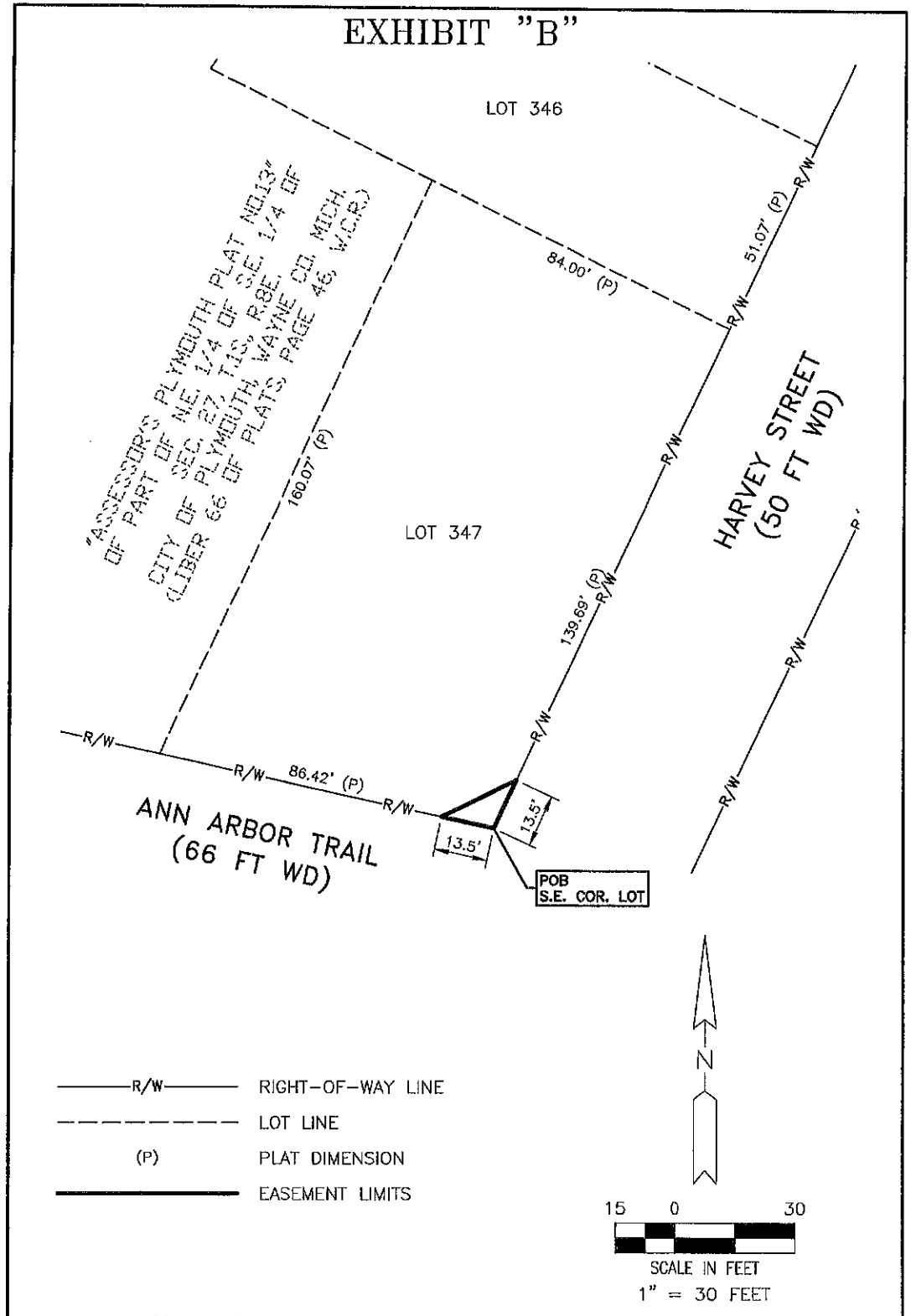
**WADE  
TRIM**

26261 Northline Rd.  
Taylor, MI 48180  
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SEC. 27	, T.1S.	, R.8E.
BOOK #:	-	PAGE #: -
DR BY: RDCT	COMP BY: RDCT	
CK BY: SAW	SRVY BY: -	
JOB #:	PLY2124-01T	
DATE: 7-9-21	SHEET: 1 OF 2	

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# EXHIBIT "B"



FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #4  
PIN: 49-009-03-0347-000

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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 2 OF 2

**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. LOT 289 PT OF LOT 287 ALSO LOT 288 ASSESSOR'S PLYMOUTH PLAT NO. 12**

**SIDWELL NO. 49-009-06-0287-304**

Commonly known as: 1007 (1033) (1005) W Ann Arbor Trail

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
WHITE PINE DEVELOPMENT CO LLC party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth,  
MI 48170-1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"  
Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN     )  
                                      ) SS  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan  
My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**  
City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.



## EXHIBIT "A"

LEGAL DESCRIPTION: (49--009--06--0289--000)

1005 W. ANN ARBOR TRAIL

PARCEL 2:

LOT 289 OF ASSESSOR'S PLYMOUTH PLAT NO.12 AS RECORDED IN LIBER 66, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS.

(SOURCE: WARRANTY DEED, AS RECORDED IN LIBER 40548, PAGE 1475, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A TRIANGULAR PORTION OF LAND FOR SIDEWALK PURPOSES, BEING A PART OF LOT 289, "ASSESSOR'S PLYMOUTH PLAT NO.12", OF PART OF S.W. OF SEC. 26 AND PART OF S.E. 1/4 OF SEC. 27, T.1S., R.8E. INCLUDING BLOCKS 4, 6 & 7, AND VACATED JENER ST. OF C.R. KELLOGG'S SUB., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 289; PROCEEDING THENCE SOUTH ALONG THE EAST LOT LINE 20.00 FEET, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HARVEY STREET (50 FEET WIDE); THENCE NORTHWEST TO A POINT ON THE NORTH LINE OF SAID LOT 289, 20.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 289, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ANN ARBOR TRAIL (66 FEET WIDE); THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 289, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 198.69 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #5

PIN: 49--009--06--0289--000



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SEC. 27 , T.1S. , R.8E.

BOOK #: - PAGE #: -

DR BY: RDCT COMP BY: RDCT

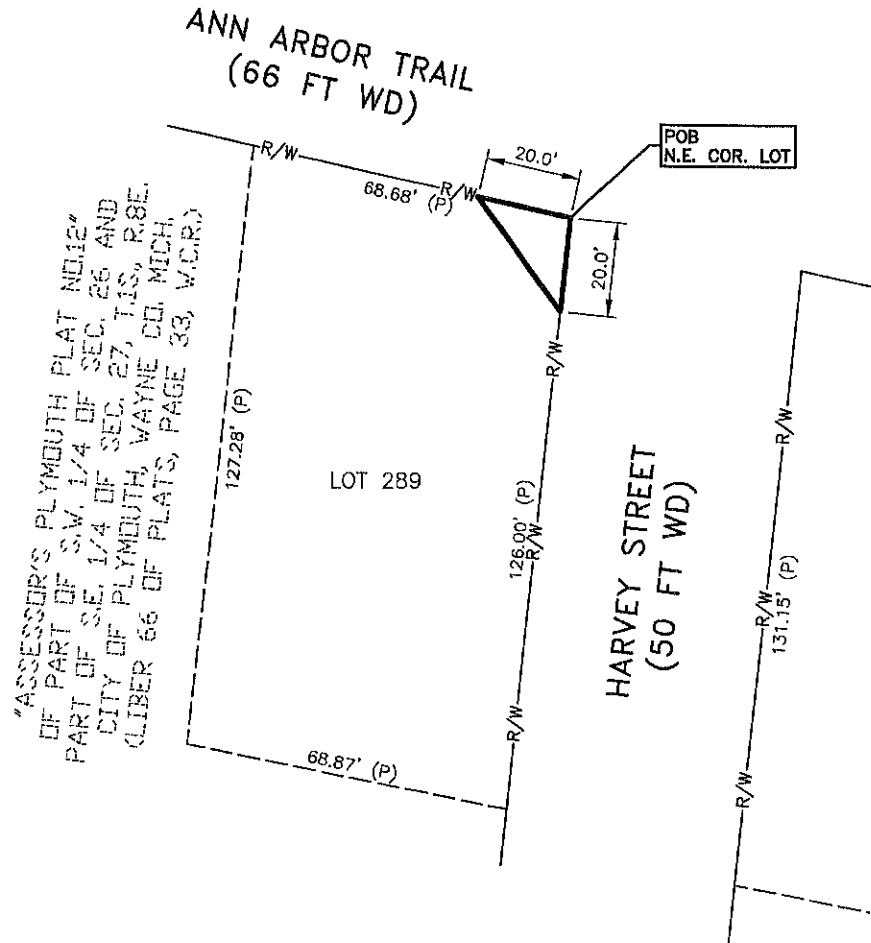
CK BY: SAW SRVY BY: -

JOB #: PLY2124-01T

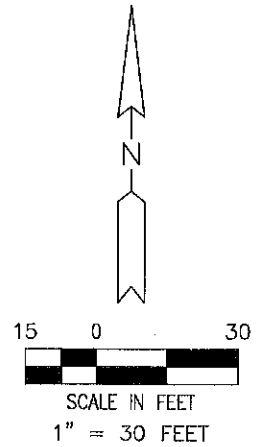
DATE: 7-9-21 SHEET: 1 OF 2

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# EXHIBIT "B"



— R/W — RIGHT-OF-WAY LINE  
 - - - - - LOT LINE  
 (P) PLAT DIMENSION  
 — EASEMENT LIMITS



FOR:  
 CITY OF PLYMOUTH  
 PROPOSED EASEMENT  
 PROJECT PARCEL #5  
 PIN:49-009-06-0289-000

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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #: PLY2124-01T	
DATE: 7-9-21	SHEET: 2 OF 2

**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. LOT 290 ASSESSOR'S PLYMOUTH PLAT NO. 12**

**SIDWELL NO. 49-009-06-0290-000**

Commonly known as: 975 W Ann Arbor Trail

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ between MOLISE LTD party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"  
Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.

## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-06-0290-000)

975 W. ANN ARBOR TRAIL

LOT 290, ASSESSOR'S PLYMOUTH PLAT NO.12, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 66, PAGE 33, WAYNE COUNTY RECORDS.

(SOURCE: WARRANTY DEED, AS RECORDED IN LIBER 52524, PAGE 492, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A TRIANGULAR PORTION OF LAND FOR SIDEWALK PURPOSES, BEING A PART OF LOT 290, "ASSESSOR'S PLYMOUTH PLAT NO.12", OF PART OF S.W. 1/4 OF SEC. 26 AND PART OF S.E. 1/4 OF SEC. 27, T.1S., R.8E. INCLUDING BLOCKS 4, 6 & 7, AND VACATED JENER ST. OF C.R. KELLOGG'S SUB., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 290; PROCEEDING THENCE EAST ALONG THE NORTH LOT LINE 5.50 FEET, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ANN ARBOR TRAIL (66 FEET WIDE); THENCE SOUTHWEST TO A POINT ON THE WEST LINE OF SAID LOT 290, 5.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 290, SAID WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HARVEY STREET (50 FEET WIDE); THENCE NORTH ALONG THE WEST LINE OF SAID LOT 290, 5.50 FEET TO THE POINT OF BEGINNING, CONTAINING 15.03 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #6

PIN:49-009-06-0290-000

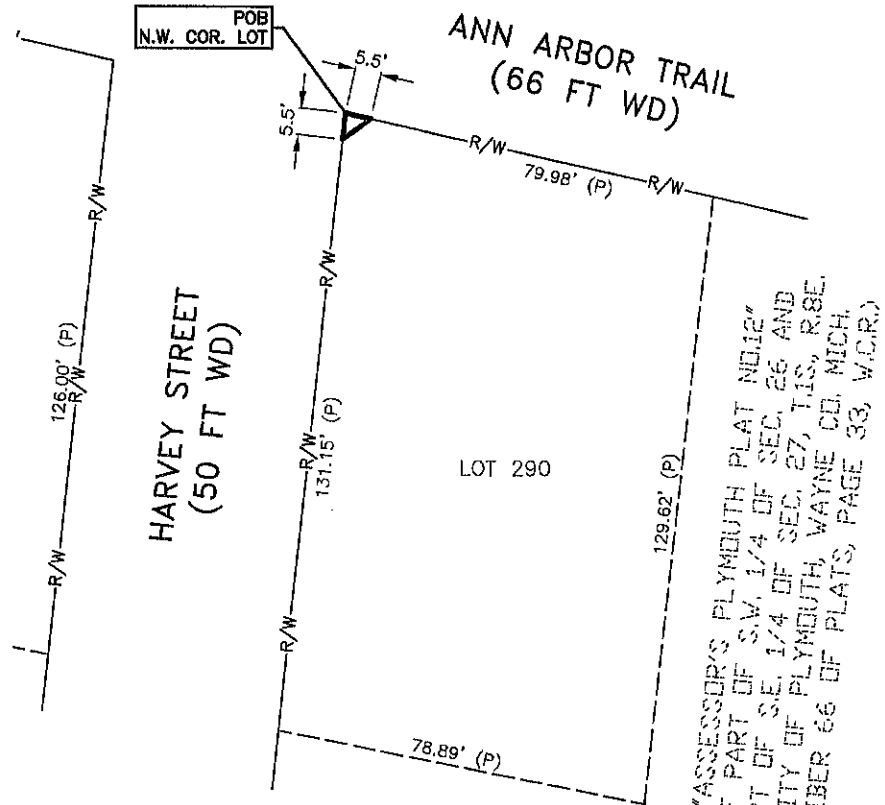


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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 1 OF 2

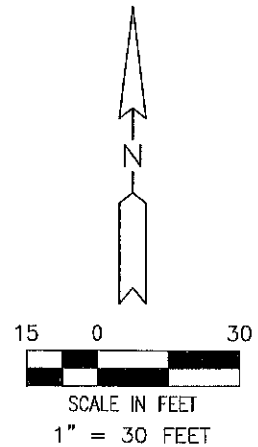
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# EXHIBIT "B"



"ASSESSOR'S PLYMOUTH PLAT NO. 12"  
OF PART OF S.W. 1/4 OF SEC. 26 AND  
PART OF SE. 1/4 OF SEC. 27, T.1S., R.8E.,  
CITY OF PLYMOUTH, WAYNE CO., MICH.  
(LIBER 66 OF PLATS, PAGE 33, W.C.R.)

— R/W — RIGHT-OF-WAY LINE  
- - - LOT LINE  
(P) PLAT DIMENSION  
— EASEMENT LIMITS



FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #6  
PIN:49-009-06-0290-000

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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 2 OF 2

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**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. PT OF LOTS 163, 166 TO 169 INCL & PT OF LOTS 163, 169 TO 172**

**ASSESSOR'S PLYMOUTH PLAT NO. 7**

**SIDWELL NO. 49-009-05-0163-303 & 49-009-05-0169-001**

Commonly known as: 990 W Ann Arbor Trail

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between ST JOSEPH MERCY HEALTH SYSTEM party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"

Easement Shown: EXHIBIT "B"

Landscape Relocation Plan Shown: EXHIBIT "C"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN     )  
  ) SS  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.



## EXHIBIT "A"

TAX PARCEL DESCRIPTIONS: (49-009-05-0163-303 & 49-009-05-0169-001)

PARKING LOT - 990 W. ANN ARBOR TRAIL

PT OF LOTS 163, 166 TO 169 INCL DESC AS BEG N 25D 00M 17S E 227.48 FT FROM SW COR OF LOT 171 TH N 25D 00M 17S E 205 FT TH S 65D 15M 13S E 98 FT TH S 19D 59M 43S E 28.29 FT TH S 25D 00M 17S W 209.39 FT TH N 64D 59M 43S W 5.38 FT TH N 57D 34M W 45.60 FT TH N 24D 44M 47S E 18.36 FT TH N 65D 15M 13S W 67.31 FT TO POB 0.58 AC ASSESSORS PLYMOUTH PLAT NO 7 T1S R8E L64 P70 WCR

990 W. ANN ARBOR TRAIL

PT OF LOTS 163 169 TO 172 DESC AS BEG AT SW COR LOT 171 TH N25DEG 00M 17S E 227.48FT TH S65DEG 15M 13S E 67.31FT TH S24DEG 44M 47S W 18.40FT TH S57DEG 34M E 45.60FT TH S26DEG 03M 16S W 43.08FT TH S22DEG 19M 33S W 134.30FT TH N77DEG 32M 43S W 121 FT TO POB ASSESSORS PLYMOUTH PLAT NO 7 T1S R8E L64 P70 WCR

(SOURCE: CURRENT CITY OF PLYMOUTH TAX ROLLS.)

EASEMENT DESCRIPTION:

A VARIABLE WIDTH EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES, BEING PART OF LOTS 163 AND 166 TO 171, "ASSESSOR'S PLYMOUTH PLAT NO.7", OF PART OF SE 1/4 OF SEC. 27, AND PART OF S.W. 1/4 OF SEC. 26, T.1S. R.8E., PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY MICHIGAN, AS RECORDED IN LIBER 64, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 171, SAID SOUTHWEST CORNER ALSO BEING THE INTERSECTION POINT OF THE NORTH RIGHT-OF-WAY LINE OF ANN ARBOR TRAIL (66 FEET WIDE) WITH THE EAST RIGHT-OF-WAY LINE OF HARVEY STREET (50 FEET WIDE); PROCEEDING THENCE N.25°00'17"E., 432.48 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF LOT 166; THENCE S.65°15'13"E., 5.00 FEET; THENCE S.25°00'17"W., 415.65 FEET; THENCE S.26°34'52"E., 19.78 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 171; THENCE N.77°32'42"W., 21.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2281.64 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

**FOR:**

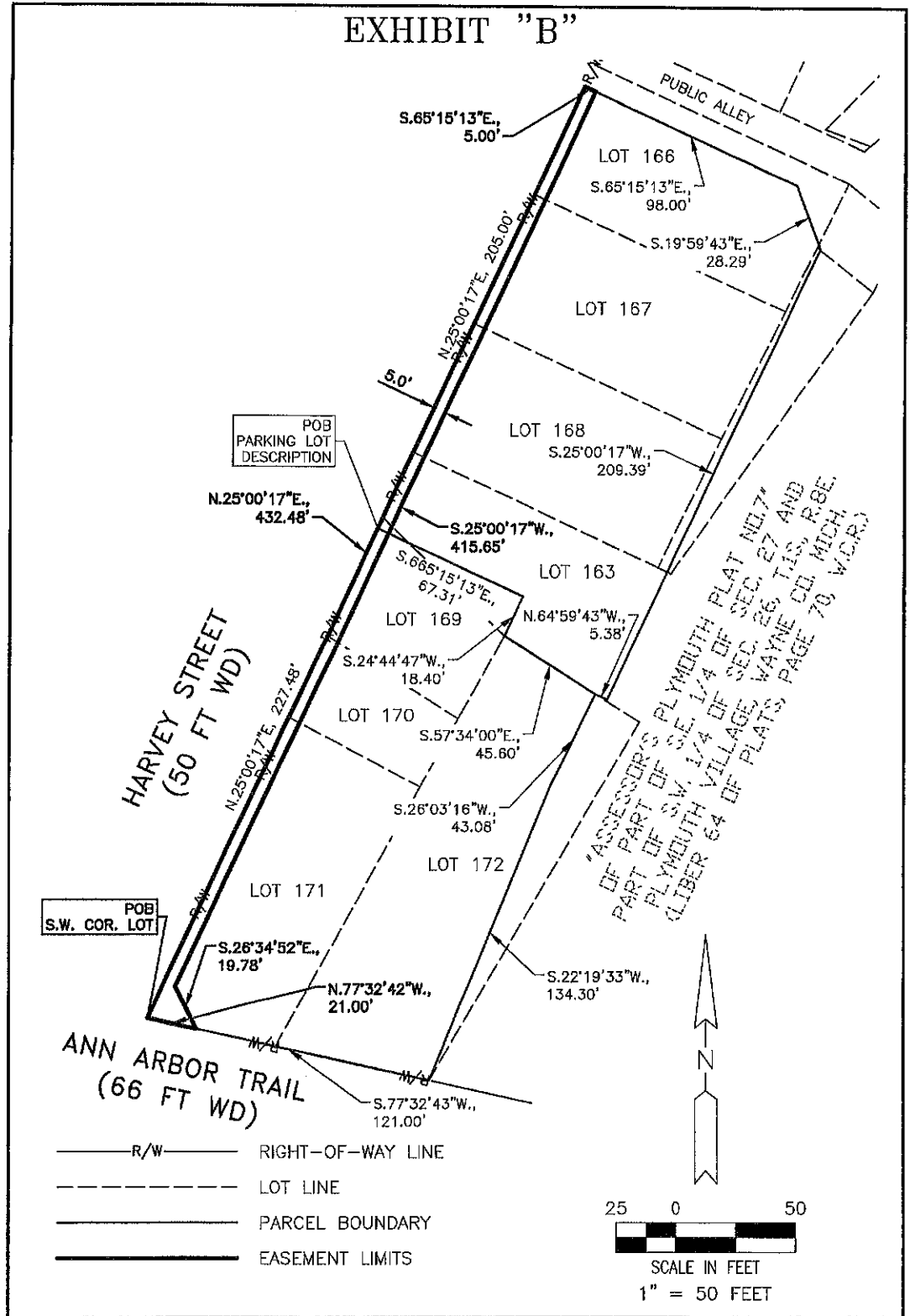
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #7  
PIN:49-009-05-0163-303  
PIN:49-009-05-0169-001



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SEC. 27	T.1S.	R.8E.
BOOK #:	-	PAGE #:
DR BY: RDCT	COMP BY: RDCT	
CK BY: SAW	SRVY BY: -	
JOB #:	PLY2124-01T	
DATE: 7-9-21	SHEET: 1 OF 2	

# EXHIBIT "B"

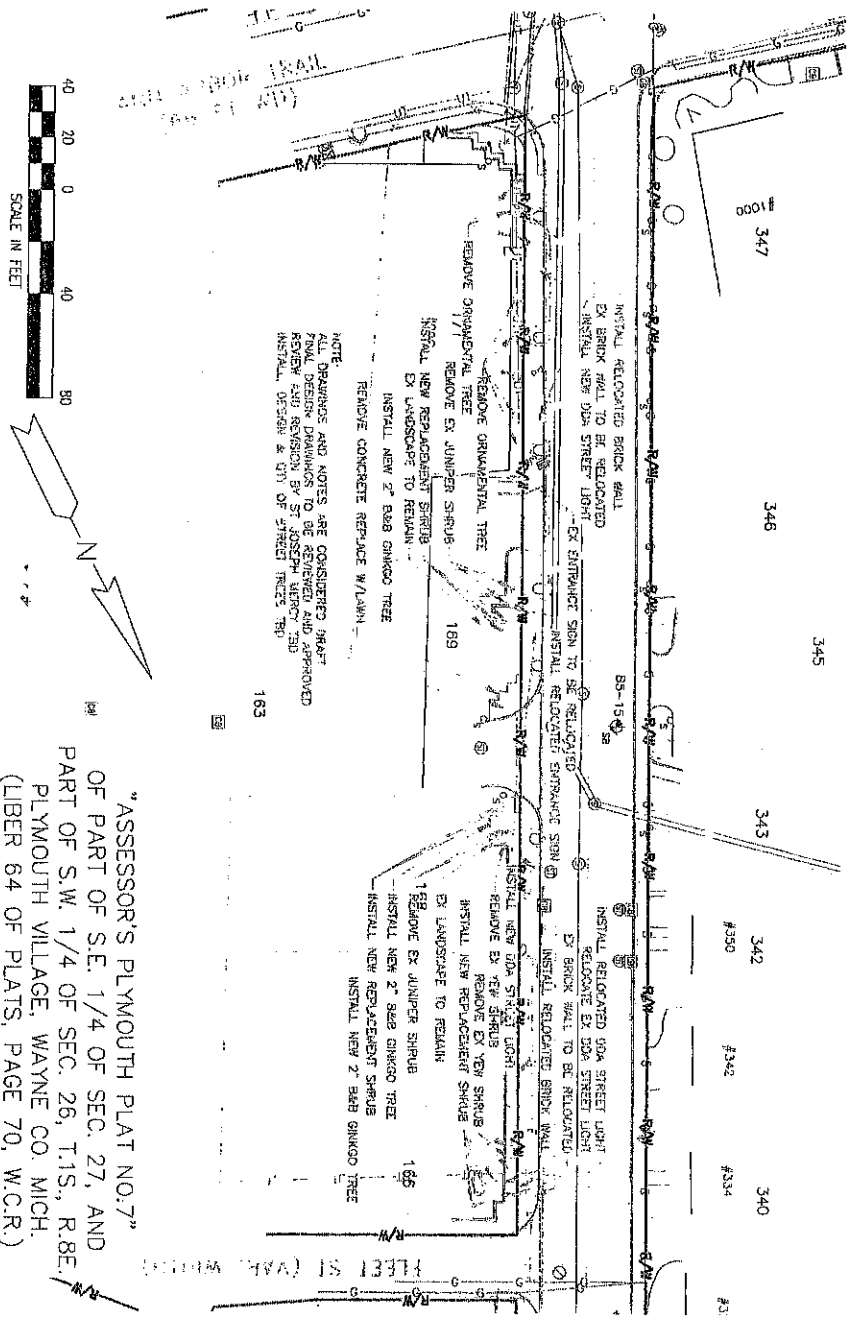


FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #7  
PIN:49-009-05-0163-303  
PIN:49-009-05-0169-001

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SEC. 27	T.1S.	R.8E.
BOOK #:	-	PAGE #:
DR BY: RDCT	COMP BY: RDCT	
CK BY: SAW	SRVY BY: -	
JOB #:	PLY2124-01T	
DATE: 7-9-21	SHEET: 2 OF 2	

# EXHIBIT "C"



FOR:  
CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #7  
PIN:49-009-05-0163-303  
PIN:49-009-05-0169-001



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SEC. 27	T.1S.	R.8E.
BOOK #:	-	PAGE #:
DR BY: RDCT	COMP BY: RDCT	
CK BY: SAW	SRVY BY: -	
JOB #:	PLY2124-01T	
DATE: 7-9-21	SHEET: OF :	

**EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES**

**PARCEL/LOT & SUBN. PART OF LOTS 129 AND 130 ASSESSOR'S PLYMOUTH PLAT NO. 7**

**SIDWELL NO. 49-009-05-0129-001**

Commonly known as: 885 Penniman

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
TZJ REAL ESTATE LLC party of the first part, and the City of Plymouth, 201 South Main Street, Plymouth, MI 48170-  
1688a Municipal Corporation, of the County of Wayne, State of Michigan, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of access to install and maintain lines and connections and equipment therefor, in, unto, and upon that certain piece of land situated in the City of Plymouth, County of Wayne, and State of Michigan, to-wit:

Easement Description: EXHIBIT "A"

Easement Shown: EXHIBIT "B"

**PROVIDED:** That the granting of the above easement does not vest in the party of the second part authority to use any portion of the said property for purposes other than herein designated: Provided, also, that this easement shall continue for such period of time as the said party of the second part, their successors, and assigns, shall maintain said lines to provide to the local community.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY:**

**OWNER:**

STATE OF MICHIGAN        )  
  ) SS  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_  
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My commission expires \_\_\_\_\_

**WHEN RECORDED RETURN TO:**

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170-1688  
Attention: Ms. Maureen Brodie, Clerk

This instrument is exempt from the Michigan transfer tax pursuant to Section 5(a), being MCLA 207.505 and Section 6(a), being MCLA 207.526.

## EXHIBIT "A"

LEGAL DESCRIPTION: (49-009-05-0129-001)

885 PENNIMAN

PART OF LOTS 129 AND 130 OF ASSESSOR'S PLAT NO.7, OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, AND PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 9 EAST, PLYMOUTH VILLAGE, NOW CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 OF PLATS ON PAGE 70, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF PENNIMAN AVENUE (66 FEET WIDE) AND SOUTH HARVEY STREET (50 FEET WIDE) AT THE NORTHWESTERLY CORNER OF LOT 129 OF SAID ASSESSOR'S PLAT NO.7; RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF PENNIMAN AVENUE, SAID LINE BEING ALSO THE NORTHERLY LINE OF LOT 129 AND THE WESTERLY 15 FEET OF LOT 130, A DISTANCE OF 100.07 FEET TO A POINT; THENCE SOUTH 43 DEGREES 18 MINUTES 25 SECONDS WEST THROUGH THE INTERIOR OF LOT 130, A DISTANCE OF 47.22 FEET TO A POINT IN THE LOT LINE COMMON TO LOT 130 AND 129; THENCE CONTINUING SOUTH 43 DEGREES 18 MINUTES 25 SECONDS WEST THROUGH THE INTERIOR OF LOT 129, A DISTANCE OF 90.80 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 129, SAID POINT BEING DISTANCE NORTH 65 DEGREES 15 MINUTES 13 SECONDS WEST 27.20 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 129 FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 65 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY LINE OF AN ALLEY (20 FEET WIDE) SAID LINE BEING ALSO THE SOUTHERLY LINE OF LOT 129, A DISTANCE OF 50.80 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 25 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTH HARVEY STREET, SAID LINE BEING ALSO THE WESTERLY LINE OF LOT 129, A DISTANCE OF 165.18 FEET TO THE POINT OF BEGINNING.

(SOURCE: QUIT CLAIM DEED, AS RECORDED IN LIBER 51119, PAGE 536, WAYNE COUNTY RECORDS.)

EASEMENT DESCRIPTION:

A 5 FOOT WIDE EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL & PEDESTRIAN CROSSING ASSETS AND PUBLIC UTILITIES, BEING PART OF LOT 129, "ASSESSOR'S PLYMOUTH PLAT NO.7", OF PART OF S.E. 1/4 OF SECTION 27, AND PART OF THE S.W. 1/4 OF SECTION 26, T.1S. R.8E., PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY MICHIGAN, AS RECORDED IN LIBER 64, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

THE WEST 5.00 FEET OF SAID LOT 129, CONTAINING 821.31 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO THE SENIOR RIGHTS OF EXISTING EASEMENTS, IF ANY.

FOR:

CITY OF PLYMOUTH  
PROPOSED EASEMENT  
PROJECT PARCEL #8

PIN:49-009-05-0129-001

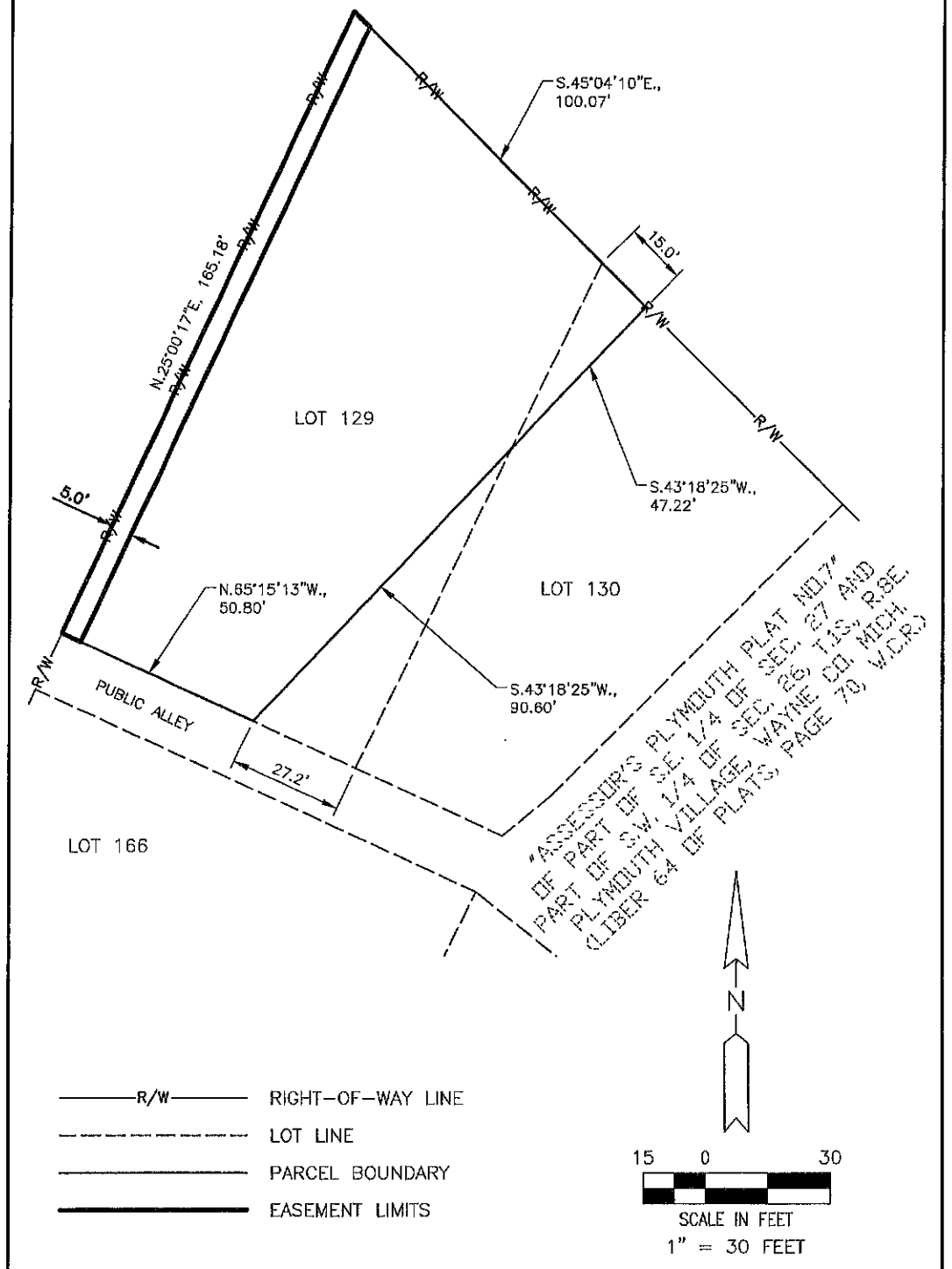


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SEC. 27	T.1S.	R.8E.
BOOK #:	-	PAGE #:
DR BY: RDCT	COMP BY: RDCT	
CK BY: SAW	SRVY BY: -	
JOB #:	PLY2124-01T	
DATE: 7-9-21	SHEET: 1 OF 2	

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# EXHIBIT "B"



FOR:  
 CITY OF PLYMOUTH  
 PROPOSED EASEMENT  
 PROJECT PARCEL #8  
 PIN:49-009-05-0129-001

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SEC. 27 , T.1S. , R.8E.	
BOOK #: -	PAGE #: -
DR BY: RDCT	COMP BY: RDCT
CK BY: SAW	SRVY BY: -
JOB #:	PLY2124-01T
DATE: 7-9-21	SHEET: 2 OF 2



**TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

**PARCEL/LOT & SUBN. LOT 338 EXCEPT THE SLY 50FT THEREOF ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0338-001**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ between  
RDT INVESTMENTS, party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of Michigan, party  
of the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

**905 PENNIMAN TEMPORARY GRADING EASEMENT EXHIBIT**

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

**IT IS UNDERSTOOD AND AGREED,** as a part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
effort to leave the premises in as good condition as presently exists.

**IT IS FURTHER UNDERSTOOD AND AGREED,** as part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to  
exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year  
first above written.

**CITY OF PLYMOUTH:**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN }  
  } SS  
COUNTY OF                }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

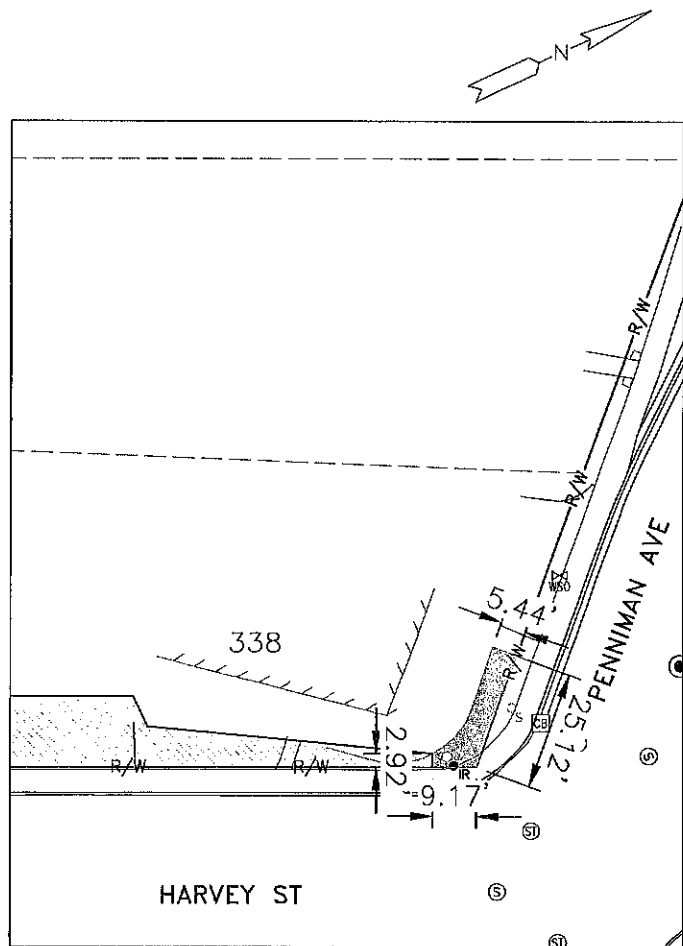
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



### 905 PENNIMAN

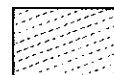
#### TEMPORARY GRADING EASEMENT EXHIBIT

PERMANENT ROW NEEDED FOR  
PUBLIC WALKWAY TO BE IN  
PUBLIC ROW AT CORNER AND  
PROPOSED MAST ARM  
INSTALLATION. TEMPORARY  
GRADING EASEMENT NEEDED  
DURING CONSTRUCTION ONLY..

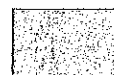


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TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

**TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

**PARCEL/LOT & SUBN. SLY 50 FT OF LOT 338 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0338-002**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
ROGALSKI, KELLY MD party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of Michigan,  
party of the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

**322 HARVEY TEMPORARY GRADING EASEMENT EXHIBIT**

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

**IT IS UNDERSTOOD AND AGREED,** as a part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
effort to leave the premises in as good condition as presently exists.

**IT IS FURTHER UNDERSTOOD AND AGREED,** as part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to  
exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year  
first above written.

**CITY OF PLYMOUTH:**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**STATE OF MICHIGAN )**  
**) SS**  
**COUNTY OF                    )**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

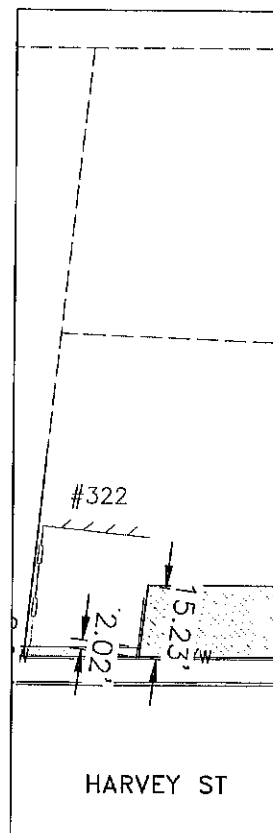
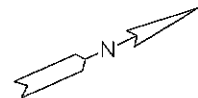
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



322 HARVEY

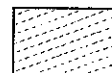
TEMPORARY GRADING EASEMENT EXHIBIT

PERMANENT ROW NEEDED FOR  
PUBLIC WALKWAY TO BE IN  
PUBLIC ROW AT CORNER AND  
PROPOSED MAST ARM  
INSTALLATION. TEMPORARY  
GRADING EASEMENT NEEDED  
DURING CONSTRUCTION ONLY..



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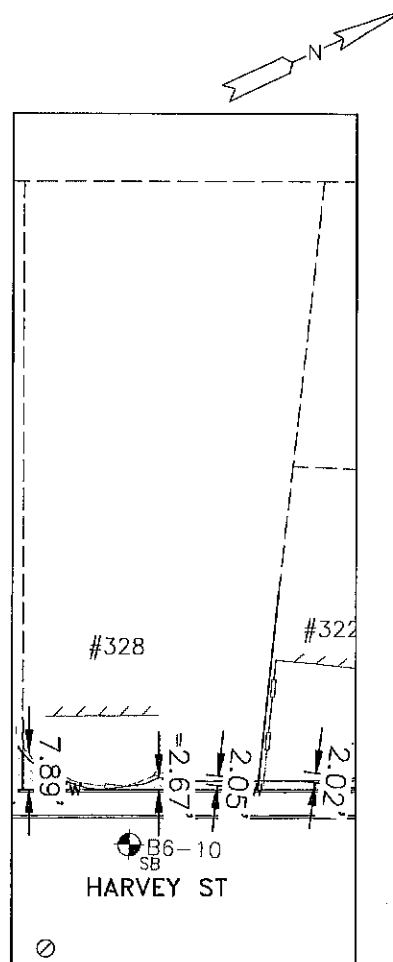
TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

PARCEL/LOT & SUBN. LOT 339 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0339-000

Z:\Main DMS\Infrastructure Programs\2021 Infrastructure\Harvey St\Temporary Easements\Temporary Easement 328 S Harvey.doc

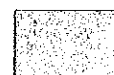
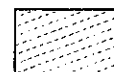


328 HARVEY  
TEMPORARY GRADING EASEMENT EXHIBIT

TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..



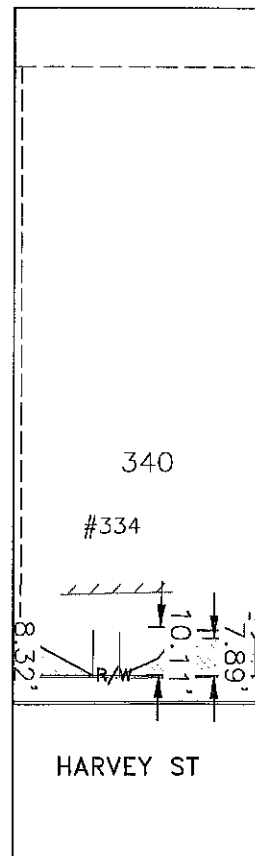
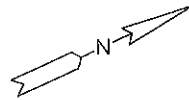
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PARCEL/LOT & SUBN. LOT 340 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0340-000

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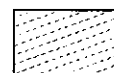
**334 HARVEY**  
TEMPORARY GRADING EASEMENT EXHIBIT

TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..



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TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

**TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

**PARCEL/LOT & SUBN. LOT 341 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0341-000**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
JAMESON, JOHN S party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of Michigan, party of  
the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

**342 HARVEY TEMPORARY GRADING EASEMENT EXHIBIT**

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

**IT IS UNDERSTOOD AND AGREED,** as a part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
effort to leave the premises in as good condition as presently exists.

**IT IS FURTHER UNDERSTOOD AND AGREED,** as part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to  
exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year  
first above written.

**CITY OF PLYMOUTH:**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
                                  ) SS  
COUNTY OF                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

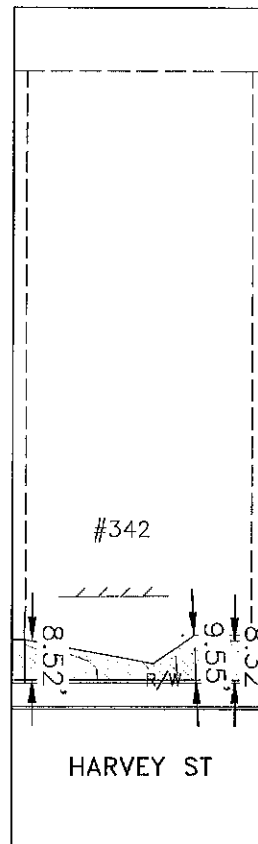
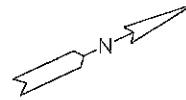
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



342 HARVEY

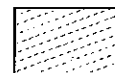
TEMPORARY GRADING EASEMENT EXHIBIT

TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..

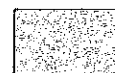


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TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

TEMPORARY CONSTRUCTION AND GRADING EASEMENT

PARCEL/LOT & SUBN. LOT 342 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0342-001

THIS INDENTURE made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
STEPANIAN, PHILIP party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of Michigan, party  
of the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

350 HARVEY TEMPORARY GRADING EASEMENT EXHIBIT

Including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

**IT IS UNDERSTOOD AND AGREED,** as a part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
effort to leave the premises in as good condition as presently exists.

**IT IS FURTHER UNDERSTOOD AND AGREED,** as part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to  
exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year  
first above written.

CITY OF PLYMOUTH:

OWNER(S):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
                                  ) SS  
COUNTY OF            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

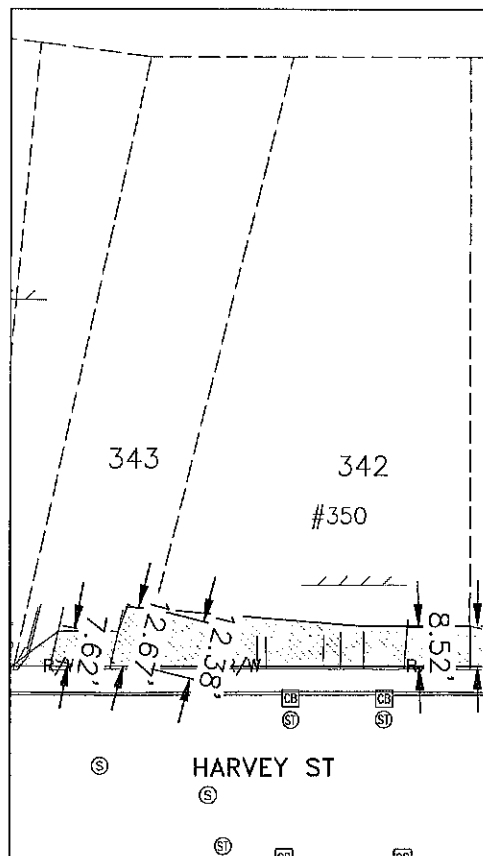
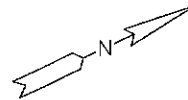
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



### 350 HARVEY

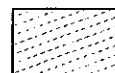
#### TEMPORARY GRADING EASEMENT EXHIBIT

TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..



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TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW



**TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

**PARCEL/LOT & SUBN. LOT 344 AND 345 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0344-000**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
COVINGTON, THOMAS F party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of Michigan,  
party of the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and State of Michigan, more particularly described as:

**360-362 HARVEY TEMPORARY GRADING EASEMENT EXHIBIT**

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

**IT IS UNDERSTOOD AND AGREED,** as a part of the consideration for the granting of the above Temporary Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable effort to leave the premises in as good condition as presently exists.

**IT IS FURTHER UNDERSTOOD AND AGREED,** as part of the consideration for the granting of the above Temporary Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

**IN WITNESS WHEREOF,** the said parties of the first part have hereunto set their hands and seals the day and year first above written.

**CITY OF PLYMOUTH:**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
                                  ) SS  
COUNTY OF            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

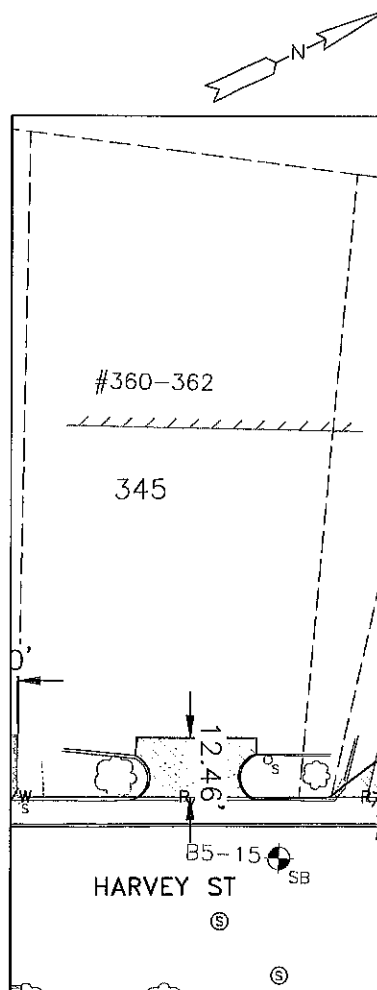
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



360-362 HARVEY

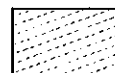
TEMPORARY GRADING EASEMENT EXHIBIT

TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..



**WADE  
TRIM**

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www.wadetrim.com



TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

TEMPORARY CONSTRUCTION AND GRADING EASEMENT

PARCEL/LOT & SUBN. LOT 346 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0346-000

THIS INDENTURE made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
GLADCHUN, MICHAEL-MARY party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of  
Michigan, party of the second part.

WITNESSETH; That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

376 HARVEY TEMPORARY GRADING EASEMENT EXHIBIT

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
effort to leave the premises in as good condition as presently exists.

IT IS FURTHER UNDERSTOOD AND AGREED, as part of the consideration for the granting of the above Temporary  
Construction and Grading Easement, that the rights of the said party of the second part in land herein granted shall cease to  
exist upon the completion of the project, as evidenced by the acceptance of the work by the said party of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year  
first above written.

CITY OF PLYMOUTH:

OWNER(S):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
                                  ) SS  
COUNTY OF            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

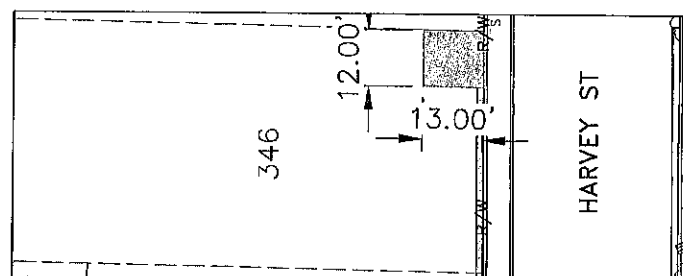
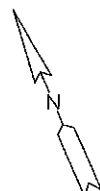
to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

INSTRUMENT DRAFTED BY:

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

WHEN RECORDED RETURN TO:



376 HARVEY

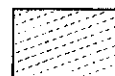
TEMPORARY GRADING EASEMENT EXHIBIT



**WADE  
TRIM**

25251 Northline Rd.  
Taylor, MI 48180  
734.947.9700  
www.wadetrिम.com

PERMANENT ROW NEEDED FOR  
PUBLIC WALKWAY TO BE IN  
PUBLIC ROW AT CORNER.  
PERMANENT ROW NEEDED TO  
PLACE FIRE HYDRANT.  
TEMPORARY GRADING EASEMENT  
NEEDED DURING CONSTRUCTION  
ONLY..



TEMPORARY GRADING  
EASEMENT REQUIRED



PROPOSED NEEDED ROW

**TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

**PARCEL/LOT & SUBN. LOT 347 ASSESSORS PLYMOUTH PLAT NO 13  
SIDWELL NO. 49-009-03-0347-000**

**THIS INDENTURE** made the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ between  
GLADCHUN, MICHAEL-MARY party of the first part, and CITY OF PLYMOUTH, a Municipal corporation of the State of  
Michigan, party of the second part.

**WITNESSETH;** That the said Party of the first part, for and in consideration of the sum of One Dollar and other  
valuable consideration to them in hand, paid by the said party of the second part, the receipt of which is hereby confessed and  
acknowledged, do hereby these presents grant unto the party of the second part, a Temporary Construction and Grading  
Easement in, on, over, under and through a certain parcel(s) of land situated in the City of Plymouth, County of Wayne, and  
State of Michigan, more particularly described as:

**1000 ANN ARBOR TRAIL TEMPORARY GRADING EASEMENT EXHIBIT**

including the right of access in the said party of the second part to go over and upon the land of the said parties of the first part  
for the purpose of the Temporary Construction and Grading Easement, provided that the granting of the above easement does  
not vest in the party of the second part authority to use any portion of land for purposes other than herein designated.

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Construction and Grading Easement, that the said party of the second part, its successors or assigns, will make reasonable  
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first above written.

**CITY OF PLYMOUTH:**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MICHIGAN )  
                                  ) SS  
COUNTY OF            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a  
Notary Public in and for said County, personally appeared:

\_\_\_\_\_ and \_\_\_\_\_

to me known to be the same persons described in and who executed the within instrument, and who have acknowledged the  
same to be their free act and deed.

**INSTRUMENT DRAFTED BY:**

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

**WHEN RECORDED RETURN TO:**



## RESOLUTION

The following Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

WHEREAS The City of Plymouth plans to rebuild Harvey Street in the area of Penniman to Ann Arbor Trail, as well as to make improvements to the underground infrastructure In the construction area, and

WHEREAS In order to complete the project in accordance with various state, federal and local Standards it is necessary to obtain certain easement documents to allow the City To proceed with the project as planned.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize obtaining certain temporary and permanent easements from private property owners to accommodate the project. Further, the Mayor is hereby authorized to sign said easements on behalf of the City of Plymouth. All proposed easements will be hereby attached to the official meeting minutes of this City Commission meeting.



## Administrative Recommendation

---

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: *S:\Manager\Sincock Files\Memorandum - 2021 Infrastructure Plan - Harvey Street - 07-19-21.docx*  
Date: April 15, 2021  
RE: 2021 Infrastructure Plan – Harvey Street Contract Award

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### Background

The City Commission will recall that they had previously authorized the design and coordination phase for the proposed improvements on part of Harvey Street. This authorization was approved by the City Commission in November of last year and is in keeping with the City's Strategic Plan for Continuous Infrastructure Improvement.

As of this date, plans have been completed for Harvey Street and we are awaiting final approval from the State Department of Environment, Great Lakes and Energy (EGLE) related to underground work on Harvey.

The City Commission is aware that we have been using Pro-Line Asphalt as our General Contractor and they have an excellent team of sub-contractors working with them. Pro-Line has been the low bidder on our projects for many years. At our direction, the Engineer has requested updated pricing from Pro-Line for the Harvey Street project.

The pricing for the Harvey Street project is being recommended at \$1,911,495.00, this includes underground water and sewer improvements, new fire hydrants, working around and under the Tonquish Creek tube, as well as rebuilding and paving the street. This price does not include the new mast arm traffic signals as that will be included in a separate Resolution. As indicated in the spring we wanted to have the Jener and Hartsough projects nearly complete before we move to Harvey Street.

The Engineer has reviewed the total scope of the proposed projects and he is recommending that we accept the proposal from Pro-Line Asphalt to complete the work as proposed for the Infrastructure Improvement Program on Harvey Street. We are all very familiar with the work and the efforts that Pro-Line Asphalt puts into jobs here in the City.

The City Engineer has provided an outline of each phase of the project, and he is recommending a total authorization of \$1,911,945. This amount will include a construction contingency of \$100,000, which is 6%. The amount also provides for all project inspections, construction administration, construction survey staking, quality control/materials testing and the as built drawings of the project.

The Commission should remember that our infrastructure projects are what are called "unit-based contracts," which means we only pay for what we actually used on the project, rather than just a project price.

Funding for these projects will come from the voter approved Road Bond Issue, Major Street Fund, as well as the Water and Sewer Funds.

We have included some artist renderings to show what the finished product would look like. The street is still narrow, but with it being rebuilt it will have a much better look and flow.

The City Engineer has provided a very detailed letter explaining the entire project as additional background information. If the City Commission authorizes to proceed with Pro-Line Asphalt, then we will schedule a resident's (business) meeting to allow the residents and business owners in the area to meet the project team and to provide them with a schedule of activity. We would anticipate that construction could start in August.

**Recommendation:**

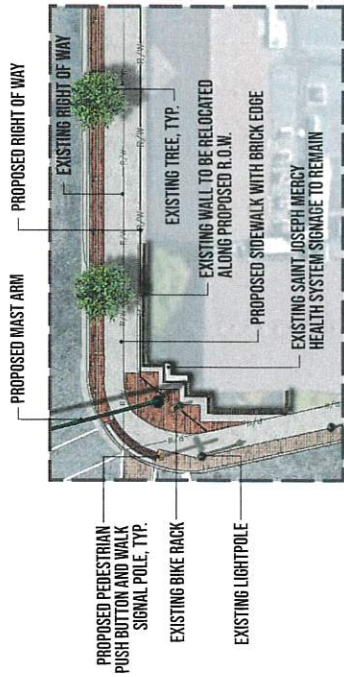
The City Administration recommends that the City Commission authorize a construction phase unit-based contract to Pro-Line Asphalt in the amount of \$1,911,495. This amount includes construction, contract administration, inspection, construction staking, materials testing and as built drawings.

Funding for this work will be anticipated to come from the Road Bond Issue, the Major Street Fund, and the Water-Sewer Fund. This funding is within the scope of funding available for this project.

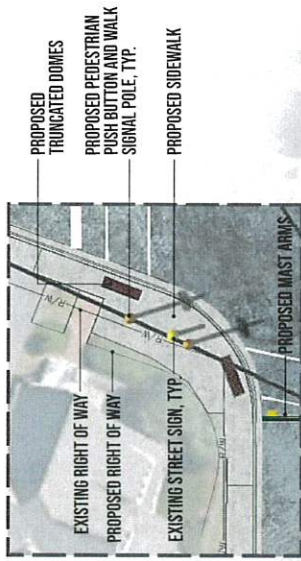
We have prepared a proposed Resolution for the City Commission to consider regarding this matter. Should you have any further questions please feel free to contact me.



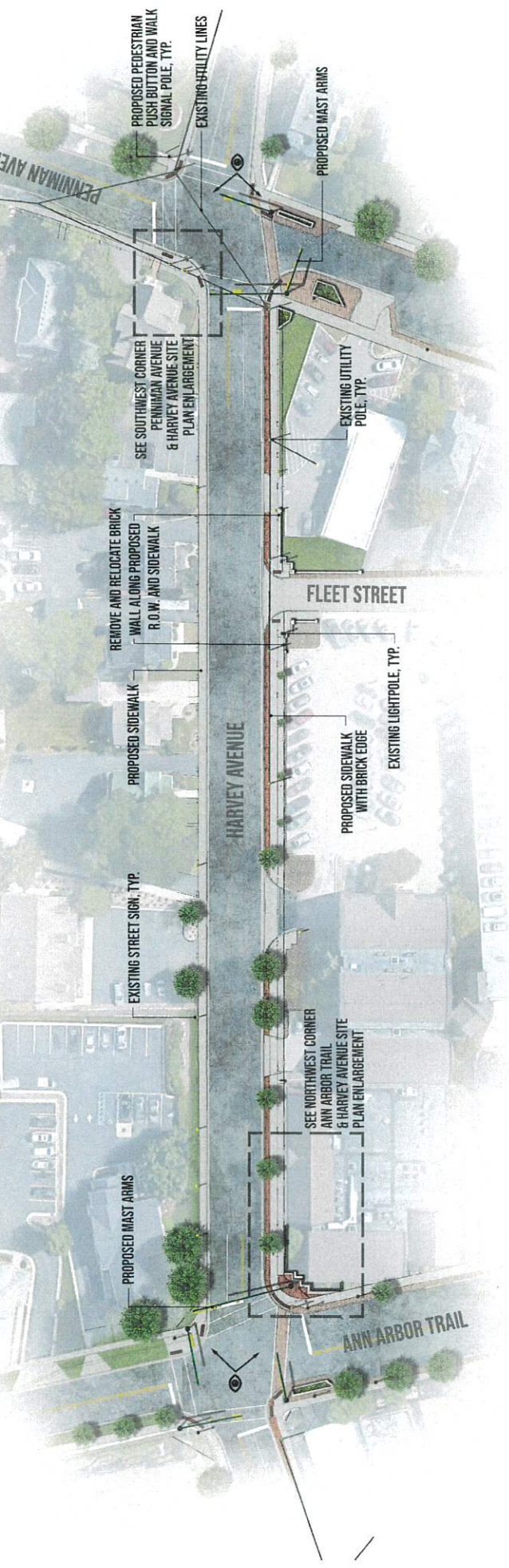




**NORTHEAST CORNER ANN ARBOR TRAIL & HARVEY AVENUE SITE PLAN ENLARGEMENT**



**SOUTHWEST CORNER PENNIMAN AVENUE & HARVEY AVENUE SITE PLAN ENLARGEMENT**

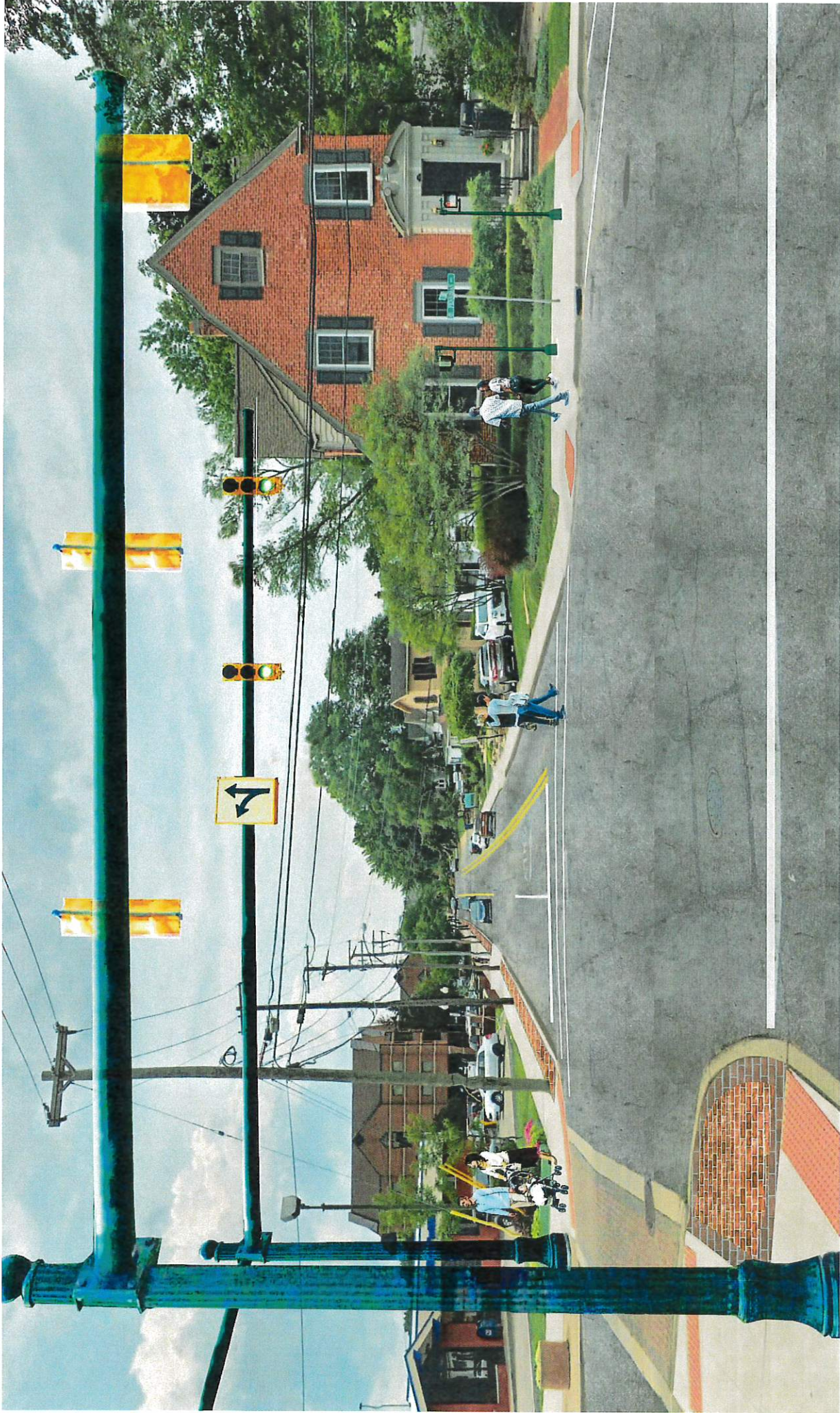






HARVEY STREETSCAPE ANN ARBOR TRAIL NORTHEAST VIEW | PLYMOUTH, MI | APRIL 2021





HARVEY STREETSCAPE    PENNIMAN AVE SOUTHWEST VIEW    |    PLYMOUTH, MI    |    APRIL 2021





Wade Trim Associates, Inc.  
25251 Northline Road • Taylor, MI 48180  
734.947.9700 • [www.wadetrim.com](http://www.wadetrim.com)

July 15, 2021

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170

Attention: Mr. Chris Porman  
Director of Municipal Services

Re: City of Plymouth  
2021 Infrastructure Improvement Program  
Proposed Construction Phase Recommendation for Harvey Street – Ann Arbor Trail to Penniman

Dear Mr. Porman:

On November 16, 2020, the City Commission authorized us to begin work on the design phase of the 2021 Infrastructure Improvement Program. The 2021 Program included three street reconstruction and water main improvement projects, which are as follows:

- Jener Street from Wing to Linden
- Hartsough from Harvey to McKinley
- Harvey Street from Ann Arbor Trail to Penniman

On April 19, 2021, the City Commission authorized the construction phase on Jener and Hartsough. Construction was initiated on May 10, 2021 on Hartsough and Jener following two public information meetings with the residents on those streets. As of the date of this letter, only the asphalt paving and final restoration remains to be completed on Jener and Hartsough.

This letter provides an update on the status of the Harvey Street design, a summary of anticipated construction and contingency costs, and provides a recommendation to the City Commission to initiate the construction phase on Harvey Street.

#### **Harvey Street Design Phase Status**

The planning and design phase work for the street and water main improvements on Harvey Street have been ongoing since November 2020. The water system improvements as designed include approximately 1,100 linear feet of new 12 inch water main. The Harvey Street right-of-way is full of existing utilities and the underground construction is anticipated to be very slow and challenging. In order to properly place the water main the required separation distance from the City's existing sanitary sewers, a large diameter storm sewer needs to be relocated. This storm sewer upgrade was not originally anticipated, but has been incorporated into the design. The other challenging construction task is installing the new water main under the existing 84-inch diameter enclosed portion of the Tonquish Creek. This installation is going to require two bore pits and a deep excavation on either side of the existing enclosed drain. The City and Wade Trim have met with contractor's team and discussed the importance of keeping traffic open as much as possible during the project. All of these factors increase the complexity and ultimate cost of these improvements.

Following a decision by the City and Downtown Development Authority (DDA) in April 2021, we initiated the design and geotechnical work for the new mast arm traffic signals and pedestrian crossing signals (including push button activation). The new mast arms will require deep foundations (ranging from 12 to 19 feet deep), and extensive conduit will be run throughout the intersections to provide the electrical connectivity for the pedestrian crossing signals at the four corners of each intersection.

The Harvey Street right-of-way is only 50 feet wide throughout the project limits. In order to complete the necessary infrastructure improvements and additions, eight permanent easements are in the process of being obtained from various property owners along Harvey. Several of these are associated with the space needed to install the new traffic signals, pedestrian crosswalk signals, and associated sidewalk improvements that will meet ADA compliance. Wade Trim and the City have been working together to obtain the easements. This effort is ongoing, but all property owners have been cooperative and shown an interest in helping the City achieve its goals for the project.

### **Public Information Meeting**

There has already been a tremendous amount of interaction with the property owners and business community along Harvey between Ann Arbor Trail and Penniman. Each property owner has been contacted and made aware of the proposed construction activity and the impact of the construction work on their property. All property owners are cooperating with the City to provide permanent and temporary easements to complete certain elements of the work along the Harvey Street corridor. We will also be scheduling a public information meeting to inform the business community of the anticipated detours and project schedule. That meeting will occur once we have confirmed the sequence of construction at the pre-construction meeting.

### **Anticipated Project Schedule**

We envision work starting sometime in early August 2021 after the contract documents have been executed by both parties and detailed construction schedules are defined and shared. We anticipate that the project will extend into early November and intend to share a preliminary schedule with the City at the public information meeting as soon as it is fully developed.

The final completion of the work along Harvey will likely occur in the spring of 2022. This is due to the long procurement time (anticipated to be 26 weeks) on the mast arms and pedestrian signal crossing devices. It is likely that the final concrete work at some of the corners will be completed in the spring once the old traffic signals are removed and the new ones have been installed. Harvey Street will be open to traffic by Thanksgiving 2021.

We are anticipating that the existing traffic signals will need to remain in place until the new mast arm and pedestrian crossing devices are delivered. We will work with the contractor and City staff to make sure that the planned schedule allows adequate time to complete each component of the infrastructure in a quality manner. We will ask the contractor for a work plan that is well coordinated.

### **Permit Status**

Two permits are required from the State of Michigan for the Harvey Street project. A permit to work in the Tonquish Creek Floodplain was issued on May 27, 2021 by the State of Michigan Department of Environment, Great Lakes and Energy (EGLE). We are currently waiting the official permit to install new public water main. However, as of the date of this letter, EGLE representatives indicated we have addressed all their comments and that they would issue the permit on July 16, 2021, so we will have it in plenty of time to start construction.

### **Proposed 2021 Harvey Street Program Summary**

The direct bid received from Pro-Line covers all specific items of work identified on the plans prepared by our office, including installation of new water main, some sanitary sewer repairs, some new storm sewer, and street reconstruction work on Harvey and at the intersections (Ann Arbor Trail and Penniman). In addition, the proposed program incorporates several elements of the DDA Master Plan, including new brick pavers along the east side of Harvey, wider ADA-compliant sidewalks on both sides, pedestrian crossing signals, and lighting.

With the above information in mind, we have prepared an anticipated preliminary project cost estimate using the direct bid received from Proline, along with several anticipated contingencies to present the total anticipated project cost for the improvements on Harvey Street in 2021:

Harvey Street Construction Bid	\$1,627,495.00
Inspection Bid (75 Days at \$800/day)	<u>\$60,000.00</u>
<b>Construction Bid Received</b>	<b>\$1,687,495.00</b>
Allowance for Construction Administration (+/- 7%)	\$120,000.00
Allowance for QA/QC and Materials Testing (+/- 1.5%)	<u>\$23,000.00</u>
<b>Engineering Allowance</b>	<b>\$143,000.00</b>
<b>Recommended Construction Contingency (+/- 6%)</b>	<b><u>\$100,000.00</u></b>
<b>Proposed Construction Phase – Total</b>	<b>\$1,930,495.00</b>

Based on the above information, we recommend the City award the Harvey Street Reconstruction project to Pro-Line Asphalt for a total contract value of \$1,687,495.00 and authorize the preparation of a change order to the 2020 Infrastructure Improvement contract. This is a unit price contract, and the final amount will be based on the actual amount of work completed at the unit prices received in the direct bid. In addition, we recommend the City review their overall street improvement and water/sewer system budgets and approve the total estimated construction cost of \$1,930,495, including construction engineering, inspection, and a six percent construction contingency for the 2021 Infrastructure Improvement Program.

### **Pro-Line Asphalt's Team**

Following the anticipated City Commission approval, a change order will be prepared to add the Harvey Street portion of the 2021 Program to the 2020 Contract that the City has with Pro-Line Asphalt. Once the contract documents are signed and the appropriate bonds and insurance certificates are in place, a pre-construction meeting will be held to kick off the project. We anticipate a pre-construction meeting will occur the last week of July or the first week of August, and that construction will begin as soon as materials are available.

Pro-Line Asphalt will be using the same core team of subcontractors to complete the majority of the water main, sanitary sewer, and concrete work on the project. The underground water main, storm sewer, and sanitary repairs will be completed by CI Contracting, Inc. (Brighton). The concrete flatwork and curb and gutter will be completed by GM & Sons. GM & Sons have performed quality work for the City on many of the City's Infrastructure Improvement Programs. Old Village Landscaping will be completing the restoration and brick-paver work. We are pleased with the team that Pro-Line has presented; their crews recently completed the work on Dewey and Ross in 2020 and are working to complete Jener and Hartsough this year. They perform quality work and show respect for the individual home areas adjacent to the work areas.



**Traffic Signal Coordination (Separate Agenda Authorization)**

As part of the construction phase coordination for this project, Wade Trim and the City have been working with Rauhorn Electric directly to complete the foundation and electrical system work necessary to support the addition of the new mast arms and pedestrian crossing signals. Rauhorn Electric has provided a separate quote (\$399,500) for the traffic signal installation work that they specialize in performing. Through discussions with the City, we are recommending a separate authorization for a contract with Rauhorn Electric. That recommendation is presented as a separate agenda item and should only be approved if this first recommendation for the Harvey Street project is authorized by the City Commission.

Rauhorn Electric previously completed the mast arm installations at Main and Ann Arbor Trail (2010) and at Main and Penniman (2011), as well as the pedestrian crossing upgrades and Rectangular Rapid Flashing Beacon installation in 2020.

**Wade Trim Construction Phase Services**

Wade Trim will provide contract administration, construction engineering, staking and layout (as required), and quality control and materials testing (using SME as our subconsultant) during the Harvey Street project. The contractor has estimated a total of 75 inspection days (8-hour days) to complete the work on Harvey.

As always, our team's actual effort will be billed monthly in accordance with the actual hours worked and our current 2021 Rate Schedule. If extra work is required beyond the scope of this proposal, we will notify the Director of Municipal Services and City Manager immediately and provide an estimate for any additional work at that time.

We hope this letter is helpful to the City Administration and City Commission. If anyone has any questions in advance of the meeting, please do not hesitate to call me on my cell at 313.363.1434 at any time. I would be happy to discuss any portion of this letter or the proposed program.

We appreciate the opportunity to help the City with the 2021 Infrastructure Improvement Program and look forward to working with your team again on the construction phase of this project.

Very truly yours,

Wade Trim Associates, Inc.



Shawn W. Keough, PE  
Senior Vice President

SWK:jlb  
PLY 2124-01T  
PROLINE HARVEY LTR OF RECOMMENDATION  
Enclosure

cc: Mr. Adam Gerlach, Assistant Director of Public Utilities, City of Plymouth  
Mr. John Scanlon, Finance Director, City of Plymouth  
Mr. Paul Sincock, City Manager, City of Plymouth



# Pro-Line Asphalt Paving Corp.

11797 29 Mile Road

Washington Twp. MI 48095

Phone: (586) 752-7730

Fax: (586) 752-9745

**PRO-LINE ASPHALT**

<b>To:</b>	City Of Plymouth	<b>Contact:</b>	Shawn Keough
<b>Address:</b>	Plymouth, MI	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Harvey Street - Plymouth	<b>Bid Number:</b>	
<b>Project Location:</b>	Harvey Street From Ann Arbor Trail To Penniman Avenue, Plymouth, MI	<b>Bid Date:</b>	7/15/2021

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	1	Pavement Excavation	2,100.00	CY	\$40.00	\$84,000.00
2	2	Pavement Excavation for Bituminous Pavement	0.00	CY	\$0.00	\$0.00
3	3	Remove Concrete Curb and Gutter	0.00	LF	\$0.00	\$0.00
4	4	Drainage Structure, Remove	2.00	EACH	\$550.00	\$1,100.00
5	5	Storm Sewer, Remove	550.00	LF	\$15.00	\$8,250.00
6	6	Remove Water Main, 6-inch	0.00	LF	\$0.00	\$0.00
7	7	Gate Valve and Well, Remove	0.00	EACH	\$0.00	\$0.00
8	8	Abandon Existing Gate Valve and Well	5.00	EACH	\$5,500.00	\$27,500.00
9	9	Gate Valve and Box, Remove	0.00	EACH	\$0.00	\$0.00
10	10	Fire Hydrant, Rem	2.00	EACH	\$450.00	\$900.00
11	11	Reconstruct Structure	34.00	VF	\$150.00	\$5,100.00
12	12	Concrete Drives and Sidewalks, Remove	11,100.00	SF	\$2.00	\$22,200.00
13	13	Brick Paver Remove and Salvage	900.00	SF	\$10.00	\$9,000.00
14	14	Subgrade Undercut and 21AA Aggregate Backfill	100.00	CY	\$50.00	\$5,000.00
15	15	Aggregate Base Course, 21AA	2,000.00	TON	\$25.00	\$50,000.00
16	16	Remove Brick Wall	125.00	LF	\$0.00	\$0.00
17	17	Bitumous Pavement, Wearing Course, 5E1	600.00	TON	\$120.00	\$72,000.00
18	18	Bituminous Pavement, Leveling Course, 3C	1,200.00	TON	\$110.00	\$132,000.00
19	19	Curb and Gutter, Concrete, Detail F4	2,000.00	LF	\$20.00	\$40,000.00
20	20	Sidewalk, Concrete, 4-inch	12,000.00	SF	\$5.00	\$60,000.00
21	21	Sidewalk, Concrete, 8-inch	0.00	SF	\$0.00	\$0.00
22	22	Standard Storm Catch Basin	5.00	EACH	\$4,000.00	\$20,000.00
23	23	Remove Sanitary Sewer	0.00	LF	\$0.00	\$0.00
24	24	Sidewalk Ramp, Concrete, 6-inch	700.00	SF	\$14.00	\$9,800.00
25	25	Reinstall Salvaged Brick Paver	900.00	SF	\$20.00	\$18,000.00
26	26	Water Main, 12-inch, D.I., Trench "B"	1,100.00	LF	\$160.00	\$176,000.00
27	27	Water Main, 6-inch, D.I., Trench "B"	0.00	LF	\$0.00	\$0.00
28	28	Water Main, Abandon with Flowable Fill	30.00	CY	\$200.00	\$6,000.00
29	29	Gate Valve and Well, 12-inch	13.00	EACH	\$6,500.00	\$84,500.00
30	30	Fire Hydrant Assembly	3.00	EACH	\$5,000.00	\$15,000.00
31	31	Connect Exist. 6" Water Main	1.00	EACH	\$3,500.00	\$3,500.00
32	32	Connect Exist. 8" Water Main	2.00	EACH	\$3,500.00	\$7,000.00
33	33	Connect Existing GV&W	3.00	EACH	\$4,200.00	\$12,600.00
34	34	Water Service, 4 Inch, Ductile Iron, Long	1.00	EACH	\$10,000.00	\$10,000.00
35	35	Water Service, 1-inch, Type K Copper, Short	8.00	EACH	\$1,700.00	\$13,600.00
36	36	Curb Stop and Box	9.00	EACH	\$300.00	\$2,700.00
37	37	Mountable Curb and Gutter	0.00	LF	\$0.00	\$0.00
38	38	Restoration with 3-inches Topsoil and Nursery Sod	2,550.00	SY	\$10.00	\$25,500.00
39	39	Mobilization	1.00	LS	\$85,000.00	\$85,000.00





# Pro-Line Asphalt Paving Corp.

11797 29 Mile Road

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**PRO-LINE ASPHALT**

<b>To:</b>	City Of Plymouth	<b>Contact:</b>	Shawn Keough
<b>Address:</b>	Plymouth, MI	<b>Phone:</b>	
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<b>Project Name:</b>	Harvey Street - Plymouth	<b>Bid Number:</b>	
<b>Project Location:</b>	Harvey Street From Ann Arbor Trail To Penniman Avenue, Plymouth, MI	<b>Bid Date:</b>	7/15/2021

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
40	40	Sanitary Sewer, 8-inch PVC Truss Pipe, trench B	0.00	LF	\$0.00	\$0.00
41	41	Remove and Replace 12-inch RCP Storm Sewer	0.00	LF	\$0.00	\$0.00
42	42	Adjust Structure	17.00	EACH	\$650.00	\$11,050.00
43	43	Remove and Replace Frame and Cover	9,320.00	LB	\$2.25	\$20,970.00
44	44	Inlet Filter	11.00	EACH	\$100.00	\$1,100.00
45	45	Temporary Gravel Construction Entrance/Exit	2.00	EACH	\$1,500.00	\$3,000.00
46	46	Drives and Sidewalk, Concrete, 6-inch	600.00	SF	\$6.00	\$3,600.00
47	47	Earth Excavation for Area Under Proposed Stamped Concrete	0.00	CY	\$0.00	\$0.00
48	48	Connect to Existing Storm Structure	9.00	EACH	\$1,600.00	\$14,400.00
49	49	12-Inch Storm Sewer, C-76. CI IV RCP, Trench B	300.00	LF	\$140.00	\$42,000.00
50	50	Sump Pump Leads	0.00	LF	\$0.00	\$0.00
51	51	Underdrain, 6-inch W/ Geotextile Fabric Wrap	2,000.00	LF	\$15.00	\$30,000.00
52	52	Embankment	0.00	CY	\$0.00	\$0.00
53	53	Sprinkler System Allowance	1.00	LS	\$0.00	\$0.00
54	54	Sign, Type B, Temp, Prismatic, Furn	0.00	SF	\$0.00	\$0.00
55	55	Sign, Type B, Temp, Prismatic, Oper	0.00	SF	\$0.00	\$0.00
56	56	Barricade, Type III, High Intensity, Lighted, Furn	0.00	EACH	\$0.00	\$0.00
57	57	Barricade, Type III, High Intensity, Lighted, Oper	0.00	EACH	\$0.00	\$0.00
58	58	Plastic Drum, High Intensity, Lighted, Furn	0.00	EACH	\$0.00	\$0.00
59	59	Plastic Drum, High Intensity, Lighted, Oper	0.00	EACH	\$0.00	\$0.00
60	60	Minor Traffic Devices	1.00	LS	\$0.00	\$0.00
61	61	Audio Video Route Survey	1.00	LS	\$4,000.00	\$4,000.00
62	62	Inspector Days	75.00	CDAY	\$800.00	\$60,000.00
63	63	Pavement Marking	1.00	LS	\$15,000.00	\$15,000.00
64	64	Cold Milling Bituminous Pavement, 1 inch	0.00	SY	\$0.00	\$0.00
65	65	Butt Joints	0.00	SY	\$0.00	\$0.00
66	66	Replace Brick Pavers	0.00	SF	\$0.00	\$0.00
67	67	Remove and Replace 10-inch NonReinf Concrete Pavement	0.00	SY	\$0.00	\$0.00
68	68	Remove and Replace 10-inch NonReinf Concrete Jt Repairs	0.00	SY	\$0.00	\$0.00
69	69	Traffic Maintenance and Control	1.00	LS	\$120,000.00	\$120,000.00
70	70	Epoxy Anchored Line Ties #5 Bar X 18" X30" OC	0.00	EACH	\$0.00	\$0.00
71	71	Clean and Seal w/hot Pour Rubber on Old Conc Joints	0.00	LF	\$0.00	\$0.00
72	72	Drives and Sidewalk, Concrete, 8-inch	1,600.00	SF	\$10.00	\$16,000.00
73	73	7" Plain Concrete	0.00	SY	\$0.00	\$0.00



**PRO-LINE ASPHALT**

# Pro-Line Asphalt Paving Corp.

**11797 29 Mile Road**

**Washington Twp. MI 48095**

**Phone: (586) 752-7730**

**Fax: (586) 752-9745**

<b>To:</b>	City Of Plymouth	<b>Contact:</b>	Shawn Keough
<b>Address:</b>	Plymouth, MI	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Harvey Street - Plymouth	<b>Bid Number:</b>	
<b>Project Location:</b>	Harvey Street From Ann Arbor Trail To Penniman Avenue, Plymouth, MI	<b>Bid Date:</b>	7/15/2021

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
74	74	24-Inch Storm Sewer, C-76. CI IV RCP, Trench B	300.00	LF	\$130.00	\$39,000.00
75	75	72" Storm Structure (CB) over Ex 42" Pipe	1.00	EACH	\$14,000.00	\$14,000.00
76	76	72" Storm Structure (CB) over Ex 24" Pipe	1.00	EACH	\$11,000.00	\$11,000.00
77	77	New Brick Pavers (along sidewalk and ADA ramps)	2,200.00	SF	\$30.00	\$66,000.00
78	78	Brick Wall	1.00	LS	\$0.00	\$0.00
79	79	Landscape Allowance	1.00	LS	\$0.00	\$0.00
80	80	Connect to Existing 12" Water Main	4.00	EACH	\$6,000.00	\$24,000.00
81	81	Connect to Existing 10" Water Main	1.00	EACH	\$6,000.00	\$6,000.00
82	82	Mast Arms	1.00	LS	\$0.00	\$0.00
83	83	Concrete Crosswalk Band, 12" wide x 10" Deep	215.00	LF	\$45.00	\$9,675.00
84	84	Concrete Brick Paver Base Course, 7.5" w/ Weepholes	100.00	SY	\$80.00	\$8,000.00
85	85	Reinstalled Salvaged Brick Paver (Crosswalk)	900.00	SF	\$20.00	\$18,000.00
86	86	Brick Paver, Salvage (Crosswalk)	900.00	SF	\$10.00	\$9,000.00
87	87	Remove & Replace Sanitary Sewer Lead, 6-inch PVC Sch 40	350.00	LF	\$190.00	\$66,500.00
88	88	Maintenance Aggregate	500.00	TON	\$40.00	\$20,000.00
89	89	Concrete Driveway Opening, Det M	70.00	LF	\$35.00	\$2,450.00
90	90	20 Inch Water Main Bore	40.00	LF	\$1,100.00	\$44,000.00
91	91	Water Service, 1.5 Inch, Short	1.00	EACH	\$2,500.00	\$2,500.00

**Total Bid Price: \$1,687,495.00**

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**Pro-Line Asphalt Paving Corp.**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** \_\_\_\_\_

## RESOLUTION

The following Resolution was offered by Comm. \_\_\_\_\_ and seconded by Comm. \_\_\_\_\_.

WHEREAS The City of Plymouth operates a roadway system to maintain the public health, Safety and welfare, and

WHEREAS The City of Plymouth has adopted a Strategic Plan which calls for continuous Infrastructure improvement, and

WHEREAS The voters approved a Road Bond for the improvement of our streets, and

WHEREAS The City Commission has already approved the design phase of an Infrastructure Improvement program for Harvey Street, and

Certain improvements to the water and sewer systems.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize a change order for the contract with Pro-Line Asphalt in the amount of \$1,668,495.00 for a unit-based contract with Pro-Line Asphalt for the 2021 Infrastructure Program for Harvey Street based on the City Engineer's Recommendation Letter of July 15, 2021.

BE IT FURTHER RESOLVED THAT the City Commission does hereby authorize construction Engineering costs for administration, construction staking, materials testing costs and final as built drawing costs with Wade-Trim of up to \$143,000.00 for the 2021 Harvey Street Infrastructure Program.

BE IS STILL FURTHER RESOLVED THAT the City Commission does hereby authorize construction contingency of \$100,000.00 for the Harvey Street Improvement Program.



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## Administrative Recommendation

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Mayor & City Commission  
From: Paul J. Sincock, City Manager  
CC: *S:\Manager\Sincock Files\Memorandum - Authorization of Mast Arm Signals on Harvey Street - 07-19-21.docx*  
Date: July 16, 2021  
RE: 2021 Infrastructure Plan – Harvey Street Mast Arm Traffic Signals

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### Background

In April of this year the City Commission authorized the installation of mast arm traffic and pedestrian signals at Harvey & Penniman, as well as at Harvey & Ann Arbor Trail. The city and the DDA will be splitting the costs of the new installations.

It should be noted that the traffic signals and timing are electronic and obtaining all of the chips and parts of the system is delayed by about six months. With that in mind, it is anticipated that we will have a late winter/spring installation of the new mast arms. There will be some work that is included in the paving contract to install underground conduit for the cabling of the new signals. There is approximately 600 feet of various sized conduit being put in with the paving project. Installing the conduit during the paving construction, will prevent us from having to dig up the street to install the wiring next spring.

The pricing from Rauhorn Electric is \$399,500, with a recommended construction contingency of 5% or \$20,000. In addition, there is an engineering allowance of \$50,000 for construction administration, inspection, and quality control-materials testing. The total Mast arm installation costs are \$469,500.

We have attached a letter from Wade Trim which outlines this project and provides additional background information. We have also included some artist renderings of the two intersections as a reference.

### **Recommendation**

The City Administration recommends that the City Commission authorize the work for the new mast arm traffic and pedestrian signals at Harvey & Penniman, as well as a Harvey & Ann Arbor Trail. We recommend authorizing a contract with Rauhorn Electric in the amount of \$399,500.00, with a construction contingency of \$20,000 and an engineering allowance of \$50,000.

We have attached a proposed Resolution for the City Commission to consider regarding this matter. It should be noted that the DDA will be paying half of the expenses related to this project.





HARVEY STREETSCAPE    ANN ARBOR TRAIL NORTHEAST VIEW    PLYMOUTH, MI    APRIL 2021







HARVEY STREETSCAPE    PENNIMAN AVE SOUTHWEST VIEW | PLYMOUTH, MI | APRIL 2021





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

July 15, 2021

City of Plymouth  
201 South Main Street  
Plymouth, MI 48170

Attention: Mr. Chris Porman  
Director of Municipal Services

Re: City of Plymouth  
2021 Infrastructure Improvement Program – Harvey Street  
Proposed Construction Phase Recommendation for New Mast Arms and Pedestrian Crosswalk  
Signals at Harvey/Ann Arbor Trail and Harvey/Penniman Intersections

Dear Mr. Porman:

As a follow-up to our previous letter of recommendation regarding the reconstruction of Harvey Street, this letter provides our recommendation to the City Commission to authorize Rauhorn Electric to complete the installation of new mast arms and pedestrian crossing signals in conjunction with the construction phase on Harvey Street.

#### Summary of Traffic Signal Construction Recommendation

In cooperation with the Proline contractor team, we have been working with Rauhorn Electric to obtain a direct quote from them for the installation of the new mast arms and pedestrian crosswalk signals proposed for the intersections along Harvey at Ann Arbor Trail and Penniman. The direct bid received from Rauhorn Electric covers all specific items of work identified on the traffic signal design plans prepared by our office, including installation of three single mast arm poles and foundations, two double mast arm poles and foundations, pedestrian crossing signals with pushbutton activation on each corner of both intersections, all supporting pedestal foundations, conduit, and supporting services.

We have prepared an anticipated preliminary project cost estimate using the direct bid received from Rauhorn Electric for the proposed traffic signal improvements on Harvey Street:

Rauhorn Electric Construction Bid	\$399,500.00
Construction Bid Received	\$399,500.00
Allowance for Construction Administration (+/- 7%)	\$28,000.00
Construction Inspection (20 days at \$800/day)	\$16,000.00
Allowance for QA/QC and Materials Testing (+/- 1.5%)	<u>\$6,000.00</u>
Engineering Allowance	\$50,000.00
Recommended Construction Contingency (5%)	<u>\$20,000.00</u>
Proposed – Total	\$469,500.00

Based on the above information and, if the City awarded the Harvey Street Reconstruction project per our previous letter recommendation, we recommend the City award the installation of the new mast arms and pedestrian crossing signals to Rauhorn Electric for a total contract value of \$399,500.00. This would be a direct contract between the City and Rauhorn Electric. The City would need to issue a purchase order to Rauhorn for them to initiate ordering the mast arm and pedestrian crossing devices. In addition, we recommend the City approve the total estimated construction cost for the traffic signal work for \$469,500 including construction engineering, inspection, and a five percent construction contingency in support of the Harvey Street improvements.

Wade Trim Construction Phase Services

Wade Trim will provide contract administration, construction engineering, staking and layout (if required), quality control, and materials testing (using SME as our subconsultant) during the traffic signal installation. While some of Rauhorn's work may overlap with the work completed by Proline, there are anticipated to be workdays where only Rauhorn's construction crews are onsite. We have included an allowance of 20 additional inspection days (8-hour days) to account for any days where only Rauhorn is working.

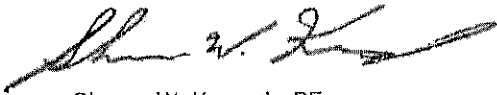
As always, our team's actual effort will be billed monthly in accordance with the actual hours worked and our current 2021 Rate Schedule. If extra work is required beyond the scope of this proposal, we will notify the Director of Municipal Services and City Manager immediately and provide an estimate for any additional work at that time.

We hope this letter is helpful to the City Administration and City Commission. If anyone has any questions in advance of the meeting, please do not hesitate to call me on my cell at 313.363.1434 at any time. I would be happy to discuss any portion of this letter or the proposed program.

We appreciate the opportunity to help the City with the 2021 Infrastructure Improvement Program and look forward to working with your team again on the construction phase of this project.

Very truly yours,

Wade Trim Associates, Inc.



Shawn W. Keough, PE  
Senior Vice President

SWK:jlb  
PLY 2124-01T  
RAUHORN HARVEY LTR OF RECOMMENDATION  
Enclosures

cc: Mr. Adam Gerlach, Assistant Director of Public Utilities, City of Plymouth  
Mr. John Scanlon, Finance Director, City of Plymouth  
Mr. Paul Sincock, City Manager, City of Plymouth

7/9/2021

0621-166  
Plymouth Intersections  
Plymouth, MI



Listed below is our quotation for traffic signal installation at Harvey & Penniman, and Harvey & Ann Arbor Trail, based upon Wade Trim plan sheets plotted 6/1/2021:

Description	Quantity	Unit
Controller and Cabinet, Rem	2.000	EACH
Span Wire, Rem	2.000	EACH
Case Sign, Rem	2.000	EACH
TS, Span Wire Mtd, Rem	5.000	EACH
Junction Box, Rem	2.000	EACH
TS, Pedestrian, Bracket Arm Mtd, Rem	2.000	EACH
TS, Pedestrian, Pedestal Mtd, Rem	2.000	EACH
Pedestal, Rem	2.000	EACH
Pedestal Fdn, Rem	2.000	EACH
Steel Pole, Rem	2.000	EACH
Fdn, Rem	2.000	EACH
Conduit, Rem	10.000	L.F.
Controller Fdn, Base Mtd	2.000	EACH
Controller and Cabinet, Digital Type	2.000	EACH
Serv, Disconnect	2.000	EACH
Wood Pole, Flt Up, Sec Cable Pole	2.000	EACH
Coating Galvanized Support Structures	14.000	EACH
Pedestal Painting	13.000	EACH
Case Sign (LED), One Way, 24 inch by 30 inch	4.000	EACH
TS, One Way Mast Arm Mtd (LED)	14.000	EACH
TS, One Way Bracket Arm Mtd (LED)	1.000	EACH
TS, Pedestrian, One way Bracket Arm Mtd (LED) Countdown	1.000	EACH
TS, Pedestrian, Two Way Bracket Arm Mtd (LED) Countdown	3.000	EACH
TS, Pedestrian, One Way Pedestal Mtd (LED) Countdown	7.000	EACH
TS, Pedestrian, Two Way Pedestal Mtd (LED) Countdown	1.000	EACH
Pedestal, Alum	8.000	EACH
Pedestal, Fdn	14.000	EACH
Pushbutton Pedestal, Alum	5.000	EACH
Pushbutton and Sign	16.000	EACH
Mast Arm Pole, Cat III	5.000	EACH
Mast Arm, 25 Foot, Cat III	2.000	EACH
Mast Arm, 30 foot, Cat III	1.000	EACH
Mast Arm, 35 foot, Cat III	1.000	EACH
Mast Arm, 40 Foot Cat III	2.000	EACH
Mast Arm, 50 foot, Cat III	1.000	EACH
Mast Arm Pole Fdn, 6 Bolt	70.000	L.F.
Casing	55.000	L.F.
Cable, Sec, 600V, 1, 3-C#6	425.000	L.F.
Hh, Round, 3 Foot Dia	2.000	EACH
Hh, Round	7.000	EACH
Conduit, DB, 1, 1 1-2 inch	215.000	L.F.

Conduit, DB, 2, 3 Inch	420.000 L.F.	
Conduit, DB, 4, 3 Inch	30.000 L.F.	
Power Co (Est Cost to Contractor)	500.000 \$	
Exploratory Investigation, Vertical	20.000 L.F.	
Pedestal, Underground Serv, Unmetered	1.000 EACH	
Mobilization	1.000 L.S.	
Street Light & Pole Rem	1.000 EACH	
QUOTE TOTAL:		\$399,500.00

This quote contains the following exclusions/qualifications:

- – MAST ARMS QUOTED TO 2015 AASHTO AS NOTED IN THE PLANS. THIS EXCEEDS MDOT STANDARDS.
- – MAST ARM FOUNDATIONS QUOTED AT 14 FOOT DEPTH
- - CONTAMINATED SOIL HANDLING COSTS NOT INCLUDED - SLURRY IN CONTACT W/ SOIL (IN CONTAMINATED AREAS) WILL BE CONSIDERED CONTAMINATED
- - DAMAGE TO ANY UTILITY, NOT PART OF THE MISS DIG OR DIG SAFE SYSTEM
- - ENGINEERING, TESTING (CONCRETE/COMPACTION) OR SURVEY/LAYOUT
- - NO DEWATERING OF ANY KIND
- - NO PAVEMENT MARKING OR PERMANENT SIGNING INCLUDED
- - NO REMOVAL AND REPLACEMENT OF ASPHALT AND CONCRETE
- - NO RESTORATION OF ANY KIND
- - NO ROCK EXCAVATION OR OBSTRUCTION REMOVAL INCLUDED IN ANY EXCAVATION OR DIRECTIONAL DRILLING
- - NO TRAFFIC CONTROL OF ANY KIND
- – THIRD PARTY MAST ARM INSPECTION FEES NOT INCLUDED
- - BOND COSTS, DUES, COUNTY/CITY/ROAD COMMISSION FEES AND PERMIT COST OF ANY KIND

If you have any questions or require any additional information, please do not hesitate to contact Scott Finkbeiner at (586) 992-0400 or via email at [sfinkbeiner@rauhornelec.com](mailto:sfinkbeiner@rauhornelec.com)

## RESOLUTION

The following Resolution was offered by \_\_\_\_\_ and seconded by  
\_\_\_\_\_

WHEREAS The City Commission and the Downtown Development Authority have previously Authorized up to \$250,000 each for the future installation of new pedestrian and Traffic signals at Harvey & Penniman, and at Harvey & Ann Arbor Trail, and

WHEREAS This project is part of the City's on-going efforts for quality-of-life improvements and The City's infrastructure programs, including the 2019 Road Bond Issue.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize a contract with Rauhorn Electric in the amount of \$399,500 for new mast arm traffic and pedestrian signals at Harvey & Penniman and at Harvey & Ann Arbor Trail. Further, the City Commission authorizes an engineering allowance of up to \$50,000 and a construction contingency of \$20,000 for this project. Funding for this project is being shared between the City of Plymouth and the City Downtown Development Authority, which each group paying half of the expenses for the project.