



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, September 14, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/82450306399>

Passcode: 189348

Webinar ID: 824 5030 6399

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the August 10, 2022, meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) SP22-04: 900 N. Mill, Special Land Use and Site Plan Review
 - b) Text Amendments for Impervious Surfaces
 - c) Text Amendments for B-2 Central Business Districts
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - a) SP22-05: 936 N. Sheldon, Site Plan Review
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2022 Goals

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes

City of Plymouth
Planning Commission Public Hearing Notice
Wednesday, September 14, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, September 14, 2022, at 7:00 P.M. located at City Hall & online Zoom webinar to consider the following:

Text Amendments to B-2, Central Business Districts
Text Amendments for Impervious Surfaces
SP22-04: 900 N. Mill Special Land Use and Site Plan Review

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the

following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Sunday, August 28, 2022



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, August 10, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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

1. CALL TO ORDER

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

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Commissioner Shannon Adams

Also present: City Commissioner Jennifer Kehoe, Planning Director Greta Bolhuis, and Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Lee Jacinski, 1380 Maple, spoke about trees that have been lost due to construction and asked that Keep Plymouth Leafy and the City work together to plant new trees to replace them.

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Joy, to approve the minutes for the July 13, 2022, meeting.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Sisolak

Abstain: Stalter

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Medaugh, to approve the agenda for August 10, 2022.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

5. COMMISSION COMMENTS

There were no Commission comments.

6. PUBLIC HEARINGS

- a. SP22-01 – 100 S. Mill, Preliminary PUD Eligibility for a Planned Unit Development
Pulte Homes representative Chris Plumb reviewed the site plan and pointed out that the new design offered a walking path surrounded by a fence and planting pollinator and migratory bird-attracting vegetation.

Elmiger said this area met the criteria for a PUD, but that environmental consultants and Michigan EGLE would need to review the plan.

Sisolak opened the public hearing at 7:14 p.m.

Lee Jacinski, 1380 Maple, said he was happy to see Plymouth Pollinators would be involved in the process, and he wants them compensated for their work.

Sisolak closed the public hearing at 7:15 p.m.

Planning Commission members discussed the involvement of the City's Brownfield consultant, SME, and it was confirmed that Pulte Homes would work with them and with Wade Trim for stormwater and sewer engineering.

Motion

Silvers offered a motion, seconded by Joy, to approve PUD22-01 for preliminary site plan approval.

Finding of Fact

The project as proposed meets the conditions for a PUD.

Conditions

Resolution of the water, storm water and sewer design be clarified on the final site plan
The applicant is to incorporate recommendations in the Carlisle Wortman report, including the Fire Department commentary and the Department of Municipal Services write-up.

Friendly Amendment

Sisolak asked to add that the applicant work with the city of have an environmental engineer verify that the Brownfield plan is adequate and with the pass-through cost component.

Silvers agreed to the friendly amendment.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak
MOTION PASSED 8-0

7. OLD BUSINESS

a. Discussion only: Impervious surface edits

The group reviewed the proposed edits to the ordinance. It was agreed that helping the City meet the requirements for a federal phase two permit under the Clean Water Act, which is an obligation for all municipalities with an enclosed stormwater system, be added to the intent section. It was suggested that enumerating the definitions in a list would make them clearer.

There was some discussion about whether permeable pavers could be used in back yards as part of the required landscaping percentage as an incentive.

The group agreed to set a public hearing.

b. Discussion only: B-2 Central Business Districts ordinance amendments

While reviewing the proposed edits, the group agreed that the word "associated activities" in 78-100 be changed to the "personal service establishments." Storage and accessory structures were also discussed, and there were questions about the prohibition of dance floors, which some

commissioners wished to be deleted from the ordinance. It was agreed, however, to leave the prohibition as it currently stands.

The group agreed to schedule a public hearing for this ordinance as well.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Jennifer Kehoe said that the recent strategic plan meeting included a review of the one-year goals and of the year-to-date accomplishments.

Silvers said the fence issue for lots with two front yard was still an issue he was looking into. He also spoke about parklets, paid parking, the parking deck, and the need for a new parking survey.

Hawthorne said the parklet at Sean O'Callaghan's looked great.

10. ADJOURNMENT

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 8:49 p.m.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

I. Site/Project Information

Site Address 900 N. Mill St	Current Zoning Classification MU	Date of Application 8/22/22
Name of Property Owner LHR Industries LLC	Phone Number 614-962-6088	
Mailing Address 7895 Walton Parkway	Email Address (Required) Tsandler@feazelinc.com	
City New Albany, OH	State OH	Zip Code 43054

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Matthew Mai / Urban roots LLC	Phone Number 586-942-2002			
Applicant/Company Address 198 W Liberty St	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) Urbanroots@SBCGlobal.net				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Math Mai	Phone Number 586 942 2002			
Company Address 198 W Liberty St	City Plymouth	State MI	Zip Code 48170	
Registration Number	Expiration Date	Email Address (Required) Urban Roots LLC		

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

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

V. Historic District

VI. Description of Work

Moving our business from 198 W. Liberty St to 900 W. Mill St. We will be downsizing the sq/ft from 8 stations to 3 with the remainder retail space and storage.
--

VII. Applicant Signature

Signature of Applicant

Date

8-22-2022

VIII. Property Owner Signature

Signature of Property Owner

Date

8-10-2022

Subscribed and sworn before me this 10th day of August, 20 22

Notary Public:

RHEA M. CUNNINGHAM

ATTORNEY AT LAW

NOTARY PUBLIC

STATE OF OHIO

My Comm. Has No

Expiration Date

Section 147.03 R. C.

Lifetime Commission

For Office Use Only



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 9, 2022

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

Applicant: LHR Industries, LLC
7895 Walton Parkway
New Albany, OH

Project Name: Salon & Retail Uses

Plan Date: Not dated

Location: 900 N. Mill St. (Intersection of Mill & railroad tracks)

Zoning: MU – Mixed Use District

Action Requested: Special Land Use and Site Plan Review approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The submission proposes to locate a hair salon and retail (antiques) business in an existing building on the northeast side of the intersection of Mill St. and the railroad tracks. The building was previously occupied by a building contractor's office and showroom.

Other than the change of use, the applicant is not proposing to make any changes to the exterior of the building or site, and only minor changes to the building interior.

The project is before the Planning Commission because the proposed uses are Special Land Uses in the Mixed-Use District.

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

Figure 1. Subject Site



SPECIAL LAND USE REVIEW

As a Special Land Use, the proposed uses must meet the special land use standards in Section 78-281, as follows. Our comments regarding each are provided below:

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

CWA Comments: The 2018 Future Land Use Map in Plymouth's Master Plan identifies the desired future land use of this site as "Mixed-Use Low Density," which is associated with the MU, Mixed Use zoning designation.

The text in the Master Plan describes the Mixed Use Low Density future land use category as follows:

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

The salon and antique store are low-intensity uses that will serve the nearby residential areas within Old Village, making the proposal is consistent with the Master Plan vision for these lots.

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

CWA Comments: *As mentioned above, the applicant is not proposing to make any changes to the exterior of the building or site. The existing front yard along Mill St. and Holbrook St. are fully paved, which does not meet ordinance requirements for landscaping, and is not harmonious in appearance with the intended character of the general vicinity.*

Sec. 78-351 of the Zoning Ordinance addresses nonconforming sites. This section allows for reasonable re-use, maintenance, and improvements of non-conforming sites that will gradually improve compliance with the ordinance requirements. It permits the Planning Commission to allow a proportionate amount of improvements to nonconforming sites relative to the amount of expansion or improvement proposed to the use or building. Since the re-use of this building is not proposing any improvements, we would consider the existing conditions relative to landscaping to be considered an acceptable nonconformity. The Planning Commission will need to consider this assessment.

One important consideration of permitting the nonconformity to remain is that the applicant has addressed safety-related site issues on the overall site. We have the following recommendations:

- 1. Both parking lots should be striped to clearly indicate the parking spaces and maneuvering lanes. This includes striping of at least one barrier-free space/aisle that is "van accessible."*
- 2. The parking lot along Mill St. contains an opening to the railroad tracks that could be mistaken as the exit to Mill St. This opening should be barricaded with an appropriate barricade, such as bollards. We would recommend that the City Engineer determine the appropriate barricade necessary.*
- 3. If customers park in the rear of the building, how will they enter the building? There is a loading dock and elevated porch with a double-entry door; however, its unclear if there are stairs to the porch. If customers can't enter the building from the rear, the applicant needs to indicate a safe pedestrian passageway along the north side of the building, possibly with signage and pavement markings/bollards. Again, we would recommend that the City Engineer determine the appropriate barricade, if any, that's necessary.*

There are existing single-family residential uses directly adjacent to and to the north of the subject site, as well as across Mill St. Regarding operation of the businesses at this site, the applicant should provide:

- a. Proposed hours/days of operation.*
- b. When and how deliveries of antiques are made. Also, the number of deliveries per week should be provided.*

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

CWA Comments: *A floor plan (labeled "Proposed Site Plan") has been provided, showing the estimated size of the various interior uses in the building. The showroom for antiques will be approximately 2,100 s.f., salon area approximately 1,000 s.f., and the storage area approximately 1,630 s.f. (Note: We*

also referred to the building information on the City's online property website; the exterior measurements of the building are 50' x 100' or 5,000 s.f. The applicant's drawing shows the interior space at approximately 4,800 s.f.)

Given the limited number of salon chairs, and the limited size of the showroom, we don't expect these businesses to be generating a lot of traffic. However, the information requested in "(2)" above should provide a better idea of whether this is an accurate assessment.

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

CWA Comment: *Since the salon business will serve nearby residences, and the antiques business will be relatively low-impact, we consider the proposal to be compatible with adjacent uses.*

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

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

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

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

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

CWA Comment: *See "(2)" above, and the remainder of this report for conformance with the Zoning Ordinance.*

In summary, the proposal meets a number of the Special Land Use criteria. However, the Planning Commission will need to assess the existing landscaping nonconformity. Also, the applicant should provide, in writing, the additional information requested above to address the remaining criteria.

Items to be Addressed:

1. Planning Commission to assess the lack of existing landscaping/screening (landscaping non-conformity) of parking areas along Mill St. and Holbrook St.
2. Applicant to provide in writing:
 - a. Proposed hours/days of operation.
 - b. When and how deliveries of antiques are made. Also, the number of deliveries per week should be provided.

REQUIRED INFORMATION

Section 78-247 lists the information required to be on a site plan. This application package is not typical; however, the property and building are not proposed for any changes, other than some minor interior changes. A property survey showing the location/dimensions of the parking lot may be required by the City Engineer to facilitate the pavement markings described above.

Items to be Addressed: *Additional property information, such as a survey, may be necessary by the City Engineer to facilitate the proposed pavement markings recommended by this review.*

PARKING, LOADING

Section 78-271 lists parking requirements for private clubs or lodges. **Table 2** below summarizes the required and provided parking spaces for this site:

Table 2. *Parking Requirements*

	REQUIRED	PROVIDED
Beauty Parlor or Barber Shop	3 space/ for each of the first two beauty or barber stations, and 1.5 spaces for each additional station 2 spaces x 2 stations = 6 spaces 1.5 spaces x 1 station = 2 spaces*	23 spaces
Retail Stores	1 space for each 200 square feet of usable floor space 2,100 s.f. / 200 = 11 spaces*	
TOTAL:	19 spaces	23 spaces

**78-270(10) Fractional requirements.* When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction shall require one parking space.

The aerial photograph provided indicates that 23 parking spaces are available. However, its very difficult to confirm that this number of spaces actually fits on the site.

To “guesstimate” if this number of spaces could theoretically be accommodated on the site, we used the property and building dimensions in the City of Plymouth online property website to calculate if there is at least enough room for this number of spaces. Per the City’s information, the site is 265-feet long, and approximately 77-feet wide. Removing the building from these dimensions, we calculate that the site could accommodate the number of spaces indicated on the aerial photograph. However, we would recommend that the Planning Commission condition any approval on the City Engineer/Building Official confirming that the required number of spaces, and maneuvering lanes, can be accommodated on the site, including one van-accessible barrier-free space.

As mentioned above, we recommend the following changes to the parking lot to address safety concerns, and enable visitors to clearly understand where to park and how to circulate the site:

1. Both parking lots should be striped to clearly indicate the parking spaces and maneuvering lanes. This includes striping of at least one barrier-free space/aisle that is “van accessible.”
2. The parking lot along Mill St. contains an opening to the railroad tracks that could be mistaken as the exit to Mill St. This opening should be barricaded with an appropriate barricade, such as bollards. We would recommend that the City Engineer determine the appropriate barricade necessary.
3. If customers park in the rear of the building, how will they enter the building? There is a loading dock and elevated porch with a double-entry door; however, it’s unclear if there are stairs to the porch. If customers can’t enter the building from the rear, the applicant needs to indicate a safe pedestrian passageway along the north side of the building, possibly with signage and pavement markings/bollards. Again, we would recommend that the City Engineer determine the appropriate barricade, if any, and striping that’s necessary to facilitate safe pedestrian travel to the front door.

The rear of the building has a loading dock, indicating where trucks would park to load/unload antiques. The applicant should provide the size of trucks that will be using the loading dock.

Items to be Addressed: 1. Recommend Planning Commission condition any approval on the City Engineer/Building official confirm that the required number of parking spaces and maneuvering lanes can be accommodated on the site, including one van-accessible barrier-free space. 2. Stripe both parking lots to clearly indicate location of parking spaces/maneuvering lanes, including the van-accessible barrier-free space. 3. Barricade opening to railroad tracks, as determined by City engineer. 4. Applicant to indicate if customers can enter the building from the rear. If not, a safe pedestrian passageway needs to be provided along the north side of the building, as determined by the City engineer. 5. Applicant to provide size of delivery trucks using the loading dock at the rear of the building.

SITE ACCESS AND CIRCULATION

The parking lots have driveways from both Mill St. and Holbrook St. As mentioned above, the lots need to be striped to facilitate safe vehicular and pedestrian use of the lot.

There is a paved travel way between the east and west lots. However, it is unclear if this travel way is wide enough to accommodate two-way traffic. From the aerial photograph, this travel way is approximately 15-16-feet wide. Sec. 78-272 of the ordinance requires at least a 20-foot wide maneuvering lane for two-way traffic. Without a survey confirming the dimension of this area, we would recommend that the travel way be marked for one-way movements, logically from the west to the east. This will also require a “DO NOT ENTER” sign on the east side of the travel way. This condition and recommendation should also be evaluated by the City Engineer.

Items to be Addressed: 1. Mark travel way between west and east lots as “one-way,” and add “DO NOT ENTER” sign at east end of travel way. City Engineer to evaluate this condition and recommended changes.

LANDSCAPING, LIGHTING, DUMPSTER

As mentioned above, the site is nonconforming regarding landscape screening of both parking lots from the street. The Planning Commission may consider this an acceptable nonconformity, given that the change in use is not proposing to modify the exterior of the building or site.

The ordinance also requires screening between commercial uses and residential districts. The site along Holbrook St. to the north is zoned for residential use. The residential lot is currently vacant, and heavily vegetated. The single-family home to the north along Mill St. is screened via a row of Arborvitae on the residential property.

Lighting

No lighting information has been provided. Will additional lighting be added to service the parking spaces? If so, then lighting information needs to be evaluated for conformance with the Zoning Ordinance. We suggest that this could be done by the Building Official as part of his building permit plan review.

Dumpster Screen

Sec. 78-351 states that whenever modifications are proposed to a building or site, then required screening walls for waste receptacles shall be provided. A dumpster is not shown on the aerial, although one appears to be located next to the loading dock along the building. The applicant needs to indicate how trash from the businesses will be handled. If the dumpster is not to be used, we suggest it be removed from the site (since it is not screened in any way). If it is to be used, the existing location and lack of screening is not in conformance with the ordinance; the Planning Commission may consider this an acceptable existing nonconformity, or require that the dumpster be moved to a more appropriate location and be screened from view of the street.

Items to be Addressed: 1. Recommend that Planning Commission condition any approval of the site plan on the Building Official confirming that the proposed lighting meets ordinance standards. 2. Applicant to describe, in writing, how trash will be handled. 3. Planning Commission to determine:

- a. if dumpster not used, should it be removed from the premises; or
- b. If to be used, is it considered an acceptable nonconformity; or
- c. If to be used, should the dumpster be moved and/or screened.

SIGNS

The site has an existing monument sign along Mill St., and a wall sign on the Holbrook St. side of the building. No information has been provided regarding new signage.

Any sign(s) must receive a sign permit from the Building Official. At that time, the Building Official will confirm that they meet the zoning requirements.

Items to be Addressed: Building Official will confirm signage meets the zoning requirements at the time a sign permit application is received.

FLOOR PLAN AND ELEVATIONS

As mentioned throughout this review, the applicant is only proposing minor modifications to the interior of the building, which is shown via a “proposed” floor plan. No changes are proposed to the exterior of the building

Items to be Addressed: *None.*

RECOMMENDATIONS

Special Land Use

Regarding the Special Land Use request, it is our opinion that the proposal meets many of the criteria in the ordinance. However, additional information about the operation of the site (summarized below) needs to be provided.

Site Plan

Regarding the Site Plan, if the Special Land Use is approved, we would recommend approval of the Site Plan as well, conditioned upon the Planning Commission’s assessments of the site’s current nonconformities, and the applicant providing the following information to the satisfaction of the Planning Commission:

Items to be Addressed:

A. Special Land Use:

1. Planning Commission to assess the lack of existing landscaping/screening (landscaping non-conformity) of parking areas along Mill St. and Holbrook St.
2. Applicant to provide in writing:
 - a. Proposed hours/days of operation.
 - b. When and how deliveries of antiques are made, and the number of deliveries per week.

B. Required Information: Additional property information, such as a survey, may be necessary for the City Engineer to facilitate the proposed pavement markings recommended by this review.

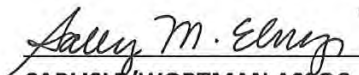
C. Parking and Loading: 1. Recommend Planning Commission condition any approval on the City Engineer/Building official confirm that the required number of parking spaces and maneuvering lanes can be accommodated on the site, including one van-accessible barrier-free space. 2. Stripe both parking lots to clearly indicate location of parking spaces/maneuvering lanes, including the van-accessible barrier-free space. 3. Barricade opening to railroad tracks, as determined by City engineer. 4. Applicant to indicate if customers can enter the building from the rear. If not, a safe pedestrian passageway needs to be provided along the north side of the building, as determined by the City Engineer. 5. Applicant to provide, in writing, size of delivery trucks using the loading dock at the rear of the building.

D. Site Access and Circulation: 1. Mark travel way between west and east lots as “one-way,” and add “DO NOT ENTER” sign at east end of travel way. City Engineer to evaluate this condition and recommended changes.

E. Landscaping, Lighting, Dumpster:

1. Recommend that Planning Commission condition any approval of the site plan on the Building Official confirming that the proposed lighting meets ordinance standards.
2. Applicant to describe, in writing, how trash will be handled.
3. Planning Commission to determine:
 - a. if dumpster not used, should it be removed from the premises; or
 - b. If to be used, is it considered an acceptable nonconformity; or
 - c. If to be used, should the dumpster be moved and/or screened.

F. Signs: Building Official will confirm signage meets the zoning requirements at the time a sign permit application is received.



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

cc: John Buzuvis
Marleta Barr
LHR Industries LLC (tsandler@feazelinc.com)
Matthew Mai/Urban Roots LLC (urbanroots@sbcglobal.net)









To whom it may concern,

We want to let you know that we are extending our deadline to August 21, 2012 for the September 10th meeting. Here is our digital submission package. We are wanting to see column from 3 stations to 7 and continuing to operate our retail store (Village and Kennedy) as we are doing currently at 192, 196 and 198 West Liberty St. We are looking for granted permission to do this while having the second MFC location. We have been in business 18 years in the old Village and would love to stay here. We have no plans for construction, remodeling or adding but to just add to search wells for base and 3 stations for base.

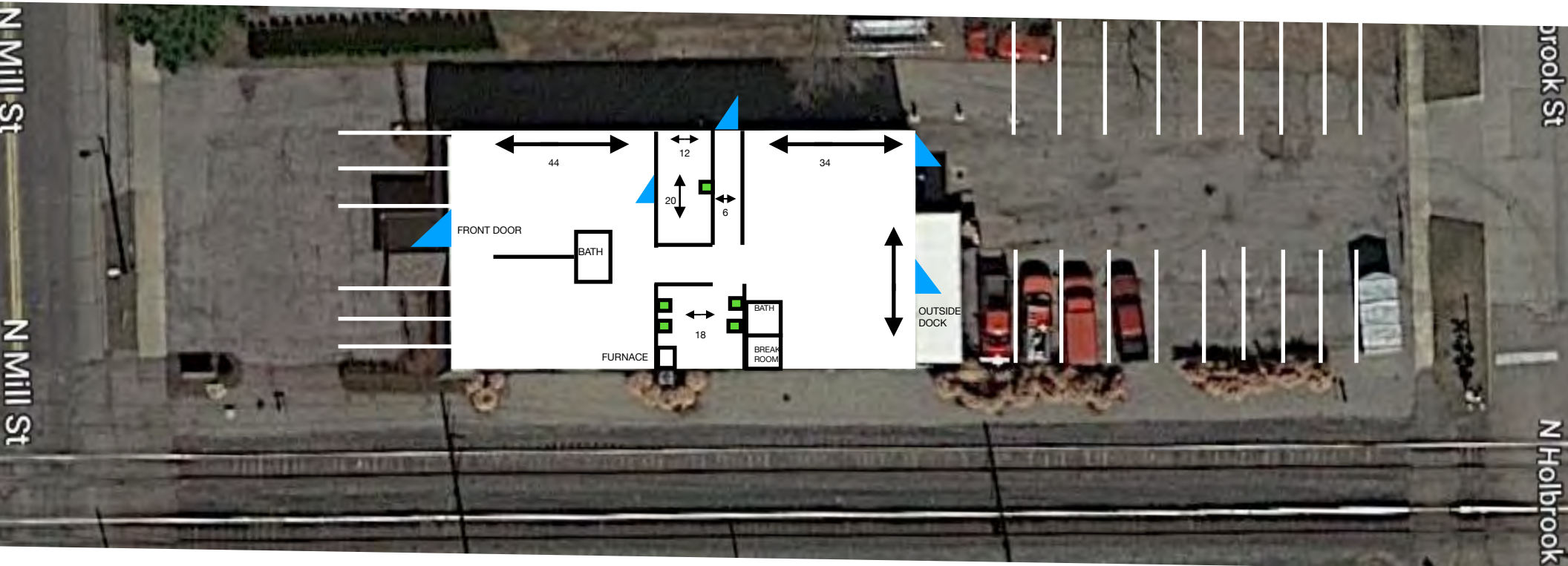
Matthew Mai
Urban roots calum LLC
108 West Liberty St
Plymouth, MI 48170
CELL: 586-962-2002



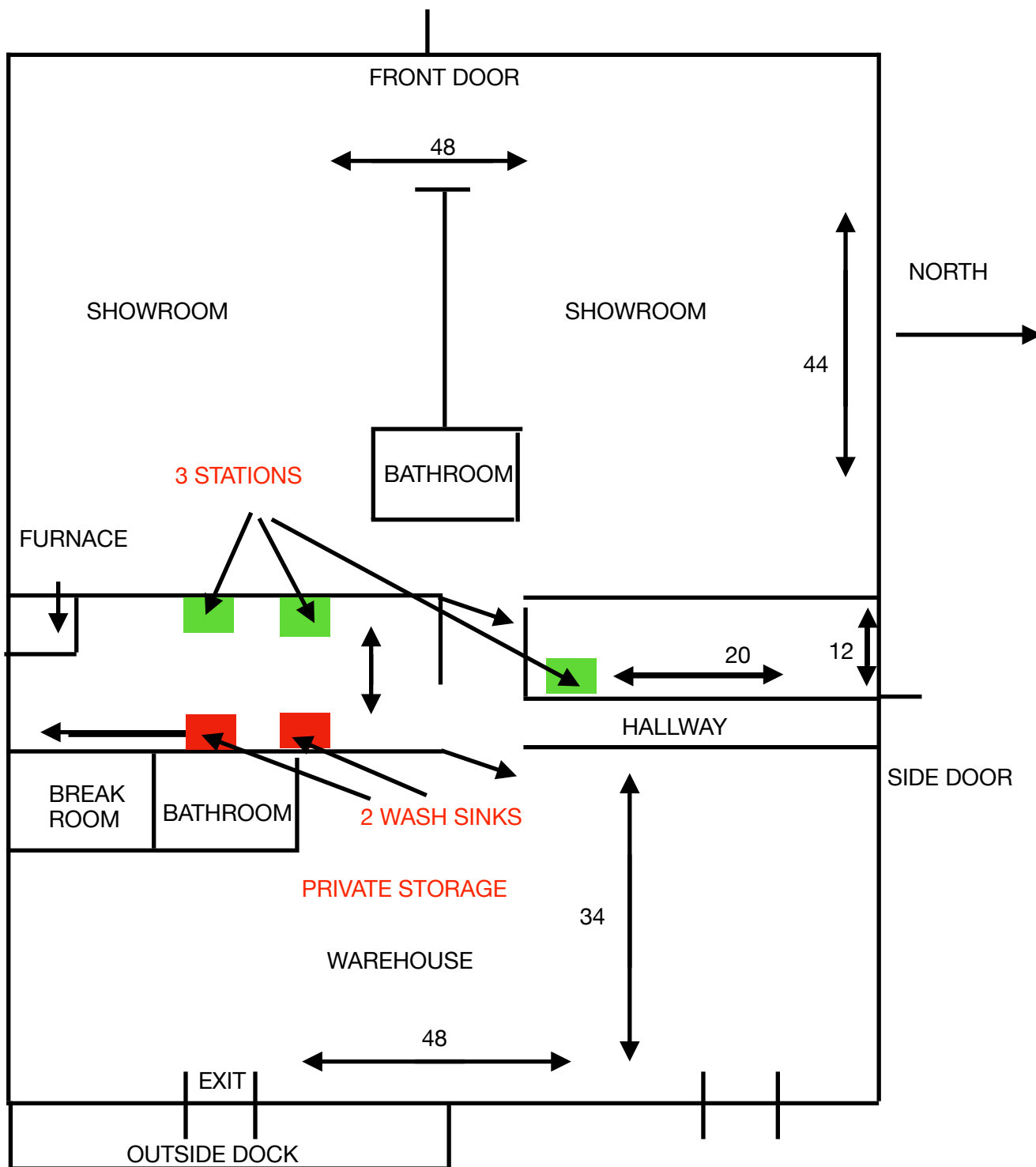




North



Site Plan for 900 N. Mill St. Plymouth, MI 48170
Scale
Drawing by Matthew Mai



PROPOSED SITE PLAN

ADMINISTRATIVE RECOMMENDATION

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 8, 2022
Re: Impervious Surface Edits

BACKGROUND:

The impervious surface subcommittee met and discussed the available options to adopt an impervious surface ordinance. The subcommittee and administration agreed that a series of edits packaged as impervious surface edits would meet the desired timeline for implementation and would be a first step in the longer, more robust process of implementing a standalone impervious surface ordinance and stormwater management program.

The intent of these impervious surface edits is to:

1. Increase greenspace on residential properties
2. Increase areas to plant trees, plants, and grass
3. Reduce the impact of rainwater on neighboring properties
4. Be a good steward of our environment
5. Take pressure off the city's storm sewer system
6. Support the required State of Michigan Municipal Separate Storm Sewer System (MS4) permit under the National Pollutant Discharge Elimination System

If you have any questions, please contact me directly.

PROPOSED EDITS:

Sec. 78-21 – Definitions

~~Impervious surface means a constructed surface that is resistant to permeation by surface water.~~

Landscape area means an area of ground surface that is planted with live plant material such as turf grass, ground cover, trees, shrubs, hedges, vines, flowers, and other live plant material. Landscape areas may also include other incidental natural materials such as woodchips, boulders, and mulch provided in combination with live plant material.

Permeable pavement means paving material that absorbs water or allows water to infiltrate through the paving material and then drains directly into the ground. This definition includes permeable pavers, porous concrete, permeable interlocking concrete pavers, concrete grid pavers, porous asphalt, and other material with similar characteristics.

Sec. 78-190 – Limiting height, bulk, density and area by zoning district.

Zoning District	Minimum Landscape Area Percentage of Lot
R-1 One-Family Residential	35 (x)

RT-1 Two-Family Residential	35 (x)
RM-1 Multi-Family Residential	35 (x)
RM-2 Multi-Family Residential	35 (x)
MU—Mixed Use	35 (x)
B-1 Local Business District	35 (x)

Sec. 78-191 – Notes to schedule.

(x) Landscape area shall be required for single-family residential buildings only. A minimum of 60% of the front yard shall be landscape area. Up to 5% of the total landscape area may be permeable pavement.

Sec. 78-203. Plant material and landscaping requirements.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

Pine (White)

Douglas-Fir

Fir

Hemlock

Spruce

b. *Narrow evergreens:*

Red Cedar

Arborvitae

Junipers

c. *Large deciduous trees:*

Zelkova

Sycamore

Tuliptree

Kentucky Coffeetree

Blackgum

Oaks

Ginkgo (male)

Birch

Linden

~~Hard Maples~~

Beech

Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam

Hawthorn

Magnolia

Mountain Ash

Redbud

Flowering Dogwood

Flowering Crabapples (disease resistant varieties)

e. *Large shrubs:*

1. *Deciduous:*

Honeysuckle
Lilac
Forsythia
~~Border Privet~~ (Great Lakes invasive species)
Staghorn Sumac
Pyracantha
~~Barberry~~ (MI invasive species)
Flowering Quince
Sargent Crabapple
Dogwood (Silky, Red Osier, Grey)
Cotoneaster (Pekin, Spreading)
Common Witchhazel
Blackhaw Viburnum
Highbush Cranberry
American Elderberry

2. Evergreen:

Irish Yew
Hicks Yew
Mugo Pine
Pfitzer Juniper
Savin Juniper

f. Medium to Small shrubs:

1. Deciduous:

~~Regal Privet~~
Fragrant Sumac
Japanese Quince
Potentilla
~~Compact Burning Bush~~
Cotoneaster (Cranberry, Rockspray)
Red Chokeberry
Michigan Holly
Common Ninebark
Arrowwood Viburnum
New Jersey Tea
Buttonbush

2. Evergreen:

Dwarf Mugo Pine
Big Leaf Winter Creeper
Arborvitae
Low Spreading Junipers (Andora, Hughes, Tamarack, etc.)
Spreading Yews (Dense, Brown's, Ward, etc.)

g. Trees not suggested/permitted:

Box Elder
Ash Trees
Willows
~~Soft Maples~~ (Silver)
Poplars

Siberian Elms
~~Horse Chestnut (nut bearing)~~
Tree of Heaven
Russian Olive

(6) Right-of-way landscaping requirements.

The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways.

Sec. 78-219. Grading, drainage and building grades.

- (1) The ground areas outside the walls of any building or structure hereafter erected, altered, or moved shall be so designated that surface water shall flow away from the building walls in such a direction and with such a method of collection that inconvenience or damage to adjacent properties will not result. Where property is developed adjacent to existing properties previously developed, existing grades of adjacent properties shall have priority. Grades around houses or structures shall meet existing grades in the shortest possible distance, as determined by the building official, but under no circumstances shall exceed 1:4 slopes or 25 percent grades.
- (2) To minimize impacts on contiguous, previously developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the building official's satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage.
- (3) A certificate of occupancy will not be issued until the required landscape area has been installed and final grades are approved by the city building official. A certificate of grading that shows landscape areas, hardscape areas, and all structures shall be completed by the applicant. The building official shall require a certified copy of the grading plan to be submitted by a registered civil engineer or land surveyor.

Sec. 78-270 – Off-street parking requirements

(a) There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

- (1) Off-street parking for other than residential use and other than those spaces accommodated by payment in lieu of parking as approved by the city commission shall be either on the same lot or within 300 feet of the building it is intended to serve, measured by public right-of-way from the nearest point of the building to the nearest point of the off-street parking lot. Ownership of the parking lot must be the same as the building. Spaces may be leased from municipal lots or other lots controlled by the city or downtown development authority (DDA), provided such spaces are within 300 feet of the building and the lease is not in default. Rate and terms of the leased spaces shall be determined by the city commission. Default of a parking lease agreement will constitute a violation and enforcement by the city.
- (2) Residential off-street parking spaces shall consist of parking spaces, driveways, garage, or combination thereof and shall be located on the premises they are intended to service, and subject to the provisions of section 78-273~~2~~.
- (3) Unless otherwise provided herein, off-street parking shall not be permitted in any required or non-required front yard, except for use of the driveway. Off-street parking shall be permitted within the required

side or rear yard setbacks, provided a minimum five foot setback is maintained between off-street parking and the side and rear lot lines of all adjoining properties. This requirement may be waived or modified by the planning commission for sites where there is limited land area available to meet the strict requirements of this section or for sites where it is possible to provide additional landscaping or screening to buffer parking from adjoining uses and a public road right-of-way.

Sec. 78-273. – Residential driveways.

(1) New driveways constructed for residential access within the R-1 and RT-1 Districts shall meet all the following standards:

- (a) Shall be a minimum of nine feet wide in width and clear of encumbrances such as columns or curbs.
- (b) Shall be a maximum of 24 feet wide at the property line.
- (c) Shall be located on the side of the new dwelling that is opposite any existing driveway on an adjacent parcel, when possible.
- (d) The edge of the driveway including any necessary curbs shall be located at least one foot from off the side property line. The one-foot buffer area shall be landscaped with appropriate plant material such as turf grass, perennials, or shrubs.
- (e) The driveway shall not extend beyond the width of the garage, carport, or parking pad served by the driveway.
- (f) One driveway is allowed per lot and one curb cut is allowed per driveway. A second curb cut is permitted only if connected to a public alley.
- (g) No rocks, gravel, or stone mulch shall abut any portion of the driveway.
- (h) Driveways that abut each other shall be relocated if possible.
- (i) Any legal, non-conforming driveway may be repaved or reconstructed in the same location.
- (j) Parking is not permitted in any front yard except on a driveway.

(2) Existing driveways within the R-1 and RT-1 districts may be reconstructed in the same location. Where two existing driveways abut one another, they may continue but shall be relocated if possible; continuation of this condition is discouraged.

FOR DISCUSSION ONLY

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 8, 2022
Re: B-2 Central Business Districts Ordinance Amendments

BACKGROUND:

As you were made aware at the June 8, 2022 meeting by Comm. Silvers, the Zoning Board of Appeals made a zoning interpretation at their June 2, 2022 meeting that dental offices are considered a personal service establishment and a professional office. A result of that interpretation is that the Planning Commission shall update the ordinance to match the interpretation of the Zoning Board of Appeals. The proposed amendments to the Definitions section should be considered carefully as they would apply to all zoning districts. The proposed amendments to the B-2, Central Business District section aim to broadly allow specific uses rather than specifically list types of businesses. Additionally, outdated language and obsolete uses have been removed.

If you have any questions, please contact me directly.

PROPOSED EDITS:

Sec. 78-21. Definitions.

Personal service establishment means a facility used primarily for the provision of personal services to an individual which are related to care and appearance of the body, or the cleaning or repair of personal effects. This definition does not include vehicles as a personal effect.

Retail establishment means a commercial business facility that sells goods directly to consumers.

Sec. 78-100. Intent.

The B-2, central business district is designed to serve the entire municipal area by providing prime retail frontage for a variety of retail stores and personal service establishments. The B-2, central business district is designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage by serving the comparison, convenience and service needs of the entire municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the municipal limits. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related services and non-retail uses which tend to break up such continuity.

(Ord. of 10-6-03)

Sec. 78-101. Principal uses permitted.

In a B-2, central business district, no building or land shall be used, and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter.

Permitted uses:

- (1) Any generally recognized retail establishment business which supplies commodities on the premises within a completely enclosed building, ~~such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.~~
- (2) Any personal service establishment which performs services on the premises within a completely enclosed building, ~~such as, but not limited to: repair shops (watches, radio, television, shoe repair, and etc.), tailor shops, beauty parlors, barbershops, interior decorators, photographers, and dry cleaners.~~
- (3) Standard Restaurants and carry out restaurants not serving alcoholic beverages ~~including carry out restaurants where the patrons are served while seated within a building occupied by such establishment, and wherein such establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in, drive-through, or open front store.~~
- (4) Hotels and motels.
- (5) Theaters or assembly halls when completely enclosed.
- (6) Offices and office buildings of an executive, administrative or professional nature.
- (7) Banks, credit unions, savings and loan associations, and other financial institutions including drive-through facilities, drive-through branches, and/or 24-hour automatic tellers.
- (8) Child care centers and nursery schools.
- (9) Municipal buildings and governmental offices.
- (10) Any service establishment of an office-showroom nature ~~Offices and showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise, and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display. All storage of material on any land shall be within the confines of the building or part thereof occupied by the establishment.~~
- (11) An establishment at which instruction is given in a particular discipline. ~~Business schools or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, dance schools, music and voice schools, and art studios.~~
- ~~(12) Newspaper offices and printing shops.~~
- (123) Funeral homes.
- (134) Storage facilities, when incidental to and physically connected with any principal use permitted, provided that such facility is within the confines of the building or part thereof occupied by such establishment.
- (145) Parking facilities except private surface parking lots.
- (156) Other uses which are similar to the above and subject to the following restrictions:

- a. All businesses establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced.
 - b. All business, servicing, or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
 - c. Outdoor storage of commodities shall be expressly prohibited.
 - (16-7) Residential uses shall be permitted provided such living units are located on the second floor or above.
 - ~~(18) Accessory structures customarily incident to the above permitted uses.~~
- (Ord. of 10-6-03; Ord. No. 2007-01, § 2, 5-21-07; Ord. No. 2011-04, § 1, 5-2-11; Ord. No. 2013-04, § 3, 10-7-13)

Sec. 78-102. Special land uses permitted after review and approval.

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

- (1) Public utility and service buildings and uses including telephone exchange buildings (without storage yards) when operating requirements necessitate the locating of such building within the district in order to serve the immediate vicinity.
- (2) Bars and lounges or restaurants serving alcohol subject to the following:
 - a. No more than ten seats shall be allowed at the bar.
 - b. Alcohol shall be served only to seated patrons or persons standing in the designated standing area adjacent to the bar as outlined in subsection 78-101(4)c ~~[subsection 78-102(2)c]~~.
 - c. The standing area adjacent to the bar shall not exceed 150 square feet.
 - d. No dance floor or dancing area, allowed.
 - e. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
 - f. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.
- (3) Sale and service of food and drink out of doors provided such use is incidental to a similar principal use indoors and conducted adjacent to the principal use and subject further to street occupancy permits and all rules and regulations to control such street occupancy, provided the use does not interfere with pedestrian or vehicular traffic.
- (4) Rooftop dining subject to section 78-297 and section 78-281, special uses, ~~[subsection (b)(1)]~~.

(Ord. of 10-6-03; Ord. No. 2013-04, § 3, 10-7-13; Ord. No. 2020-04, 9-21-20)



City of Plymouth Site Plan Review Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

GENERAL INFORMATION:

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

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

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

SITE PLAN REVIEW FEE(S):

Site Plan Review (initial review only).....\$1,000 + \$75/acre or fraction thereof
Subsequent Site Plan Review/Revision \$800
Special Land Use Review \$700 in addition to Site Plan Review fee
Condominium application, review \$500
Rezoning \$800

REVIEW PROCESS:

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

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

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

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION
 Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 936 Sheldon Road, Plymouth	Current Zoning Classification I-1	Date of Application 08/22/2022
Name of Property Owner Packaging Corporation of America	Phone Number 734-453-6262	
Mailing Address 936 Sheldon Road	Email Address (Required) jeffmclaughlin@packagingcorp.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	<input checked="" type="checkbox"/> Engineer	Lessee
Applicant/Company Name Hurley & Stewart, LLC.	Phone Number 269-552-4960			
Applicant/Company Address 2800 S. 11th Street	City Kalamazoo	State MI	Zip Code 49009	
Email Address (Required) tstewart@hurleystewart.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Hurley & Stewart, LLC.	Phone Number 269-552-4960		
Company Address 2800 S. 11th Street	City Kalamazoo	State MI	Zip Code 49009
Registration Number 41039	Expiration Date 12/31/2023	Email Address (Required) tstewart@hurleystewart.com	

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

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

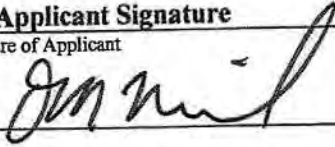
V. Historic District

VI. Description of Work

Construction of a 9,800 sf warehouse addition and a 1,519 sf rail addition; relocation of an existing starch silo and associated site improvements.

VII. Applicant Signature

Signature of Applicant

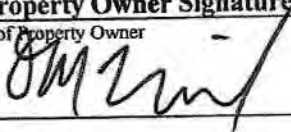


Douglas M Misenko

Date 08/19/2022

VIII. Property Owner Signature

Signature of Property Owner



Douglas M Misenko

Date 08/17/2022

Subscribed and sworn before me this 17th day of August, 20 22KELLY RODRIGUEZ
My Commission Expires
June 30, 2028County of Kent
Acting in the County of KentNotary Public: Kelly Rodriguez
My Commission expires: 6/30/2028**For Office Use Only**

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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 8, 2022

**Site Plan Review
For
Plymouth, Michigan**

Applicant: Packaging Corporation of America
936 Sheldon Rd.
Plymouth, MI 48170

Project Name: PCA Warehouse and Rail Addition

Plan Date: Various: Cover, C-600, D-100: 8-19-22
C-300: 6-28-22
C-400, C-500, L-100: 9-10-22
AE202: 8-18-22

Location: 936 Sheldon (at Goldsmith Ave. intersection)

Zoning: I-1 – Light Industrial District

Action Requested: Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct two building additions:

- 9,800 s.f. warehouse addition
- 1,519 s.f. addition at the end of a railroad spur (rail addition)

The plans also propose to relocate a starch silo, add 11 new passenger vehicle parking spaces, and better organize 29 semi-trailer parking spaces. An existing easterly driveway into the trailer lot will be eliminated, and the existing westerly driveway into this same lot will be moved east approximately 35 feet.

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

Figure 1. Subject Site



REQUIRED INFORMATION

Per Section 78-247, the site plan shall show the information, as applicable, on the checklist. In our opinion, the relevant information has been provided.

Items to be Addressed: None.

SCHEDULE OF REGULATIONS

We have applied the schedule of regulations to the new building on this site in the table below.

Light Industrial Schedule of Regulations Requirements

		Required	Provided
Minimum lot size		N.A.	8.02 ac.*
Maximum Height of buildings		45 feet maximum	Approx. 30-34 feet
Minimum yard setback	Front	25 feet	175 feet
	Sides	10 feet / 20 feet total of two	10-25 feet (north)
	Rear	10 feet	218 feet (east)

*Per City of Plymouth BS&A Online.

Front Setback: This property has two front yards: one adjacent to Sheldon Rd., and one adjacent to Goldsmith Ave. Note that in the I-1, Light Industrial District, parking is permitted in the required front yard.

Side/Rear Setbacks: This property has only one side yard, and one rear yard. We consider the yard adjacent to the railroad tracks to be the side yard, and the yard at the east property line to be the rear yard.

The proposal meets all of the area, height, and location requirements.

Items to be Addressed: *None.*

PARKING, LOADING

Regarding the warehouse and rail building additions, Sec. 78-271 requires one parking space per employee for the largest working shift, or one space for every 1,700 s.f. of usable floor space, whichever is greater.

The new warehouse space, and rail addition, equal 11,319 s.f., requiring 7 new parking spaces. The plans show 11 new spaces on the south side of the building. The applicant should provide the number of employees in the largest working shift occupying the new additions, if possible. Will new employees be hired as a result of the building additions? The proposed spaces and maneuvering lane meet the dimensional requirements in the ordinance.

Even with the addition of these 11 new spaces, the vehicle parking area meets the required number of barrier-free spaces. The barrier-free spaces also meet the dimensional requirements.

The trailer parking lot shows parking for 29 semi-trailers, greatly exceeding the required number in Sec. 78-274. The spaces also meet the dimensional requirements.

Items to be Addressed: *1. Applicant to provide number of employees in the largest working shift occupying the new building additions, if possible. 2. Will new employees be hired as a result of the building additions?*

SITE ACCESS AND CIRCULATION

The modifications to the building require additional vehicle parking spaces. The location of these new spaces requires that the entry drive into the trailer lot be shifted to the east to avoid the new parking spaces. A landscape buffer area is being added to the north side of the new parking spaces as a buffer between the loading docks and the vehicle parking.

New Vehicle Parking Area Circulation

It appears that a passenger vehicle could enter the new parking spaces from either adjacent driveway:

1. Enter the driveway into the trailer lot, and turn left (west) to the new spaces; or
2. Enter the easterly driveway into the employee lot, and turn right (east) to the new spaces.

Vehicles entering in the second scenario could have conflicts with vehicles existing the employee lot, since it appears that this lot is laid out for one-way travel (west to east). We recommend that a “DO NOT ENTER” sign be posted on Goldsmith Ave. at the easterly driveway to the employee lot, requiring employees to enter the new spaces either from the driveway into the trailer lot, or the far westerly driveway into the employee lot. Note that Sec. 78-272(4) requires that adequate ingress and egress to a parking lot shall be approved by the City Engineer and Chief of Police; we defer a decision on this recommendation to them.

Semi-Trailer Truck Circulation

Turning movements of semi-trailer trucks are shown on Sheet C-500. Given the turning movements indicated on this sheet, it appears that the lot provides adequate space for a semi-trailer truck to back into the loading docks, and maneuver out of the docks back to Goldsmith Ave.

Items to be Addressed: 1. City Engineer/Police Chief assess recommendation of posting a “DO NOT ENTER” sign on Goldsmith Ave. at the easterly driveway to the employee lot to minimize conflicts between cars leaving the one-way portion of the lot, and those entering the new parking spaces.

LANDSCAPING

Per the Schedule of Regulations, the parking area shall be screened from view of an adjacent street, as required in Sec. 78-203.

Sheet L-100 shows proposed landscaping along the frontage of the new parking spaces, as well as the trailer parking lot.

The proposed plan shows a mix of deciduous and evergreen material that will accomplish the required screening. The size of the proposed plants meets ordinance requirements. Note that a plant symbol indicates three (3) “Ac”, but this species isn’t in the “Planting Schedule Trees.” It should be added.

The landscape strip is 245 feet long, requiring 8 trees, and 40 shrubs. The strip contains 7 trees, and 34 shrubs. Sec. 78-272(10) states that the Planning Commission may modify the yard screening requirements where, in unusual circumstances, no good purpose would be served by meeting the requirements. We would suggest that the additional three (3) trees labeled “Ac” between the new parking spaces and the loading dock be counted toward the front yard landscaping requirement. We consider the fact that the land uses on the opposite side of Goldsmith Ave. being light industrial uses could justify this modification. The Planning Commission should consider this suggestion.

Items to be Addressed: 1. Add information regarding plant symbol labeled “Ac” to the “Planting Schedule Trees.” 2. Recommend that Planning Commission consider proposed modification to landscaping requirements.

LIGHTING

No lighting information has been provided. Will additional lighting be added to service the new parking spaces and/or building additions? If so, then lighting information needs to be evaluated for conformance with the Zoning Ordinance. We suggest that this could be done by the Building Official as part of his building permit plan review.

Items to be Addressed: *Recommend that Planning Commission condition any approval of the site plan on the Building Official confirming that the proposed lighting meets ordinance standards.*

SIGNS

No new signs are proposed.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

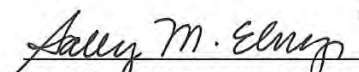
Floor plans and elevations of the proposed building additions have been provided. The new additions will be consistent with the existing building's construction and materials.

Items to be Addressed: *None.*

RECOMMENDATIONS

In our opinion, the proposal meets ordinance requirements, or the intent of ordinance requirements where flexibility is allowed. We would recommend that the Planning Commission approve the site plan, conditioned upon the items listed below, and after the applicant has addressed the few remaining issues:

1. **Parking:**
 - A. Applicant to provide number of employees in the largest working shift occupying the new building additions, if possible.
 - B. Will new employees be hired as a result of the building additions?
2. **Site Access & Circulation:** City Engineer/Police Chief assess recommendation of posting a "DO NOT ENTER" sign on Goldsmith Ave. at the easterly driveway to the employee lot to minimize conflicts between cars leaving the one-way portion of the lot, and those entering the new parking spaces.
3. **Landscaping:**
 - A. Add information regarding plant symbol labeled "Ac" to the "Planting Schedule Trees."
 - B. Recommend that Planning Commission consider proposed modification to landscaping requirements.
4. **Lighting:** Recommend that Planning Commission condition any approval of the site plan on the Building Official confirming that the proposed lighting meets ordinance standards.


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

cc: John Buzuvis
Marleta Barr
Hurley & Stewart, LLC (tstewart@hurleystewart.com)



MEMORANDUM

To: John Buzuvis and Greta Bolhuis

From: Shawn Keough, PE

Date: September 6, 2022

Subject: PCA Building Expansion – Site Plan Review

Wade Trim has reviewed the preliminary site plan drawings dated August 19, 2022, and a concept parking lot drawing dated August 30, 2022. Both plan sets were submitted by Mr. Timothy Stewart of Hurley & Stewart on behalf of Packaging Corporation of America for Site Plan Approval to construct a 9,800 square foot building addition, a 1,519 square foot rail addition, relocate an existing starch silo, and make parking and entrance improvements at their existing facility, which is located at 936 Sheldon Road in the City of Plymouth.

Wade Trim performed a site visit on August 29, 2022, to review existing conditions prior to providing these formal comments. We offer the following comments and suggestions for Planning Commission consideration as part of the site plan approval that is being requested:

General Comments related to Parking on the site

1. Currently, we observe truck trailer parking along Goldsmith and along east edge of the existing asphalt parking area. We also observe car parking in the southeast corner of the existing asphalt parking lot.
2. We find no exceptions to the proposed car parking extension that was proposed on the concept plan submitted on August 30th.

Sanitary Sewer System Comments and Conditions

1. We are not aware of any public sanitary sewer improvements being proposed as part of this project.
2. We have not been provided any internal building plans to review. The site plan does note that there will be sewer provided to the new building additions from inside the existing building.

Water System Comments

1. We are not aware of any public water system improvements being proposed as part of this project.
2. We have not been provided any internal building plans to review. The site plan does note that there will be water provided to the new building additions from inside the existing building.
3. We did not observe any fire hydrants within the east parking lot area or along the north side of the building. We did observe a Fire Department Connection (FDC) on the north side of the existing building.
4. We recommend that the Fire Department review the site plan and comment whether or not there is sufficient hydrant coverage. We know that the building is sprinklered and that there were some recent water system improvements made in 2021 to improve fire protection.

Storm Water Runoff and Detention Comments

1. The site plans that have been submitted do not propose any storm sewer improvements or storm water detention improvements.
2. We observe that most storm water runoff appears to drain toward the east property line, where one existing catch basin is located to drain water from the truck parking lot.
3. The outlet for this catch basin along the east side of the parking lot is not clearly delineated on the plans. From our field visit, it appears that it may drain east to the existing storm sewer in the Lena right-of-way. This should be confirmed prior to re-submittal for engineering approval.
4. Due to the significant impervious area that exists on the east side of the existing building, we recommend that storm water detention be required and included as part of this site plan approval. The City of Plymouth currently follows the Wayne County Storm Water Ordinance. Please note that we are not suggesting that storm water detention be provided for the entire property at this time, only for the parking lot area east of the building and the new building additions.
5. We also observe one catch basin on the north end of the parking lot that appears to drain to the north, toward the railroad tracks. Our visual observation is that this storm manhole is significantly plugged with gravel. Please clarify where this drains on future engineering submittals.

Please note that these comments do not constitute a full engineering approval for this project. Future engineering submittals will need to illustrate the proposed plan, timing and construction drawings associated with the new proposed drive approach connecting to Goldsmith, as well as any details associated with the required storm water detention.

SWK:ka

PLY2081-04T

PW:\Projects\PLY2081\04T\docs\correspondence\PCA Site Plan Review 09 06 2022

CC: Mr. Adam Gerlach, Assistant Director of Utilities
Mr. Chris Porman, Director of Municipal Services

Packaging Corporation of America

Site Plan Submittal Documents

936 Sheldon Road

Plymouth, MI 48170



UTILITY COMPANIES

TELEPHONE

ATT
550 MAPLE ROAD
ANN ARBOR, MI 48103
PH: 734.996.5381

ELECTRICAL

DETROIT EDISON
1970 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
PH: 248.857.8681

GAS

CONSUMERS ENERGY COMPANY
1030 FEATHERSTONE RD.
PONTIAC, MI 48342
PH: 858.4448

CABLE

COMCAST CABLE
1300 CRESCENT LAKE ROAD
PONTIAC, MI 48054
PH: 248.674.0974

FIBER OPTIC

123 NET
24700 NORTHWESTERN HIGHWAY #700
SOUTHFIELD, MI
PH: 888.440.0123

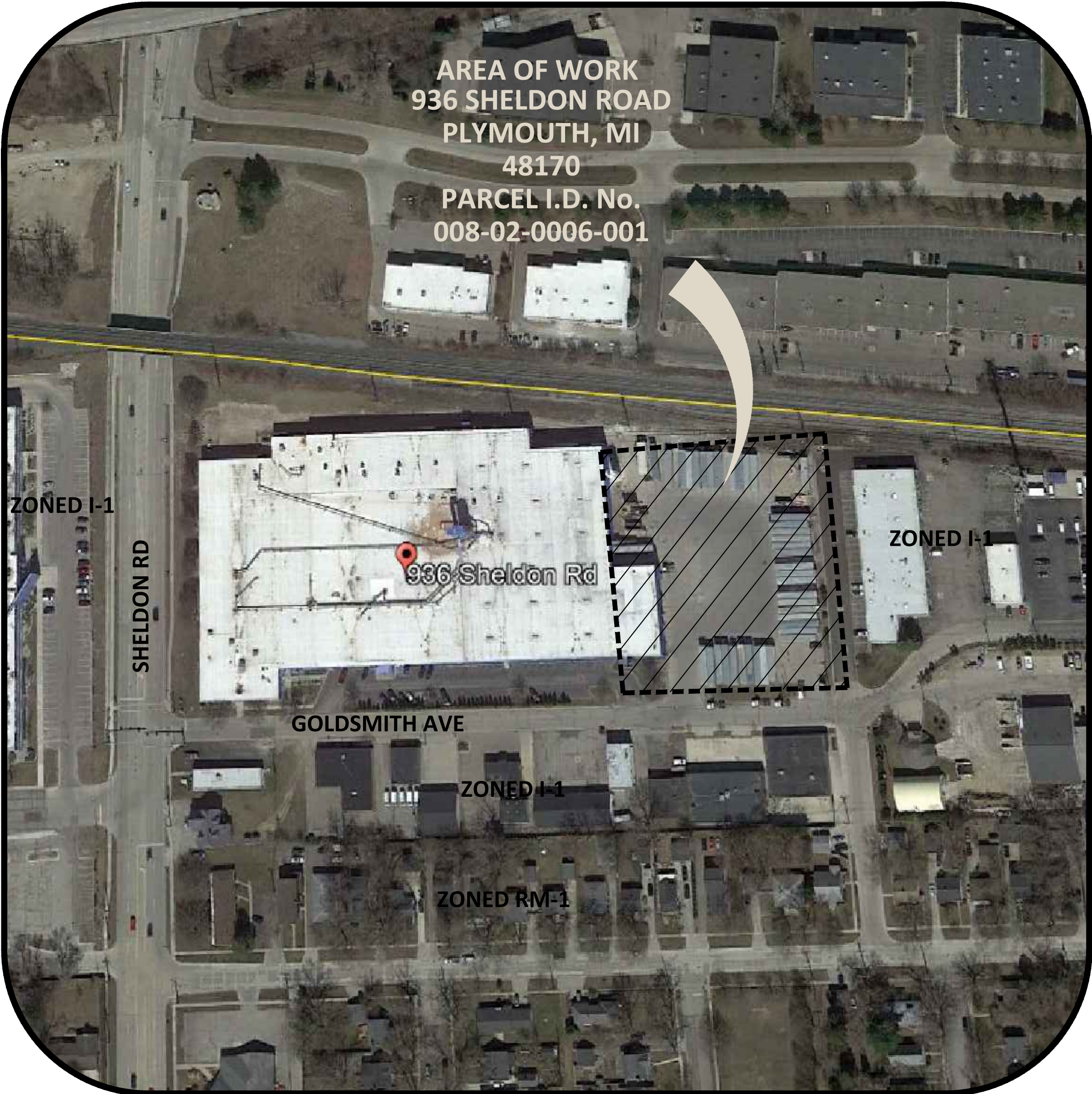
WARNING!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH IN THE COUNTY OF WAYNE COUNTY IN THE STATE OF MICHIGAN.

27B6A TO 21 LOTS 6 TO 15 INCL EXCEPT THE W PART THEREOF MEASURING 18.2 FT ON THE S LINE OF LOT 6 AND 29 FT ON THE N LINE OF LOT 15 ALSO ADJ VAC.
ALLEY ALSO LOTS 16 TO 21 INCL ALSO W 1/2 ADJ VAC STREET AUBURN ADDITION TO PLYMOUTH HEIGHTS TIS R8E L31 P58 WCR.



OVERALL SITE PLAN
NOT TO SCALE



OWNER REPRESENTATIVE

PACKAGING CORPORATION OF AMERICA
936 SHELTON ROAD
PLYMOUTH, MI
48170

CONTACT: MR. JEFF MCLAUGHLIN
PH: 734.453.6262

SURVEYOR

SME
43980 PLYMOUTH OAKS BLVD.
PLYMOUTH, MI 48170

CONTACT: MR. JEFFREY EVANS, PS
PH: 734.454.9900

ARCHITECT

CEDAR CORPORATION
604 WILSON AVENUE
MENOMONIE, WI 54751

CONTACT: MR. JAKE GULLERUD
PH: 715.235.9081

ENGINEER

HURLEY & STEWART, LLC
2800 S. 11TH STREET
KALAMAZOO, MI 49009

CONTACT: MR. TIMOTHY STEWART, PE
PH: 269.492.3770

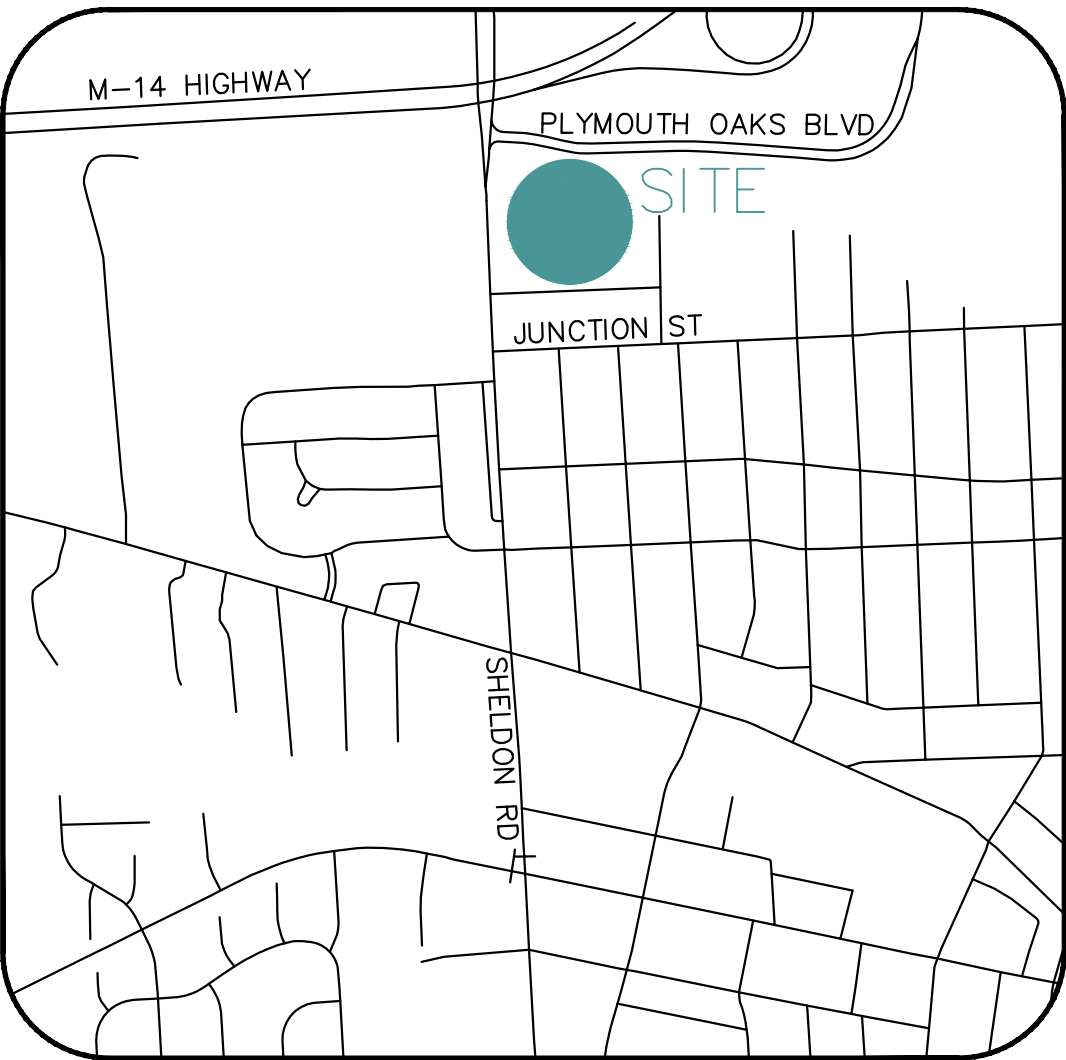
H&S PROJECT NO. 22-108D

LIST OF DRAWINGS

SHEET No.	SHEET TITLE
C-100	COVER SHEET
C-200	GENERAL PROJECT NOTES
C-300	EXISTING SITE CONDITIONS
C-400	SITE DEMOLITION PLAN
C-500	SITE LAYOUT PLAN
C-600	GRADING & SESC PLAN
L-100	LANDSCAPE PLAN
D-100	DETAILS
AE202	EXTERIOR BUILDING ELEVATIONS

PROJECT DESCRIPTION

PROJECT INCLUDES CONSTRUCTION OF A 9,800 SQUARE FOOT WAREHOUSE ADDITION AND A 1,519 SQUARE FOOT RAIL ADDITION, RELOCATION OF AN EXISTING STARCH SILO, THE CLOSURE OF TWO EXISTING DRIVES, THE CONSTRUCTION OF ONE NEW DRIVE, AND ASSOCIATED SITE IMPROVMENTS. THE BUILDING ADDITIONS WILL BE SERVED WITH WATER, SEWER, FIRE PROTECTION, GAS, AND ELECTRIC FROM THE EXISTING BUILDINGS. NO NEW UTILITY SERVICES ARE ANTICIPATED. NEW LANDSCAPE SCREENING IS PROPOSED SOUTH OF THE EXISTING TRUCK AREA.



LOCATION MAP
NOT TO SCALE



COUNTY MAP
NOT TO SCALE

PERMITS REQUIRED FOR PROJECT		
PERMIT	CITY/AGENCY	APPROVAL
SESC	CITY	
BUILDING	CITY	



Know what's below.
Call before you dig.

ISSUED FOR REVIEW

Orientation	Scale

Project
PCA PLYMOUTH PRODUCTION ADDITION

Project Location
936 SHELTON ROAD PLYMOUTH, MI 48170

Sheet Name
COVER SHEET

Engineer's Seal

Revisions			
REV	ISSUED FOR	DATE	BY

Date
08/19/2022
SME Project No.
89845.00
Project Manager:
J. EVANS
Designer:
A. FRAZIER
CADD:
N. RICHMOND
Checked By:
T. STEWART
Reviewed By:
T. STEWART
Sheet No.
C-100

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 24" X 36" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME

GENERAL NOTES

1. MATERIAL AND CONSTRUCTION METHODS SHALL FOLLOW THE PRACTICE DEFINED BY THE LATEST EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND APPLICABLE SPECIAL PROVISIONS UNLESS OTHERWISE MODIFIED HEREWITHIN OR IN THE PROJECT SPECIFICATIONS.
2. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM AVAILABLE DATA. OWNER WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATIONS FROM THE LOCATIONS SHOWN. PURSUANT TO ACT 174 OF THE PA OF 2013 AS A CONDITION OF THIS CONTRACT NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT. CALL 811.
3. FOR PRIVATE UTILITIES, CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE ALL PRIVATE UTILITIES OWNED BY OWNER.
4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES OR DISRUPTION OF ANY UTILITY.
5. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
6. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES FOR NOISE LEVELS, VIBRATIONS, OR ANY OTHER RESTRICTIONS WHILE REMOVING PAVEMENT OR FOR ANY OTHER CONSTRUCTION OPERATIONS WITHIN THIS CONTRACT TO BE INCLUDED IN THE RESPECTIVE ITEM OF WORK.
7. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY.
8. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. ALL TRAFFIC CONTROL ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL SUBMIT ALL REQUESTS TO OWNER'S REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE AREAS.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND CONFORMING TO ALL APPLICABLE PERMIT REQUIREMENTS.
10. CONTRACTOR SHALL SUBMIT ALL MATERIAL SUBMITTALS REQUIRED BY THE PROJECT SPECIFICATIONS INCLUDING ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE MIX DESIGNS TO ENGINEER A MINIMUM OF 14 DAYS PRIOR TO BEGINNING FIELD WORK.
11. CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND FIELD VERIFICATION. ADJUST CATCHBASINS AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE. DRAINAGE ISSUES SHALL BE BROUGHT TO THE ATTENTION OF SME PRIOR TO PLACEMENT OF ANY PAVEMENT STRUCTURE LAYERS. AREAS OF PONDING WATER SHALL BE REPAIRED BY FULL DEPTH PATCHING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL PERFORM WALKTHROUGH WITH OWNER AND SME BEFORE PLACEMENT OF ASPHALT CONCRETE LEVELING COURSE TO REVIEW PROPOSED GRADES.
12. OBJECTS DESIGNATED TO REMAIN INCLUDING SIDEWALKS, PAVEMENT, CURB, LIGHT POLES, TRAFFIC SIGNS, LANDSCAPE AREAS, ETC. SHALL BE PROTECTED. IF DAMAGED BY THE CONTRACTOR, IT SHALL BE REPAIRED TO OWNER SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
13. UPON COMPLETION OF EACH DAY OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS AND SHALL PROVIDE ALL NECESSARY TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
14. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF FINAL PLANS MARKED "ISSUED FOR CONSTRUCTION" ON THE JOB SITE AT ALL TIMES.THE CONTRACTOR SHALL KEEP ACCURATE AND LEGIBLE RECORDS OF ALL CHANGES OF WORK THAT OCCUR DURING CONSTRUCTION AND INFORMATION ON "AS-BUILT" CONDITIONS. DOCUMENTATION OF CHANGES AND AS-BUILT INFORMATION SHALL BE RECORDED ON AN APPROVED SET OF FINAL PROJECT PLANS AND DELIVERED TO SME AFTER COMPLETION OF WORK.
15. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTING THAT RESULT FROM THE CONSTRUCTION BY APPROPRIATE MEANS UNTIL SUCH TIME THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER.
16. NO EXTERIOR UTILITY MODIFICATIONS ARE ANTICIPATED WITH THE PROPOSED BUILDING ADDITIONS THEREFORE A SITE UTILITY PLAN IS NOT INCLUDED WITH THIS PLAN SET. ALL UTILITY SERVICES TO THE ADDITIONS SHALL COME INTERNALLY FROM THE EXISTING BUILDING.

SURVEY NOTE

1. THE SITE PLANS WERE DEVELOPED BASED ON DRAWINGS PROVIDED BY THE OWNER AND A TOPOGRAPHICAL SURVEY BY SME. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING STRUCTURES AND VERIFYING QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT AND PROVIDING POSITIVE DRAINAGE.

EARTHWORK NOTES

1. ALL NATURAL SOIL LEFT IN PLACE, IN CUT SECTIONS, SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR TO A MINIMUM DEPTH OF 12 INCHES.
2. THE LIMIT OF EARTH DISTURBANCE SHALL BE THE SLOPE STAKE LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. ALL SLOPES SHALL BE CLASS A SLOPES.
4. AREAS DISTURBED BY THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESTORED AS SPECIFIED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, RESTORATION PLAN OR DIRECTED BY THE ENGINEER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR AREAS DISTURBED OUTSIDE THE SLOPE STAKE LINE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE GRADING LIMITS, INCLUDING EXISTING FENCING, LAWN, TREES, SHRUBBERY, AND SIDEWALKS.

EARTH EXCAVATION NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY STORAGE AREAS FOR EXCAVATED MATERIAL WHICH MAY BE USED AS EMBANKMENT MATERIAL IN OTHER AREAS IF IT IS SUITABLE MATERIAL AS DETERMINED BY THE ENGINEER. ANY EXTRA HANDLING OF EXCAVATED MATERIAL IS CONSIDERED INCLUDED IN THESE PAY ITEMS.
2. EXCAVATION DROP-OFFS GREATER THAN 8 INCHES SHALL BE PROTECTED BY 4 FT TALL ORANGE PLASTIC SAFETY FENCE (SNOW FENCE) SECURELY ATTACHED TO GROUND DRIVEN STAKES WHEN LEFT OVERNIGHT. SAFETY FENCING SHALL BE MAINTAINED UNTIL AREA IS WITHIN 8 INCHES OF ADJACENT GRADE. PAYMENT FOR THIS WORK IS INCLUDED IN TRAFFIC CONTROL LUMP SUM UNIT PRICE.

SOIL BORING NOTES

1. THE SOIL BORINGS LOGS DEPICT POINT LOCATIONS AND DO NOT INFER THAT THE SURFACE CONDITIONS ARE THE SAME IN OTHER AREAS. BORING LOCATIONS ARE SHOWN ON THE PLANS, SOIL BORING LOGS ARE AVAILABLE UPON REQUESTOR INCLUDED WITH THE SPECIFICATIONS.

SITE GRADING NOTES

1. PROPOSED ELEVATIONS ARE SHOWN WHERE SIGNIFICANT GRADE CHANGES ARE ANTICIPATED. IF PROPOSED GRADES ARE NOT SHOWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE WITH MIN. SLOPE OF 1.5% LONGITUDINAL SLOPE ALONG GUTTER LINES SHALL BE 0.5% MIN.
2. PRIOR TO INSTALLING ANY PAVEMENT LAYERS, THE CONTRACTOR SHALL REVIEW THE PROPOSED SITE GRADES WITH THE ENGINEER TO IDENTIFY AND RECTIFY ANY COMPLICATIONS.
3. PROPOSED SIDEWALKS SHALL HAVE MIN. 1.0% AND MAX. 2.0% CROSS SLOPE.
4. CONTRACTOR SHALL ADJUST ALL UTILITY RIMS LOCATED WITHIN THE WORK LIMITS AS NECESSARY TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE. THIS INCLUDES ALL STORM MANHOLES, CATCH BASINS, CLEANOUTS, SANITARY MANHOLES AND CLEANOUTS, WATER MAIN MANHOLES, GATE VALVES, AND BOXES OR ANY OTHER UTILITY RIMS OR BOXES.
5. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT DESIGNATED TO REMAIN, MATCH ELEVATIONS UNLESS INDICATED OTHERWISE ON THE PLANS.
6. ADJUST GUTTER PAN FROM SPILL IN TO SPILL OUT AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
7. ADJUST ELEVATION OF CURB REPAIRS AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
8. TAPER CURB HEIGHT TO 0" IN 10' WHEN ABUTTING TO EX. PAVEMENT WITHOUT CURB.

GENERAL PAVING NOTES

1. NEW PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS-SECTION INDICATED ON THE PLANS.
2. MATCH EXISTING ELEVATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENTS OR OTHER FIXED OBJECTS.
3. CONTRACTOR SHALL MATCH EXISTING STRIPING PATTERNS UNLESS OTHERWISE SHOWN ON THE PLANS. CONTRACTOR SHALL DOCUMENT EXISTING STRIPING PATTERN PRIOR TO REMOVAL OF ANY PAVEMENT.
4. CONTRACTOR IS RESPONSIBLE FOR LAYOUT TO PROVIDE POSITIVE SITE DRAINAGE. WATER PONDING AND BIRD BATHS SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
5. NEW AGGREGATE BASE REQUIRED SHALL BE MDOT 21AA CRUSHED LIMESTONE MATERIAL.
6. SUBGRADE SOIL FOUND TO BE UNSUITABLE SHALL BE RECONDITIONED OR REPLACED AS DIRECTED BY THE ENGINEER, INCLUDING THE NECESSARY FINE GRADING TO ENSURE THAT MINIMUM SPECIFIED PAVEMENT THICKNESS IS ACHIEVED.

TRAFFIC CONTROL NOTES

1. OBTAIN WRITTEN PERMISSION FROM OWNER'S REPRESENTATIVE WHEN ROADS, SIDEWALKS AND PARKING LOTS NEED TO BE CLOSED PRIOR TO CLOSING ANY PAVED AREA.
2. SUBMIT ALL REQUESTS TO OWNER'S REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE ANY PAVED AREA.
3. PROVIDE ALTERNATE TRAFFIC ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC ROUTES AS NECESSARY OR REQUIRED BY OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, PLACING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

DEMOLITION/REMOVAL NOTES

1. SAWCUT FULL DEPTH THE PAVEMENT, SIDEWALK AND CURB DESIGNATED TO BE REMOVED AT THE LIMITS OF WORK SHOWN ON THE PLANS OR MARKED IN THE FIELD.
2. REMOVE ONLY THE STRUCTURES AND PAVEMENTS WITHIN THE LIMITS OF WORK AS DETAILED ON THE PLANS AND CROSS SECTIONS. ALL OTHER STRUCTURES AND PAVEMENT SHALL BE PROTECTED AS REQUIRED.
3. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE AREA OF WORK SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS, OTHERWISE DESIGNATED TO BE REMOVED. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS.
4. CONTRACTOR SHALL DISPOSE OF ALL CONCRETE , ASPHALT, AGGREGATE BASE AND SUBGRADE SPOILS AT LEGAL DISPOSAL SITE. CONTRACTOR SHALL PAY FOR ALL TRUCKING AND DISPOSAL COSTS.
5. MATERIAL AND SITE FEATURES HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER UNLESS SPECIFIED OTHERWISE. ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION/REMOVAL/REPAIR ACTIVITIES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER.
6. EXISTING WIRING AND ELECTRICAL OUTLETS SHALL BE CONSIDERED INCIDENTAL TO ELECTRICAL FEATURE DEMOLITION/REMOVAL.

CURB REPAIR NOTES

1. SAWCUT THE CURB AREAS DESIGNATED FOR REPAIR AT THE LIMITS MARKED IN THE FIELD BY OWNER'S REPRESENTATIVE.
2. REMOVE EXISTING CONCRETE WITHOUT CAUSING DAMAGE OR SPALLING TO ADJACENT SIDEWALK OR CURBS WHICH ARE DESIGNATED TO REMAIN. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
3. DRILL AND EPOXY GROUT TWO (2) #5 (18 INCH LONG EPOXY COATED) DEFORMED BARS A MINIMUM OF 6 INCHES INTO EXISTING CONCRETE CURBS (TWO FACES) WHICH ARE DESIGNATED TO REMAIN.
4. MATCH EXISTING CURB GEOMETRY.
5. PLACE AND CONSOLIDATE CONCRETE IN THE REPAIR AREA TO MATCH THE ELEVATION OF ADJACENT CURB AND SIDEWALK AREAS TO MAINTAIN POSITIVE DRAINAGE. FINISH CURBS TO MATCH FINISH OF ADJACENT AREAS WHICH ARE DESIGNATED TO REMAIN.
6. VOID/HOLES (HONEYCOMB AREAS) ON THE CURB BACK/FACE SHALL BE REPAIRED WITH CEMENT MORTAR PASTE TO THE SATISFACTION OF THE OWNER.

CLEANUP AND RESTORATION NOTES

1. PROTECT ADJACENT AREAS OUTSIDE OF PROJECT LIMITS DURING CONSTRUCTION. RESTORE ALL DISTURBED AREAS TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED ON THE PROJECT PLANS. RESTORE GRASS AREAS WITH MINIMUM 4" OF TOPSOIL AND HYDROSEED UNLESS OTHERWISE NOTED ON THE PLANS. HYDRO SEED MAY BE USED WITH ENGINEERS APPROVAL. INSTALL SLOPE RESTORATION TYPE AS INDICATED ON PLAN.
2. UPON COMPLETION OF WORK, THE ENTIRE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH AND ANY DISTURBED AREAS RESTORED TO THE SATISFACTION OF THE OWNER.
3. FINAL PAYMENT WILL NOT BE MADE UNTIL THE SITE IS CLEARED, RESTORED AND CLEANED PER THE PROJECT SPECIFICATIONS.

ABBREVIATIONS USED IN DRAWINGS

THE FOLLOWING ABBREVIATIONS ARE USED ON THESE PLANS:

@	AT (RATE OF)
&	AND
"	INCH
'	FOOT
#	NUMBER
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT (BARRIER FREE ACCESS)
AGG	AGGREGATE BASE
ALT	ALTERNATE
APPROX.	APPROXIMATE/APPROXIMATELY
ARCH.	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
B	BORING
BDY	BOUNDARY
BIT	BITUMINOUS
BF	BARRIER FREE
BFF	BANK FULL FLOOD
BLDG	BUILDING
BM	BENCHMARK
BOT	BOTTLE
BRG	BEARING
BSMT	BASEMENT
C	CORE
CAP	CAPACITY
CB	CATCH BASIN
CENTL	CENTERLINE
CF	CUBIC FEET
CHAN.	CHANNEL
CJ	CONTROL JOINT
CJS	CRUSHED LIMESTONE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COEF	COEFFICIENT
COL	COLUMN
CO	CLEAN OUT
CONC.	CONCRETE
CONN.	CONNECTION
COV.	COVER
CULV.	CULVERT
CRB	CURB
CY	CUBIC YARD
DIA.	DIAMETER
DI	DUCTILE IRON
DIM.	DIMENSION
DEG.	DEGREE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DMH	DROP MANHOLE
DS	DOWNSPOUT
EA	EACH
E	EAST
EE	EACH END
EG	EDGE OF GRAVEL
ELEV.	ELEVATION
EM	EDGE OF METAL
ENG.	ENGINEER
ENT.	ENTRANCE
EQUIP.	EQUIPMENT
ES	END SECTION
EXCAV.	EXCAVATE
EX.	EXISTING
EXPN	EXPANSION
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDR	FULL DEPTH RECLAMATION
FF	FINISH FLOOR
FG	FINISH GRADE
FURN.	FURNISH
FP	FLOOD PLAIN
FT	FEET/FOOT
FTG	FOOTING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
GAL.	GALLON
GEN.	GENERAL
GU	GUTTER
GVA	GATE VALVE
GVL	GRAVEL
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYTHYLENE
HP	HIGH POINT
HGL	HYDRAULIC GRADE LINE
HMA	HOT MIX ASPHALT
HORIZ.	HORIZONTAL
HYD	HYDRANT
INT	INSTALL
LD	LIGHT DUTY
LF	LINEAR FEET
LP	LOW POINT
MAX.	MAXIMUM
ME	MATCH EXISTING
MDOT	MICHIGAN DEPARTMENT OF TRANSPORTATION
MH	MANHOLE
MIN.	MINIMUM
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NFV	NOT FIELD VERIFIED
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCC	PORTLAND CEMENT CONCRETE
PVC	POLYVINYL CHLORIDE
PR	PROPOSED
RCP	REINFORCED CONCRETE PIPE
RY	REAR YARD
S	SOUTH
SAN	SANITARY SEWER
SBG	STABILIZED BASE COURSE
SEC	SOIL EROSION AND SEDIMENT CONTROL
SF	SQUARE FEET
SG	SUBGRADE
STM	STORM SEWER
SY	SQUARE YARD
TA	TOP OF HMA PAVEMENT ELEVATION
TC	TOP OF PROPOSED CURB
TERS	TEMPORARY EARTH RETENTION SYSTEM
TP	TEST PIT
TYP.	TYPICAL
TW	TOP OF SIDEWALK
VB	VAPOR BARRIER
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VLT	VAULT
VOL	VOLUME
W	WEST
BOW	BOTTOM OF WALL
WM	WATER MAIN
TOW	TOP OF WALL
WTR	WATER
WWF	WELDED WIRE FABRIC

DEFINITIONS USED IN DRAWINGS

THE FOLLOWING DEFINITIONS ARE USED ON THESE PLANS:

ENGINEER	H&S
CITY	PLYMOUTH, MI
COUNTY	WAYNE
OWNER	PCA PLYMOUTH
ARCHITECT	CEDAR CORPORATION



Orientation	Scale
-------------	-------

Project

PCA PLYMOUTH
PRODUCTION ADDITION

Project
Location

936 SHELTON ROAD
PLYMOUTH, MI
48170

Sheet Name

GENERAL PROJECT NOTES

Engineer's Seal

Revisions			
REV	ISSUED FOR	DATE	BY

Date

08/19/2022

SME Project No.

89845.00

Project Manager:

J. EVANS

Designer:

A. FRAZIER

CADD:

N. RICHMOND

Checked By:

T. STEWART

Reviewed By:

T. STEWART

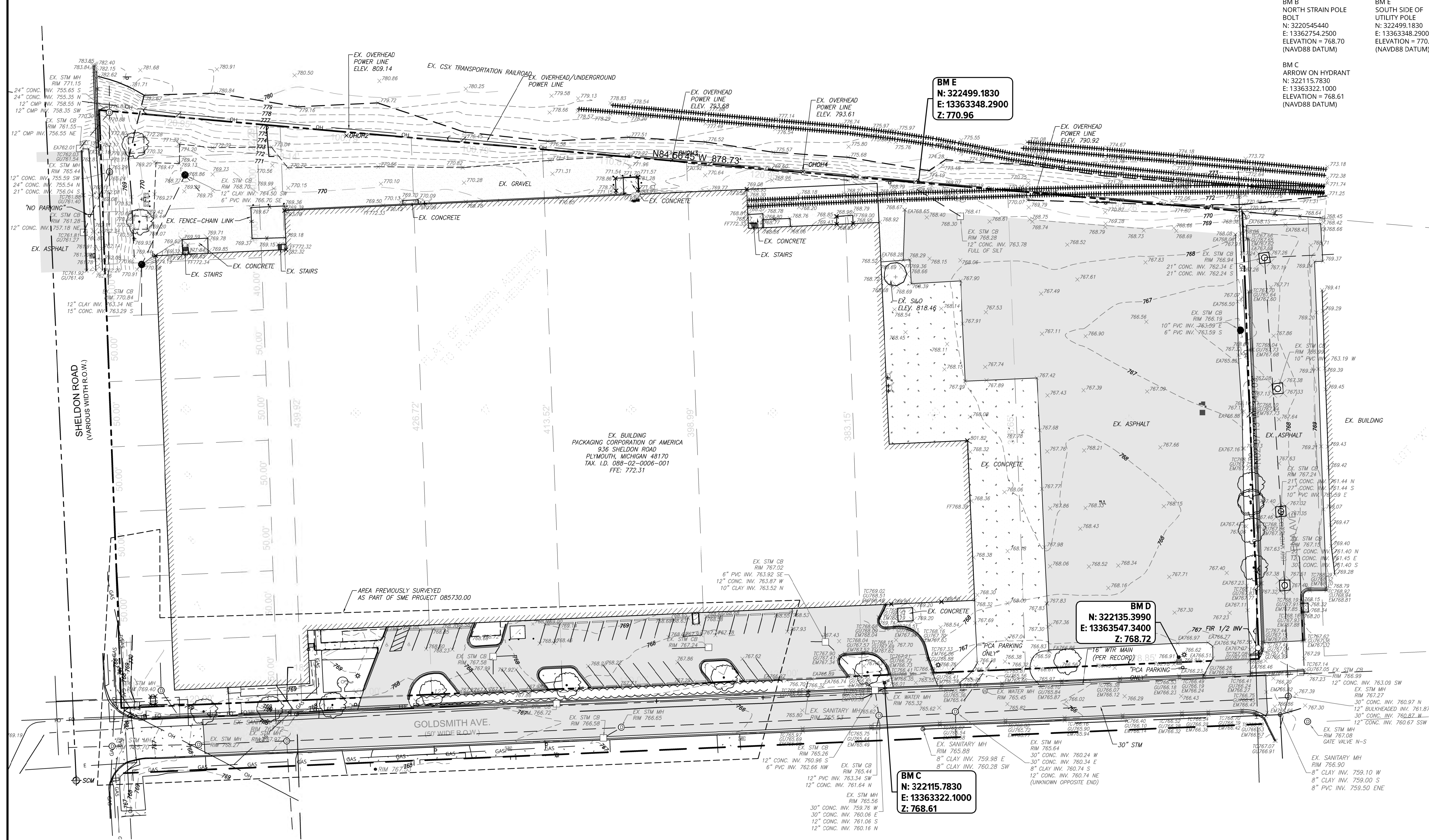
Sheet No.

C-200

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 24" X 36" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA
NO REPRODUCTION SHALL BE MADE WITHOUT THE EXPRESS CONSENT OF SME
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PLOT DATE: Aug 18, 2022 — 4:15pm FILE/RELEASE/H: \\22-108D (PCA Plymouth)_FINAL DRAWINGS\C-200 General Project Notes.dwg



BENCHMARK DATA

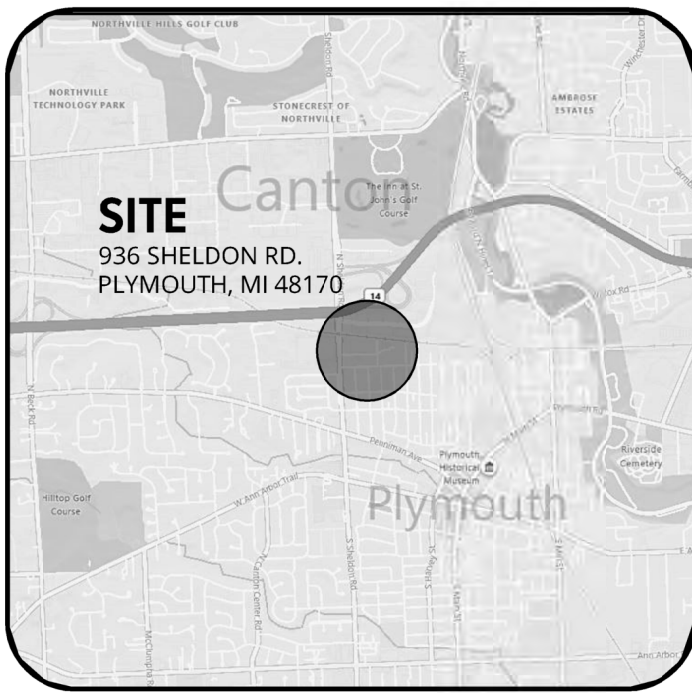
BM A
CHISELED X NORTH
LIGHT POLE BASE
N: 322115.7830
E: 13362918.6400
ELEVATION = 770.89
(NAVD88 DATUM)

BM B
NORTH STRAIN POLE
BOLT
N: 3220545440
E: 13362754.2500
ELEVATION = 768.70
(NAVD88 DATUM)

BM C
ARROW ON HYDRANT
N: 322115.7830
E: 13363348.2900
ELEVATION = 770.96
(NAVD88 DATUM)

BM D
NORTH SIDE OF
UTILITY POLE
N: 322135.3990
E: 13363547.3400
ELEVATION = 768.72
(NAVD88 DATUM)

BM E
SOUTH SIDE OF
UTILITY POLE
N: 322499.1830
E: 13363348.2900
ELEVATION = 770.96
(NAVD88 DATUM)



LOCATION MAP
NOT TO SCALE

EXISTING LEGEND

- CONTOUR
- INDEX CONTOUR
- FIRE LINE
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- CABLETV
- OVERHEAD UTILITY
- FIBER OPTIC
- GAS
- ELECTRICAL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE (PIV)
- WATER MAIN MANHOLE
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- BEEHIVE CATCH BASIN
- SANITARY MANHOLE
- END SECTION
- CULVERT
- STORM MANHOLE
- CLEAN OUT
- SIGN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- LANDSCAPE LIGHT
- RISER
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- FLAG POLE
- MAILBOX
- TOP OF CURB
- GUTTER
- EX. GRADE
- EDGE OF ASPHALT
- TOP OF WALL
- BOTTOM OF WALL
- TREE
- CONCRETE
- ASPHALT PAVEMENT
- GRAVEL
- RIP-RAP

NOTES

- DRAWING BASED ON MICHIGAN STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, INTERNATIONAL FEET.
- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS.
- SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26163C0038E, WITH AN EFFECTIVE DATE OF 02/02/2012.
- SITE IS LOCATED APPROXIMATELY .91 MILES SOUTHWEST OF WILCOX LAKE.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES.
- A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.

LEGAL DESCRIPTION

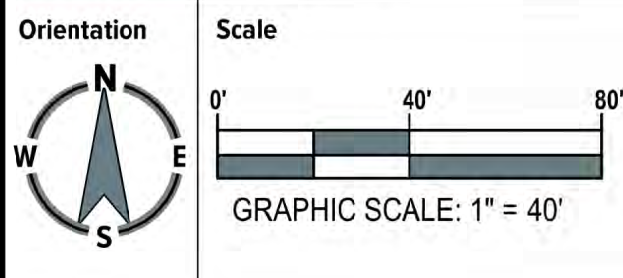
LAND SITUATED IN THE CITY OF PLYMOUTH IN THE COUNTY OF WAYNE COUNTY IN THE STATE OF MICHIGAN.

2786A TO 21 LOTS 6 TO 15 INCL EXCEPT THE W PART THEREOF MEASURING 18.2 FT ON THE S LINE OF LOT 6 AND 29 FT ON THE N LINE OF LOT 15 ALSO ADJ VAC ALLEY ALSO LOTS 16 TO 21 INCL ALSO W 1/2 ADJ VAC STREET AUBURN ADDITION TO PLYMOUTH HEIGHTS T1S R8E L31 P58 WCR

SOIL INFORMATION

Co - Coruna fine sandy loam
MeA - Metamora sandy loam, 0 to 3 percent slopes

SOIL INFORMATION TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY



Project
2022 PCA PLYMOUTH-BUILDING EXPANSION

Project Location
936 SHELTON RD.
PLYMOUTH
MICHIGAN 48170

Sheet Name
TOPOGRAPHIC SURVEY

Surveyor's Seal

Revisions

REV	ISSUED FOR	DATE	BY

Date
06-28-2022

SME Project No.
089845.00

Project Manager:
J. EVANS

Field Chief:
A. KRIEBEL/C. VANDERHEIDE

CADD:
G. KRAWCZYK

Checked By:
S. WILSON

Reviewed By:
J. EVANS

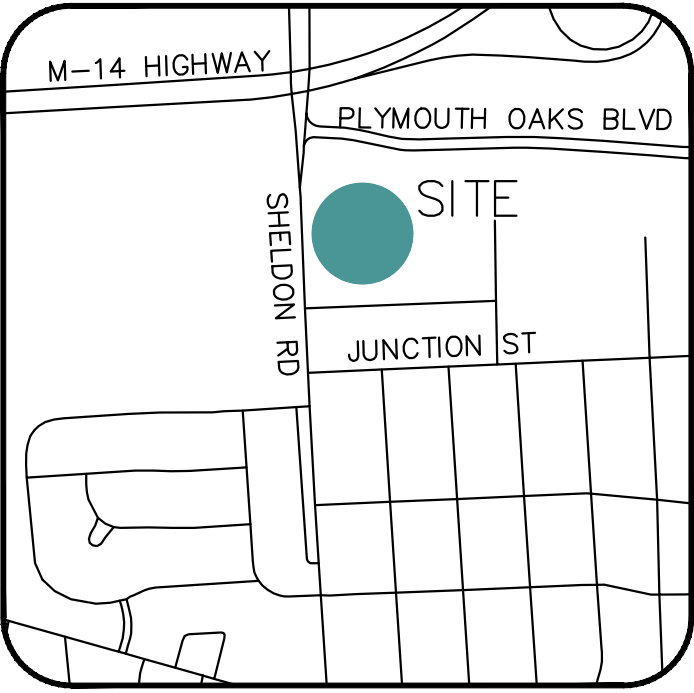
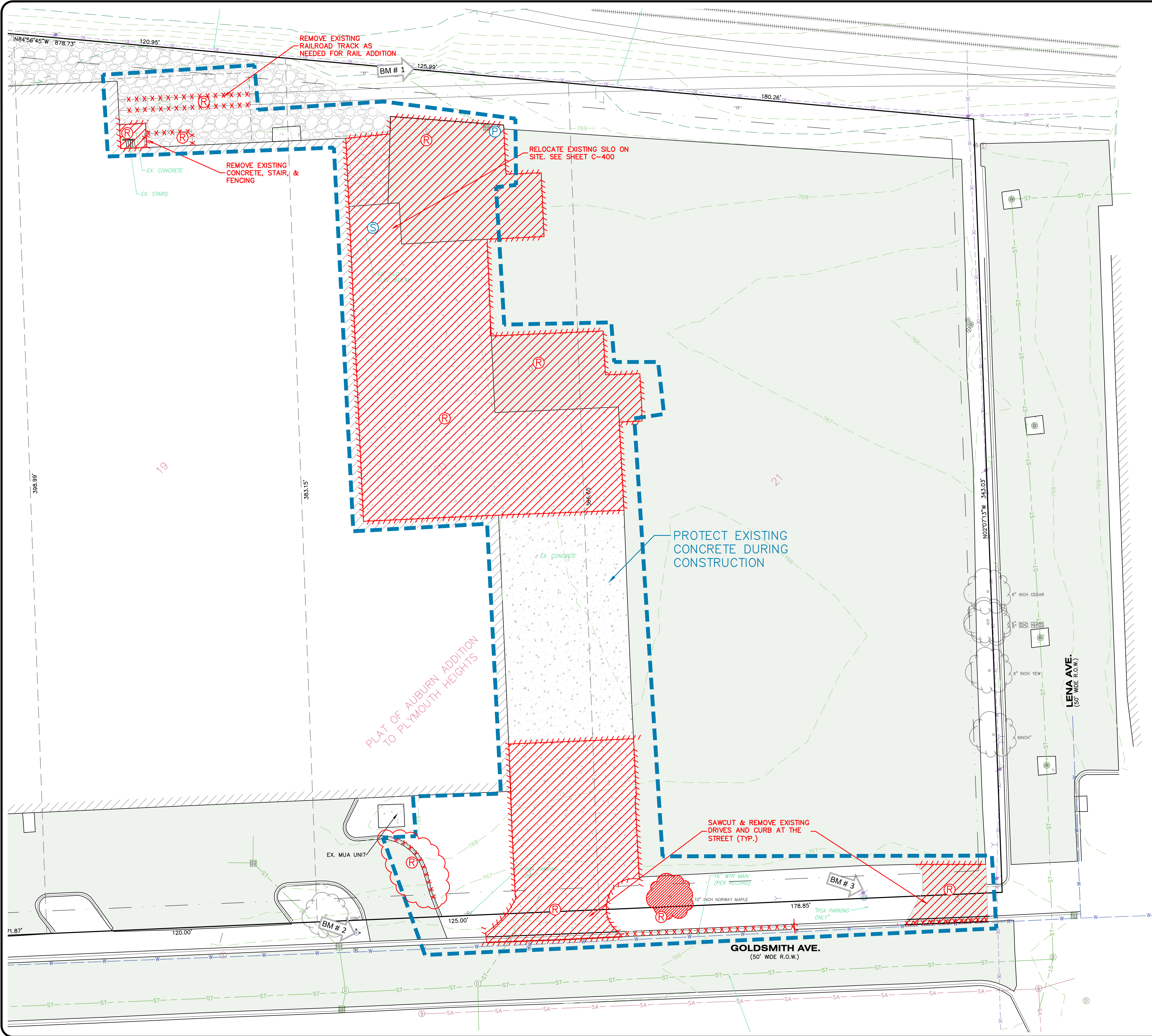
Sheet No.
C-300

DRAWING NOTE: SCALE(S) EXPECTED IS (ARE) FOR 24\"/>

UTILITY WARNING!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. LOCATIONS OBTAINED BY FRANCHISE UTILITY AGENCIES, MUNICIPAL AGENCIES AND/OR OWNER PROVIDED RECORD DRAWINGS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF NEARBY STRUCTURES, NOR OF OTHER PERSONS.



- REMOVALS LEGEND**
- XXXXXX CURB REMOVAL
 - //// SAWCUT
 - XXXX PAVEMENT/SIDEWALK REMOVAL
 - XXXX BUILDING DEMOLITION
 - XXXXX UTILITY LINE REMOVAL
 - Tree symbol TREE REMOVAL
 - (R) REMOVE
 - (P) PROTECT
 - (S) SALVAGE
 - LIMITS OF CONSTRUCTION

SME
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Orientation: [Compass rose showing North, South, East, West]

Scale: 0' 10' 20'

GRAPHIC SCALE: 1" = 20'

Project
**PCA PLYMOUTH
PRODUCTION ADDITION**

Project Location
**936 SHELTON ROAD
PLYMOUTH, MI
48170**

Sheet Name
**SITE & UTILITY
DEMOLITION PLAN**

Engineer's Seal

Revisions

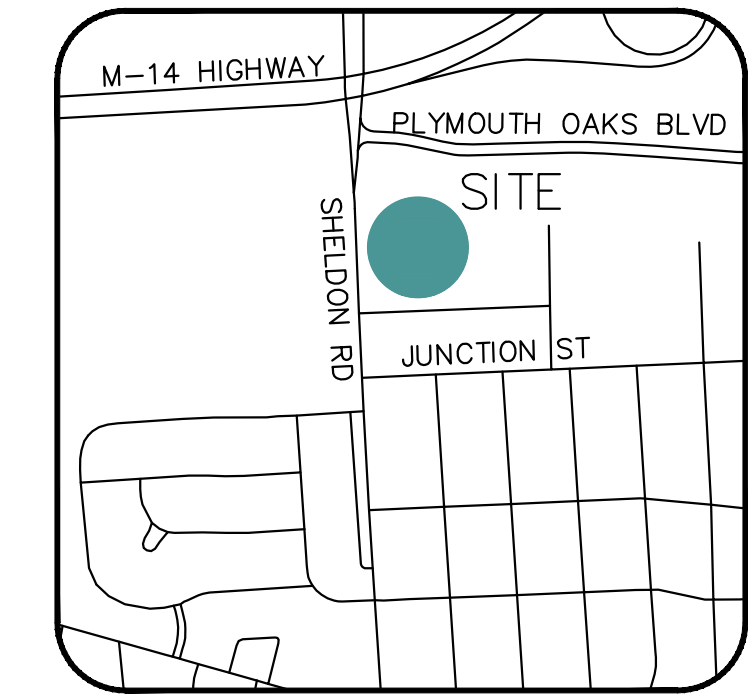
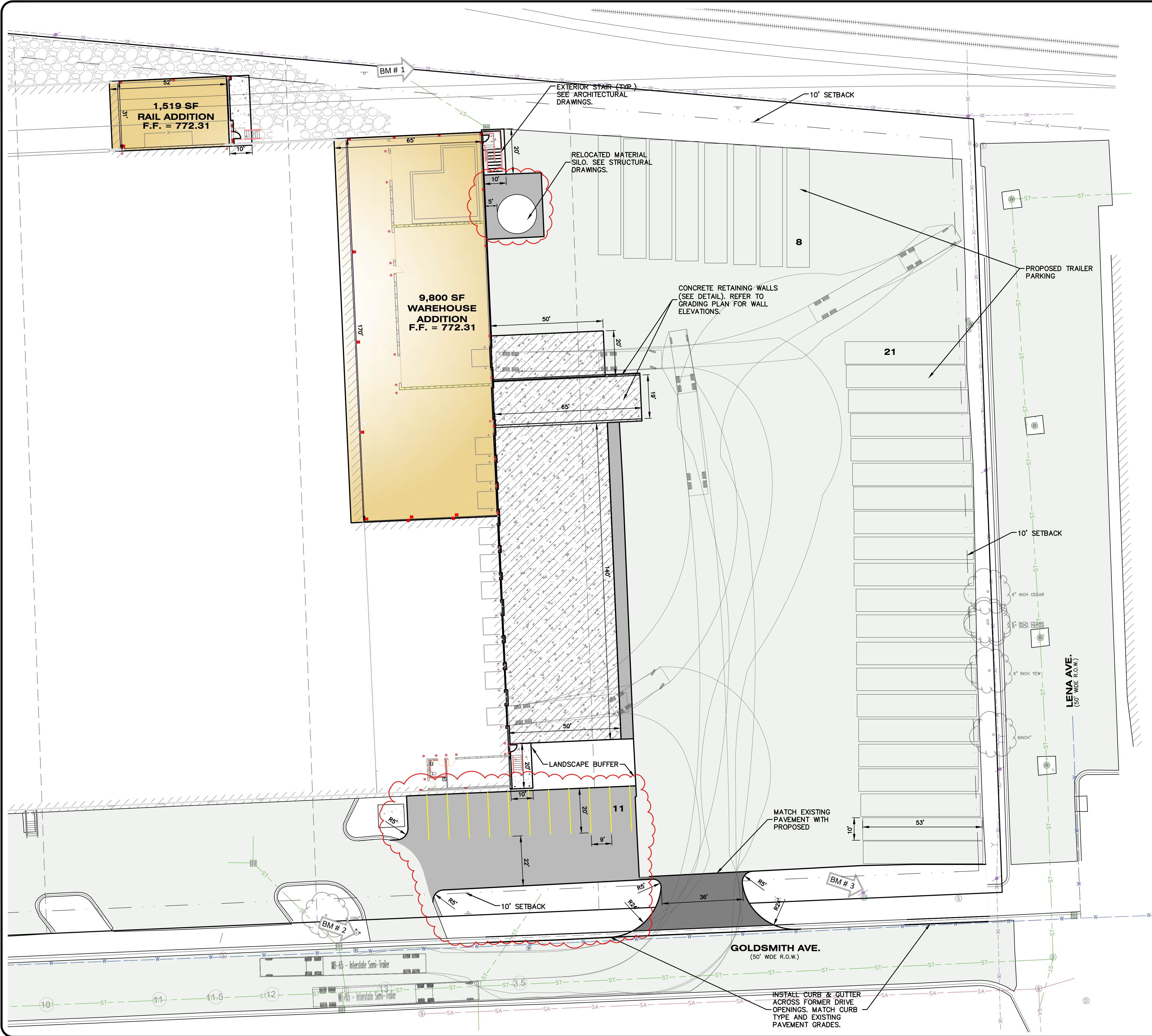
REV	ISSUED FOR	DATE	BY

Date	09/10/22
SME Project No.	89845.00
Project Manager:	J. EVANS
Designer:	A. FRAZIER
CADD:	N. RICHMOND
Checked By:	T. STEWART
Reviewed By:	T. STEWART
Sheet No.	C-400

ISSUED FOR REVIEW

DRAWING NOTE: SCALE SHOWN IS MEANT FOR 24" X 36" AND WILL SCALE INPROPERLY IF PRINTED ON ANY OTHER SIZE MEDIA. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME.

PLOT DATE: Sep 06, 2022 - 9:07am FILE LOCATION: H:\22-1084 (pca plymouth)\FINAL DRAWINGS\C-400 Site Demolition Plan.dwg



LOCATION MAP
NOT TO SCALE



LEGEND

[Pattern]	EXISTING HMA PAVEMENT
[Pattern]	EXISTING CONCRETE PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED HEAVY DUTY HMA PAVEMENT
[Pattern]	PROPOSED LIGHT DUTY HMA PAVEMENT
[Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT

ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED I-1 (LIGHT INDUSTRIAL)
SETBACKS: FRONT - 25'
SIDES - 20' TOTAL BETWEEN BOTH SIDES
REAR - 10'

PROPOSED USE
MANUFACTURING FACILITY BUILDING ADDITION

PARKING
TOTAL PARKING SPACES ADDED:
5 CAR PARKING SPACES
29 TRAILER PARKING SPACES

TYPICAL PARKING SPACE DIMENSION = 10'x20'
TYPICAL TRAILER SPACE DIMENSION = 10'x53'

BUILDING INFORMATION
THE EXISTING BUILDING HAS A 184,330 SFT FIRST FLOOR.
THE PROPOSED BUILDING ADDITION HAS A 9,800 SFT FIRST FLOOR.
THE PROPOSED RAIL ADDITION HAS A 1,519 SFT FIRST FLOOR.
SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.
BUILDING HEIGHT = 30'

ISSUED FOR REVIEW

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Orientation
Scale
GRAPHIC SCALE: 1" = 20'

Project
**PCA PLYMOUTH
PRODUCTION ADDITION**

Project Location
**936 SHELDON ROAD
PLYMOUTH, MI
48170**

Sheet Name
SITE LAYOUT PLAN

Engineer's Seal

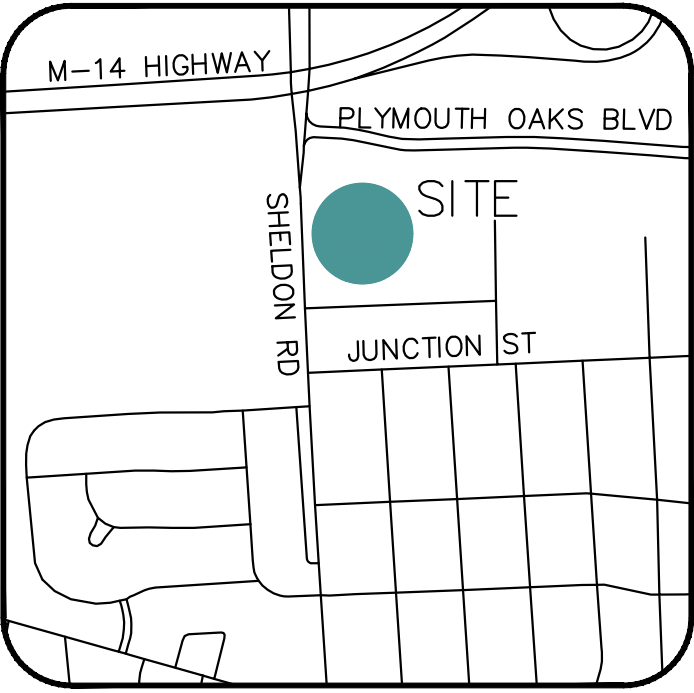
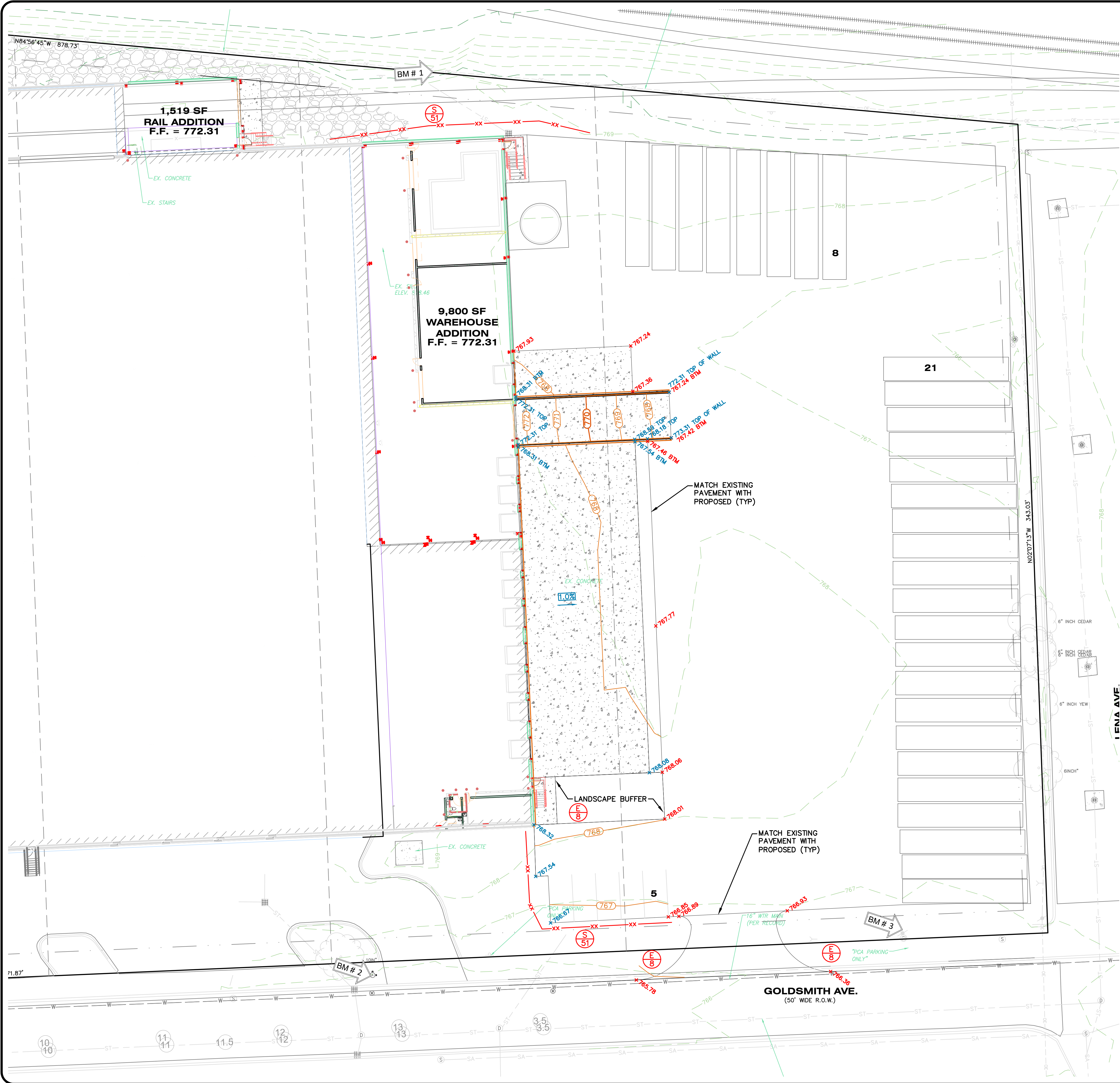
Revisions

REV	ISSUED FOR	DATE	BY

Date	09/10/22
SME Project No.	89845.00
Project Manager:	J. EVANS
Designer:	A. FRAZIER
CADD:	N. RICHMOND
Checked By:	T. STEWART
Reviewed By:	T. STEWART
Sheet No.	C-500

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LOCATION MAP
NOT TO SCALE



GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE

SOIL EROSION AND
SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.

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Orientation
Scale
GRAPHIC SCALE: 1" = 20'

Project
**PCA PLYMOUTH
PRODUCTION ADDITION**

Project Location
**936 SHELDON ROAD
PLYMOUTH, MI
48170**

Sheet Name
**GRADING &
SESC PLAN**

Engineer's Seal

Revisions

REV	ISSUED FOR	DATE	BY

Date
08/19/2022

SME Project No.
89845.00

Project Manager:
J. EVANS

Designer:
A. FRAZIER

CADD:
N. RICHMOND

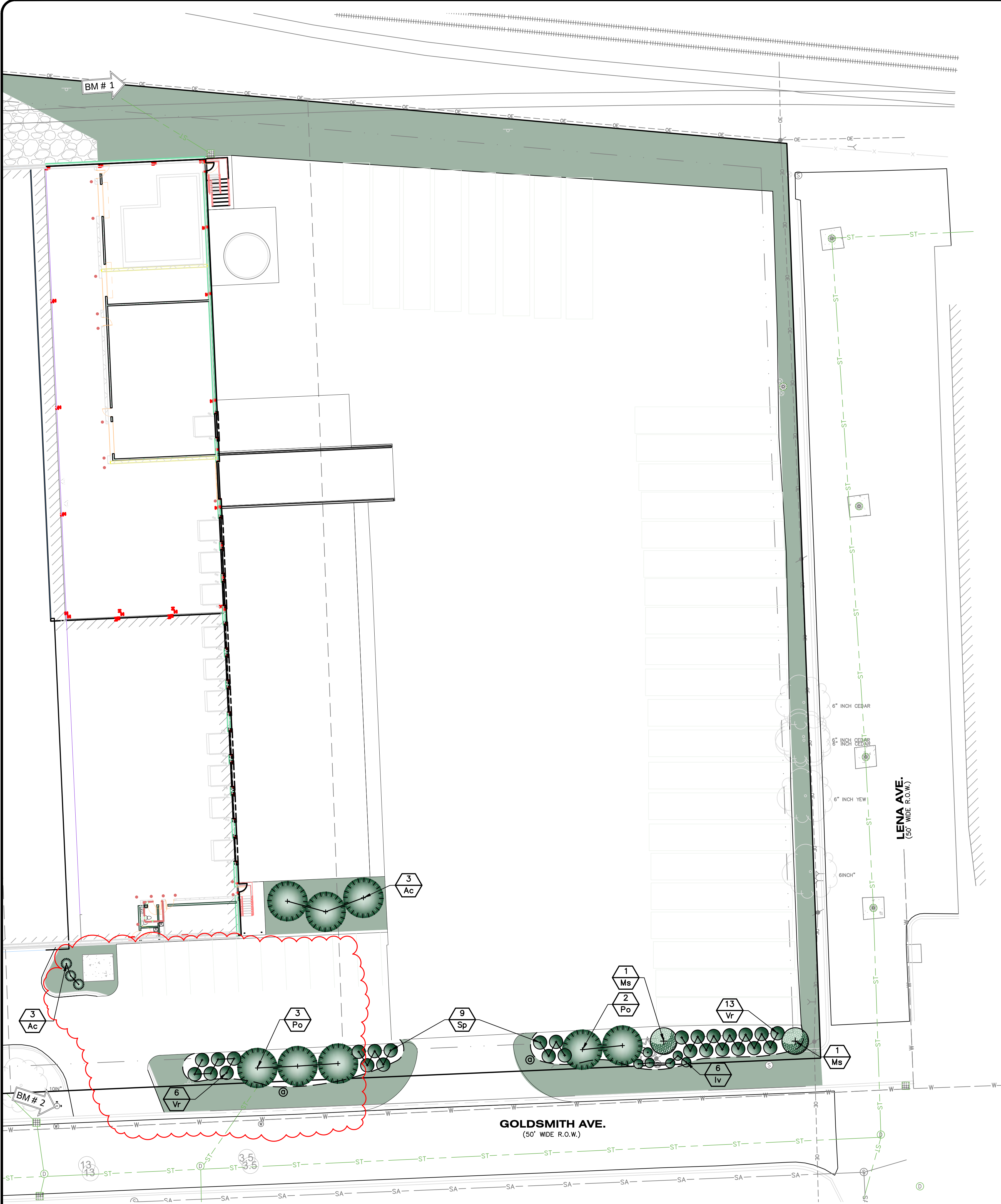
Checked By:
T. STEWART

Reviewed By:
T. STEWART

Sheet No.
C-600

ISSUED FOR REVIEW

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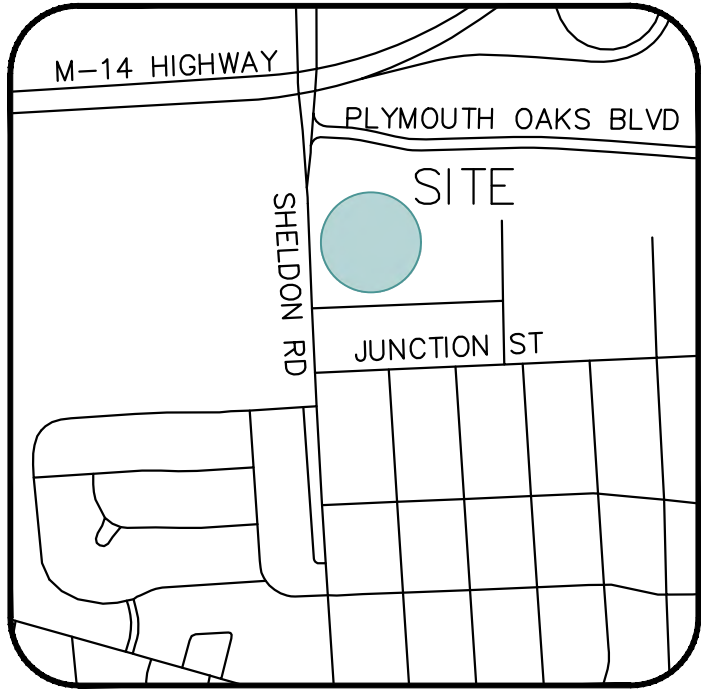


LEGEND

- 13 Ca NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- STEEL LANDSCAPE EDGING.

LANDSCAPE NOTES:

- ALL LAWN AREAS SHALL BE SEEDDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- WARRANT TREES, AND SHRUB FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES, AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEEOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.




LOCATION MAP
NOT TO SCALE

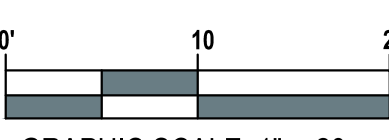




SME
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Orientation


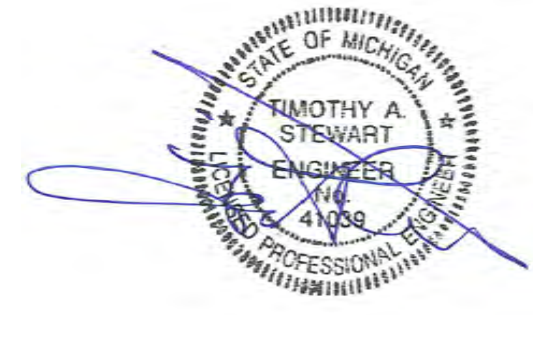
Scale

GRAPHIC SCALE: 1" = 20'

Project
**PCA PLYMOUTH
PRODUCTION ADDITION**

Project
Location
**936 SHELTON ROAD
PLYMOUTH, MI
48170**

Sheet Name
**SITE LANDSCAPE
PLAN**

Engineer's Seal



Revisions			
REV	ISSUED FOR	DATE	BY

Date
09/10/22

SME Project
No. **89845.00**

Project
Manager: **J. EVANS**

Designer:
A. FRAZIER

CADD:
N. RICHMOND

Checked By:
T. STEWART

Reviewed By:
T. STEWART

Sheet No.
L-100

Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ms	Malus 'Sutyzam'	Sugar Tyme Crabapple	1 1/2" Cal	B&B	
Po	Picea omorika	Serbian Spruce	7' Ht.	B&B	
To	Thuja occidentalis 'Techny'	Mission Arborvitae	5' Ht.	B&B	

Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Iv	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	30" Spr.	Cont.	Well branched shrubs
Sp	Syringa patula 'Miss Kim'	Miss Kim Lilac	30" Ht.	Cont.	
Vr	Viburnum x rhytidophyloides 'Allegheny'	Allegheny Viburnum	30" Ht.	Cont.	

ISSUED FOR REVIEW

DRAWING NOTE: SCALE SHOWN IS MEANT FOR 24" X 36" AND WILL SCALE INPROPERLY IF PRINTED ON ANY OTHER SIZE MEDIA. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME.



scale

PCA PLYMOUTH PRODUCTION ADDITION

936 SHELDON ROAD
PLYMOUTH, MI
48170

SITE DETAILS

[illegible]

08/19/2022

CSME Project
No. **89845.00**

Project
Manager: **J. EVANS**

Designer: **A. FRAZIER**

CADD: **N. RICHMOND**

Checked By: **T. STEWART**

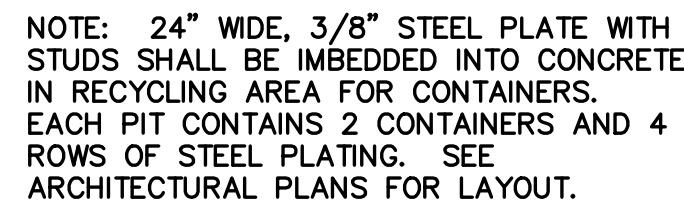
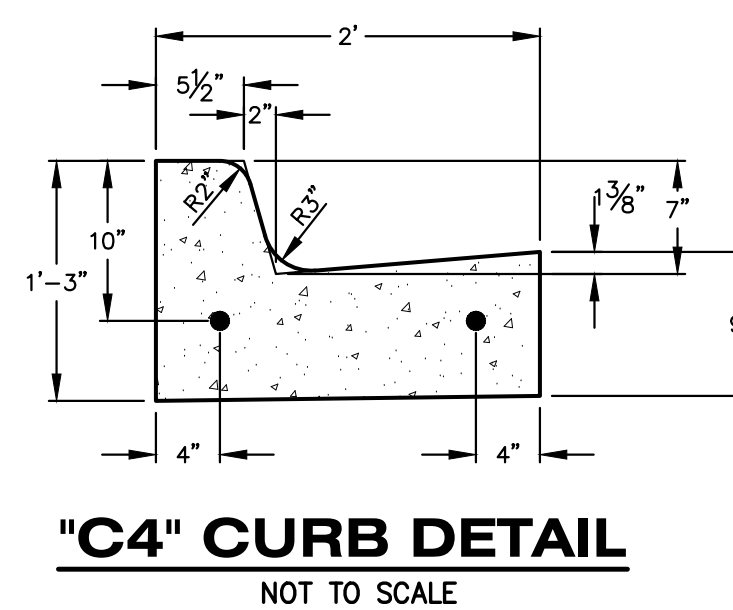
Reviewed By:

T. STEWART

D-100

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR
24" X 36" AND WILL SCALE INCORRECTLY IF
PRINTED ON ANY OTHER SIZE MEDIA

NO REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR CONSENT OF SME



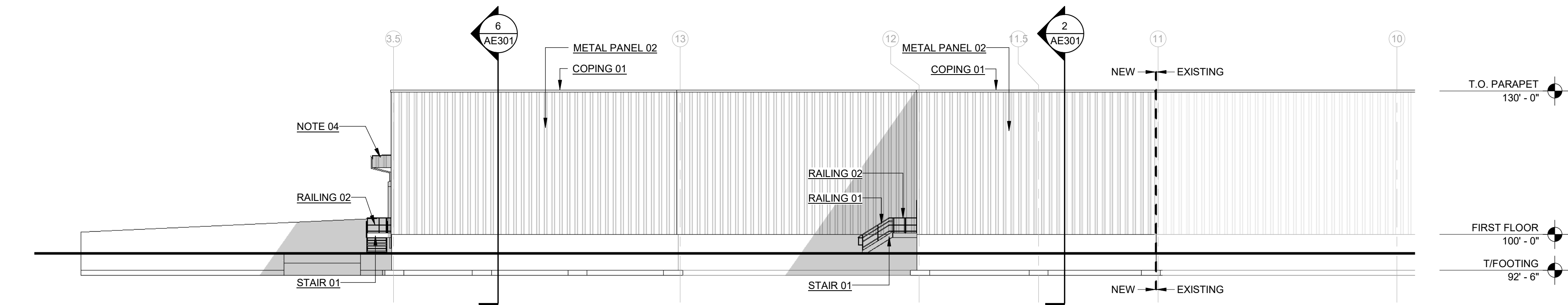
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A	B	C	D	E	F	G	H	I	
2'-4"	0'-5"	0'-8"	1'-5"	2'-6"	#3 @ 18" VERT.	#3 @ 18" x 2'-2" LG.	#3 DOWELS @ 18" x 2'-7" LG. 0'-9"	1'-10"	NONE REQUIRED
3'-4"	0'-8"	0'-8"	1'-9"	3'-1"	#3 @ 18" VERT.	#3 @ 18" x 2'-9" LG.	#3 DOWELS @ 18" x 2'-10" LG. 1'-0"	1'-10"	NONE REQUIRED
4'-4"	1'-0"	0'-8"	2'-0"	3'-8"	#3 @ 15" VERT.	#3 @ 18" x 3'-4" LG.	#3 DOWELS @ 15" x 3'-4" LG. 1'-6"	1'-10"	NONE REQUIRED
5'-4"	1'-1"	0'-10"	2'-4"	4'-3"	#3 @ 10" VERT.	#3 @ 18" x 3'-9" LG.	#3 DOWELS @ 10" x 3'-4" LG. 1'-6"	1'-10"	NONE REQUIRED
6'-4"	1'-1"	0'-10"	3'-0"	4'-11"	#3 @ 14" VERT.	#3 @ 18" x 4'-3" LG.	#3 DOWELS @ 14" x 3'-4" LG. 1'-6"	1'-10"	#3 DOWELS @ 14" x 4'-10" LG. 1'-6"
7'-4"	1'-4"	0'-10"	3'-2"	5'-4"	#4 @ 18" VERT.	#3 @ 18" x 4'-10" LG.	#3 DOWELS @ 18" x 4'-0" LG. 1'-9"	2'-3"	#4 DOWELS @ 18" x 5'-4" LG. 1'-9"
** 11'-4"	1'-9"	1'-3"	5'-5"	8'-5"	#4 @ 8" VERT.	#3 @ 18" x 7'-11" LG.	#3 DOWELS @ 8" x 5'-8" LG. 2'-6"	3'-2"	#6 DOWELS @ 8" x 8'-6" LG. 2'-6"



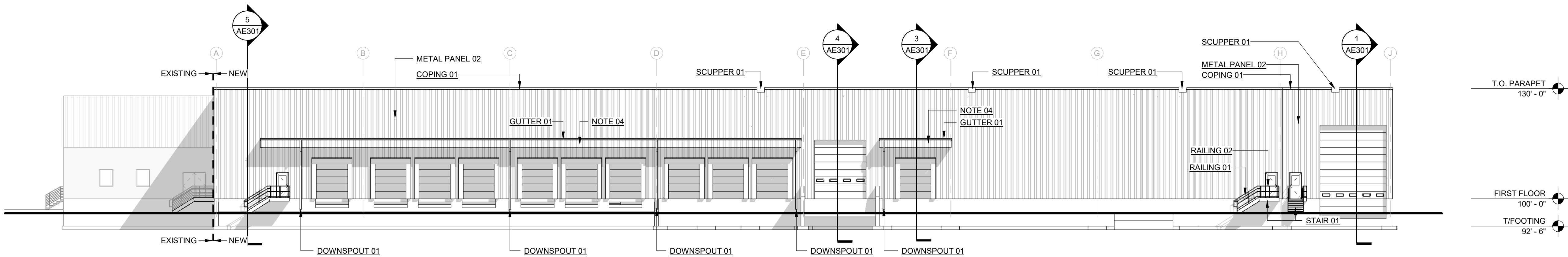
ISSUED FOR REVIEW

PLOT DATE: Aug 18, 2022 - 4:16pm FILELOCATION:H:\22-108D (PCA Plymouth)_FINAL DRAWINGS\D-100 Details.dwg

8/18/2022 10:44:03 AM\\C:\Users\Brandon.Sather\Documents\PCA Plymouth Additions - Central Brandon Sather.rvt



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

GENERAL NOTES	
A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.	
B. SEE SHEET AE601 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.	

EXTERIOR FINISH LEGEND	
	METAL PANEL 02

MATERIALS & COMPONENTS	
COPING 01	PREFINISHED METAL COPING CAP, COLOR TBD
DOWNSPOUT 01	PREFINISHED ALUMINUM DOWNSPOUT, DOWNSPOUT DRAINING TO DAYLIGHT, COLOR TBD
GUTTER 01	PREFINISHED ALUMINUM GUTTER, COLOR TBD
METAL PANEL 02	PREFINISHED EXTERIOR METAL PANEL, COLOR TBD
NOTE 04	DOCK DOOR CANOPY, REFER TO DETAIL 3/AE501
RAILING 01	CONTINUOUS WALL MOUNTED METAL HANDRAIL - PAINTED
RAILING 02	CONTINUOUS STRINGER MOUNTED METAL GUARD RAIL WITH METAL HANDRAIL - PAINTED
SCUPPER 01	PREFINISHED ALUMINUM THROUGH WALL SCUPPER MOUNTED 2" ABOVE THE LOW POINT OF THE ROOF, REFER TO DETAIL 2/AE501, COLOR TO TBD
STAIR 01	METAL STAIR ASSEMBLY WITH BAR GRATE TREADS

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Master Plan Development and Adoption in Michigan – Part One

The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers, and duties of local planning commissions; provides for the powers and duties of certain state and local governmental officers and agencies; and provides for the regulation and subdivision of land. The MPEA authorizes the creation of a master plan, outlines the components of the master plan, and specifies the procedures for master plan adoption. This is the first of two Officially Yours articles that delve into Frequently Asked Questions about master plan development and adoption.

What is a master plan supposed to include?

The general purpose of a master plan is to guide development so it is harmonious, efficient, and economical. Factors such as population demographics and the suitability of land for particular uses should be considered. The MPEA calls for master plans to promote public health, safety, morals, order, convenience, prosperity, and general welfare. Transportation, fire safety, good design, public utilities and recreation should be considered when master planning. A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the jurisdiction. For municipalities with a zoning ordinance, the master plan should include a zoning plan, which explains how the land use categories on the future land use map relate to the districts on the zoning map.

What are the planning commission duties relative to master plan development?

In the preparation of a master plan, a planning commission shall do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth with due regard to neighboring jurisdictions.
- Consult with representatives of adjacent local units of government in respect to their planning so that conflicts may be avoided.
- Cooperate with all departments of the state and federal governments, and public agencies, concerned with programs for economic, social, and physical development within the

community and seek the maximum coordination.

In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff.

We want to develop a master plan; what is our first step?

Before preparing a master plan, a planning commission shall prepare a notice or letter explaining that the planning commission intends to prepare a master plan and that it requests the recipient's cooperation and comment. Notices must be sent via first-class mail or personal delivery to the following entities:

- Municipalities located within or contiguous to your municipality (i.e., abutting communities). If they have a planning commission address the notice to them. If they don't, address it to the legislative body.
- The county. If the county has a planning commission, address it to the commission; otherwise address it to the county board of commissioners.
- Regional planning commission (sometimes). If your county does not have a planning commission, you must send a notice to your regional planning commission. If your county has a planning commission, you are not required to send a notice to the regional planning commission.
- Each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government.
- Any government entity that registers its name and mailing address for this purpose with the planning commission.
- If the master plan will include a master street plan, the county road commission and the state transportation department.

Can't we send an email instead?

Not the first time. The first notification of your intent to plan must be done via personal delivery or first class mail. In that notice, you can state that you intend to make future submittals via electronic mail; if the entity receiving the notice does not respond by objecting to the use of electronic mail, you may proceed to use electronic mail. Electronic mail may contain a link to a website as long as the website is accessible to the public free of charge.

That sounds expensive. Can't we require electronic submittal?

You can't require that entities receive an electronic version, but an entity that desires a hard copy (rather than electronic copy, if offered) shall reimburse the local unit of government for any copying and postage costs thereby incurred. The MPEA does not go into the details about how to invoice other government entities.

We've done the hard work of master planning and now have a draft ready for review and comment. What do we do?

After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan. If the legislative body approves the distribution of the proposed master plan, it shall notify the planning commission, and the planning commission shall submit, in the manner (see above on whether you are sending hard copies or an email) a copy of the proposed master plan, for review and comment, to all of the following:

- Municipalities located within or contiguous to your municipality (neighboring communities). If they have a planning commission, address it to them. If they don't, address it to the legislative body.
- The county. If the county has a planning commission, address it to them; otherwise address it to the county board of commissioners.
- Regional planning commission (sometimes). If your county does not have a planning commission, you must send a notice to your regional planning commission. If your county has a planning commission, you are not required to send a notice to the regional planning commission.
- Each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government
- Any government entity that registers its name and mailing address for this purpose with the planning commission.
- If the master plan will include a master street plan, the county road commission and the state transportation department.

The planning commission shall concurrently submit to the county planning commission, a statement that the other required notifications have been sent. It shall include the name and address of each planning commission or legislative body that was sent a copy of the master plan (electronic or hard copy) along with the date it was sent. This letter should be signed by the secretary of the planning commission.

Does the legislative body have a certain amount of time to approve distribution? What if they don't approve distribution?

The MPEA is silent on these two questions. It does not stipulate a time period that the legislative body must act, or next steps if the legislative body does not approve distribution.

How long do the other municipalities, county, and other entities have to review and comment on our draft master plan?

Any of these entities described above may submit comments on the proposed master plan to the planning commission within 63 days after the proposed master plan was submitted to that entity.

If the county planning commission or the county board of commissioners that receives a copy of a proposed master plan submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- A statement whether the county planning commission or county board of commissioners considers the proposed master plan to be inconsistent with the master plan of any municipality or region that was sent the master plan (neighboring communities).
- If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan. Any statements provided by the county are advisory only.

The 63 day period has expired. Now what do we do?

Before approving a proposed master plan, a planning commission shall hold not less than one public hearing on the proposed master plan. The hearing can't be held before the 63 day waiting period. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission shall also submit notice of the public hearing to all of the same entities that were sent an original notice and the draft master plan.

So you can post the notice of the public hearing prior to the 63 day expiration, but you can't hold the public hearing until after the 63 days.

The next issue of Officially Yours will continue with the master planning development and adoption process.

If your community is working on or is about to start working on a master plan, MAP has resources for you. MAP's master plan workshop is a 2 ½ - hour interactive presentation that walks you through the entire process. The workshop comes with a softbound reference book, too. Contact Amy Vansen, MAP's Director of Information and Programs for more information.