



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, November 2, 2022 – 7:00 p.m.

Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88525301107>

Passcode: 049736

Webinar ID: 885 2530 1107

- 1) **CALL TO ORDER**
 - a) Roll call
- 2) **CITIZENS COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the September 7, 2022 regular meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **COMMISSION COMMENTS**
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) **H22-04**, 805 W. Ann Arbor Trail: Wall signage for Diamond Castle Jewelers
 - b) **H22-05**, 587 W. Ann Arbor Trail: Parking lot improvements, landscaping, and signage removal
- 8) **REPORTS AND CORRESPONDENCE**
- 9) **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 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

KEY OBJECTIVES

- Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
- 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
- Partner with or become members of additional environmentally aware organizations
- Increase technology infrastructure into city assets, services, and policies
- Continue sustainable infrastructure improvement for utilities, facilities, and fleet
- 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

KEY OBJECTIVES

- Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
- Increase staff levels to appropriately support city services and departments
- 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

KEY OBJECTIVES

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

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

KEY OBJECTIVES

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



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, September 7, 2022 - 7:00 p.m.

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

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.
Present: Chair Polin, Vice Chair Cole, Members Meghan Covino, Joshua Mrozowski
Excused: Jeremy Borys, Gania Kandalajt, John Townsend
Also present: Economic Development Director John Buzuvis, City Commission Liaison Suzi Deal

2. CITIZEN COMMENTS

There were no citizen comments

3. APPROVAL OF THE MINUTES

Covino offered a motion, seconded by Mrozowski, to approve the minutes of the June 1, 2022, meeting.

There was a roll call vote.

Yes: Covino, Cole, Mrozowski, Polin

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Covino offered a motion, seconded by Mrozowski, to approve the agenda for Wednesday, September 7, 2022.

There was a roll call vote.

Yes: Covino, Cole, Mrozowski, Polin

MOTION PASSED 4-0

5. COMMISSION COMMENTS

There were no commission comments.

7. OLD BUSINESS

There was no old business

8. NEW BUSINESS

- a. H22-03, 860 Penniman, Westborn Market: banners with signage
Jeff Hamm of Phillips Sign and Lighting described the project.

Commissioner Comments

There was a discussion relating to the location and size of the banners and it was noted that the Zoning Board of Appeals granted a variance, pending HDC approval. When questioned, Hamm said the mounting hardware could be installed in the mortar instead of the brick.

Cole offered a motion, seconded by to issue a certificate of appropriateness for item H22-03 provided

the following conditions are met.

Conditions

Brackets are to be made of aluminum material in a black color pre-finished from the manufacturer and attached to the building in mortar joints only.

Findings of Fact

The project meets the Secretary of Interior standards for rehabilitation numbers 1, 2, 3, 4, and 5 and gives consideration and/or significance to City of Plymouth criteria 1, 2, 3, and 4.

There was a roll call vote.

Yes: Covino, Cole, Mrozowski, Polin

MOTION PASSED 4-0

9. REPORTS AND CORRESPONDENCE

Buzuvis told the group that the Livonia Historic District Commission invited them to a training on September 28. He said the old DTE building was being re-roofed but it appeared the same shingles were being used, so they didn't come before the HDC. He added that his office had been in communication with the owners of the former dry cleaner because they were doing exterior work without HDC approval.

10. ADJOURNMENT

Covino offered a motion to adjourn at 7:39 p.m. Mrozowski seconded the motion.

There was a roll call vote.

Yes: Covino, Cole, Mrozowski, Polin

MOTION PASSED 4-0



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H22-04
Agenda Date: November 2, 2022

Address: 805 W. Ann Arbor Trail
Year Built: 2002
Historical Significance: Non-contributing structure

Proposed Changes: Install wall signage

Sec. 18-654. - Duties and powers.

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

(c) The HDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The HDC shall provide to such delegated authorities specific written standards for issuing the certificates of appropriateness under this subsection. Such delegated authorities shall come before the next regularly scheduled HDC meeting and the HDC shall review the certificates of appropriateness so issued. These reviews are to serve the purpose of keeping the HDC informed as to what certificates of appropriateness for minor work have been issued since the last HDC meeting. On a quarterly basis, the HDC shall review the certificates of appropriateness, if any, issued by the aforesaid delegated authority to determine whether or not the delegated responsibilities should be continued.

(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

Application Review

Sign and awning installation or replacement				
Please include the following applicable information		YES	NO	N/A
1.	Completed application	[X]	[]	[]
2.	Synopsis: description of the project in words including related work	[X]	[]	[]
3.	Materials finish list	[X]	[]	[]
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	[X]	[]	[]
5.	Historic photographs of the building	[]	[]	[X]
6.	Description of the existing signage/awning material including location, size, material, color, and condition	[]	[]	[X]
7.	Photographs of the building as it exists today	[X]	[]	[]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	[X]	[]	[]
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	[X]	[]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[X]	[]	[]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[X]	[]	[]

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ____.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

RECEIVED

OCT 13 2022

CITY OF PLYMOUTH**HISTORIC DISTRICT COMMISSION APPLICATION**

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

H22-04 805 W. Ann Arbor Trail**Wall Signage****HD Mtg 11/2/22****ITEM 7. a.****CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT****I. Site/Project Information**

Site Address 805 W Ann Arbor Tr	☐ Contributing structure ☐ Non-contributing structure	Date of Application 10/3/2022
Name of Property Owner Downtown Plymouth Ventures, LLC	Phone Number 248-645-2600	
Mailing Address PO Box 2079	Email Address (Required) jeff@rsmdevelopment.com	
City Birmingham	State Michigan	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	x	Lessee
Applicant/Company Name Diamond Castle Jewelers of Plymouth, Inc.	Phone Number 248-442-2440				
Applicant/Company Address 805 W Ann Arbor Tr	City Plymouth	State Michigan	Zip Code 48170		
Email Address (Required) kansara@diamondcastlejewelers.com					

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

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

☐ New Construction	☐ Window Replacement	☒ Sign/Awning Install or Replacement	☐ Color Change
☐ Addition	☐ Siding Replacement	☐ Wall/Fence Install or Replacement	☐ Building Cleaning
☐ Alteration	☐ Door Replacement	☐ Paving Install or Replacement	☐ Other
☐ Porch Reconstruct/Repair	☐ Roof Replacement	☐ Landscaping Install or Replacement	

V. Description of Work

Replace an exterior wall mounted business sign.

VI. Applicant Signature

Signature of Applicant 	Date 10-8-22
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VII. Property Owner Signature

Signature of Property Owner 	Date 10/3/2022
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VIII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	☐	☐	☐
2.	Synopsis: description of the project in words	☐	☐	☐
3.	Materials finish list	☐	☐	☐
4.	Detailed justification of why the changes are necessary	☐	☐	☐
5.	Historic photographs of the building	☐	☐	☐
6.	Photographs of the building and site as they exist today	☐	☐	☐
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	☐	☐	☐
8.	Scaled drawings to include existing and proposed floor plans	☐	☐	☐
9.	Scaled drawings to include existing and proposed elevations	☐	☐	☐
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	☐	☐	☐
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	☐	☐	☐
12.	Material samples and colors for roofing, siding, and trim	☐	☐	☐
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	☐	☐	☐
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	☐	☐	☐
15.	Color rendering of exterior elevation	☐	☐	☐
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	☐	☐	☐
Proposed window replacement project				
1.	Completed application	☐	☐	☐
2.	Synopsis: description of the project in words	☐	☐	☐
3.	Materials finish list	☐	☐	☐
4.	Detailed justification of why window replacement is necessary	☐	☐	☐
5.	Historic photographs of the building	☐	☐	☐
6.	Description of the existing window material including color and condition	☐	☐	☐
7.	Photographs of the affected windows as they exist today	☐	☐	☐
8.	Photographs of the building with proposed changes indicated	☐	☐	☐

Please include the following applicable information		YES	NO	N/A
4.	Detailed justification of why siding replacement is necessary	☐	☐	☐
5.	Historic photographs of the building	☐	☐	☐
6.	Description of the existing siding material including width, color, and condition	☐	☐	☐
7.	Photographs of the siding as it exists today	☐	☐	☐
8.	Photographs of the building with proposed changes indicated	☐	☐	☐
9.	Scaled and dimensioned elevations showing the replacement siding	☐	☐	☐
10.	Cut sheets (manufacturer information) for replacement siding	☐	☐	☐
11.	Material samples and colors of siding	☐	☐	☐
12.	Dimensions including full profile of replacement siding	☐	☐	☐
13.	Photographs of other projects incorporating the roof replacement component	☐	☐	☐

Sign and awning installation or replacement

1.	Completed application	☐	☐	☐
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	☐	☐	☐
3.	Materials finish list	☐	☐	☐
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	☐	☐	☐
5.	Historic photographs of the building	☐	☐	☐
6.	Description of the existing signage/awning material including location, size, material, color, and condition	☐	☐	☐
7.	Photographs of the building as it exists today	☐	☐	☐
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	☐	☐	☐
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	☐	☐	☐
10.	Identification of all materials used in the construction of signage and/or awning	☐	☐	☐
11.	Material samples including number, letter, font size, and colors of signage and/or awning	☐	☐	☐

Site improvements: fence, walls, paving, or landscaping installation

1.	Completed application	☐	☐	☐
2.	Synopsis: description of the project in words	☐	☐	☐
3.	Materials finish list	☐	☐	☐
4.	Detailed justification of why site improvement is necessary	☐	☐	☐
5.	Historic photographs of the building and site	☐	☐	☐
6.	Photographs of the building and site as it exists today	☐	☐	☐
7.	Scaled and dimensioned site plan showing existing lot lines	☐	☐	☐
8.	Scaled and dimensioned site plan showing existing buildings	☐	☐	☐
9.	Scaled and dimensioned site plan showing	☐	☐	☐
10.	Identification of all materials used in the construction of signage and/or awning	☐	☐	☐
11.	Material samples including number, letter, font size, and colors of signage and/or awning	☐	☐	☐

106"

33.5"



24.65 sq ft sign
NON ILLUMINATED DIMENSIONAL SIGN

1" ACRYLIC LOGO BACK PANEL
WITH 1/2" LETTERS AND DIAMOND
1/8" ALUMINUM BACK PANEL
3/4" ACRYLIC LETTERS
1/2" ACRYLIC LETTERS

1/8" ALUMINUM BACK PANEL

1 5/8"

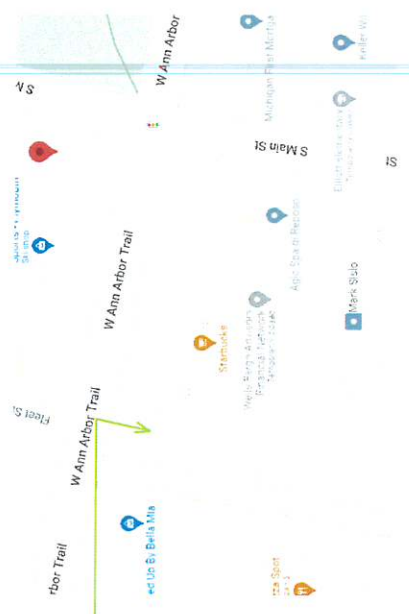
1" ACRYLIC LOGO BACK PANEL
WITH 1/2" LETTERS AND DIAMOND

3/4" ACRYLIC LETTERS

1/2" ACRYLIC LETTERS

SIDE VIEW





SIGN LOCATION

BUILDING FRONTAGE 52'



**EXISTING SIGN HAS BEEN REMOVED
NEW SIGN TO GO IN SAME LOCATION**



DIAMOND CASTLE
BUILDERS SINCE 1960

805 w. ann arbor trail plymouth mi



JIFFY SIGNS
Your Image. Our Mission.
30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150 PHONE 734-266-3350 FAX 734-266-3351

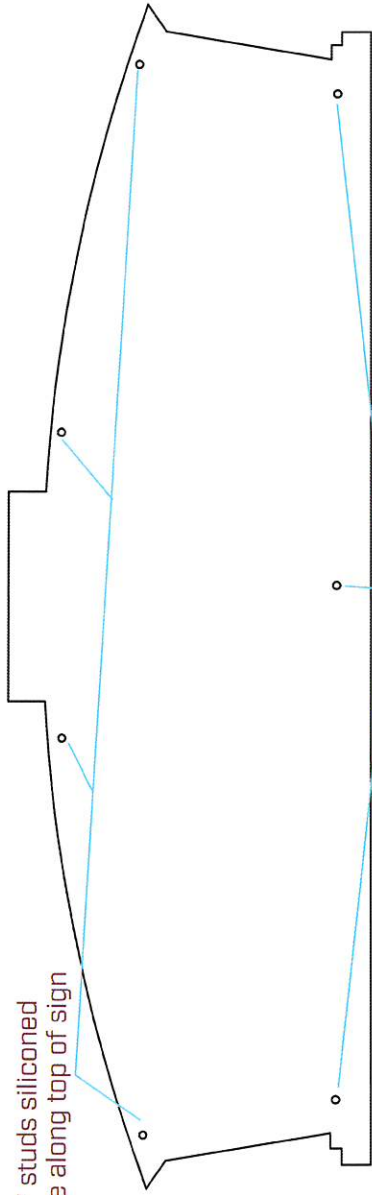
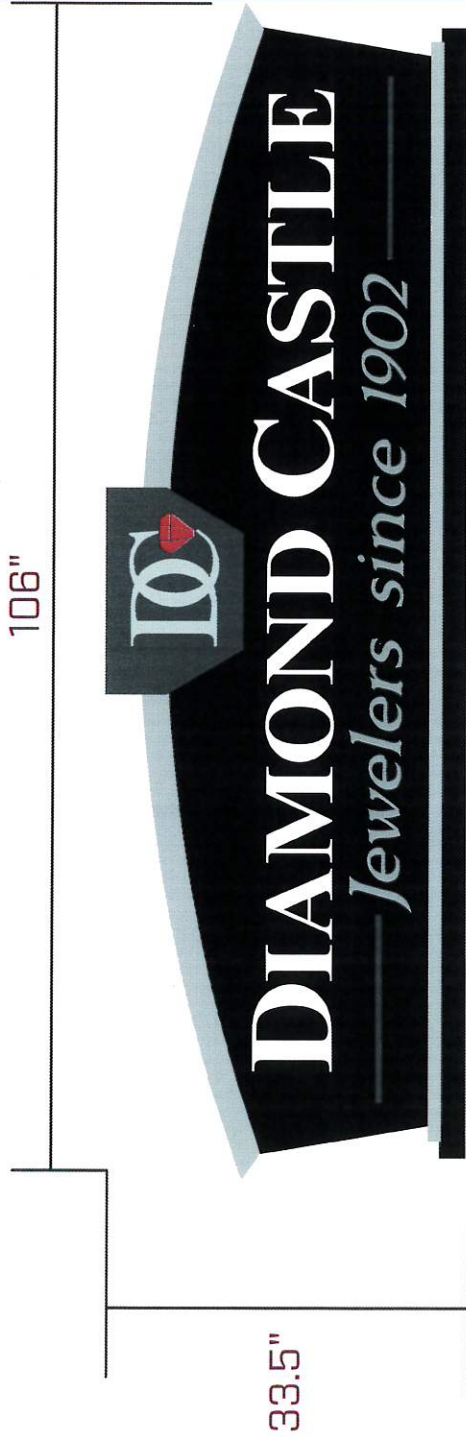


PHOTO OF ENTIRE BUILDING



OLD SIGN
ALREADY REMOVED

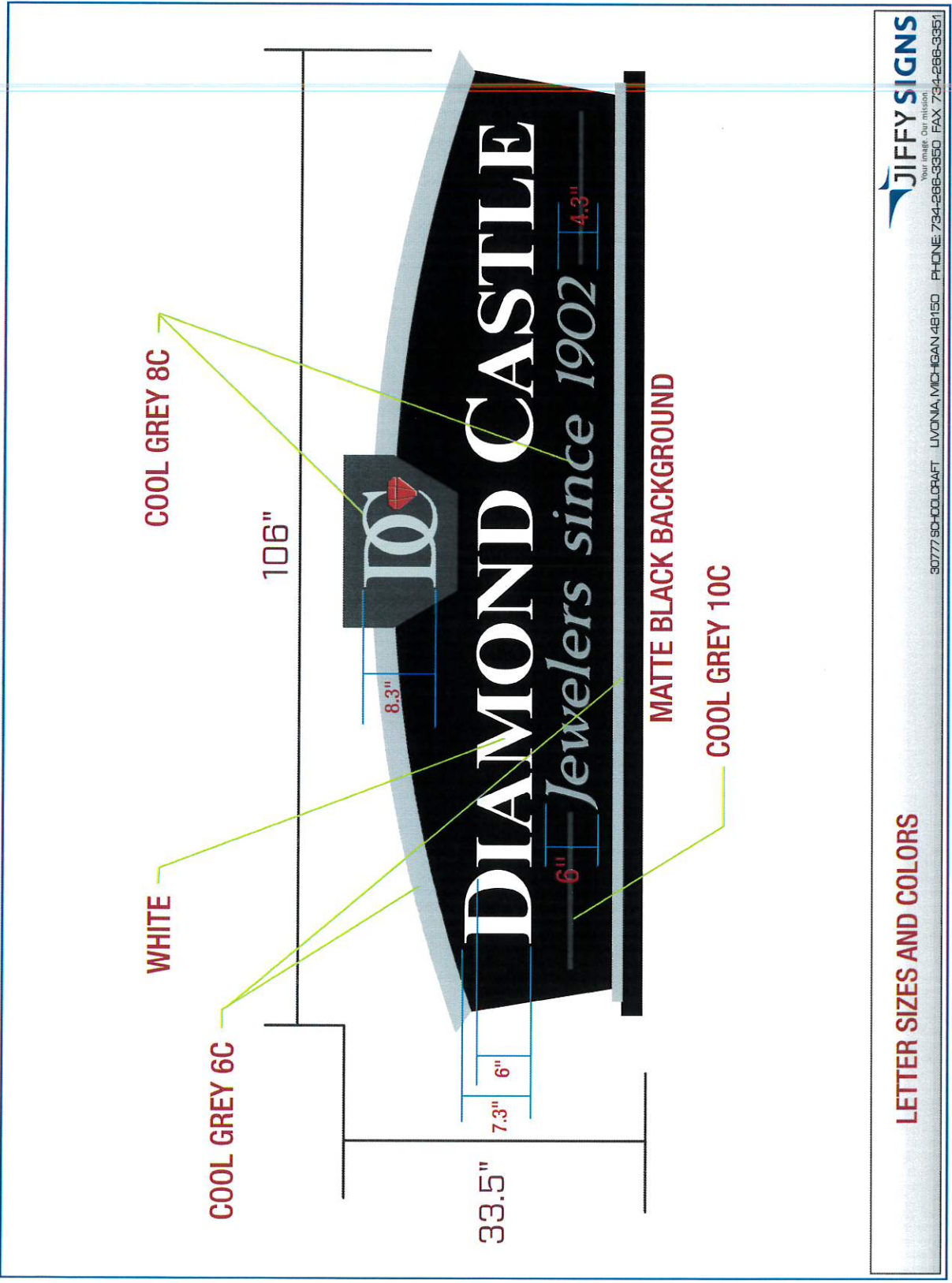
STOREFRONT IN QUESTION



805 W. ANN ARBOR TRAIL PLYMOUTH MI



30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150 PHONE: 734-266-3350 FAX: 734-266-3351



LETTER SIZES AND COLORS



INSTALL NEW SIGN IN EXACT LOCATION
OF EXISTING DEARBORN JEWELERS SIGN
USE SIGN BACKGROUND TO COVER AS
MANY OF EXISTING HOLES AS POSSIBLE

NAME CHANGED FROM DEARBORN JEWELERS TO DIAMOND CASTLE JEWELERS
TO IDENTIFY TENANT

EXISTING SIGN WAS ALREADY REMOVED
CANNOT IDENTIFY MATERIAL, SEE OLD GOOGLE PHOTO FOR LOCATION

Please include the following applicable information		YES	NO	N/A
Sign and awning installation or replacement				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	☒	☐	☐
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing signage/awning material including location, size, material, color, and condition	☐	☐	☒
7.	Photographs of the building as it exists today	☒	☐	☐
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	☒	☐	☐
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	☒	☐	☐
10.	Identification of all materials used in the construction of signage and/or awning	☒	☐	☐
11.	Material samples including number, letter, font size, and colors of signage and/or awning	☒	☐	☐



805 W. Ann Arbor Trail Plymouth MI



30777 SCHOOLCRAFT LIVONIA, MICHIGAN 48150 PHONE: 734-286-3350 FAX: 734-286-3351



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H22-05
Agenda Date: November 2, 2022

Address: 587 W. Ann Arbor Trail
Year Built: N/A
Historical Significance: Non-contributing

Proposed Changes: Parking lot improvements, landscaping, and signage removal

Sec. 18-654. - Duties and powers.

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

(c) The HDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The HDC shall provide to such delegated authorities specific written standards for issuing the certificates of appropriateness under this subsection. Such delegated authorities shall come before the next regularly scheduled HDC meeting and the HDC shall review the certificates of appropriateness so issued. These reviews are to serve the purpose of keeping the HDC informed as to what certificates of appropriateness for minor work have been issued since the last HDC meeting. On a quarterly basis, the HDC shall review the certificates of appropriateness, if any, issued by the aforesaid delegated authority to determine whether or not the delegated responsibilities should be continued.

(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

Application Review

The following applicable information has been provided		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why the changes are necessary	☒	☐	☐
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☒	☐	☐
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	☒	☐	☐
8.	Scaled drawings to include existing and proposed floor plans	☐	☐	☒
9.	Scaled drawings to include existing and proposed elevations	☐	☐	☒
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	☐	☐	☒
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	☐	☐	☒
12.	Material samples and colors for roofing, siding, and trim	☐	☐	☒
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	☒	☐	☐
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	☒	☐	☐
15.	Color rendering of exterior elevation	☒	☐	☐
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	☒	☐	☐
Site improvements: fence, walls, paving, or landscaping installation				
Please include the following applicable information		YES	NO	N/A
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☐	☐	☐
4.	Detailed justification of why site improvement is necessary	☒	☐	☐
5.	Historic photographs of the building and site	☐	☐	☒
6.	Photographs of the building and site as it exists today	☒	☐	☐
7.	Scaled and dimensioned site plan showing existing lot lines	☒	☐	☐
8.	Scaled and dimensioned site plan showing existing buildings	☒	☐	☐
9.	Scaled and dimensioned site plan showing	☒	☐	☐
10.	Identification of all materials used in the construction of fence, walls, paving, &/or landscaping	☒	☐	☐
11.	Material samples including number, letter, font size, and colors of fence, walls, paving, and/or landscaping	☐	☐	☒

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ____.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION 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 Former Saxton's Parking Lot (587 W. Ann Arbor Trail)	☐ Contributing structure ☐ Non-contributing structure	Date of Application October 18, 2022
--	--	--

Name of Property Owner City of Plymouth	Phone Number (734) 453-1234	
Mailing Address 201 South Main Street	Email Address (Required) nmoroz@plymouthmi.gov	
City Plymouth	State Michigan	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Same as Property Owner	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Shawn Keough/Wade Trim	Phone Number (313) 363-1434		
Company Address 25251 Northline Road	City Plymouth	State MI	Zip Code 48180
Registration Number 42619	Expiration Date April 29, 2024	Email Address (Required) skeough@wadetrim.com	

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

☐ New Construction	☐ Window Replacement	☒ Sign/Awning Install or Replacement	☐ Color Change
☐ Addition	☐ Siding Replacement	☐ Wall/Fence Install or Replacement	☐ Building Cleaning
☐ Alteration	☐ Door Replacement	☒ Paving Install or Replacement	☐ Other
☐ Porch Reconstruct/Repair	☐ Roof Replacement	☐ Landscaping Install or Replacement	

V. Applicant Signature

Signature of Applicant	Date
------------------------	------

VI. Property Owner Signature

Signature of Property Owner	Date
-----------------------------	------

VII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why the changes are necessary	☒	☐	☐
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☒	☐	☐
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	☒	☐	☐
8.	Scaled drawings to include existing and proposed floor plans	☐	☐	☒
9.	Scaled drawings to include existing and proposed elevations Site Plan and Grading Plan	☒	☐	☐
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	☒	☐	☐
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	☒	☐	☐
12.	Material samples and colors for roofing, siding, and trim	☐	☐	☒
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	☒	☐	☐
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	☒	☐	☐
15.	Color rendering of exterior elevation	☐	☐	☒
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	☒	☐	☐
Proposed window replacement project				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why window replacement is necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing window material including color and condition	☐	☐	☒
7.	Photographs of the affected windows as they exist today	☐	☐	☒
8.	Photographs of the building with proposed changes indicated	☐	☐	☒
9.	Cut sheets (manufacturer information) for all replacement windows	☐	☐	☒
10.	Material samples and colors of windows	☐	☐	☒
11.	Number of windows to be replaced	☐	☐	☒
12.	Dimensions of windows including frame thickness and frame width	☐	☐	☒
13.	Photographs of other projects incorporating the window replacement component	☐	☐	☒

Please include the following applicable information		YES	NO	N/A
Proposed door or garage door replacement				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why door replacement is necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing door material including color and condition	☐	☐	☒
7.	Photographs of the affected doors as they exist today	☐	☐	☒
8.	Photographs of the building with proposed changes indicated	☐	☐	☒
9.	Cut sheets (manufacturer information) for all replacement doors	☐	☐	☒
10.	Material samples and colors of doors	☐	☐	☒
11.	Number of doors to be replaced	☐	☐	☒
12.	Dimensions of doors including frame thickness and frame width	☐	☐	☒
13.	Photographs of other projects incorporating the door replacement component	☐	☐	☒
Proposed roof replacement				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why roof replacement is necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing roof material including color and condition	☐	☐	☒
7.	Photographs of the roof as it exists today	☐	☐	☒
8.	Photographs of the building with proposed changes indicated	☐	☐	☒
9.	Cut sheets (manufacturer information) for replacement roof	☐	☐	☒
10.	Material samples and colors of roof	☐	☐	☒
11.	Dimensions of replacement roof	☐	☐	☒
12.	Photographs of other projects incorporating the roof replacement component	☐	☐	☒
Proposed siding replacement				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why siding replacement is necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing siding material including width, color, and condition	☐	☐	☒
7.	Photographs of the siding as it exists today	☐	☐	☒

Please include the following applicable information		YES	NO	N/A
8.	Photographs of the building with proposed changes indicated	☐	☐	☒
9.	Scaled and dimensioned elevations showing the replacement siding	☐	☐	☒
10.	Cut sheets (manufacturer information) for replacement siding	☐	☐	☒
11.	Material samples and colors of siding	☐	☐	☒
12.	Dimensions including full profile of replacement siding	☐	☐	☒
13.	Photographs of other projects incorporating the siding replacement component	☐	☐	☒
Sign and awning installation or replacement				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	☒	☐	☐
5.	Historic photographs of the building	☐	☐	☒
6.	Description of the existing signage/awning material including location, size, material, color, and condition	☒	☐	☐
7.	Photographs of the building as it exists today	☐	☐	☒
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	☐	☒	☐
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	☐	☐	☒
10.	Identification of all materials used in the construction of signage and/or awning	☒	☐	☐
11.	Material samples including number, letter, font size, and colors of signage and/or awning	☐	☒	☐
Site improvements: fence, walls, paving, or landscaping installation				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why site improvement is necessary	☒	☐	☐
5.	Historic photographs of the building and site	☒	☐	☐
6.	Photographs of the building and site as it exists today	☒	☐	☐
7.	Scaled and dimensioned site plan showing existing lot lines	☒	☐	☐
8.	Scaled and dimensioned site plan showing existing buildings	☒	☐	☐
9.	Scaled and dimensioned site plan showing where fencing, paving, walls, or landscaping will be placed	☒	☐	☐
10.	Identification of all materials used in the construction of fencing, paving, walls, or landscaping	☒	☐	☐
11.	Material samples including number, letter, font size, and colors of fencing, paving, or walls	☒	☐	☐

Please include the following applicable information		YES	NO	N/A
Porch reconstruction or repair				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Description of the existing porch material including location, size, material, color, and condition	☐	☐	☒
8.	Scaled drawings to include existing and proposed site plan	☐	☐	☒
9.	Scaled drawings to include existing and proposed floor plans	☐	☐	☒
10.	Scaled drawings to include existing and proposed elevations	☐	☐	☒
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	☐	☐	☒
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	☐	☐	☒
13.	Material samples and colors for porch	☐	☐	☒
Paint color change				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Samples of the proposed paint color (paint chip)	☐	☐	☒
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	☐	☐	☒
Building cleaning				
1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	☐	☐	☒
8.	Brochure for cleaning agents	☐	☐	☒
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	☐	☐	☒

Kellogg Historic District
Application for Certificate of Appropriateness
Supporting Information for Proposed Parking Lot Improvements at the Former Saxton's Parking Lot
587 Ann Arbor Trail
Plymouth, MI 48170
Prepared: October 18, 2022

Background and Synopsis

In April 2015, the City of Plymouth Downtown Development Authority (DDA) purchased the Saxton's Garden Center (587 W. Ann Arbor Trail), the existing two-story building to the east of Saxton's (583/585 W. Ann Arbor Trail) and two adjacent residential properties (624 Maple Avenue and 674 Maple Avenue) with the intention of re-developing these key properties and diversifying housing options on the border of the downtown business district.

In 2020, the DDA and City entered into agreements to sell portions of the property to allow for the historic renovation of the Jewel & Blaich Building and the construction of the Jewel Maple Residential Condominiums (currently under construction). The remaining land which is the subject of this application is primarily the former parking lot associated with the former Saxton's Garden Center. The property that is the subject of this application currently serves as a municipal public parking lot.

The DDA is seeking a Certificate of Appropriateness from the City of Plymouth Historic District Commission to remove the structures at the property addresses 583/585 and 587 Ann Arbor Trail and construct a municipal parking lot.

Materials Finish List

The City of Plymouth understands that the final landscaping plan will require a Certificate of Appropriateness. The attached color rendering was prepared as part of the Jewel Maple Residential project and has been provided to give the HDC members a visual understanding of the proposed parking plan. The parking lot, as proposed, will yield approximately 31 spaces as part of the City's parking network and will be constructed of typical construction materials (i.e concrete curb and gutter, asphalt parking surface (1100T Wearing Course and 3C Base Course), and 21AA aggregate base course. Storm water management is included in the planned improvements. An underground detention system has been included in the project. The proposed landscaping plan is preliminary and included to help meet City ordinances, provide a high-quality buffer along Ann Arbor Trail, and add interior greenspace within the parking lot, consistent with City ordinances. Whereas the existing parking lot is nearly 100% asphalt and hardscape, the proposed plan adds green space to the edge of downtown across from the Wilcox property and across from Kellogg Park.

The electric vehicle charging stations will look like those in the attached pictures, primarily consisting of metal and plastic. It is envisioned that all decorative light poles will be painted green to match the

others within the DDA district. If overhead lighting is required, the lighting will be minimized with a downward projecting style of light and luminaire consistent with City Ordinances.

Detailed Justification of Why Site Improvement is Necessary

The existing parking lot is highly utilized, but the asphalt surface is in very poor condition. The current parking lot, while functional, does not provide adequate storm water controls, does not include any overhead or decorative lighting and does not have any interior or buffering landscaping.

The City of Plymouth desires to improve the look and function of this parking lot, while maximizing the number of parking spaces available for use. The City is proposing to include 4 electric vehicle charging stations, two ADA compliant spaces, 25 regular spaces, underground storm water detention, site lighting and landscaping to bring the parking lot into compliance with City ordinances.

In addition, in 2020, the City committed to provide ingress and egress to the Jewel Maple Residential Condominiums through the parking lot property. It makes sense to upgrade the parking lot as part of the ingress and egress improvements.

Statement of Impact/Project Rationale

The subject property is approximately 0.55 acres in size. It is the City's intent to remove the existing asphalt surface and aggregate base, remove the existing elevated sign and posts, re-grade the property to improve drainage and blend into the adjacent properties, install a new underground storm water detention system, and reconstruct the parking lot with access to Deer Street and Ann Arbor Trail. The access points have been designed to help the City fulfill its obligations for shared access to the rear garages of the Jewel Maple Residential Condominiums.

As the Historic District Commission is aware, the Kellogg Park Historic District was established with six unique purposes which are described in Article XIII, Section 18-636 of the City of Plymouth Code of Ordinances. The 3rd Purpose of the Historic District is to "Foster civic beauty". Reconstructing the parking lot, in accordance with City ordinances, will help improve the look of the parking lot by adding a landscape buffer along Ann Arbor Trail, providing proper room for vehicle circulation, and adding internal landscape islands to define the parking areas.

In addition, the new storm water detention system will help minimize the peak runoff from this site, ultimately reducing the amount of peak runoff that is tributary to the Tonquish Creek. One of the City goals is to help reduce the flooding that occurs along portions of the Tonquish Creek during large rain events.

The 4th Purpose of the Historic District, as described in Article XIII, is to "Strengthen the local economy". The City of Plymouth is seeking to provide functional parking adjacent to the existing downtown business district. The proposed parking lot will strengthen the local economy by providing safe access for all users and opportunity for parking within a reasonable distance of downtown and Kellogg Park, the City's primary cultural and social destination. The municipal parking lot will have ingress and egress access from Ann Arbor Trail and Deer Street.

Timeframe for Demolition/Proposed Municipal Parking Lot

The ideal goal would be to have the demolition and construction on the new municipal parking lot start in the spring months (April/May) of 2023 so that the parking can be available for use during the busy summer season. The exact timing of the improvements will need to be coordinated with the site improvements at the Jewel Maple Residential Condominium development, which may result in the work occurring in the Summer of 2023.

Attachments

The following attachments have been provided as part of this application:

- Existing photographs of the current parking lot and surrounding area
- Sample photographs of the proposed electric vehicle charging stations and electric cabinet
- Proposed Municipal Parking Lot site plan, including details for proposed storm water detention, electric vehicle charging stations, number of parking spaces and orientation, grading plan and landscape plan.
- Color rendering prepared as part of the Jewel Maple Residential Project to help illustrate proposed parking lot.



Along Ann Arbor Trail looking West



At SE corner of Existing Parking Lot looking North/Northwest (toward AA Trail)



At the Corner of Ann Arbor Trail and Deer Looking South East across Wira Property



At the Corner of Ann Arbor Trail and Deer Looking South

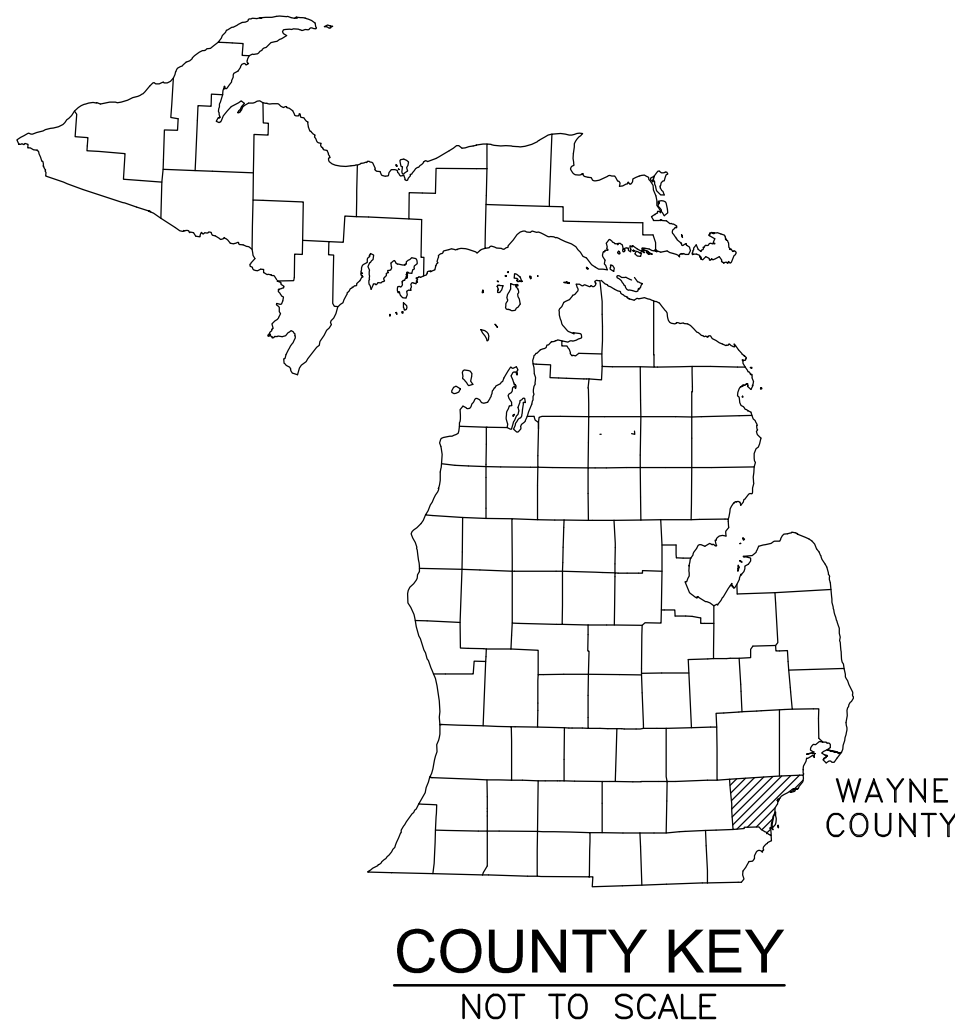


Example Charging Station Fixtures





CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN
SAXTON PROPERTY PARKING LOT



CITY HALL
201 S. MAIN ST.
PLYMOUTH, MI 48170
(734) 453-1234

DEPARTMENT OF MUNICIPAL SERVICES
1231 GOLDSMITH
PLYMOUTH, MI 48170
(734) 453-7737

NICK MOROZ
MAYOR

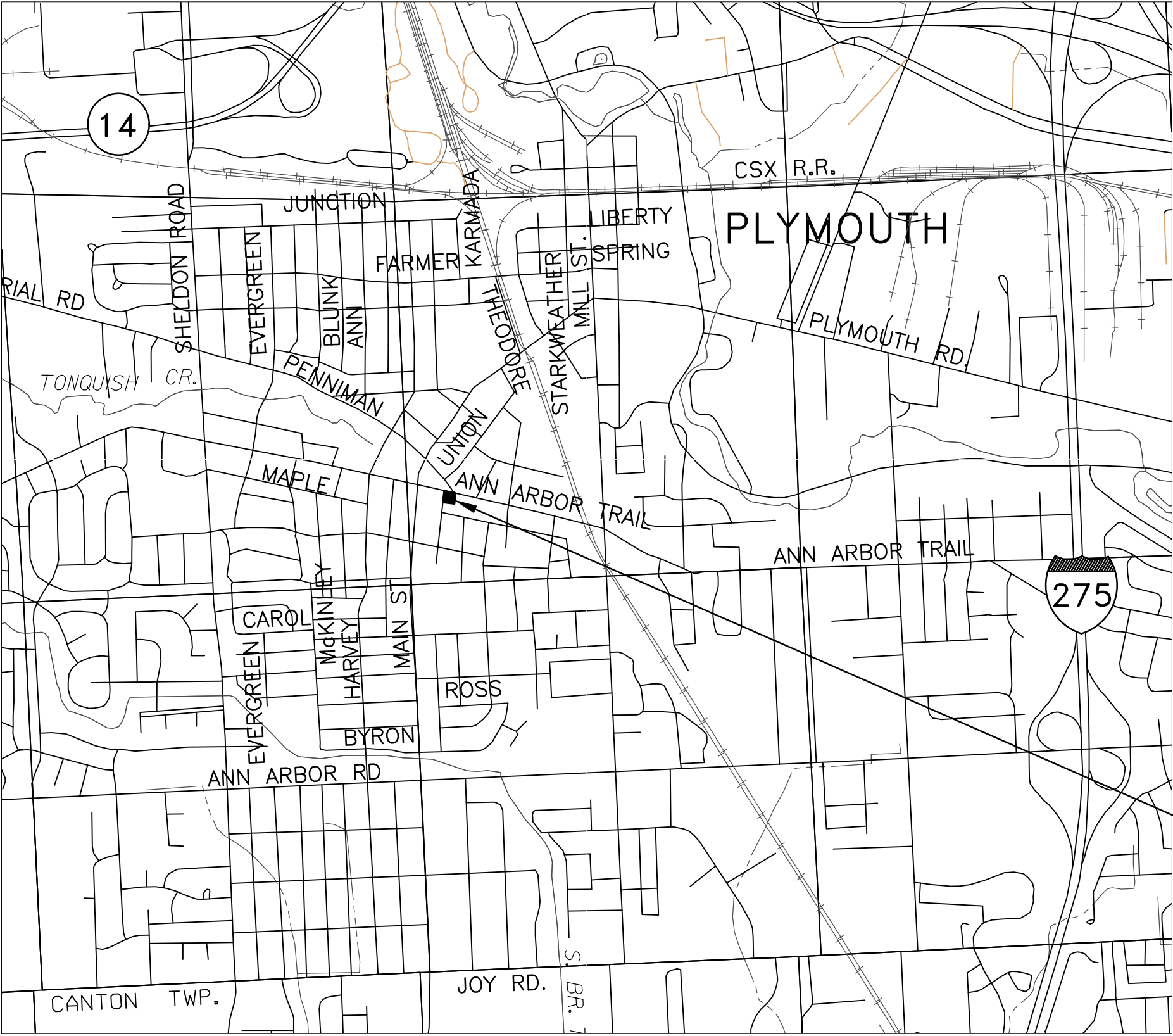
MAUREEN BRODIE
CITY CLERK

PAUL SINCOCK
CITY MANAGER

CITY COMMISSION

SUZI DEAL, MAYOR PRO TEM
LINDA FILIPCZAK, COMMISSIONER
JENNIFER KEHOE, COMMISSIONER
ALANNA MAGUIRE, COMMISSIONER
KELLY O'DONNELL, COMMISSIONER

CHRIS PORMAN
DIRECTOR, DEPARTMENT OF MUNICIPAL SERVICES
ADAM GERLACH
ASSISTANT DIRECTOR, PUBLIC UTILITIES



LOCATION MAP

SHEET INDEX

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BOUNDARY PLAN	5
REMOVAL PLAN	6
PROPOSED STORM PLAN AND PROFILE	7
PROPOSED STORM CALCULATIONS	8
PROPOSED PARKING LOT PLAN	9
PARKING LOT AND LANDSCAPE REQUIREMENTS	10
PROPOSED GRADING PLAN	11
ADS MC3500 DETAILS	12
LANDSCAPE PLAN	13
LANDSCAPE DETAILS	14
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STANDARD STORM SEWER DETAILS	ST-1 & ST-2

JOB NO.
PLY2101-02T

SHEET
1



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

PREPARED UNDER THE SUPERVISION OF:

SHAWN W. KEOUGH, PE

42619
REGISTRATION NO.

- ALL PROPERTY IRONS AND MONUMENTS, IF DISTURBED OR DESTROYED BY THE CONTRACTOR, SHALL BE REPLACED BY A MICHIGAN REGISTERED PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
2. LOCATION OF UTILITIES OR OTHER STRUCTURES SHOWN ON THE PLANS ARE TAKEN FROM UTILITY COMPANY OR OTHER RECORDS BELIEVED TO BE RELIABLE. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY OMISSIONS OR VARIATIONS IN THE LOCATION OF THE UTILITIES ENCOUNTERED IN THE WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS DIG" (800) 482-7171, A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION IN THE AREA OF THE WORK.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, WADE TRIM AND UTILITY COMPANIES 2 WORKING DAYS IN ADVANCE OF UNCOVERING ANY EXISTING UTILITY.
5. PRIOR TO THE INSTALLATION OF ANY PROPOSED UTILITIES, THE EXISTING UTILITIES WHICH CROSS THE PROPOSED UTILITY SHALL BE EXPOSED BY THE CONTRACTOR TO DETERMINE ANY POSSIBLE CONFLICTS WITH THE PROPOSED WORK. MAINTAIN 18-INCHES MINIMUM CLEARANCE BETWEEN ALL UTILITY CROSSINGS. THIS WORK IS INCIDENTAL TO THE PROJECT
6. ALL EXISTING TRAFFIC SIGNS IN THE WAY OF CONSTRUCTION SHALL BE REMOVED AND RESET IN A TEMPORARY LOCATION PER THE LATEST EDITION OF MICHIGAN MANUAL OF UNIFIED TRAFFIC CONTROL DEVICES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
7. EXISTING LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, INCLUDING VEHICLE AND PEDESTRIAN ACCESS TO RESIDENCES AND BUSINESSES, EXCEPT WHEN OTHERWISE SHOWN ON THE PLANS OR SPECIFIED.
8. ALL TRAFFIC CONTROL AND DEVICES SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. THE CONTRACTOR SHALL LIMIT HIS CONSTRUCTION TRAFFIC AND EQUIPMENT TO THE AREA DIRECTLY UNDER CONSTRUCTION TO PREVENT DAMAGE TO ANY EXISTING IMPROVEMENTS, AND SHALL PREVENT THE SPREAD OF CONSTRUCTION DEBRIS OUTSIDE OF THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY EXISTING IRRIGATION SYSTEM COMPONENTS DISTURBED BY HIS CONSTRUCTION OPERATIONS. EXISTING MATERIAL MAY BE REUSED UNLESS DAMAGED. DAMAGED MATERIAL SHALL BE REPLACED WITH NEW MATERIAL OF THE SAME TYPE. REMOVAL AND REPLACEMENT SHALL BE INCIDENTAL TO THE PROJECT.
11. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY EXISTING DECORATIVE LIGHTING SYSTEM COMPONENTS DISTURBED BY HIS CONSTRUCTION OPERATIONS. EXISTING MATERIAL MAY BE REUSED UNLESS DAMAGED. DAMAGED MATERIAL SHALL BE REPLACED WITH NEW MATERIAL OF THE SAME TYPE. COST FOR DECORATIVE LIGHTING SYSTEM REMOVAL AND REPLACEMENT SHALL BE INCIDENTAL TO THE PROJECT.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE INTEGRITY OF EXISTING UTILITIES AT ALL TIMES. ALL UTILITIES INCLUDING UTILITY POLES, IN THE VICINITY OF CONSTRUCTION SHALL BE PROTECTED BY BRACING, SUPPORTING, BY THE USE OF TRENCH BOXES OR OTHER ACCEPTABLE MEANS AS DETERMINED BY THE OWNER OF THE UTILITY. ALL COSTS FOR PROTECTION OF UTILITIES SHALL BE INCIDENTAL TO THE PROJECT.
13. ANY UTILITIES, MAINS, SERVICES, UNDERDRAINS, OIL LINES, OR OTHER SIMILAR ITEMS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE UTILITY OWNER IN A MANNER ACCEPTABLE TO THE UTILITY OWNER. ALL COSTS FOR REPAIR OR REPLACEMENT SHALL BE PAID BY THE CONTRACTOR, INCIDENTAL TO THE PROJECT.
14. WORK STOPPAGE BY EMPLOYEES OF UTILITY COMPANIES WHICH RESULTS IN A DELAY OF UTILITY REVISIONS EFFECTING THE PROGRESS OF THIS PROJECT MAY BE THE BASIS FOR A CLAIM FOR AN EXTENSION OF TIME FOR COMPLETION, BUT WILL NOT BE CONSIDERED THE BASIS FOR A CLAIM FOR EXTRA COMPENSATION OR AN ADJUSTMENT IN CONTRACT UNIT PRICES.
15. THE CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATION REQUIRED TO COMPLETE THE WORK WITH THE OWNER OF THE UTILITY. THIS COORDINATION SHALL BE ACCOMPLISHED IN SUFFICIENT TIME TO ALLOW THE RELOCATION WORK TO BE COMPLETED WITHOUT INTERFERENCE OR DELAY TO THE CONSTRUCTION WORK. ALL COSTS FOR RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE PROJECT.
16. ALL TREES, SHRUBS AND LANDSCAPING NOT DESIGNATED TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION. ANY TREES, SHRUBS OR LANDSCAPING DAMAGED IN ANY WAY BY THE CONTRACTOR (INCLUDING DAMAGING ROOTS), SHALL BE REPLACED WITH LIKE SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL HAVE AN OPERATING VACUUM SWEEPER ON THE JOB AT ALL TIMES. THE PAVEMENT SHALL BE SWEEPED MINIMUM OF ONCE A DAY OR AS DIRECTED BY THE FIELD ENGINEER. THE CONTRACTOR SHALL ALSO COMPLY WITH LOCAL AGENCY DUST ORDINANCE.
18. THE CONTRACTOR SHALL MAINTAIN EXISTING STORM WATER DRAINAGE AT ALL TIMES DURING THE WORK. EXISTING STORM SYSTEM DRAINAGE SHALL BE MAINTAINED BY PUMPING AND BY-PASSING, REPAIR, REMOVAL AND REPLACEMENT OR OTHER MEANS WHEN APPROVED BY THE ENGINEER. ALL COSTS FOR MAINTAINING DRAINAGE SHALL BE INCLUDED IN THE PROJECT PAY ITEMS EXCEPT AS MAY BE OTHERWISE PROVIDED FOR IN THE PROPOSAL.

1. ALL SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WAYNE COUNTY DEPARTMENT OF ENVIRONMENT. THE CITY HAS PAID ALL FEES REQUIRED TO OBTAIN A PERMIT FROM WAYNE COUNTY.
2. CLEAN ALL ACCUMULATED SEDIMENT FROM CATCH BASINS, SEWERS AND PAVEMENT AREAS AS REQUIRED FOLLOWING COMPLETION OF CONSTRUCTION.
3. ALL SOIL EROSION MEASURES SHALL BE CHECKED A MINIMUM OF ONCE A DAY.
4. INLET PROTECTION FOR STORM SEWER CATCH BASINS SHALL BE REPLACED IMMEDIATELY IF THE FOLLOWING HAS OCCURRED: ANY TEARS OR HOLES IN THE FILTER FABRIC, AND/OR DRAIN SILT HAS COLLECTED ON FABRIC CAUSING SAGGING OF FILTER IN THE CATCH BASIN.
5. ALL TRUCKS SHALL CLEAN TIRES OF DIRT BEFORE EXITING CONSTRUCTION SITE.
6. ANY AND ALL ACCUMULATED SEDIMENT ON STREETS AND ROADS IN THE PROJECT VICINITY SHALL BE SWEEP CLEAN AT LEAST ONCE PER DAY OR AS DIRECTED BY THE ENGINEER.

1. INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES ON EXISTING STORM STRUCTURES PRIOR TO DISTURBING ANY EARTH ON THE SITE.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DRIVE PRIOR TO DISTURBING ANY EARTH ON SITE. ALL TRUCKS LEAVING THE CONSTRUCTION SITE SHALL PASS THROUGH A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DRIVE TO REMOVE DIRT AND SEDIMENT. ANY DIRT AND ACCUMULATED SEDIMENT ON ROADS AND STREETS IN THE VICINITY OF THE PROJECT SHALL BE SWEEPED CLEAN AT LEAST DAILY WITH A VACUUM TYPE PICKUP BROOM.
3. INSTALL INLET FILTERS ON ALL STORM CATCH BASINS UPON COMPLETING CONSTRUCTION OF EACH ONE.
4. REMOVE EXISTING PAVEMENT.
5. CONSTRUCT PROPOSED UTILITIES.
6. PREPARE SUBGRADE, CONSTRUCT CONCRETE CURB, PLACE PROPOSED ASPHALT PAVEMENT.
7. INSTALL TOPSOIL AND NURSERY SOD ON DISTURBED RIGHT-OF-WAY WITHIN 5 DAYS OF COMPLETING PAVEMENT INSTALLATION.
8. CLEAN ALL ACCUMULATED SEDIMENT FROM CATCH BASINS, SEWERS AND PAVEMENT AREAS AS REQUIRED FOLLOWING COMPLETION OF CONSTRUCTION.
9. THE EXACT SCHEDULE OF SOIL EROSION AND SEDIMENTATION CONTROL EVENTS (WITH DAYS AND/OR DATES OF THE VARIOUS ACTIVITIES) SHALL BE SUBMITTED TO WAYNE COUNTY BY THE CONTRACTOR, FOR REVIEW AND APPROVAL, PRIOR TO OBTAINING A PERMIT.



Know what's **below**.
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www.waide-trim.com

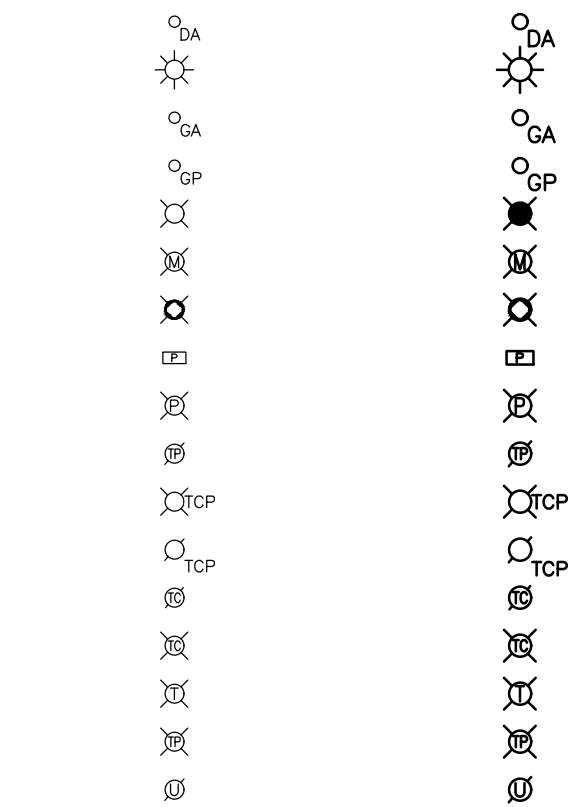
CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
NOTES

ISSUED FOR:	DATE:	BY:
JOB NO. PLY2101-02T		
SHEET 2		

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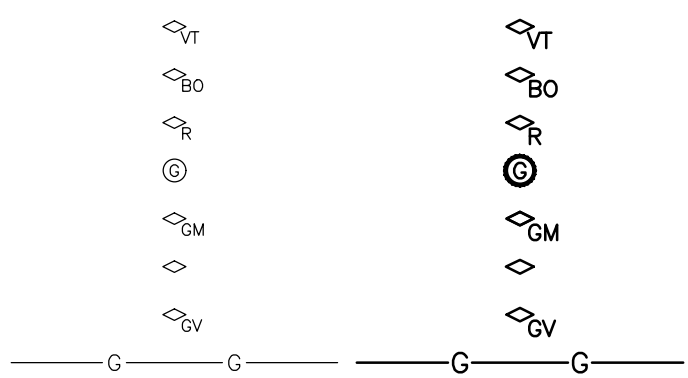
OVERHEAD UTILITIES

DEADMAN ANCHOR
FLOOD LIGHT
GUY WIRE ANCHOR
GUY POLE
LAMP POLE
METAL LIGHT POLE
ORNAMENTAL LIGHT
POLE BOX
POWER & LIGHT POLE
POWER & TELEPHONE POLE
TELE, CTV, PWR & LIGHT POLE
TELE, CTV, & POWER POLE
TELE, & CTV POLE
TELE, CTV, & LIGHT POLE
TELE,, & LIGHT POLE
TELE, POWER, & LIGHT POLE
UTILITY POLE
OVERHEAD CABLE TV & TELEPHONE
OVERHEAD ELECTRIC & CABLE TV
OVERHEAD ELECTRIC, CABLE TV
AND TELEPHONE



GAS

VENT
BLOW OFF
FILLER PIPE
MANHOLE
METER
STOP BOX
SHUTOFF VALVE
GAS



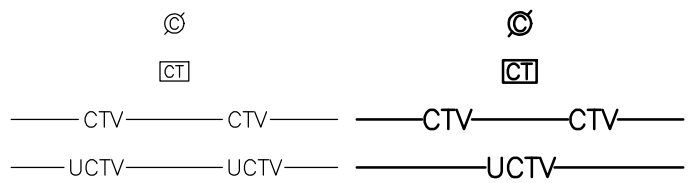
MONUMENTS

IRON (FOUND)
IRON (SET)
BENCH MARK
BRASS PLATE
CONCRETE NAIL
DRILL HOLE
GOVERNMENT CORNER
GPS MONUMENT
IRON PIPE
MONUMENT BOX
MONUMENT
MERE STONE
NGS MONUMENT
NAIL & TAG
PINCH IRON
PK NAIL
RAILROAD SPIKE
RIGHT-OF-WAY MARKER
SPIKE
SHIPS SPIKE
T-IRON
USGS MONUMENT
CROSS CUT
CROSS CUT IN MONUMENT
WOOD STAKE



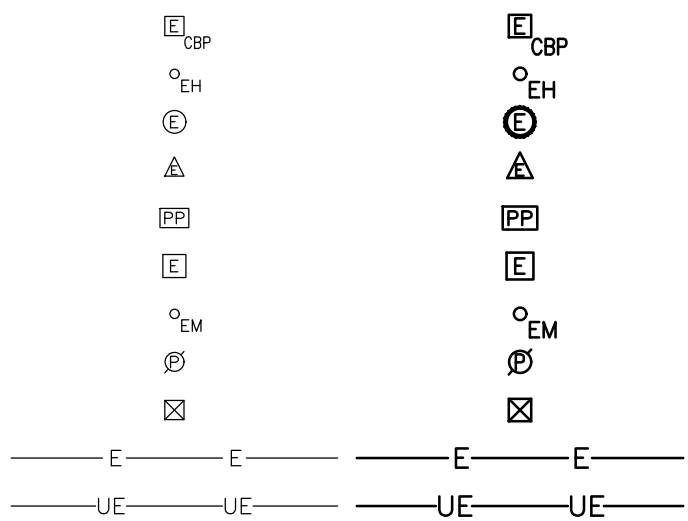
CABLE TV

CABLE TV POLE
CABLE TV PEDESTAL
OVERHEAD CABLE TELEVISION
UNDERGROUND CABLE TELEVISION



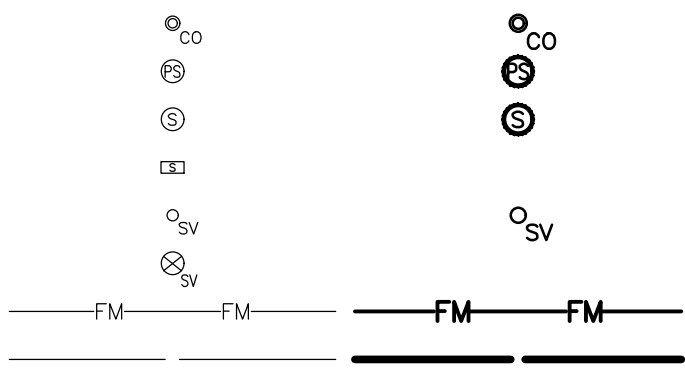
ELECTRICAL

CIRCUIT BREAKER PANEL
HANDHOLE
MANHOLE
OUTLET
PEDESTAL
TRANSFORMER BOX
METER
POWER POLE
TRANSFORMER TOWER
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC



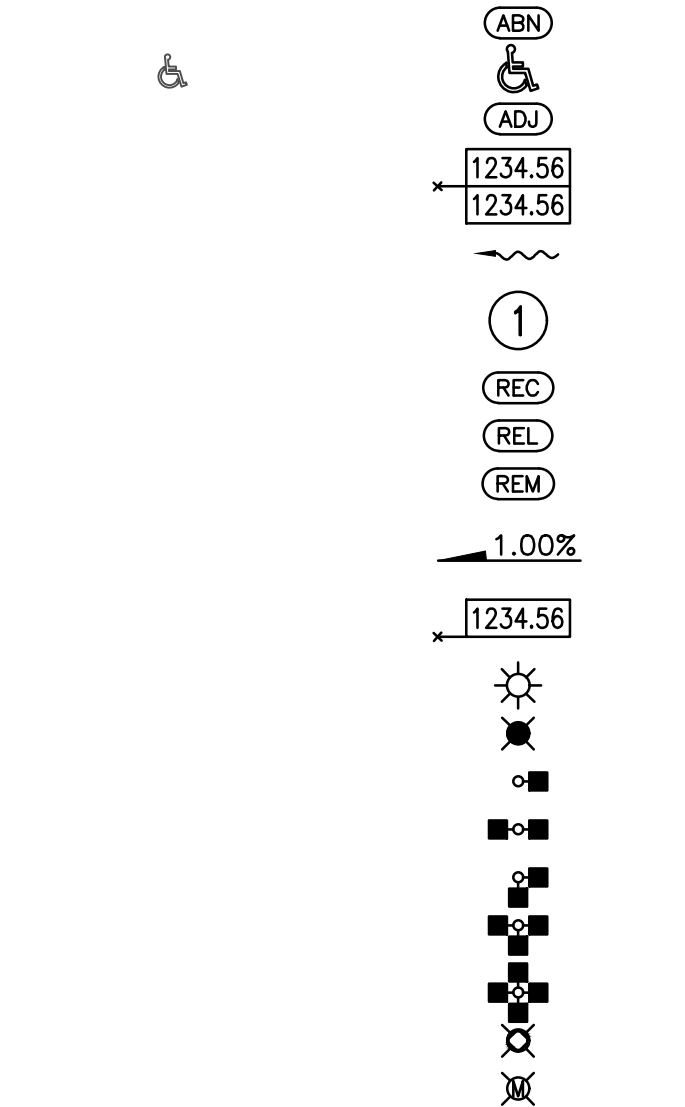
SANITARY SEWER

CLEAN OUT
PUMPSTATION MANHOLE
SANITARY MANHOLE
SEPTIC TANK
SEWER VENT
SEWER VALVE
FORCEMAIN
SANITARY SEWER



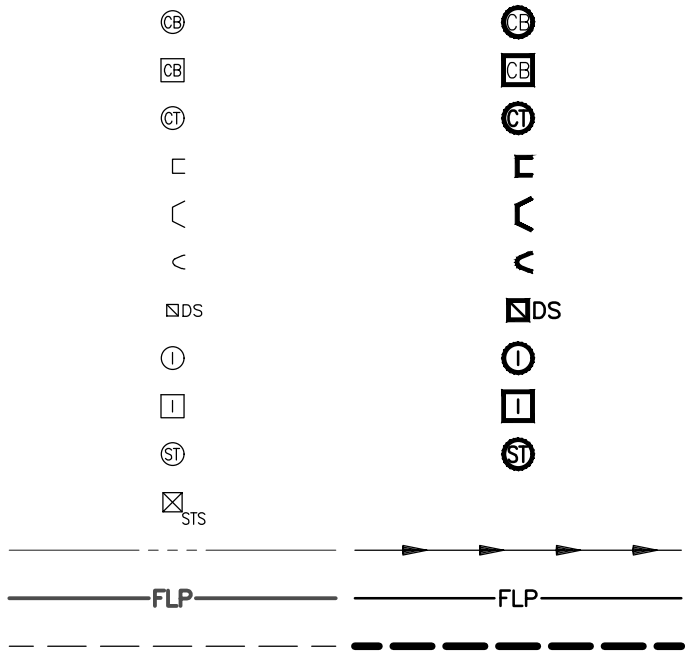
SITE (MISCELLANEOUS)

ABANDON ITEM
ACCESSIBLE SYMBOL
ADJUST ITEM
FINISH GRADE
FLOW ARROW
PARKING COUNT
RECONSTRUCT ITEM
RELOCATE ITEM
REMOVE ITEM
SLOPE LABEL
SPOT GRADE
FLOOD LIGHT
LAMP POLE
LIGHT POLE (SINGLE LAMP)
LIGHT POLE (DOUBLE LAMP 180°)
LIGHT POLE (DOUBLE LAMP 90°)
LIGHT POLE (THREE LAMP)
LIGHT POLE (FOUR LAMP)
ORNAMENTAL LIGHT POLE
METAL LIGHT POLE



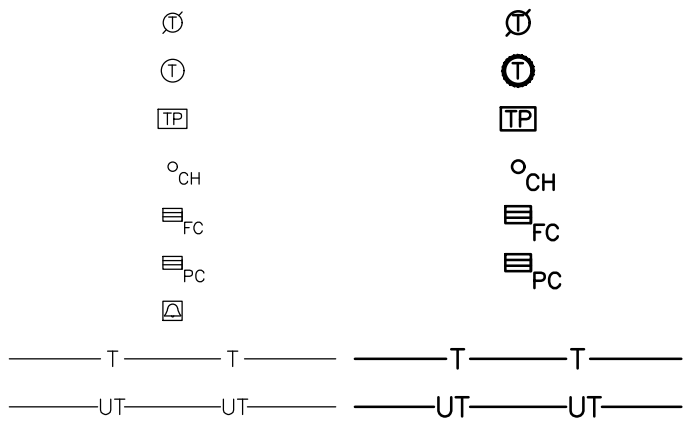
STORM SEWER/DRAINAGE

CATCH BASIN (ROUND GRATE)
CATCH BASIN (SQUARE GRATE)
CISTERN
BOX CULVERT
CULVERT HEADWALL
CULVERT END SECTION
DOWN SPOUT
ROUND INLET
SQUARE INLET
STORM MANHOLE
STORM SEWER STUB
DITCH CENTERLINE
FLOOD PLAIN
STORM SEWER



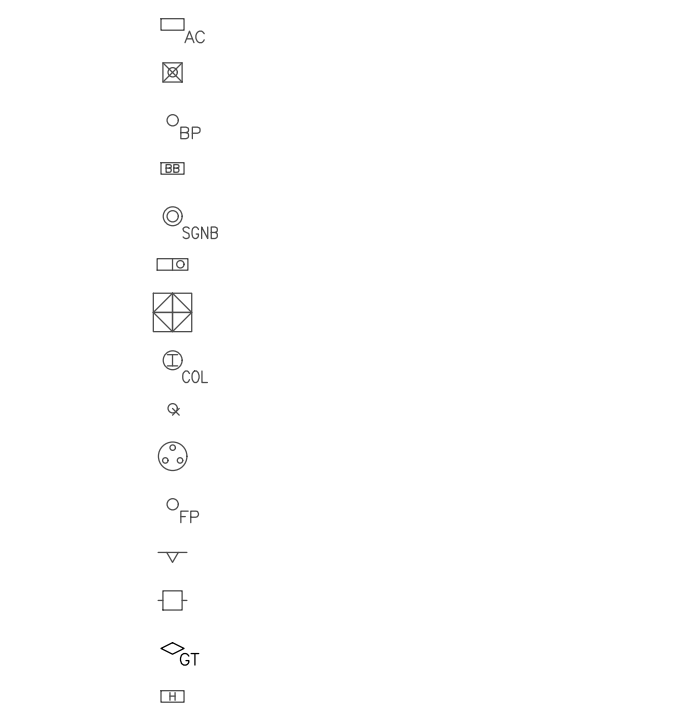
TELEPHONE

TELEPHONE POLE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
COMMUNICATIONS HANDHOLE
FIRE CALL
POLICE CALL
PHONE BOOTH
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE



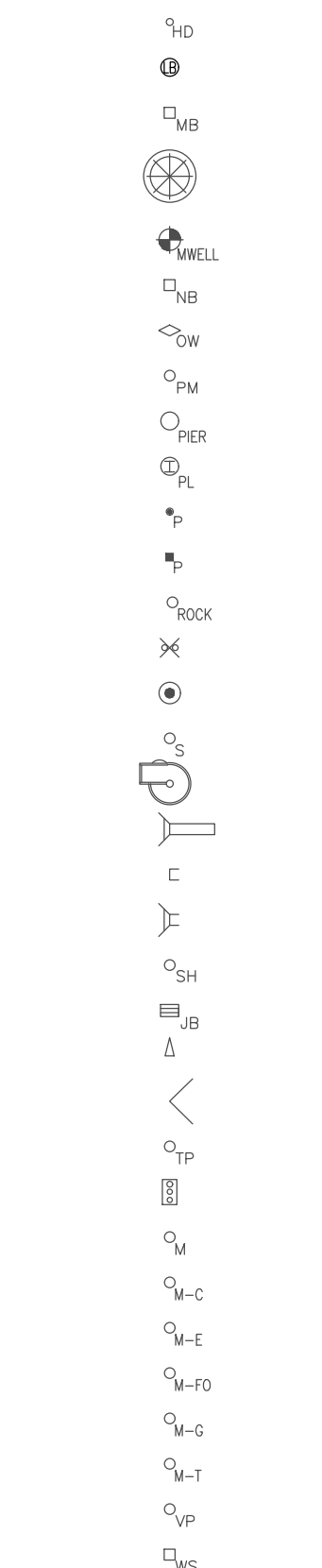
TOPOGRAPHIC FEATURES

AIR CONDITION UNIT UNIT
ANTENNA
BASKET BALL POST
BATTERY BOX
BILLBOARD SIGN BASE
CAMERA TOWER
CLIMBING BARS
COLUMN
FENCE CORNER
FILL PORT
FLAG POLE
FOUNTAIN
GAS PUMP
GAS TANK (UNDERGROUND)
HEAT PUMP



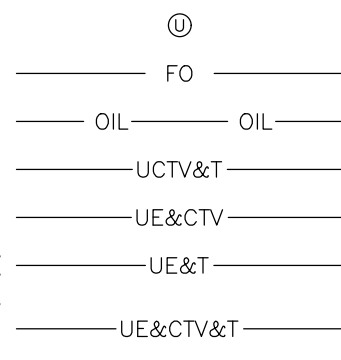
TOPOGRAPHIC FEATURES (CONT.)

HIGHWAY DELINEATOR
LIGHT POLE BASE
MAIL BOX
MERRY-GO-ROUND
MONITORING WELL
NEWSPAPER BOX
OIL WELL
PARKING METER
PIER
PILING
POST (ROUND)
POST (SQUARE)
ROCK
RAILROAD SIGNAL
SATELLITE DISH
SIGN POST
SLIDE (SPIRAL)
SLIDE (STRAIGHT)
SLIDE END
SLIDE STEPS
SPRINKLER HEAD
SPRINKLER JUNCTION BOX
STATUE
SWING SET END
TETHER BALL POLE
TRAFFIC SIGNAL
UNDERGROUND MARKER
U/G MARKER CABLE
U/G MARKER ELECTRIC
U/G MARKER FIBER OPTIC
U/G MARKER GAS
U/G MARKER TELEPHONE
VOLLEY BALL POST
WOOD STAKE



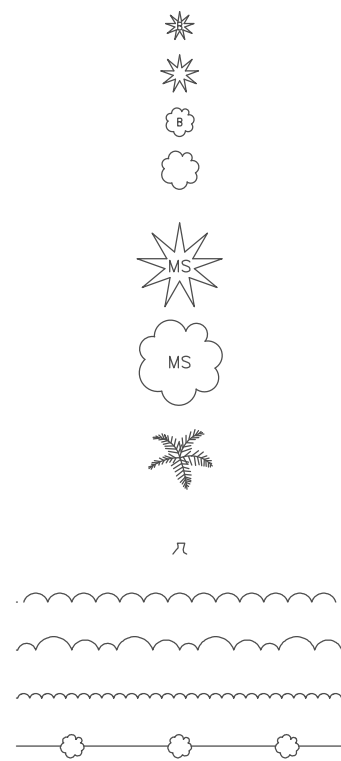
UNDERGROUND UTILITIES

UTILITY MANHOLE
FIBER OPTIC
OIL
UNDERGROUND CTV & TELEPHONE
UNDERGROUND ELEC. & CABLE TV
UNDERGROUND ELEC. & TELEPHONE
UNDERGROUND ELECTRIC, CABLE TV
AND TELEPHONE



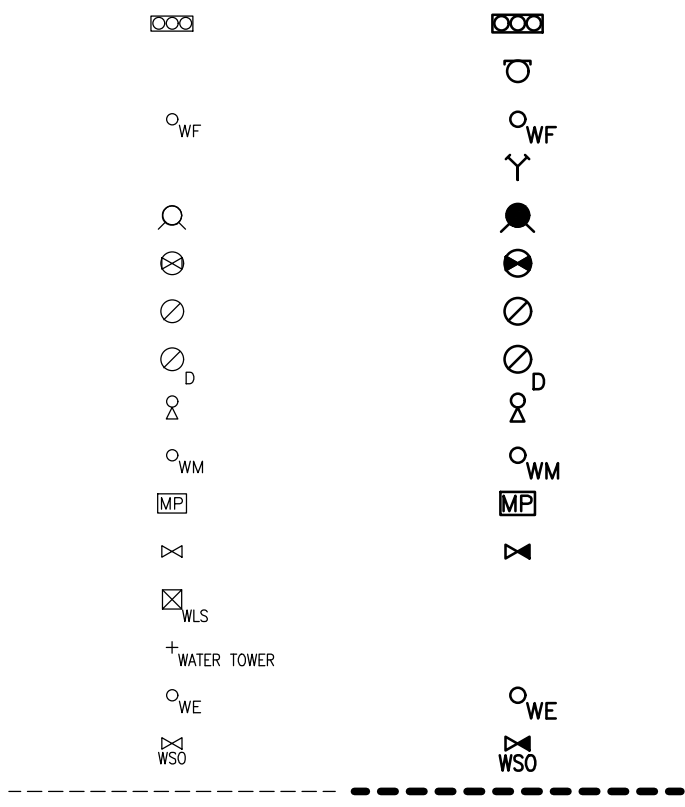
VEGETATION

CONIFEROUS BUSH
CONIFEROUS TREE
DECIDUOUS BUSH
DECIDUOUS TREE
MULTI-STEM CONIFEROUS TREE
MULTI-STEM DECIDUOUS TREE
PALM TREE
STUMP
BRUSH LINE
EDGE OF WOODS
HEDGE
TREE ROW



WATER (DOMESTIC)

BACKFLOW PREVENTER
BLOW-OFF VALVE
FAUCET
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GATE VALVE & BOX
GATE VALVE & WELL
GATE VALVE & WELL (DETROIT)
INDICATOR VALVE POST
METER
METER PIT
VALVE
WATER LINE STUB
WATER TOWER BASE
WELL
SHUT OFF VALVE
DOMESTIC WATER



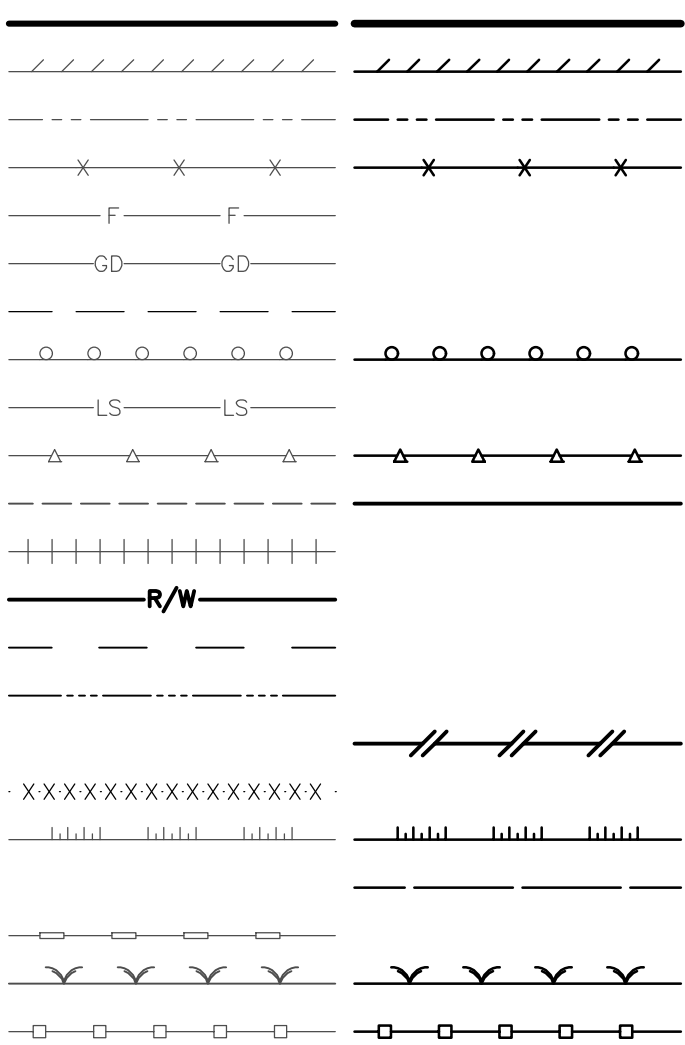
WATER (MISCELLANEOUS)

RECLAIM WATER GATE VALVE
SPRINKLER HEAD
SPRINKLER JUNCTION BOX
RECLAIM WATER



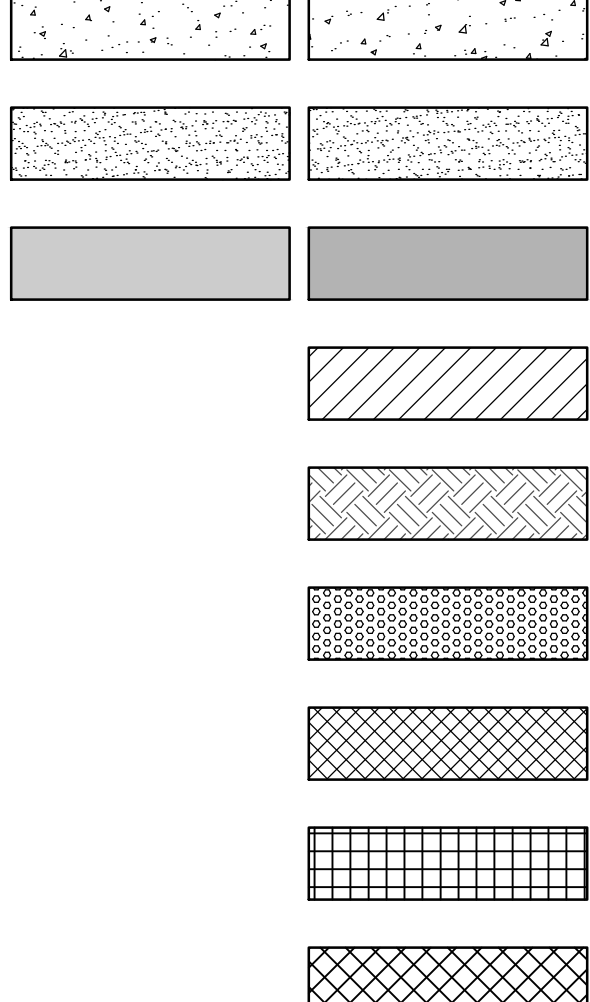
LINE WORK

BOUNDARY LINE
BUILDING
BUILDING SETBACK
CHAIN LINK FENCE
FIELD
GARDEN
GRAVEL
GUARDRAIL
LANDSCAPE
ORNAMENTAL FENCE
PROPERTY LINE
RAILROAD TRACK CENTERLINE
RIGHT OF WAY
SECTION LINE
SHORE LINE
SILT FENCE
TO BE DEMOLISHED
TOP OF BANK
UTILITY/DRAINAGE EASEMENT
WALL
WETLAND
WOOD FENCE



PATTERNS

CONCRETE
GRAVEL
PAVEMENT
HEAVY DUTY PAVEMENT
EARTH (CROSS SECTION)
ADA DETECTABLE WARNING
ADA RAMP
CONCRETE REMOVAL
PAVEMENT REMOVAL



CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
LEGEND

ISSUED FOR: DATE: BY:

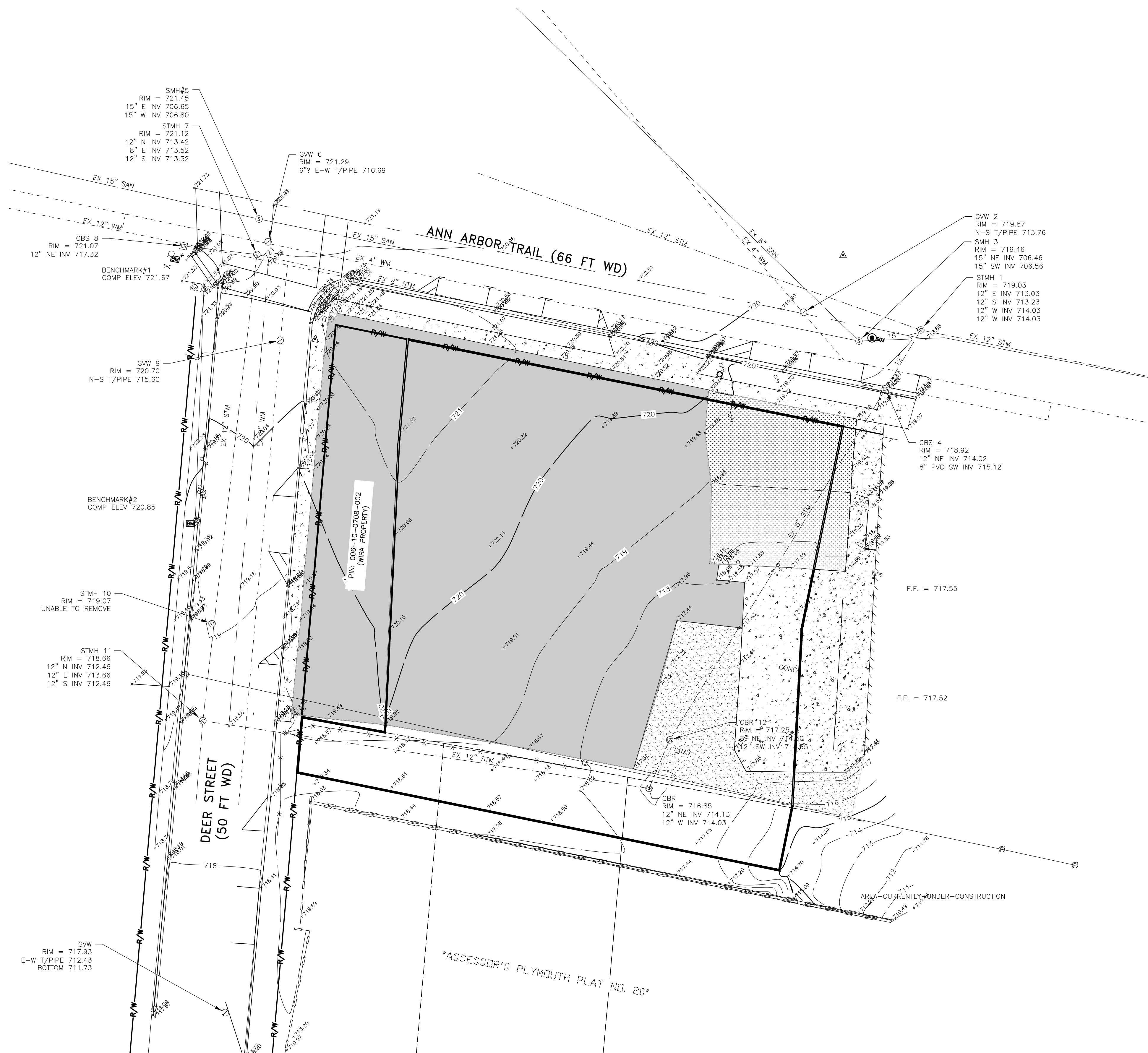
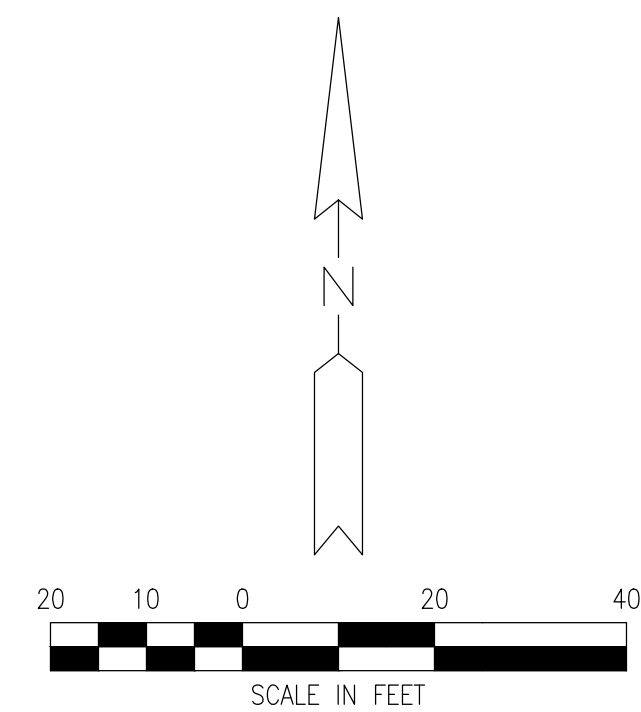
JOB NO.
PLY2101-02T

SHEET

3

ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



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[illegible]

CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
EXISTING CONDITIONS PLAN

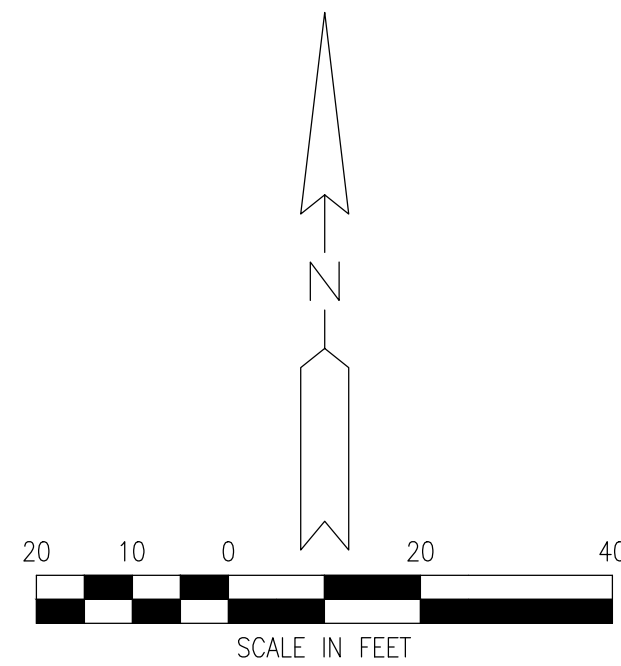
ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

4

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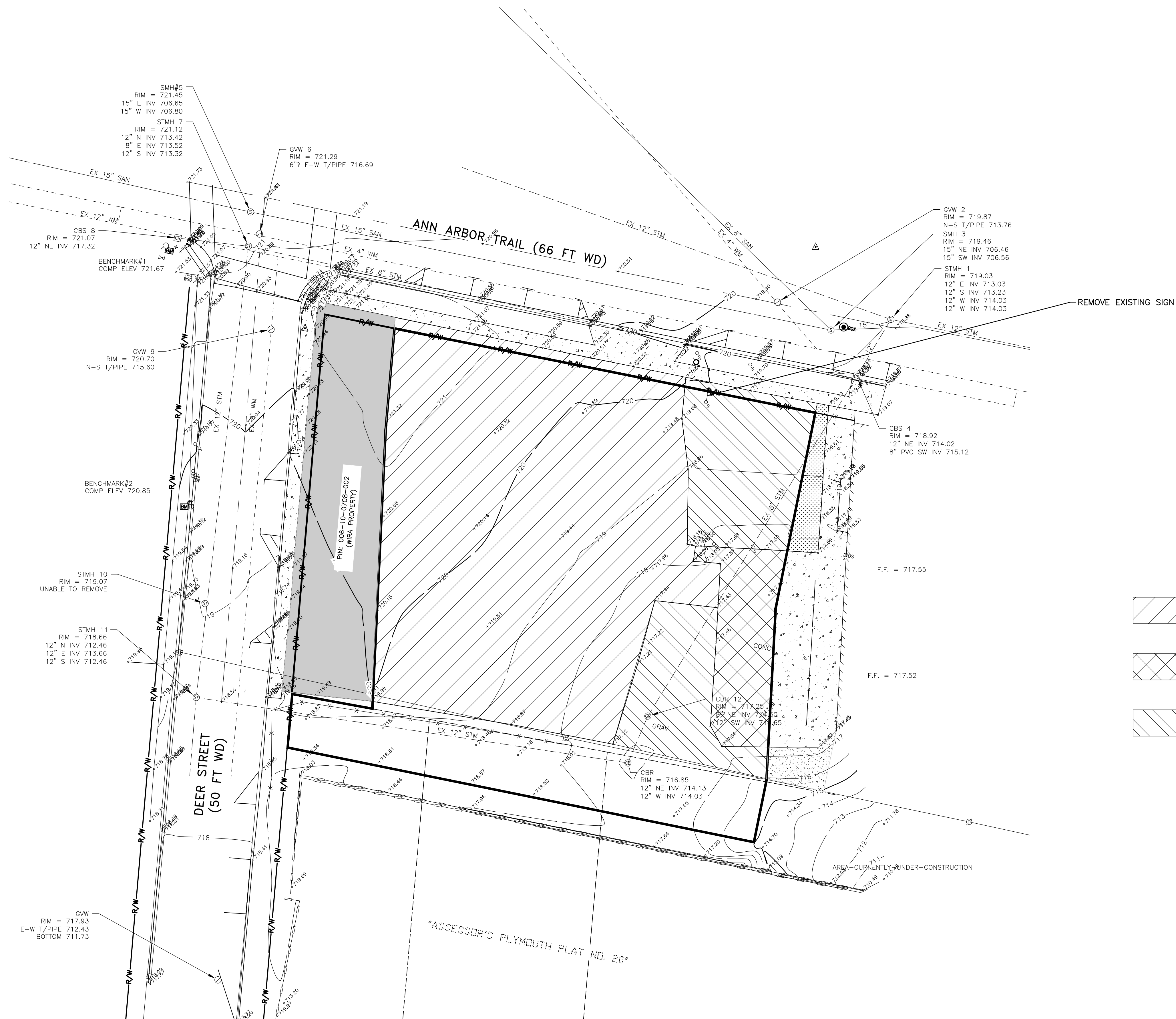
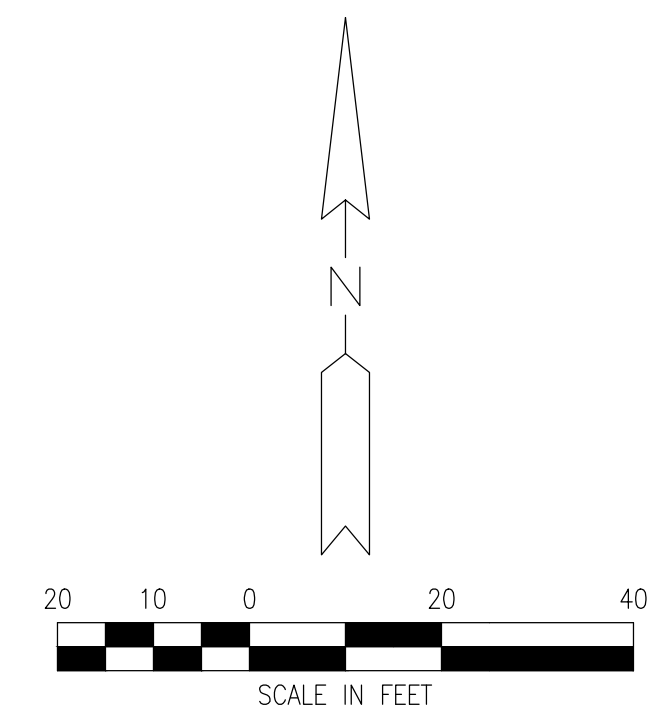


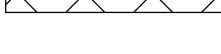
 SITE BOUNDARY

COMMENCING AT THE NORTHEAST CORNER OF LOT 712 OF SAID SUBDIVISION; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG THE SOUTH LINE OF W. ANN ARBOR TRAIL (66 FEET WIDE); (1) NORTH 78 DEGREES 28 MINUTES 15 SECONDS WEST, 60.15 FEET; AND (2) NORTH 78 DEGREES 33 MINUTES 55 SECONDS WEST, 3.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 35 MINUTES 12 SECONDS WEST, 72.52 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 58 SECONDS WEST, 63.09 FEET; THENCE SOUTH 11 DEGREES 35 MINUTES 12 SECONDS WEST, 22.82 FEET; THENCE NORTH 78 DEGREES 24 MINUTES 48 SECONDS WEST, 173.33 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 29 SECONDS EAST, 19.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 708; THENCE SOUTH 79 DEGREES 31 MINUTES 18 SECONDS EAST, 29.65 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 709; THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG THE WEST LINE OF LOT 709; (1) NORTH 02 DEGREES 51 MINUTES 35 SECONDS EAST, 102.20 FEET; AND (2) NORTH 05 DEGREES 03 MINUTES 35 SECONDS EAST, 36.56 FEET TO A POINT ON THE SOUTHERLY LINE OF W. ANN ARBOR TRAIL; THENCE SOUTH 78 DEGREES 33 MINUTES 55 SECONDS EAST, 156.38 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRE.

ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	EARTH EXCAVATION

CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
REMOVAL PLAN

ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

6

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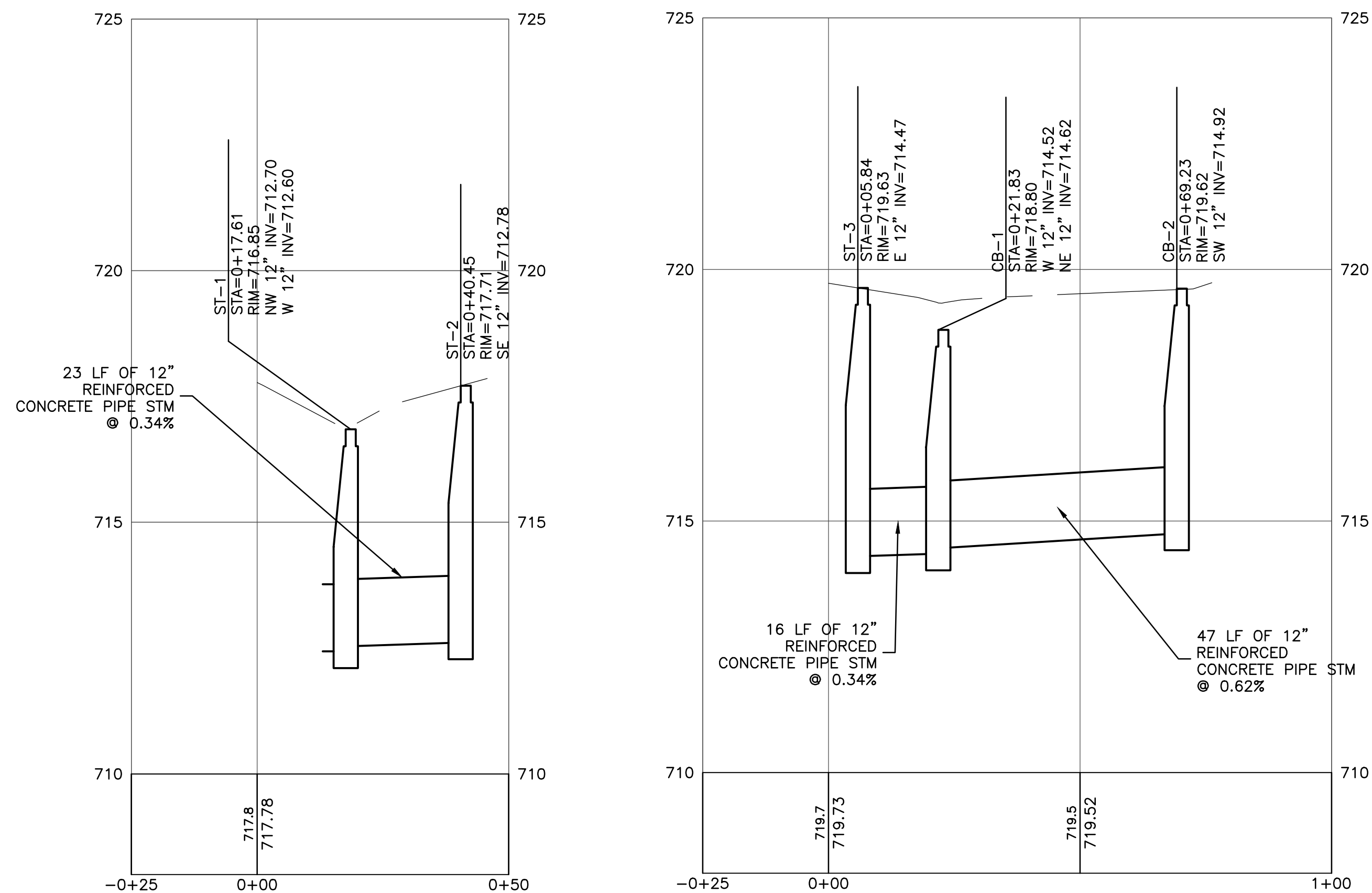
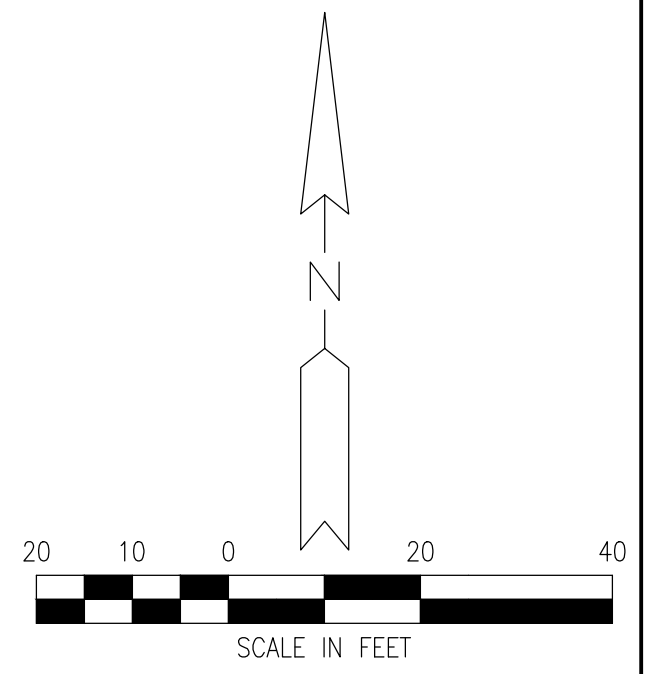
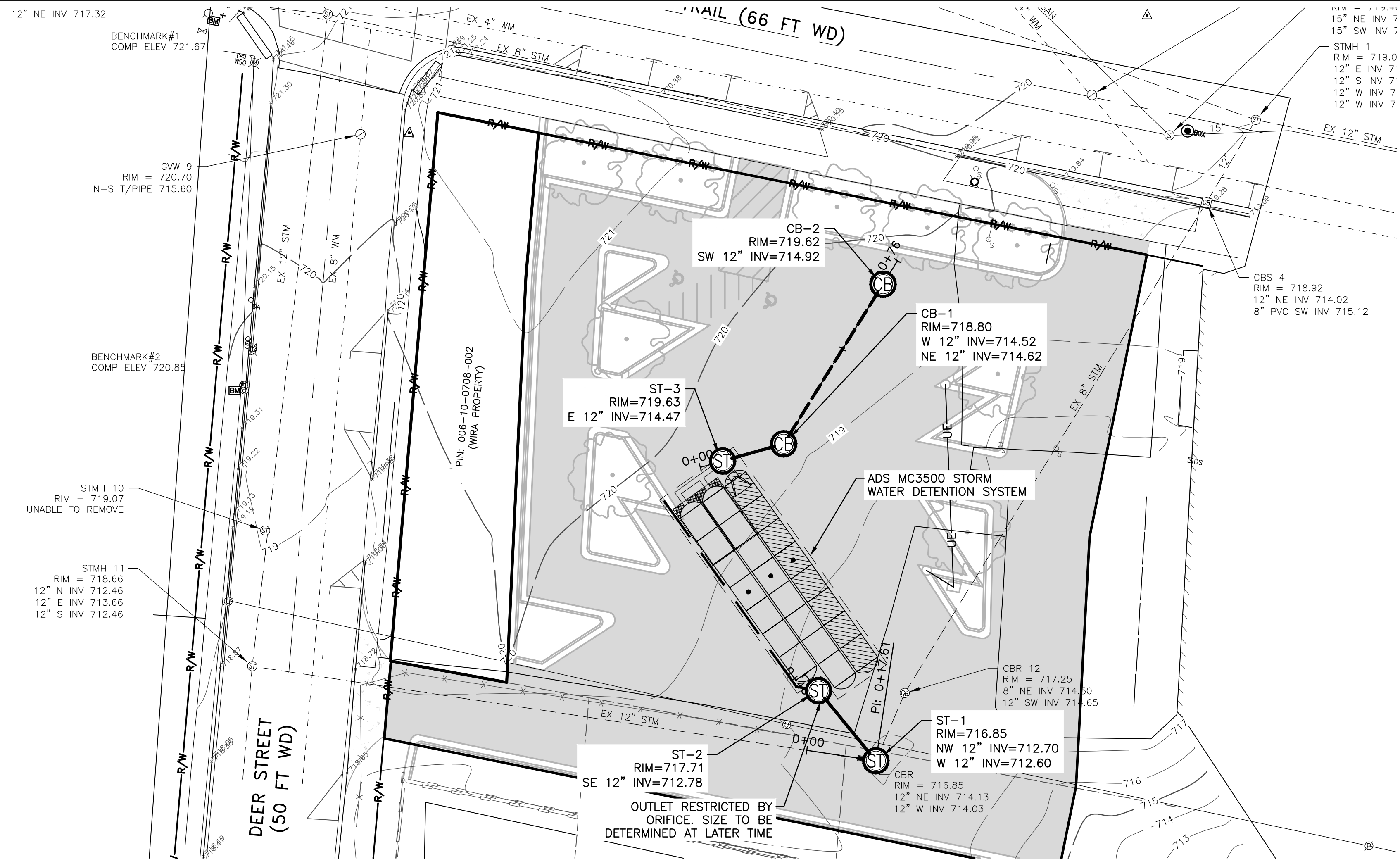
PROJECT MANAGER: SHAWN KEOUGH
FIELD BOOK INFORMATION:--
REMOVAL - PLT5-REMOVAL PLAN.DWG -- REMOVAL - PLOTTED 10/18/2022 8:46 AM BY FLANAGAN, MARTIN



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ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



Know what's **below**.
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PROJECT MANAGER: SHAWN KEOUGH
FIELD BOOK INFORMATION:--
C:\PW_WORK\MFLANAGAN\DT240090\CST--PLTS--PROP STORM.DWG - LAYOUT1 - PLOTTED 10/18/2022 6:34 AM BY FLANAGAN, MARTIN

[illegible]

CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PROPOSED STORM PLAN AND PROFILE

ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

7

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Know what's **below**.
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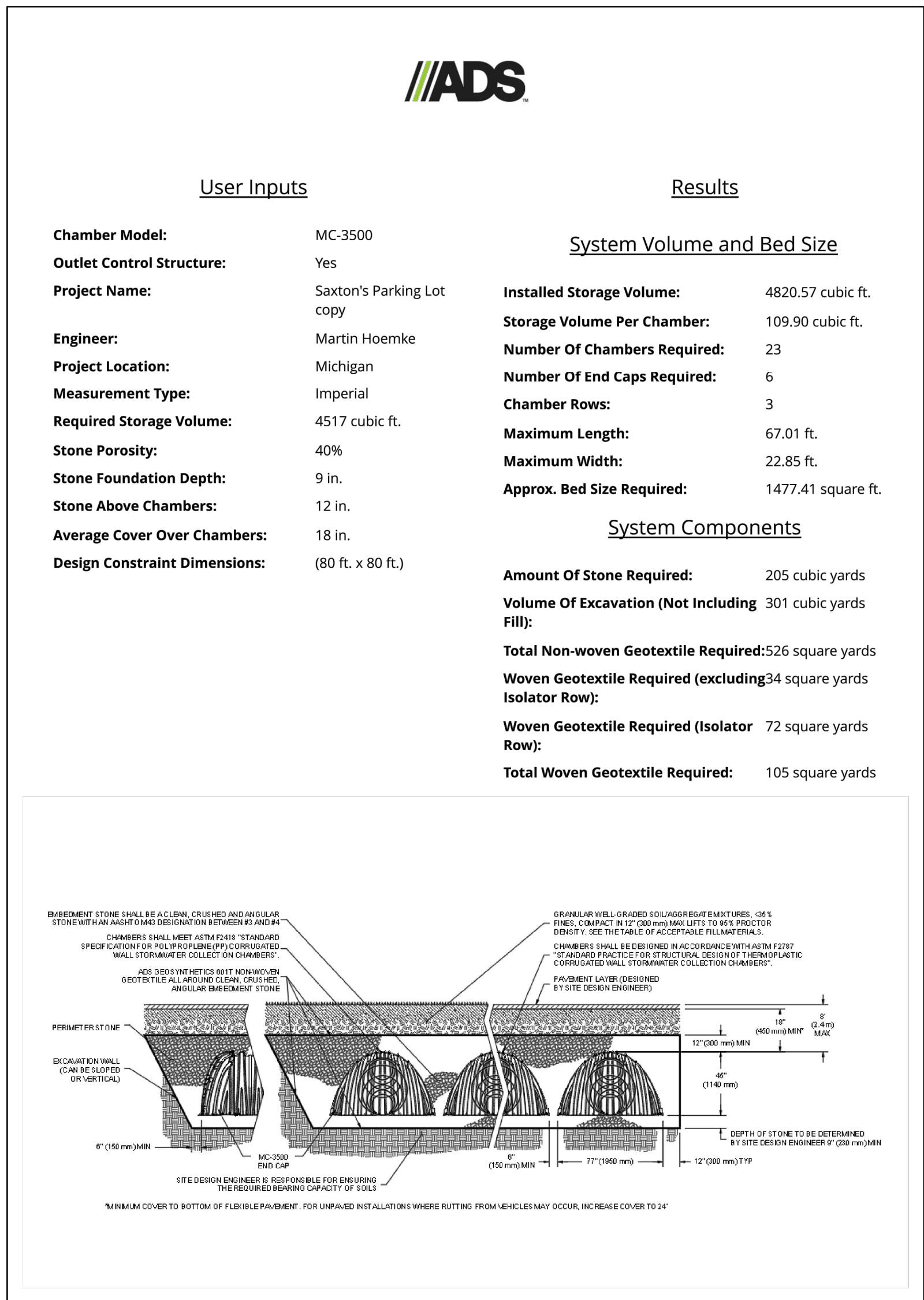
Impervious Area:	25,823.00	sft
Grass Area:	700.00	sft
Total Area (A):	26,523.00	sft
Weighted Coefficient of Runoff (C):	0.93	
100-year allowable outlet rate		
$Q_t = 1.1055 - 0.207 \ln(A)$	1.21	cfs
All Year peak discharge		
$Q_c = Q_t * A$	0.74	cfs
100-year peak inflow		
$Q_i = C * I_{100} * A$	3.09	cfs
100-Year runoff volume		
$V_r = 18900 * C * A$	10,719.91	cf
Storage ratio		
$V_r/V_i = 0.206 - 0.15 \ln(Q_o/Q_i)$	0.42	
100-year storage volume		
$V_s = V_r * (V_r/V_i)$	4,516.65	cf
CPVC		
$V_{CPVC} = A * C * 3630$	2,058.90	cf
CPRC		
$V_{CPRC} = A * C * 6897$	3,911.92	cf

Design Requirements		
CPRV	2,058.90	CF
CPRC	3,911.92	CF
Flood Control (100-year volume)	4,516.65	CF

Orifice Channel Protection Rate control (CPRC) Orifice	
Average Discharge Rate (48 hour period)	
$Q_{ave} = CPRC/172800$	0.03 cfs
Average Head	
H_{ED}	1.15
$H_{ave} = H_{ED}/2$	0.575 ft
Extended Detention Orifice Area	
$a = Q_{ave}/(0.62*\sqrt{2*g*H_{ave}})$	0.0069 sft
Extended Detention Orifice Diameter	
$d = 12*\sqrt{a/(a/\pi)}$	1.13 in
Standpipe Restriction Hole Diameter	3 in
Standpipe Restriction Hole Area	0.04909 sft
Number of Restriction Holes	2
Total Restriction Hole Area	0.09817 sft

Actual Discharge	
$Q = 0.62^*a^*s\sqrt{r(2^*g^*h_{ave})}$	0.37 cfs
Drain time	
$T = CPRC/Q$	2.93 hrs
Food Control Orifice	
100-year Head: H_{max}	0.5 ft
$H_{res} = H_{max} - H_{FD}$	0.65 ft
100-Year Peak Flow thru CPRC Orifice	
$Q_{ed} = A1^*(0.62^*s\sqrt{r(2^*g^*H_{max})})$	0.345 cfs
Remaining Flow for 100-Year Orifice	
$Q_{res} = Q_o - Q_{ed}$	0.39 cfs
100-Year Orifice Area	
$A_o = Q_{res}/(0.62^*s\sqrt{r(2^*g^*H_{res})})$	0.10 sft
100-Year Orifice Diameter	
$d = 12^*s\sqrt{r(4^*(a/pi))}$	4.22 in
Standpipe Restriction Hole Diameter	3 in
Standpipe Restriction Hole Area	0.04909 sft
Number of Restriction Holes	2
Total Restriction Hole Area	0.09817 sft
Actual Discharge	
$Q = 0.62^*a^*s\sqrt{r(2^*g^*h_{ave})}$	0.37 cfs
Total Actual Discharge	0.74 cfs

Detention Basin Outlet Pipe	
Riser Outlet Pipe Slope	
Q_{actual}	0.74 cfs
Pipe Diameter (D_{out})	12.00 in
A_{out}	0.79 sft
n (pvc pipe)	0.012
R ($D_{\text{out}}/4$)	0.25 ft

[illegible]

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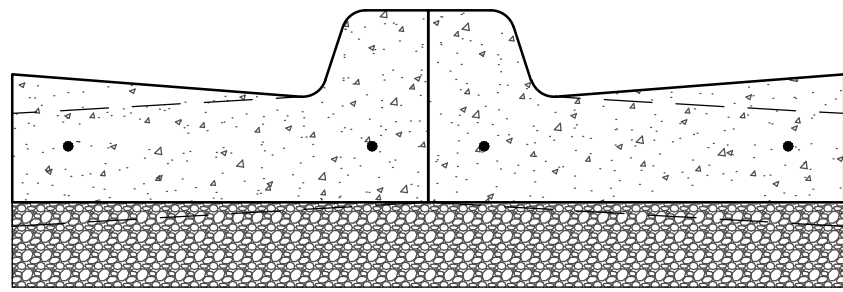
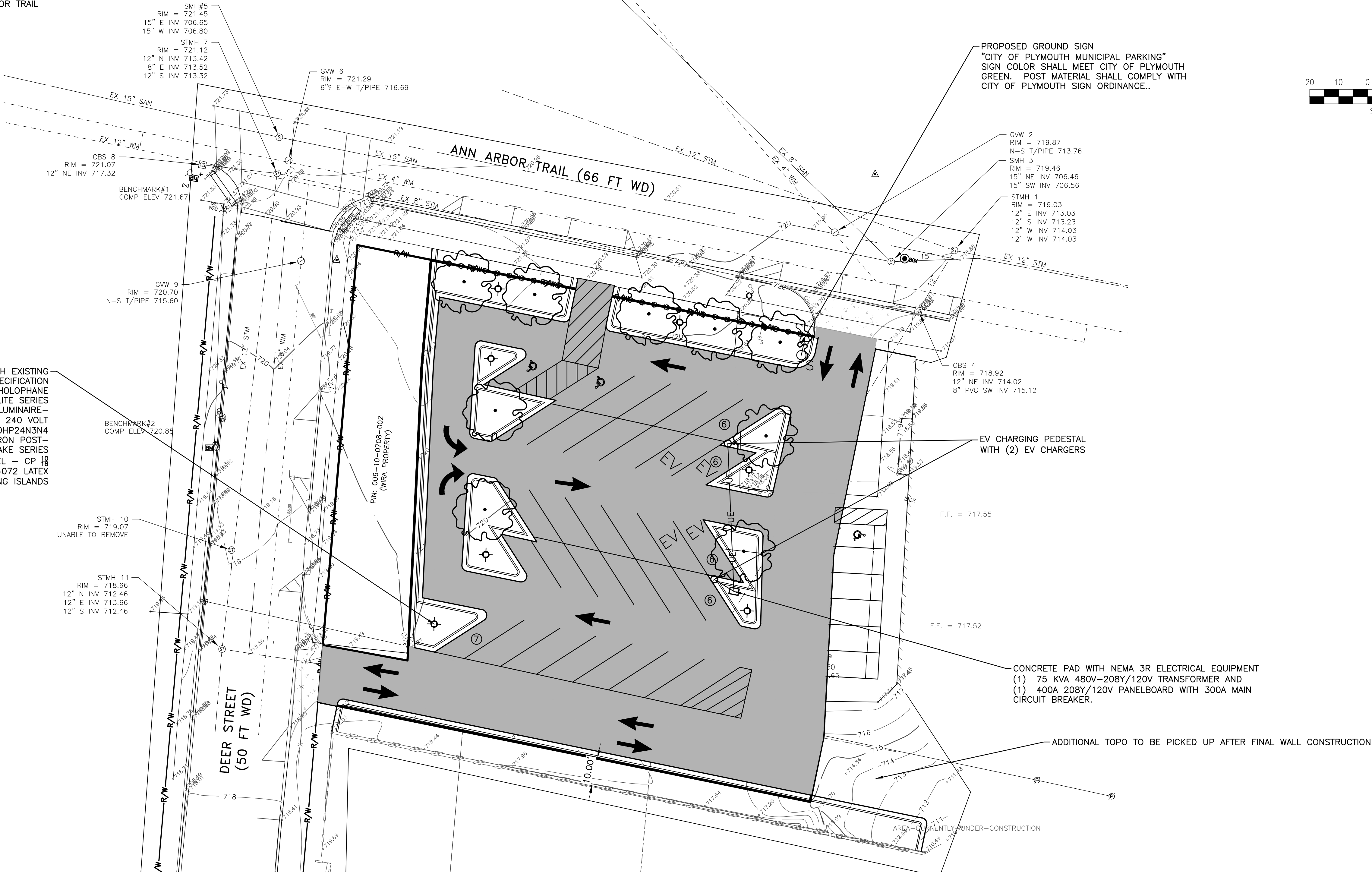
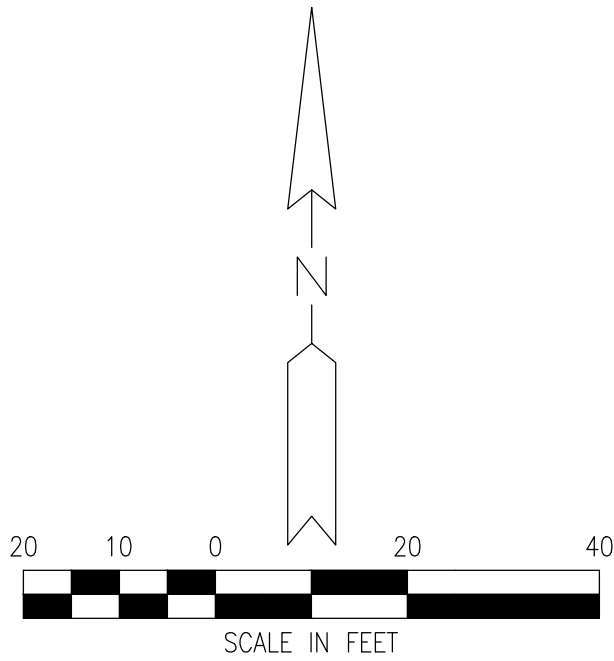
CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PROPOSED STORM CALCULATIONS

ISSUED FOR:	DATE:
BY:	
JOB NO. PLY2101-02T	
SHEET 8	

BENCHMARK#1 ELEV. 721.67
ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

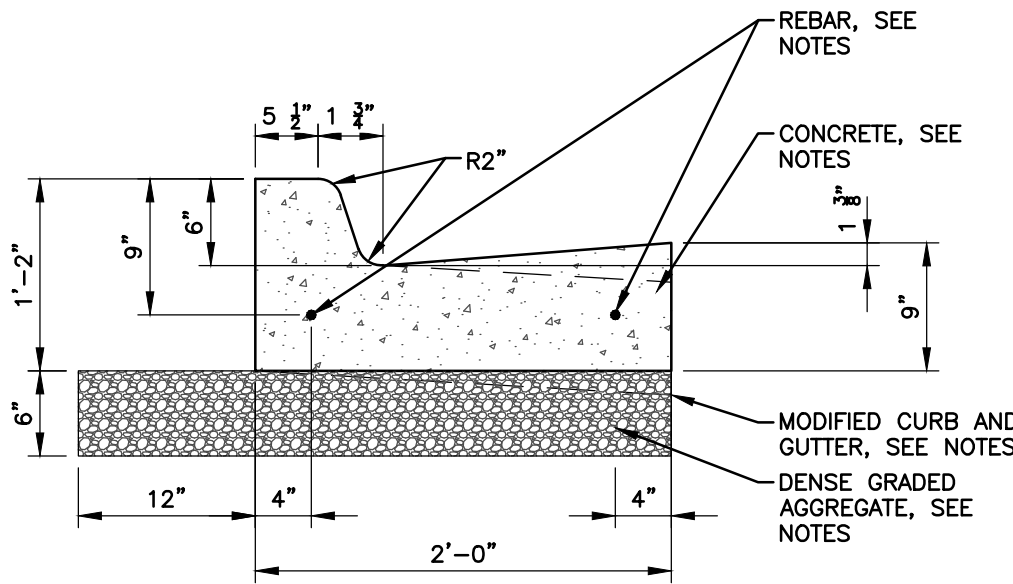
BENCHMARK#2 ELEV. 720.85
BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL

DECORATIVE LIGHTING TO MATCH EXISTING
HISTORIC DISTRICT LIGHT PER SPECIFICATION
BY HOLOPHANE
UTILITY WASHINGTON POSTLITE SERIES
LUMINAIRE—
GREEN COLOR / 240 VOLT
MODEL—WA100HP24N3N4
CAST IRON POST—
CHESAPEAKE SERIES
MODEL — CP 18
PAINTED SHERWIN WILLIAMS CEDAR GREEN #4072 LATEX
TYPICAL FOR ALL LIGHT FIXTURES IN PARKING ISLANDS



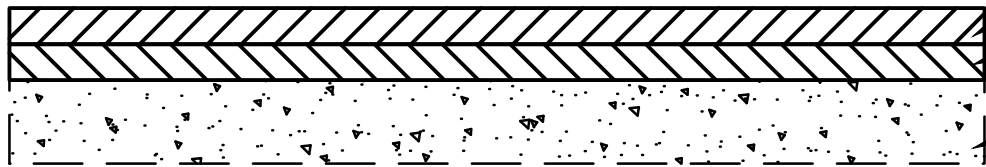
811
Know what's below.
Call before you dig.

48" STANDARD BACK — BACK
CURB & GUTTER DETAIL
NOT TO SCALE



24" STANDARD
CURB & GUTTER DETAIL
NOT TO SCALE

PROPOSED PAVEMENT CROSS SECTION



CURB AND GUTTER NOTES

- ISLAND CURB AND GUTTER SHALL BE 24" STANDARD CURB AND GUTTER WITH SPILL OUT GUTTER PER DETAIL.
- PERIMETER CURB AND GUTTER SHALL BE 24" STANDARD CURB AND GUTTER WITH SPILL OUT GUTTER PER DETAIL.
- CURB AND GUTTER ALONG WESTERN PROPERTY LINE SHALL BE 48" STANDARD BACK TO BACK CURB AND GUTTER WITH SPILL OUT GUTTER PER DETAIL.

- 1.5-INCHES BITUMINOUS PAVEMENT, WEARING COURSE, 1300T
- 2.5-INCHES BITUMINOUS PAVEMENT, LEVELING COURSE, 3C
- 8-INCH 21AA AGGREGATE

26251 Northline Rd.
Taylor, MI 48180
734.947.9700
www.wade-trim.com



CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PROPOSED PARKING LOT PLAN

ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

9

© Wade Trim Group, Inc. SAXTON PROPERTY PARKING LOT

ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

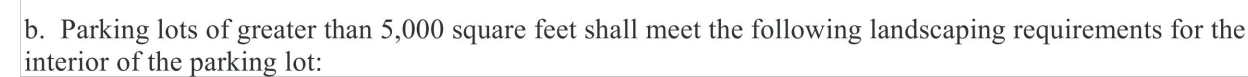
BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL

(a) *Parking lot landscaping.*

- a. 25 through 100 spaces: One canopy/deciduous tree and 100 sq. ft. of landscaped area per ten spaces, rounded upward.
- b. 101 through 200 spaces: One canopy/deciduous tree and 100 sq. ft. of landscaped area per 12 spaces rounded upward.
- c. 201 spaces or more: One canopy/deciduous tree and 100 sq. ft. of landscaped area per 15 spaces, rounded upward.

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

1. A landscaped strip at least ten feet in width or wider as may be required.
2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot.
3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.



-

-

Parking Lot Dimensions					
Parking Pattern in degrees	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of (feet)	Total Width of 2 Tiers of (feet)
0° (Parallel parking)	12	8	23	20	28
30° to 53°	15	9	20	35	55
54° to 74°	15	9	20	35½	58
75° to 90°	20	9	20	40	60



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[illegible]

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CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PARKING AND LANDSCAPE REQUIREMENTS

ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

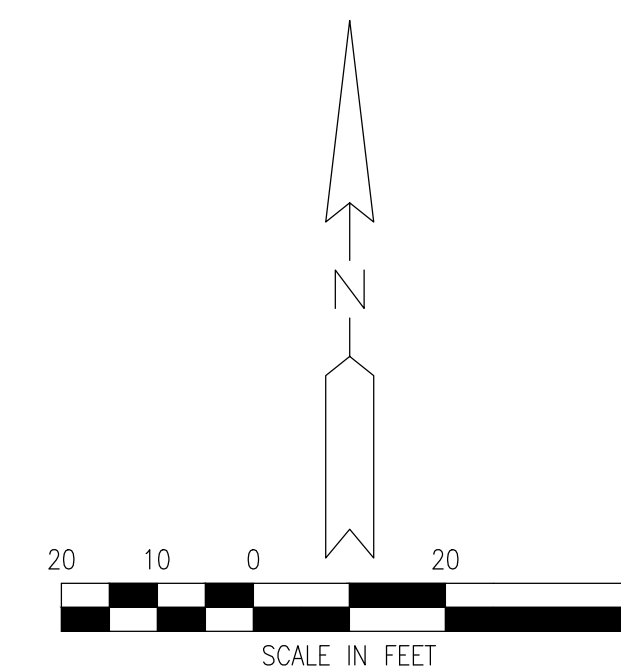
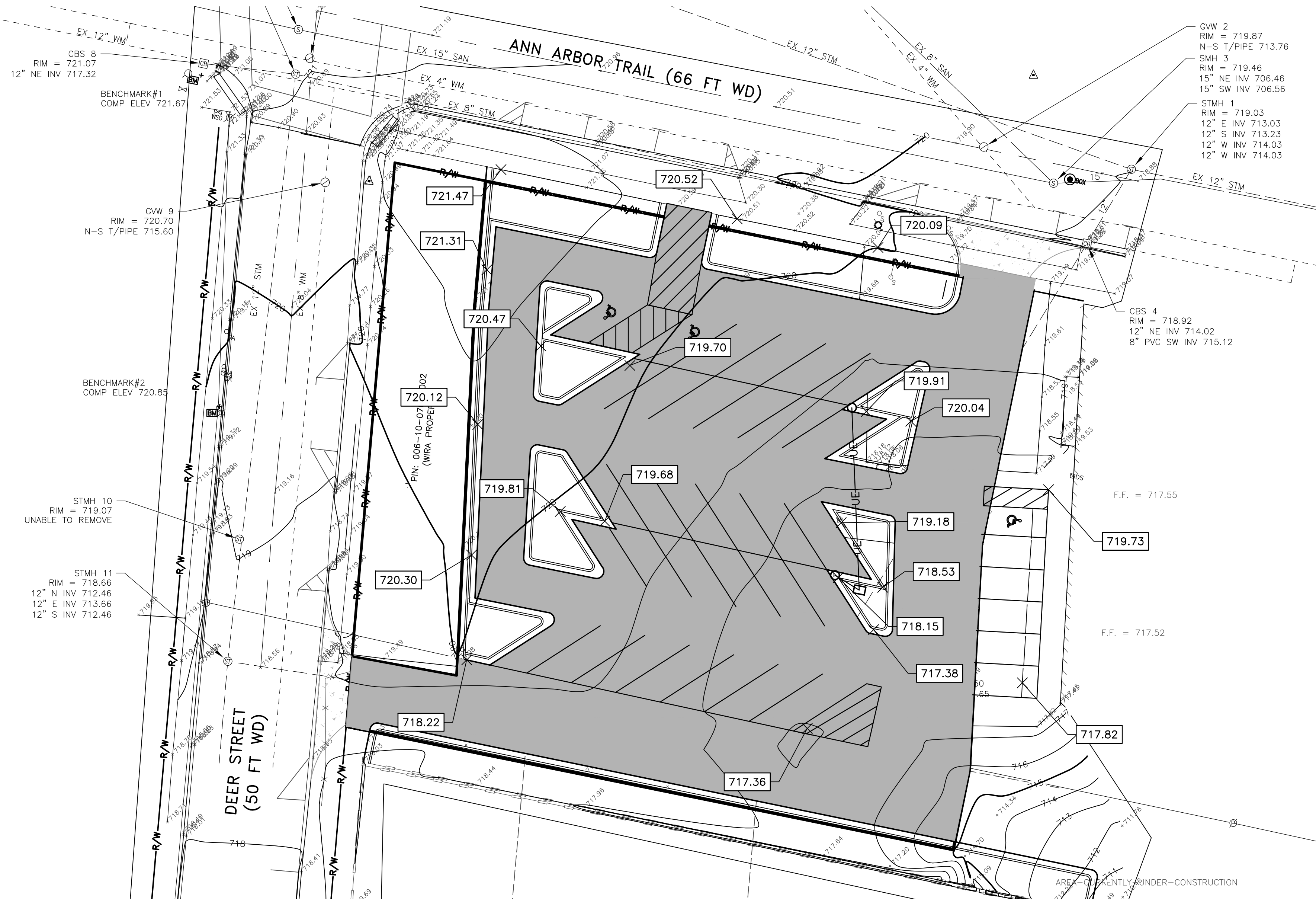
SHEET

10

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ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER. 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



PROJECT MANAGER: SHAWN KEOUGH
FIELD BOOK INFORMATION: -
C:\PW_WORK\210424090\CGP-PLTS-PROP GRADING.DWG - LAYOUT1 - PLOTTED 10/18/2022 11:44AM BY FRISK, BRIAN



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Taylor, MI 48180
734.947.9700



CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PRELIMINARY GRADING PLAN

ISSUED FOR:	DATE:	BY:
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JOB NO.
PLY2101-02T

SHEE

11

BY: _____

SAXTON PROPERTY PARKING LOT

©Wade Trim Group, Inc.



MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/6 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN. IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

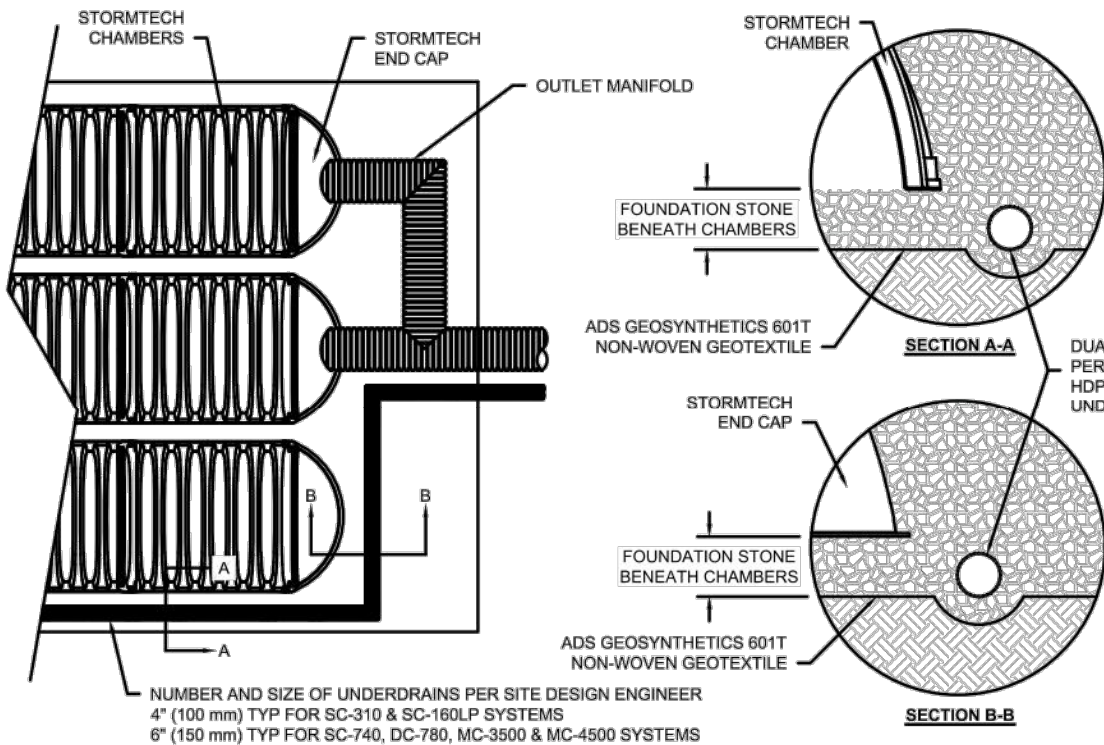
- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
 - STONES/HOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PREVENT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

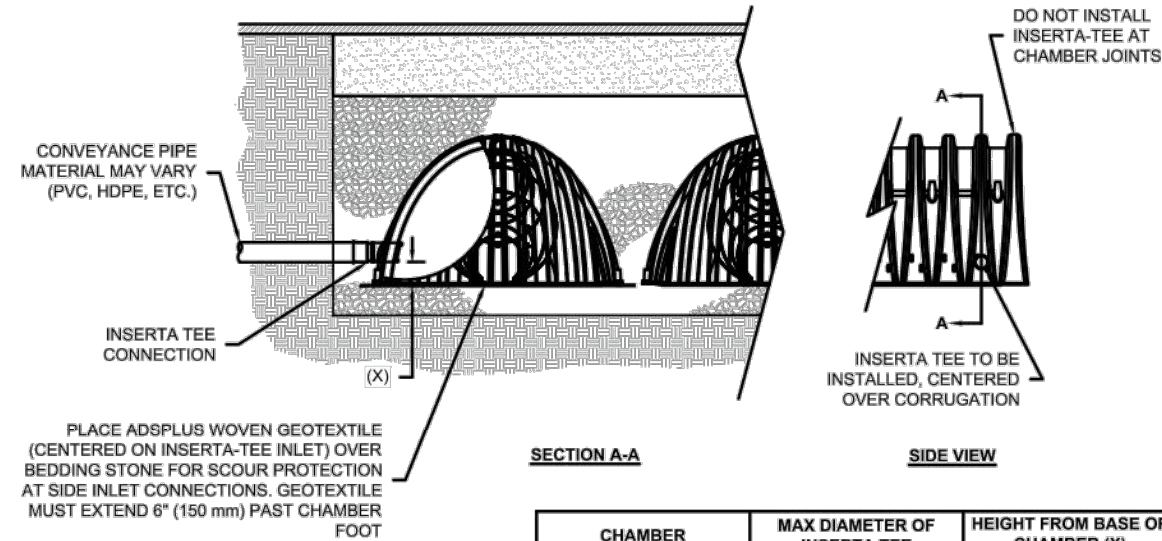
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BASIC CHAMBERS.
 - NO RUBBER TRED LOADERS, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-862-3686 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

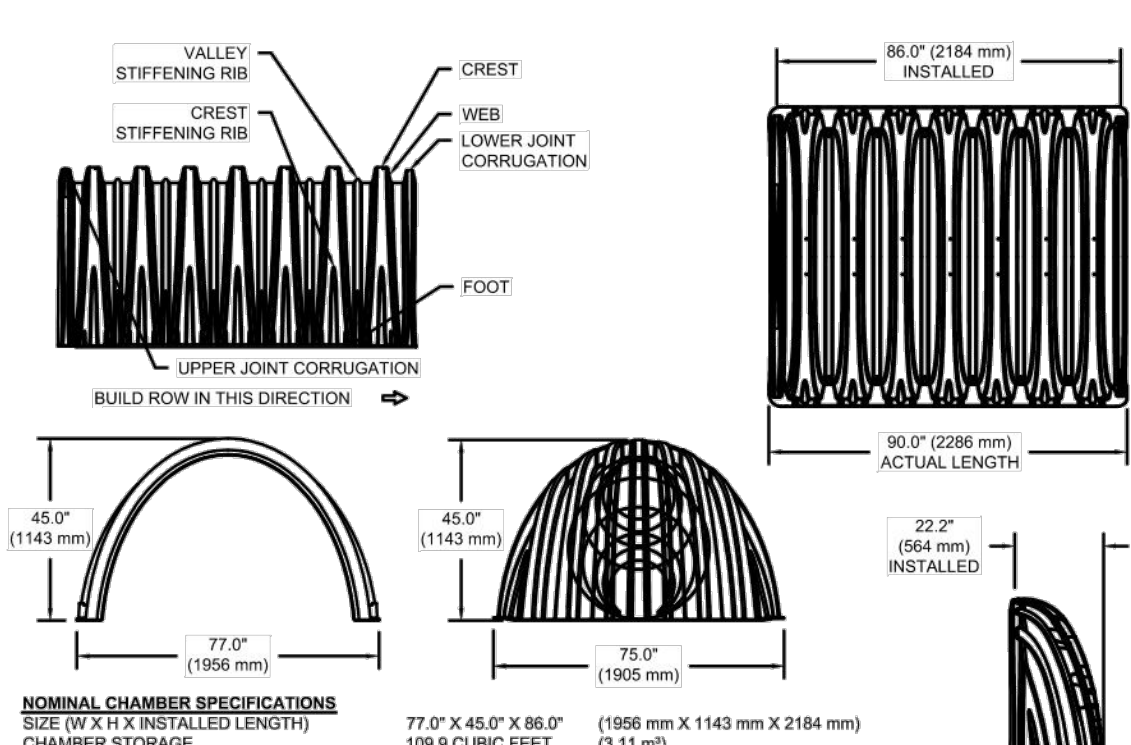


5 UNDERDRAIN DETAIL



NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE¹

WEIGHT

ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 45% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

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PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE¹

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PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

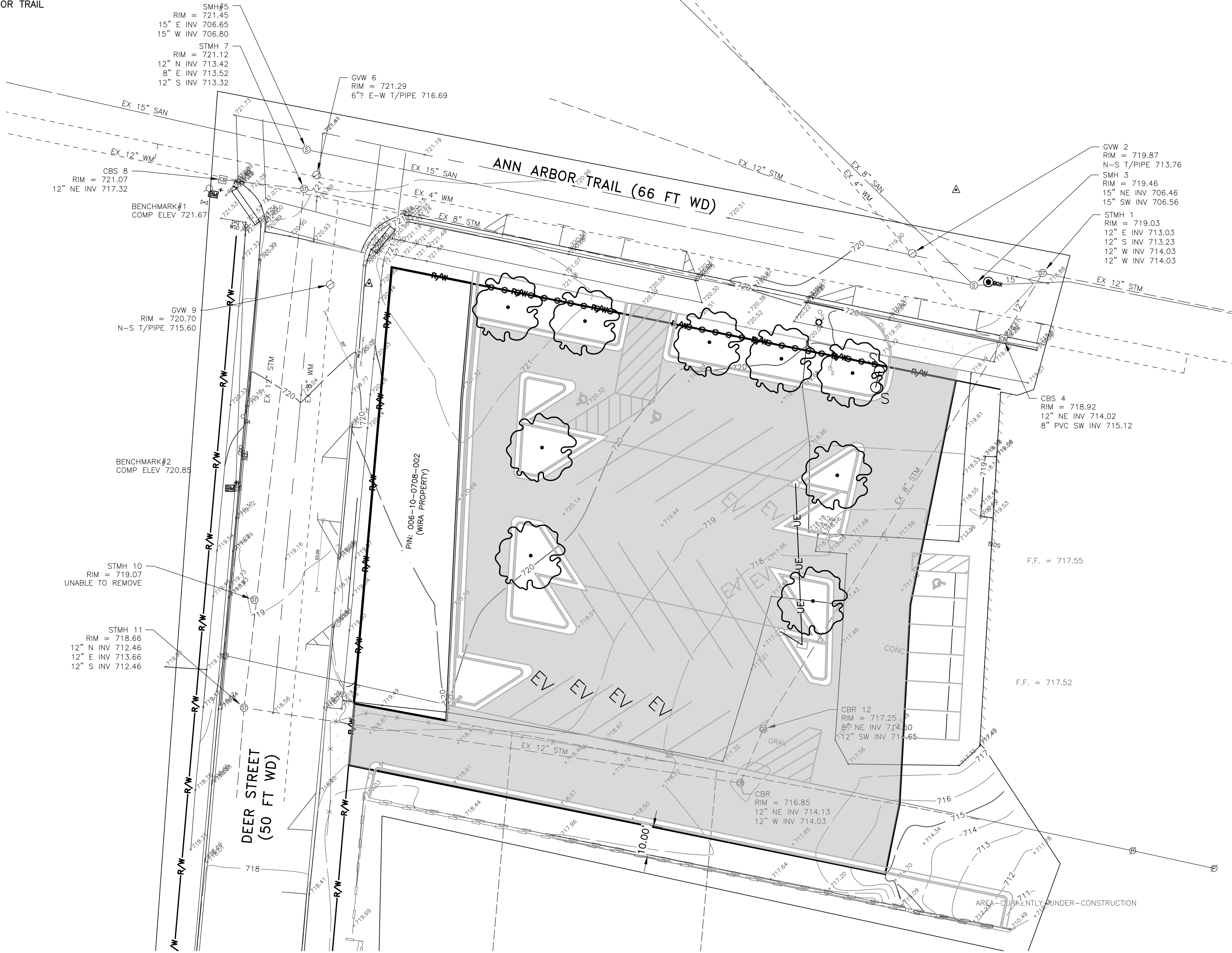
MINIMUM INSTALLED STORAGE¹

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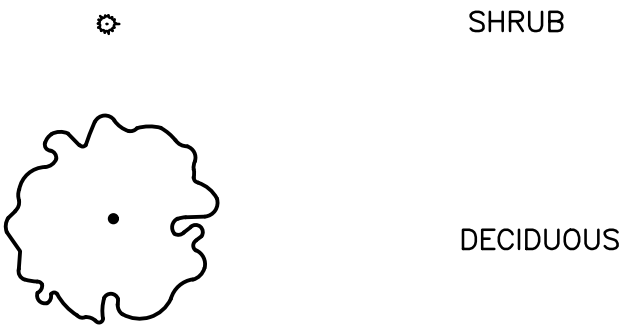
BENCHMARK#1 ELEV. 721.67
ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BENCHMARK#2 ELEV. 720.85
BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



ISLAND	AREA (SFT)	TREE REQUIREMENTS	SHRUB REQUIREMENTS
A	644	2 – TREES	10 – SHRUBS
B	912	3 – TREES	15 – SHRUBS
C	282	1 – TREE	N/A
D	233	1 – TREE	N/A
E	374	1 – TREE	N/A
F	226	1 – TREE	N/A
G	197	1 – TREE	N/A

LEGEND



CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
PROPOSED LANDSCAPE PLAN

ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

13

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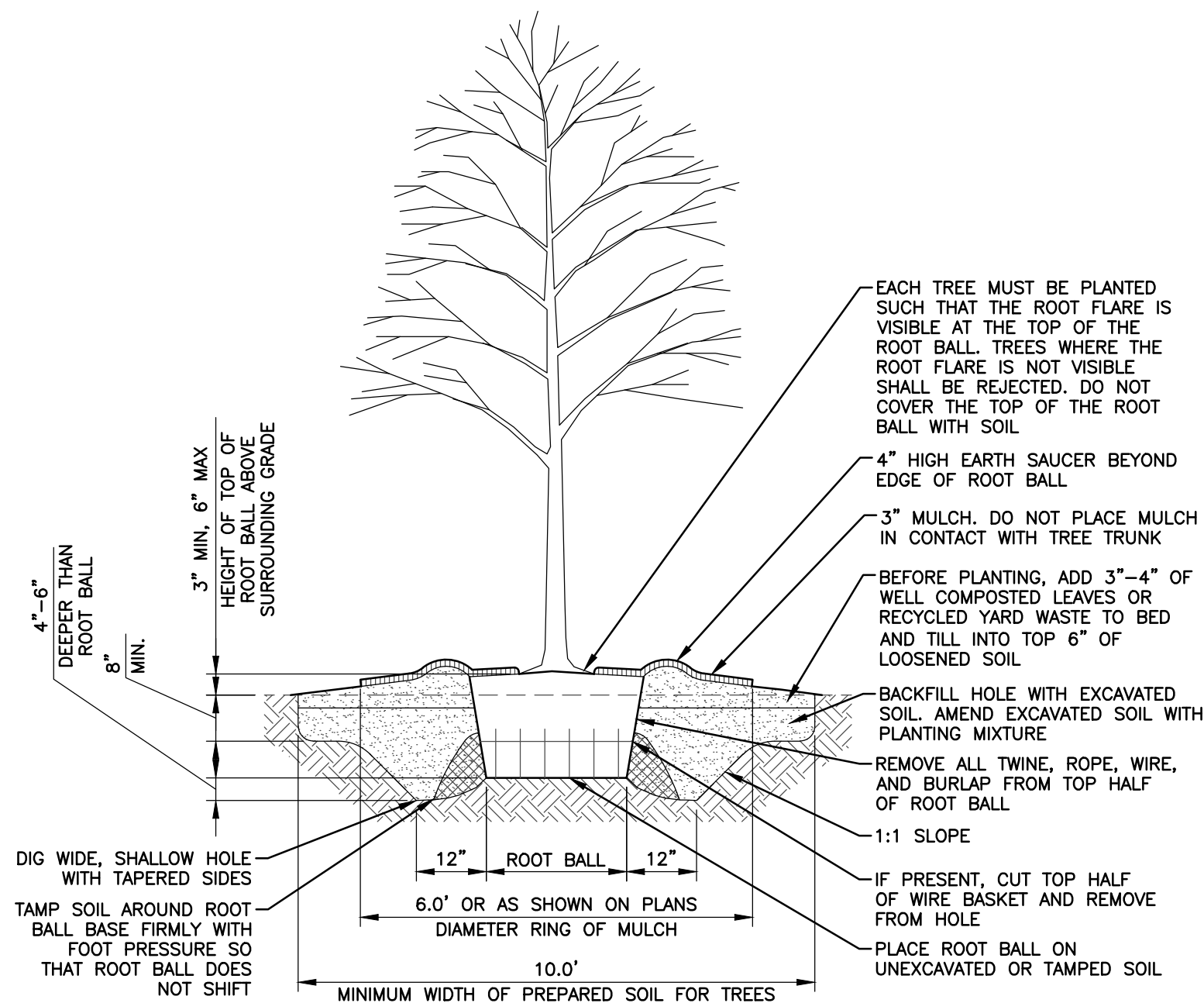


PROJECT MANAGER: SHAWN KEOUGH
C:\PL\WORK\MICHIGAN\01240380\CSP-PLTS-PROPOSED PARKING.DWG - LAYOUT1 (5) - PLOTTED 10/18/2022 6:48 AM BY: FLAVAGAN, MARTIN



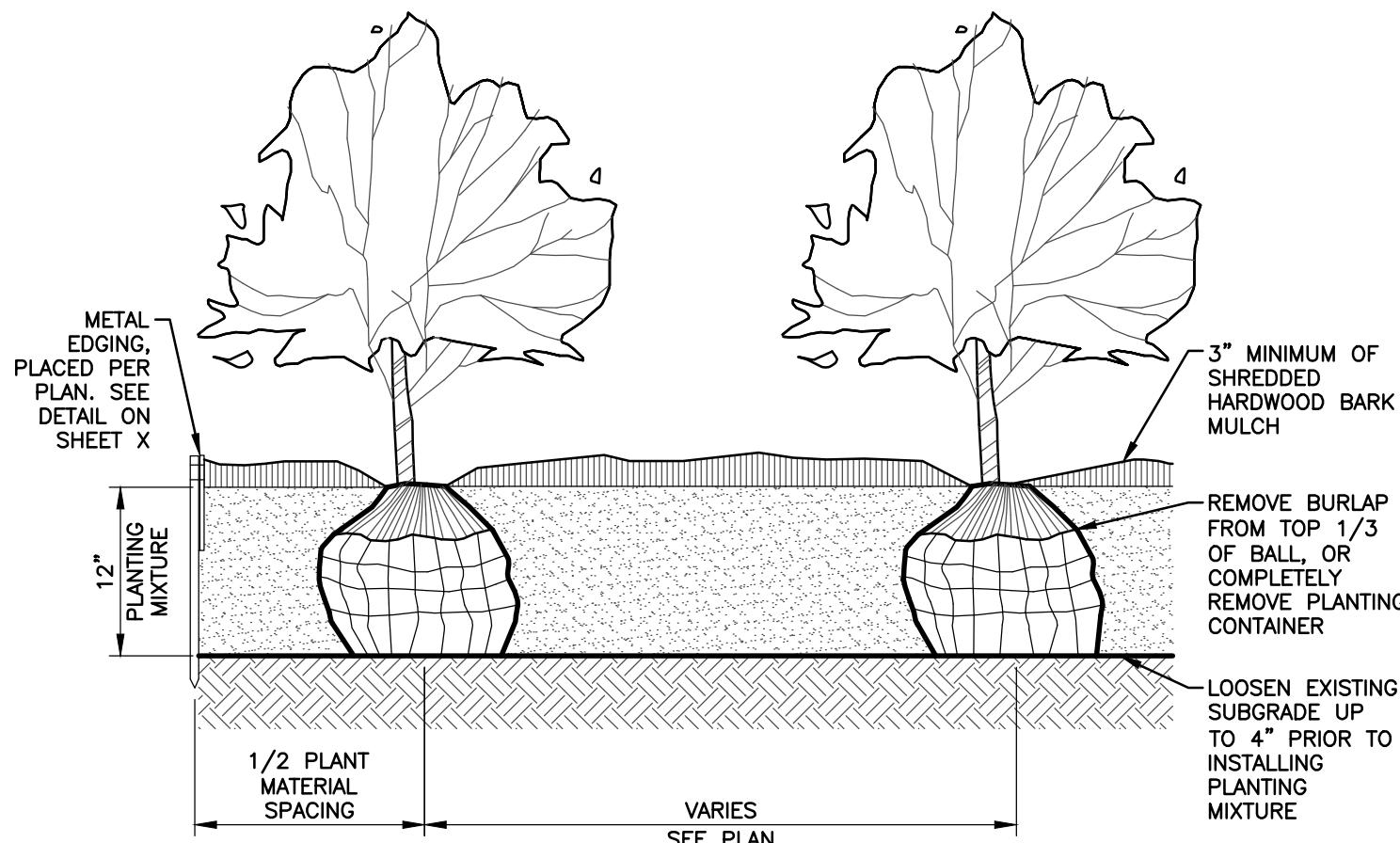
ARROW TOP OF HYDRANT AT SOUTHWEST CORNER OF
ANN ARBOR TRAIL AND DEER.

BM "TIE" IN EAST SIDE UTILITY POLE ON WEST SIDE OF
DEER, 115± SOUTH OF CENTERLINE OF ANN ARBOR TRAIL



1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. AFTER DIGGING HOLE, FILL WITH WATER TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. IF HOLE DOES NOT PERC, DO NOT PLANT TREE. NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.
3. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL IMMEDIATELY AFTER PLANTING.
4. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
5. PURCHASE TREE WITH ONE CENTRAL LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT AS DIRECTED BY LANDSCAPE ARCHITECT.
6. SET TREE PLUMB WITH VERTICAL TRUNK.
7. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE DETAIL ON SHEET X.
8. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

NOT TO SCALE



NOT TO SCALE

TREES:
HACKBERRY - CELTIS OCCIDENTALIS
LINDEN - TILIA AMERICANA
RED MAPLE - AVER RUBRUM

SHRUBS:
COMMON JUNIPER - JUNIPERUS COMMUNIS VAR. DEPRESSA (EVERGREEN OPTION)
SHRUBBY CINQUEFOIL - POTENTILLA FRUTICOSA
BUSH HONEYSUCKLE - DIERVILLA LONICERA

1. ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
2. CONTRACTOR SHALL PROVIDE A PLANTING MIXTURE MEETING THE FOLLOWING REQUIREMENTS. IF THE ENGINEER HAS ANY CONCERNS WITH THE QUALITY OF THE PLANTING MIXTURE, THE ENGINEER SHALL BE ALLOWED TWO WEEKS TO OBTAIN SOIL TEST TO DETERMINE SPECIFICATION COMPLIANCE. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO ENGINEER APPROVAL OF PLANTING MIXTURE. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN A VIGOROUS GROWING CONDITION DURING THIS TIME AT NO ADDITIONAL COST.
3. SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING OR ON PLANT LIST. THE ENGINEER SHALL REVIEW THE PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.
4. ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK".
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND REVIEWED BY THE ENGINEER.
6. FINAL PLANT LOCATIONS SHALL BE MARKED BY CONTRACTOR THREE WORKING DAYS PRIOR TO PLANTING FOR ENGINEER REVIEW.
7. ALL PLANTED PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
8. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
9. IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. PLANTS MAY BE STORED ON SITE FOR A MAXIMUM OF TWO (2) WEEKS, OR 14 DAYS. ANY PLANTS ALLOWED TO DRY OUT AS DETERMINED BY THE ENGINEER WILL BE REJECTED.
10. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIALS MADE OF SYNTHETIC OR PLASTICS SHALL BE COMPLETELY REMOVED AT TIME OF PLANTING.
11. THE CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO 1/2 DEPTH OF ROOT BALL OR ROOT MASS, PACK FIRMLY, PUDDLE WITH WATER; THEN FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF NECESSARY) SHALL BE REMOVED FROM THE UPPER 1/3 OF ROOTBALL, THEN FINISH BACKFILLING ADDING SOLID FERTILIZER TO THE PLANT MIX, PACK FIRMLY AND WATER. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO PLACEMENT OF MULCH.
12. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SEEDED/SODDED AS SPECIFIED, PRIOR TO INSTALLATION OF TOPSOIL, LOOSEN SUBGRADE TO A DEPTH OF 2 INCHES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
13. TOPSOIL SHALL CONSIST OF FRABLE, SHREDDED, AND SCREENED SOIL REASONABLY FREE OF GRASS, ROOTS, WEEDS, STICKS, STONES OR OTHER FOREIGN MATERIALS. THE TOPSOIL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. SOIL COMPOSITION SHOULD CONTAIN AN ORGANIC CONTENT OF 2 TO 6 PERCENT AND BE CLASSIFIED AS A LOAM OR SANDY LOAM AS SPECIFIED IN THE "GUIDE FOR U.S.D.A. SOIL TEXTURAL CLASSIFICATION".
14. ALL TREES AND SHRUBS ARE TO BE FERTILIZED ONCE ROOTS SYSTEM IS ESTABLISHED WITH AGRIFORM 21-GRAM FERTILIZER TABLETS AT RATES RECOMMENDED BY MANUFACTURER.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
16. AT PLANTING TIME, ALL DEAD AND BROKEN BRANCHES SHALL BE PRUNED ON ALL DECIDUOUS TREES.
17. CONTRACTOR SHALL APPLY ENGINEER APPROVED PRE-EMERGENT HERBICIDE, "PREEN" OR EQUAL, TO SHRUB AND GROUND COVER PLANTING AREAS AT THE TIME OF PLANTING (IF SPRING PLANTED) OR THE FOLLOWING SPRING. CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDES PROPERTIES. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
18. ALL TREES, SHRUBS AND PERENNIAL GROUND COVER SHALL RECEIVE A MINIMUM DEPTH OF THREE INCHES DOUBLE SHREDDED MULCH. MULCH, WHEN PLANT BEDS MEET PAVEMENTS, LAWN, OR STEEL EDGING CUT THE GRADE TO ALLOW FOR MULCH AND THIRDS INCH DROPP FROM ADJOINING FINISH GRADE.
19. ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8-INCHES AND BACKFILLED WITH SPECIFIED PLANT MIX AS PER PLANTING BED DETAILS. BEDS SHALL BE EDGED WITH METAL EDGING AROUND PERIMETER. ALL EDGING SHALL BE 4" WIDE - 12 GAUGE STEEL, COLOR BLACK. CONTRACTOR SHALL LAYOUT EDGING FOR APPROVAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
20. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
21. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS.

1. MIXTURE SHALL BE A MIXTURE OF 6 PARTS TOPSOIL, 4 PARTS MEDIUM-COARSE SAND, AND 1 PART COMPOST. ADD FERTILIZER AT THE QUANTITY AS RECOMMENDED BY THE MANUFACTURER. PLANTING MIXTURE SHALL BE FREE FROM, STICK, STONES, SOD CLOUDS, OR OTHER MATERIAL WHICH MIGHT LEAVE POCKETS AROUND THE ROOTS.

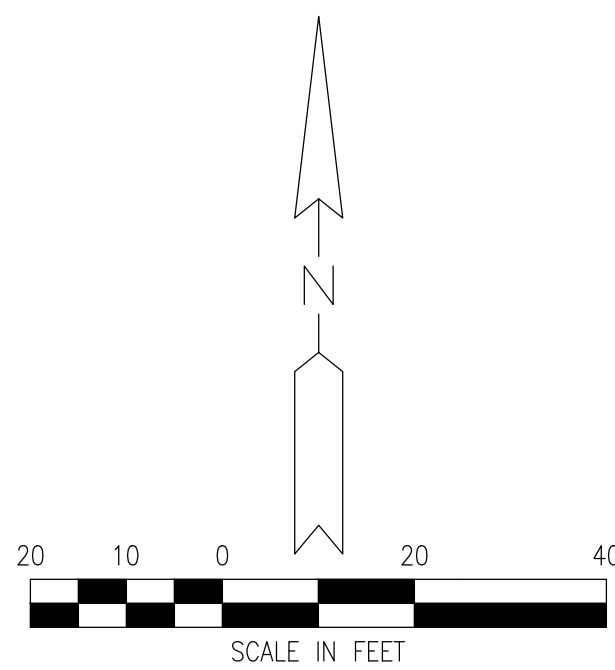
2.1. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY CLAY LOAM WITHOUT ADMIXTURE OF SUBSOIL. TOPSOIL IS TO BE FREE OF GLASS, STONES GREATER THAN ONE (1) INCH IN ANY DIMENSION, WEEDS, UNDESIRABLE GRASSES AND OTHER EXTRANEEOUS MATERIALS. TOPSOIL SHALL HAVE THE FOLLOWING RANGE OF VALUES:

SOLUBLE SALTS 500 PPM MAX
ORGANIC CONTENT 5% TO 30%
SILT CONTENT 35% TO 50%
CLAY CONTENT 5% TO 10%
DELETERIOUS MAT'L* 5% MAX
*ROCK, GRAVEL, STONE, STICKS, I

2.2. TOPSOIL IS TO BE FINAL SCREENED THRU A 5/8" MAXIMUM MESH SCREEN PRIOR TO DELIVERY TO THE PROJECT SITE. ENGINEER SHALL REVIEW SOURCE AND FINAL SCREEN RESULTS PRIOR TO RELEASE OF TOPSOIL. CONTRACTOR SHALL SUBMIT A CERTIFIED ANALYSIS OF THE TOPSOIL FROM EACH SOURCE TO THE ENGINEER. TOPSOIL SHALL BE PLACED IN 4-INCH MINIMUM THICKNESS THROUGHOUT.

3. SAND FOR PLANTING MIXTURE SHALL BE CLEAN, MEDIUM-COARSE, UNGRADED SAND CONFORMING TO ASTM C3 FOR FINE AGGREGATES.

4. COMPOST SHALL BE COMPOSTED PINE BARK FINES OR OTHER HIGH-LIGNIN BARK FROM SPRUCE, FIR, OR OTHER CONIFERS.



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[illegible]

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CITY OF PLYMOUTH
201 S MAIN ST
WAYNE COUNTY, MICHIGAN 48170
SAXTON PROPERTY PARKING LOT
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ISSUED FOR: DATE: BY:

JOB NO.
PLY2101-02T

SHEET

14

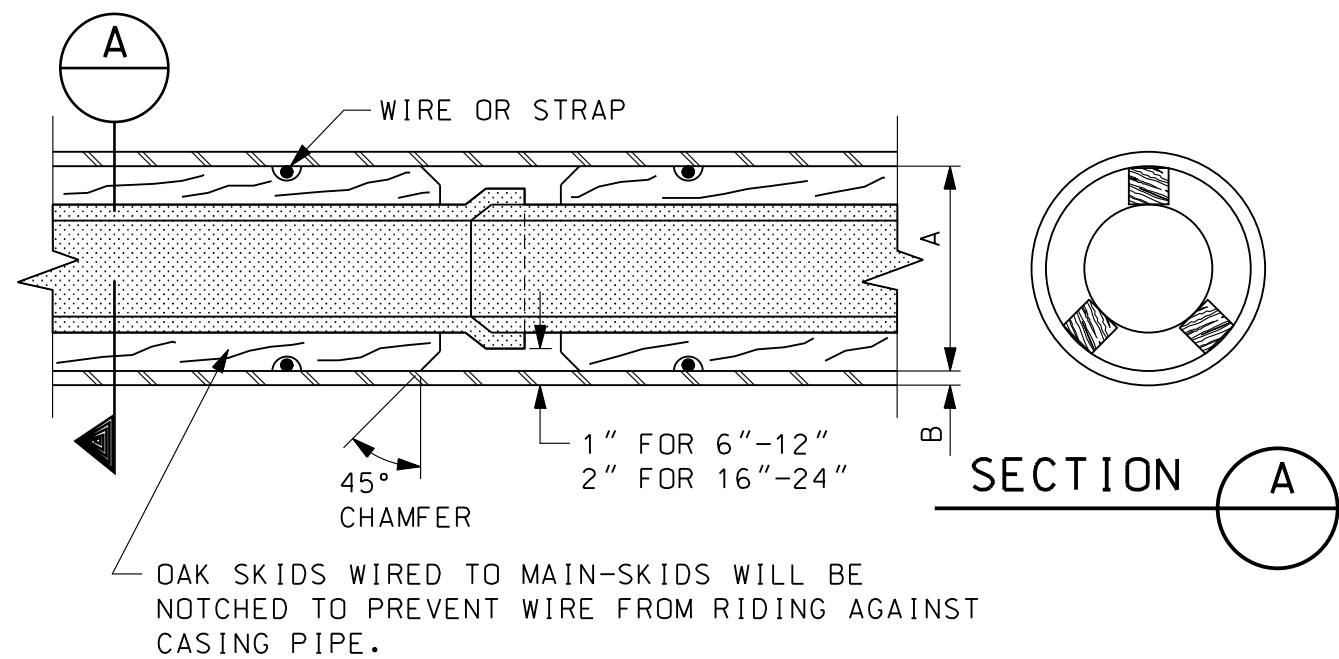
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N. T. S.

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

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

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



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

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

TRENCH A OR B BACKFILL PER SPECIFICATIONS

NATURAL BANK RUN SAND MEETING THE REQUIREMENT OF MDOT CLASS II GRANULAR MATERIAL. COMPACT TO 95% OF MAXIMUM UNIT WEIGHT

3500 P.S.I. CONCRETE ARCH

CRUSHED ANGULAR NATURAL STONE BEDDING MDOT 21AA

(PLAIN CONCRETE) MIN WIDTH OF ARCH O.D. +8 INCHES OR 1-1/4 O.D. WHICHEVER IS GREATER

LOAD FACTOR: 1.9

CLASS "R-A"

TRENCH A OR B BACKFILL PER SPECIFICATIONS

NATURAL BANK RUN SAND MEETING THE REQUIREMENT OF MDOT CLASS II GRANULAR MATERIAL. COMPACT TO 95% OF MAXIMUM UNIT WEIGHT

LOAD FACTOR: 1.9

CLASS "R-B"

TRENCH A OR B BACKFILL PER SPECIFICATIONS

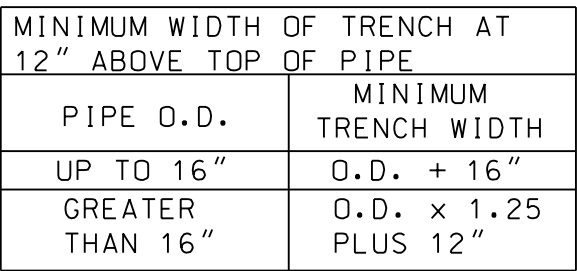
NATURAL BANK RUN SAND MEETING THE REQUIREMENT OF MDOT CLASS II GRANULAR MATERIAL. COMPACT TO 95% OF MAXIMUM UNIT WEIGHT

LOAD FACTOR: 1.9

CLASS "R-C"

MAX WIDTH OF TRENCH AT
12" ABOVE TOP OF PIPE
6" THRU 12" PIPE - 30" WIDE
15" THRU 36" PIPE - O.D. +16"
42" THRU 60" PIPE - O.D. +20"

RIGID PIPE BEDDING DETAILS

[illegible]

PLAN VIEW

END VIEW

SECTION

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

DITCH SEDIMENT TRAP
NOT TO SCALE

PLAN VIEW

CROSS-SECTION

SECTION A-A

SECTION B-B

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

CHECK DAMS
NOT TO SCALE

SILT FENCE

SILT FENCE
NOT TO SCALE

DRAINAGE STRUCTURE FILTER

NOT TO SCALE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

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

SECTION A-A

STRAW BALES, SANDBAGS,
OR CONTINUOUS BERM OF
EQUIVALENT HEIGHT

NOTE: USE SANDBAGS,
STRAW BALES OR OTHER
APPROVED METHODS TO
CHANNELIZE RUNOFF TO
BASIN AS REQUIRED

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

TEMPORARY GRAVEL CONSTRUCTION
ENTRANCE/EXIT

NOT TO SCALE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

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

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED.



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PLYMOUTH, MICHIGAN 48170

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

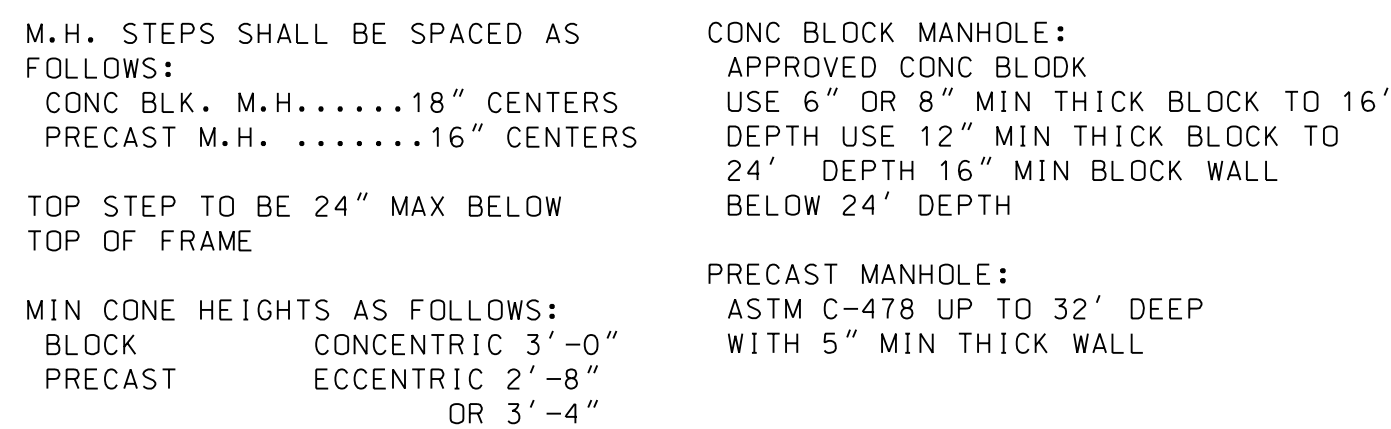
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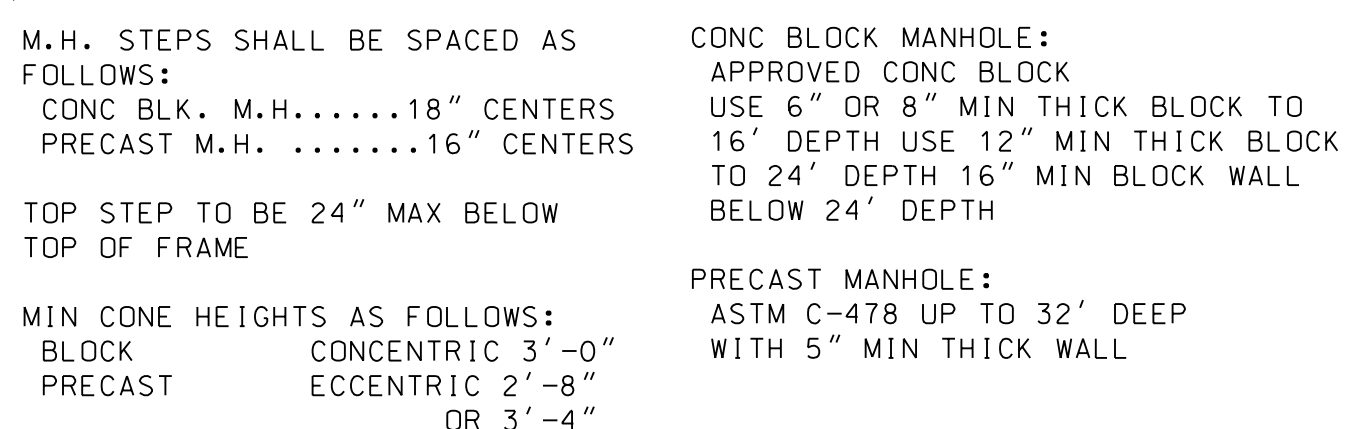
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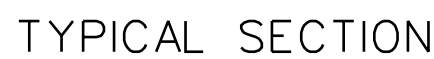
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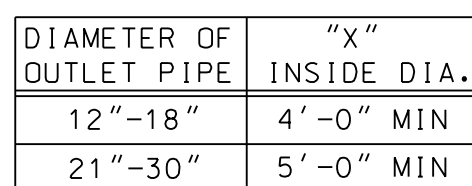
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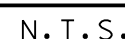
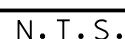
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N.T.S.



STANDARD CATCH BASIN



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

1. STORM SEWER THAT IS 12 INCHES AND LARGER SHALL BE C-76 R.C.P. WITH PREMIUM JOINTS.
2. THE REAR YARD STORM PIPE WHICH DOES NOT TRAVERSE PAVED AREAS MAY BE 8-INCH DIAMETER SOLID WALL, PVC OR ABS TRUSS OR PVC TRUSS PIPE.
3. BACKFILL FOR ALL REAR YARD STORM IS TO BE NATURAL BANK RUN SAND MDOT CL-11 GRANULAR MATERIAL OR 3/4 INCH CRUSHED STONE TO A MINIMUM OF 12 INCHES OVER PIPE.
4. EVERY LOT IS TO HAVE DIRECT ACCESS TO A DRAINAGE STRUCTURE.
5. THE STORM SEWER WILL NOT BE CONSIDERED SUBSTANTIALLY COMPLETE UNTIL THE DETENTION POND HAS BEEN COMPLETED. THIS INCLUDES FINAL GRADING OF THE POND AND STABILIZATION OF THE SIDE SLOPES. THE SIDE SLOPES MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
6. COVER FOR ON-LINE CATCH BASIN SHALL BE EJ1W 1000 SERIES WITH TYPE N COVER OR NEENAN 2077-B WITH TYPE B COVER.
7. SUMP PUMP LEADS ARE TO BE A MINIMUM OF 3-INCH SCHEDULE 30 PVC.

[illegible]

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

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