

Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.

Hamburg Twp., MI

PUD Preliminary Site Plan



PROJECT TEAM

OWNER

RON HAMAMA
3700 TELEGRAPH RD
BLOOMFIELD HILLS, MI 48302
T: 248.207.5066
CONTACT: ronnyhamama@gmail.com

ARCHITECT

DESIGNHAUS ARCHITECTURE
3300 AUBURN
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
CHIEF LANDSCAPE ARCHITECT: MICHAEL PIZZOLA
PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.

CIVIL

SM ENGINEERING
1939 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI 48309
T: 248.635.3553
CONTACT: GREG EZZO

SURVEYOR

KEM TEC
22556 Gratiot Ave, Eastpointe, MI 48021
T: (586) 772-2222
CONTACT: info@kemtecsurvey.com

INDEX OF DRAWINGS

REVISIONS
 SHEET ISSUED
 REVISED
 SHEET REISSUED

SHEET NO: DRAWING NAME

GENERAL
 G001 Title Sheet and Index
 G002 Renderings

CIVIL
 1 of 2 Topographic Survey
 2 of 2 Topographic Survey
 1 of 2 Exhibit Proposed Parcels
 2 of 2 Exhibit Existing Parcels
 C3.0 Site Layout & Paving Plan
 C4.0 Grading Plan
 C5.0 Utility Plan

LANDSCAPE
 AS1.00 Architectural Site Plan
 AS1.01 Sign Master Plan
 AS1.02 Fire Truck Access Plan
 AS1.03 Photometric Plan
 L100 Tree Removal and Preservation Plan
 L101 Landscape Plan

ARCHITECTURAL
 A010 First Floor Plan - Service Station
 A011 Second Floor Plan - Service Station
 A012 Building Elevations - Service Station
 A013 Gas Station Plan & Elevations
 A100 Building A Community Center Floor Plan
 A101 Building B C D E F & G Floor Plans
 A103 Building H Floor Plans
 A104 Building I Floor Plans
 A105 Building J Floor Plans
 A106 Typical Overall Plans - Buildings B, C, D, E, F & G
 A107 Typical Unit B Plans - Buildings H & I
 A200 Building A Elevations
 A201 Building B C D E F & G Elevations
 A203 Building H Elevations
 A204 Building I Elevations
 A205 Building J Elevations

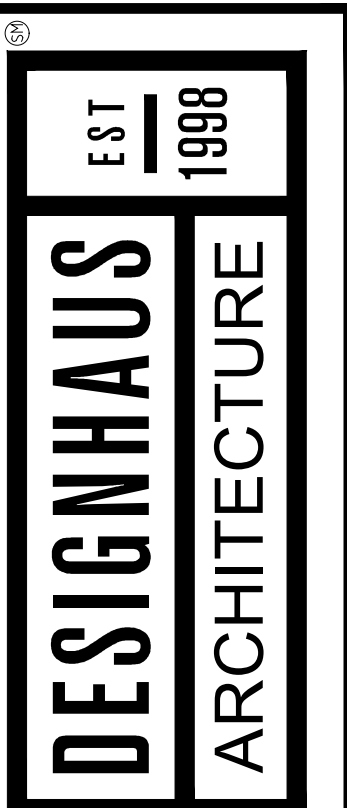
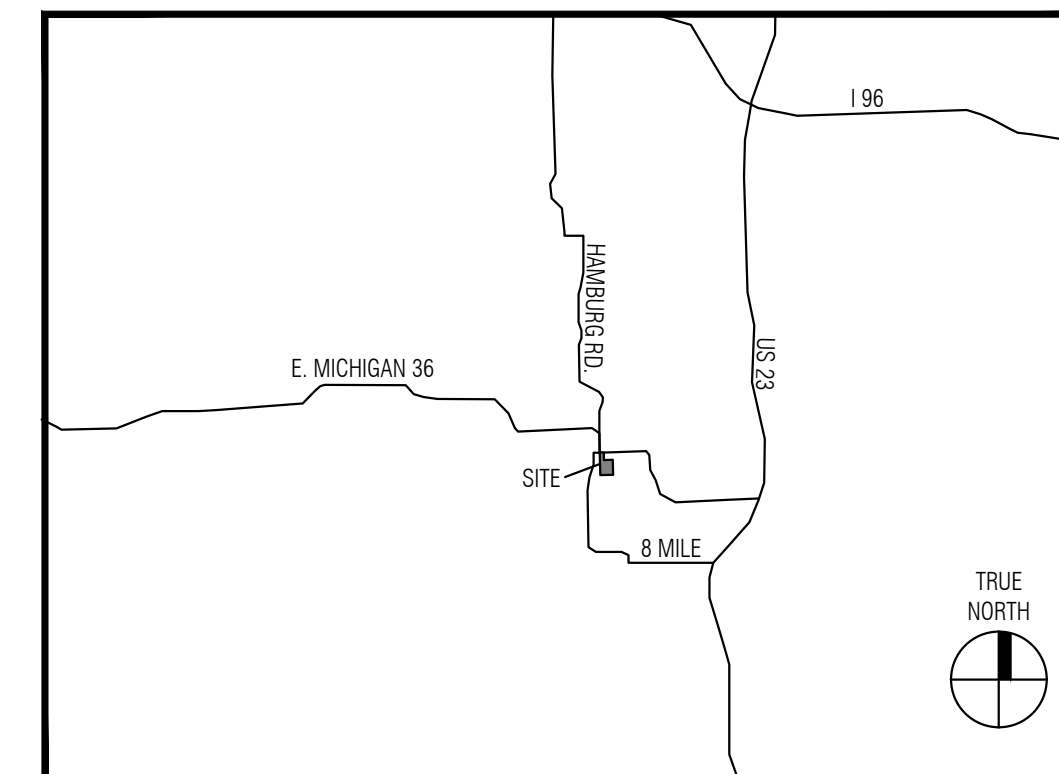
STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
 PETER STUHLREYER, A.I.A.
 MICHIGAN IDENTIFICATION # 44668
 DESIGNHAUS ARCHITECTURE

MICHAEL PIZZOLA, CHIEF LANDSCAPE ARCHITECT
 MICHIGAN IDENTIFICATION # 3901001656
 DESIGNHAUS ARCHITECTURE

LOCATION MAP



3300 AUBURN RD, SUITE 300
 AUBURN HILLS, MI 48326
 T: 248.601.4422 F: 248.453.5854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

Title Sheet and Index

022065
G001

G001 Title Sheet and Index.dwg 3/8/2024

User



4 North View From E-Michigan 36 (Main Entrance) No Scale



3 East Entrance View From Campbell Ct. No Scale



2 Community Center View No Scale



1 Townhomes View No scale

DESIGNHAUS EST 1998
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.8654
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

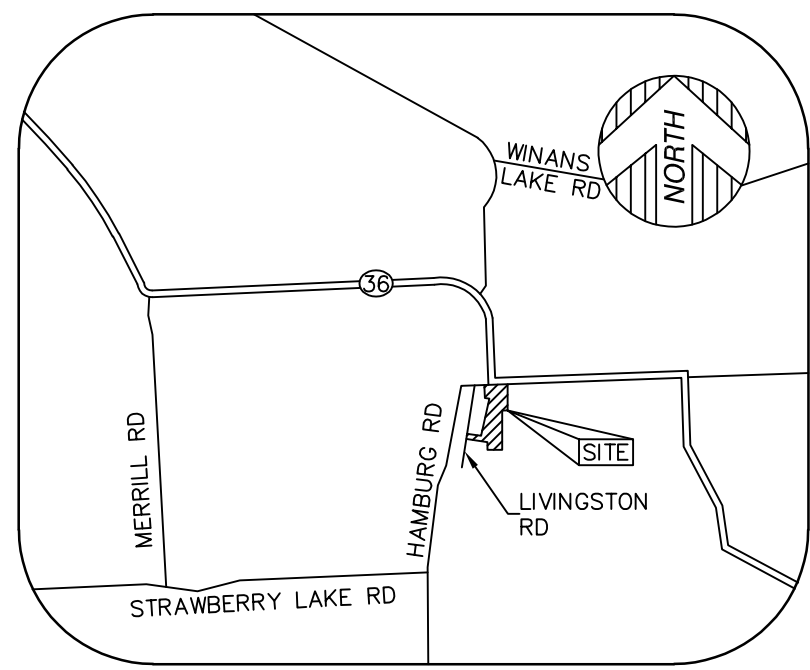
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Renderings

022065
GOO2

0002 Renderings.dwg

User



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

PARCEL 1
76,199± SQUARE FEET = 1.749± ACRES

PARCEL 2
134,971± SQUARE FEET = 3.098± ACRES

BENCHMARK

SITE BENCHMARK #1
MAG NAIL IN WEST SIDE OF UTILITY POLE AT NE CORNER OF GAS STATION PARKING LOT.
ELEVATION = 924.31' (NAVD 88)

SITE BENCHMARK #2
TOP OF FOUNDATION ANCHOR BOLT, SE SIDE OF TRAFFIC SIGNAL STRAIN POLE, AT SOUTH SIDE OF M-36.
ELEVATION = 922.30' (NAVD 88)

SITE BENCHMARK #3
MAG NAIL IN EAST FACE OF UTILITY POLE AT SW CORNER OF GAS STATION.
ELEVATION = 922.19' (NAVD 88)

SITE BENCHMARK #4
MAG NAIL IN WEST FACE OF UTILITY POLE AT SE CORNER OF GAS STATION.
ELEVATION = 922.46' (NAVD 88)

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

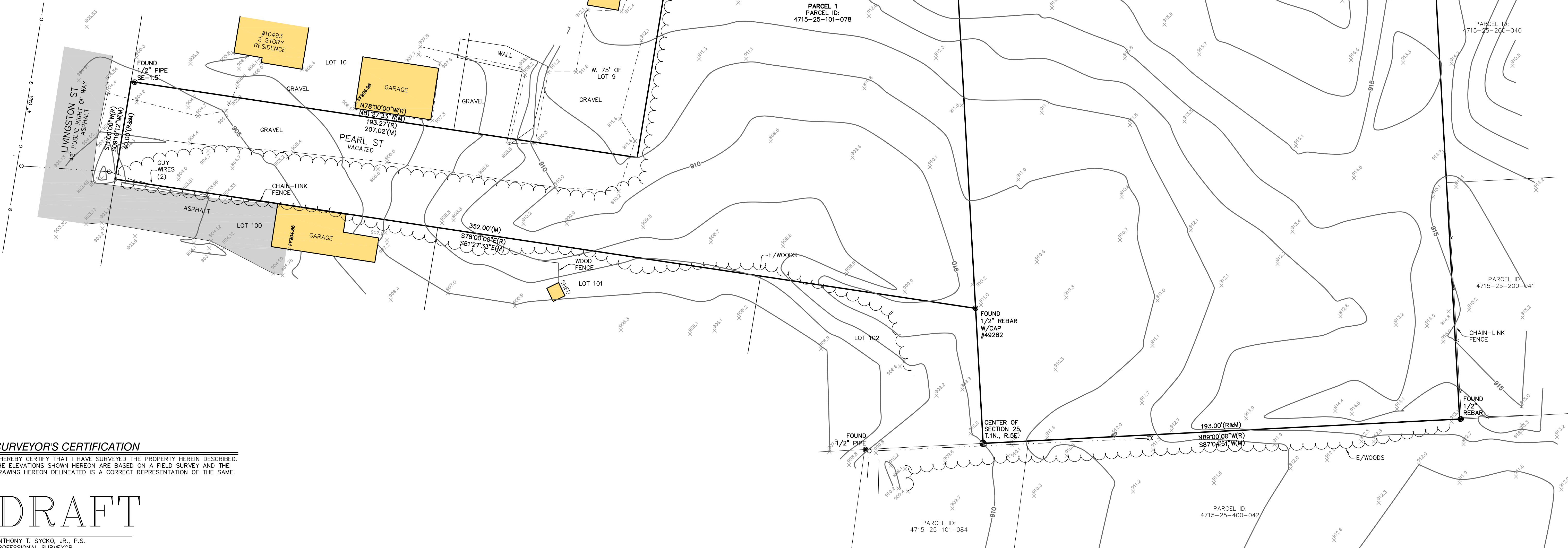
PARCEL 1
SEC 25 T1N R5E HAMBURG VILLAGE BEG AT PT WHICH SLY LINE HAMBURG RD INTERSECTS NS 1/4 SEC LINE TH WLY ALG SLY LINE SD RD 61.85 FT TH S 160.1 FT TH S10°W 460.1 FT TO NLY LINE PEARL ST TH N78°W ALG SD NLY LINE 193.27 FT TH S11°W TO SLY LINE PEARL ST 40 FT TH S78°E ALG SD SLY LINE TO NS 1/4 LINE TH NLY TO POB ALSO BEG AT PT WHICH N/S 1/4 LINE INTERSECTS SLY LINE HAMBURG RD TH ELY ALG SD SLY LINE 44 FT TH SLY ON LINE PARALLEL WITH SD N/S 1/4 LINE 280.5 FT TH WLY 44 FT ON LINE PARALLEL WITH SLY LINE HAMBURG RD TO SD NS 1/4 LINE TH NLY ALG SD LINE TO POB

PARCEL 2
SEC 25 T1N R5E COM N 1/4 COR TH S 1869.11 FT ALG NS 1/4 LINE TH S88°E 44.01 FT ALG CL W 36 FOR POB TH S88°E 154 FT TH S 203.09 FT TH N88°W 5 FT TH S 532.12 FT TH N89°W 193 FT ALG EW 1/4 LINE TO CTR TH N 459.3 FT ALG N/S 1/4 LINE TH S88°E 44 FT TH N 307.12 FT TO POB

SURVEYOR'S NOTES

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

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



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

DRAFT

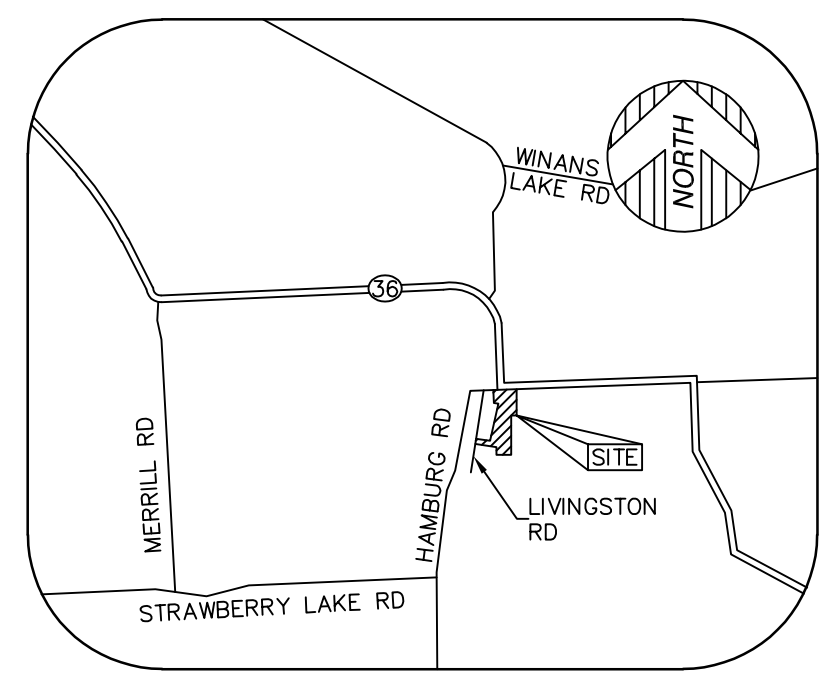
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

MATCH SHEET 2 OF 2

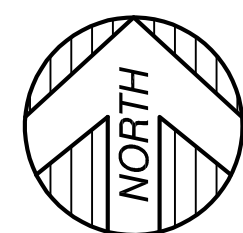
KEM-TEC
PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
A GROUP OF COMPANIES
Eastpointe
Detroit
Ann Arbor
Grand Blanc
(800) 255-7222 (313) 758-0877 (734) 994-0888 (888) 694-0001
www.kemteccgroupofcompanies.com

BOUNDARY/TOPOGRAPHIC SURVEY
PREPARED FOR: RON HAMAMA
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,
PART OF SECTION 25,
TOWN 1 NORTH, RANGE 5 EAST

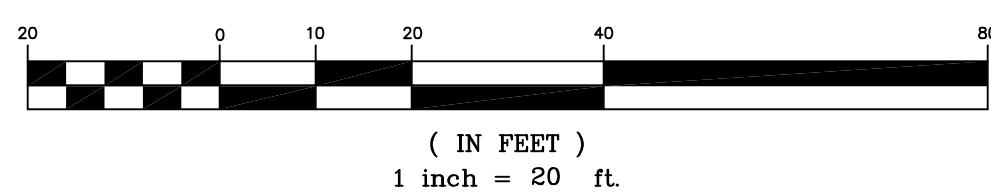
DATE	BY	REVISION	DESCRIPTION
11/23/21	JDM	1	ADDED STORM & SANITARY STRUCTURES



VICINITY MAP
(NOT TO SCALE)

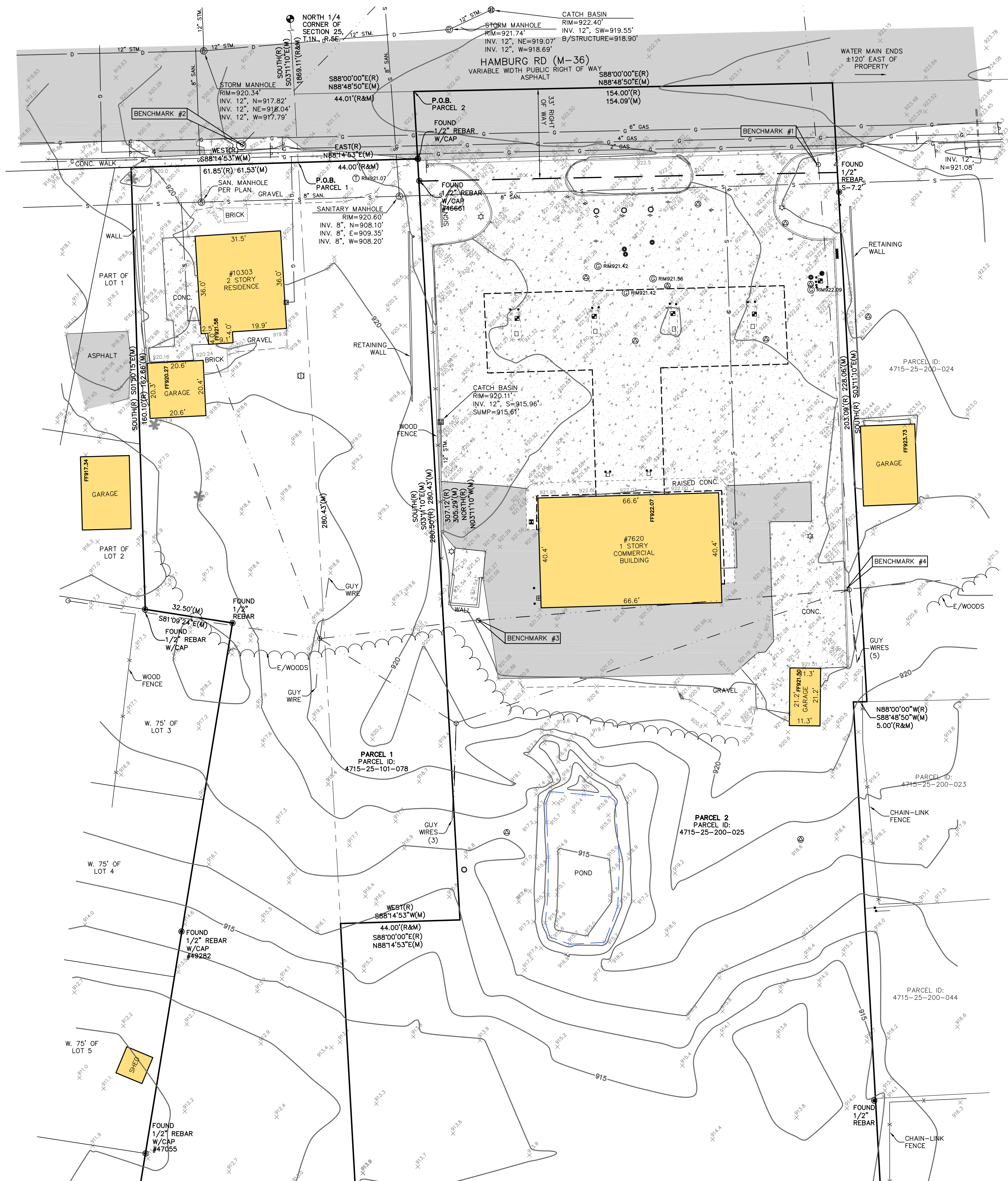


GRAPHIC SCALE



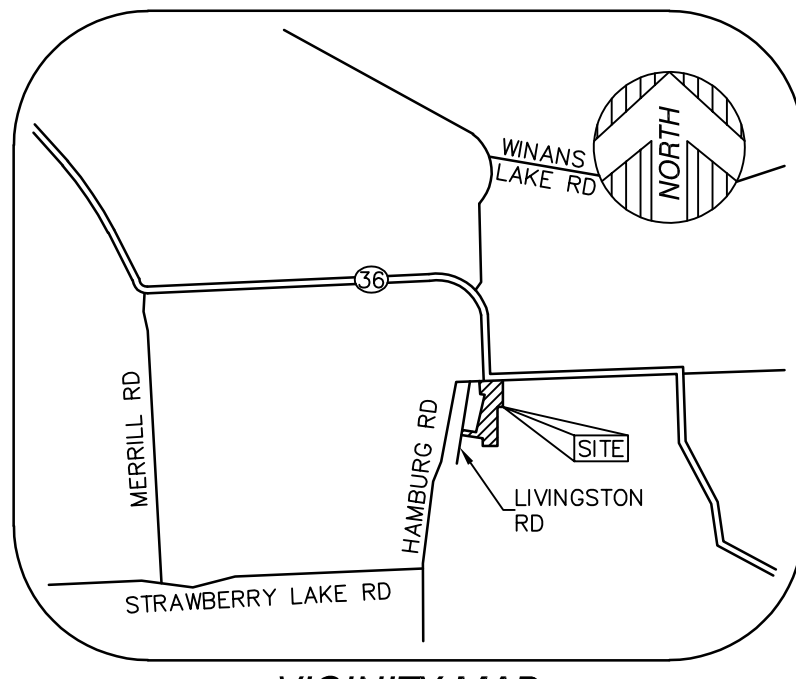
LEGEND

- FOUND MONUMENT (AS NOTED)
- ⊙ FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- AIR/VACUUM
- UTILITY POLE
- ⊙ GAS MANHOLE
- ⊙ GAS METER
- ⊙ VAPOR COVER
- ⊙ TELEPHONE MANHOLE
- ⊙ SQUARE CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER METER
- ⊙ GAS PUMP
- ⊙ WELL
- ⊙ GAS GAUGE
- ⊙ MONITOR WELL
- ⊙ BOLLARD
- ⊙ FLAGPOLE
- ⊙ FENCE POST
- ⊙ GAS FILL
- ⊙ LIGHTPOST/LAMP POST
- ⊙ SINGLE POST SIGN
- ⊙ DOUBLE POST SIGN
- ⊙ CONIFEROUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- SECTION LINE
- RIGHT-OF-WAY
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- RAISED CONCRETE
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- UNDERGROUND PIPE (AS NOTED)
- EDGE OF WATER (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE

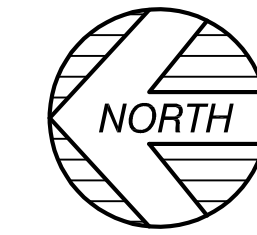


MATCH SHEET 1 OF 2

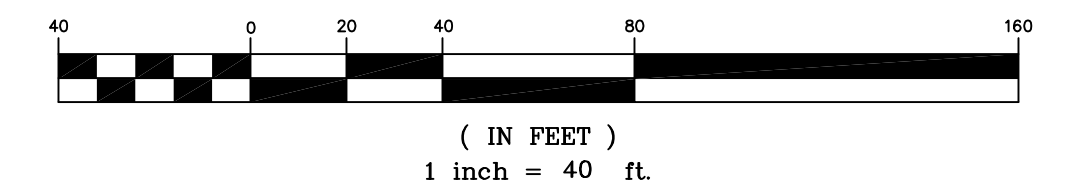
DATE	BY	REVISION	DESCRIPTION
11/23/21	JDM	1	ADDED STORM & SANITARY STRUCTURES



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND IS LOCATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

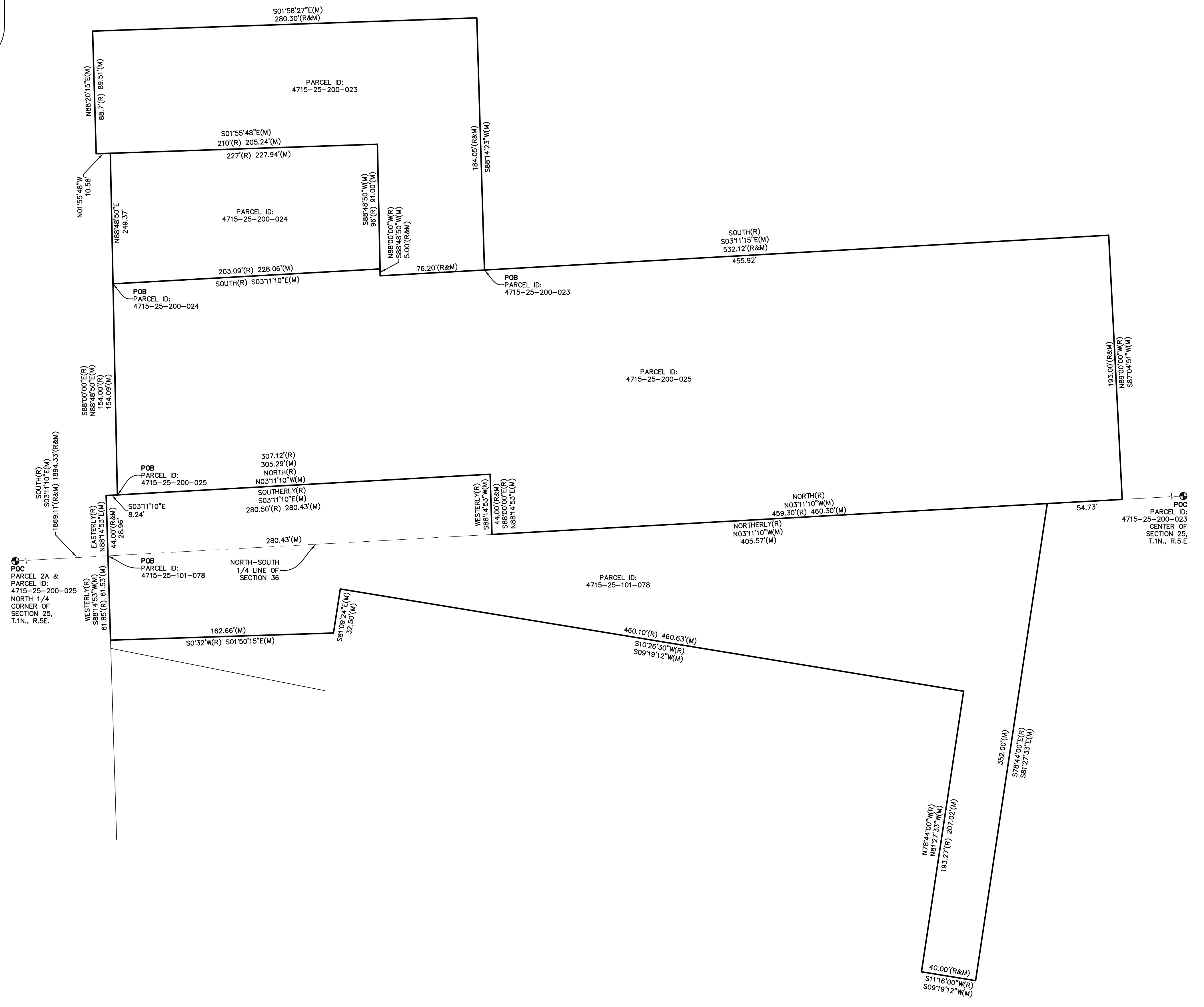
4715-25-200-023:
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE EAST 193 FEET ALONG THE EAST AND WEST 1/4 LINE; THENCE NORTH 0 DEGREES 06' EAST 456 FEET FOR A POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE NORTH 0 DEGREES 06' EAST 70 FEET; THENCE NORTH 89 DEGREES 33' EAST 96 FEET; THENCE NORTH 0 DEGREES 06' EAST 210 FEET; THENCE NORTH 89 DEGREES 33' EAST 88.7 FEET; THENCE SOUTH 0 DEGREES 17' WEST 280.3 FEET; THENCE SOUTH 89 DEGREES 39' WEST 184.05 FEET TO THE POINT OF BEGINNING.

4715-25-200-024
COMMENCING AT A POINT 772 FEET NORTH OF THE CENTER OF SECTION 25 AND 198 FEET EAST, THE SAME BEING IN THE CENTER OF THE EAST AND WEST HIGHWAY; THENCE EAST 96 FEET; THENCE SOUTH 227 FEET; THENCE WEST 96 FEET; THENCE NORTH 227 FEET TO THE PLACE OF BEGINNING, THE SAME BEING ON THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 7 EAST.

4715-25-101-078:
PART OF LOTS 1 THROUGH 9 ALL OF LOTS 103 THROUGH 107 AND PART OF PLATTED PEARL STREET AND SHORT STREET AS SHOWN ON THE MAP OF THE VILLAGE OF HAMBURG, AS RECORDED IN LIBER 1 OF DEEDS, PAGE 349, LIVINGSTON COUNTY RECORDS, DESCRIBED AS: BEGINNING AT A POINT WHERE THE SOUTHERLY LINE OF HAMBURG ROAD INTERSECTS THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 61.85 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ROAD; THENCE SOUTH 0 DEGREES 32' WEST 160.10 FEET; THENCE SOUTH 10 DEGREES 26'30" WEST, 460.1 FEET TO NORTHERLY LINE OF PEARL STREET; THENCE NORTH 78 DEGREES 44' WEST ALONG THE NORTHERLY LINE OF PEARL STREET 193.27 FEET; THENCE SOUTH 11 DEGREES 16' WEST TO SOUTHERLY LINE OF PEARL STREET, 40 FEET; THENCE SOUTH 78 DEGREES 44' EAST ALONG THE SOUTHERLY LINE OF PEARL STREET TO SAID NORTH AND SOUTH 1/4 SECTION LINE; THENCE NORTHERLY ON SAID 1/4 LINE TO PLACE OF BEGINNING.

ALSO PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHERE THE SOUTHERLY LINE OF HAMBURG ROAD INTERSECTS THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25; THENCE EASTERLY ON THE SOUTH LINE OF SAID ROAD, 44 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID NORTH AND SOUTH 1/4 SECTION LINE, 280.5 FEET; THENCE WESTERLY 44 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID HAMBURG ROAD TO SAID NORTH AND SOUTH 1/4 SECTION LINE; THENCE NORTHERLY ALONG SAID 1/4 SECTION LINE TO THE PLACE OF BEGINNING.

4715-25-200-025
SEC 25 T1N R5E COM N 1/4 COR TH S 1869.11 FT ALG NS 1/4 LINE TH S88°E 44.01 FT ALG CL M 36 FOR POB TH S88°E 154 FT TH S 203.09 FT TH N89°W 5 FT TH S 532.12 FT TH N89°W 193 FT ALG EW 1/4 LINE TO CTR TH N 459.3 FT ALG N/S 1/4 LINE TH S88°E 44 FT TH N 307.12 FT TO POB.

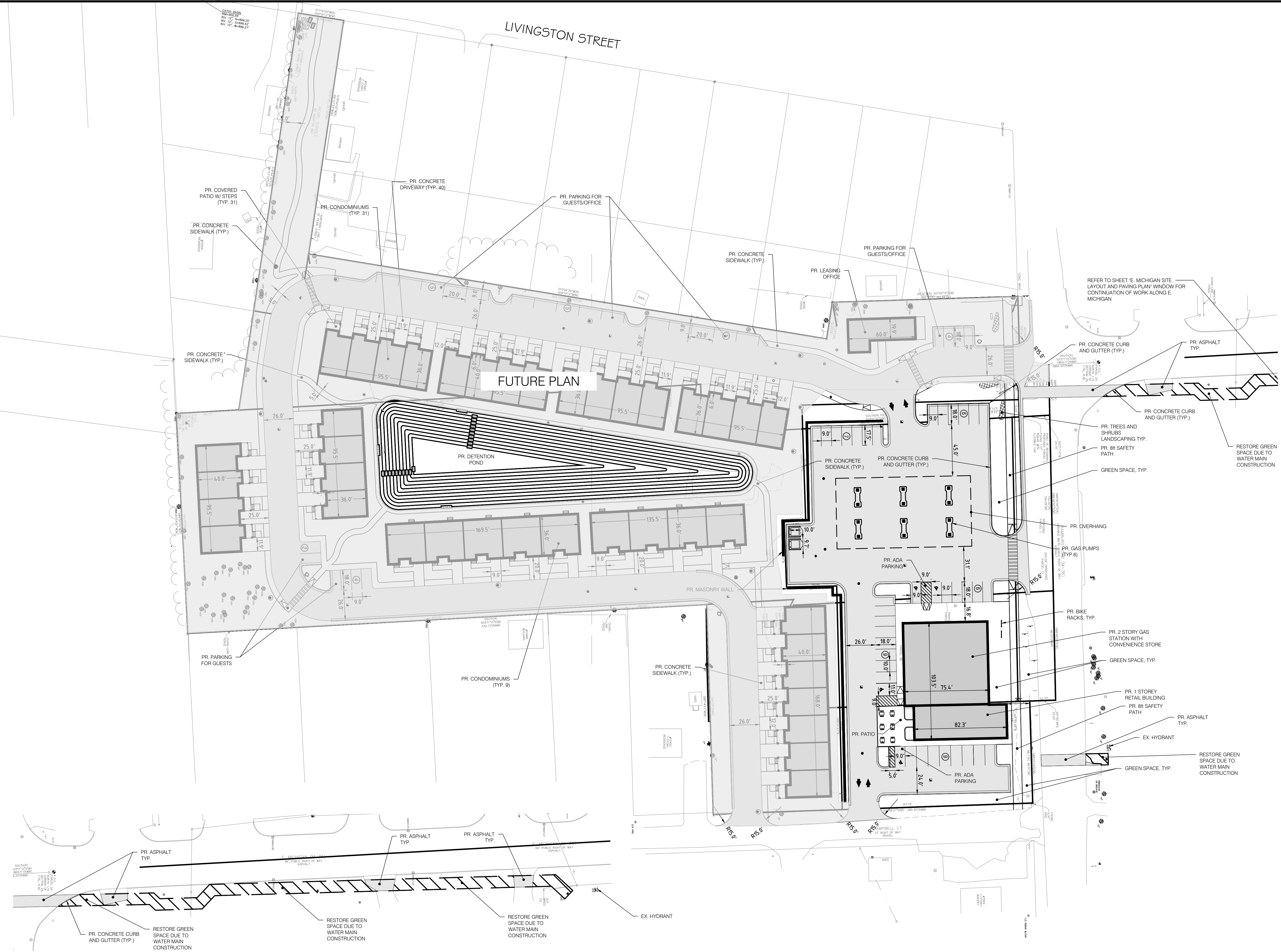


PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
KEM-TEC
A GROUP OF COMPANIES
Estimates (800) 255-7222
Detroit (313) 758-0877
Ann Arbor (734) 994-0888
Grand Blanc (888) 694-0001
www.kemtecgroupofcompanies.com

EXHIBIT EXISTING PARCELS
PREPARED FOR: RON HAMAMA
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,
PART OF SECTION 25,
TOWN 1 NORTH, RANGE 5 EAST

NO.	DATE	BY	REVISION	DESCRIPTION

C3.0 Site Layout & Paving Plan



SITE LEGEND

	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED BUILDING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GREEN SPACE RESTORATION
	PROPOSED CATCH BASIN STRUCTURE
	PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT

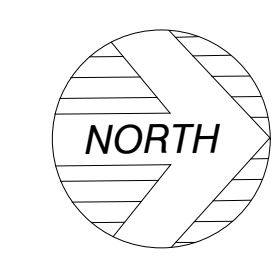
- SITE NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
 - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
 - ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
 - PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
 - GAS STATION - PHASE 1
RESIDENTIAL DEVELOPMENT - PHASE 2

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

E. MICHIGAN SITE LAYOUT AND PAVING PLAN



Know what's below.
Call before you dig.



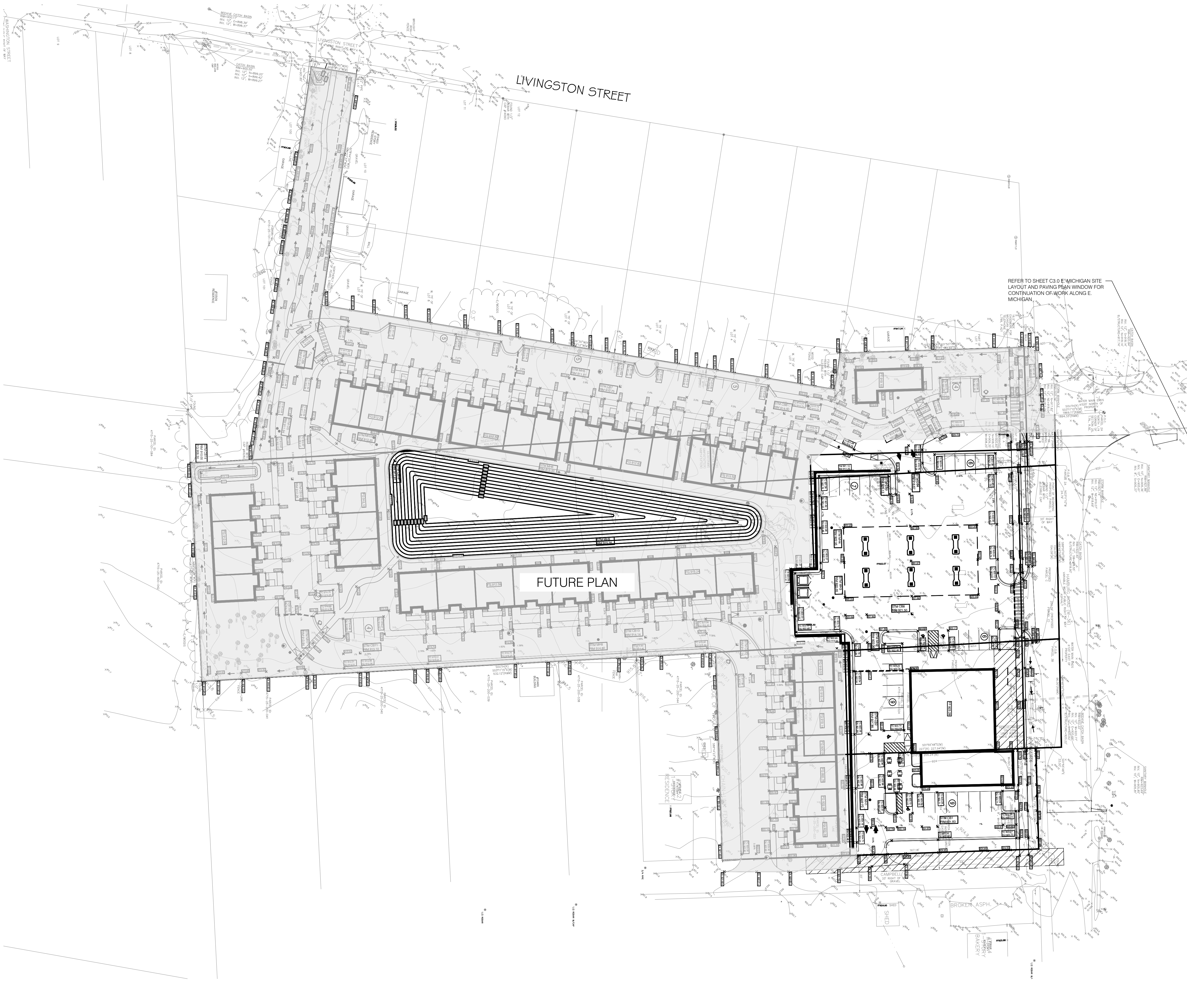
SITE LAYOUT & PAVING PLAN
SCALE: 1" = 40'

KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
Ann Arbor
Grand Blanc
Eastpointe
Detroit
(800) 255-7222
(734) 994-0388
(313) 788-0677
www.kemtecgroupofcompanies.com

SITE LAYOUT & PAVING PLAN
PREPARED FOR: RONNY HAMANA
7620 AND 10303 HAMBURG ROAD

NO.	DATE	BY	DESCRIPTION
1	10.21.2022	GAE	PRELIMINARY SPA REVIEW
2	06.20.2023	GAE	PRELIMINARY SPA REVIEW
3	11.10.2023	GAE	PRELIMINARY SPA REVIEW
4	12.04.2023	GAE	PRELIMINARY SPA REVIEW
5	03.08.2024	WK	ENGINEER SUBMISSION
6	03.11.2024	WK	FINAL PLOD

C3.0



GRADING LEGEND

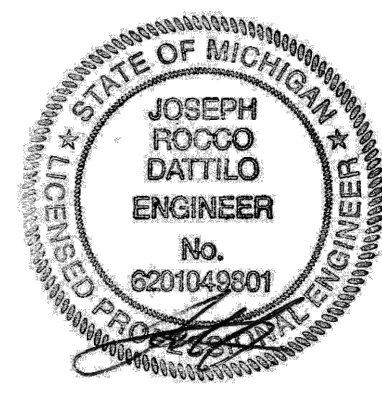
- × 900.00 EXISTING GRADES
- × 100.00 PROPOSED GRADES
- PROPERTY LINE
- - - PROPOSED RIDGE LINE

GRADING NOTES

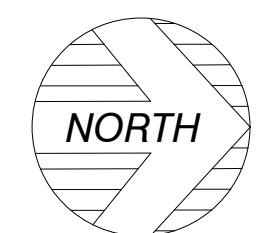
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF HAMBURG TOWNSHIP AND LIVINGSTON COUNTY.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HAMBURG TOWNSHIP AND LIVINGSTON COUNTY SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
TC = TOP OF CURB
BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

REFER TO SHEET C3.0 E MICHIGAN SITE LAYOUT AND PAVING PLAN WINDOW FOR CONTINUATION OF WORK ALONG E. MICHIGAN.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



GRADING PLAN
SCALE: 1" = 40'



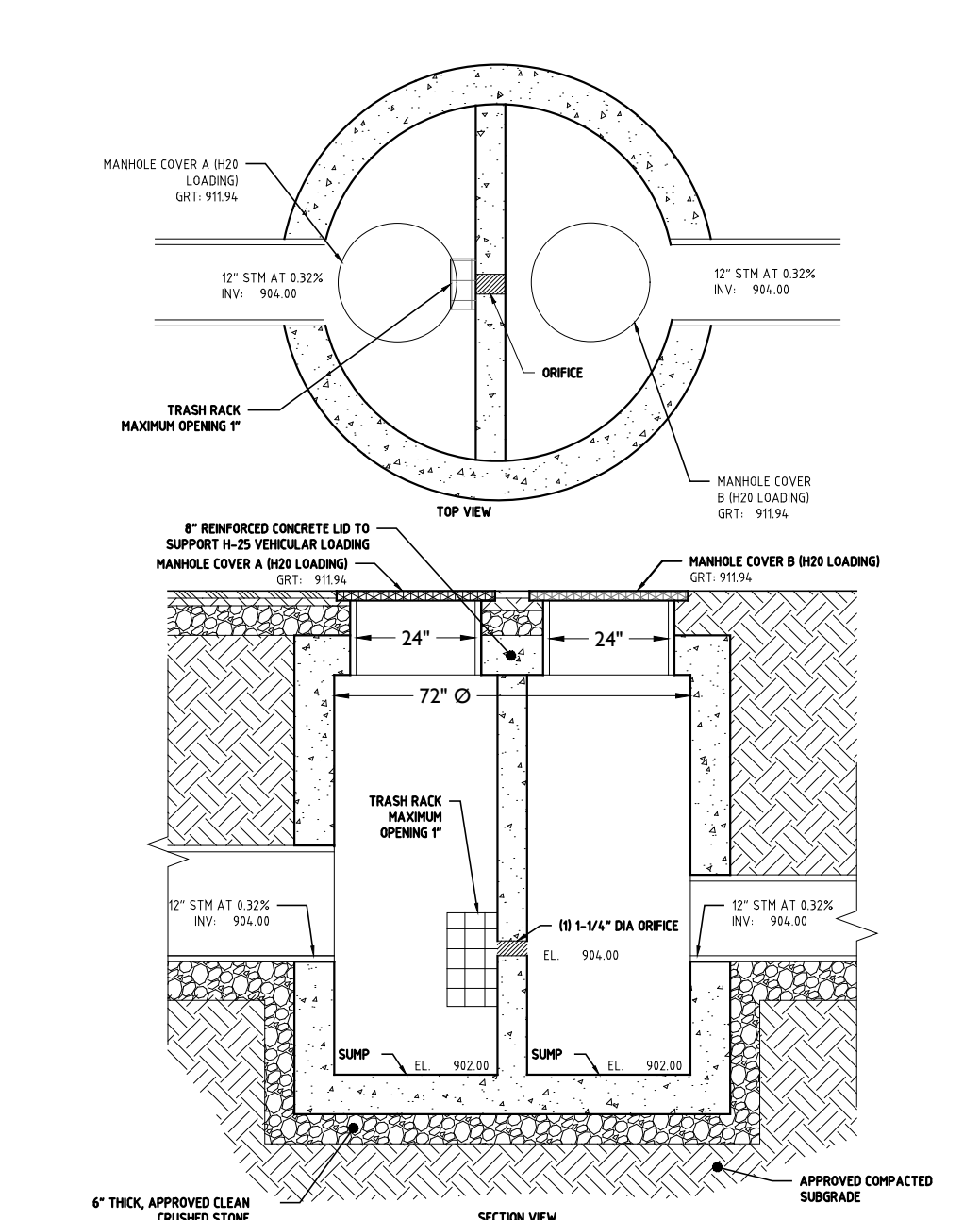
KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
Grand Blanc
Ann Arbor
Eastpointe
Detroit
(800) 255-7222
(734) 994-0888
(313) 758-0877
www.kemtecgroupofcompanies.com

GRADING PLAN
PREPARED FOR: RONNY HAMANA
7620 AND 10303 HAMBURG ROAD

NO.	DATE	DESCRIPTION
9	3.11.2024	FINAL P.L.D.
8	3.08.2024	ENGINEER SUBMISSION
7	12.04.2023	PRELIMINARY SPA REVIEW
6	11.10.2023	PRELIMINARY SPA REVIEW
5	06.20.2023	PRELIMINARY SPA REVIEW
4	10.21.2022	PRELIMINARY SPA REVIEW

DRAWN BY:	SJA ENGINEERS	DATE:	03/11/2024
CHECKED BY:		SCALE:	1" = 40'
DATE:	MARCH 11, 2024	PROJECT NO.:	2107

C4.0



100 YEAR OUTLET CONTROL CALCULATIONS:
 Detention Orifice Design
 Head Difference (H): 911.91 - 904.00 = 7.91 FT
 $Q_{EX} = 0.25 \text{ cfs}$
 $Q_{EX} = C_o \times A_o \times (2 \times g \times h \times 0.4)^{0.5}$, $C_o = 0.62$; $h = 7.91$
 $A_o = [0.25 \text{ cfs} / (0.62 \times (2 \times 32.2 \times 7.91 \times 0.4)^{0.5})] \times 144 = 4.0677068 \text{ sq in}$
 $\text{Dia} = 2 \times (A_o/\pi)^{0.5} = 2.276"$. Use (1) 2.25" Dia Hole = 3.9760782 sq in (0.027612 sq ft)
 $Q = 0.62 \times 0.027612 \times (2 \times 32.2 \times 7.91 \times 0.4)^{0.5} = 0.244 \text{ cfs}$

STORAGE TABLE BASIN

ELEV.	AREA (SQFT)	DEPTH FT	CONC INC VOL. CUFT	CONC TOT VOL. CUFT
904.00	3,496	0.00	0	0
905.00	4,796	1.00	4,146	4,146
906.00	6,301	1.00	5,549	9,695
907.00	8,011	1.00	7,156	16,851
908.00	9,926	1.00	8,969	25,819
909.00	11,962	1.00	10,944	36,763
910.00	14,047	1.00	13,005	49,768
911.00	16,188	1.00	15,118	64,885
911.18	16,978	0.18	3,064	67,949
912.00	18,386	1.00	17,287	82,172
913.00	20,641	1.00	19,514	101,686

STORAGE TABLE BASIN

ELEV.	AREA (SQFT)	DEPTH FT	CONC INC VOL. CUFT	CONC TOT VOL. CUFT
904.00	3,496	0.00	0	0
905.00	4,796	1.00	4,146	4,146
906.00	6,301	1.00	5,549	9,695
907.00	8,011	1.00	7,156	16,851
908.00	9,926	1.00	8,969	25,819
909.00	11,962	1.00	10,944	36,763
910.00	14,047	1.00	13,005	49,768
911.00	16,188	1.00	15,118	64,885
911.91	16,978	0.91	15,124	80,009
912.00	18,386	1.00	17,287	97,296
913.00	20,641	1.00	19,514	116,810

STORM SEWER CALCULATIONS BASIN

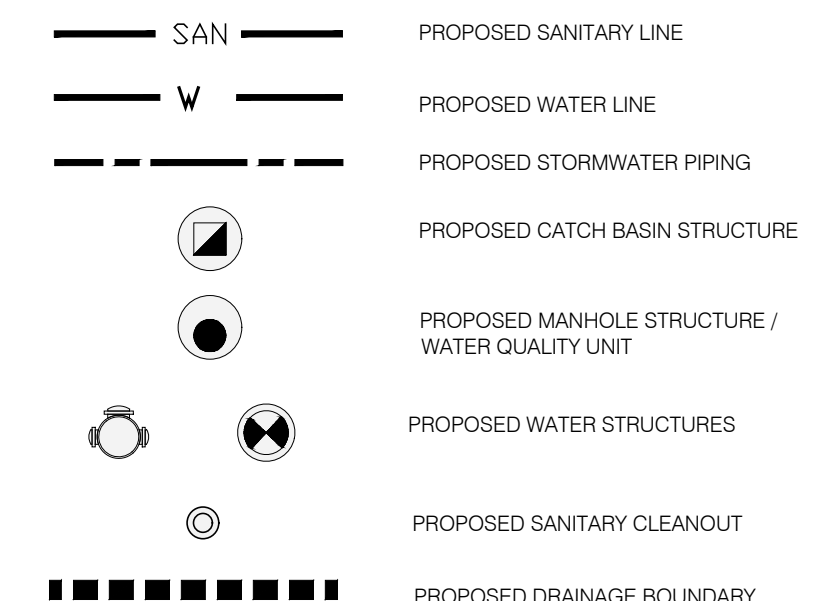
$Q_r = C \cdot I \cdot A$ $Q_p = A \times 1.486/n \cdot R^{2/3} \cdot S^{1/2}$
 $I = 175/((1+25) \text{ for } 10 \text{ year storm event})$ $T = 15 \text{ Minutes}$
 $C = \text{Roof } 0.90, \text{ Pavement } 0.90, \text{ Green } 0.20$

AREA NO.	FROM MH/CB	TO MH/CB	Area A acres	Area Grass (C=0.20) SQFT	AREA PAVED (C=0.90) SQFT	AVG. COEFF. C'	A x C	Area TOTAL At acres	COEFF Wt	At x Cw	TIME Tc min	INT I in/hr	n	FLOW Qr Q=CIA c.f.s	PIPE CAP Qp c.f.s	PIPE LENGTH ft	PIPE DIA. In	PIPE SLOPE %	VEL FULL ft/s	TIME FLOW min	RIM ELEV. HIGH ft	RIM ELEV. LOW ft	HIGH END H.G.L.	LOW END H.G.L.	HIGH END INVERT	LOW END INVERT
DA1	CB1	MH1	0.17	433	7,134	0.86	0.15	0.17	0.86	0.15	15.00	4.38	0.0130	0.65	2.02	64	12	0.32	2.57	0.42	921.83	922.70	918.63	918.43	917.83	917.63
DA2	MH1	CB2	0.00					0.17	0.86	0.15	15.42	4.33	0.0130	0.65	2.02	58	12	0.32	2.57	0.38	922.70	921.85	918.33	918.14	917.53	917.34
DA2	CB2	MH2	0.21	1,056	8,257	0.82	0.18	0.51	0.85	0.44	15.79	4.29	0.0130	1.88	2.02	91	12	0.32	2.57	0.59	921.85	922.06	918.04	917.75	917.24	916.95
DA2	MH2	MH3	0.00					0.94	0.85	0.80	16.38	4.23	0.0130	3.40	4.46	42	18	0.18	2.52	0.28	922.06	922.35	918.05	917.97	916.85	916.77
DA2	MH3	CB3	0.00					0.94	0.85	0.80	16.86	4.20	0.0130	3.37	4.46	62	18	0.18	2.52	0.41	922.35	922.35	917.67	917.76	916.67	916.58
DA2	MH4	CB3	0.00					0.94	0.85	0.80	17.07	4.16	0.0130	3.34	4.46	68	18	0.18	2.52	0.45	922.35	920.13	918.85	918.83	915.75	915.63
DA3	CB3	CB4	0.12	357	5,089	0.89	0.11	1.06	0.96	0.91	17.52	4.12	0.0130	3.74	4.46	18	18	0.18	2.52	0.12	920.13	918.67	915.40	915.37	914.20	914.17
DA4	CB4	CB5	0.17	1,467	8,128	1.03	0.17	1.23	0.88	1.08	17.64	4.10	0.0130	4.45	4.93	36	18	0.22	2.79	0.22	918.67	918.14	914.92	914.84	913.72	913.64
DA5	CB5	CB6	0.16	2,041	4,819	0.69	0.11	1.42	0.86	1.22	17.85	4.08	0.0130	4.99	5.56	108	18	0.28	3.15	0.57	918.14	914.30	911.31	911.00	910.11	908.80
DA6	CB6	CB7	0.26	6,347	4,943	0.51	0.13	1.68	0.81	1.35	18.42	4.03	0.0130	5.45	6.34	147	21	0.16	2.63	0.93	914.30	910.75	907.63	907.40	906.23	906.00
DA7	CB7	MH5	0.33	2,258	12,003	0.79	0.26	2.01	0.80	1.61	19.36	3.95	0.0130	6.36	7.09	41	21	0.20	2.95	0.23	910.75	911.81	907.30	907.22	905.90	905.82
DA7	MH5	MH6	0.00					2.01	0.80	1.61	19.59	3.92	0.0130	6.33	7.09	84	21	0.20	2.95	0.47	911.81	912.55	907.12	906.95	905.72	905.55
DA7	MH6	BASIN	0.00					2.01	0.80	1.61	20.06	3.88	0.0130	6.28	7.08	29	21	0.20	2.95	0.16	912.55	904.00	905.81	905.75	904.06	904.00
DA8	CB8	MH2	0.43	1,313	17,360	0.85	0.36	0.43	0.85	0.36	15.00	4.38	0.0130	1.60	2.02	43	12	0.32	2.57	0.28	921.50	922.06	918.30	918.16	917.50	917.36
DA17	BLDG	CB2	0.13		5,496	0.90	0.11	0.13	0.90	0.11	15.00	4.38	0.0130	0.50	2.19	37	10	1.00	4.02	0.15	923.28	921.85	918.64	918.27	917.97	917.60
DA18	BLDG	CB5	0.03		1,394	0.90	0.03	0.03	0.90	0.03	15.00	4.38	0.0130	0.13	2.02	36	12	0.32	2.57	0.23	919.10	918.14	915.06	914.94	914.26	914.14
DA9	CB9	CB10	0.38	3,594	13,067	0.75	0.29	0.38	0.75	0.29	15.00	4.38	0.0130	1.25	2.02	117	12	0.32	2.57	0.76	910.00	912.26	908.80	908.43	906.00	905.63
DA10	CB10	MH7	0.15	449	8,052	0.85	0.13	0.87	0.86	0.57	15.76	4.29	0.0130	2.46	3.10	157	15	0.23	2.52	1.04	912.26	913.84	905.24	904.88	904.24	903.88
DA11	MH7	CB11	0.25	2,690	8,045	0.72	0.18	1.12	0.67	0.75	16.80	4.19	0.0130	3.15	6.14	52	21	0.15	2.55	0.34	913.84	913.10	905.18	905.10	903.78	903.70
DA11	CB11	MH8	0.00					1.12	0.67	0.75	17.14	4.15	0.0130	3.12	6.14	212	21	0.15	2.55	1.39	913.10	914.80	905.00	904.68	903.60	903.28
DA11	MH8	MH9	0.00					1.91	0.67	1.28	18.52	4.02	0.0130	5.17	6.14	79	21	0.15	2.55	0.52	914.80	915.35	904.58	904.47	903.18	903.07
DA11	MH9	BASIN	0.00					1.12	0.65	1.28	19.04	3.97	0.0130	5.10	6.14	32	21	0.15	2.55	0.21	915.35	904.00	904.80	904.75	903.05	903.00
DA12	CB12	CB13	0.54	8,188	15,129	0.65	0.35	0.54	0.65	0.35	15.00	4.38	0.0130	1.53	2.02	81	12	0.32	2.57	0.53	916.14	914.14	911.20	910.94	910.40	910.14
DA13	CB13	MH7	0.25	2,897	8,176	0.72	0.18	0.79	0.67	0.53	15.53	4.32	0.0130	2.30	3.10	42	15	0.23	2.52	0.28	914.14	914.80	910.89	910.79	909.89	909.79
DA14	CB14	CB10	0.34	9,053	5,735	0.47	0.16	0.34	0.47	0.16	15.00	4.38	0.0130	0.70	2.02	81	12	0.32	2.57	0.53	908.50	912.28	905.30	905.04	904.50	904.24

UTILITY NOTES

- ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF HAMBURG A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY CITY OF HAMBURG AND HELD PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
- ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
- WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
- ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
- WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
- WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2" OR 45" BENDS MUST BE RODDED AND PROPERLY ANCHORED.
- ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
- ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE PLYMOUTH TOWNSHIP PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE LIVINGSTON COUNTY DRAIN COMMISSION OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
- ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY CITY OF HAMBURG, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
- ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY CITY OF HAMBURG DEPARTMENT OF PUBLIC SERVICES.
- EXISTING SEWER LEADS SHALL BE FIELD VERIFIED AND DETERMINED FEASIBILITY FOR REUSE. ANY BUILDINGS TO BE DEMOLISHED WILL HAVE THEIR LEADS CAPPED AT THE SEWER MAIN.

UTILITY LEGEND



DETENTION BASIN A CALCULATIONS

Total Drainage Area (A) = 5.54 Acres (241,116 SF)
 $C(\text{Paved}) = 0.90$, $C(\text{Grass}) = 0.20$, $C(\text{Pond}) = 1.00$
 Weighted Value $C_{\text{Ave}} = (163,189 \text{ SF})(0.90) + (146,870 \text{ SF}) = 146,870 \text{ SF}$
 Weighted Value $C_{\text{pond}} = (14,047 \text{ SF})(1.00) = 14,047 \text{ SF}$
 Weighted Value $C_{\text{grass}} = (63,880 \text{ SF})(0.20) = 12,776 \text{ SF}$
 $C_{\text{Ave}} = (146,870 \text{ SF} + 14,047 \text{ SF} + 12,776 \text{ SF}) / 241,116 \text{ SF} = 0.72$
 $T_c = 15 \text{ min}$; $C = 0.72$; $A = 5.54 \text{ acres}$; $Q_{\text{all}} = 0.20 \text{ cfs/acre}$
Required Water Quality Volume
 $V_{\text{wq}} = \frac{1.0}{12 \text{ in}} \times 43,560 \times A \times C = \frac{1.0}{12 \text{ in}} \times 43,560 \times 5.54 \text{ acres} \times 0.72 = 14,479 \text{ CF}$
Required Channel Protection Volume
 $V_{\text{cp}} = \frac{1.0}{12 \text{ in}} \times 43,560 \times A \times C = \frac{1.0}{12 \text{ in}} \times 43,560 \times 5.54 \text{ acres} \times 0.72 = 18,823 \text{ CF}$
Required Extended Detention Volume
 $V_{\text{ed}} = \frac{1.0}{12 \text{ in}} \times 43,560 \times A \times C = \frac{1.0}{12 \text{ in}} \times 43,560 \times 5.54 \text{ acres} \times 0.72 = 27,511 \text{ CF}$
Extended Detention Volume Discharge Rate
 $Q_{\text{ed}} = \frac{V_{\text{ed}}}{(48 \text{ hr})(60 \text{ min})(60 \text{ sec})} = \frac{27,511 \text{ CF}}{(48 \text{ hr})(60 \text{ min})(60 \text{ sec})} = 0.159 \text{ cfs}$
100 Year Storm Inlet Rate
 $Q_{100} = C \times A \times (30.2033 \times 100^{0.2203}) / (T_c + 9.1474)^{0.8009}$
 $= 0.72 \times 5.54 \text{ acres} \times (30.2033 \times 100^{0.2203}) / (15 \text{ min} + 9.1474)^{0.8009} = 25.43 \text{ cfs}$
100 Year Storm Allowable Outlet Rate Qall
 Lesser of restricted rate for drain or Variable release rate (Qvrr)
 $Q_{\text{vrr}} = 0.20 \text{ cfs/acre} \times A = 0.20 \text{ cfs/acre} \times 5.54 \text{ acres} = Q_{\text{all}} = 1.11 \text{ cfs}$
Required 100 Year Storm Detention Volume based on County Standards
 Storage Curve Factor = $R = 0.206 - (0.15)(\ln(\frac{Q_{\text{all}}}{0.10})) = 0.206 - (0.15)(\ln(\frac{1.11 \text{ cfs}}{0.10})) = R = 0.676$
 100 Year Storm Volume In = $V_{100in} = 18,985 \times C \times A = 18,985 \times 0.72 \times 5.54 \text{ acres} = 75,727 \text{ CF}$
 Required 100 Year Storm Storage Volume Above Outlet = $V_{100out} = V_{100in} \times R - V_{\text{cp}} \text{ credit}$
 $= (75,727 \text{ CF} \times 0.676) - 0 \text{ CF} = 51,192 \text{ CF}$
 Total 100 year storm storage volume > Extended Detention Volume, therefore; required detention volume is 51,192 CF
LRCO review Requirements: Rate of stormwater flow and volume discharge to Livingston Street is to be equal to or less than that of the pre-existing condition of the proposed development.
 Existing drainage within the proposed development that drains towards the existing culvert on Livingston Street is as follows: Total Area 7,252 SQFT (0.17 AC) made up of 3,417 SQFT Gravel with C=0.5 and 3,835 SQFT Grass with C=0.2. $C_{\text{avg}} = 0.34$. $T_c = 15 \text{ Min}$. $I = 4.38 \text{"/hr}$ resulting in a $Q_{\text{ex}} = 0.25 \text{ CFS}$.
 $Q_{\text{ex}} = 0.25 < Q_{\text{all}} = 1.11$. Therefore use $Q_{\text{ex}} = 0.25 \text{ CFS}$
 New Storage Curve Factor = $0.206 - (0.15)(\ln(\frac{0.25 \text{ cfs}}{0.10})) = R = 0.899$
 New Required 100 Year Storm Storage Volume Above Outlet = $V_{100out} = V_{100in} \times R - V_{\text{cp}} \text{ credit}$
 $= (75,727 \text{ CF} \times 0.899) - 0 \text{ CF} = 68,079 \text{ CF}$
 Total 100 year storm storage volume > Extended Detention Volume, therefore; required detention volume is 68,079 CF
 $V_{\text{proposed}} = 68,079 \text{ CF (ELEV 904.00 TO 911.18)}$
 Existing 100 Yr Storm Volume of the pre-existing condition of the proposed development = $18,985 \times C \times A = 18,985 \times 0.20 \times 5.54 \text{ acres} = 21,035 \text{ CF}$
 ELEV OF OUTLET = 101,686 CF (AT ELEV 913) - 21,035 CF (V_{100in}) = 80,651 CF @ ELEV 911.91.
 BASIN 12" OUTLET AT ELEVATION 911.91.
 NOTE: DETENTION BASIN CALCULATIONS SUBJECT TO RESULTS OF SOIL INFILTRATION AND GEOTECHNICAL ANALYSIS.

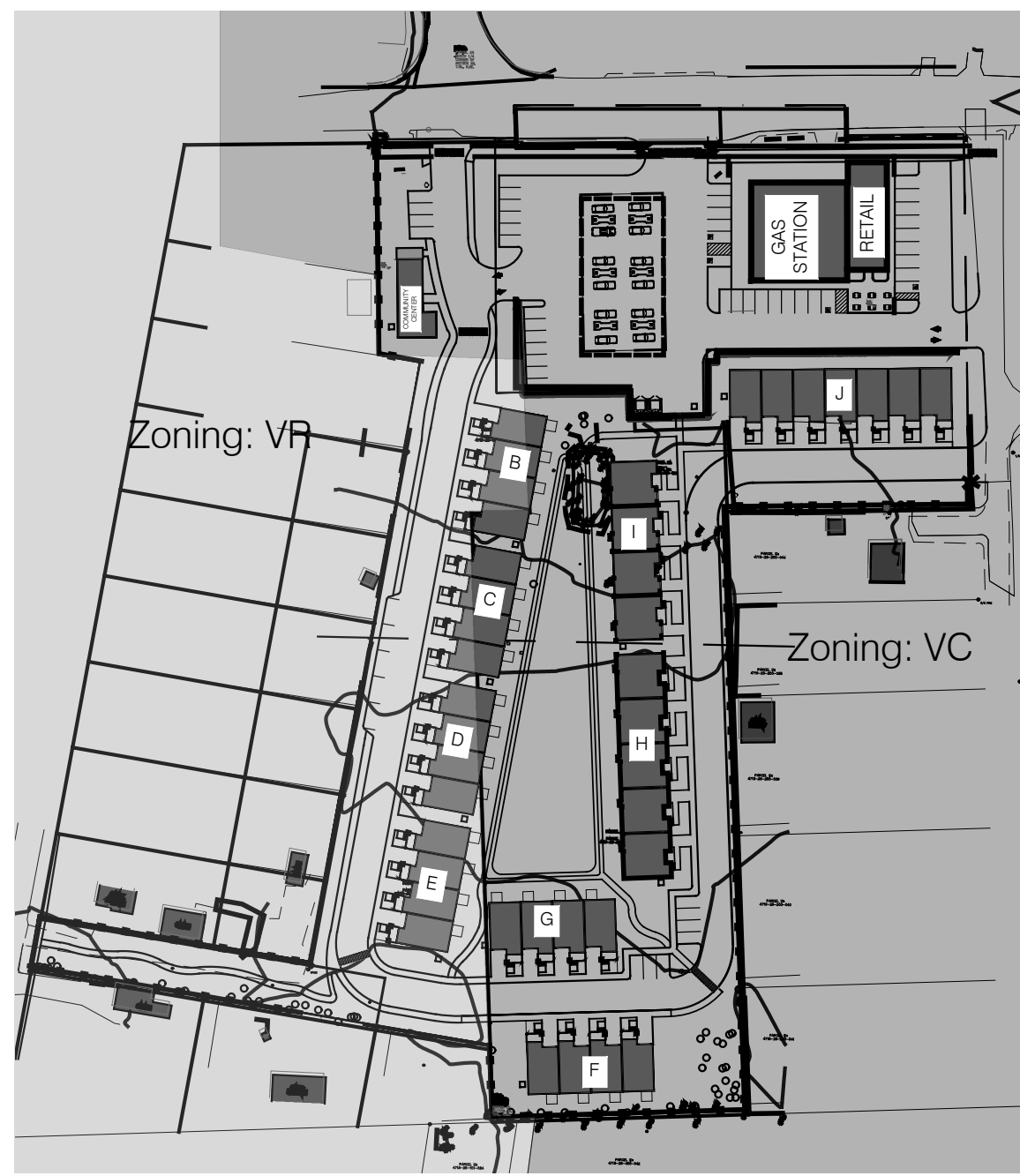
SANITARY AND WATER BASIS OF DESIGN CALCULATION

PROPOSED USAGE: MULTI-FAMILY RESIDENTIAL

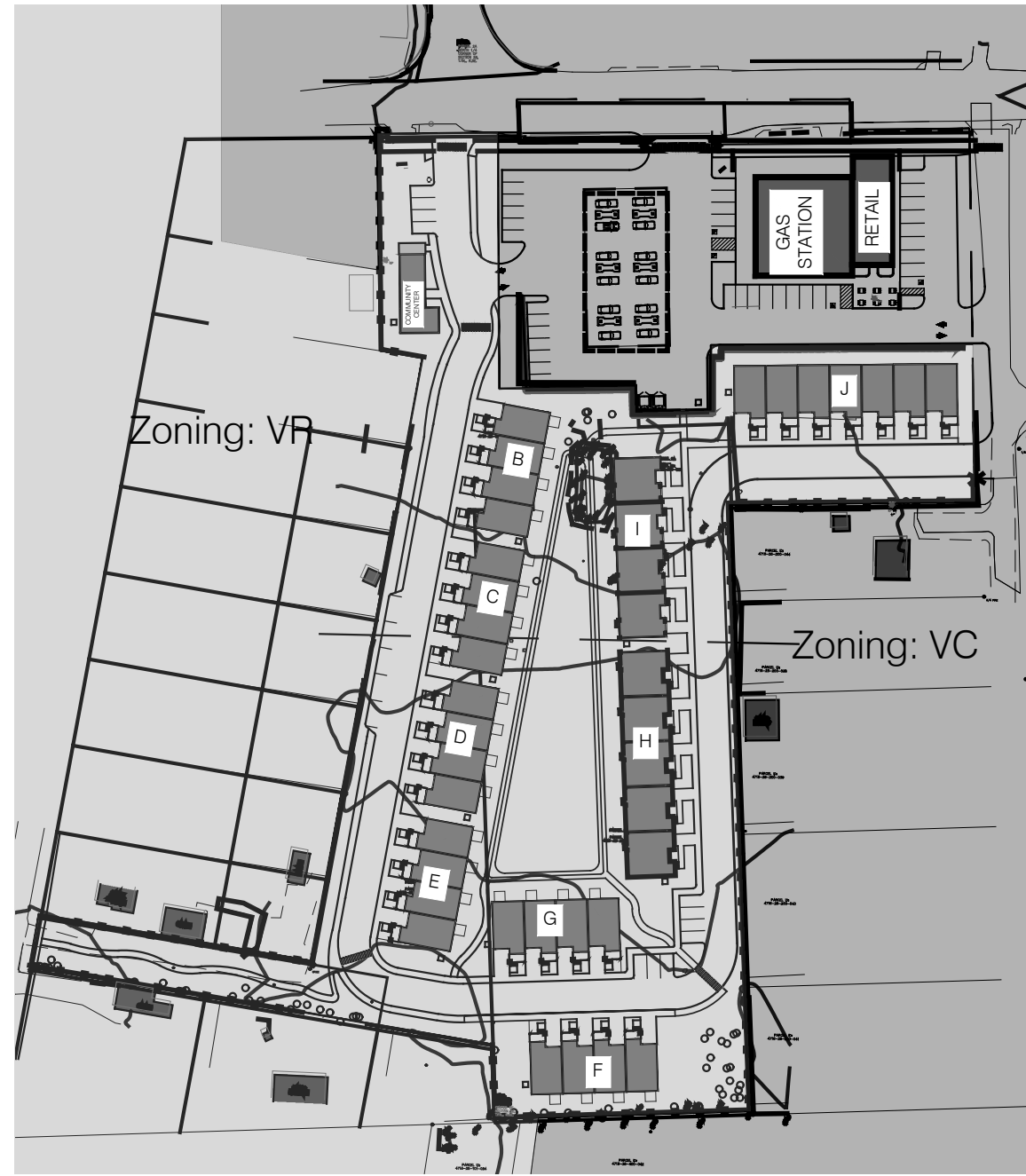
SALES OFFICE	0.75 PER RESIDENCE	40 UNITS * 0.75 = 30.0 REU
SERVICE STATION	0.40 PER 1,000 SF	1,330 SF * 0.40 = 0.53 REU
SERVICE STATION	0.25 PER PUMP	24 PUMPS * 0.25 = 6.0 REU
SERVICE STATION	0.40 PER 1,000 SF	7,990 SF * 0.40 = 3.20 REU

TOTAL REU = 39.73. USE 40.0 REU

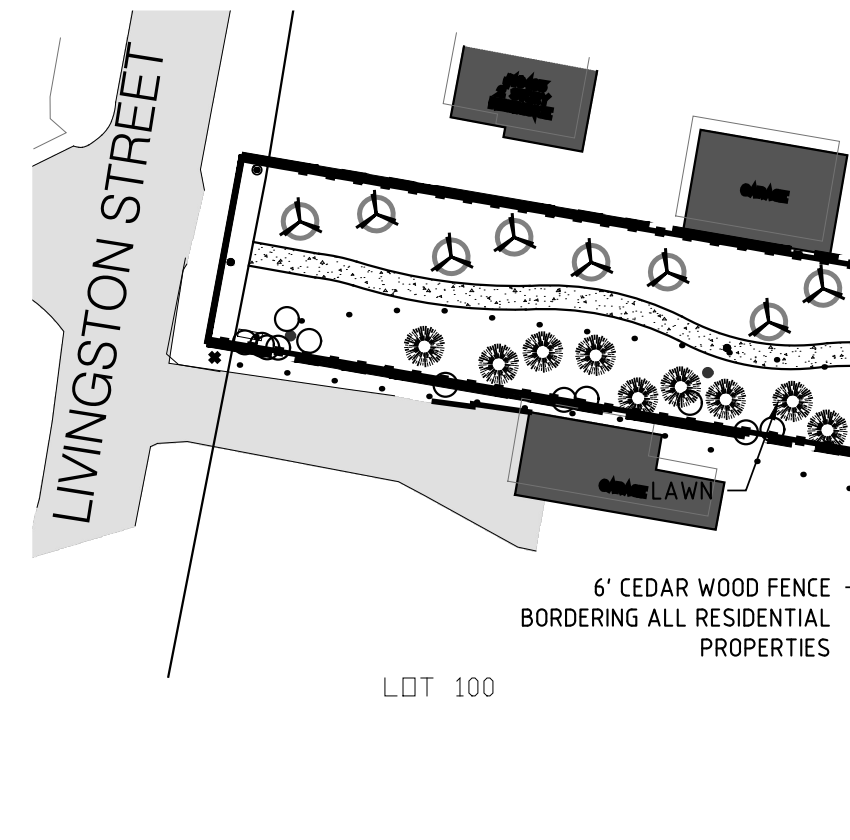
POPULATION EQUIVALENT = 3.5 Persons per R.E.U.
 POPULATION = 140 Persons
 AVERAGE FLOW RATE = 100 Gallons per capita per day
 A



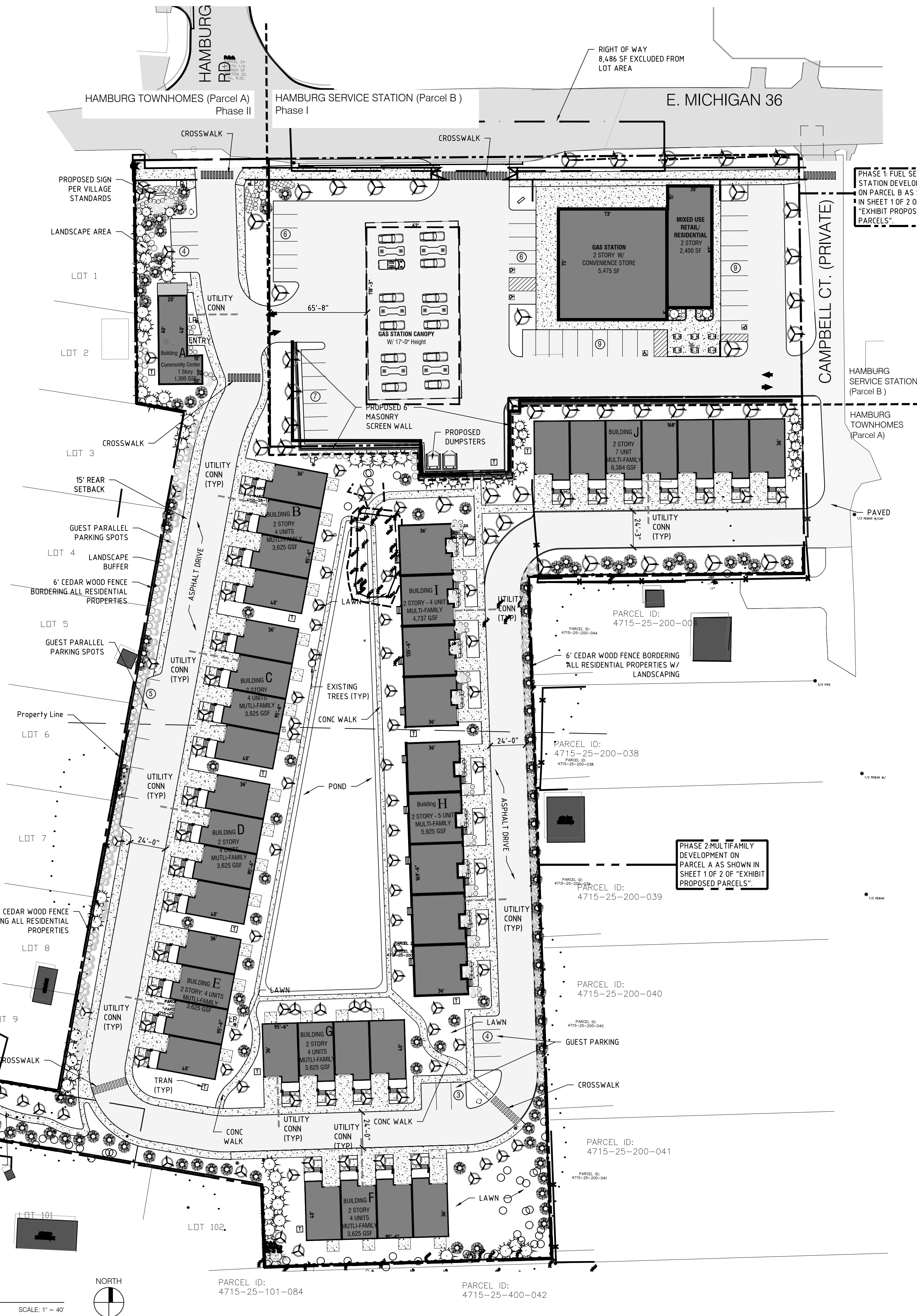
2 Zoning Map
SCALE: 1/128"=1'-0"



3 Proposed Zoning Map
SCALE: 1/128"=1'-0"



1 Site Plan
SCALE: 1"=40'



SITE DATA

Regulation	Information
Parcel I.D.	#4715-25-101-078 / #4715-25-200-025 / #4715-25-200-024 / #4715-25-200-023
Address	7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI
Zoning	VC - Village Center/ VR- Village Residential
Lot Area	Parcel A -194,357 Sq. Ft. / Parcel B - 61,961 Sq. Ft.
Lot Area Combined:	256,501 Sq. Ft. (5.88 Acres)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'	BUILDING A : COMMUNITY CENTER Front: n/a Side: 15'-0" 90'-3" Rear: 15'-1"	SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
	VC Zoning Front: 20' Side: 10' Rear: 15'	BUILDING B, C, D & E Front: 62'-0" Side: 64'-6" 11'-7" Rear: 133'-10"	BUILDING F Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"
Garage:	5' From Building Line	BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 227'-9"
	10' Between each building	BUILDING H & I Front: 50'-0" Side: 33'-7" 178'-3" Rear: 157'-9"	CANOPY Front: 65'-8" Side: 34'-2" 30'-9" Rear: 227'-9"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	1.4 Acre - 61,961 Sq. Ft.
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units /4.46 Acre 10 unit/Acre	2 Dwelling units /1.4 Acre 2 unit/Acre
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6" Townhome 1 Story/13'-3" Community center	2 Story - 24' Height Canopy - 17' Height
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58 % Total Impervious (112,910 SF)	24% (15,145 SF) 87% (54,118 SF)
Open Space	1,500 SF / PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	7,843 SF
		PARCEL A & B COMBINED TOTAL BUILDING COVERAGE 65%	
		PARCEL A & B COMBINED OPEN SPACE 77,776 SF	

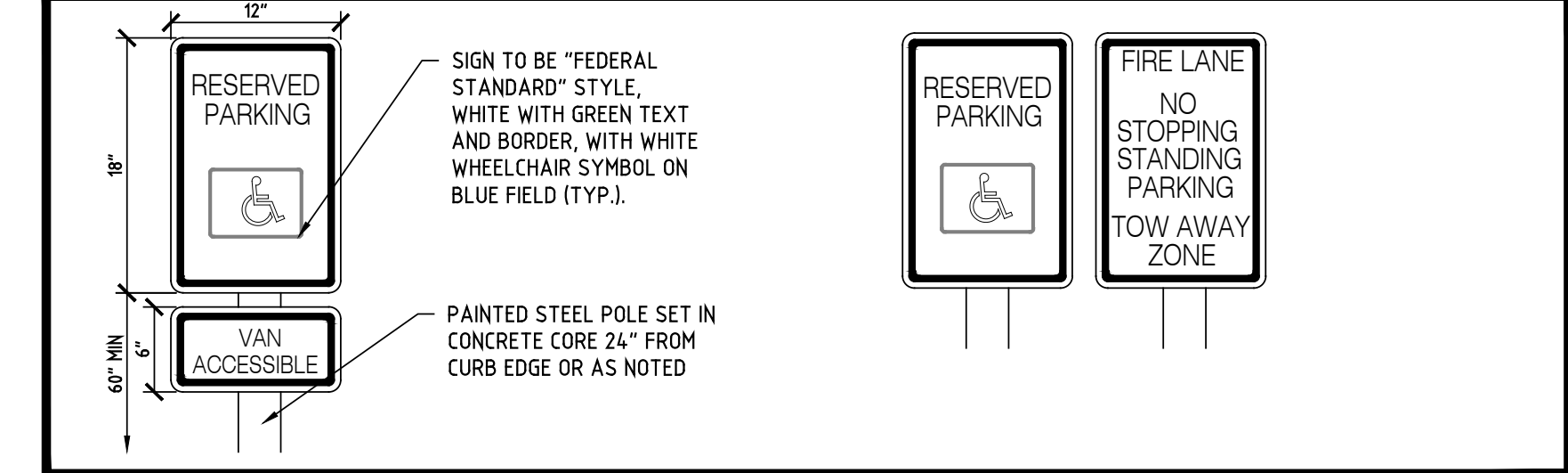
PARKING SUMMARY - Parcel A (Townhomes)

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit: 1.5/40 units = 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	15 Street Parking Spaces (Guest) + 40 Garage Parking Spaces + 8 Lot parking spaces @ service station 4 Spaces by Community Center
Total	63.5 Spaces Required	67 Spaces Provided

PARKING SUMMARY - Parcel B (Service Station)

Regulation	Required	Provided
Site Requirement	Service Station: 1 Space / Stall + 1 Employee = 13 Spaces Retail: Retail: 1 Space / 150 SF = 16 Spaces	37 Lot Parking Spaces +
Total	29 Spaces Required Including 2 Accessible Space	37 Spaces Provided Including 4 Accessible Parking Spaces

ADA SIGN DETAILS

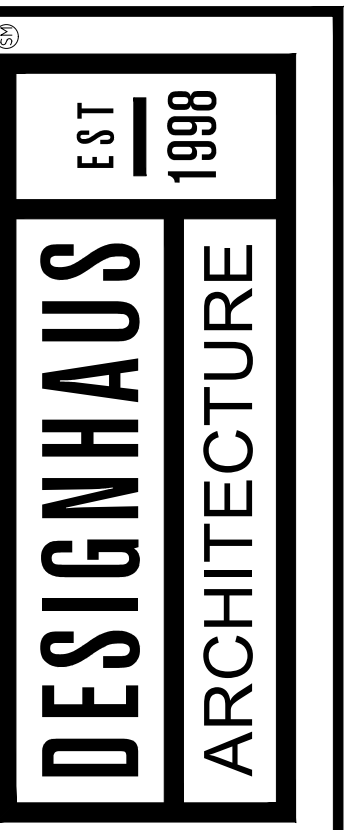


COMMUNITY MAIL BOX



REQUIRED STREET LIGHTING

VC Standard Fixtures to be Provided @ 50' O.C.
RE: Photometric Plan sheet AS.03



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.6854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Architectural
Site Plan

022065

AS1.00

SIGNS- Parcel A (Townhomes)

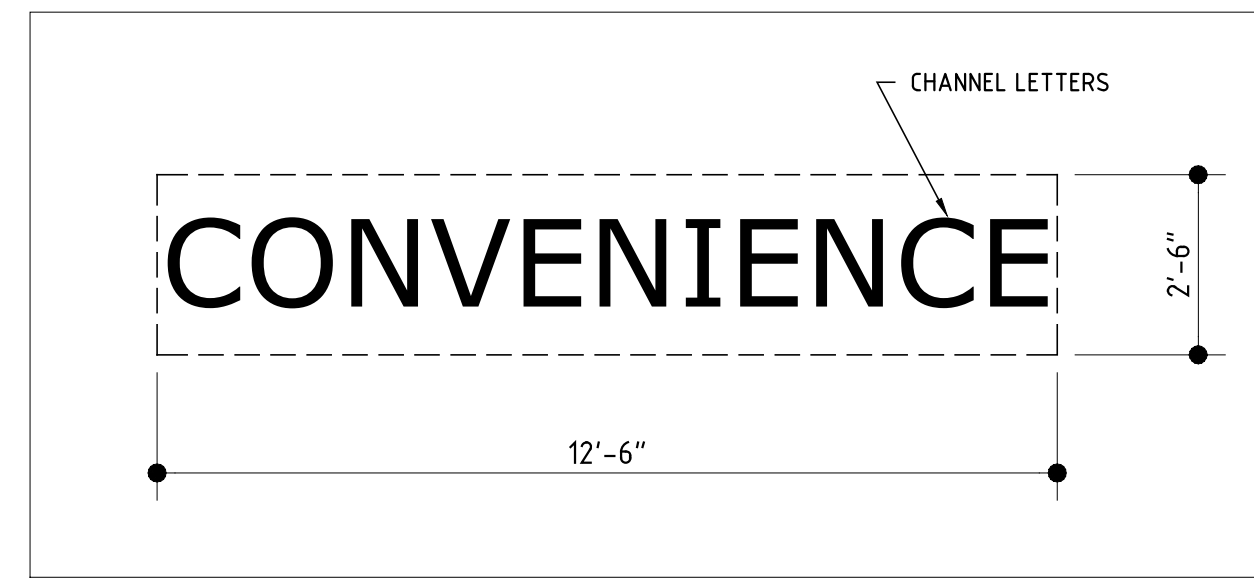
Regulation	Required	Provided
RESIDENTIAL DISTRICT VR	Sec. 36-476 a. Residential Development sign. one Freestanding Monument or wall sign to be located within 50' of entrance, not to exceed 32 SF in area	1 Freestanding Monument 32 SF

SIGNS- Parcel B (Gas Station)

Regulation	Required	Provided
NONRESIDENTIAL DISTRICT VR	Sec. 36-476 b. Nonresidential sign: one Freestanding Monument and one wall sign. Freestanding sign not to exceed 20 SF in area.	1 Freestanding Monument 20 SF

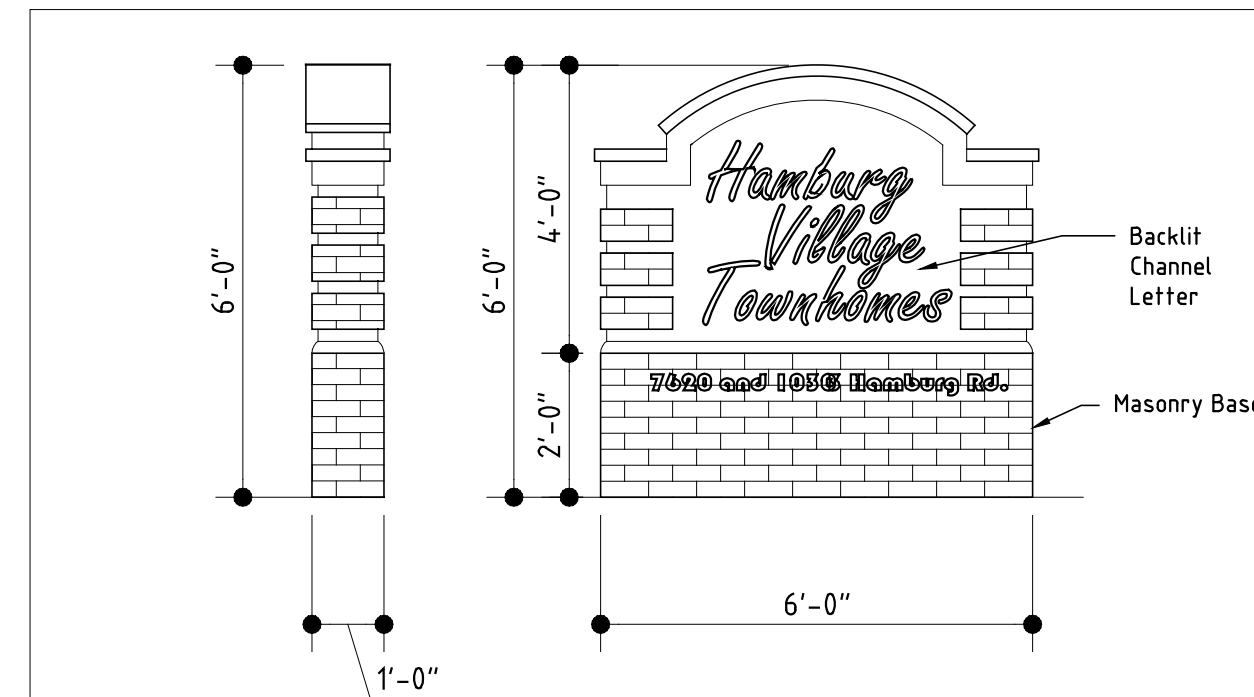
SIGNS- Parcel B (Wall Sign)

Regulation	Required	Provided
NONRESIDENTIAL DISTRICT VR	Sec. 36-476 b. The wall sign not to exceed 1SF for every two linear feet of building frontage, or 100 square feet, whichever is less.	5 Wall-Sign (1SF Each)



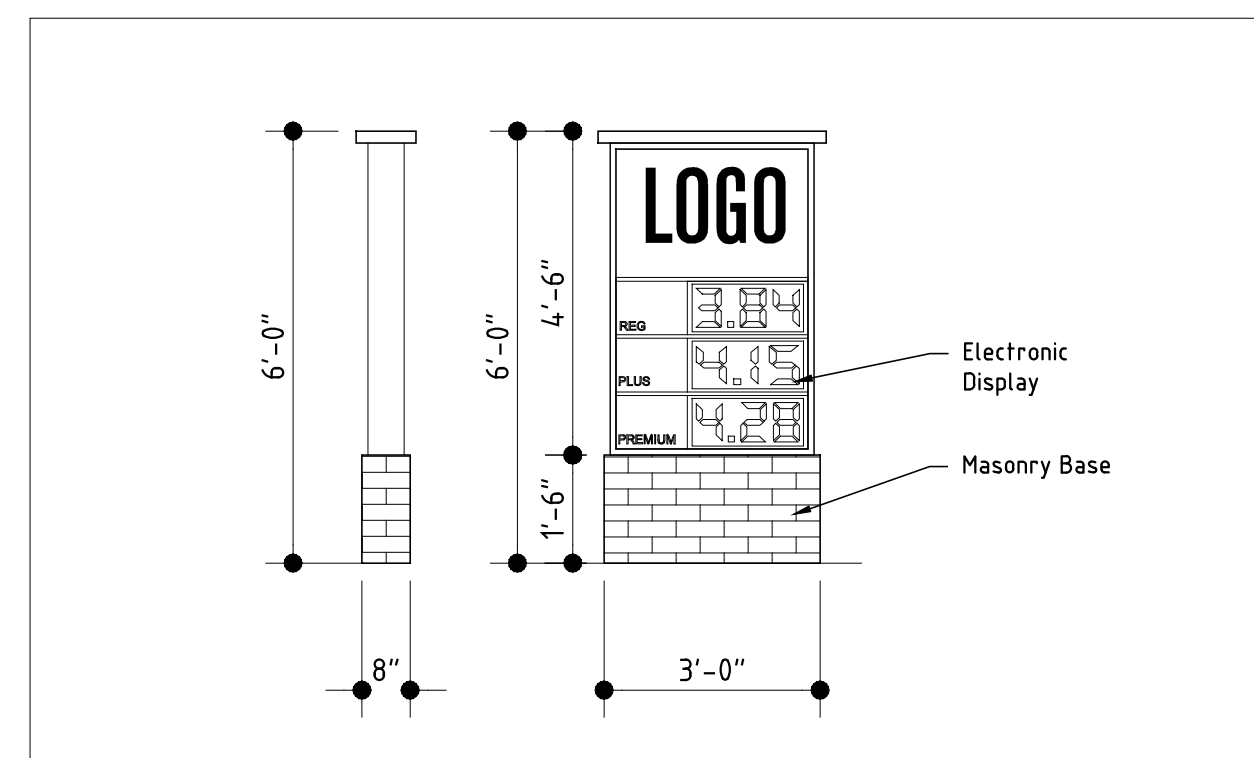
1 Wall Sign

SCALE: 1"= FULL



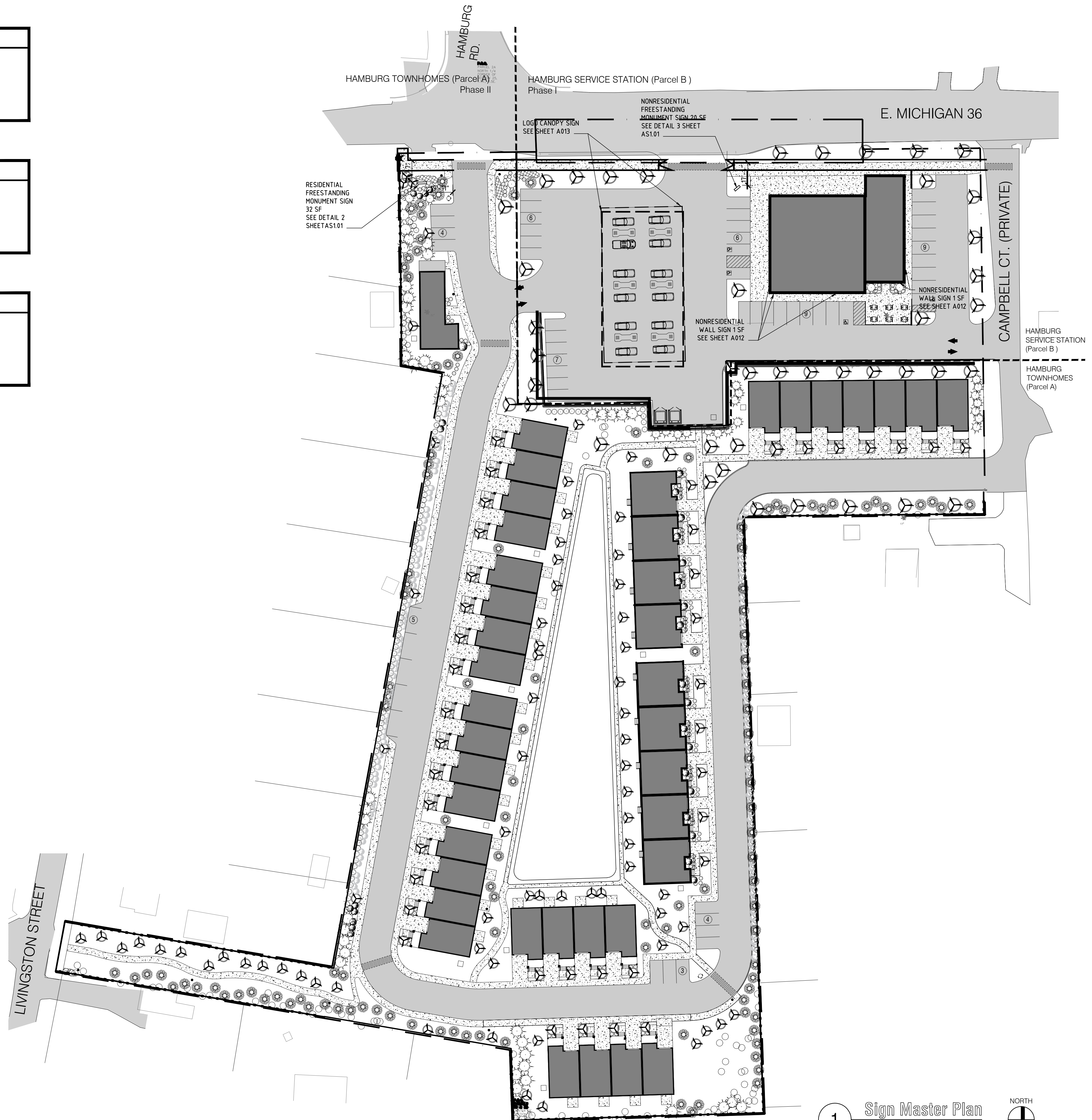
2 Monument Sign Residential Sign

SCALE: 1"= FULL



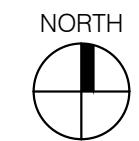
3 Monument Sign Gas Station

SCALE: 1"= FULL



1 Sign Master Plan

SCALE: 1"= 40'



DESIGNHAUS
ARCHITECTURE
EST 1998

3300 AUBURN RD., SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

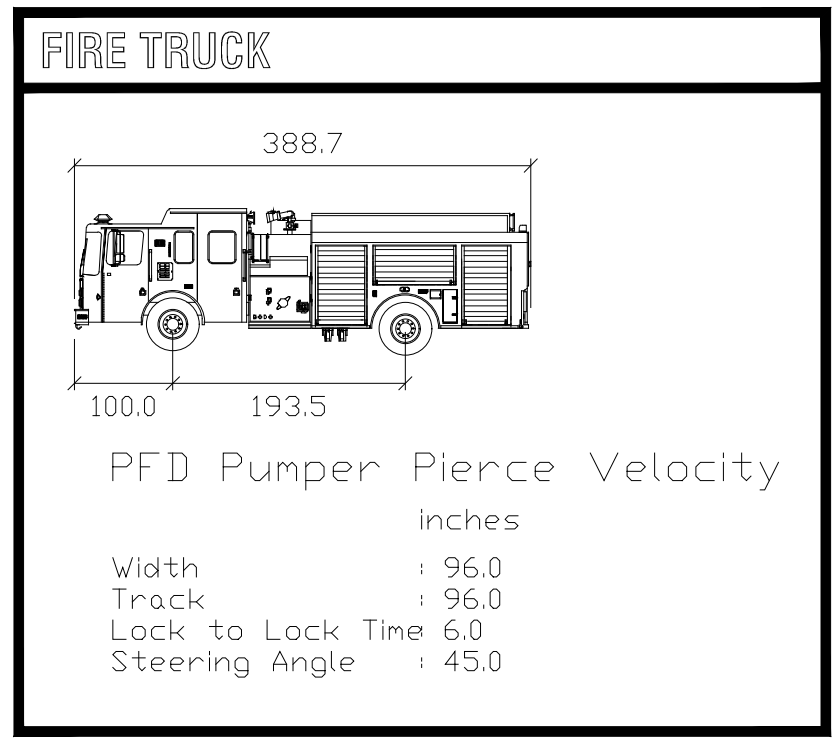
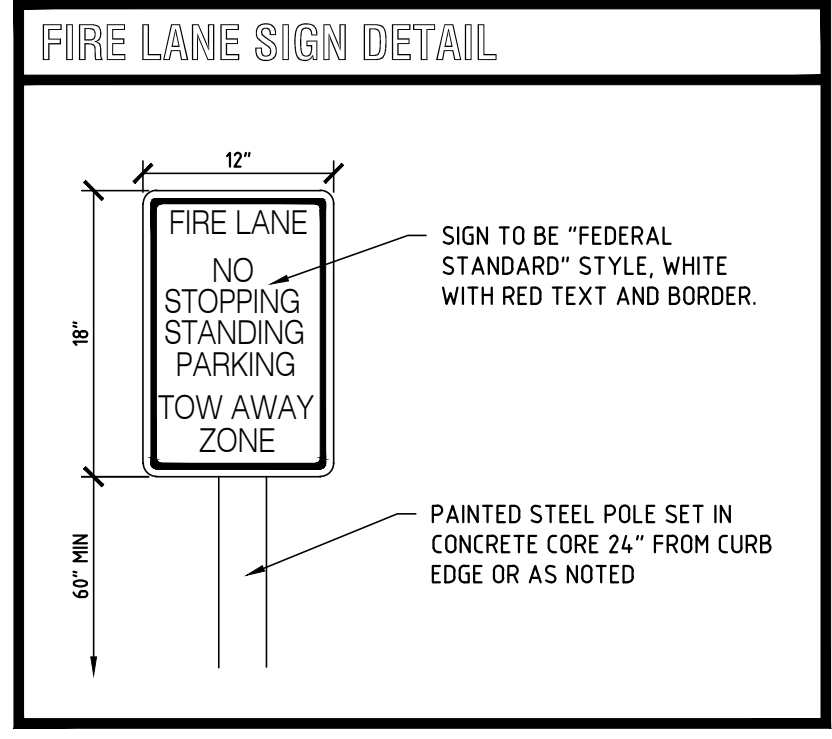
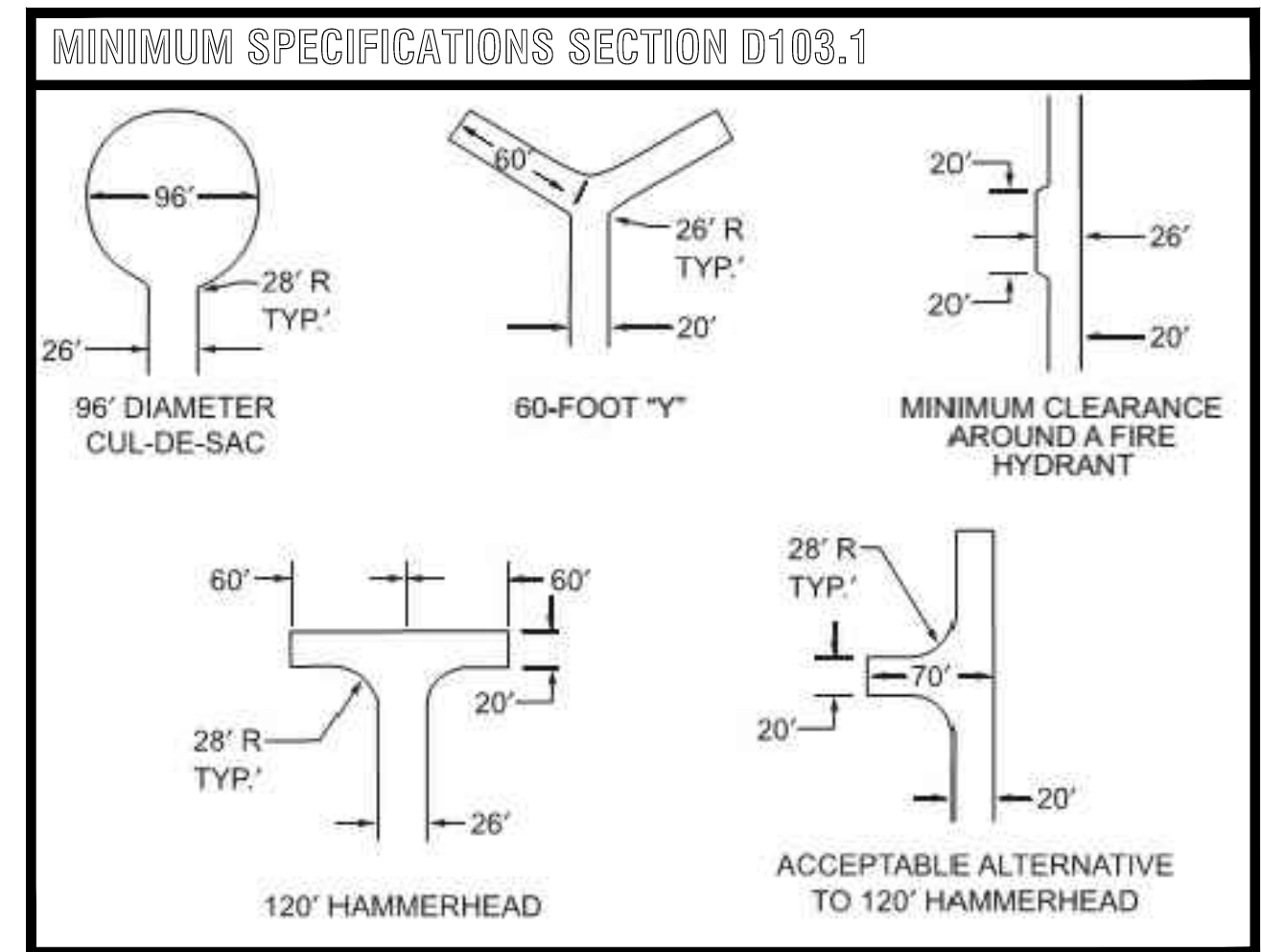
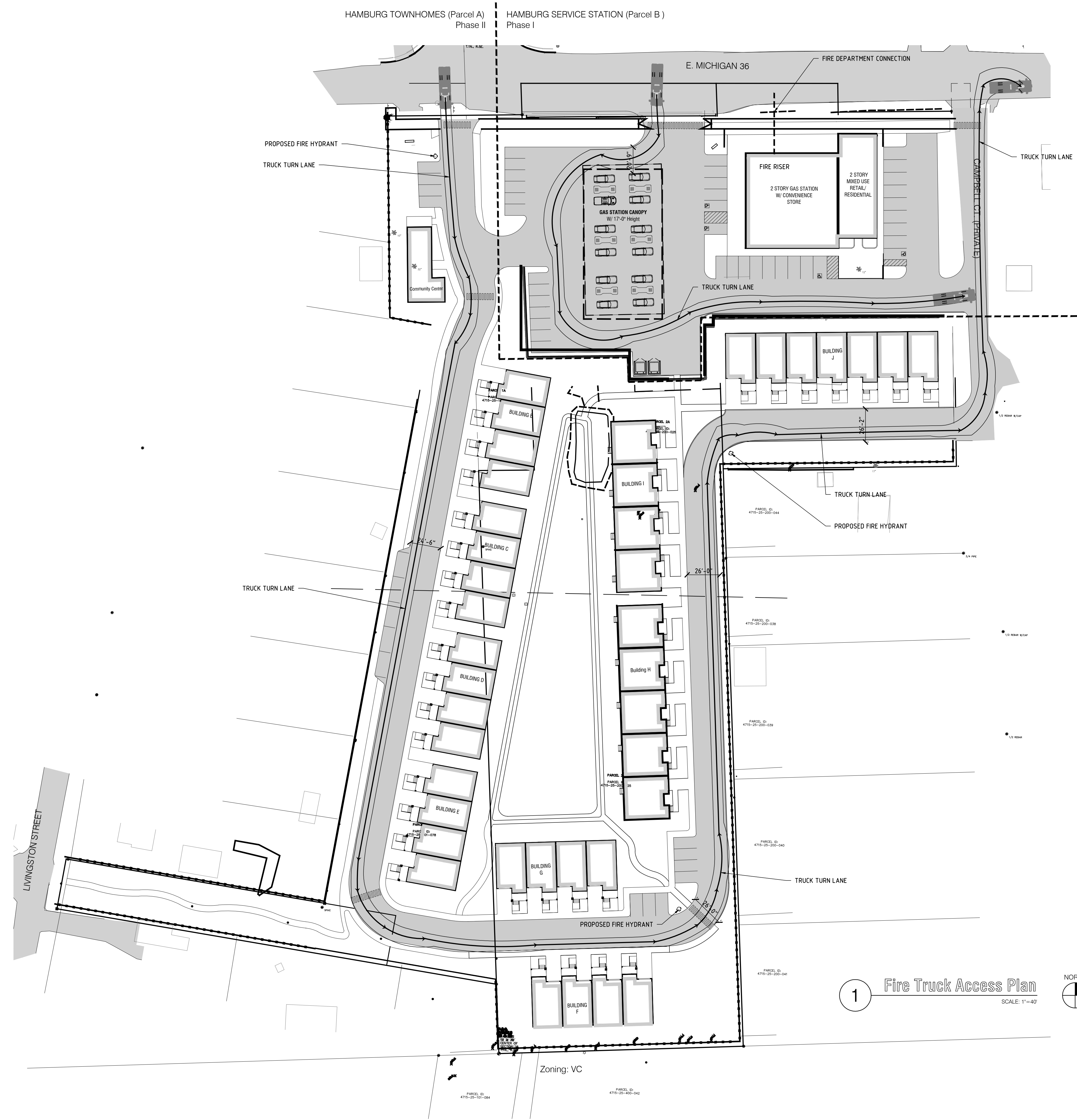
Sign Master Plan

022065
AS1.01

AS1.02 Fire Truck Turning Site Plan.dwg

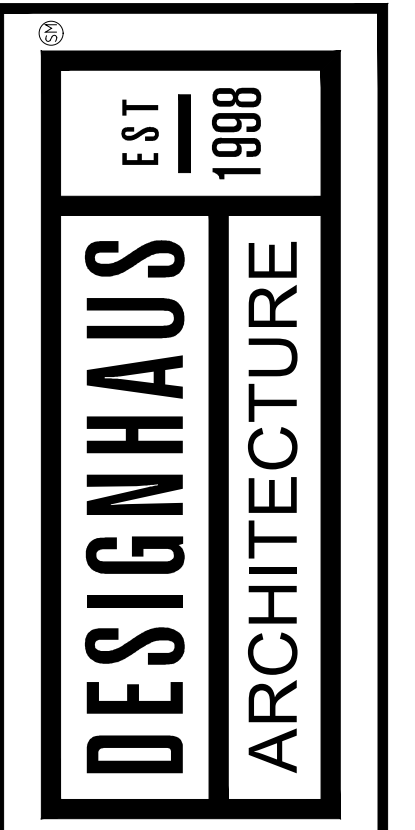
3/8/2024

DESIGNHAUS



1 Fire Truck Access Plan
SCALE: 1" = 40'

NORTH



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Fire Truck Access Plan

022065
AS1.02

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		8	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8
	B		21	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8
	C		12	Lithonia Lighting	DSXB LED 12C 350 50K ASY	D-SERIES BOLLARD WITH 12 5000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	1	1291	1	16
	D		16	Lithonia Lighting	CNY LED P0 40K MVOLT	CNY LED Canopy P0=3,500lm	108	3669	1	26.35

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.2 fc	0.0 fc	N/A	N/A

Note
 1. TYPICAL LIGHT PLES STANDARDS TO CONFIRM WITH VILLAGE STANDARDS
 2. SPACING OF POLES AT 50'-0" ON CENTER
 3.

REQUIRED STREET LIGHTING

STREETLIGHTS WITHIN THE VC/VG DISTRICT MUST BE AS SPACED 50' O.C.

PARKING LIGHTING MAY BE A SHOEBOX DESIGN WITH MAXIMUM HEIGHT OF 20 FEET AND PAINTED BLACK.

ADDITIONAL LIGHTING IS RECOMMENDED AND MAY INCLUDE BUILDING AND SIGNAGE LIGHTING AS WELL AS ACCENT UP-LIGHTS ON BUILDING OR AT LANDSCAPING.

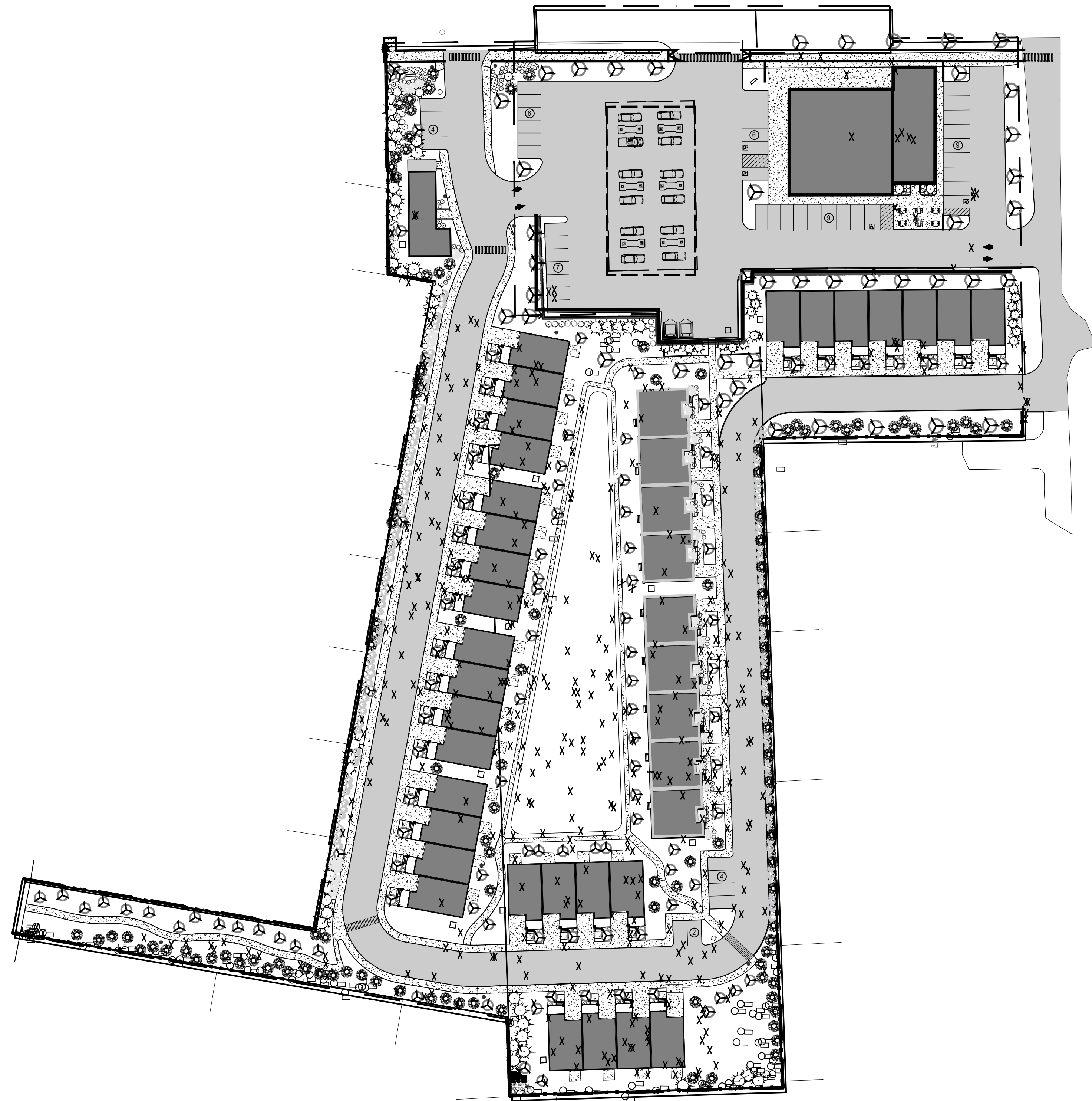
STREET LIGHT



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

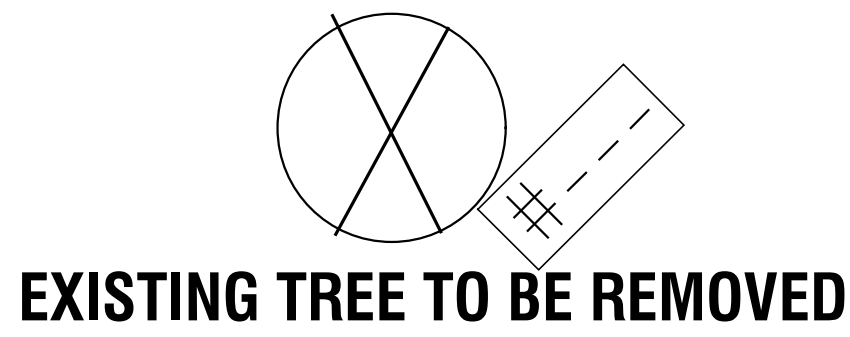
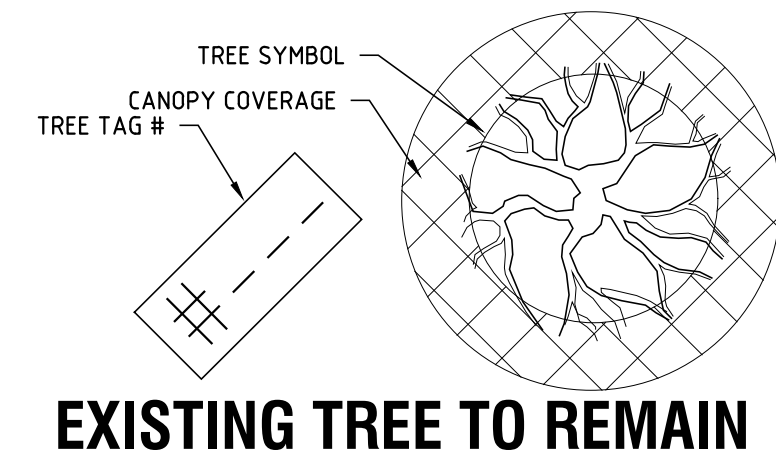
Photometric Plan



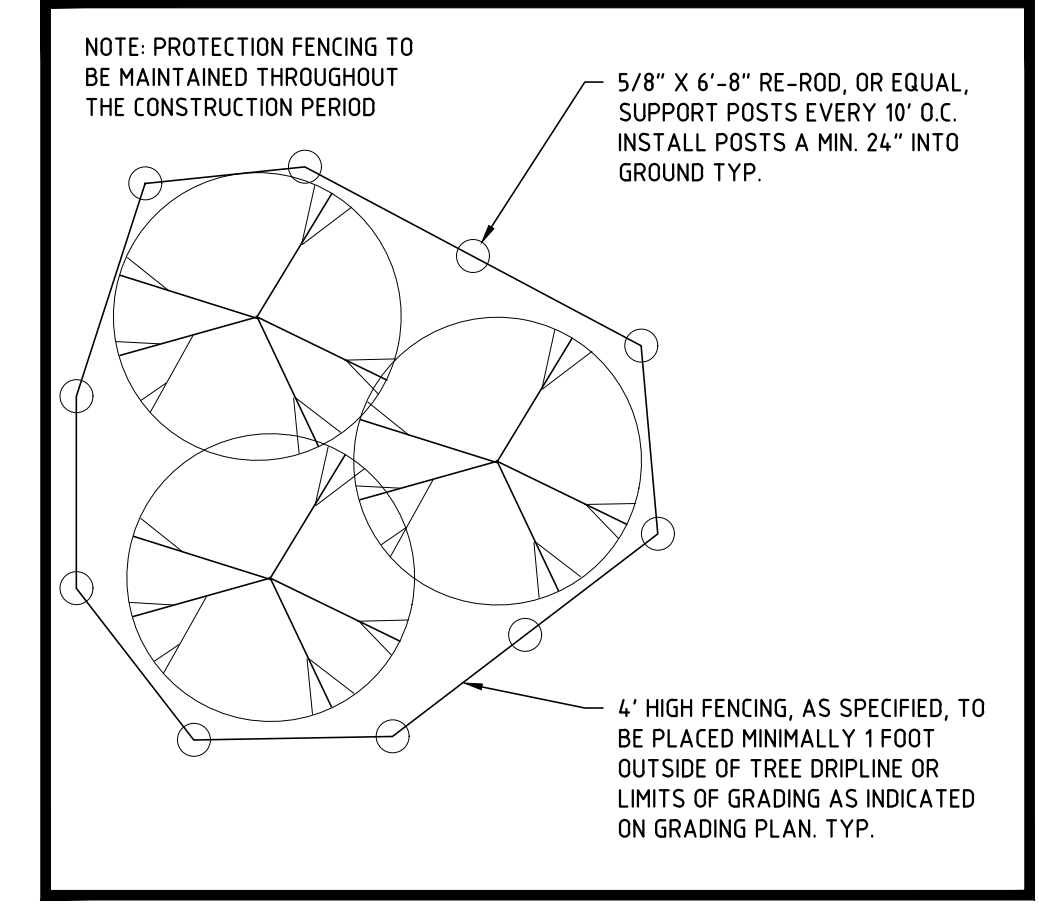
1 Tree Removal and Preservation Plan
SCALE: 5/256" = 1'

GENERAL NOTES

TREES REMOVED PROVIDE NO LANDSCAPE VALUE TO THE SITE
SEE LANDSCAPE PLAN REPLACEMENT TREES



TREE PROTECTION DETAIL



EXISTING TREES TO REMAIN

TAG #	TAG #	TAG #	TAG #
1	1179	62	1460
2	1180	63	1461
3	1181	64	1462
4	1182	65	1463
56	1187	66	8"
7	1189	67	12"
8	1196	68	17"
9	1197	69	22"
10	1270	70	
11	1315	71	
12	1330	72	
13	1331	73	
14	1333	74	
15	1334	75	
16	1335	76	
17	1336	77	
18	1337	78	
19	1340	79	
20	1341	80	
21	1342	81	
22	1343	82	
23	1344	83	
24	1345	84	
25	1346	85	
26	1347	86	
27	1348	87	
28	1349	88	
29	1351	89	
30	1352	90	
31	1353	91	
32	1354	92	
33	1358	93	
34	1395	94	
35	1396	95	
36	1404	96	
37	1405	97	
38	1407	98	
39	1409	99	
40	1418	100	
41	1426	101	
42	1427	102	
43	1428	103	
44	1429	104	
45	1431	105	
46	1436	106	
47	1438	107	
48	1439	108	
49	1440	109	
50	1443	110	
51	1444	111	
52	1445	112	
53	1450	113	
54	1451	114	
55	1453	115	
56	1455	116	
57	1456	117	
58	1457	118	
59	1458	119	
60	1331	120	
61	1459	121	

TREES TO BE REMOVED

TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #			
1	1151	61	121	1280	181	1361	241	1432	310	1505	410	1565	470	12" STUMP	
2	1152	62	1220	122	1281	182	1362	242	1433	311	1506	411	1566	471	12" STUMP
3	1153	63	1221	123	1282	183	1363	243	1434	312	1507	412	1567	472	12" STUMP
4	1154	64	1222	124	1283	184	1364	244	1435	313	1508	413	1568	473	12" STUMP
5	1155	65	1223	125	1284	185	1365	245	1437	314	1509	414	1569	474	-
6	1156	66	1224	126	1285	186	1366	246	1441	315	1510	415	1570	475	24"
7	1157	67	1225	127	1286	187	1367	247	1442	316	1511	416	1571	476	424
8	1158	68	1226	128	1287	188	1368	248	1446	317	1512	417	1572	477	426
9	1159	69	1227	129	1288	189	1369	249	1447	318	1513	418	1573	478	427
10	1160	70	1228	130	1289	190	1370	250	1448	319	1514	419	1574	479	903
11	1161	71	1229	131	1290	191	1371	251	1449	320	1515	420	1575	480	913
12	1162	72	1230	132	1291	192	1372	252	1452	321	1516	421	1576	481	
13	1163	73	1231	133	1292	193	1373	253	1454	322	1517	422	1577	482	
14	1164	74	1232	134	1293	194	1374	254	-	323	1518	423	1578	483	
15	1165	75	1233	135	1294	195	1375	255	-	324	1519	424	1579	484	
16	1166	76	1234	136	1295	196	1376	256	-	325	1520	425	1580	485	
17	1167	77	1235	137	1296	197	1377	257	-	326	1521	426	1581	486	
18	1168	78	1236	138	1297	198	1378	258	-	327	1522	427	1582	487	
19	1169	79	1237	139	1298	199	1379	259	-	328	1523	428	1583	488	
20	1170	80	1238	140	1299	200	1380	260	1464	329	1524	429	1584	489	
21	1171	81	1239	141	1300	201	1381	261	1465	330	1525	430	1585	490	
22	1172	82	1240	142	1301	202	1382	262	1466	331	1526	431	1586	491	
23	1173	83	1241	143	1302	203	1383	263	1467	332	1527	432	1587	492	
24	1174	84	1242	144	1303	204	1384	264	1468	333	1528	433	1588	493	
25	1175	85	1243	145	1304	205	1385	265	1469	334	1529	434	1589	494	
26	1176	86	1244	146	1305	206	1386	266	1470	335	1530	435	1590	495	
27	1177	87	1245	147	1306	207	1387	267	1471	336	1531	436	1591	496	
28	1178	88	1246	148	1307	208	1388	268	1472	337	1532	437	1592	497	
29	1183	89	1247	149	1308	209	1389	269	1473	338	1533	438	10" DEAD	498	
30	1184	90	1248	150	1309	210	1390	270	1474	339	1534	439	12" DEAD	499	
31	1185	91	1249	151	1310	211	1391	271	1475	340	1535	440	12" DEAD	500	
32	1186	92	1250	152	1311	212	1392	272	1476	341	1536	441	12" DEAD	501	
33	1188	93	1251	153	1312	213	1393	273	1477	342	1537	442	16" DEAD	502	
34	1190	94	1252	154	1313	214	1394	274	1478	343	1538	443	18" DEAD	503	
35	1191	95	1253	155	1314	215	1397	275	1479	344	1539	444	20" DEAD	504	
36	1192	96	1254	156	1316	216	1398	276	1480	345	1540	445	24" DEAD	505	
37	1193	97	1255	157	1317	217	1399	277	1481	346	1541	446	24" DEAD	506	
38	1194	98	1256	158	1318	218	1400	278	1482	347	1542	447	24" DEAD	507	
39	1195	99	1257	159	1319	219	1401	279	1483	348	1543	448	30" DEAD	508	
40	1198	100	1258	160	1320	220	1402	280	1484	349	1544	449	-	509	
41	1199	101	1259	161	1321	221	1403	281	1485	350	1545	450	8" DEAD	510	
42	1200	102	1260	162	1322	222	1406	282	1486	351	1546	451	10"	511	
43	1201	103	1261	163	1323	223	1408	283	1487	352	1547	452	10"	512	
44	1202	104	1262	164	1324	224	1410	284	1488	353	1548	453	10" STUMP	513	
45	1203	105	1263	165	1325	225	1411	285	1489	354	1549	454	10" STUMP	514	
46	1204	106	1264	166	1326	226	1412	286	1490	355	1550	455	10" STUMP	515	
47	1205	107	1265	167	1327	227	1413	287	1491	356	1551	456	10" STUMP	516	
48	1206	108	1266	168	1328	228	1414	288	1492	357	1552	457	10" STUMP	517	
49	1207	109	1267	169	1329	229	1415	289	1493	358	1553	458	10" STUMP	518	
50	1208	110	1268	170	-	230	1416	290	1494	359	1554	459	10" STUMP	519	
51	1209	111	1269	171	-	231	1417	300	1495	400	1555	460	10" STUMP	520	
52	1210	112	1271	172	1332	232	-	301	1496	401	1556	461	10" STUMP	521	
53	1211	113	1272	173	1338	233	1419	302	1497	402	1557	462	10" STUMP	522	
54	1212	114	1273	174	1339	234	1420	303	1498	403	1558	463	10" STUMP	523	
55	1213	115	1274	175	1350	235	1421	304	1499	404	1559	464	10" STUMP	524	
56	1214	116	1275	176	1355	236	1422	305	1500	405	1560	465	10" STUMP	525	
57	1215	117	1276	177	1356	237	1423	306	1501	406	1561	466	10" STUMP	526	
58	1216	118	1277	178	1357	238	1424	307	1502	407	1562	467	10" STUMP	527	
59	1217	119	1278	179	1359	239	1425	308	1503	408	1563	468	10" STUMP	528	
60	1218	120	1279	180	1360	240	1430	309	1504	409	1564	469	10" STUMP	529	

DESIGNHAUS ARCHITECTURE
EST 1998

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

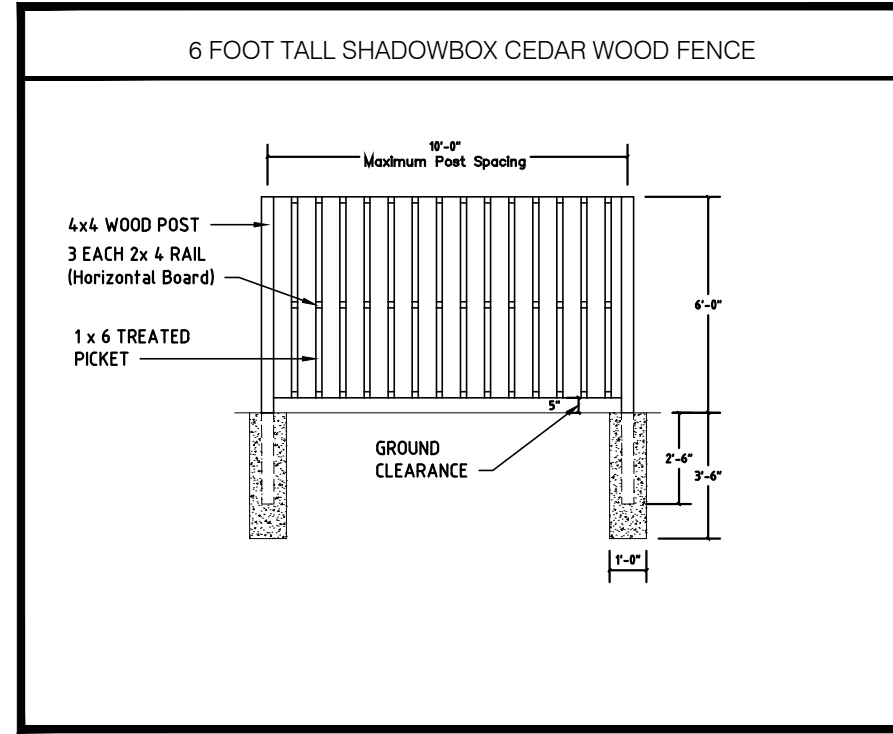
Final PUD 03.08.24
REV Preliminary PUD 01.19.24
REV Preliminary PUD 11.17.23
PUD Preliminary SP 7.24.23
PUD Preliminary Rev 5.27.22
Revision/Issue Date

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

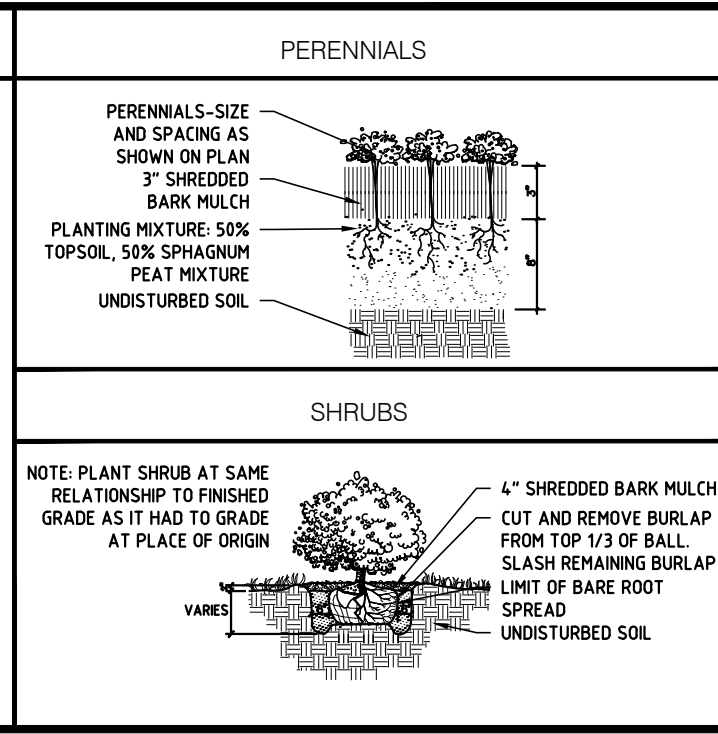
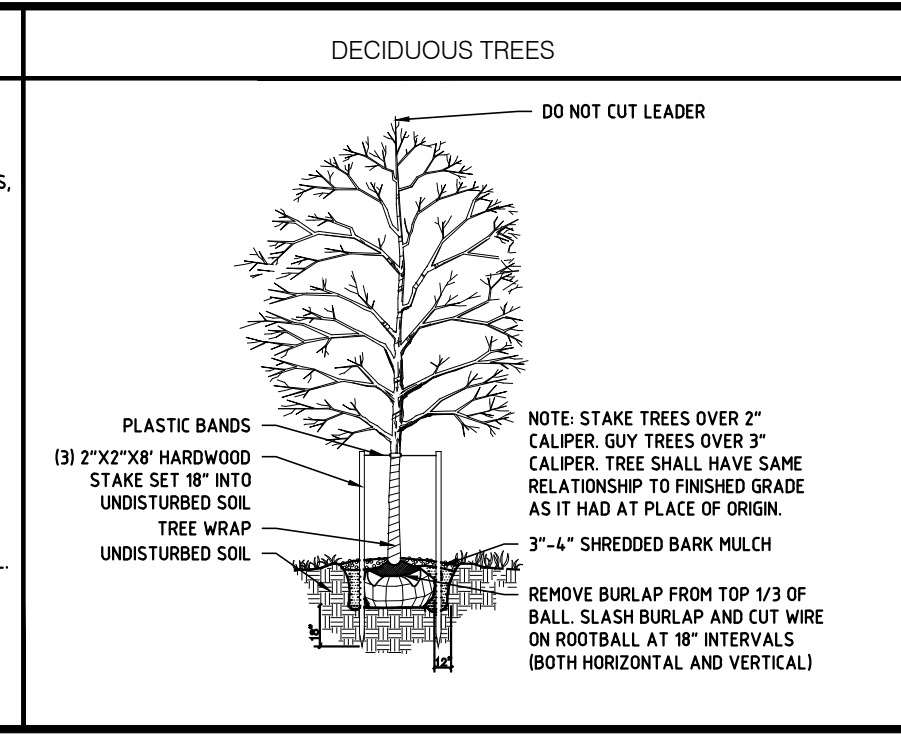
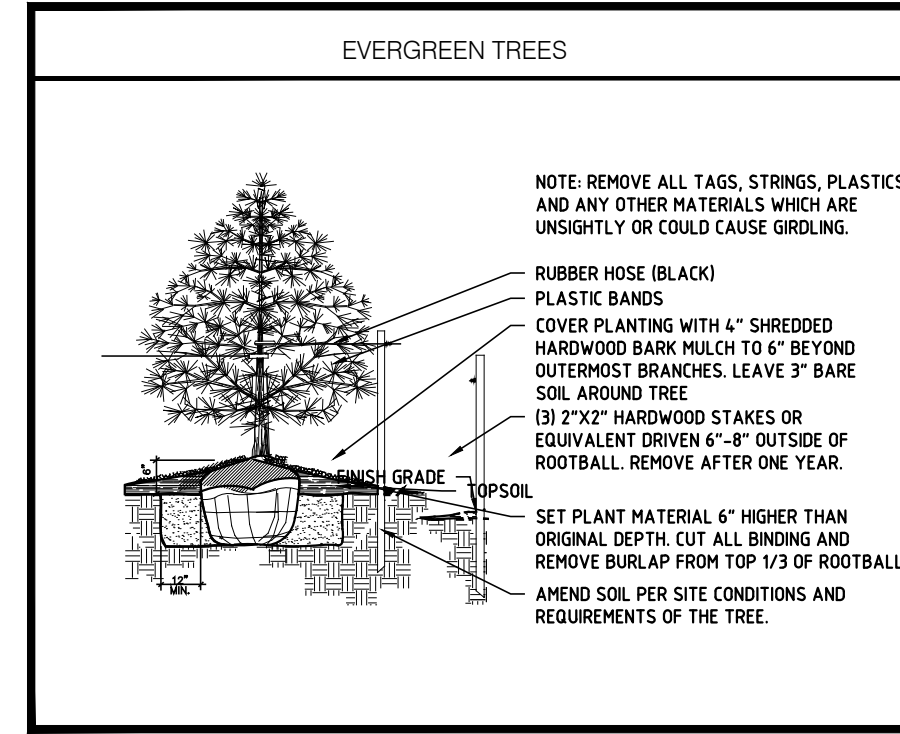
Tree Removal and Preservation Plan

022065
L100

WOOD SCREENING FENCE



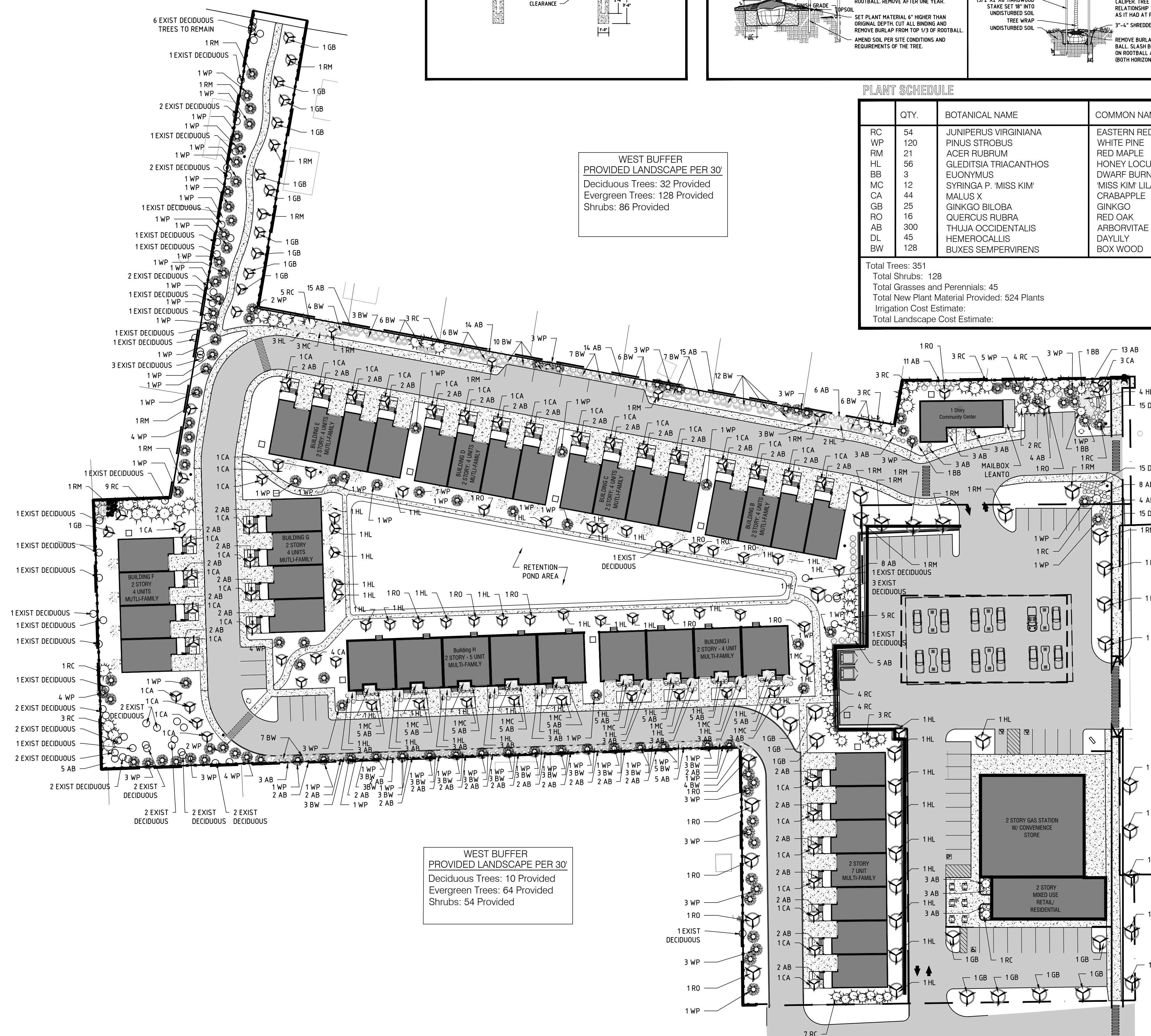
PLANTING DETAILS



PLANT SCHEDULE

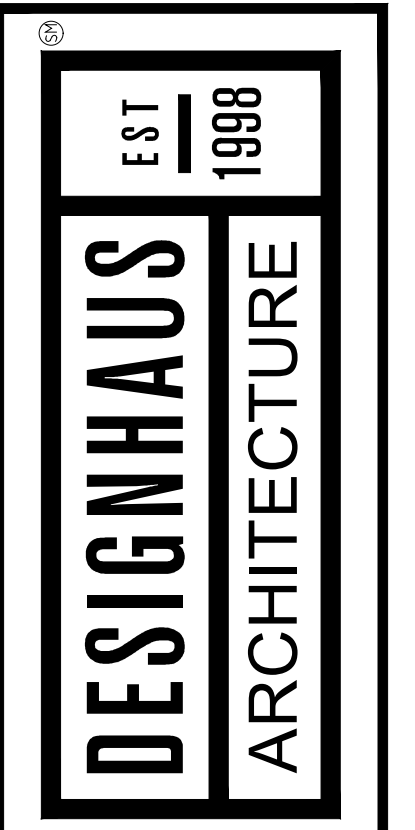
	QTY.	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE/ROOT	UNIT COST / TOTAL
RC	54	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	EVERGREEN	3' B+B	
WP	120	PINUS STROBUS	WHITE PINE	EVERGREEN	7-8'	
RM	21	ACER RUBRUM	RED MAPLE	DECIDUOUS	2 1/2'	
HL	56	GLEDITSIA TRIACANTHOS	HONEY LOCUST	DECIDUOUS	2 1/2'	
BB	3	EUONYMUS	DWARF BURNING BUSH	DECIDUOUS	7-8'	
MC	12	SYRINGA P. 'MISS KIM'	MISS KIM LILAC	DECIDUOUS	24' B+B	
CA	44	MALUS X	CRABAPPLE	DECIDUOUS	3' B+B	
GB	25	GINKGO BILOBA	GINKGO	DECIDUOUS	3' B+B	
RO	16	QUERCUS RUBRA	RED OAK	DECIDUOUS	3' B+B	
AB	300	THUJA OCCIDENTALIS	ARBORVITAE	EVERGREEN		
DL	45	HEMEROCALLIS	DAYLILY	PERENNIALS		
BW	128	BUXES SEMPERVIRENS	BOX WOOD	SHRUBS		

Total Trees: 351
 Total Shrubs: 128
 Total Grasses and Perennials: 45
 Total New Plant Material Provided: 524 Plants
 Irrigation Cost Estimate:
 Total Landscape Cost Estimate:



WEST BUFFER PROVIDED LANDSCAPE PER 30'
 Deciduous Trees: 32 Provided
 Evergreen Trees: 128 Provided
 Shrubs: 86 Provided

WEST BUFFER PROVIDED LANDSCAPE PER 30'
 Deciduous Trees: 10 Provided
 Evergreen Trees: 64 Provided
 Shrubs: 54 Provided



3300 AUBURN RD. SUITE 300
 AUBURN HILLS, MI 48326
 T: 248.601.4422 F: 248.453.6854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM



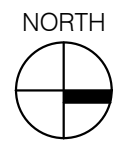
Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

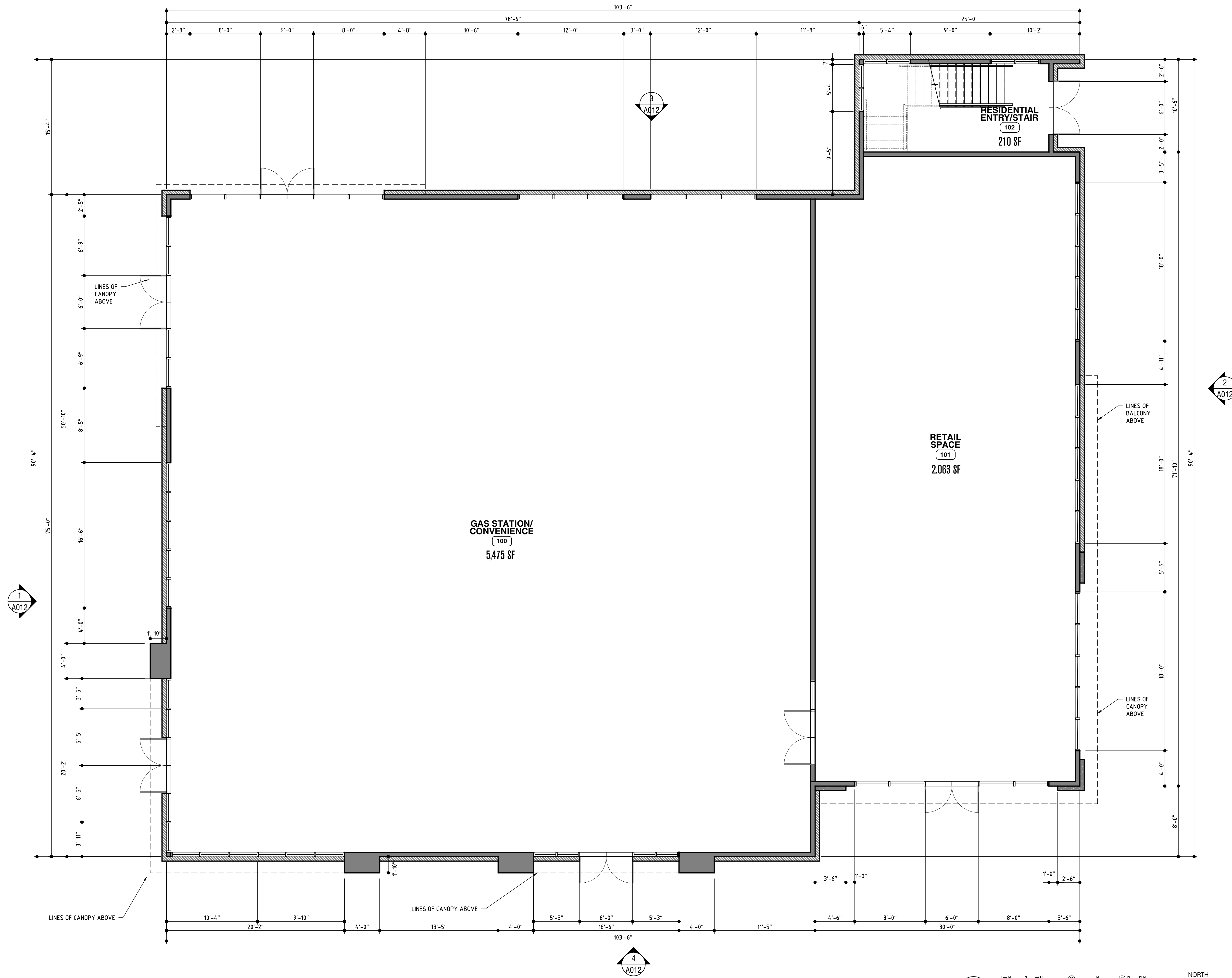
Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

Landscape Plan

022065
L101

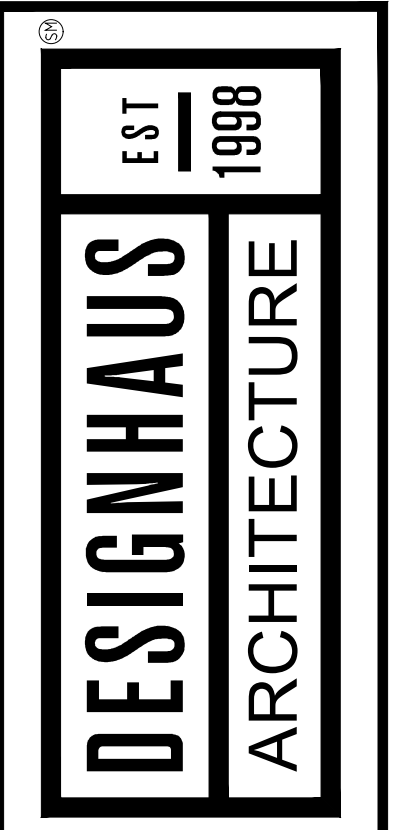
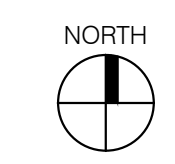
1 Landscape Plan
 SCALE: 1" = 40'





PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

1 First Floor Service Station
SCALE: 3/16" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

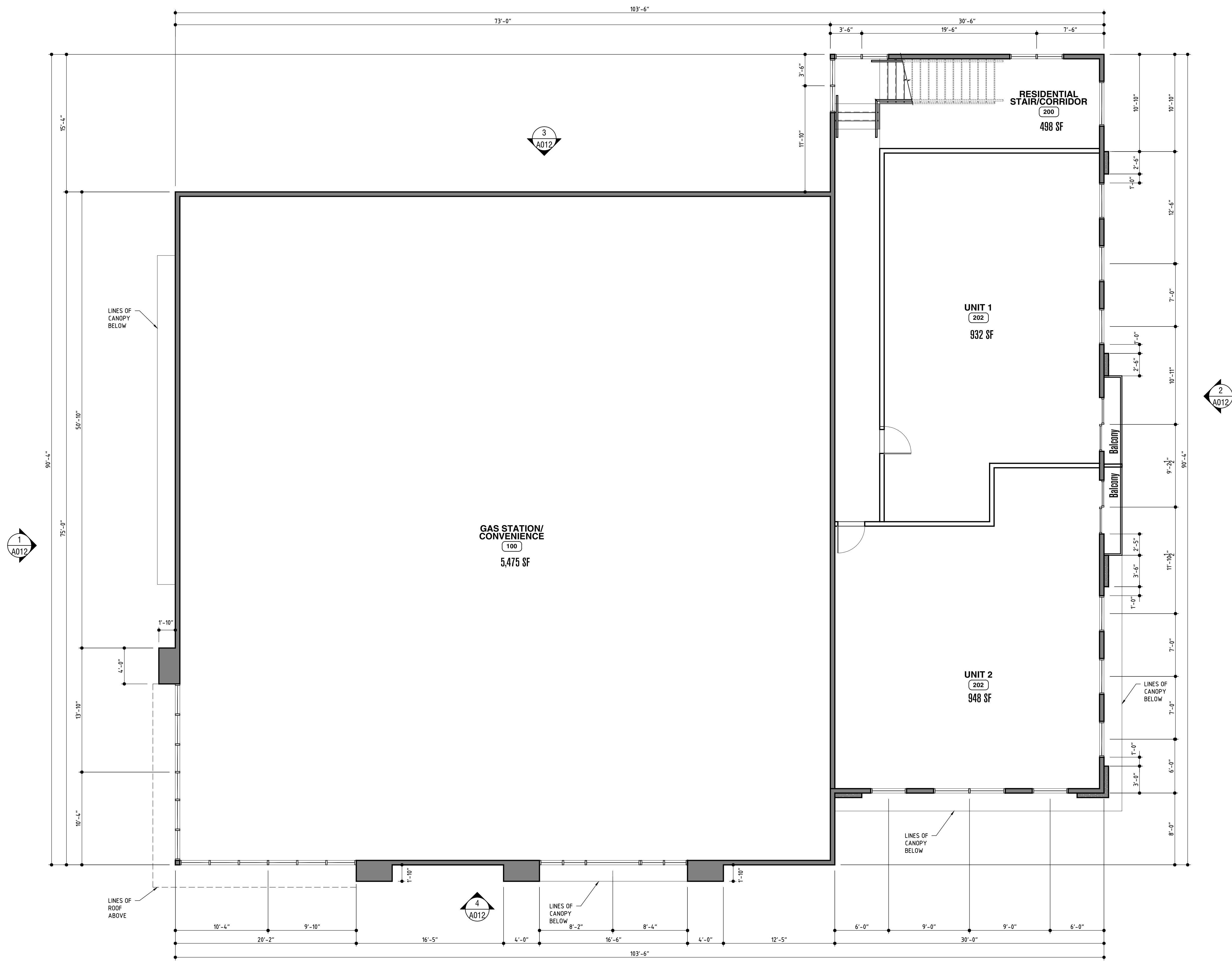


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

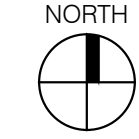
**First Floor Plan -
Service Station**

022065
A010



PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

1 First Floor Service Station
SCALE: 3/16" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

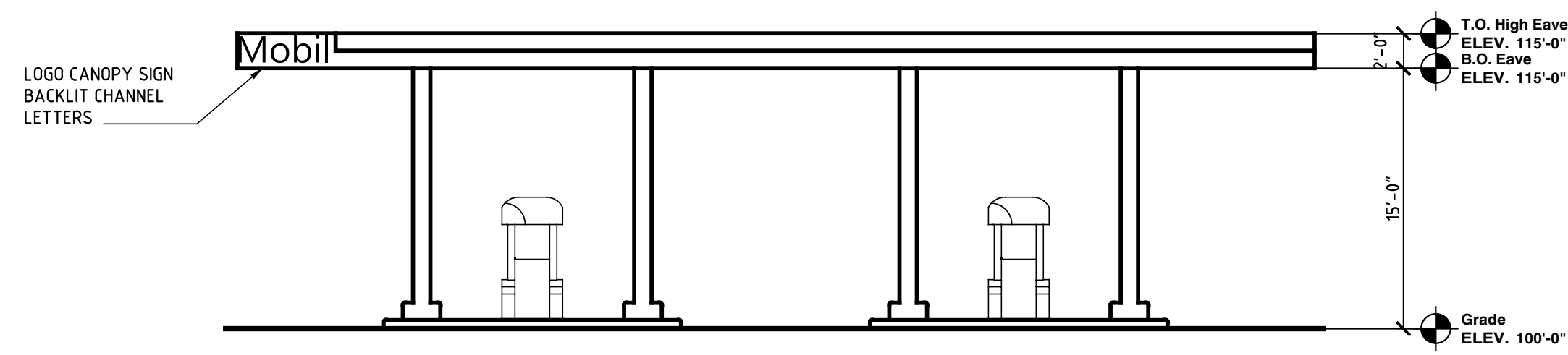
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22
Revision/Issue	Date

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

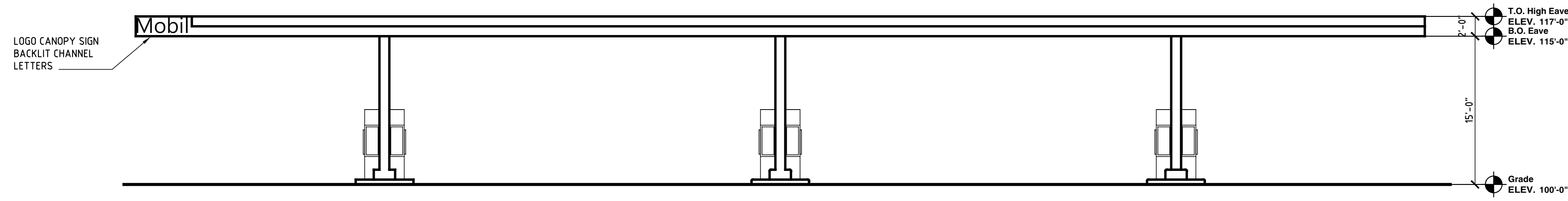
Second Floor Plan -
Service Station

022065

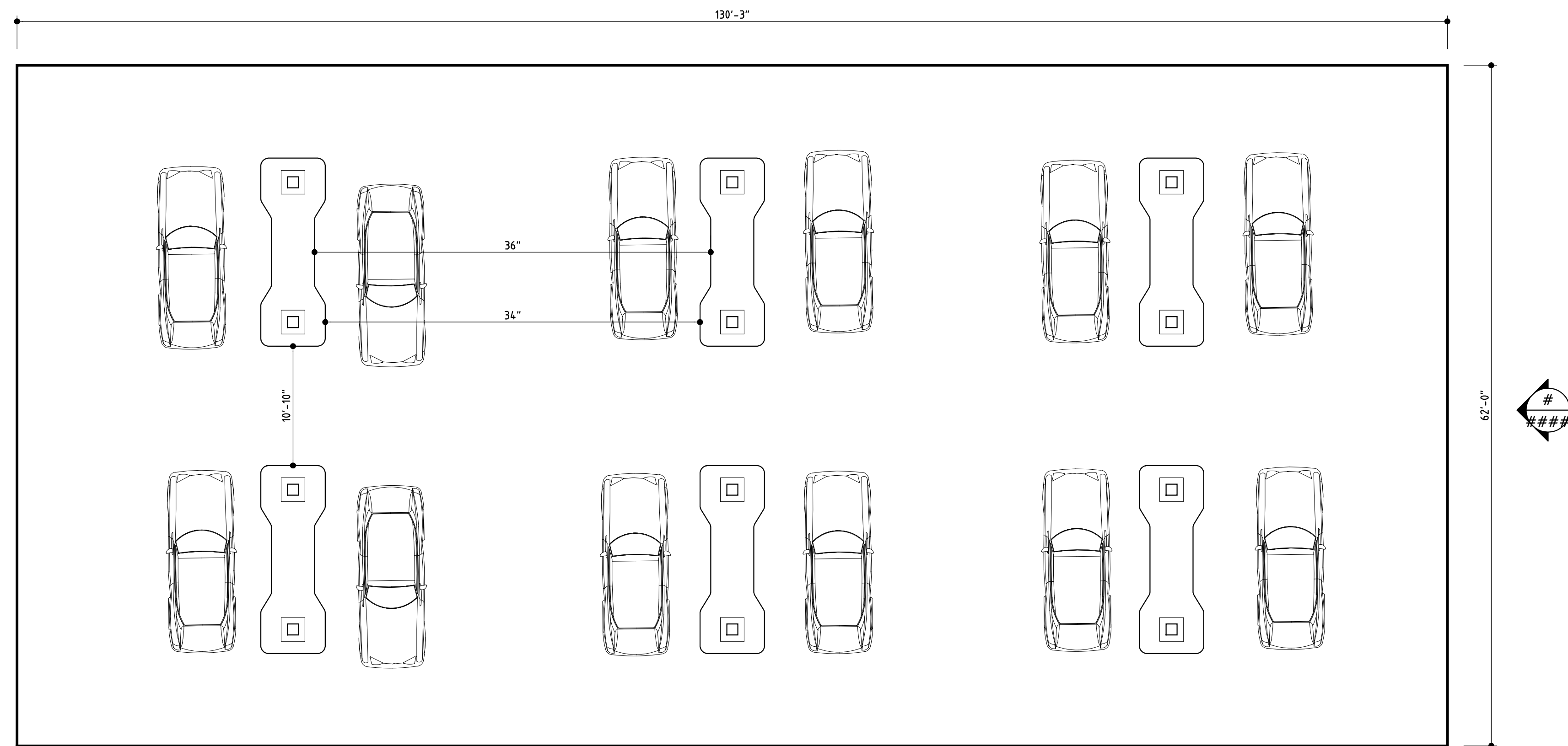
A011



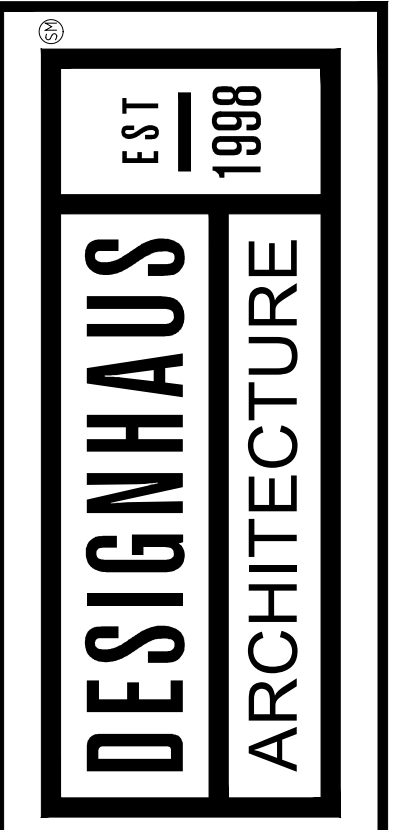
3 South Elevation
SCALE: 1/8" = 1'



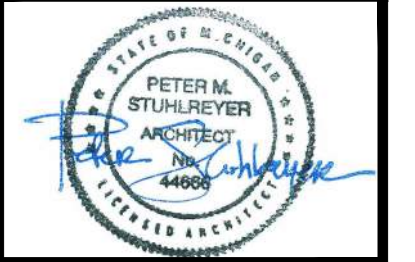
2 West Elevation
SCALE: 1/8" = 1'



1 Gas Station Plan
SCALE: 1/8" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

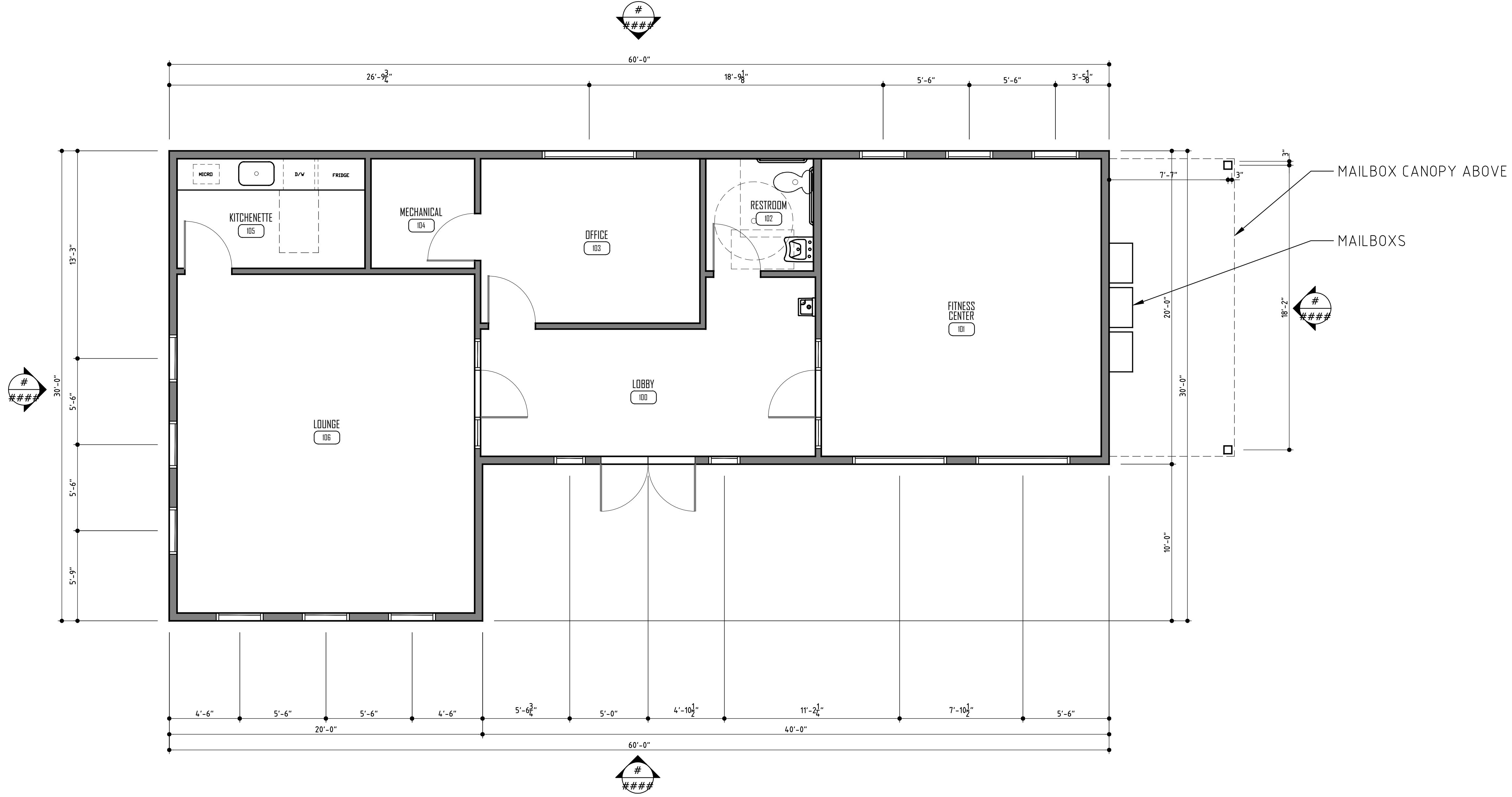


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Gas Station Plan & Elevations

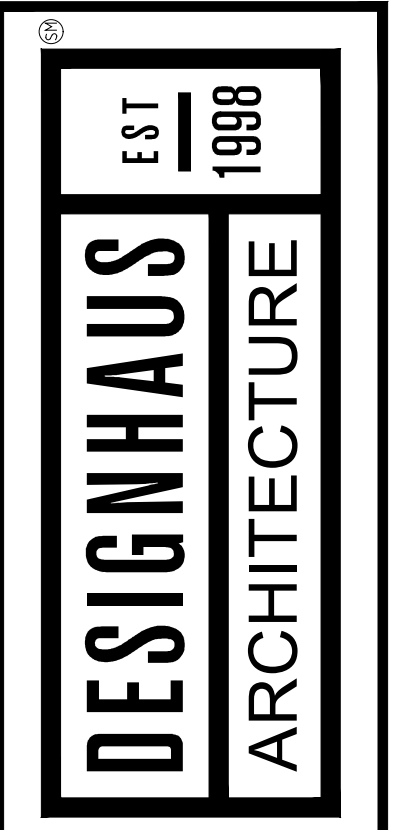
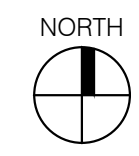
022065
A013



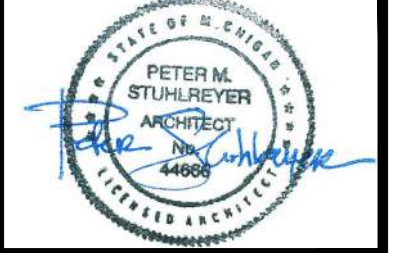
1

Building A - Community Center Fl

SCALE: 1/4" = 1'



3300 AUBURN RD. SUITE 300
 AUBURN HILLS, MI 48326
 T:248.601.4422 F:248.453.5854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM

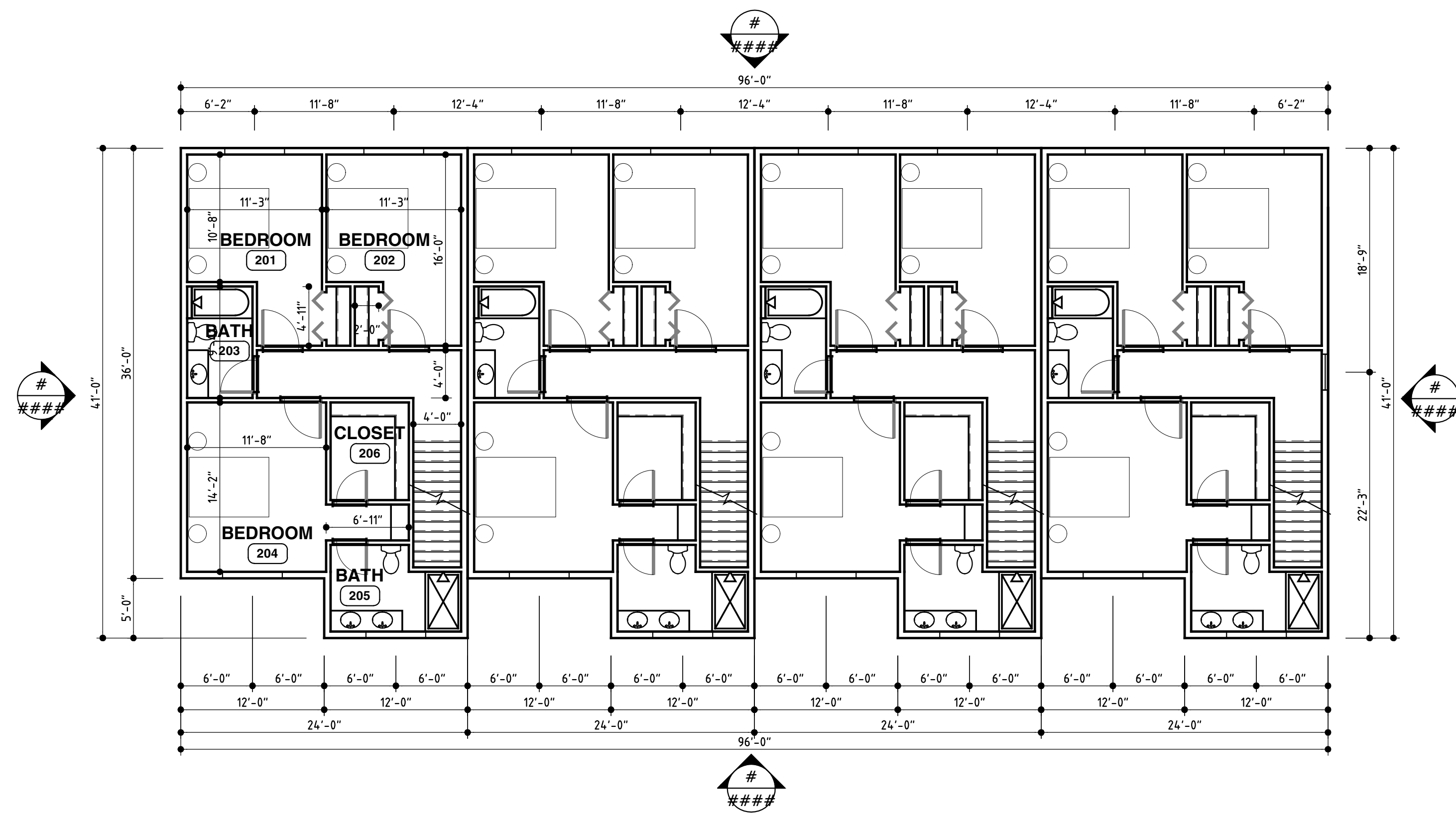


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

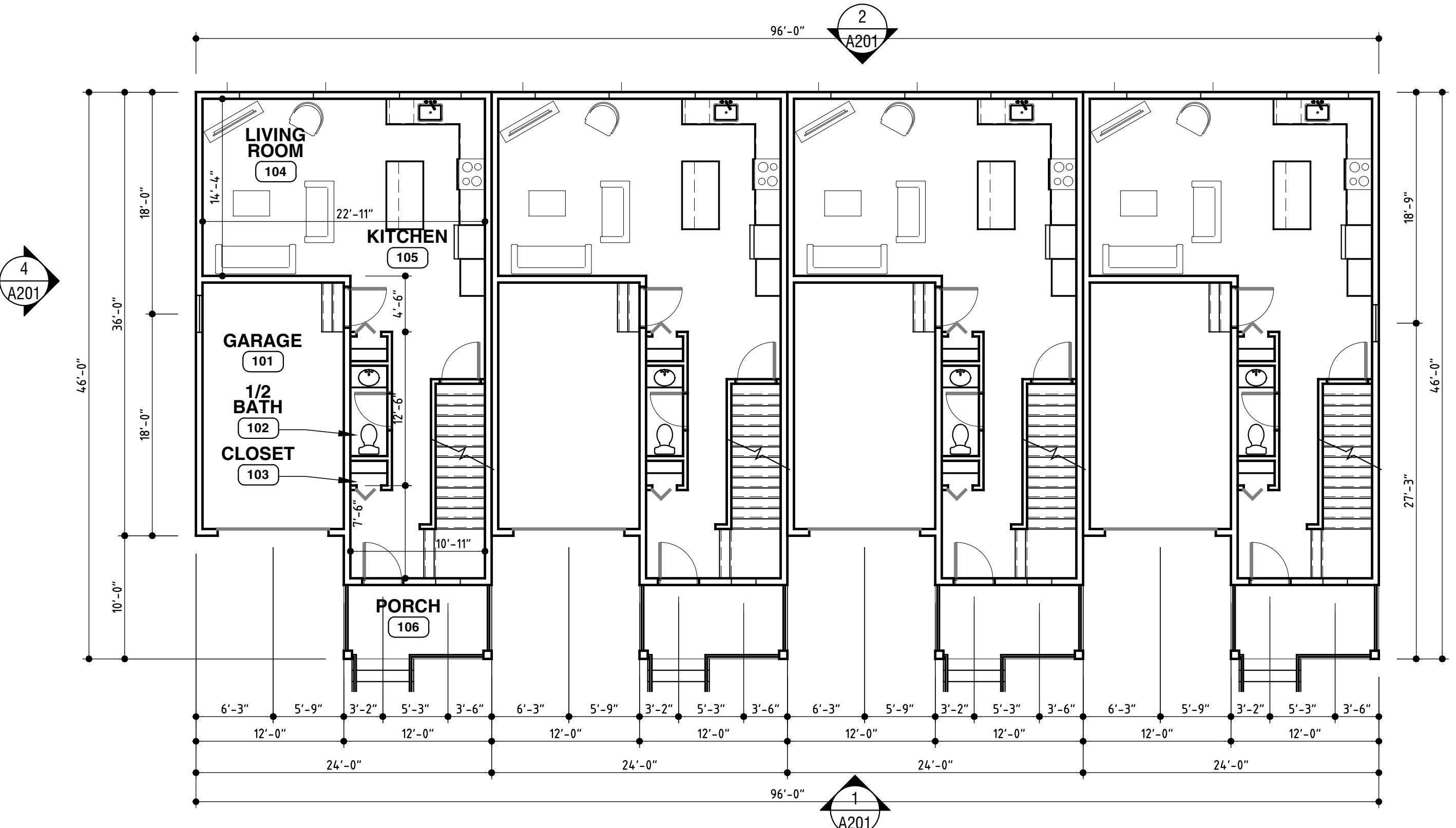
Building A Community Center Floor Plan

022065
A100

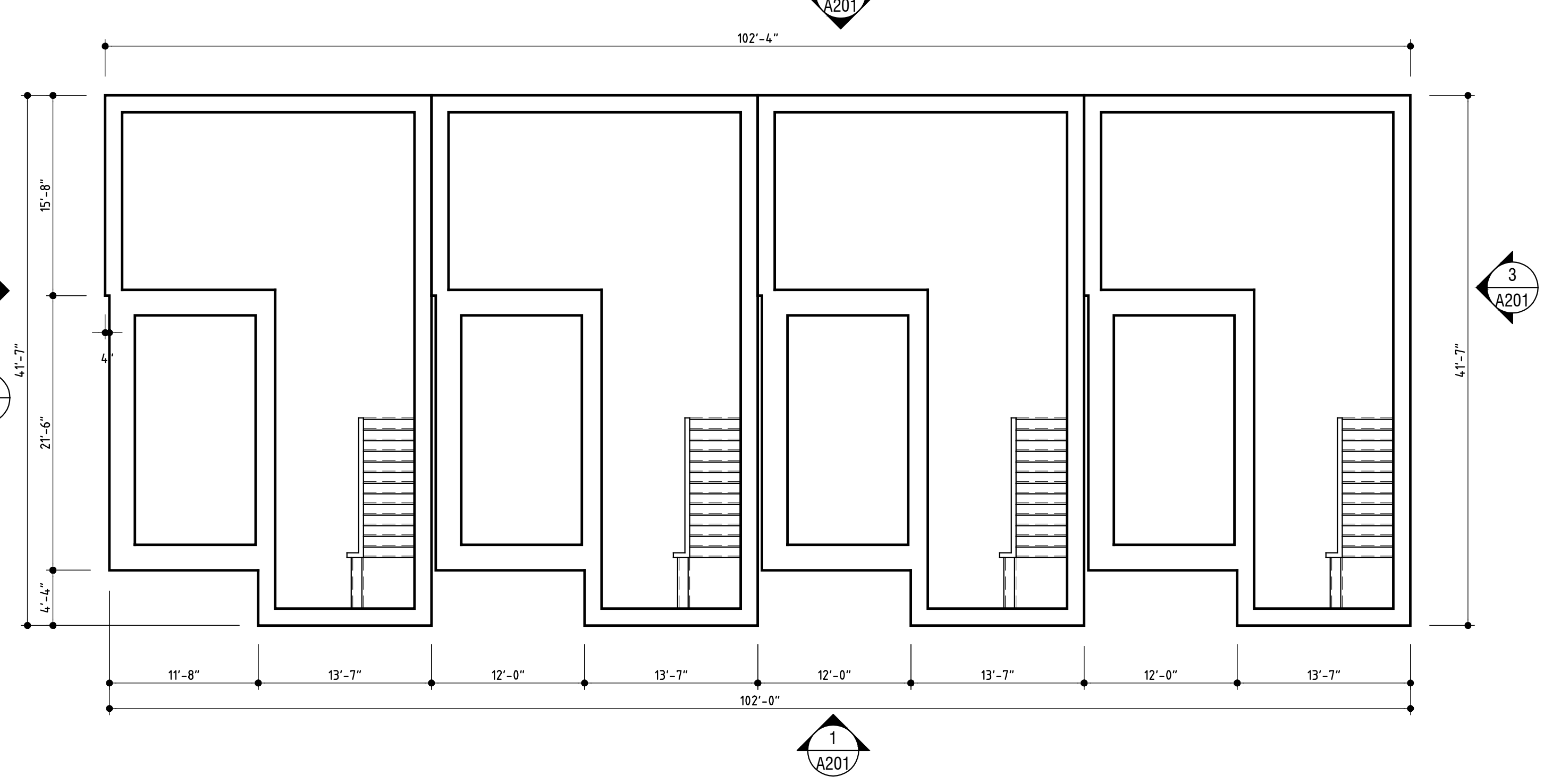


3 Building B C D E F & G Second Floor Plan
SCALE: 1/8" = 1'

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GM GAS METER
	WM WATER METER
	EM ELECTRICAL METER
	EP ELECTRICAL PANEL
	EX EXISTING TO REMAIN
	WH WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EX EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NL NIGHT LIGHT



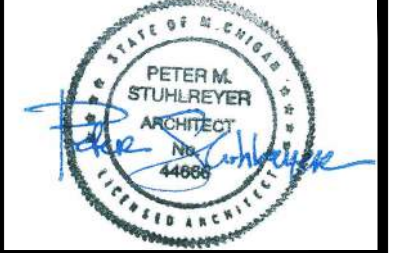
2 Building B C D E F & G First Floor Plan
SCALE: 1/8" = 1'



1 Building B C D E F & G Basement Plan
SCALE: 1/8" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

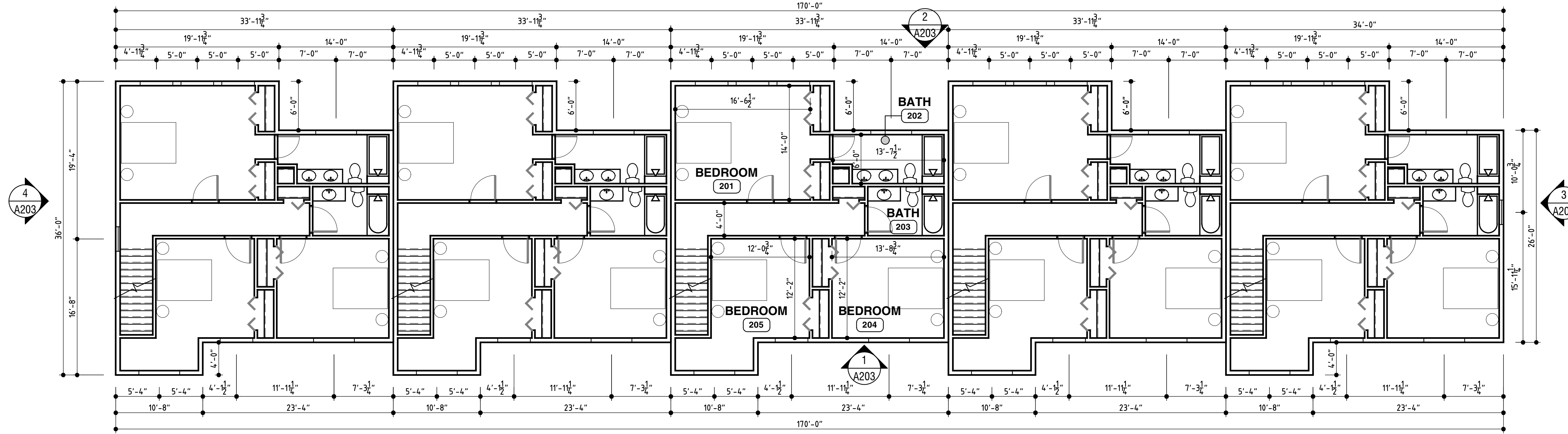


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

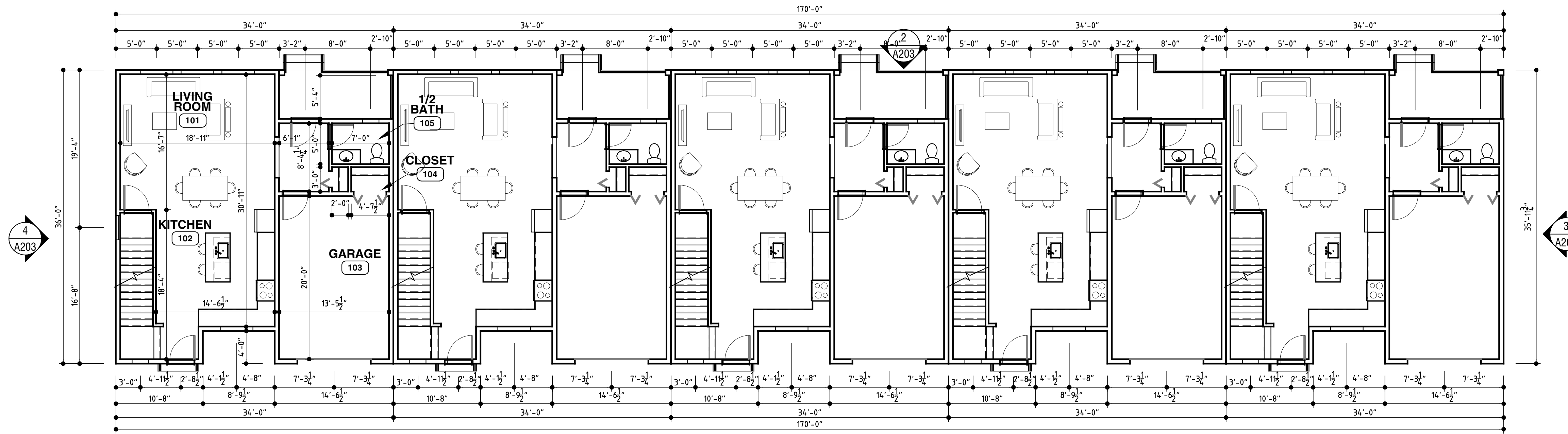
Building B C D E
F & G Floor Plans

022065
A101

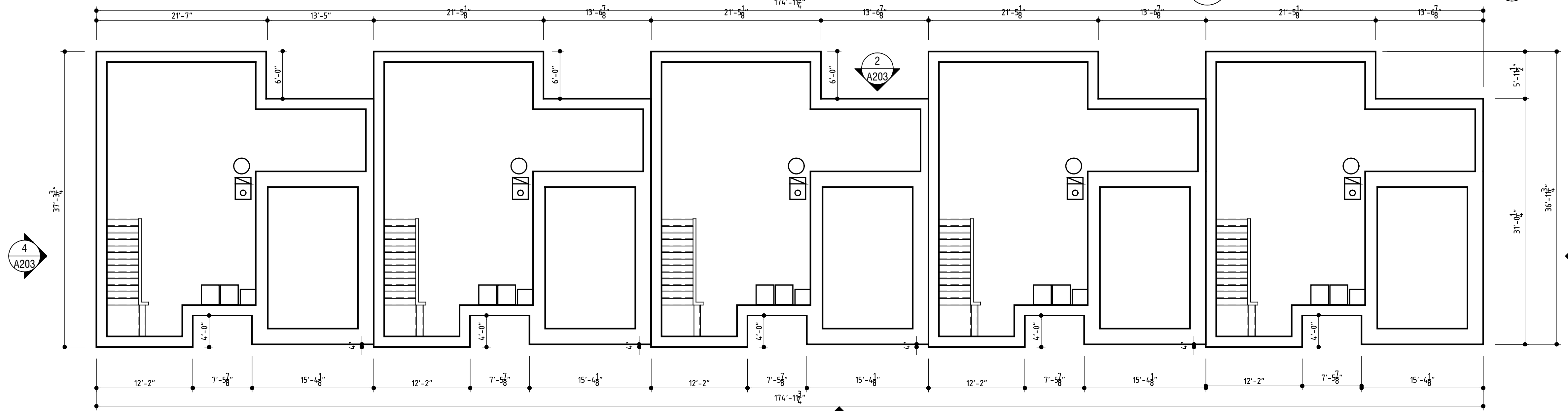


3 Building H Second Floor Plan
SCALE: 1/8" = 1'

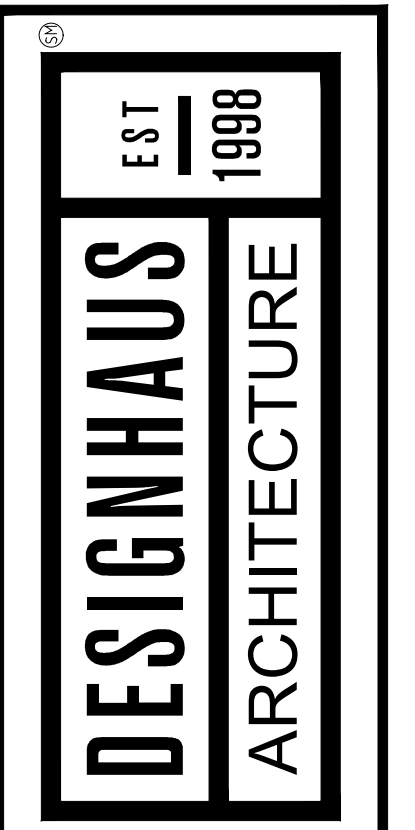
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



2 Building H First Floor Plan
SCALE: 1/8" = 1'



1 Building H Basement Plan
SCALE: 1/8" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

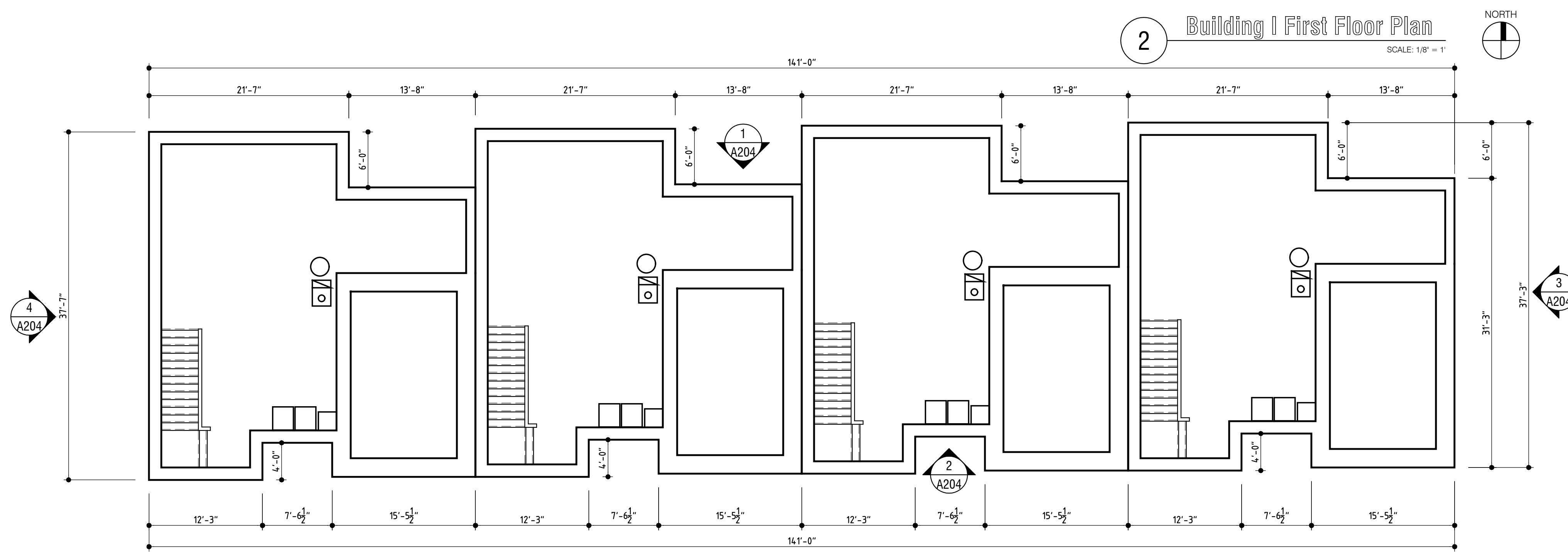
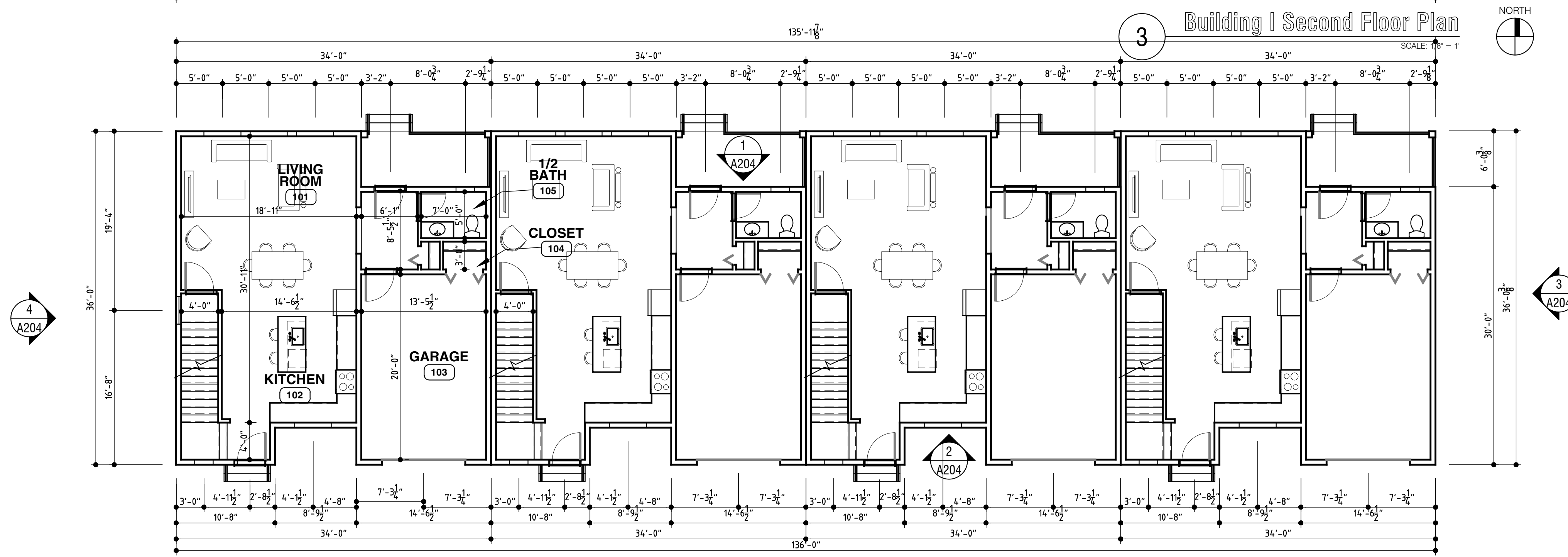
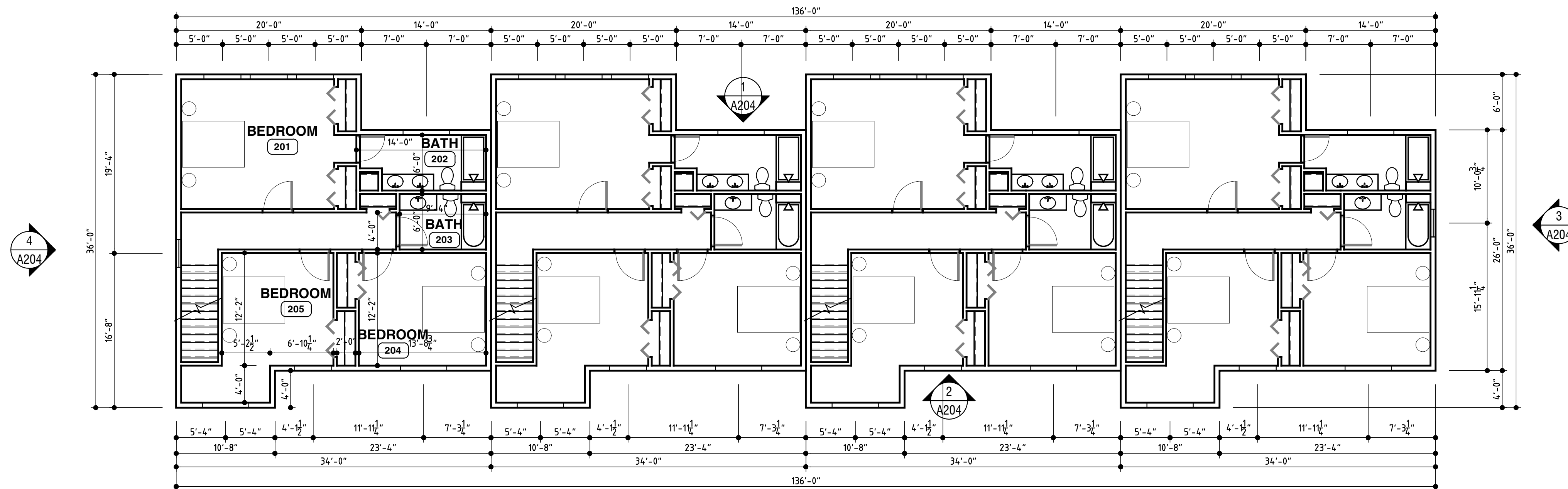


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building H Floor Plans

022065
A103



PLAN LEGEND	
MARK	DESCRIPTION
[Symbol]	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
[Symbol]	NEW DOOR SEE DOOR SCHEDULE
[Symbol]	EXISTING WALL
[Symbol]	INTERIOR WALL
[Symbol]	CONSTRUCTION ABOVE
[Symbol]	GAS METER
[Symbol]	WATER METER
[Symbol]	ELECTRICAL METER
[Symbol]	ELECTRICAL PANEL
[Symbol]	EXISTING TO REMAIN
[Symbol]	WATER HEATER
[Symbol]	SERVICE SINK
[Symbol]	SUMP
[Symbol]	DOOR TAG
[Symbol]	LAY-IN CEILING TILE SEE FINISH SCHEDULE
[Symbol]	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
[Symbol]	WALL MOUNTED EMERGENCY LIGHT FIXTURE
[Symbol]	EXIT SIGN WITH EMERGENCY LIGHT
[Symbol]	EXIT LIGHT
[Symbol]	EXISTING FIXTURE - TO REMAIN
[Symbol]	RECESSED CAN LIGHTS
[Symbol]	LED TRACK LIGHTS
[Symbol]	NIGHT LIGHT

3300 AUBURN RD. SUITE 300
 AUBURN HILLS, MI 48326
 T: 248.601.4422 F: 248.453.5854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM

Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22
Revision/Issue	Date

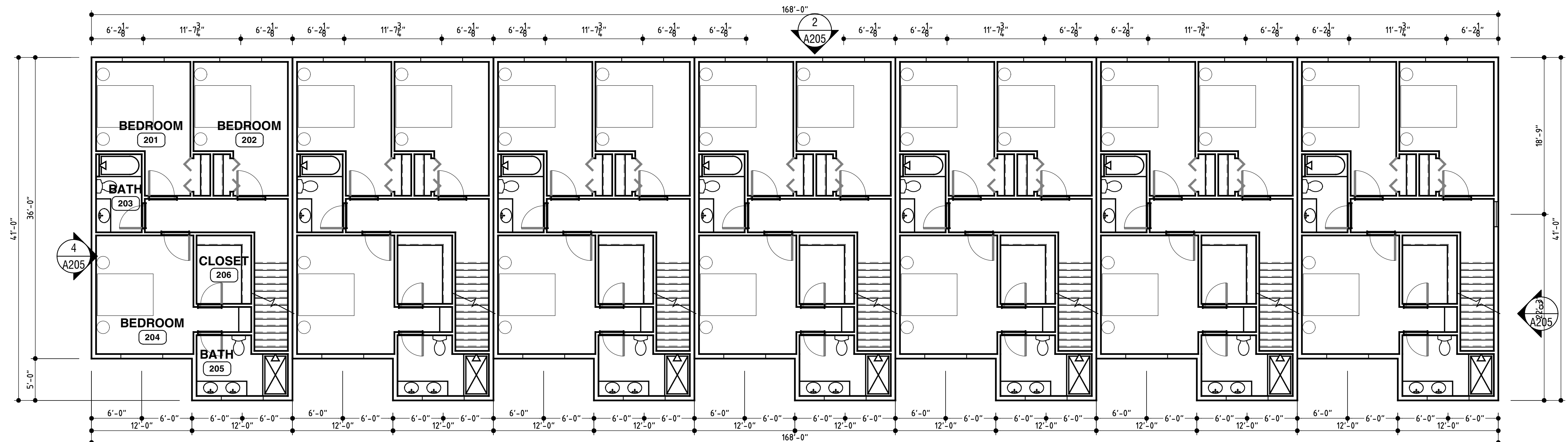
Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

Building I Floor Plans

022065

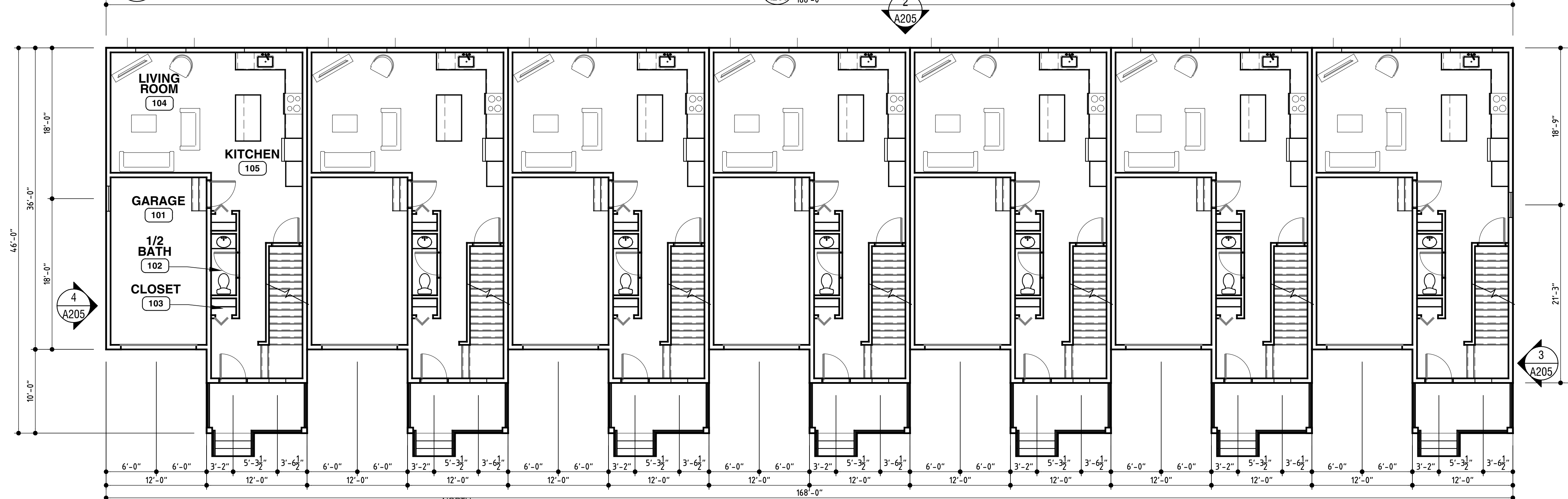
A104

A104 Building I Floor Plans.dwg
 3/8/2024
 DESIGNHAUS



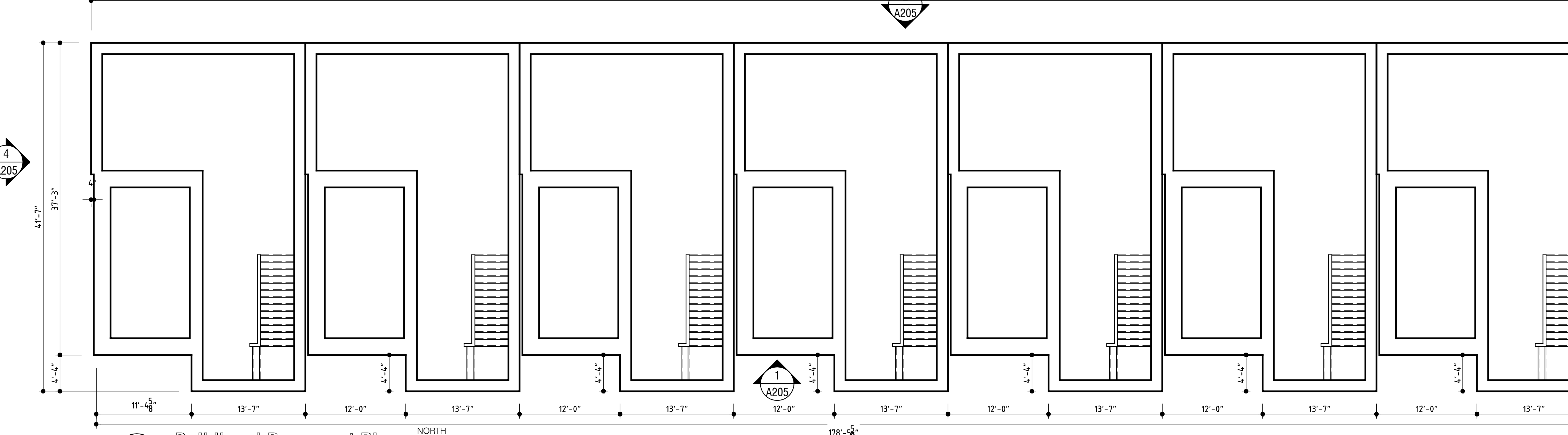
3 Building J Second Floor Plan

SCALE: 1/8" = 1'



2 Building J First Floor Plan

SCALE: 1/8" = 1'



1 Building J Basement Plan

SCALE: 1/8" = 1'

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

DESIGNHAUS
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

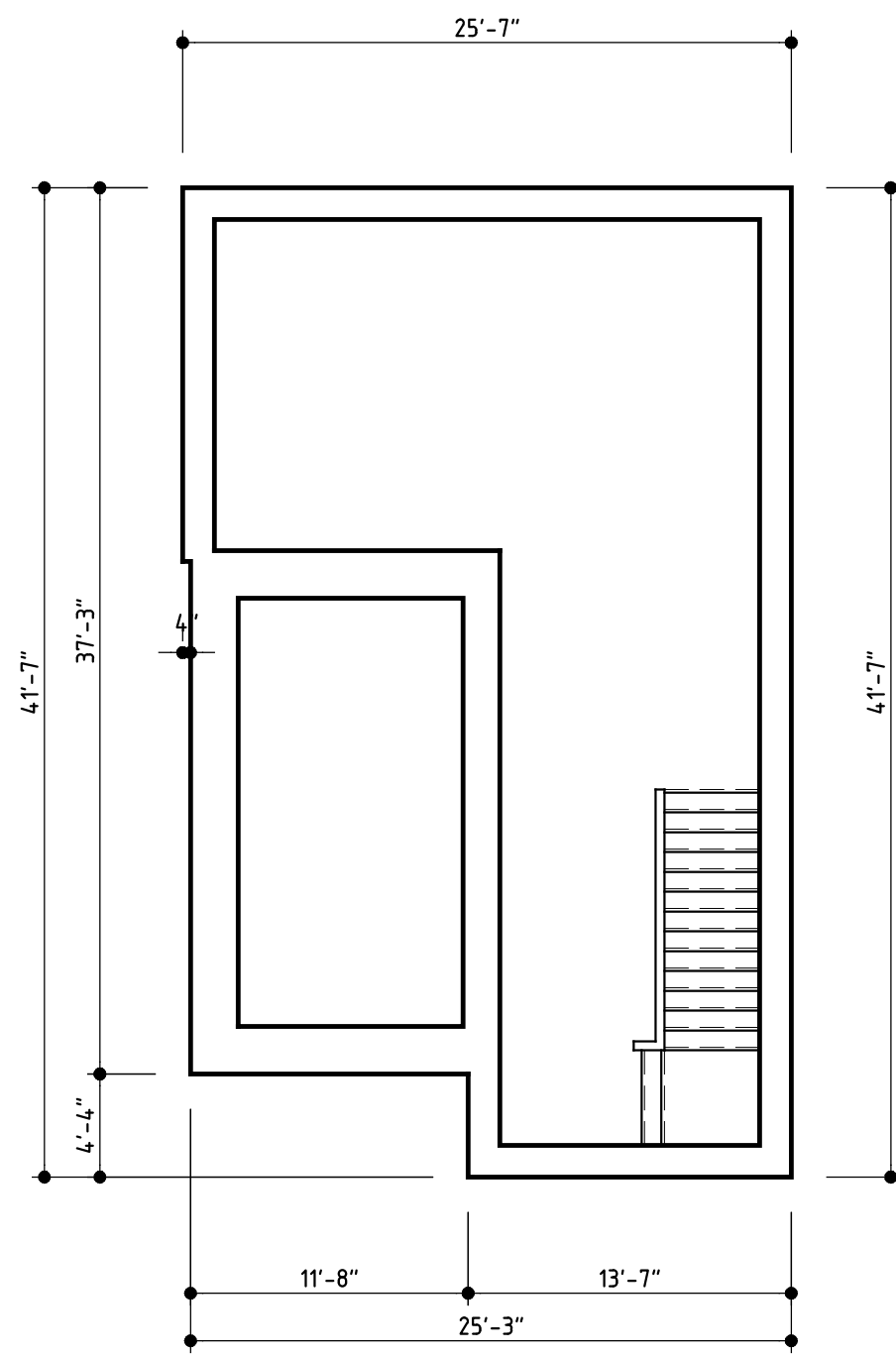


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

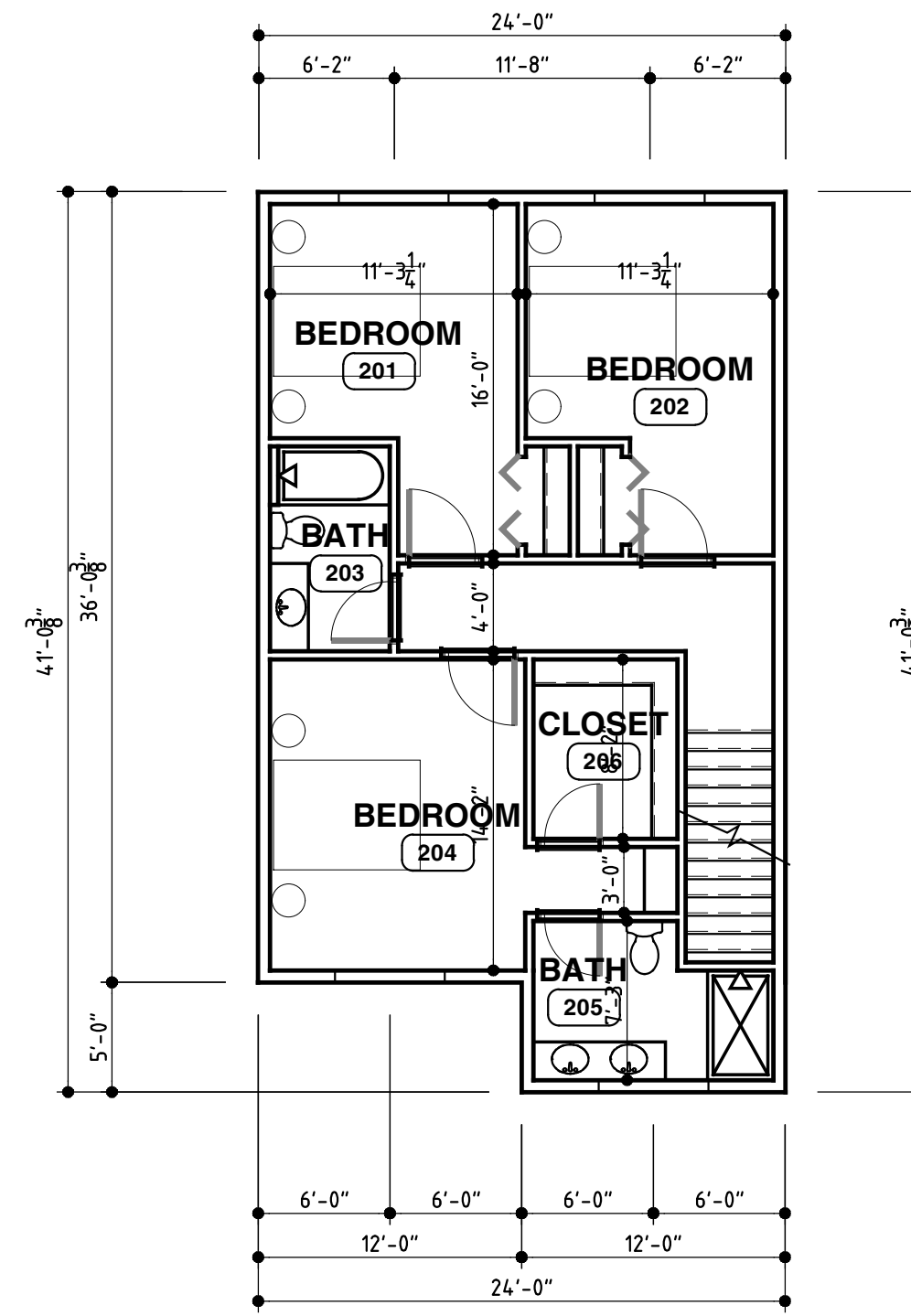
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building J Floor Plans

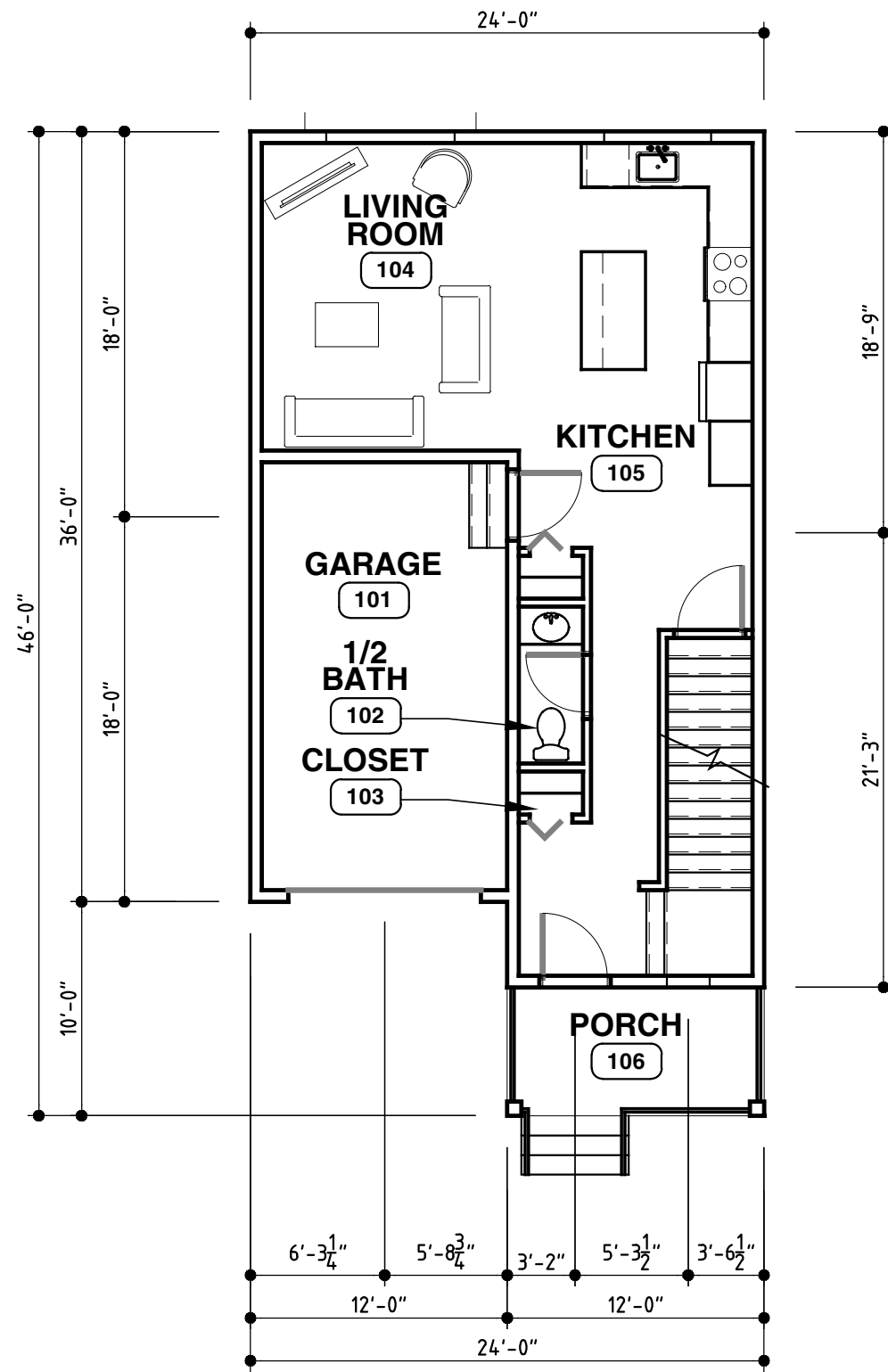
022065
A105



1 Typical Unit A - Building B,C,D,E,F,G - Basement Plan
1/8" = 1'-0" NORTH



3 Typical Unit A - Building B,C,D,E,F,G - 2ND Floor
1/8" = 1'-0" NORTH



1 Typical Unit A - Building B,C,D,E,F,G - 1ST Floor
1/8" = 1'-0" NORTH

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

3300 AUBURN RD. SUITE 300
 AUBURN HILLS, MI 48326
 T: 248.601.4422 F: 248.453.5854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM

Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

Typical Overall Plans -
 Buildings B, C, D, E, F
 & G

022065
 A106

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

EST 1998

DESIGNHAUS

ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



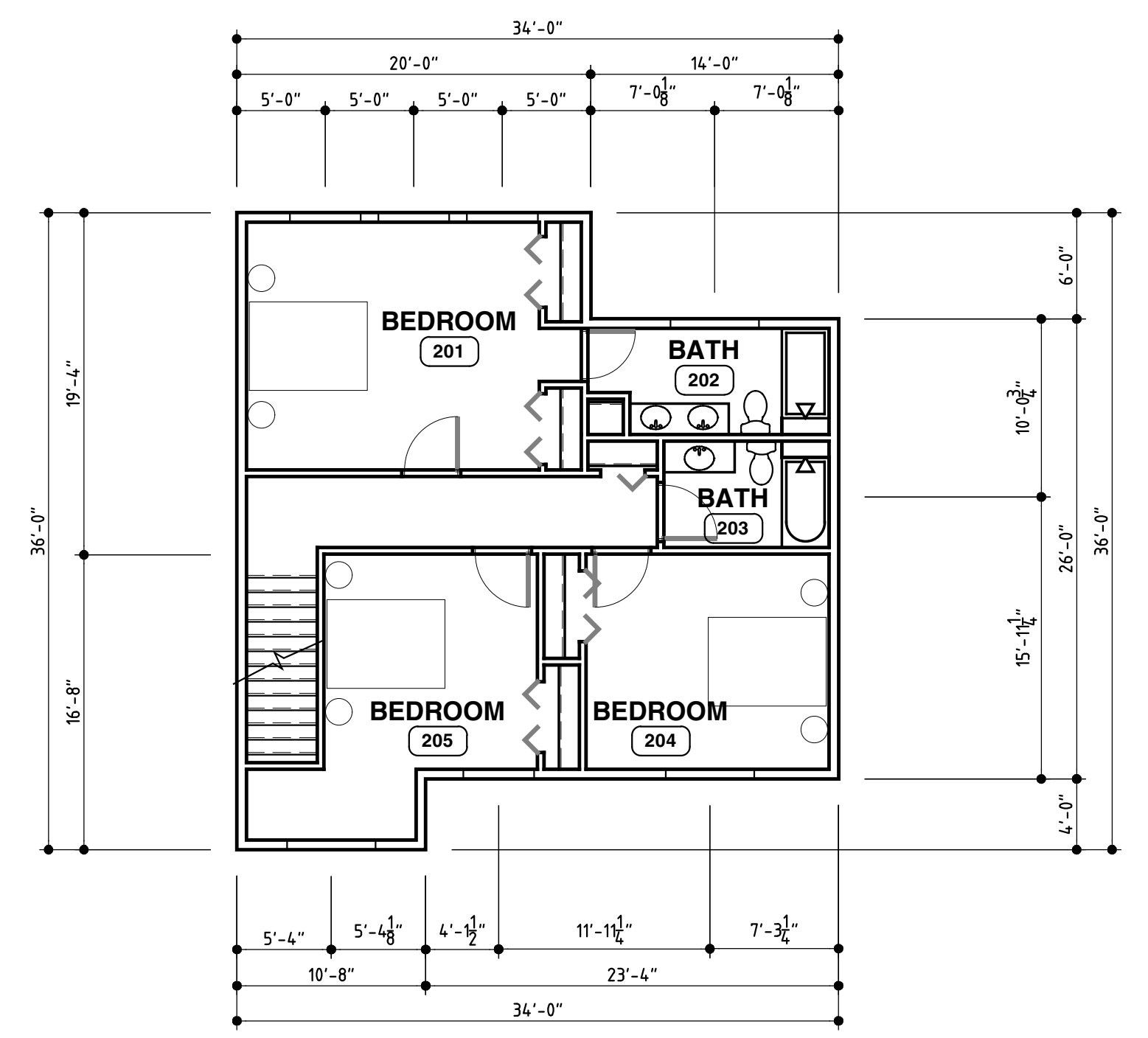
Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

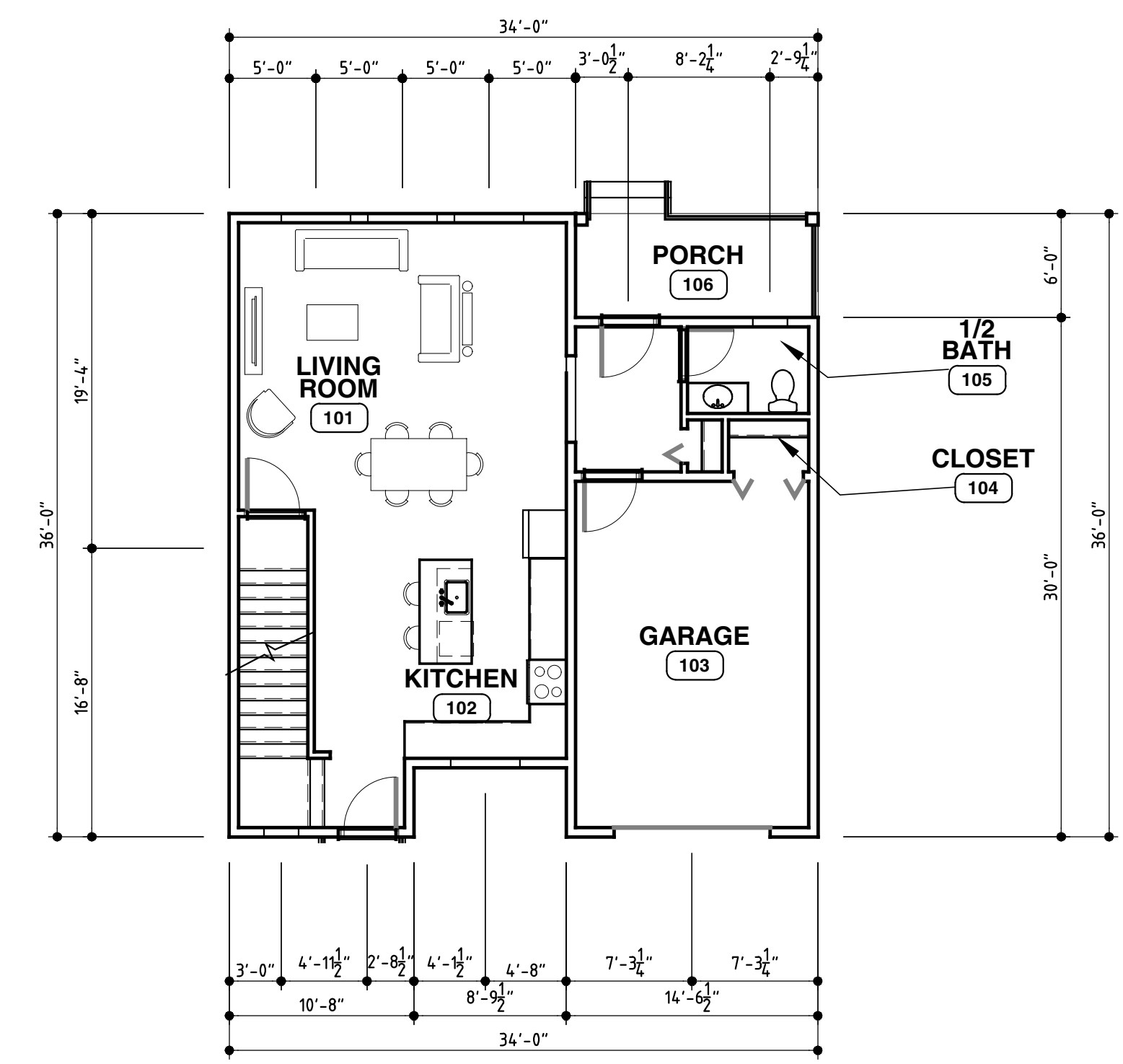
Typical Unit B Plans -
Buildings H & I

022065

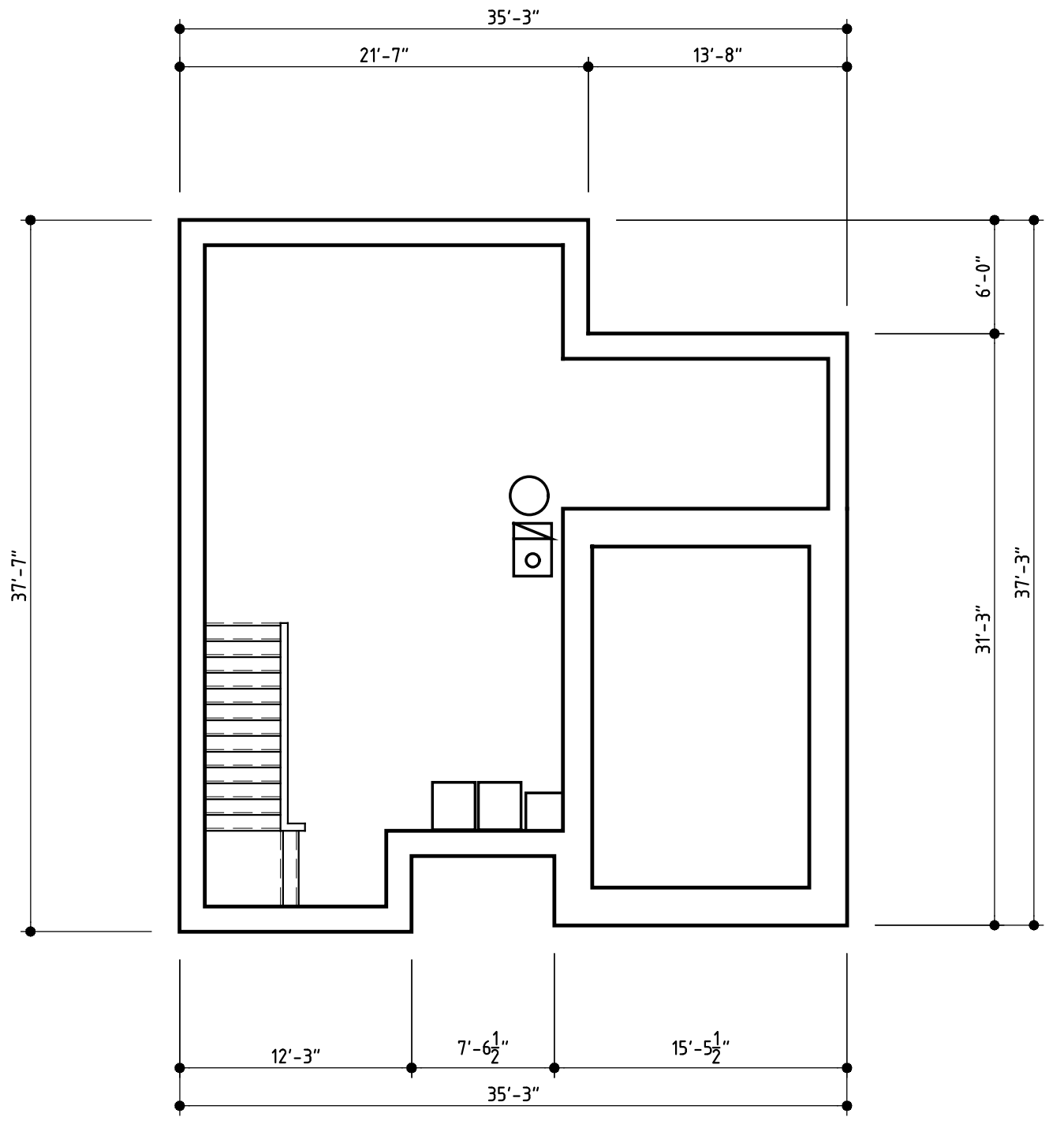
A107



3 Typical Unit B - Building I, H - 2ND Floor
SCALE: 1/8" = 1'
NORTH

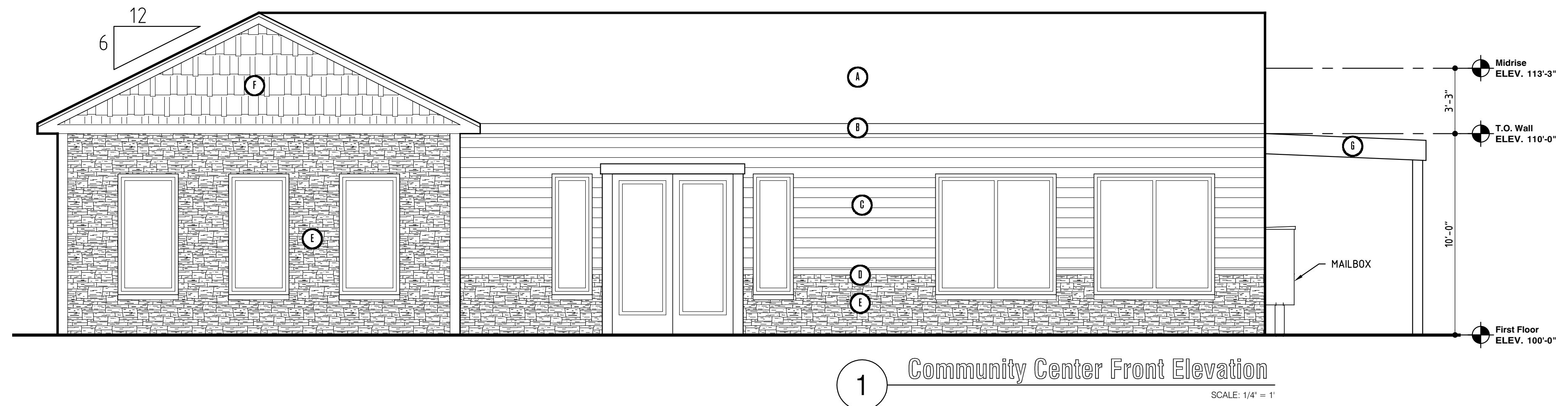
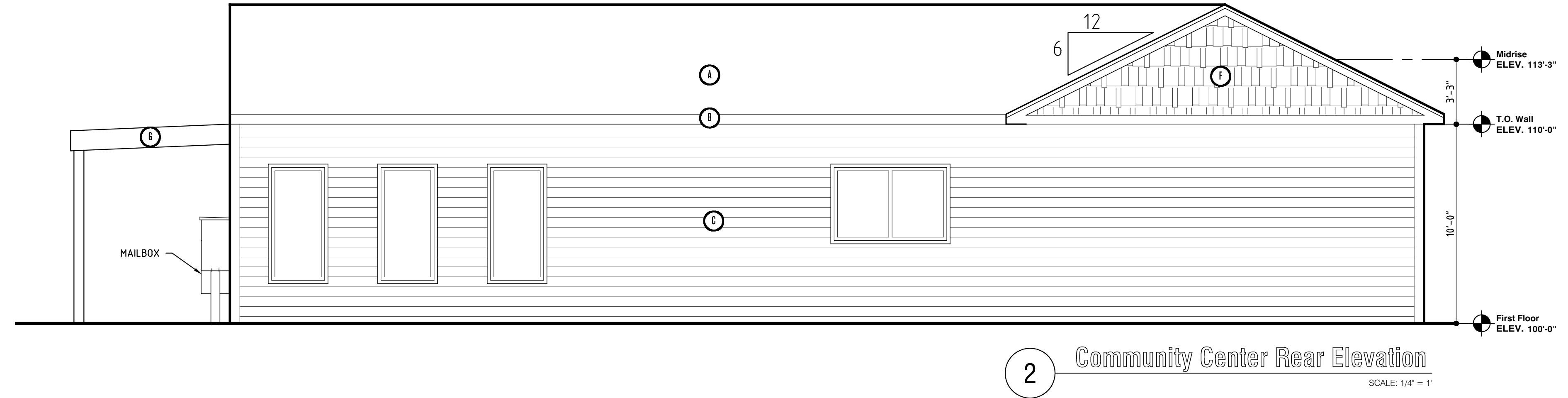
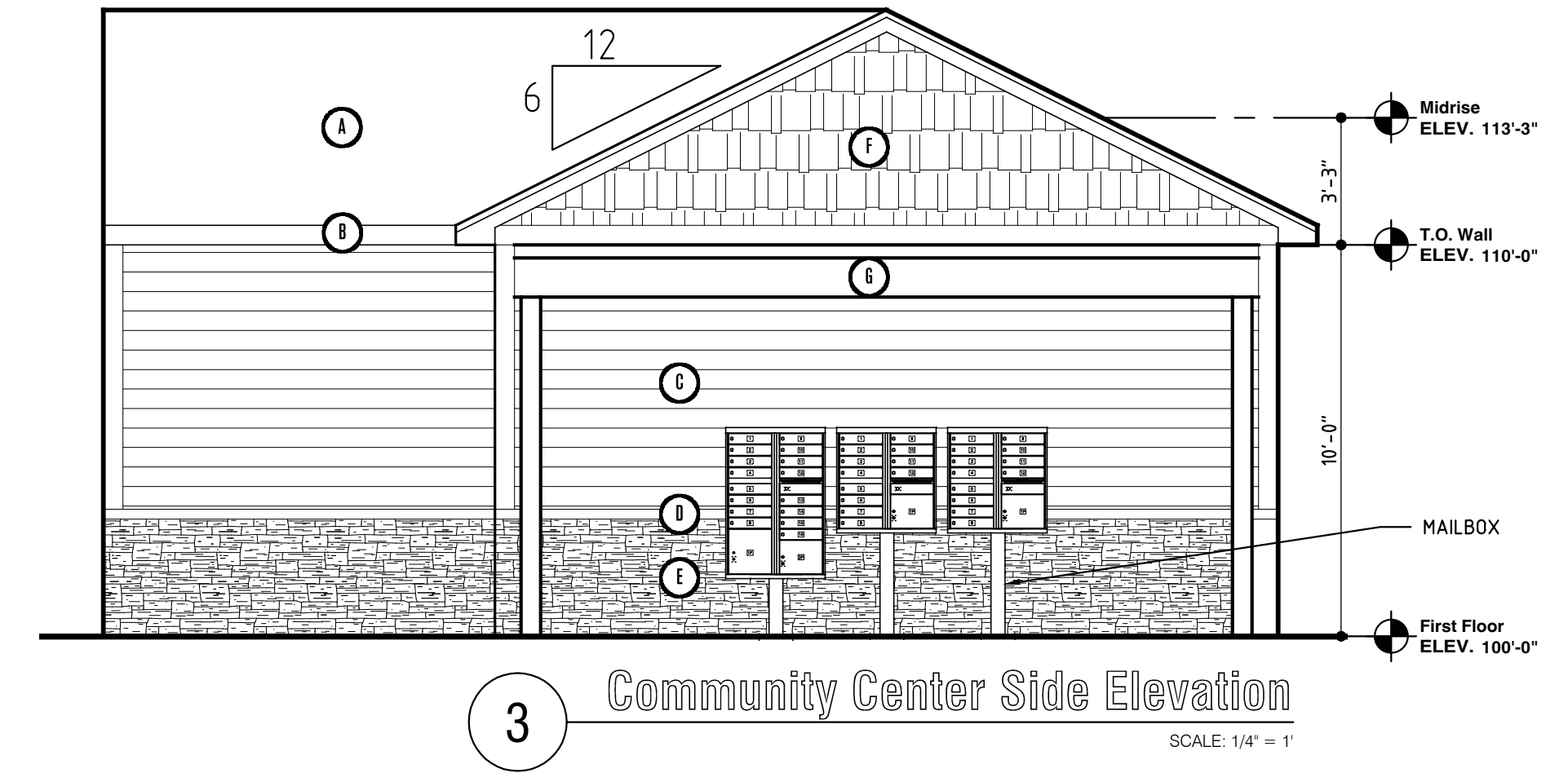
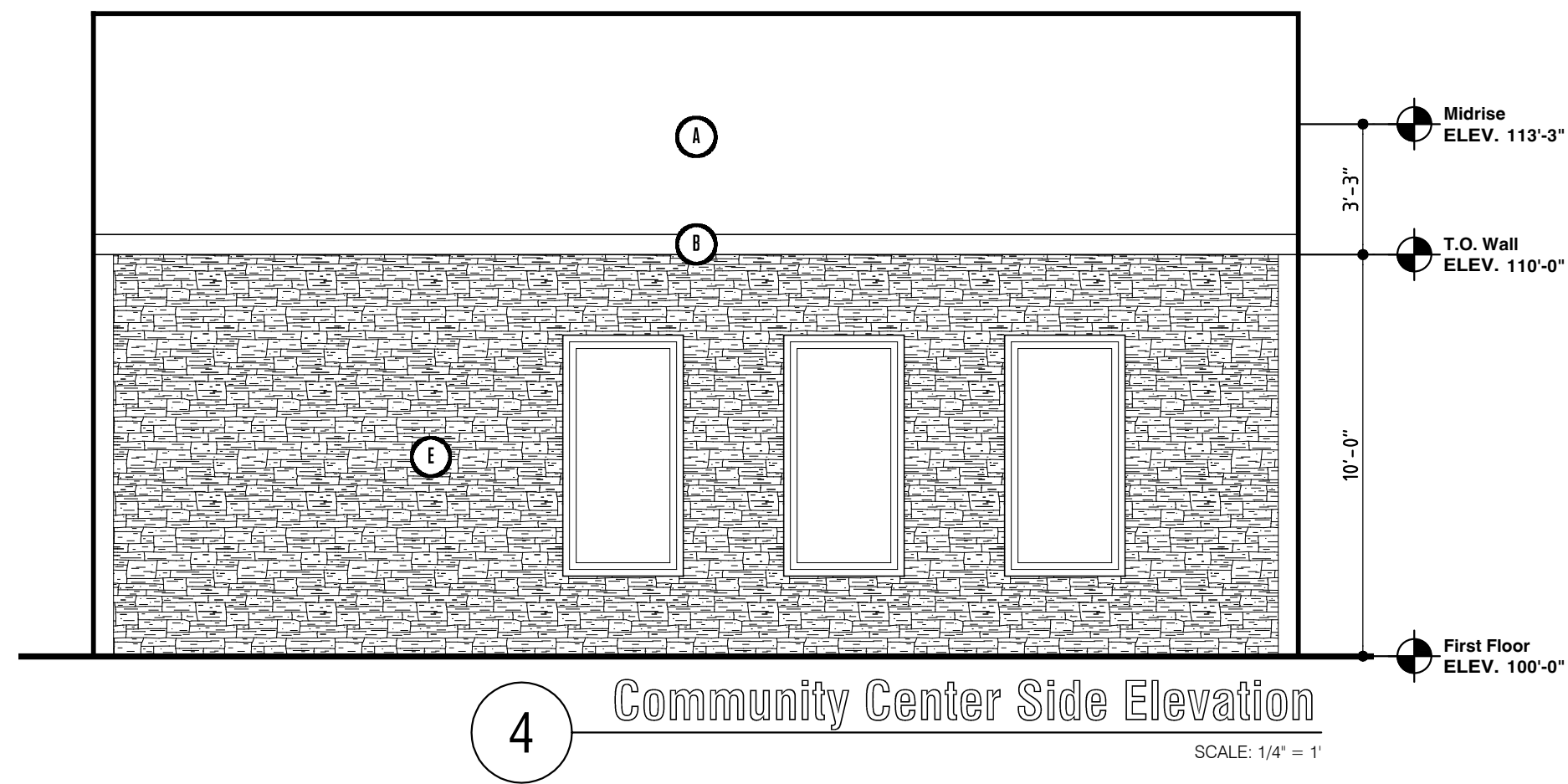


2 Typical Unit B - Building I, H - 1ST Floor
SCALE: 1/8" = 1'
NORTH



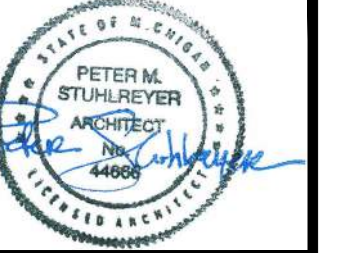
1 Typical Unit B - Building I, H - Basement Plan
SCALE: 1/8" = 1'
NORTH

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



DESIGNHAUS
EST. 1998
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



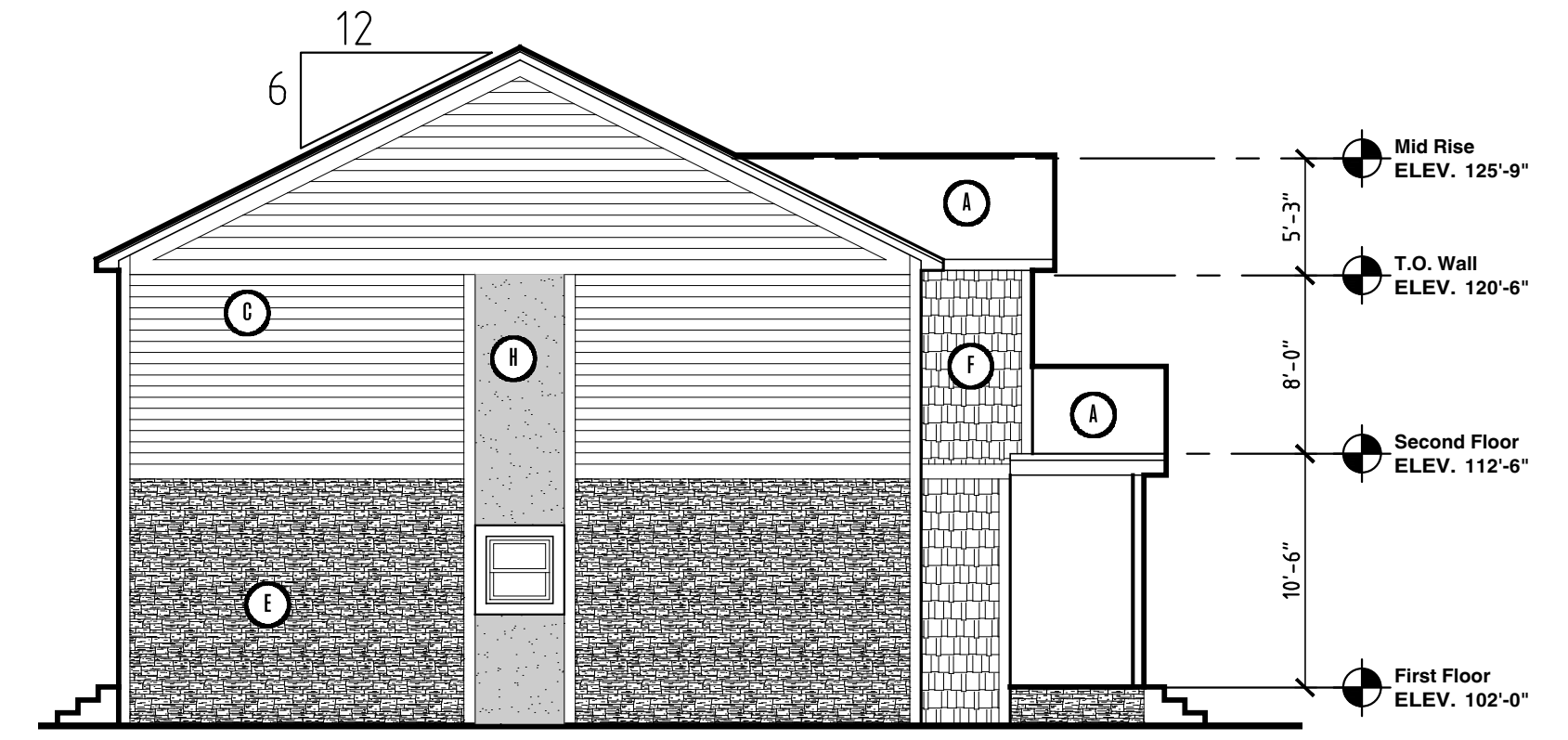
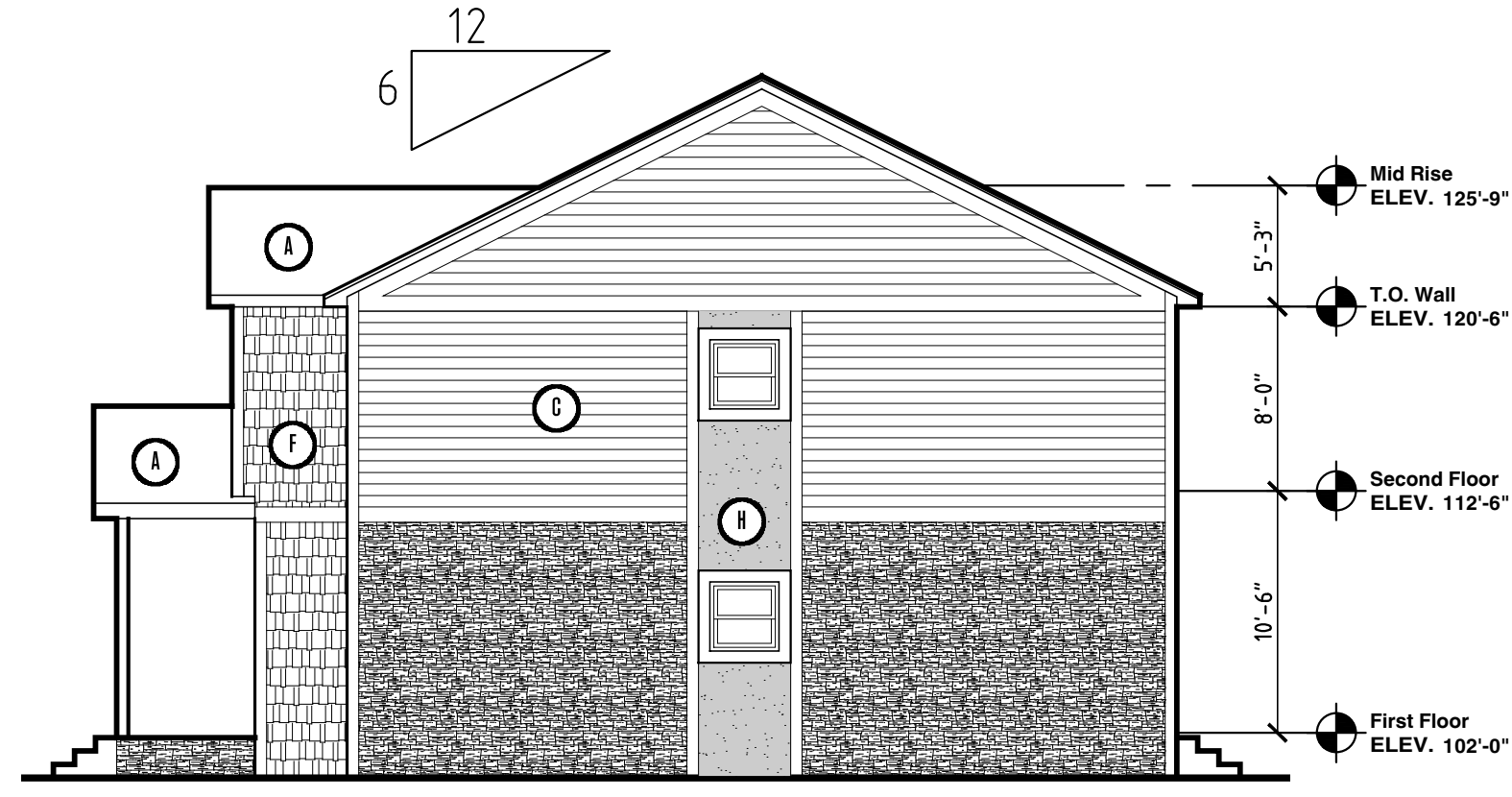
Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building A Elevations

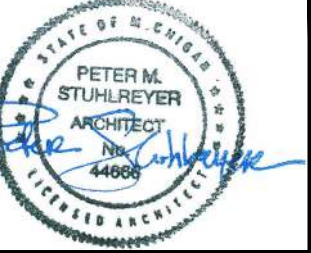
022065
A200

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



DESIGNHAUS
EST 1998
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

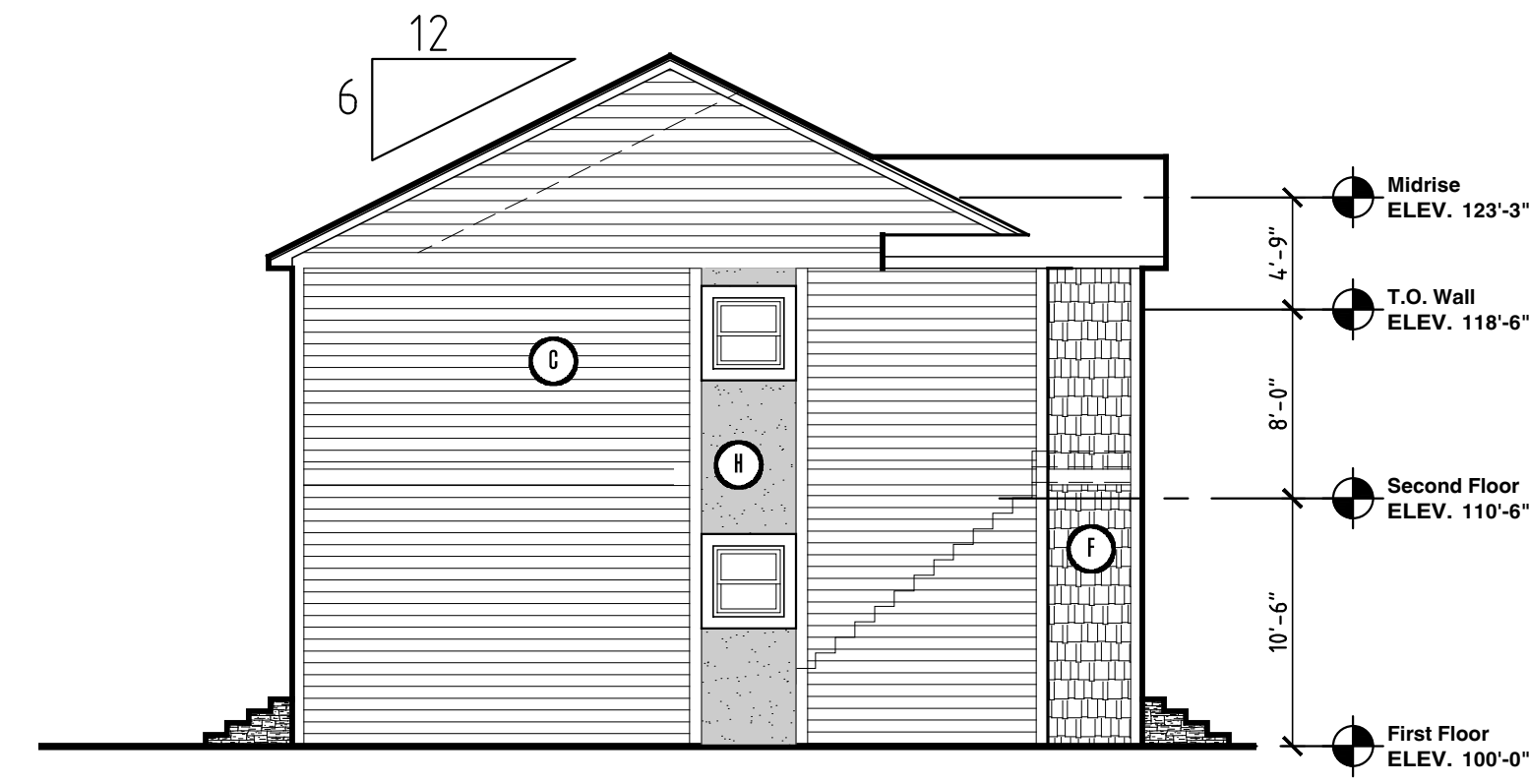
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

**Building B C D E F
& G Elevations**

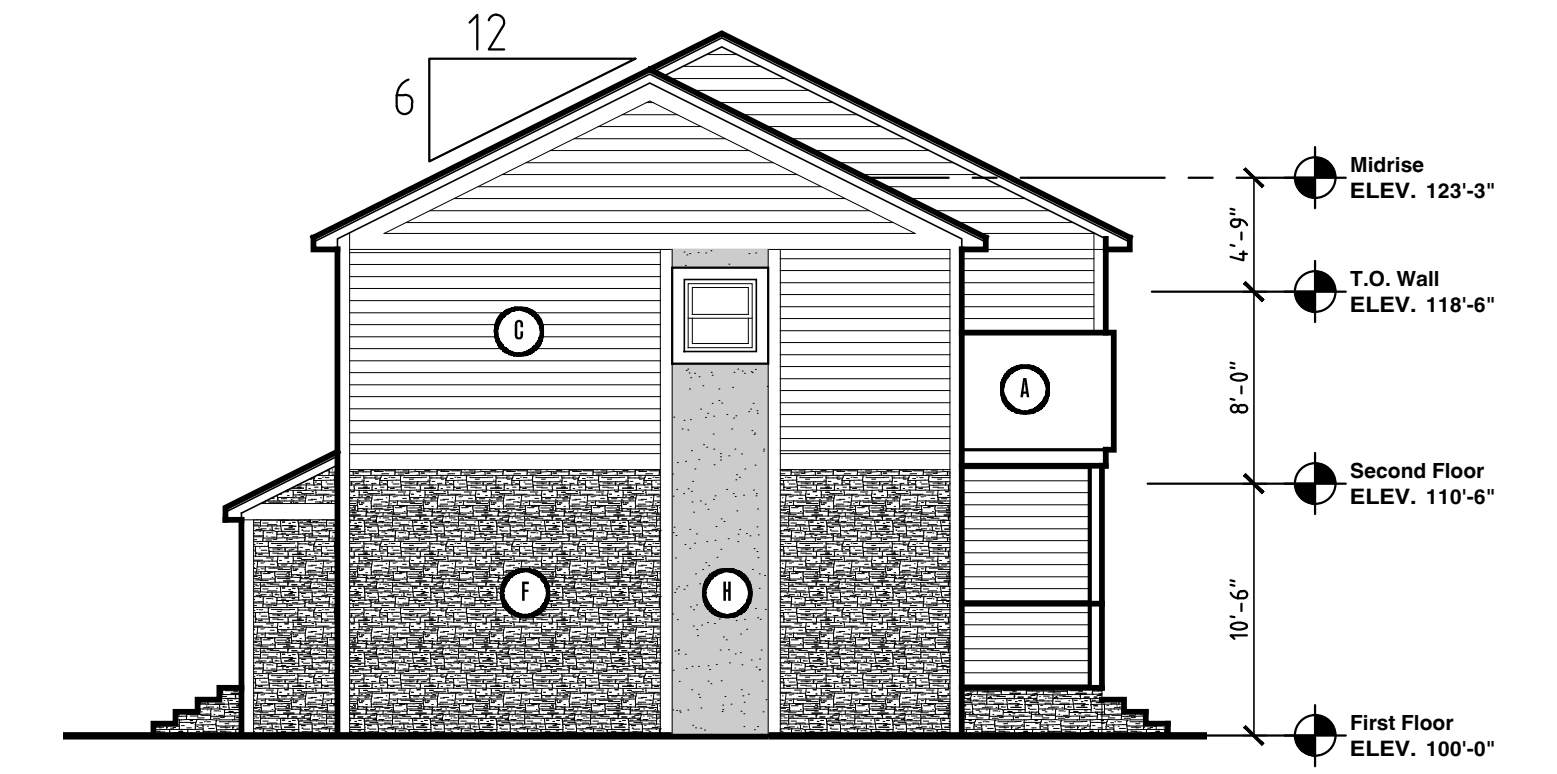
022065

A201

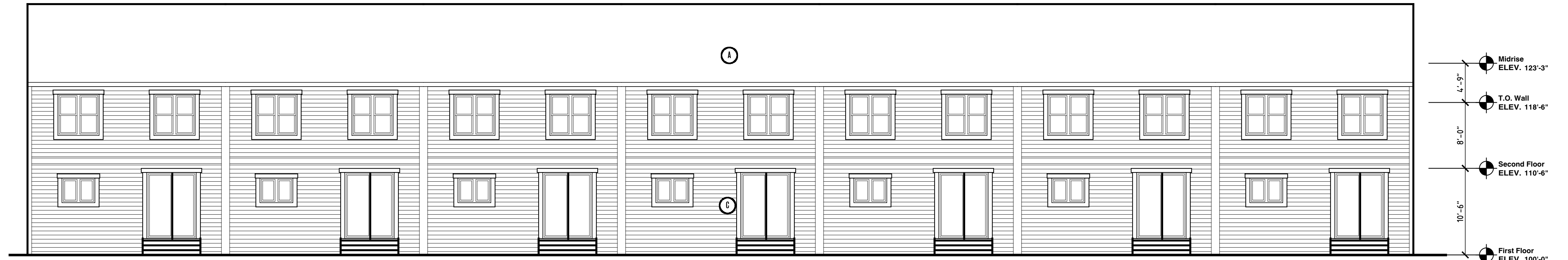
MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building H Side Elevation
SCALE: 1/8" = 1'



3 Building H Side Elevation
SCALE: 1/8" = 1'



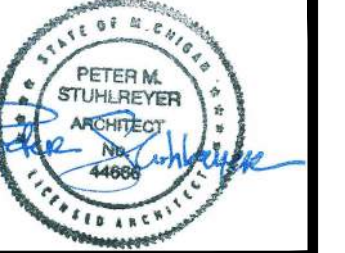
2 Building H Rear Elevation
SCALE: 1/8" = 1'



1 Building H Front Elevation
SCALE: 1/8" = 1'

EST 1998
DESIGNHAUS
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5654
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

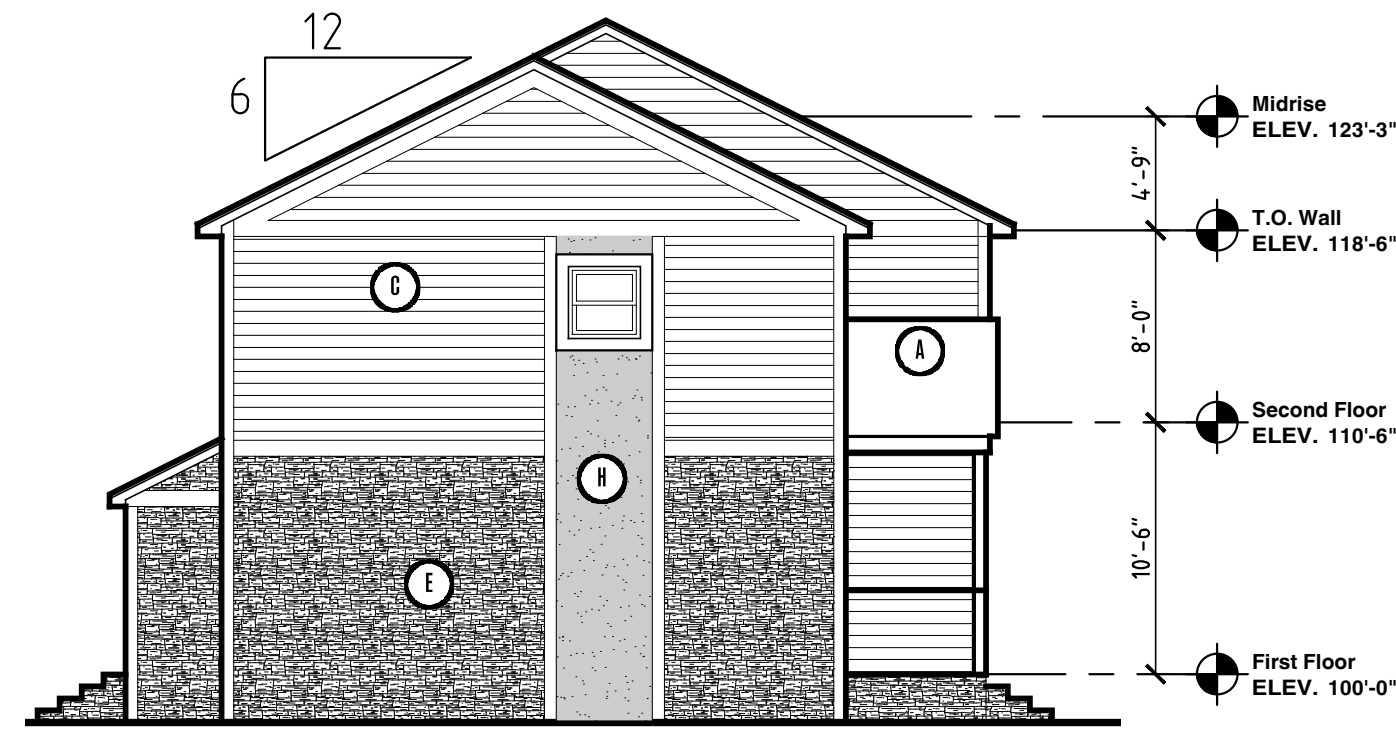
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building H Elevations

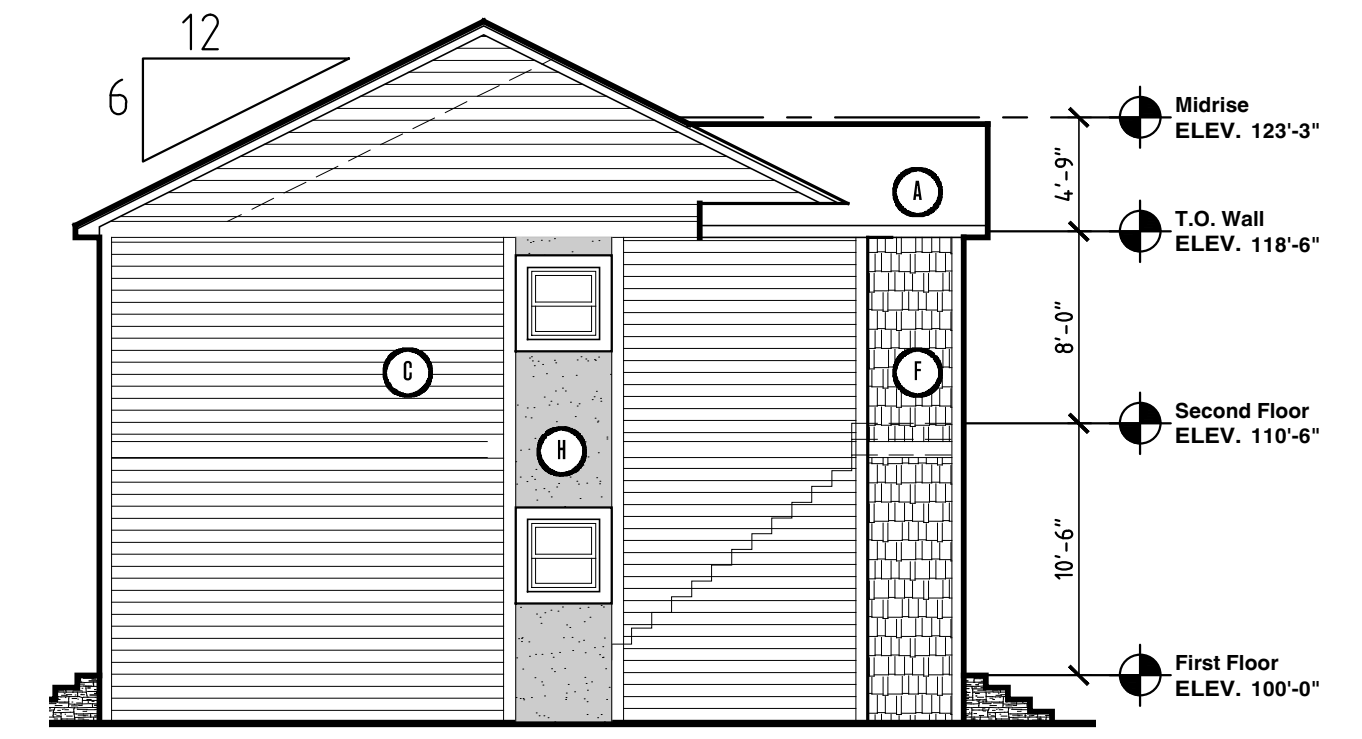
022065

A203

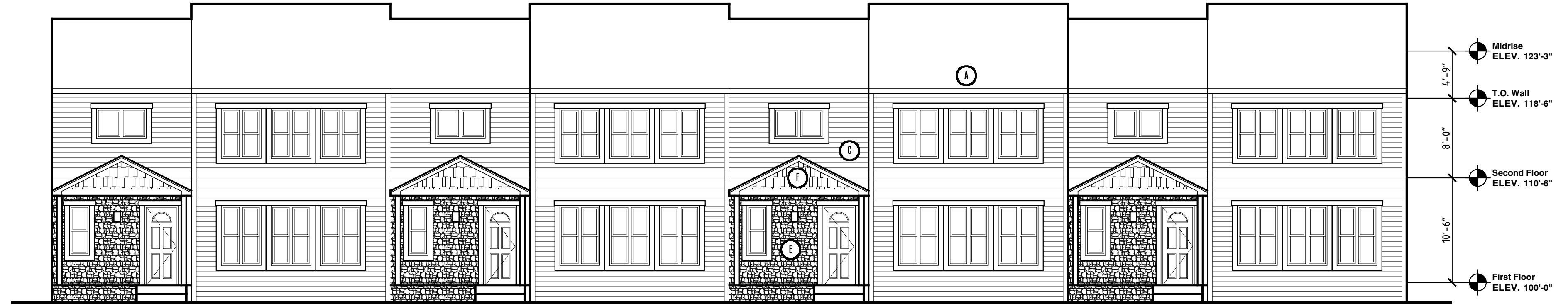
MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building I Side Elevation
SCALE: 1/8" = 1'



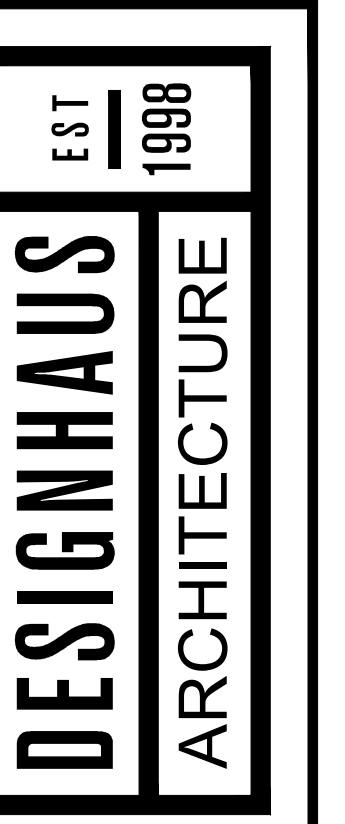
3 Building I Side Elevation
SCALE: 1/8" = 1'



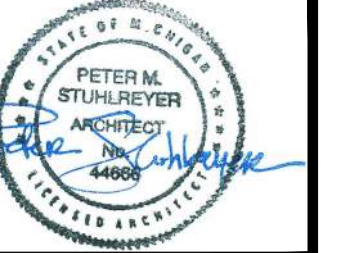
2 Building I Rear Elevation
SCALE: 1/8" = 1'



1 Building I Front Elevation
SCALE: 1/8" = 1'



3300 AUBURN RD., SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

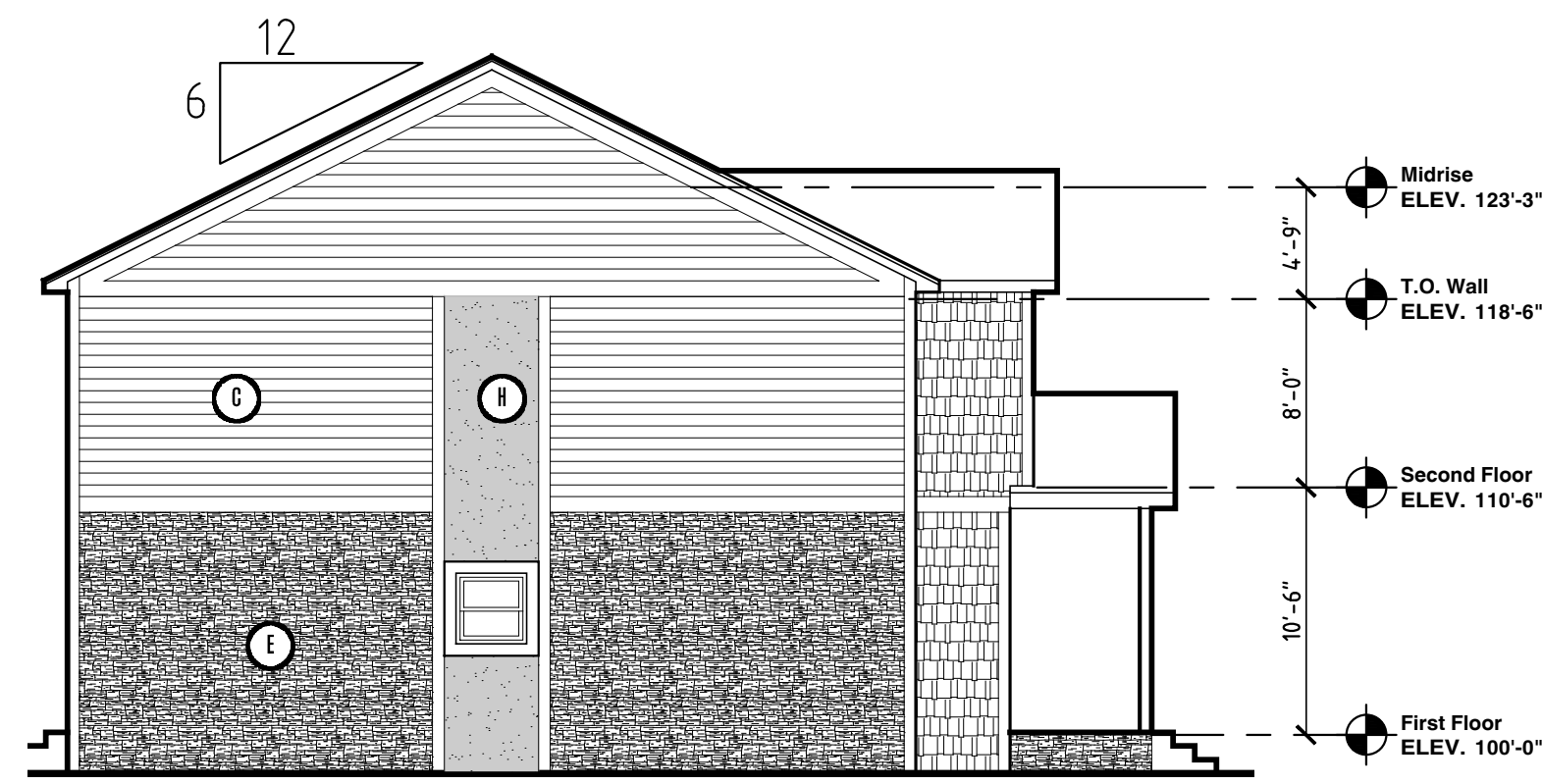
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building I Elevations

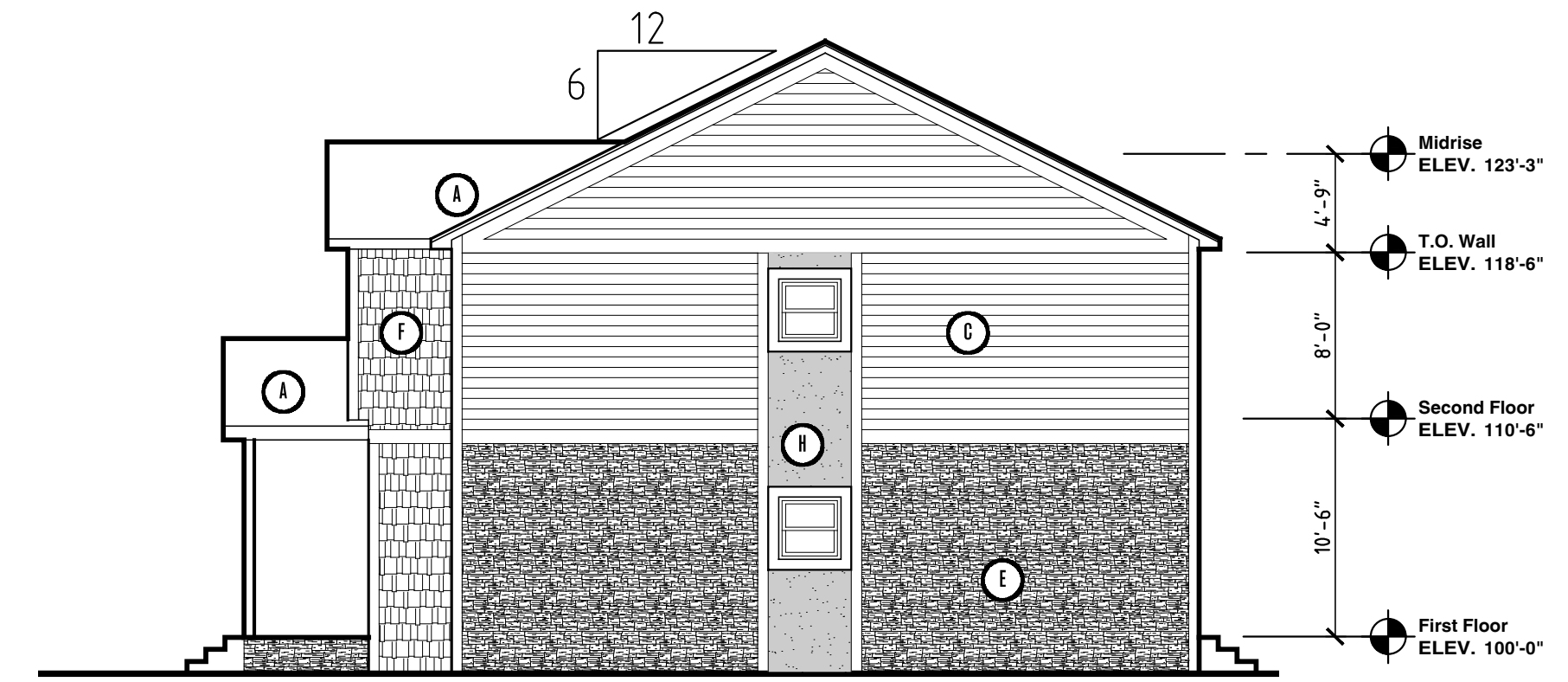
022065

A204

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building J Side Elevation
SCALE: 1/8" = 1'



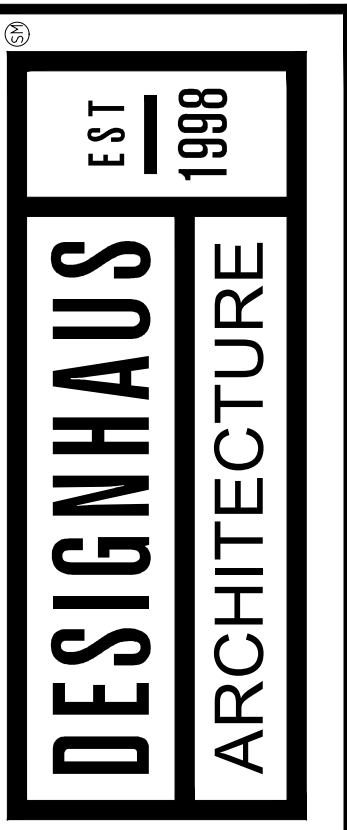
3 Building J Side Elevation
SCALE: 1/8" = 1'



2 Building J Rear Elevation
SCALE: 1/8" = 1'



1 Building J Front Elevation
SCALE: 1/8" = 1'



3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5654
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building J Elevations

022065
A205