

Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.

Hamburg Twp., MI

PUD Preliminary Site Plan



PROJECT TEAM

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CHIEF LANDSCAPE ARCHITECT: MICHAEL PIZZOLA
PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.

CIVIL

SM ENGINEERING
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INDEX OF DRAWINGS

REV	DESCRIPTION	DATE	BY	CHKD	APP'D	STATUS
REV Preliminary PUD	11.17.23					
PUD Preliminary SP	7.24.23					
PUD Preliminary Rev	5.27.22					

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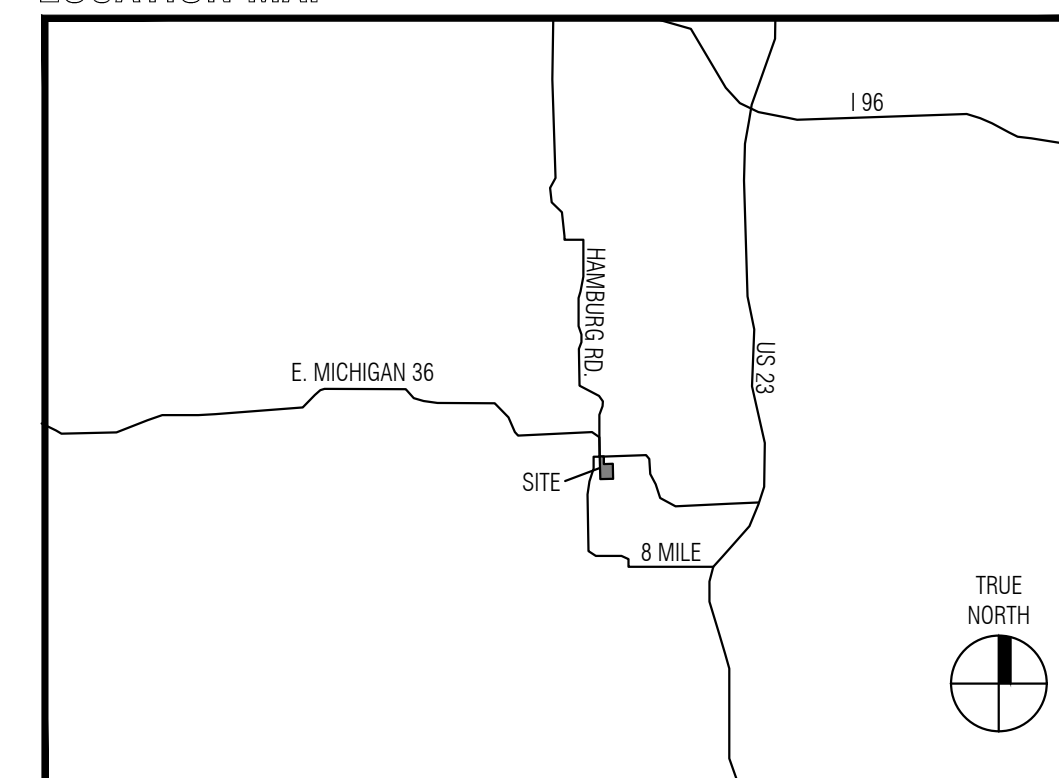
STATEMENT OF SELECTED DESIGN PROFESSIONAL

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.

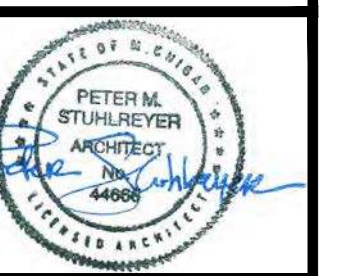
REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

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

LOCATION MAP



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Revision/Issue	Date
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



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



3 East Entrance View From Campbell Ct.
No Scale



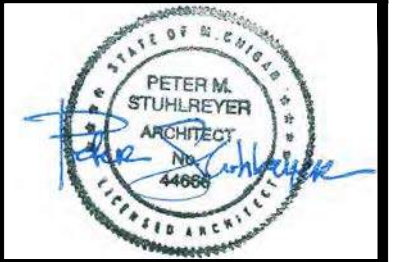
2 Community Center View
No Scale



1 Townhomes View
No scale

DESIGNHAUS EST 1998 ARCHITECTURE

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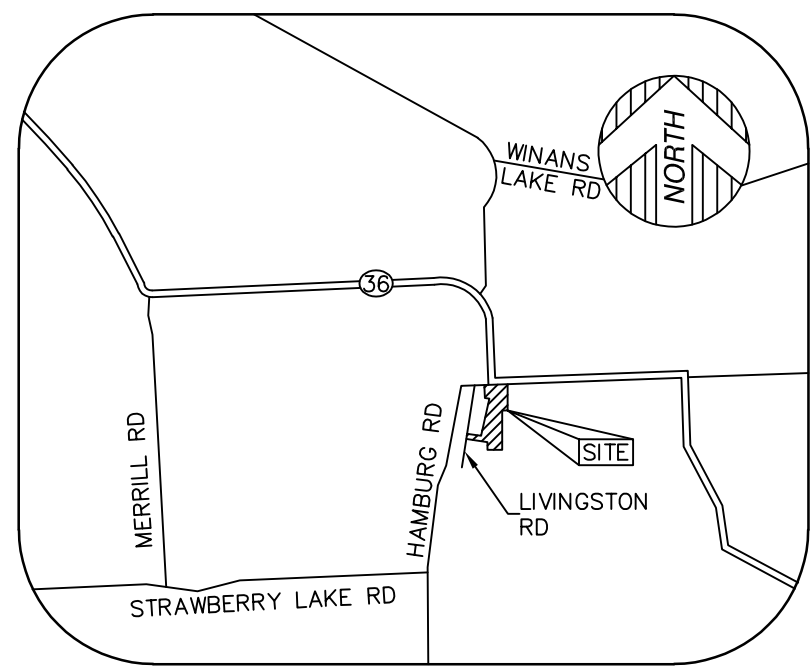
Renderings

022065
GOO2

G002 Renderings.dwg

11/15/2023

DESIGNHAUS



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:

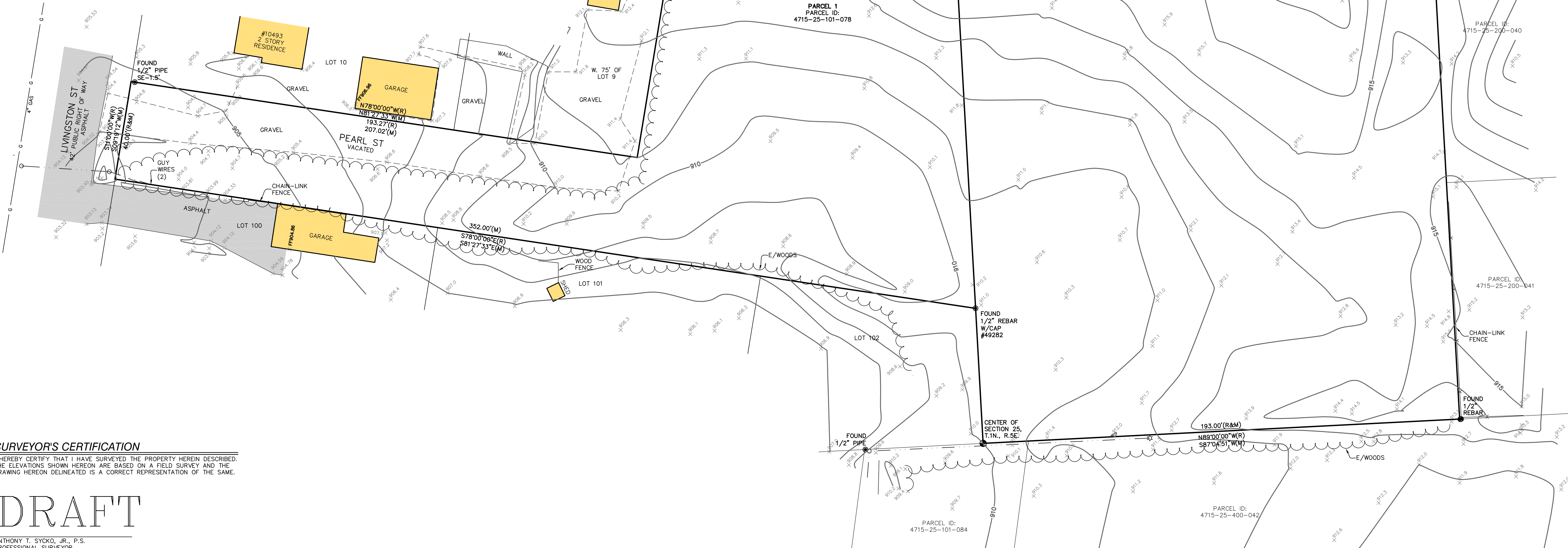
PARCEL 1
SEC 25 T1N R5E HAMBURG VILLAGE BEG AT PT WHICH SLY LINE HAMBURG RD INTERSECTS NS 1/4 SEC LINE TH WLY ALG SLY LINE SD RD 61.85 FT TH S 160.1 FT TH S10°W 460.1 FT TO NLY LINE PEARL ST TH N78°W ALG SD NLY LINE 193.27 FT TH S11°W TO SLY LINE PEARL ST 40 FT TH S78°E ALG SD SLY LINE TO NS 1/4 LINE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

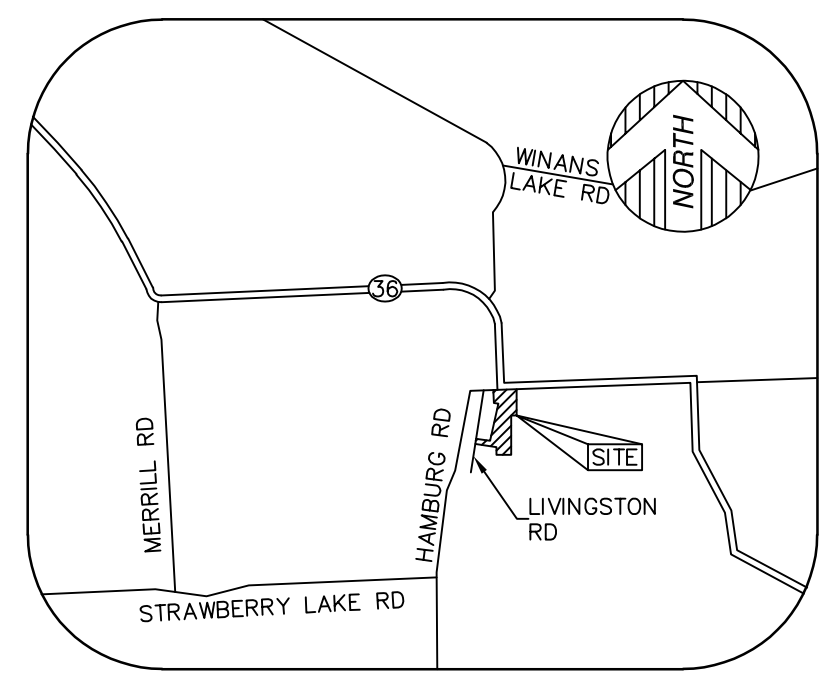
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

MATCH SHEET 2 OF 2

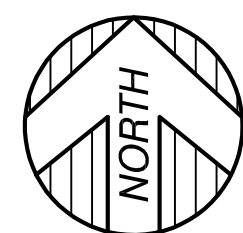
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BOUNDARY/TOPOGRAPHIC SURVEY
PREPARED FOR: RON HAMAMA
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,
PART OF SECTION 25,
TOWN 1 NORTH, RANGE 5 EAST

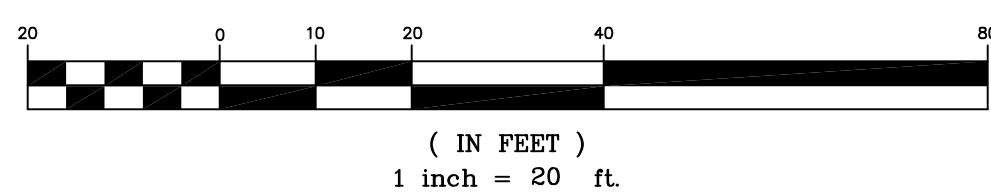
DATE	BY	REVISION	DESCRIPTION
06/17/21	MRJ	1	ADDED STORM & SANITARY STRUCTURES
06/17/21	ATS		
JUNE 17, 2021	JDM		
11/23/21	JDM		



VICINITY MAP
(NOT TO SCALE)

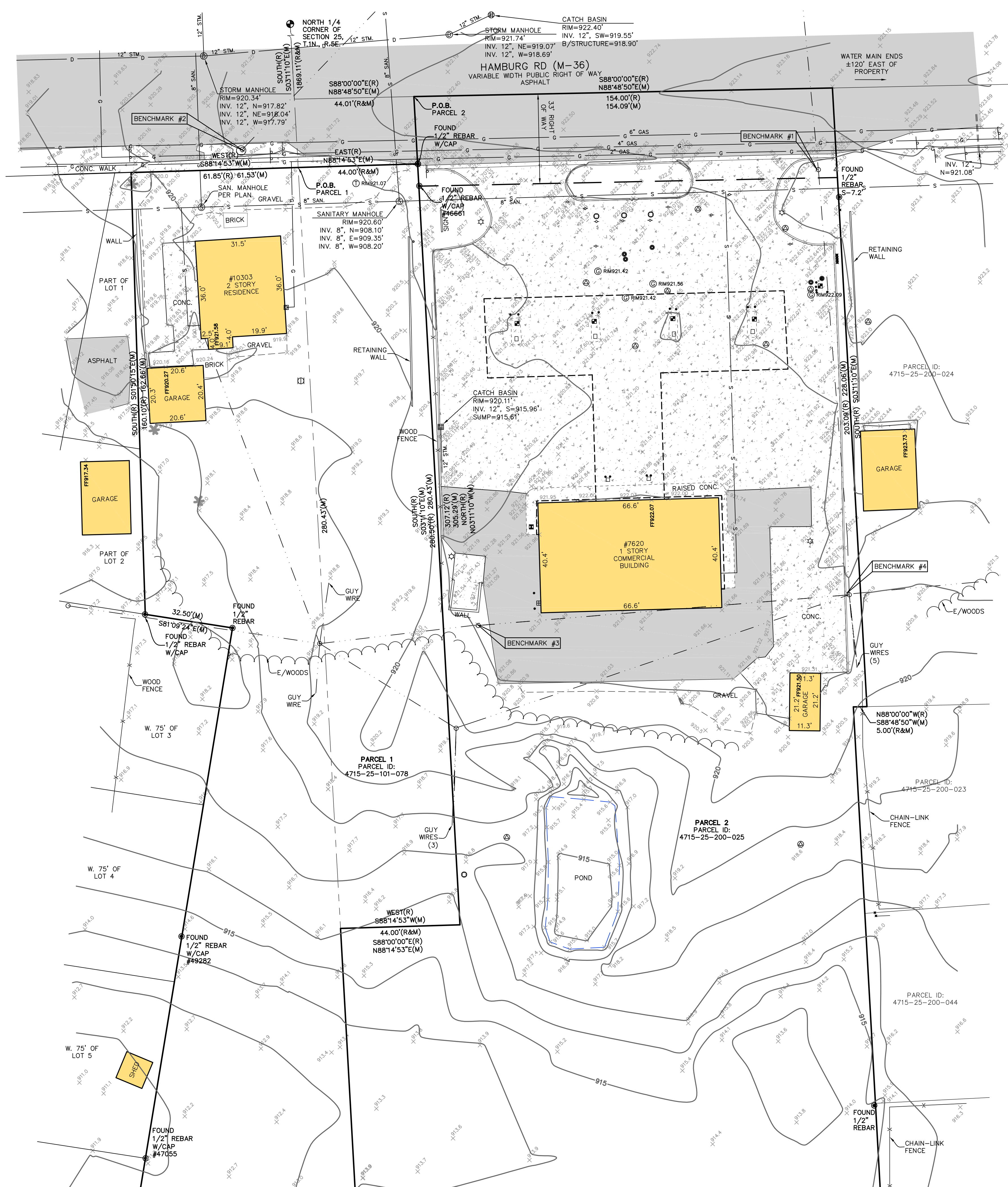


GRAPHIC SCALE



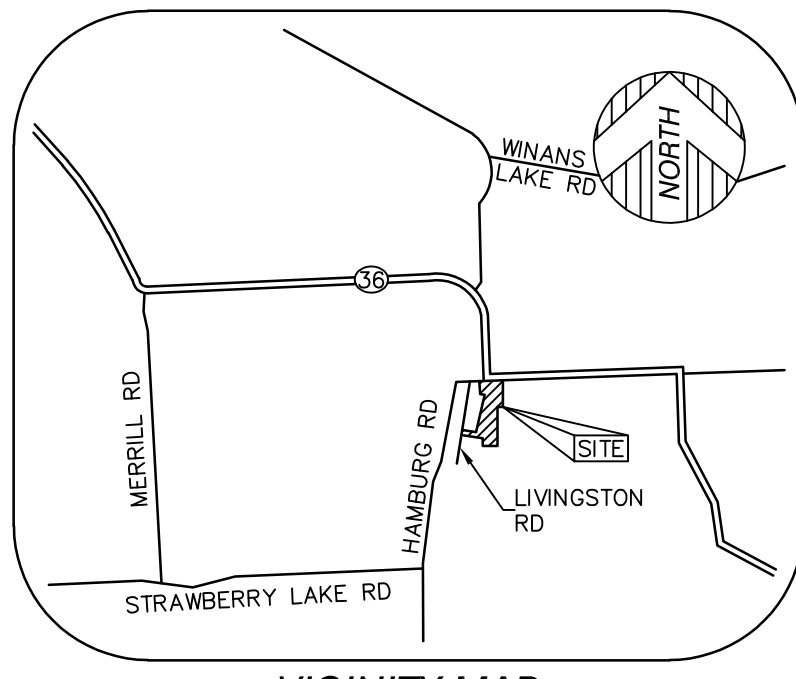
LEGEND

●	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
⊙	CONFEROUS 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

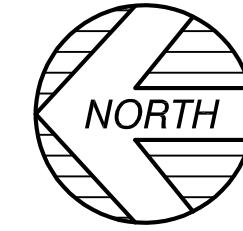


MATCH SHEET 1 OF 2

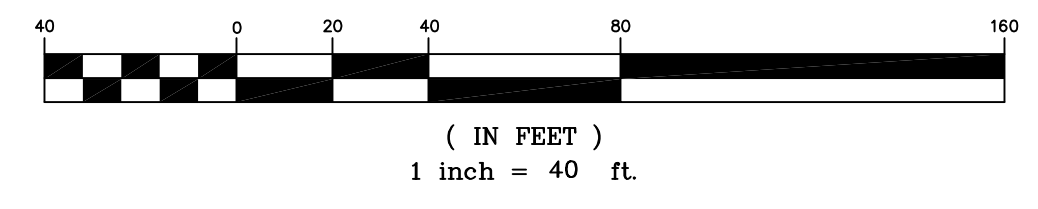
NO.	DATE	BY	DESCRIPTION
1	11/23/21	JDM	ADDED STORM & SANITARY STRUCTURES



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE



PROPERTY DESCRIPTION

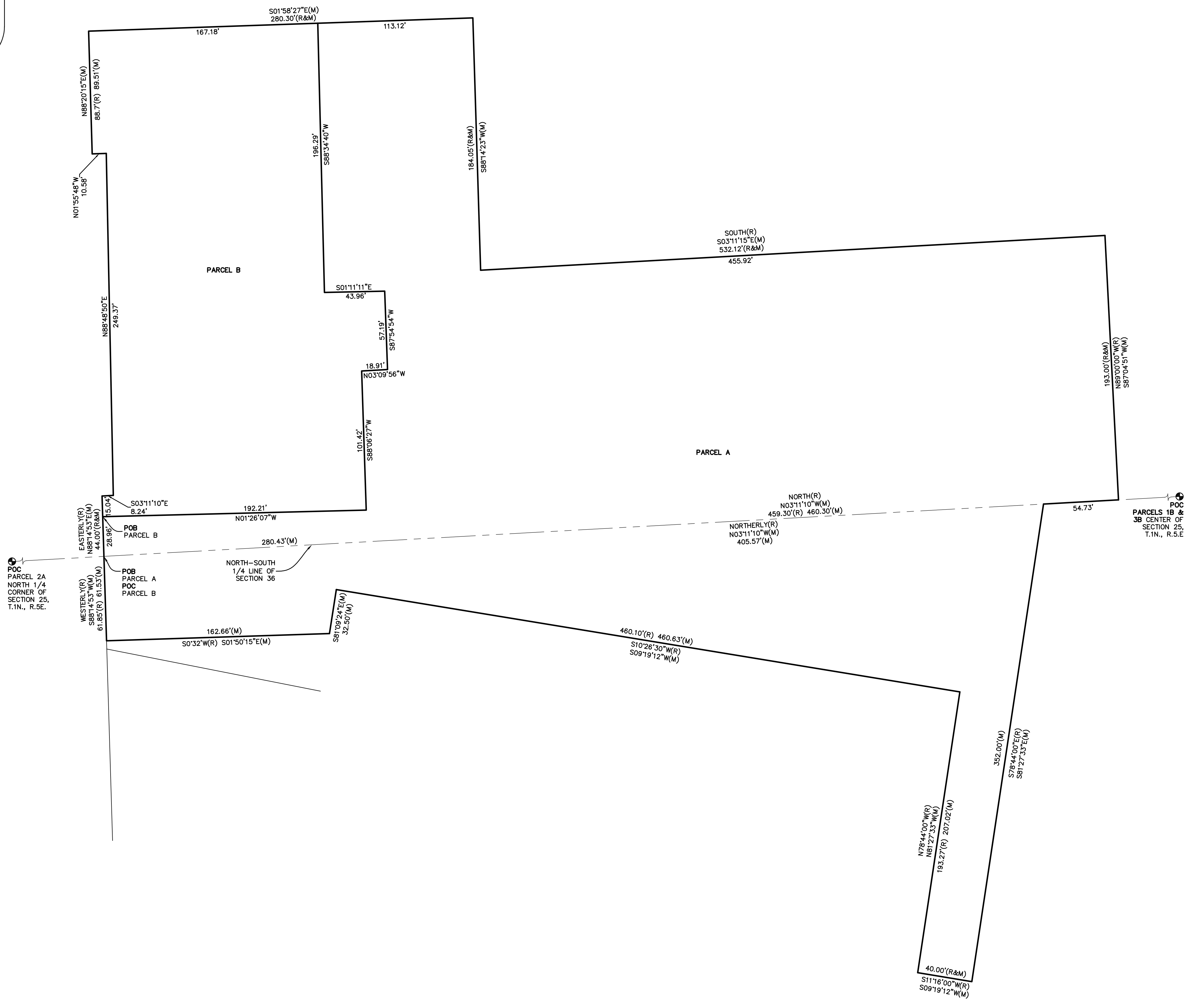
LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS:

PROPOSED PARCEL A:

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, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 5 E., ALL DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HAMBURG ROAD WITH THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25, SAID POINT BEING DISTANT SOUTH 03 DEGREES 11 MINUTES 10 SECONDS EAST, 1894.33 FEET, AS MEASURED ALONG SAID NORTH AND SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, 1894.33 FEET; AS MEASURED ALONG SAID NORTH AND SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; 192.21 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 27 SECONDS EAST 101.42 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 56 SECONDS EAST 18.91 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 54 SECONDS EAST 57.19 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 11 SECONDS WEST 43.96 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS EAST 196.29 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES 27 SECONDS EAST 113.12 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 23 SECONDS WEST 184.05 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 15 SECONDS EAST 455.92 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST, 193.00 FEET TO THE CENTER OF SAID SECTION 25; THENCE NORTH 03 DEGREES 11 MINUTES 10 SECONDS WEST, ALONG SAID NORTH/SOUTH 1/4 LINE OF SECTION 25, 54.73 FEET; THENCE NORTH 81 DEGREES 27 MINUTES 33 SECONDS WEST, ALONG THE SOUTHERLY LINE OF PEARL STREET (40 FEET WIDE), 352.00 FEET; THENCE NORTH 09 DEGREES 19 MINUTES 12 SECONDS EAST 40.00 FEET; THENCE SOUTH 91 DEGREES 27 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PEARL STREET, 207.02 FEET; THENCE NORTH 09 DEGREES 19 MINUTES 12 SECONDS EAST 460.63 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 24 SECONDS WEST 57.19 FEET; THENCE NORTH 01 DEGREE 50 MINUTES 15 SECONDS WEST 162.66 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 61.53 FEET TO THE POINT OF BEGINNING, CONTAINING 4.47 ACRES, MORE OR LESS, OF LAND IN AREA.

PROPOSED PARCEL B:

PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 5 E., DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HAMBURG ROAD WITH THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25, SAID POINT BEING DISTANT SOUTH 03 DEGREES 11 MINUTES 10 SECONDS EAST, 1894.33 FEET, AS MEASURED ALONG SAID NORTH/SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 28.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 15.04 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 10 SECONDS WEST 8.23 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 50 SECONDS EAST, 249.37 FEET; THENCE NORTH 01 DEGREE 55 MINUTES 48 SECONDS WEST 10.30 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 15 SECONDS EAST 89.51 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 27 SECONDS EAST 167.18 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 40 SECONDS WEST 196.29 FEET; THENCE SOUTH 01 DEGREE 11 MINUTES 11 SECONDS EAST 43.96 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 54 SECONDS WEST 57.19 FEET; THENCE NORTH 03 DEGREES 09 MINUTES 56 SECONDS WEST 18.91 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 27 SECONDS WEST 101.42 FEET; THENCE NORTH 01 DEGREE 26 MINUTES 07 SECONDS WEST 192.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES, MORE OR LESS, OF LAND IN AREA.



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EXHIBIT PROPOSED 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.	REVISION	DATE	BY	DESCRIPTION

DRAWN BY: JDM	DATE: 08/18/23
CHECKED BY: ATS	DATE: 08/18/23
DATE: AUGUST 18, 2023	SCALE: 1" = 40'
PRODUCT NO: 21-01997	

11/16/2023 C3.0 Site Layout & Paving Plan

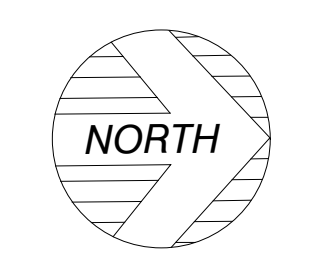


SITE LEGEND

	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED BUILDING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STORMWATER PIPING
	PROPOSED CATCH BASIN STRUCTURE
	PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE

- 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.



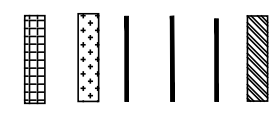
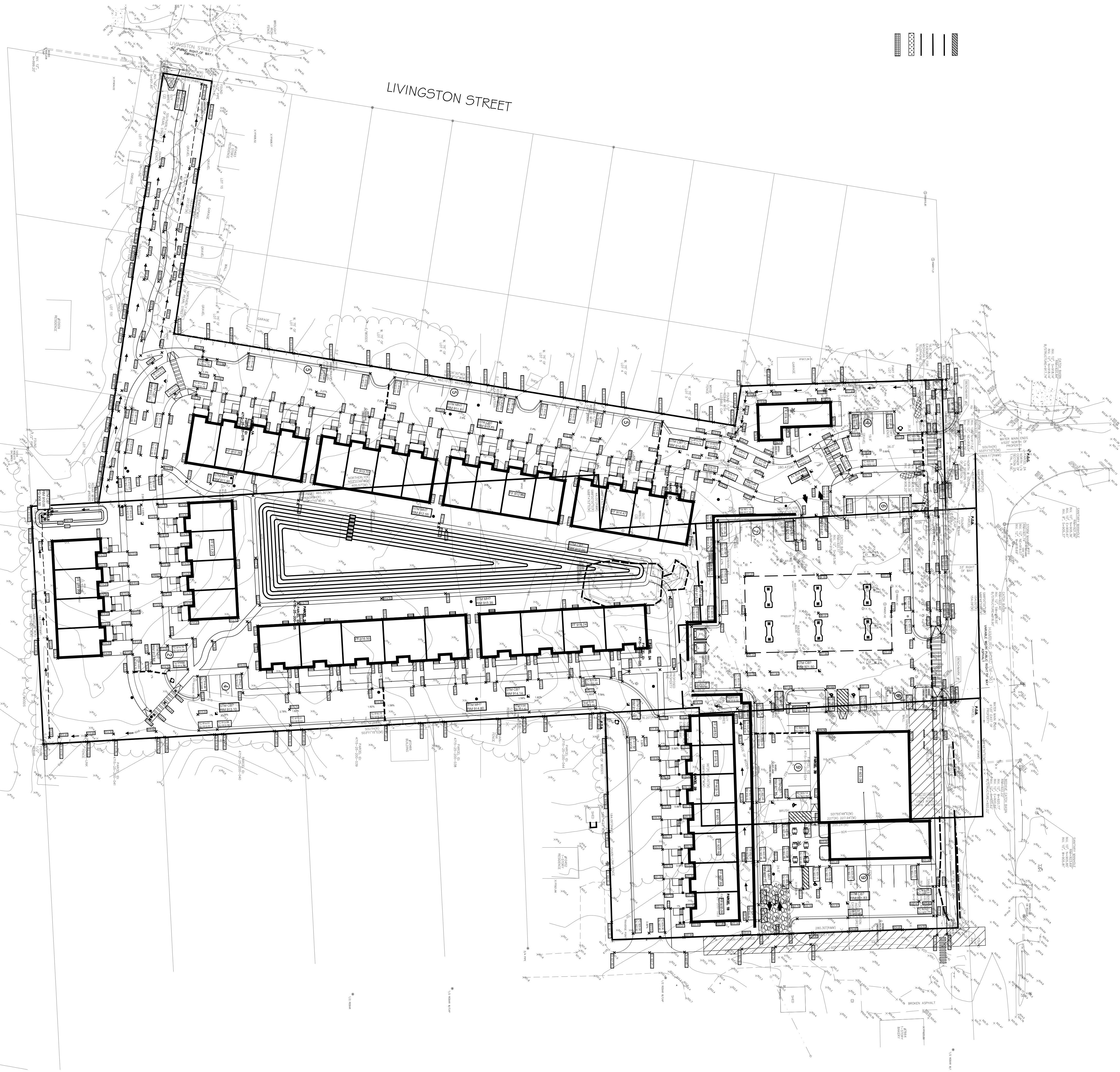
SITE LAYOUT & PAVING PLAN
SCALE: 1" = 40'

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

NO.	DATE	BY	DESCRIPTION
6	11.10.2023	GAE	PRELIMINARY SPA REVIEW
5	06.20.2023	GAE	PRELIMINARY SPA REVIEW
4	10.21.2022	GAE	PRELIMINARY SPA REVIEW
3	05.27.2022	GAE	PRELIMINARY SPA REVIEW
2	10.19.2021	GAE	PRELIMINARY SPA REVIEW
1	10.05.2021	GAE	CLIENT REVIEW

C3.0



GRADING LEGEND

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

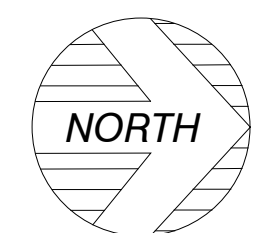
GRADING NOTES

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:
 TO = TOP OF CURB
 BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

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'



GRADING PLAN

PREPARED FOR: RONNY HAMANA
7620 AND 10303 HAMBURG ROAD

REVISION	DATE	BY	DESCRIPTION
6	11.10.2023	GAE	PRELIMINARY SPA REVIEW
5	06.19.2023	GAE	PRELIMINARY SPA REVIEW
4	06.09.2023	GAE	INTERNAL REVIEW
3	05.27.2022	GAE	PRELIMINARY SPA REVIEW
2	11.16.2021	GAE	PRELIMINARY SPA REVIEW
1	10.05.2021	GAE	CLIENT REVIEW

DATE	11/30/2023	SCALE	1" = 40'
CHECKED BY		PROJECT NO.	2107
DATE	NOVEMBER 10, 2023		
DRAWN BY	GAE		

C4.0

UTILITY NOTES

1. 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.
2. 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.
3. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
4. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
5. 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).
6. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
7. 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.
8. 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.
9. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 11 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
10. 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 COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
11. 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.
12. 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.
13. 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

- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORMWATER PIPING
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- PROPOSED WATER STRUCTURES
- PROPOSED SANITARY CLEANOUT
- PROPOSED DRAINAGE BOUNDARY

DETENTION BASIN A CALCULATIONS

Total Drainage Area (A) = 5.68 Acres (247,357 SF)
 C (Paved) = 0.90, C (Cross) = 0.20, C (Pond) = 1.00,
 Weighted Value $C_{Ave} = (48,210 \text{ SF}) \cdot (0.90) = 43,389 \text{ SF}$
 Weighted Value $C_{PAVED} = (118,315 \text{ SF}) \cdot (0.90) = 106,484 \text{ SF}$
 Weighted Value $C_{pond} = (7,500 \text{ SF}) \cdot (1.00) = 7,500 \text{ SF}$
 Weighted Value $C_{GRASS} = (73,332 \text{ SF}) \cdot (0.20) = 14,666 \text{ SF}$
 $C_{AVG} = (43,389 \text{ SF} + 106,484 \text{ SF} + 7,500 \text{ SF} + 14,666 \text{ SF}) / 247,357 \text{ SF} = 0.71$
 $T_c = 15 \text{ min}; C = 0.71; A = 5.68 \text{ acres}; Q_{all} = 0.20 \text{ cfs/acre}$
Required Water Quality Volume
 $V_{wq} = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times A \times C = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times 5.68 \text{ acres} \times 0.71 = 14,539 \text{ CF}$
Required Channel Protection Volume
 $V_{cp} = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times A \times C = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times 5.68 \text{ acres} \times 0.71 = 19,031 \text{ CF}$
Required Extended Detention Volume
 $V_{ed} = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times A \times C = \frac{1}{24} \text{ in} \times 43,560 \text{ ft}^2 \times 5.68 \text{ acres} \times 0.71 = 27,814 \text{ CF}$
Extended Detention Volume Discharge Rate
 $Q_{ed} = \frac{V_{ed}}{(48 \text{ hr}) \cdot (60 \text{ min}) \cdot (60 \text{ sec})} = \frac{27,814 \text{ CF}}{(48 \text{ hr}) \cdot (60 \text{ min}) \cdot (60 \text{ sec})} = 0.161 \text{ cfs}$
100 Year Storm Inlet Rate
 $Q_{100in} = C \times A \times (30.2033 \times 100^{0.2203}) / (T_c + 9.1747)^{0.8069}$
 $= 0.71 \times 5.68 \text{ acres} \times (30.2033 \times 100^{0.2203}) / (15 \text{ min} + 9.1747)^{0.8069} = 25.71 \text{ cfs}$
100 Year Storm Allowable Outlet Rate Call
 Lesser of restricted rate for drain or Variable release rate (Q_{vrr})
 $Q_{vrr} = 0.20 \text{ cfs/acre} \times A = 0.20 \text{ cfs/acre} \times 5.68 \text{ acres} = Q_{all} = 1.14 \text{ cfs}$
Required 100 year Storm Detention Volume
 $\text{Storage Curve Factor} = R = 0.206 - (0.15) \cdot \ln(\frac{Q_{all}}{Q_{100in}}) = 0.206 - (0.15) \cdot \ln(\frac{1.14 \text{ cfs}}{25.71 \text{ cfs}}) = R = 0.67$
 100 Year Storm Volume $V_{100in} = 18,985 \times C \times A = 18,985 \times 0.71 \times 5.68 \text{ acres} = 76,563 \text{ CF}$
 Required 100 Year Storm Storage Volume Above Outlet = $V_{100out} = V_{100in} \times R - V_{cp} \text{ credit}$
 $= (76,563 \text{ CF} \times 0.67) - 0 \text{ CF} = 51,297 \text{ CF}$
 Total 100 year storm storage volume > Extended Detention Volume, therefore; required detention volume is 51,297 CF
 $V_{proddet} = 51,297 \text{ CF}$
 $V_{proddet} = 52,629 \text{ CF}$

SANITARY AND WATER BASIS OF DESIGN CALCULATION

PROPOSED USAGE

MULTI-FAMILY RESIDENTIAL	0.75 PER RESIDENCE	40 UNITS * 0.75 = 30.0 REU
SALES OFFICE	0.40 PER 1,000 SF	1,330 SF * $\frac{0.40}{1000} = 0.53 \text{ REU}$
SERVICE STATION	0.25 PER PUMP	24 PUMPS * 0.25 = 6.0 REU
SERVICE STATION	0.40 PER 1,000 SF	7,990 SF * $\frac{0.40}{1000} = 3.20 \text{ REU}$
= 39.73 REU		

Assumed REU = 40.0

POPULATION EQUIVALENT = 3.5 Persons per R.E.U.
POPULATION = 140 Persons
AVERAGE FLOW RATE = 100 Gallons per capita per day
AVERAGE FLOW RATE = (350 GPD/REU) * (40.0 REU) = 14,000 GPD = 0.0217 CFS
PEAK FACTOR = $(18 + \sqrt{\text{Pop}}) / (4 + \sqrt{\text{Pop}}) = (18 + \sqrt{140}) / (4 + \sqrt{140}) = 4.20$
PEAK FLOW = (4.20) * (0.0217 CFS) = 0.091 CFS

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UTILITY PLAN
 SCALE: 1" = 30'

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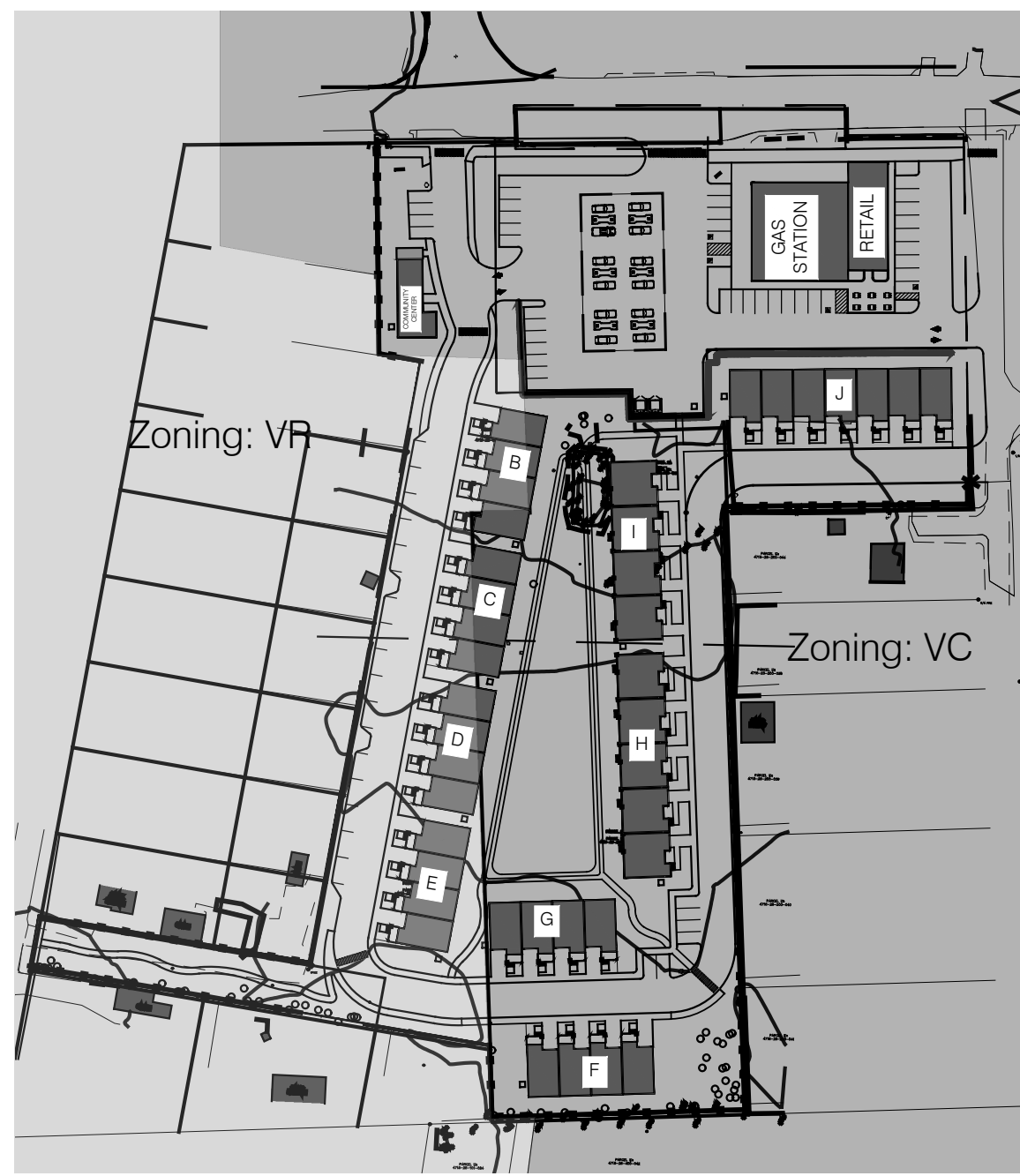
UTILITY PLAN
 PREPARED FOR: RONNY HAMANA
 7620 AND 10303 HAMBURG ROAD

NO.	DATE	BY	DESCRIPTION
6	11.10.2023	GAE	PRELIMINARY SPA REVIEW
5	06.15.2023	GAE	PRELIMINARY SPA REVIEW
4	06.09.2023	GAE	INTERNAL REVIEW
3	04.04.2023	GAE	INTERNAL REVIEW
2	05.27.2022	GAE	PRELIMINARY SPA REVIEW
1	1.05.2022	GAE	ENGINEERING SUBMITTAL
			REVISION

SCALE: 1" = 30'

C5.0

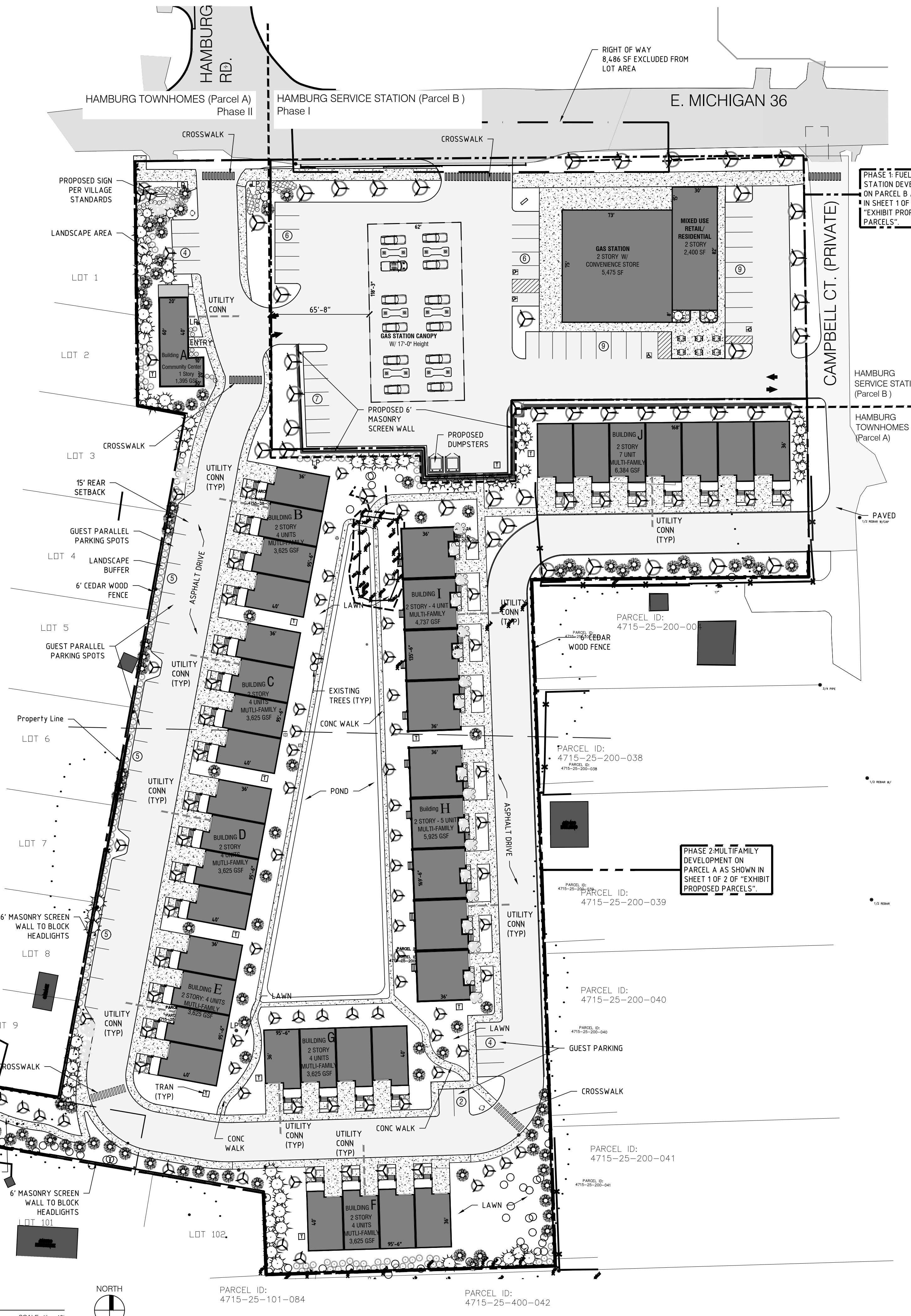
17/10/2023



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 H & I Front: 50'-0" Side: 33'-7" 178'-3" Rear: 157'-9"
10' Between each building		BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"	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	

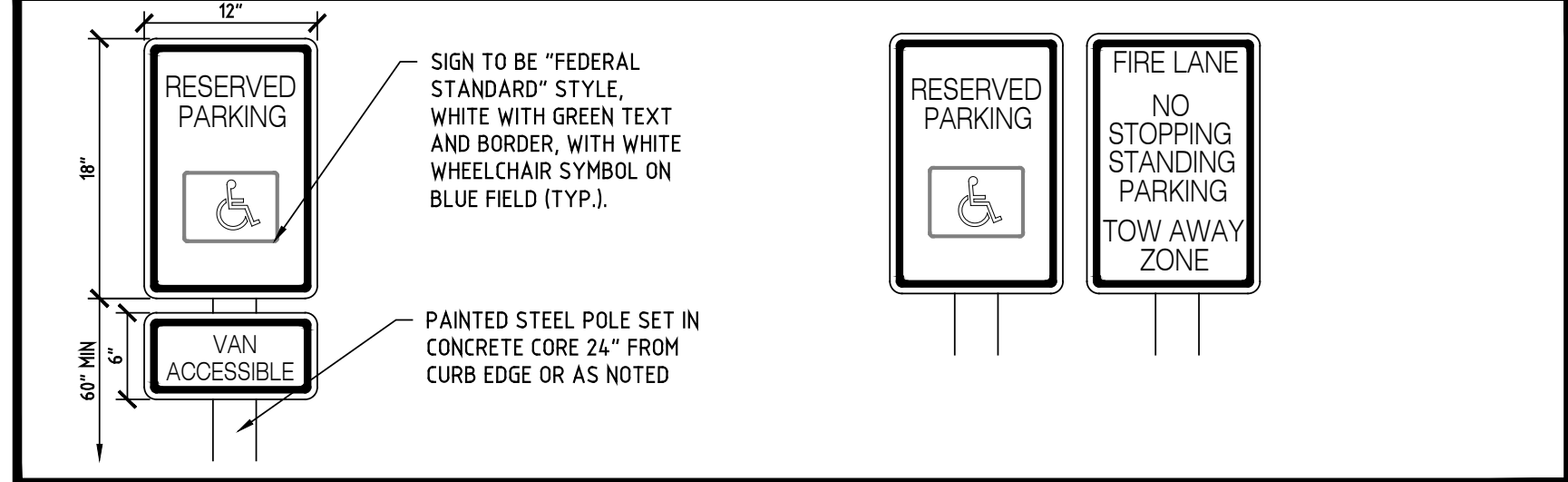
PARKING SUMMARY - Parcel A (Townhomes)

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit: 1.5/40 units = 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	21 Street Parking Spaces (Guest) + 40 Garage Parking Spaces 4 Spaces by Community Center
Total	63.5 Spaces Required	65 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

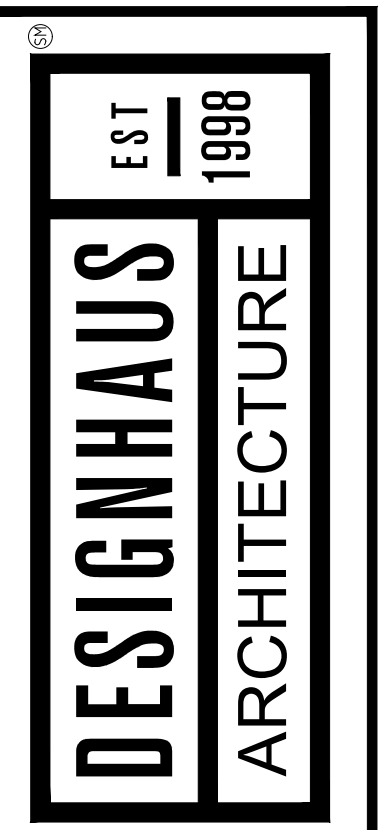


COMMUNITY MAIL BOX



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
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Revision/Issue	Date
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

SIGNS- Parcel A (Townhomes)

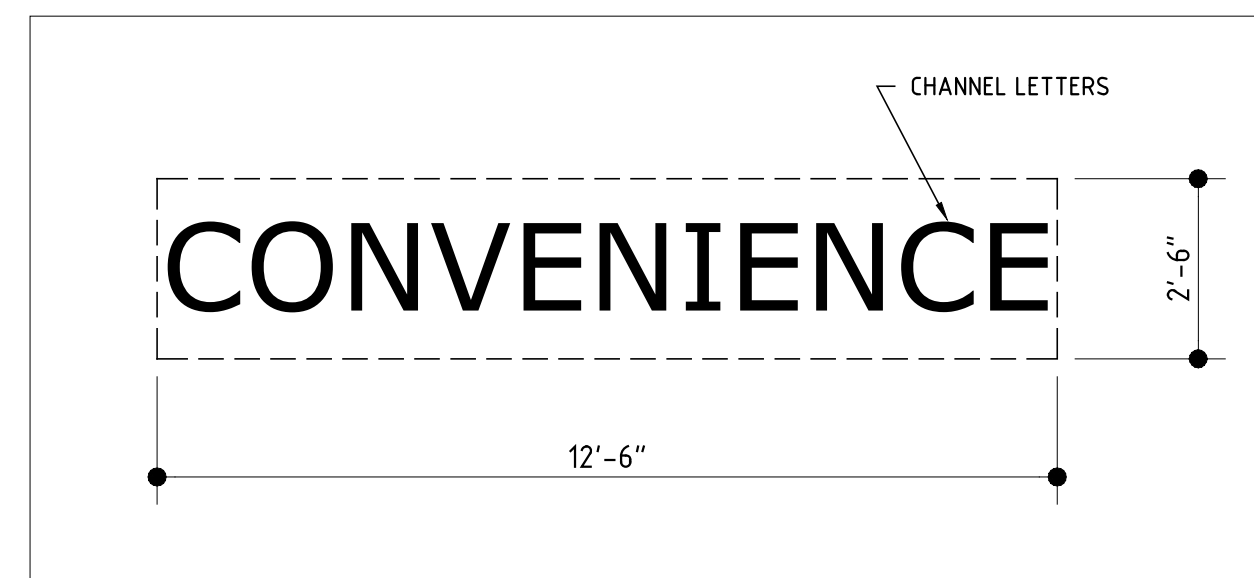
Regulation	Required	Provided
RESIDENTIAL DISTRICT VR	Sec. 36-476 a. Residential Development sign. one Freestanding Monument or wall sign to be located within 50' of entrance, not to exceed 32 SF in area	1 Freestanding Monument 32 SF

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

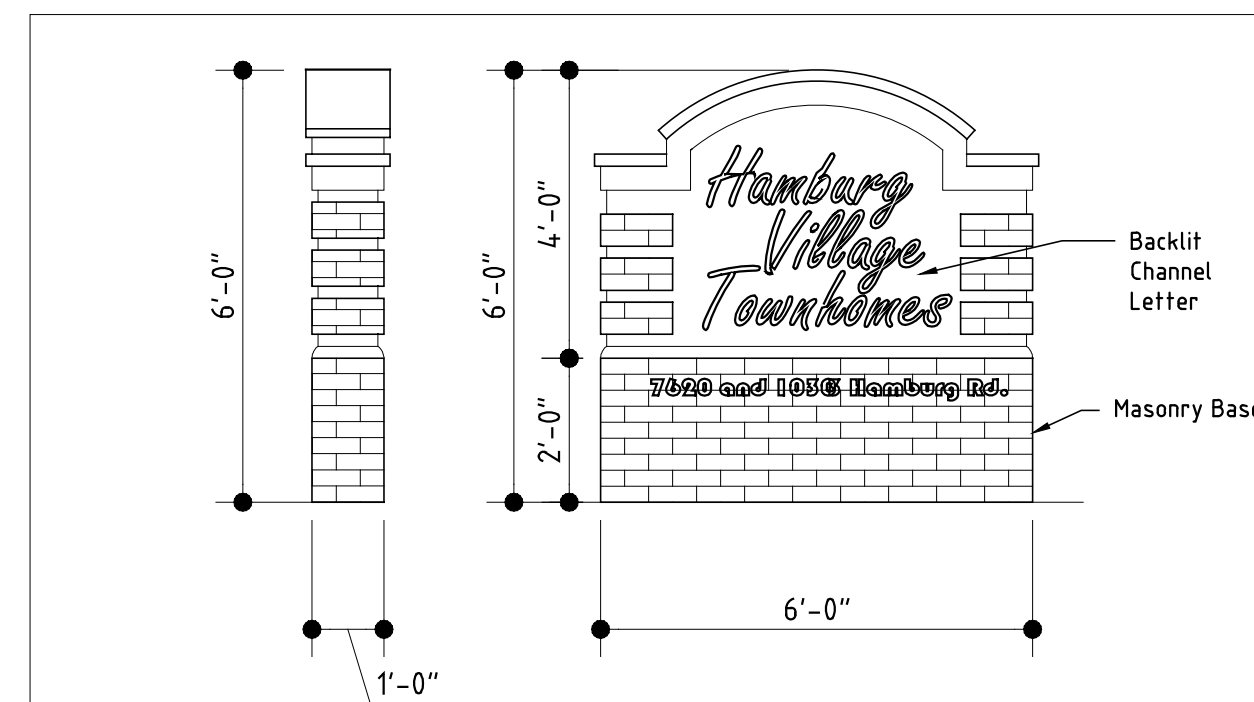
SIGNS- Parcel B (Wall Sign)

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)



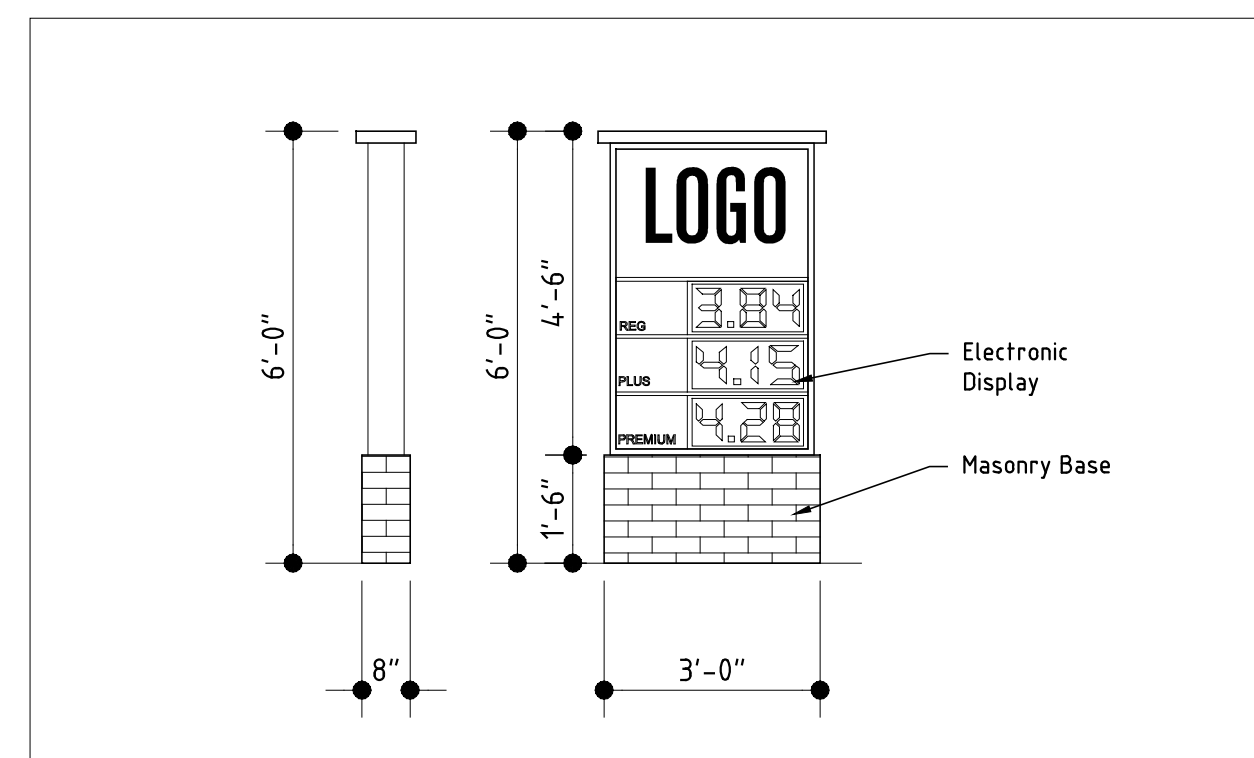
1 Wall Sign

SCALE: 1"= FULL



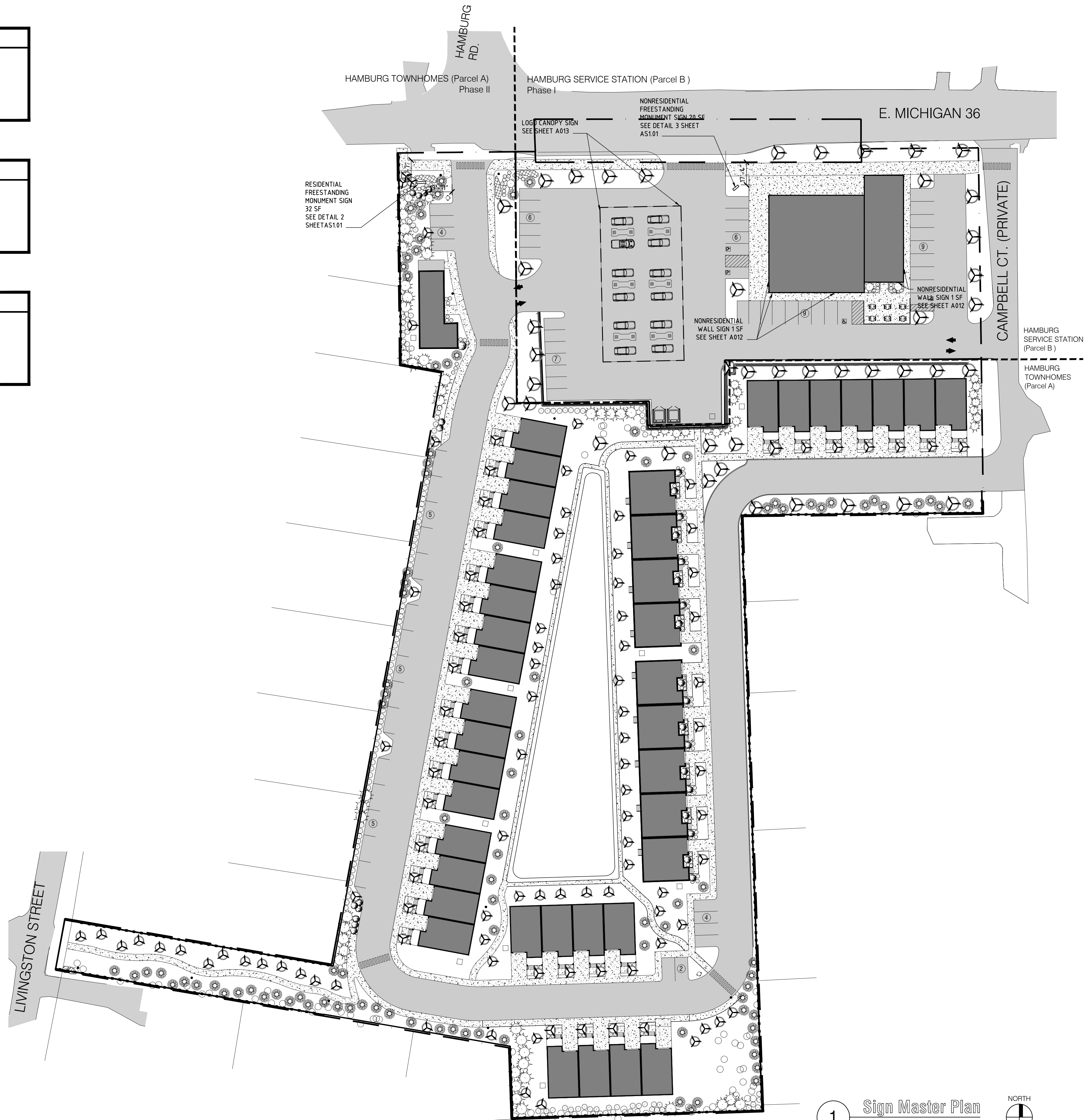
2 Monument Sign Residential Sign

SCALE: 1"= FULL



3 Monument Sign Gas Station

SCALE: 1"= FULL



1 Sign Master Plan

SCALE: 1"= 40'



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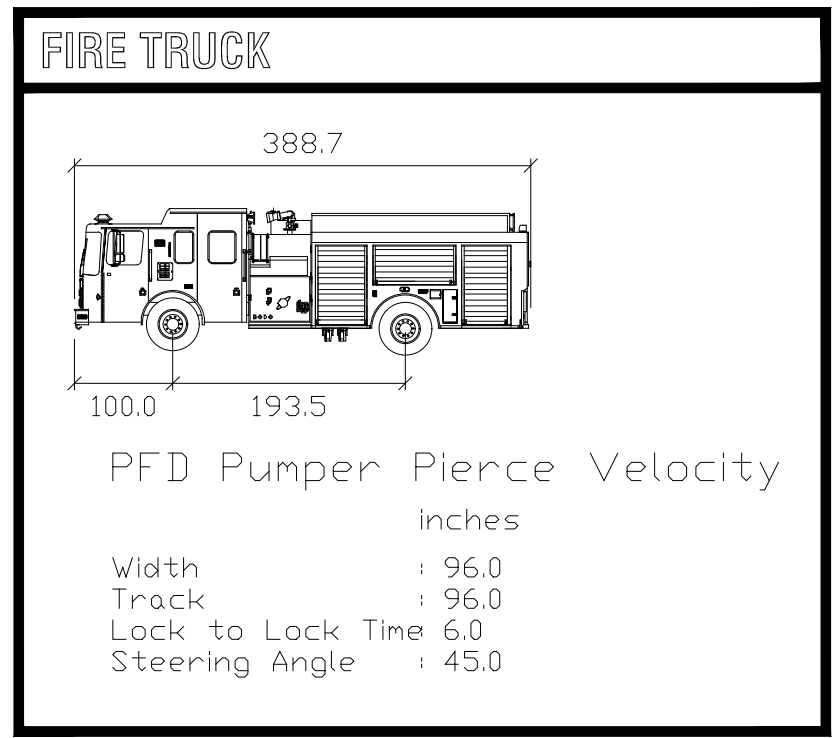
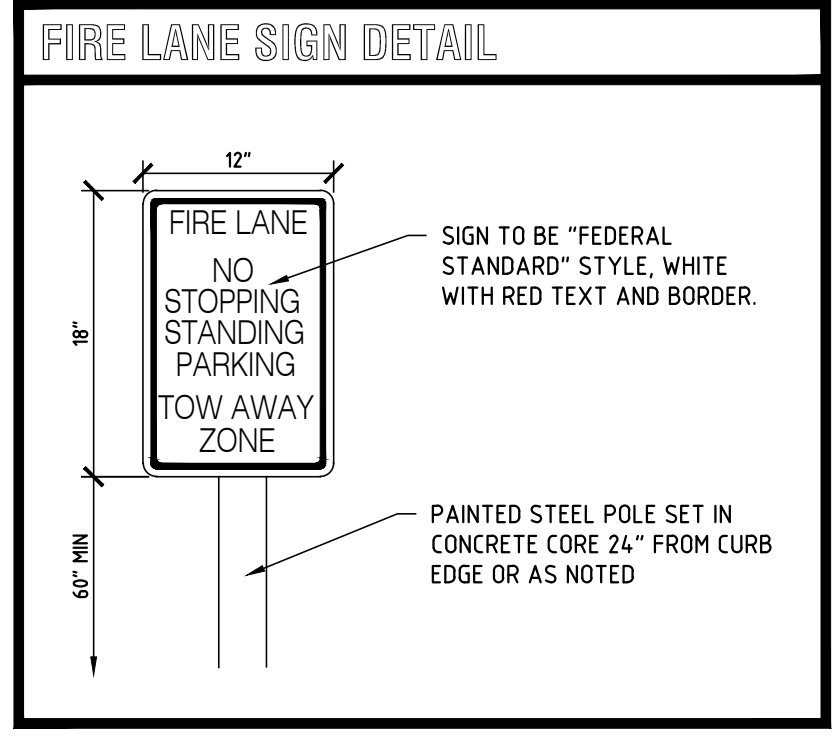
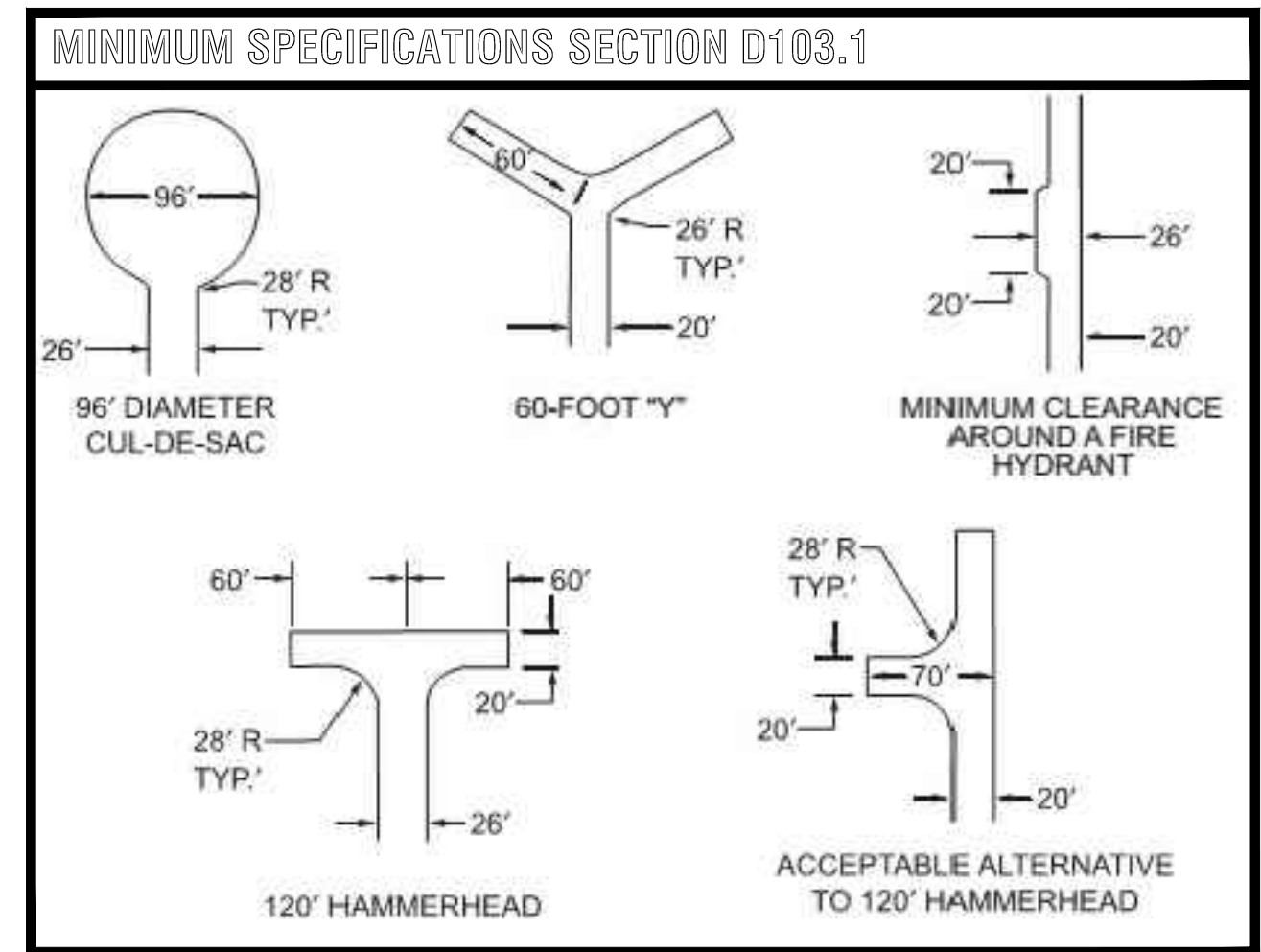
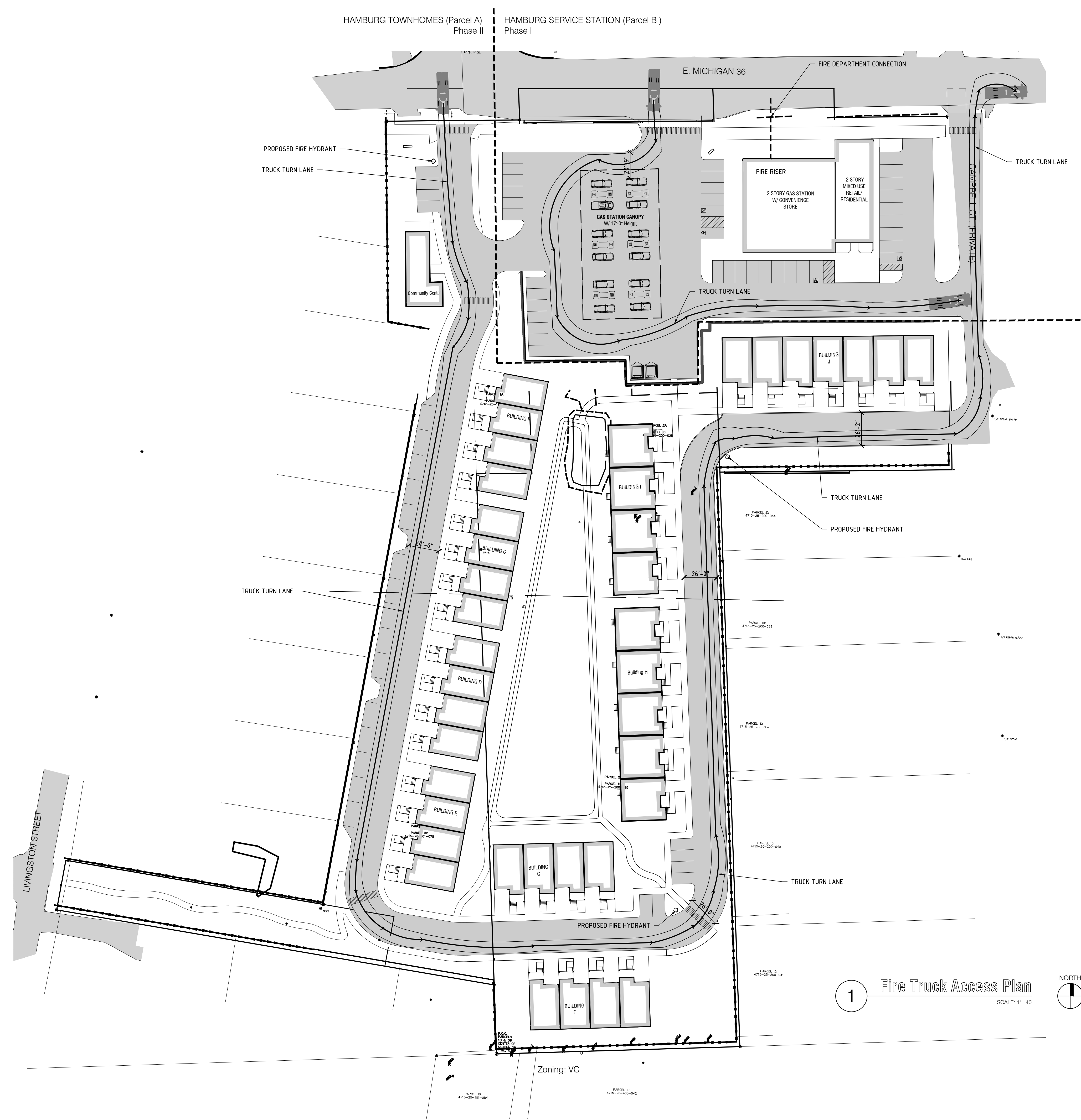


REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22
Revision/Issue	Date

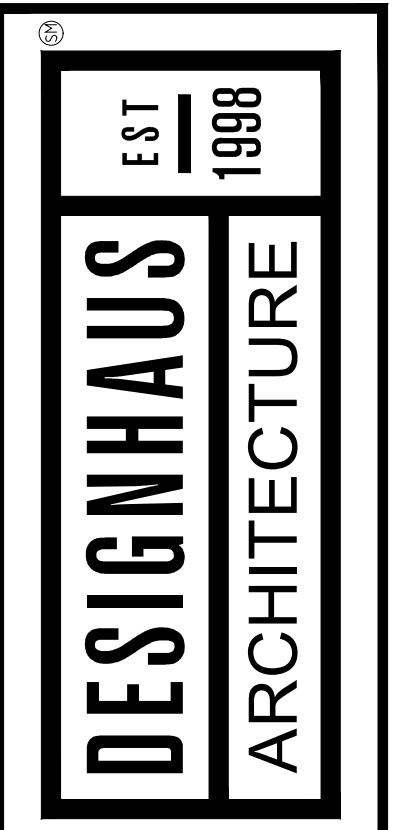
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Sign Master Plan

022065
AS1.01



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



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Revision/Issue	Date
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.

16'-0"
2'-3"
STREET LIGHT



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STATE OF MICHIGAN
 MICHAEL J. ROSE
 LICENSED PROFESSIONAL ARCHITECT
 NO. 38001656
 LANDSCAPE ARCHITECTURE

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

Photometric Plan

022065

AS1.03

AS1.03 Photometric Plan.dwg

11/15/2023

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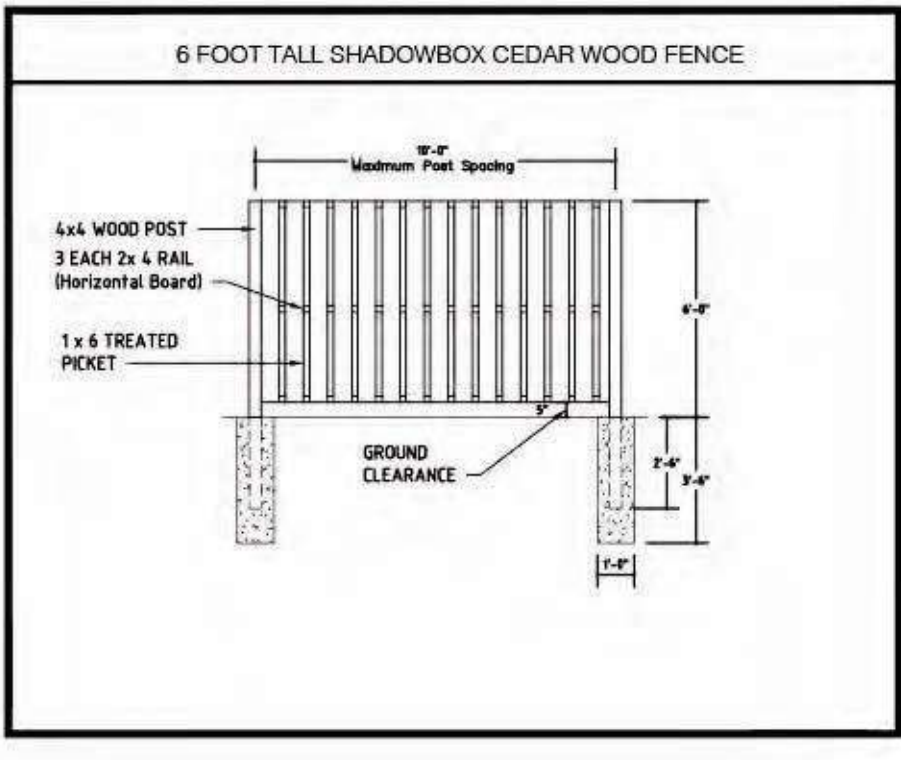


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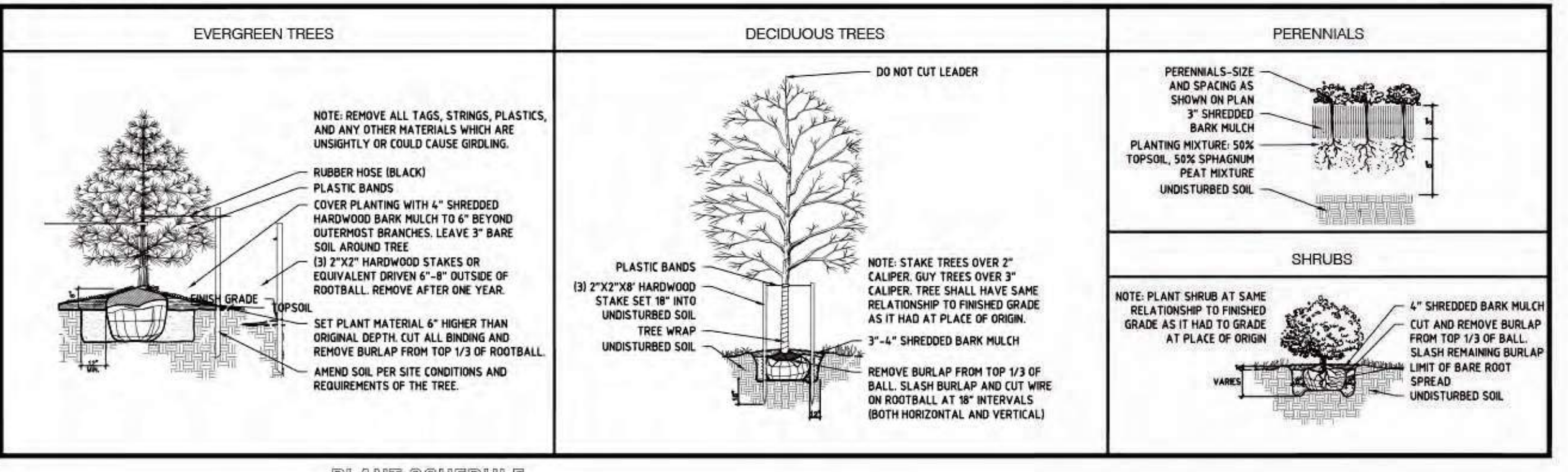
Hamburg Village Townhomes
 7620 and 10303 Hamburg Rd.
 Hamburg Twp., MI

Landscape Plan

WOOD SCREENING FENCE



PLANTING DETAILS



PLANT SCHEDULE

	QTY.	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE/ROOT	UNIT COST / TOTAL
RC	57	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	EVERGREEN	3' B+B	
WP	99	PINUS STROBUS	WHITE PINE	EVERGREEN	7-8'	
RM	24	ACER RUBRUM	RED MAPLE	DECIDUOUS	2 1/2'	
HL	61	GLEDTISIA TRIACANTHOS	HONEY LOCUST	DECIDUOUS	2 1/2'	
BB	3	EUONYMUS	DWARF BURNING BUSH	DECIDUOUS	7-8'	
MC	13	SYRINGA P. MISS KIM'	MISS KIM LILAC	DECIDUOUS	24" B+B	
CA	46	MALLUS X	CRABAPPLE	DECIDUOUS	3' B+B	
GB	24	GINKGO BILOBA	GINKGO	DECIDUOUS	3' B+B	
RO	17	QUERCUS RUBRA	RED OAK	DECIDUOUS	3' B+B	
AB	300	THUJA	ARBORVITAE	SHRUB		
DL	45	HEMEROCALLIS	DAYLILY	PERENNIALS		

Total Trees: 347
 Total Shrubs: 300
 Total Grasses and Perennials: 45
 Total New Plant Material Provided: 692 Plants
 Irrigation Cost Estimate:
 Total Landscape Cost Estimate:

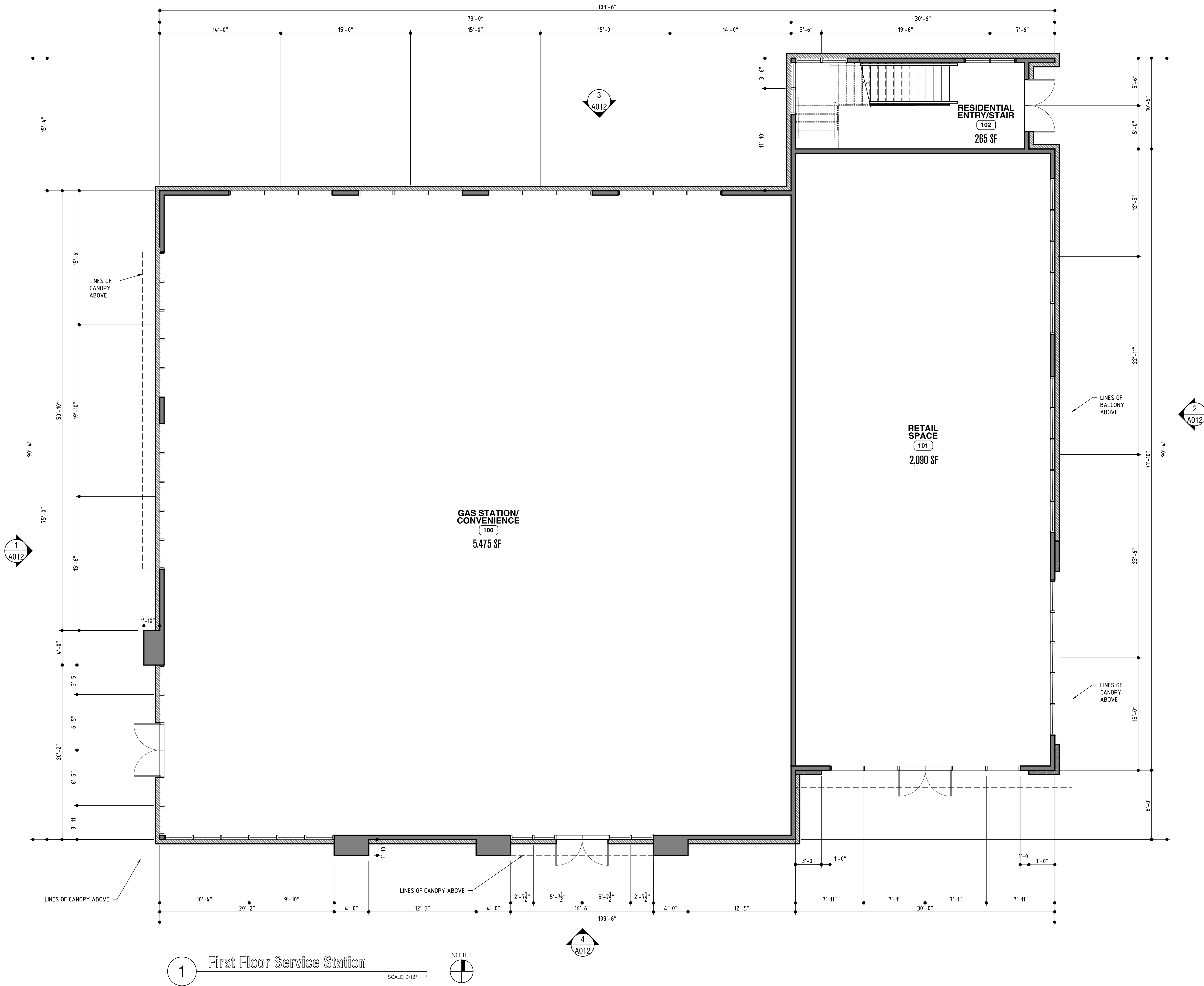
**WEST BUFFER
 REQUIRED LANDSCAPE PER 30'
 641' / 30 =**
 Deciduous Trees: 21 Required
 Evergreen Trees: 42 Required
 Shrubs: 84 Required

**WEST BUFFER
 PROVIDED LANDSCAPE PER 30'**
 Deciduous Trees: 24 Provided
 Evergreen Trees: 43 Provided
 Shrubs: 95 Provided

**SOUTH BUFFER
 REQUIRED LANDSCAPE PER 30'
 192' / 30 =**
 Deciduous Trees: 7 Required
 Evergreen Trees: 14 Required
 Shrubs: 28 Required

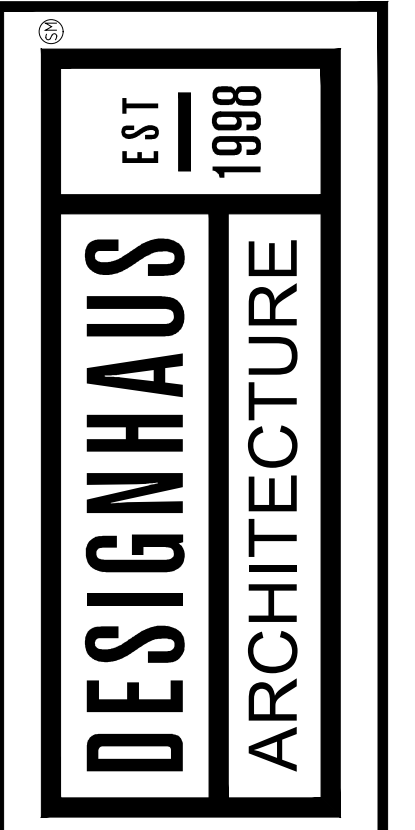
**SOUTH BUFFER
 PROVIDED LANDSCAPE PER 30'**
 Deciduous Trees: 15 Provided
 Evergreen Trees: 17 Provided
 Shrubs: 35 Provided





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'
NORTH



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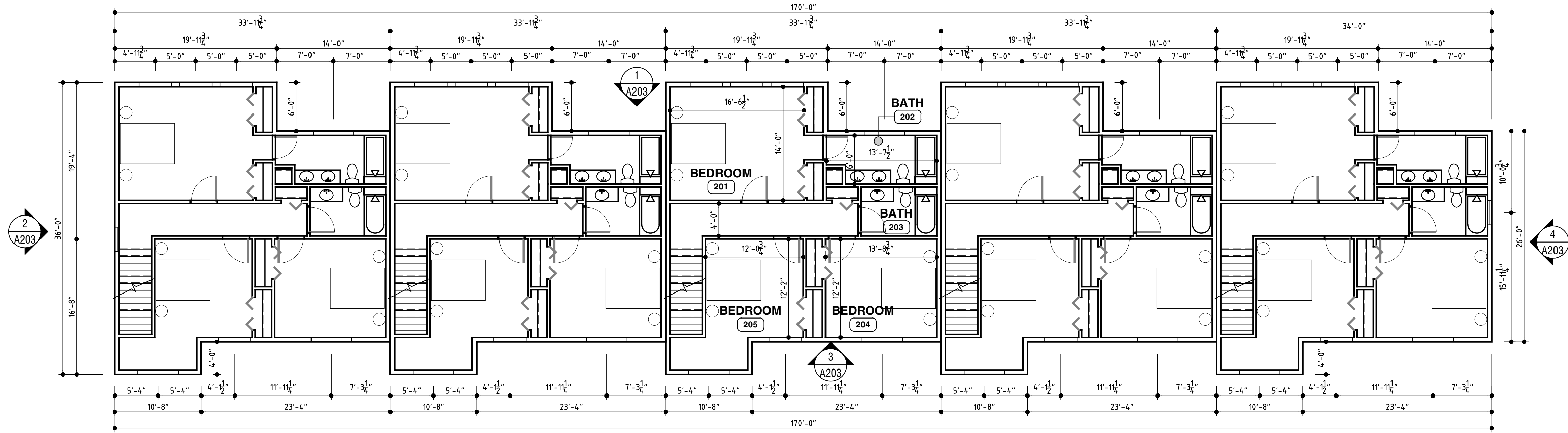


Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

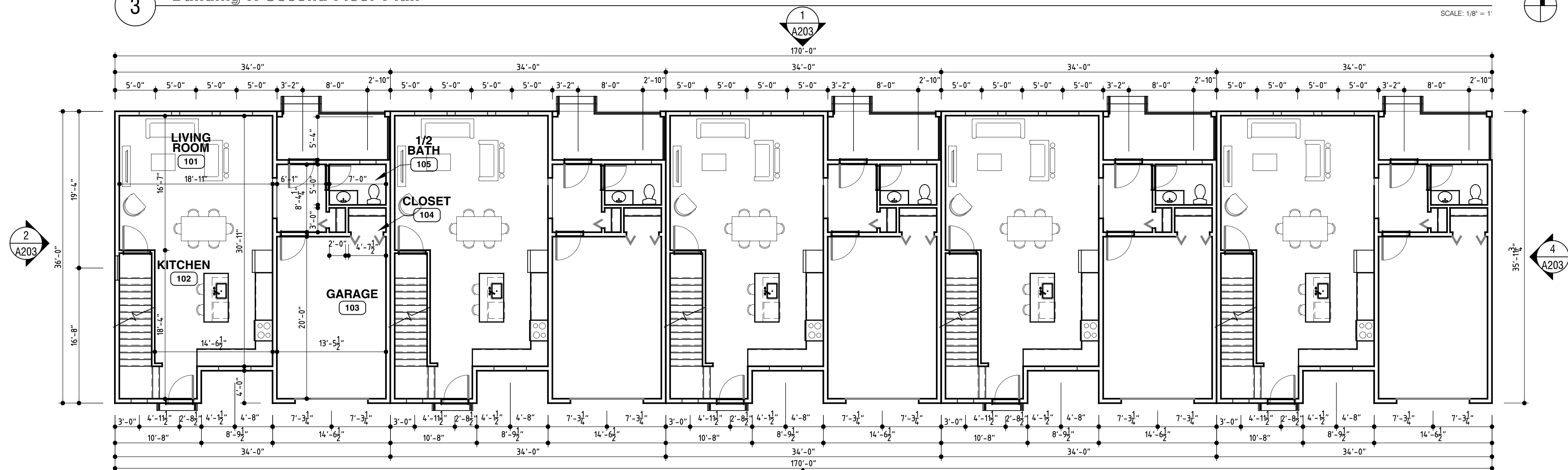
Hamburg Village Townhomes
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

**First Floor Plan -
Service Station**

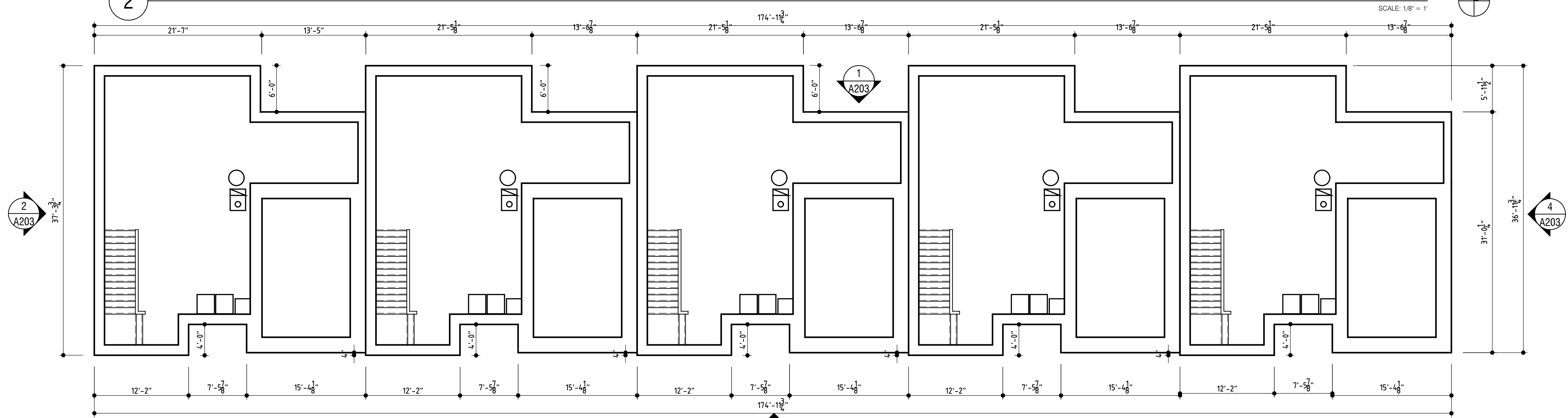
022065
A010



3 Building H Second Floor Plan

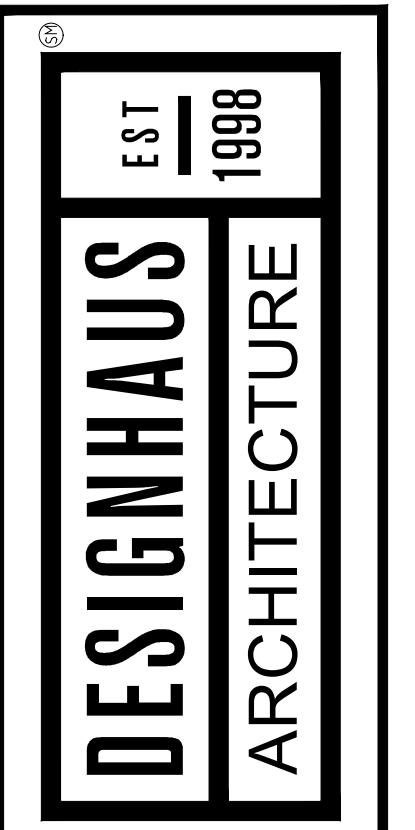


2 Building H First Floor Plan



1 Building H Basement Plan

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
	SS SERVICE SINK
	SUMP
	DT DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WM EMERGENCY LIGHT FIXTURE
	ES EXIT SIGN WITH EMERGENCY LIGHT
	EL EXIT LIGHT
	EX EXISTING FIXTURE - TO REMAIN
	RL RECESSED CAN LIGHTS
	TL LED TRACK LIGHTS
	NL NIGHT LIGHT



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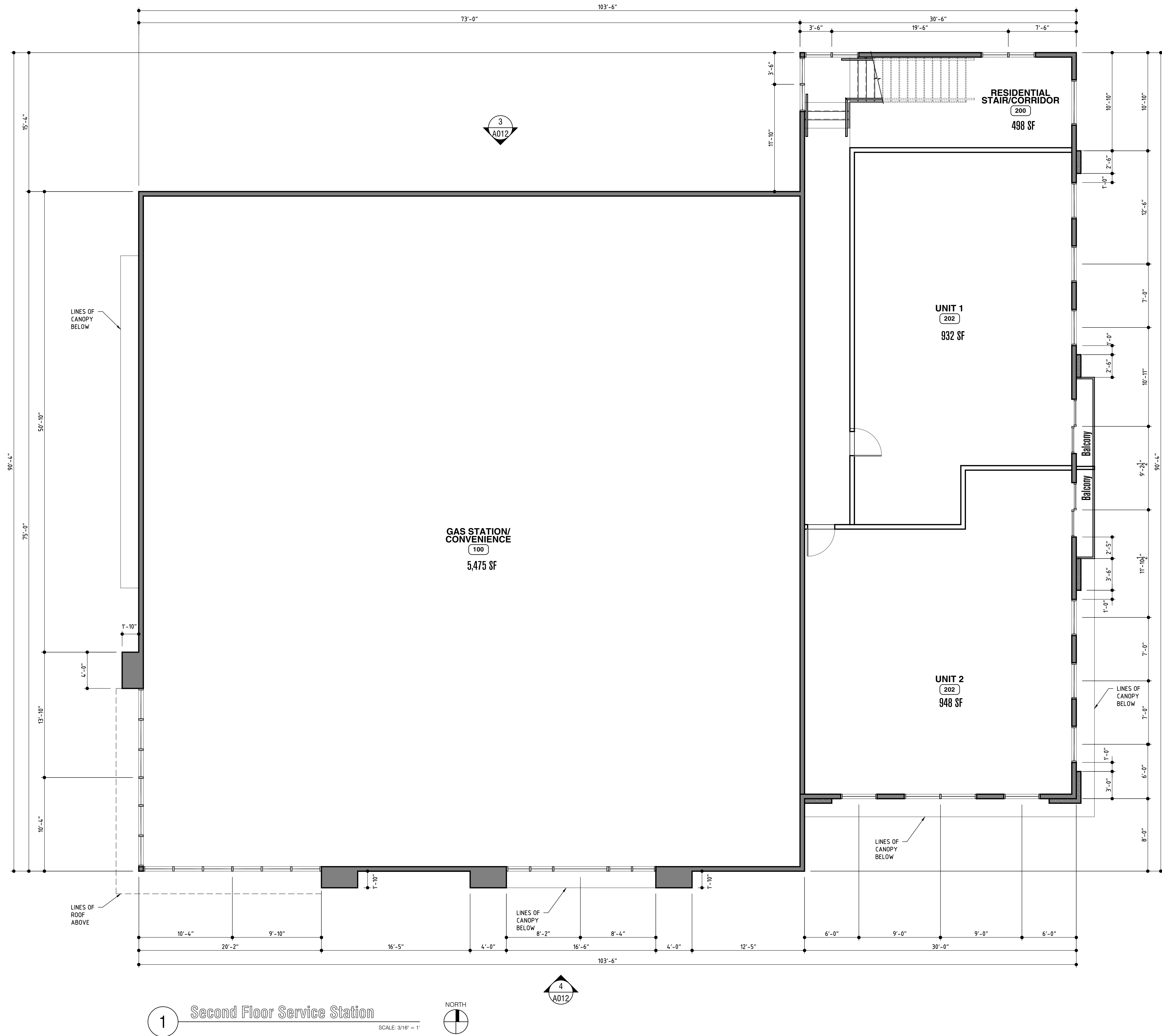


Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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

Building H Floor Plans

022065
A103



PLAN LEGEND	
MARK	DESCRIPTION
	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

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PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
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Second Floor Plan -
Service Station

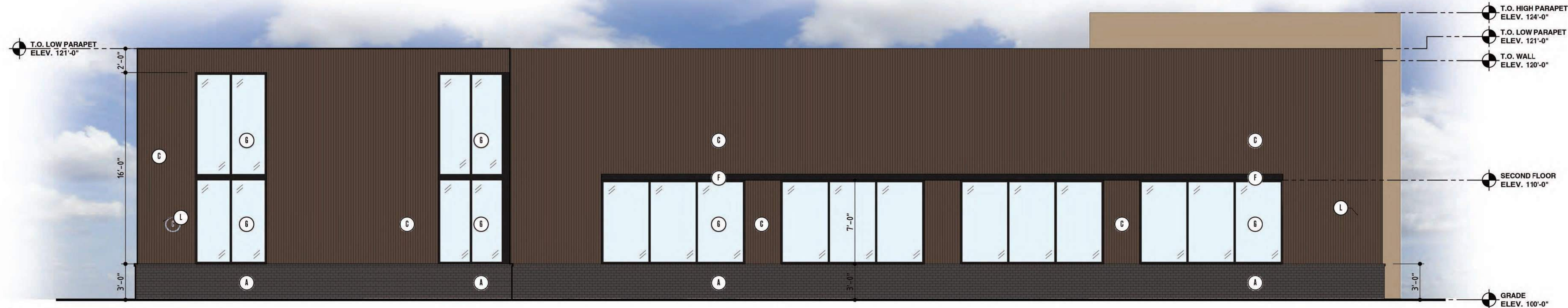
022065

A011



4 South Elevation Service Station

SCALE: 3/16" = 1'



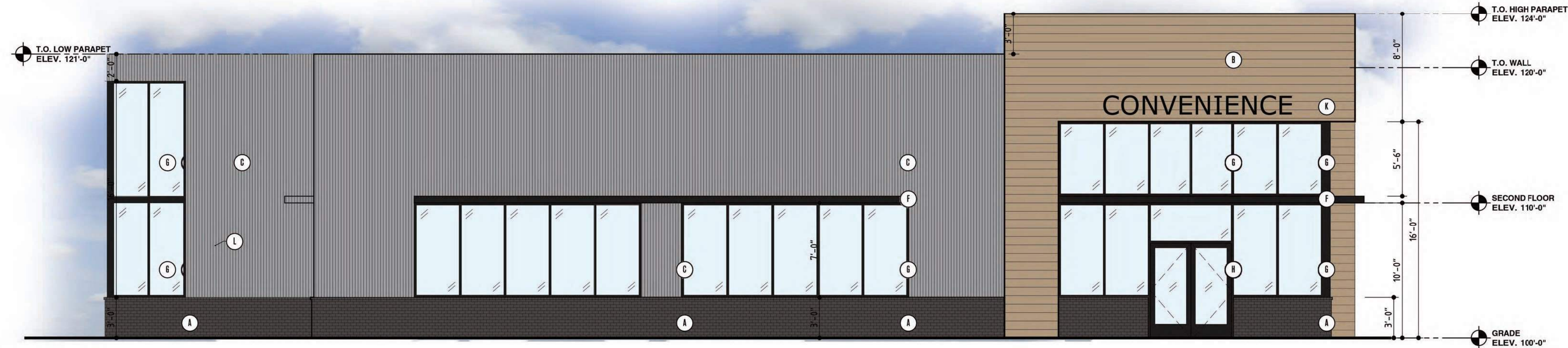
3 North Elevation Service Station

SCALE: 3/16" = 1'



2 East Elevation Service Station

SCALE: 3/16" = 1'



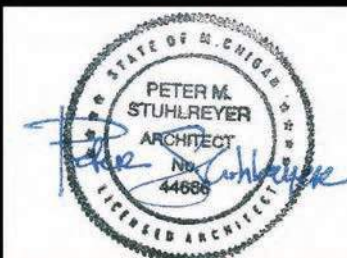
1 West Elevation - Service Station

SCALE: 3/16" = 1'

MATERIAL LEGEND	
SERVICE STATION	
(A)	BRICK - GREY
(B)	METAL PANEL - WOOD LOOK
(C)	METAL PANEL - BROWN
(D)	METAL PANEL - LIGHT GREY
(E)	METAL PANEL - MEDIUM GREY
(F)	METAL AWNING/BALCONY
(G)	GLAZING
(H)	STOREFRONT DOOR
(I)	SLIDING BALCONY DOOR
(J)	METAL RAILING
(K)	PROPOSED RAISED LETTER SIGNAGE



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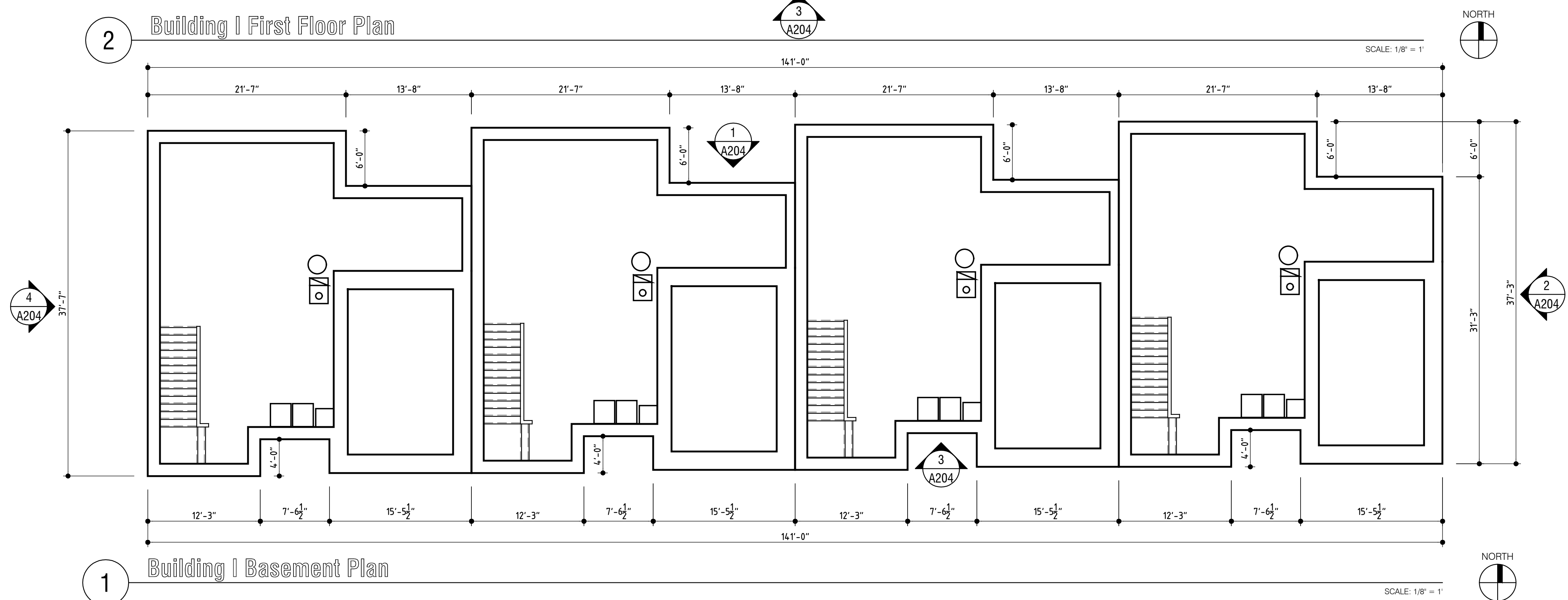
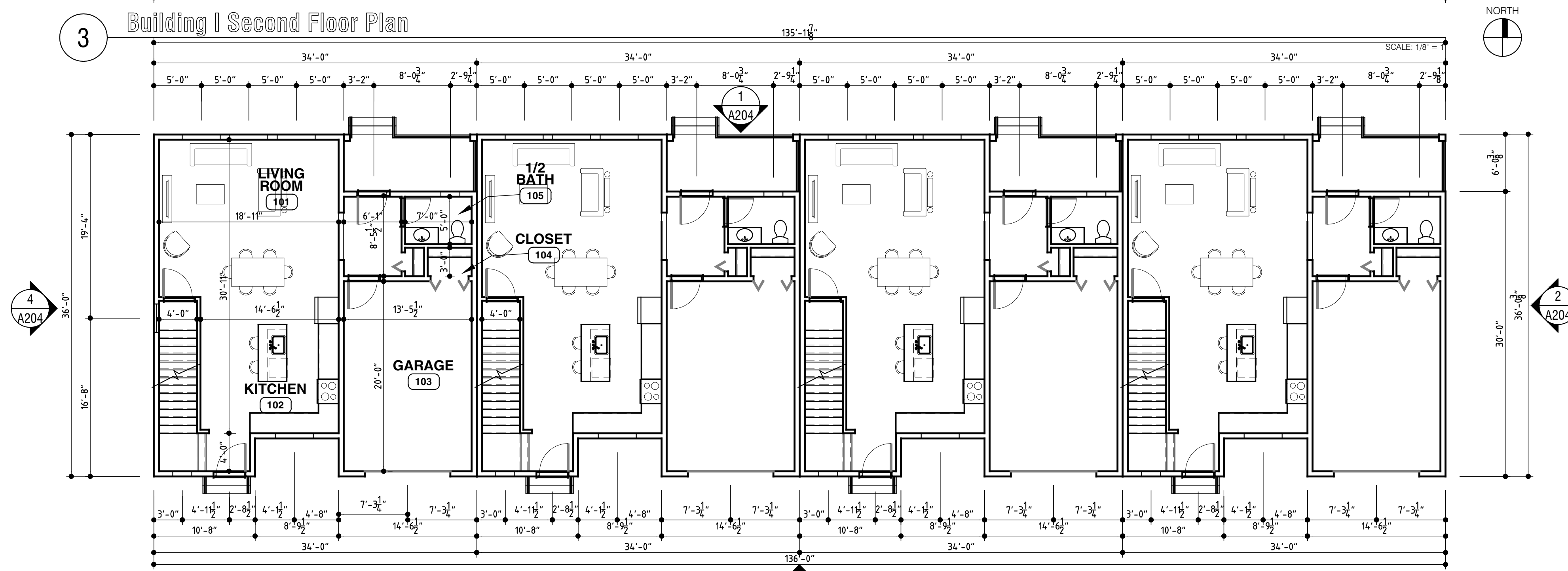
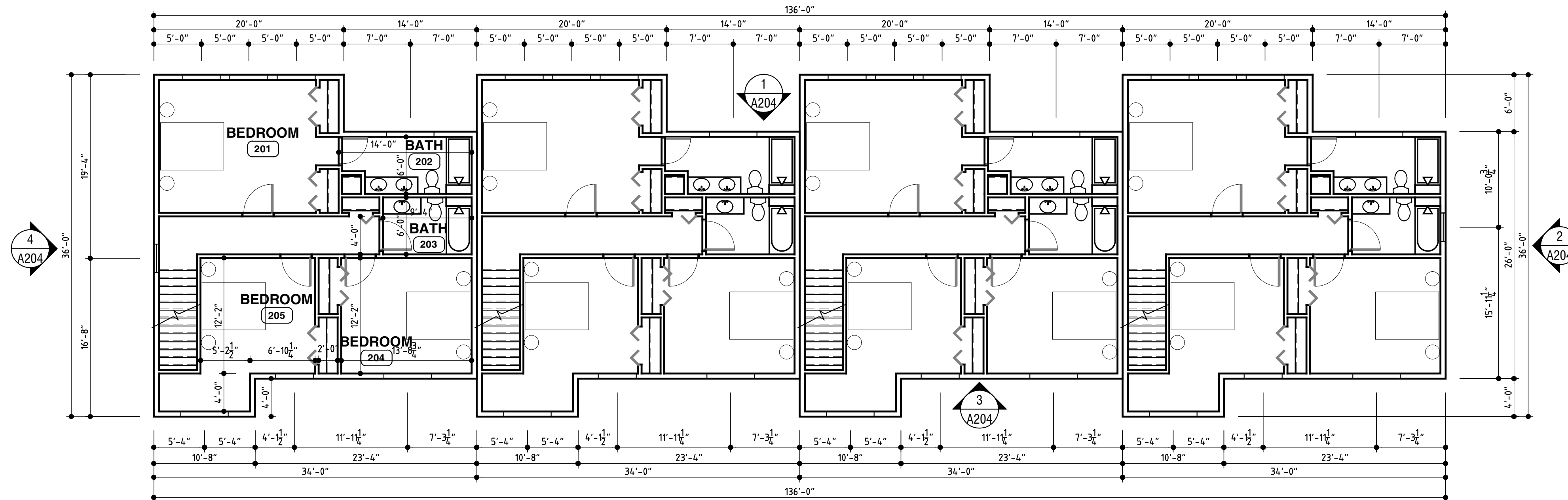
Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
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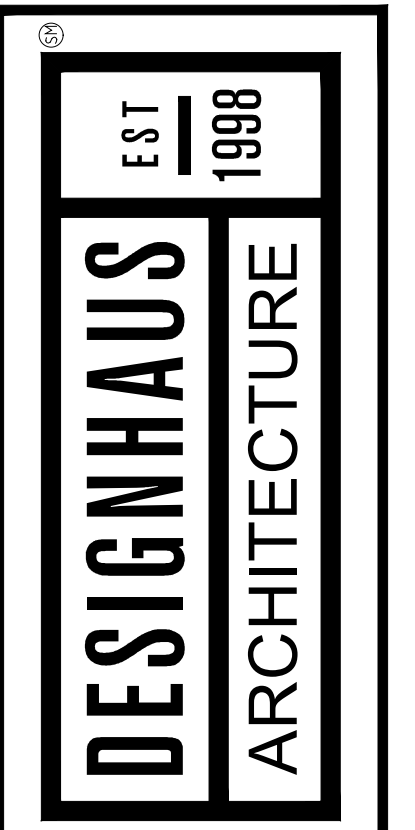
Building Elevations -
 Service Station

022065

A012



PLAN LEGEND	
MARK	DESCRIPTION
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[Symbol]	NEW DOOR SEE DOOR SCHEDULE
[Symbol]	EXISTING WALL
[Symbol]	INTERIOR WALL
[Symbol]	CONSTRUCTION ABOVE
[Symbol]	GM GAS METER
[Symbol]	WM WATER METER
[Symbol]	EM ELECTRICAL METER
[Symbol]	EP ELECTRICAL PANEL
[Symbol]	EX EXISTING TO REMAIN
[Symbol]	WH 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]	EX EXISTING FIXTURE - TO REMAIN
[Symbol]	RECESSED CAN LIGHTS
[Symbol]	LED TRACK LIGHTS
[Symbol]	NL NIGHT LIGHT



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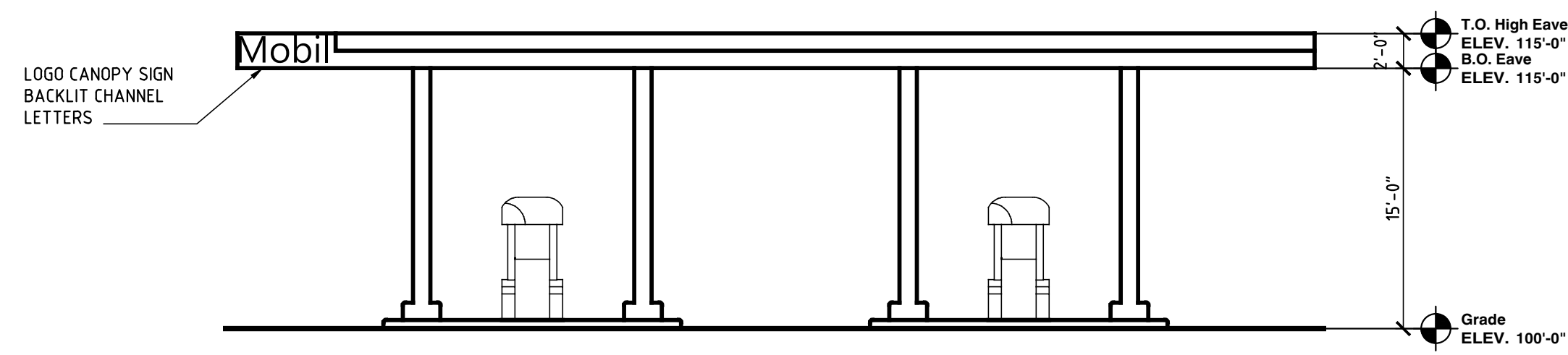


Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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7620 and 10303 Hamburg Rd.
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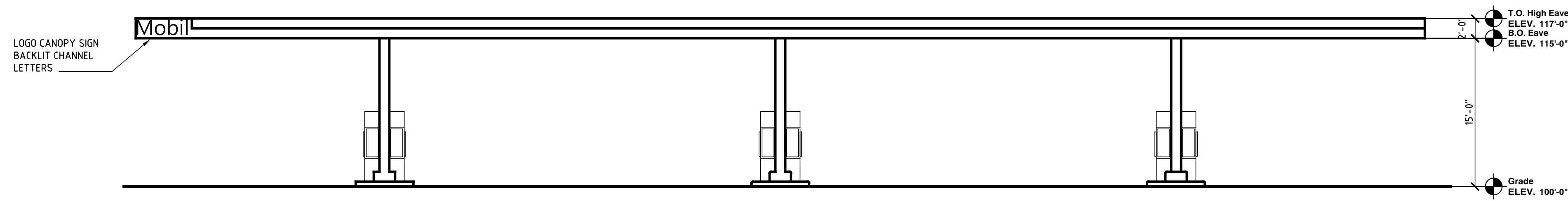
Building I Floor Plans

022065
A104



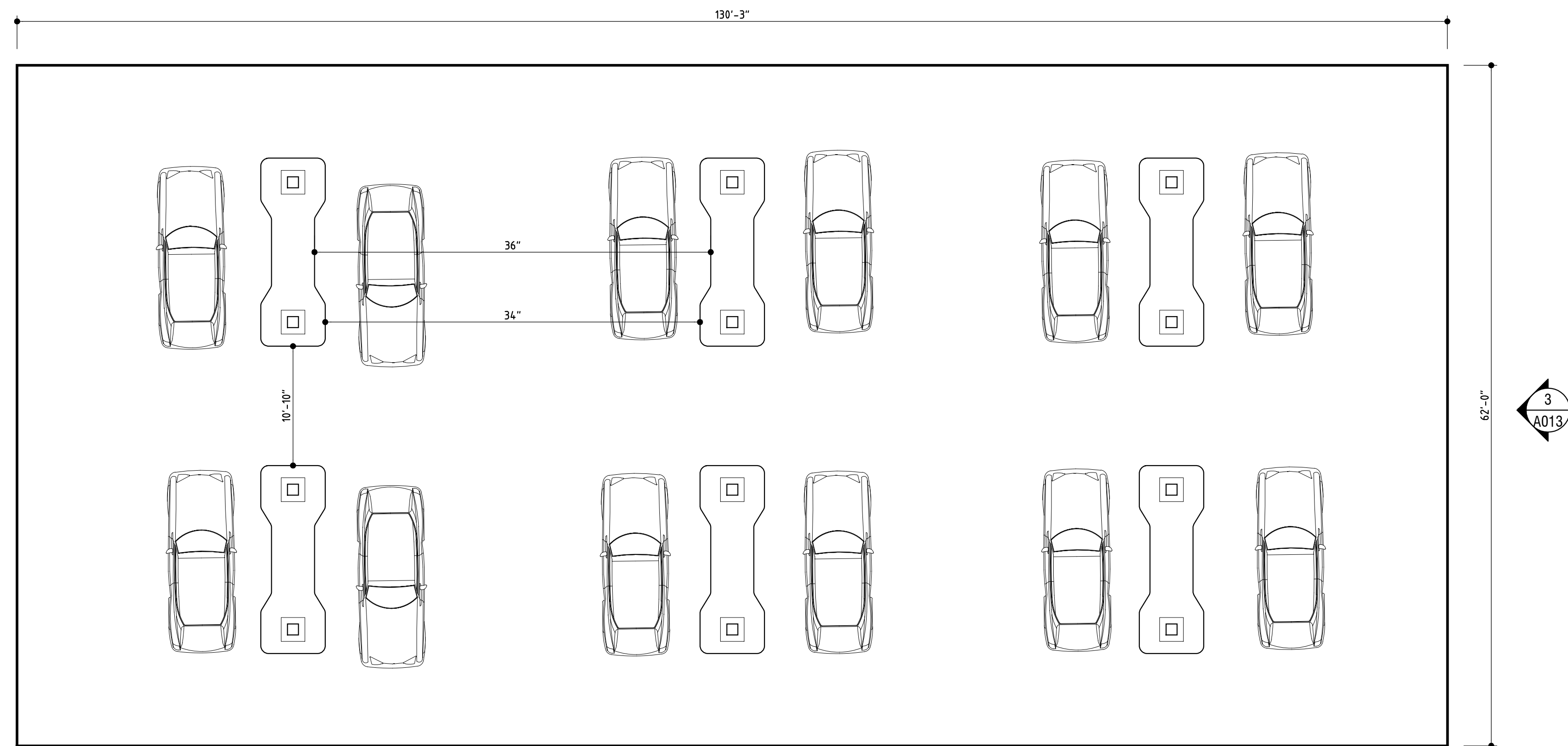
3 South Elevation

SCALE: 1/8" = 1'



2 West Elevation

SCALE: 1/8" = 1'

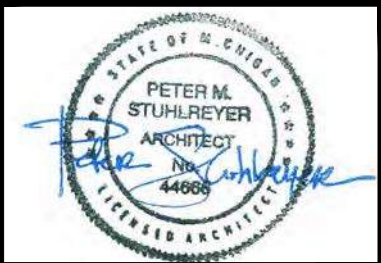


1 Gas Station Plan

SCALE: 1/8" = 1'

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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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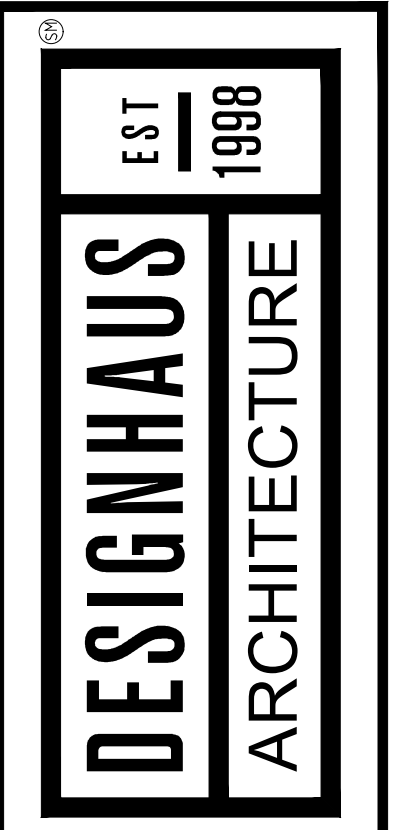
Gas Station Plan & Elevations

022065

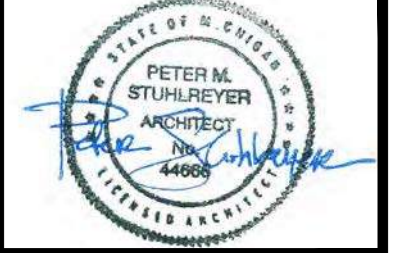
A013



1 Building A - Community Center Floor Plan
SCALE: 1/4" = 1'



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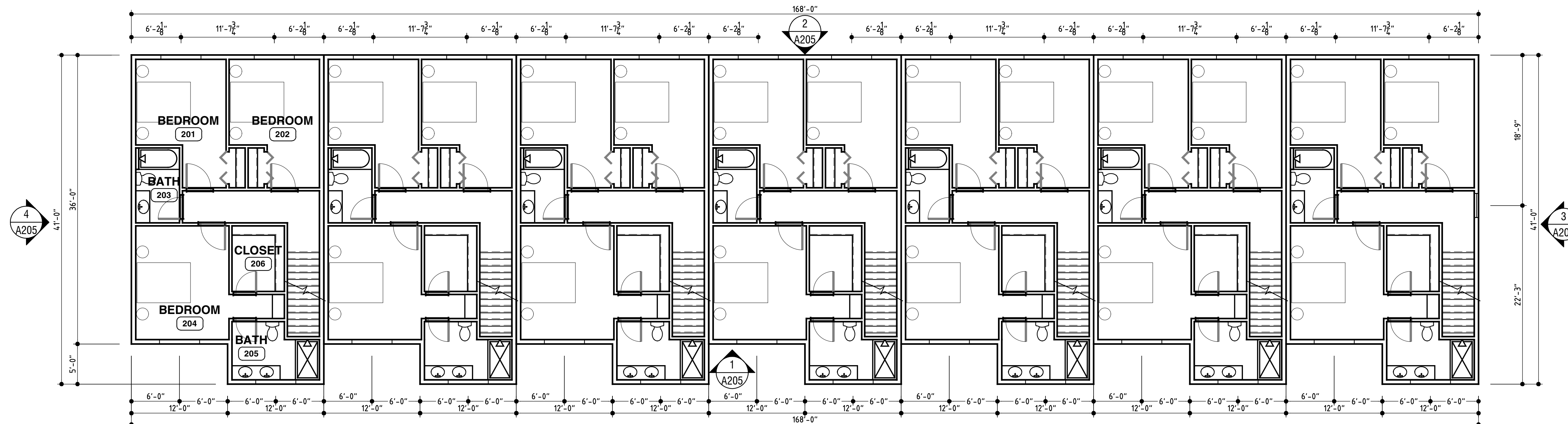


Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

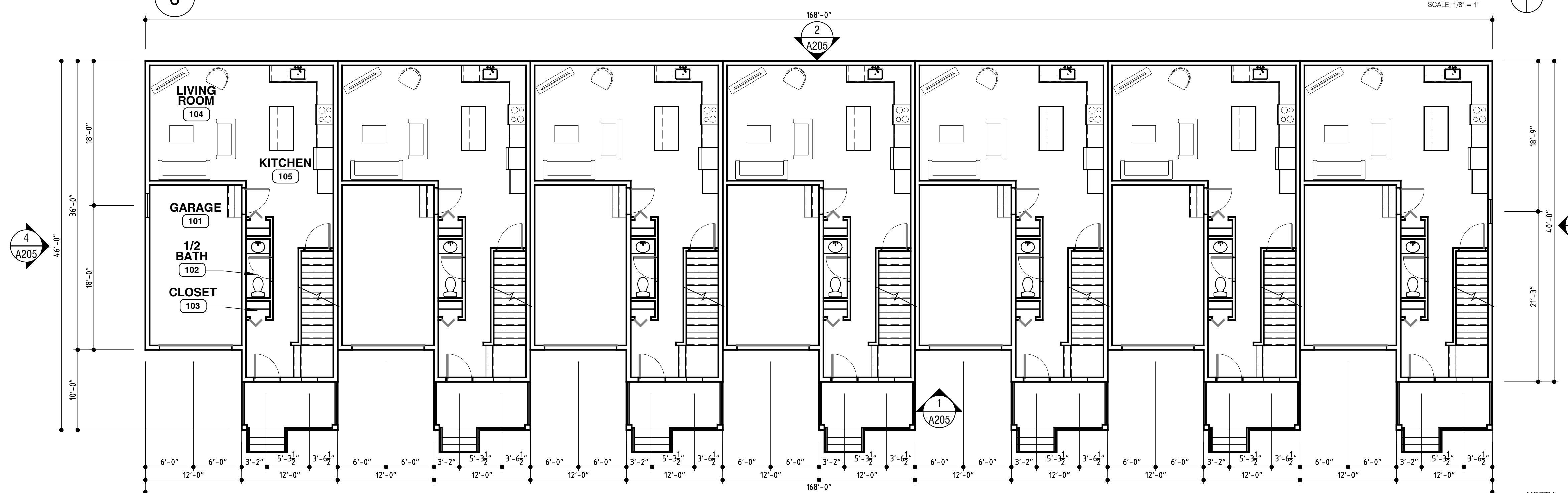
Hamburg Village Townhomes
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Building A Community Center Floor Plan

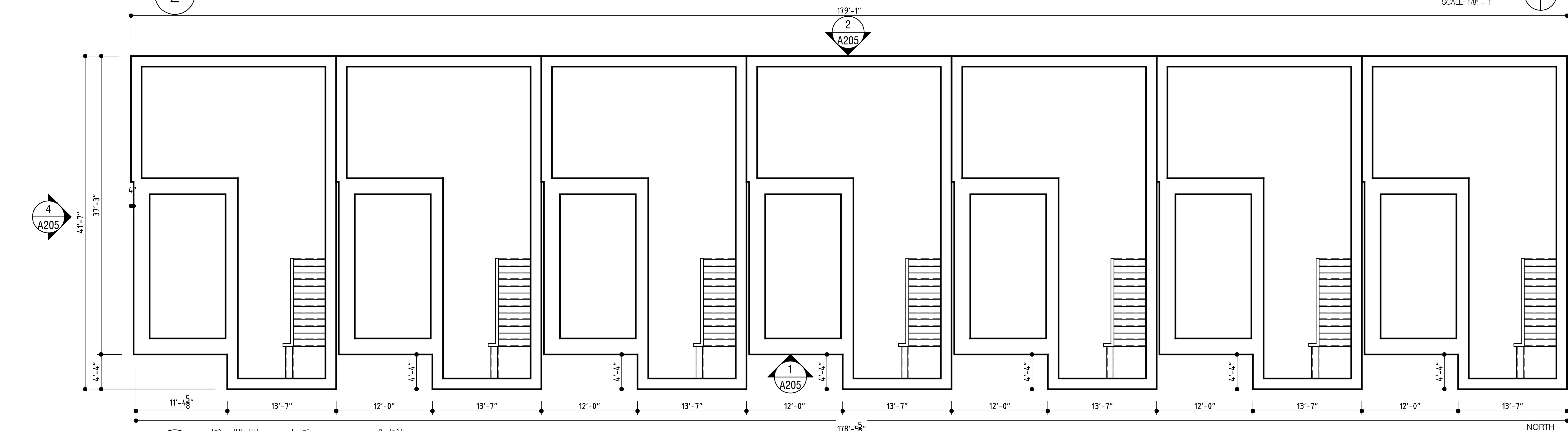
022065
A100



3 Building J Second Floor Plan

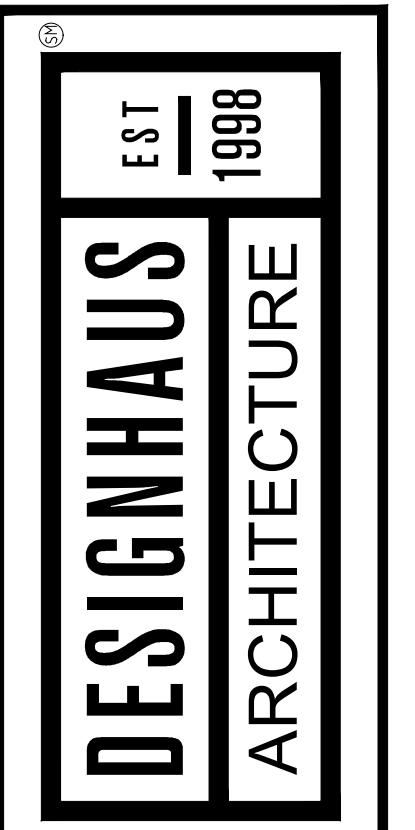


2 Building J First Floor Plan



1 Building J Basement Plan

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



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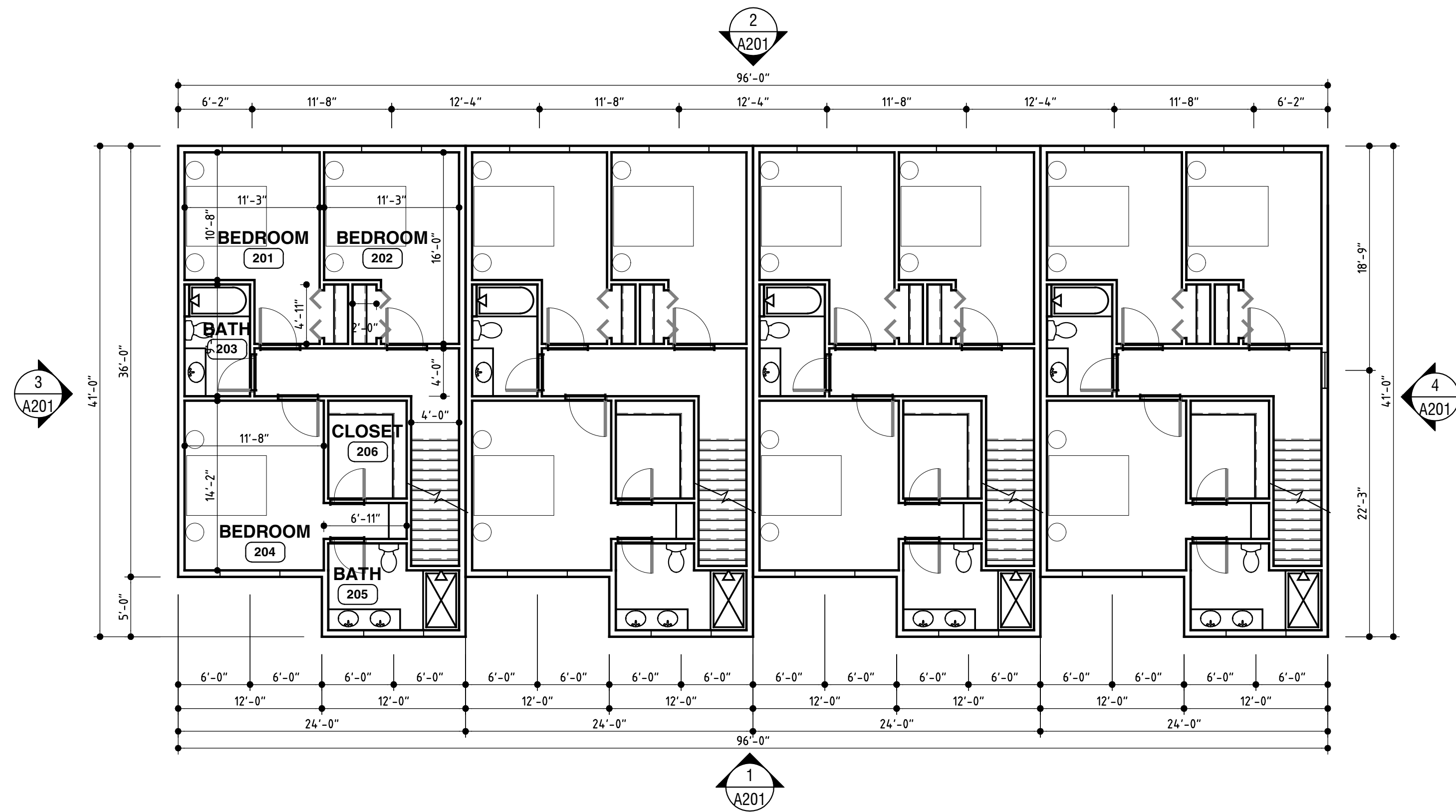


Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes
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Building J Floor Plans

022065
A105

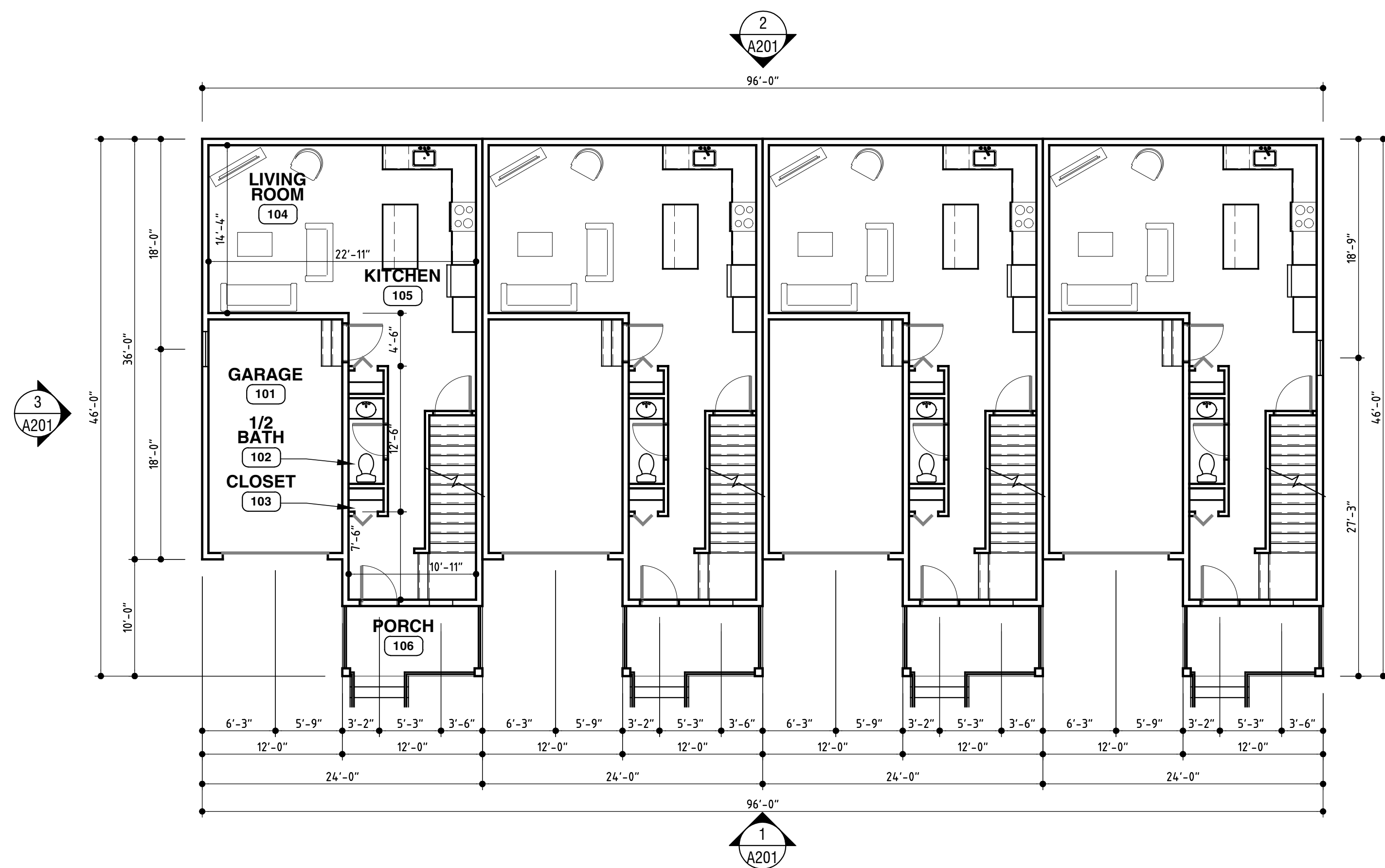


3 Building B C D E F & G Second Floor Plan

SCALE: 1/8" = 1'

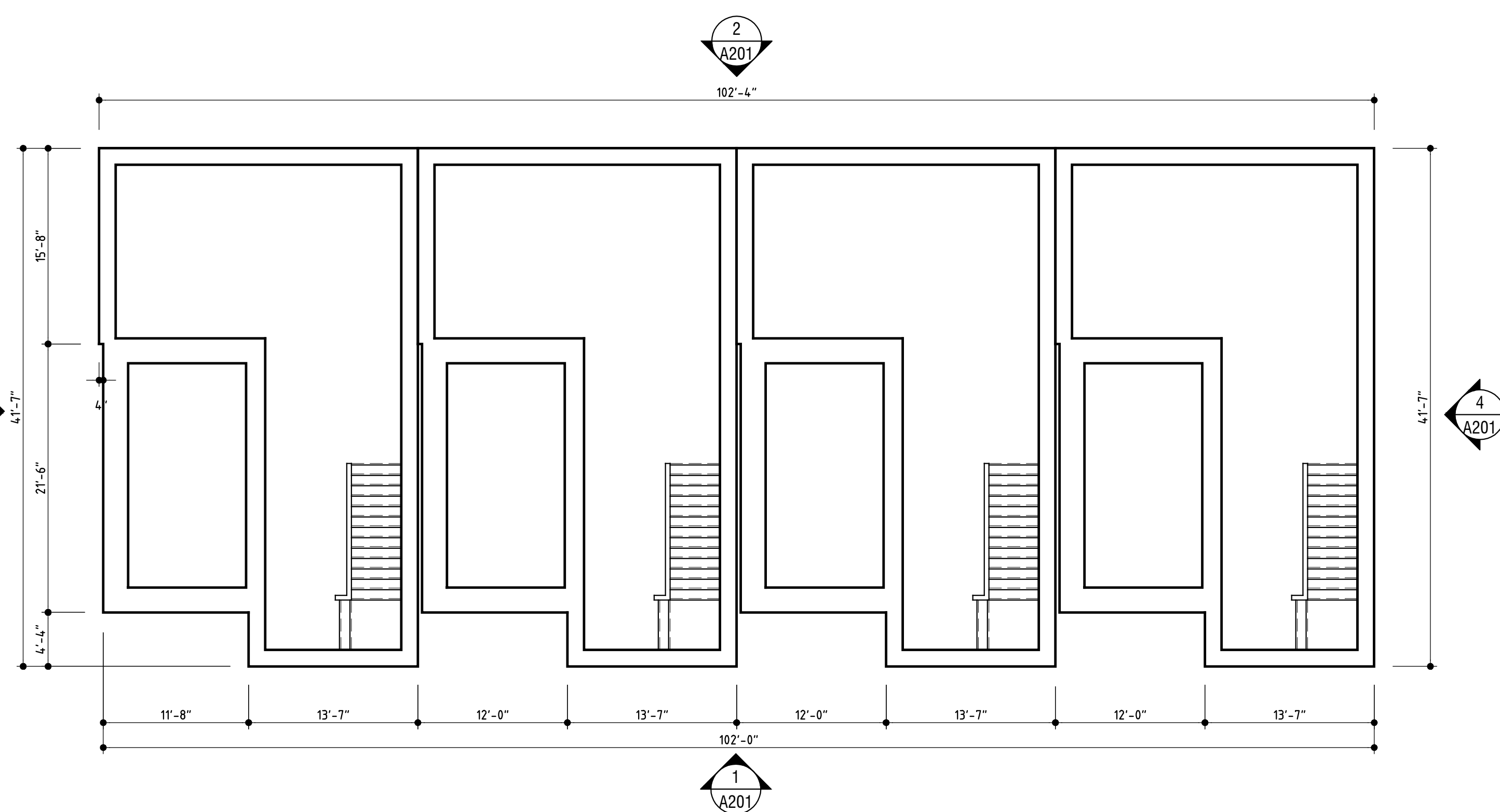


PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GM GAS METER
	WM WATER METER
	EM ELECTRICAL METER
	EP ELECTRICAL PANEL
	EX EXISTING TO REMAIN
	WH WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	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



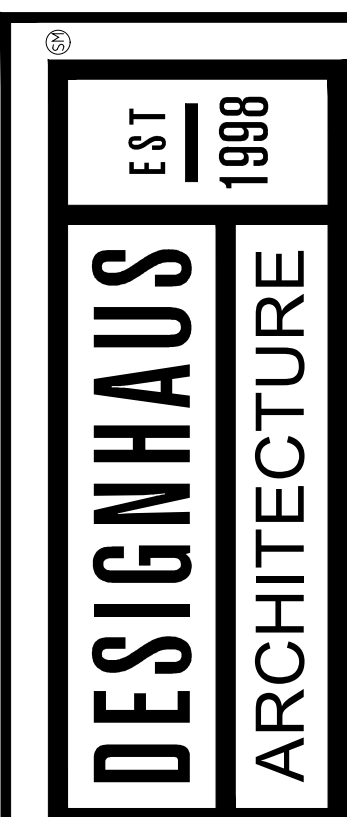
2 Building B C D E F & G First Floor Plan

SCALE: 1/8" = 1'

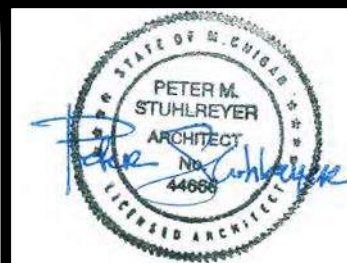


1 Building B C D E F & G Basement Plan

SCALE: 1/8" = 1'



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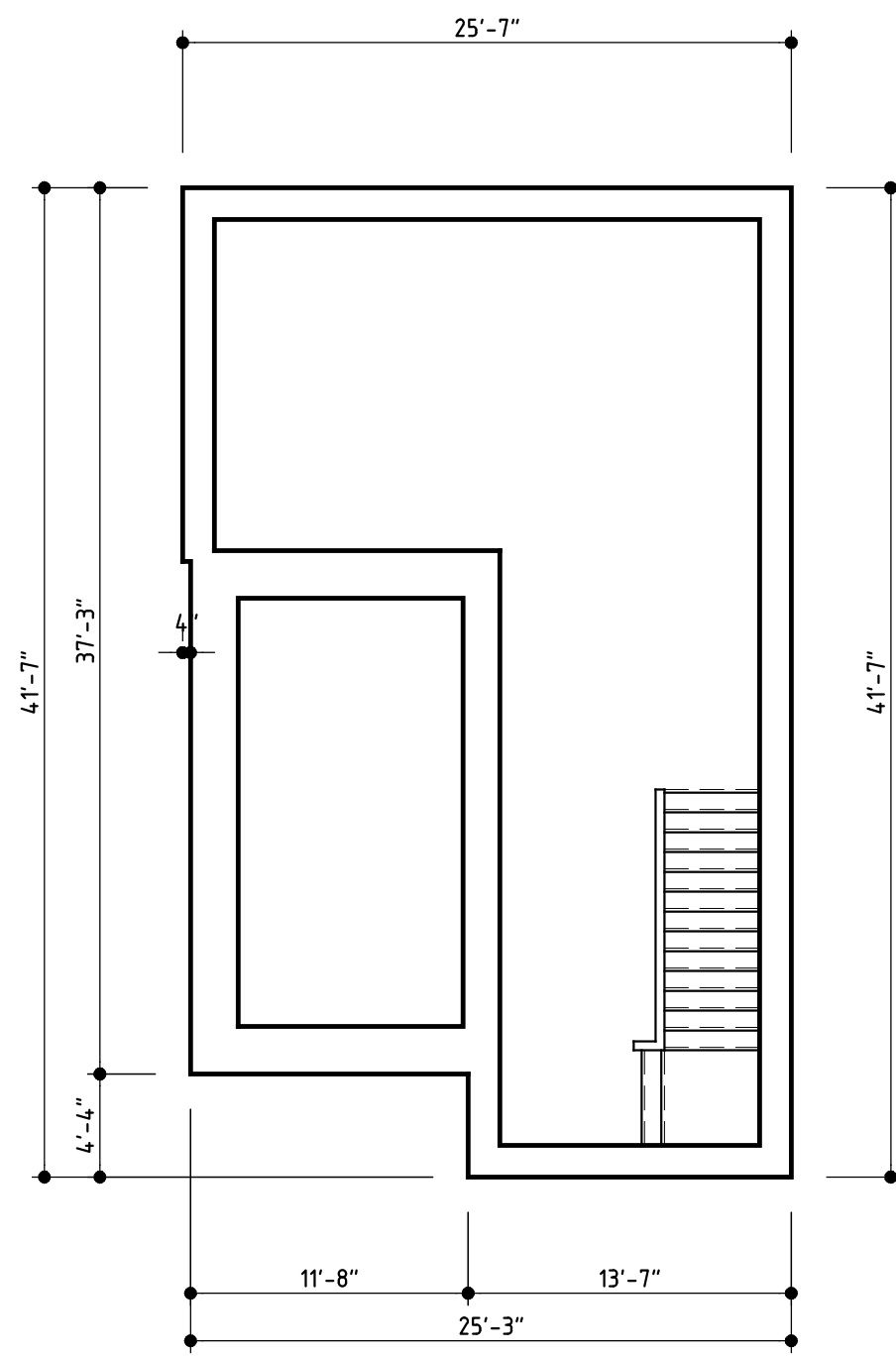
Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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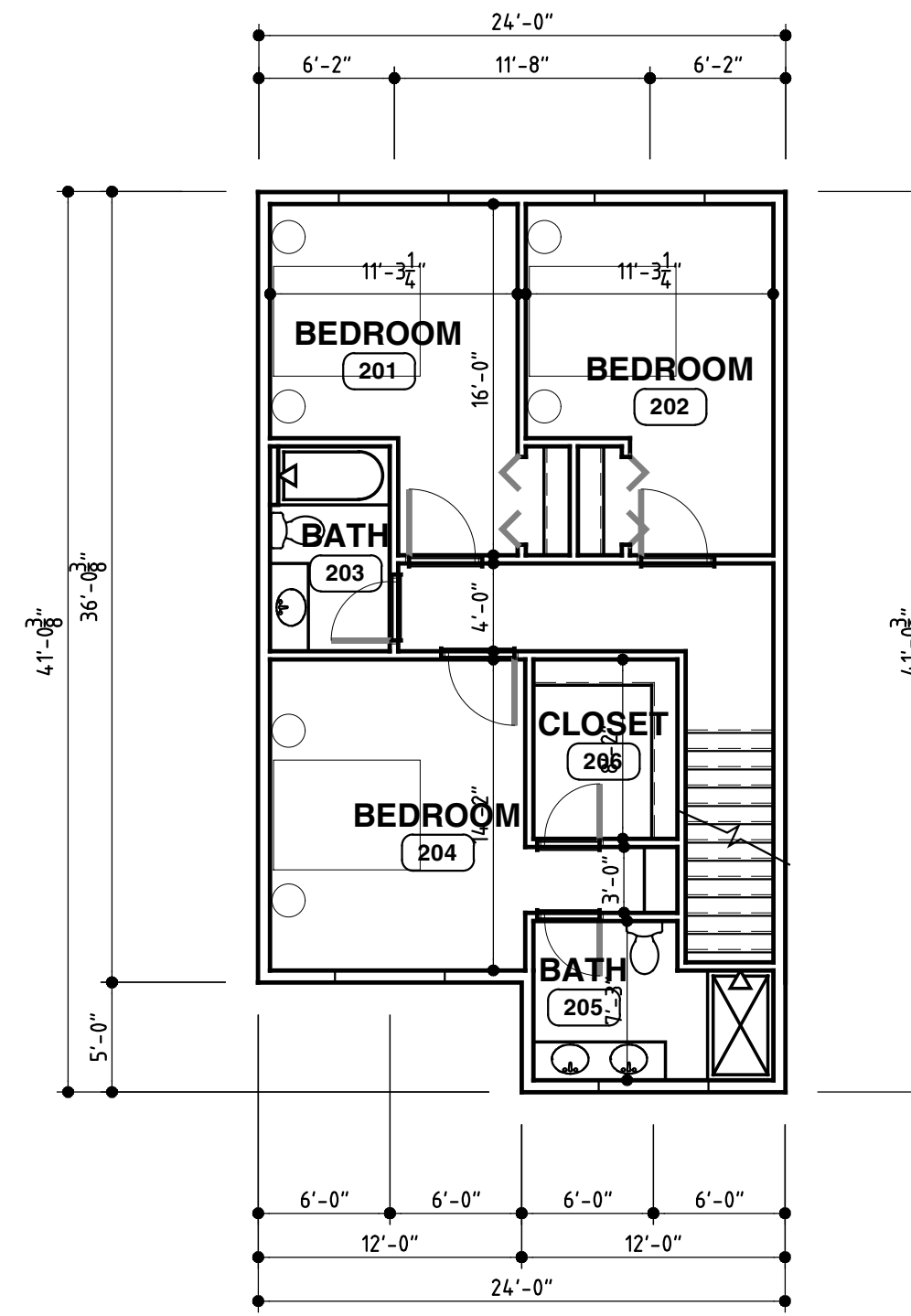
Building B, C, D, E,
F & G Floor Plans

022065

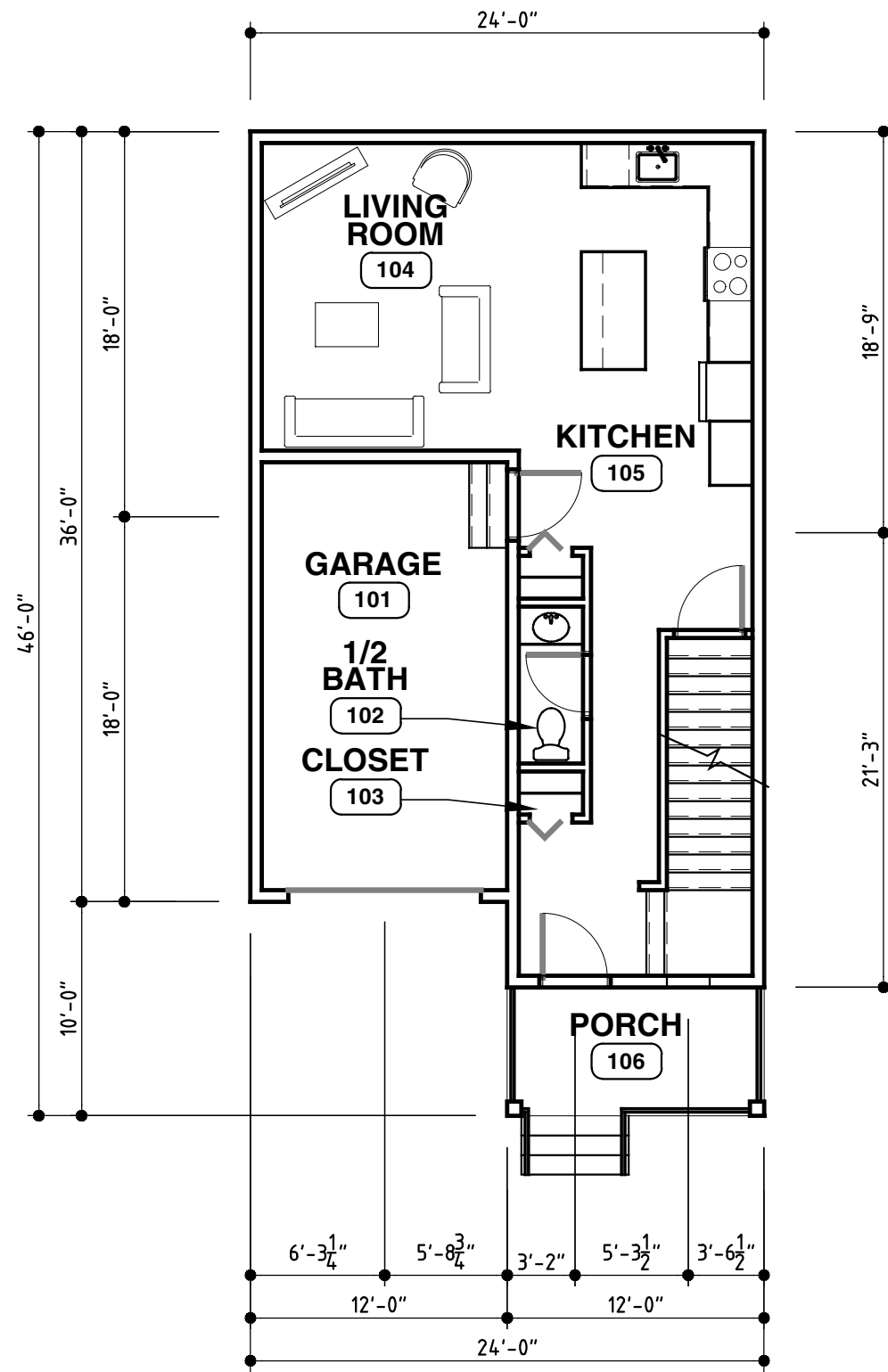
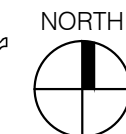
A101



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



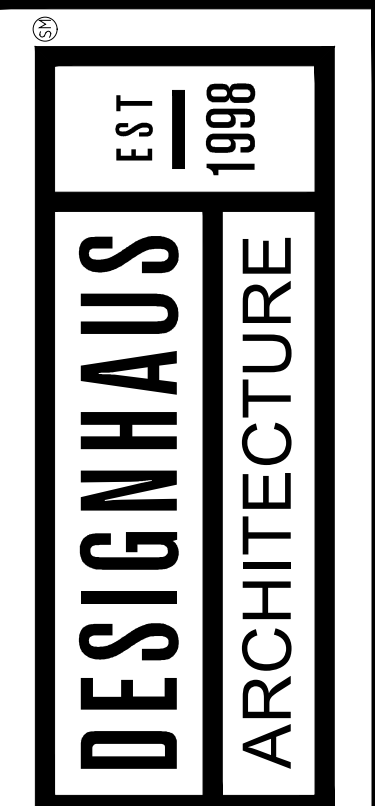
3 Typical Unit A - Building B,C,D,E,F,G - 2ND Floor
SCALE: 1/8" = 1'



2 Typical Unit A - Building B,C,D,E,F,G - 1ST Floor
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
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	SERVICE SINK
	SUMP
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	LAY-IN CEILING TILE SEE FINISH SCHEDULE
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	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
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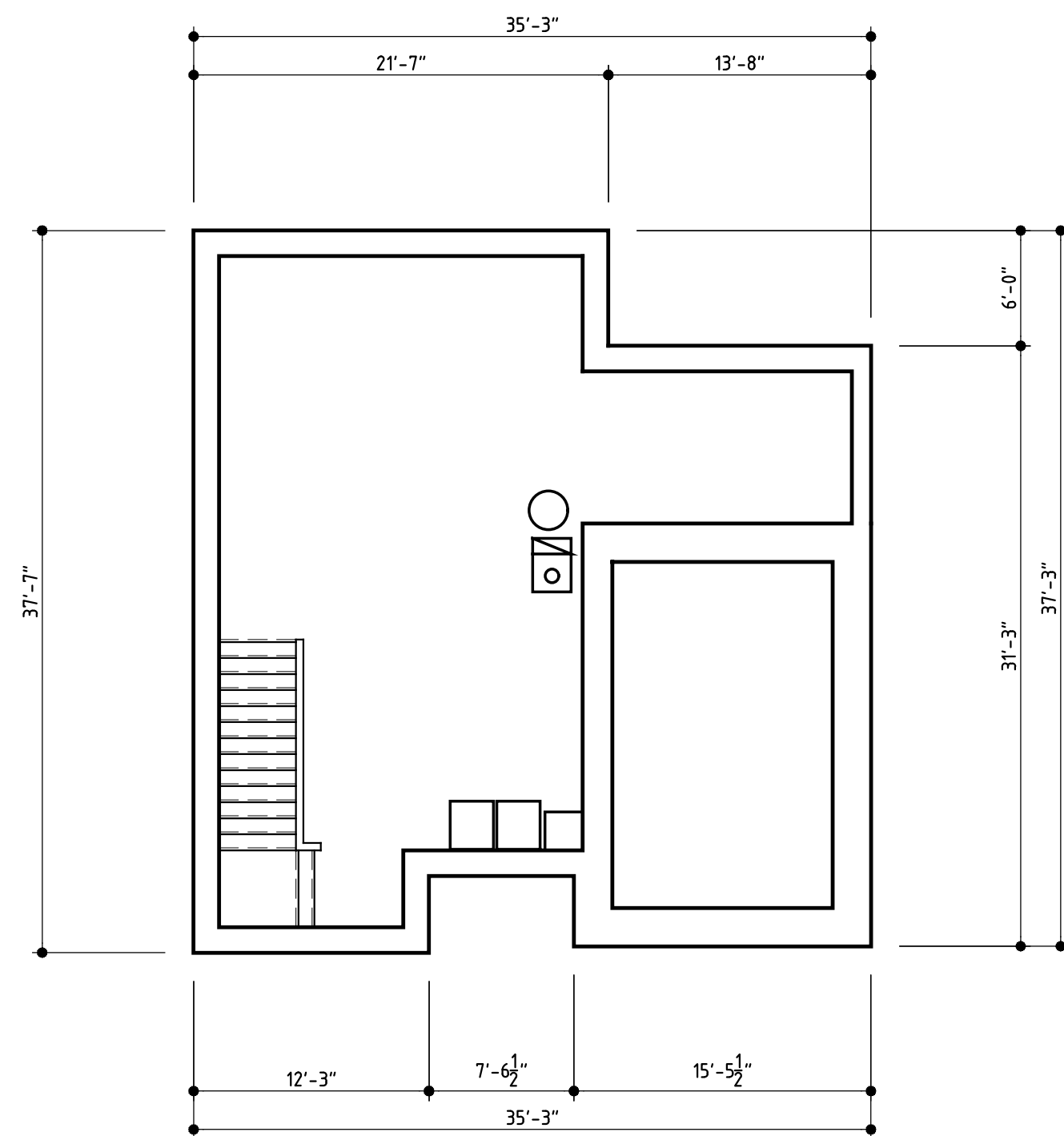
Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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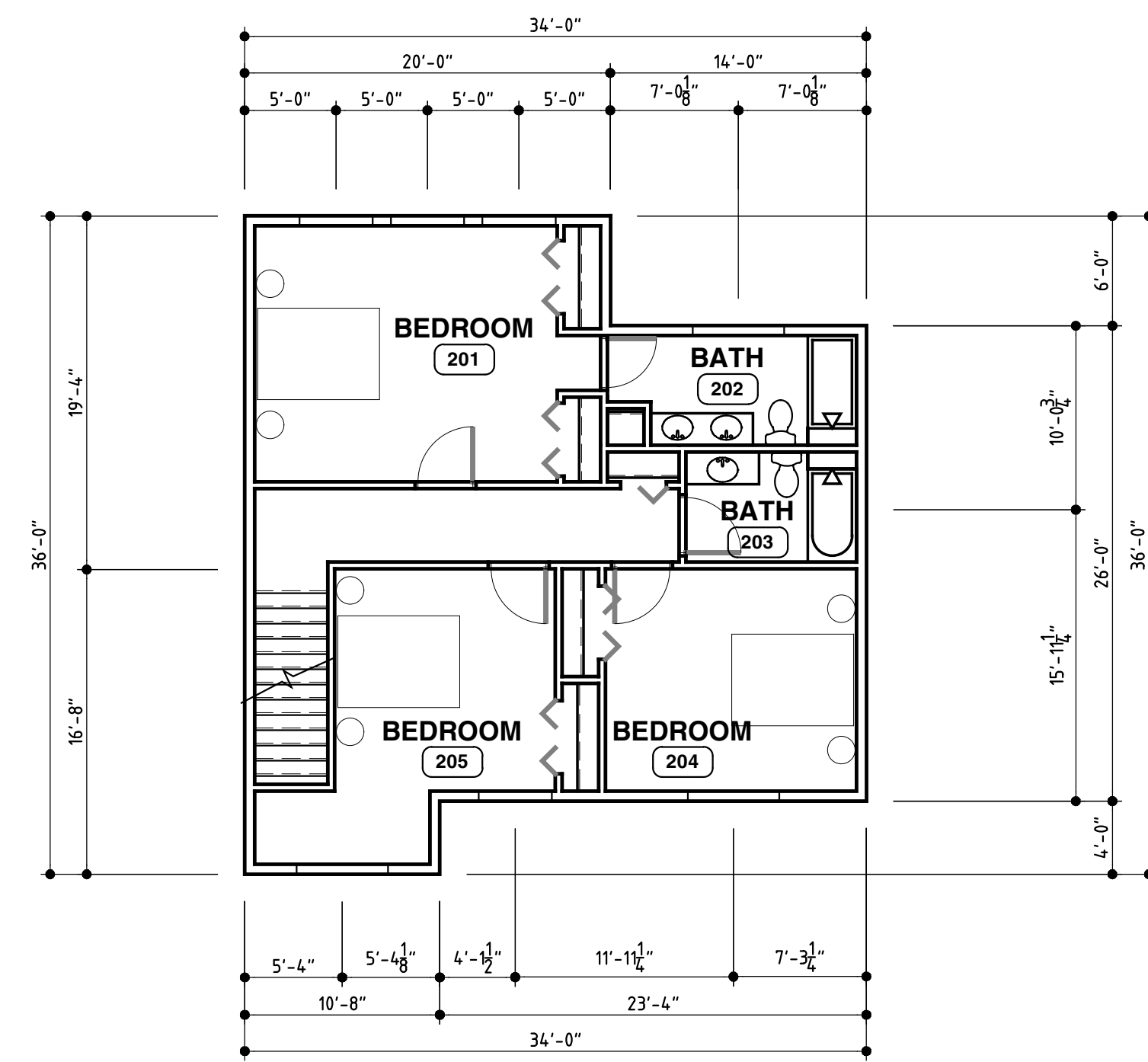
Typical Unit A Plans -
Buildings B, C, D, E, F
& G

022065

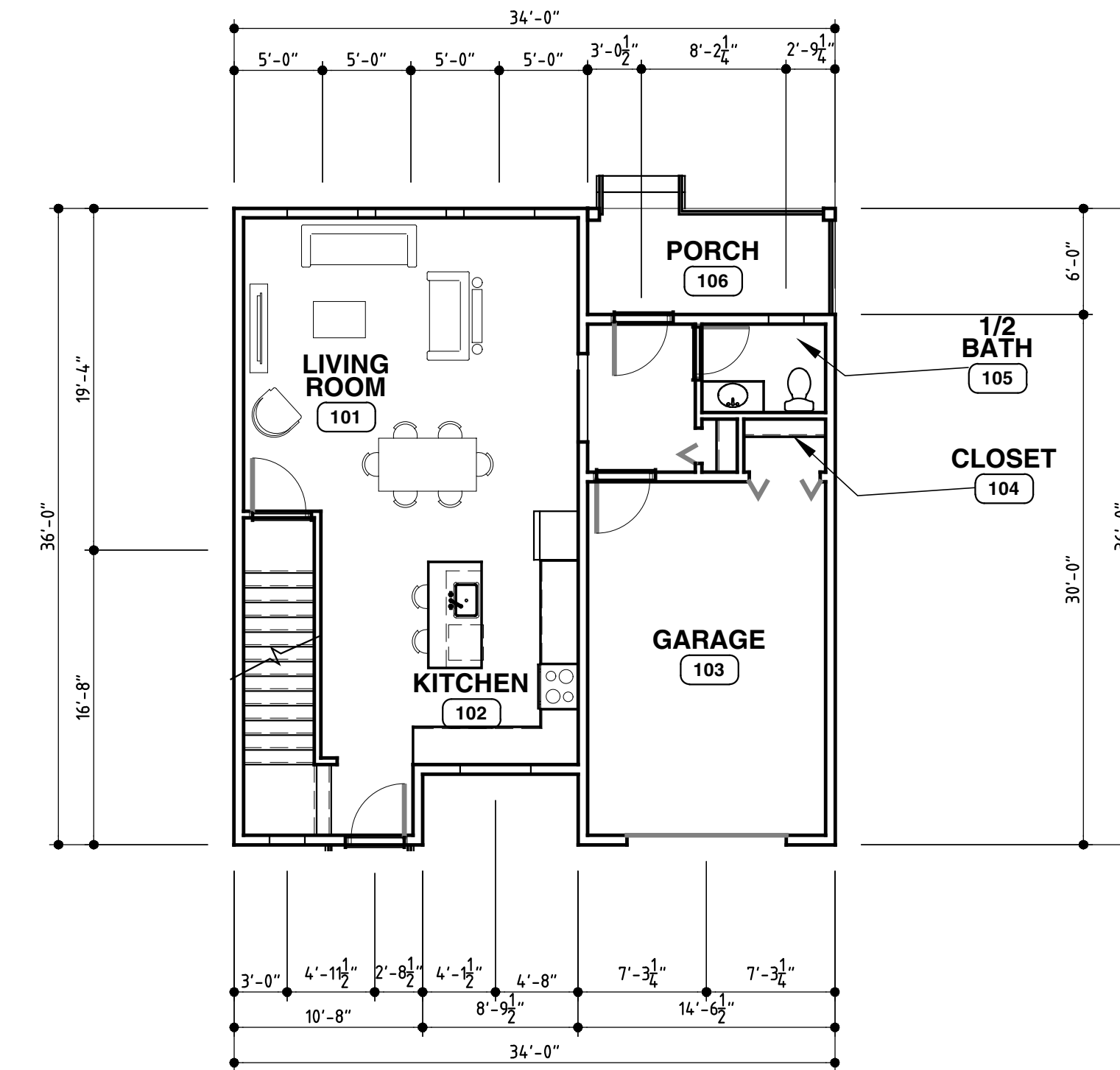
A106



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



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

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
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	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
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	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

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PETER M. STUHLSCHEWER
REGISTERED PROFESSIONAL ENGINEER
EXERCISE NO. 44609

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

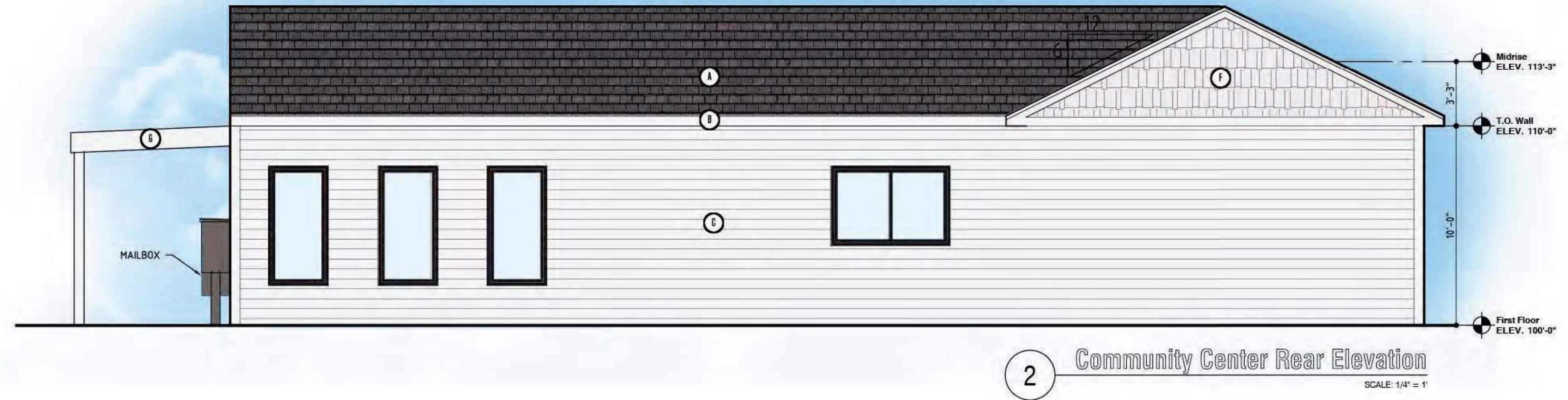
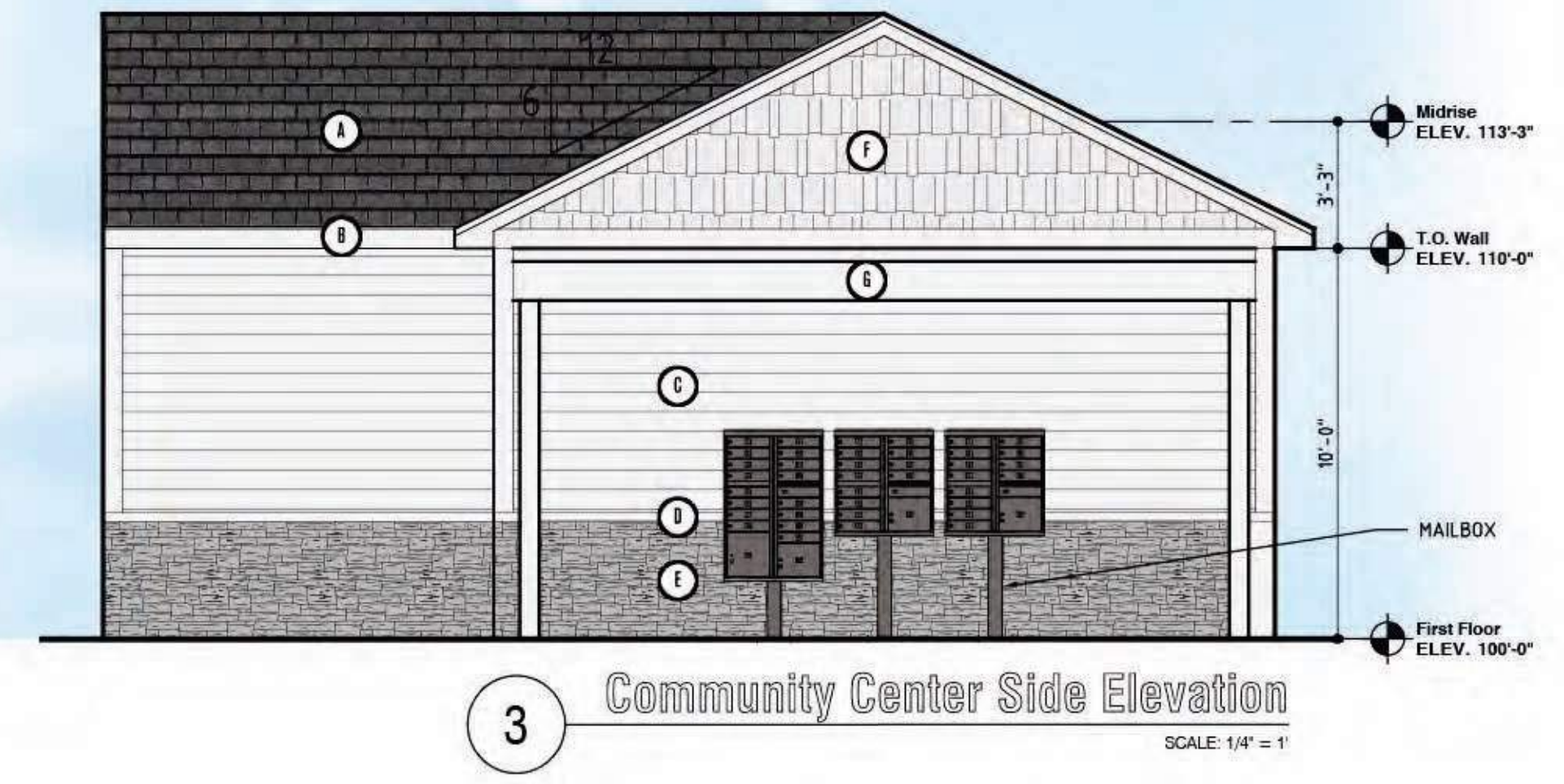
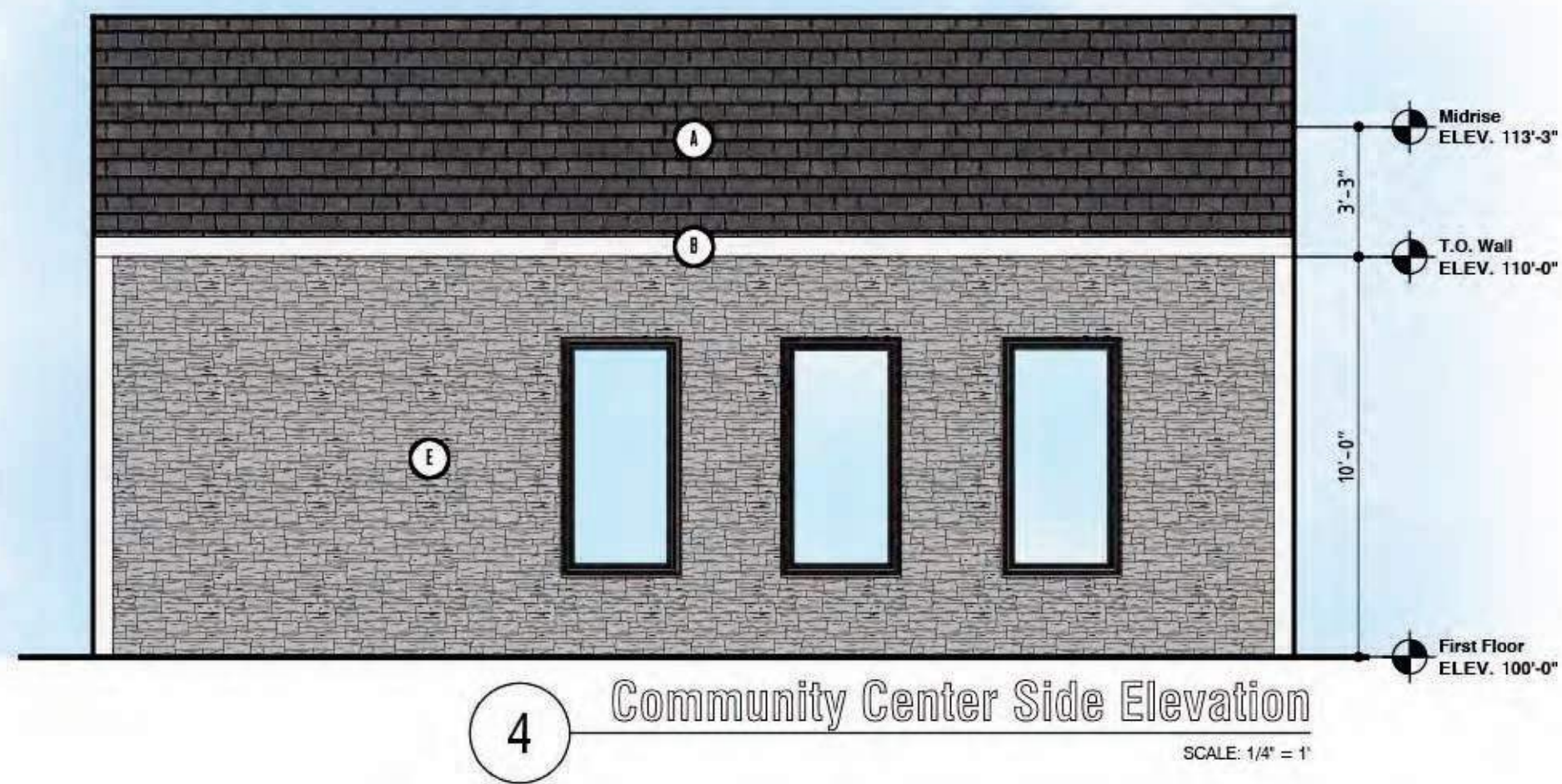
Hamburg Village Townhomes
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Hamburg Twp., MI

Typical Unit B Plans -
Buildings H & I

022065

A107

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



EST 1998
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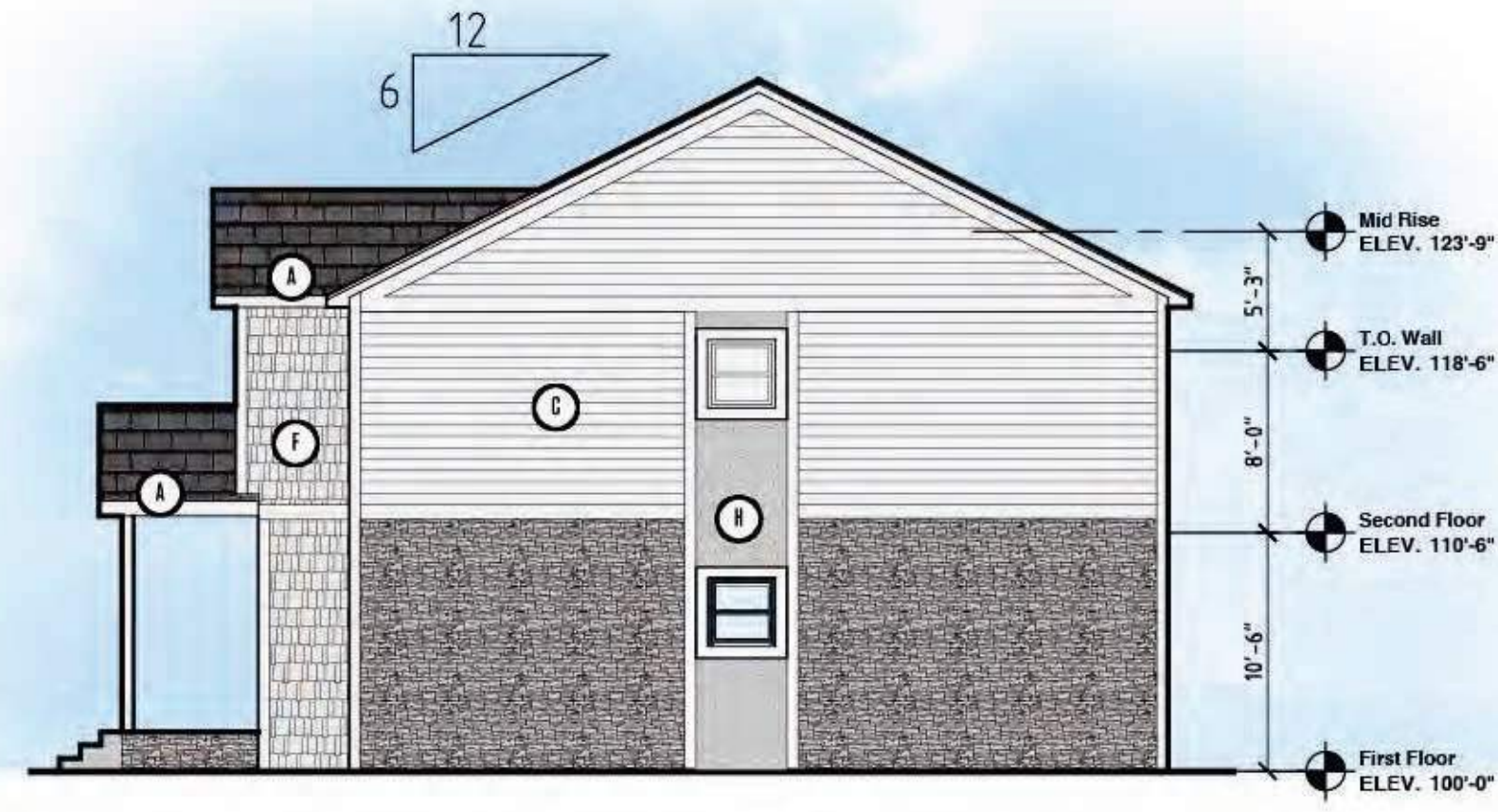
Revision/Issue	Date
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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

Building A Elevations

022065
A200

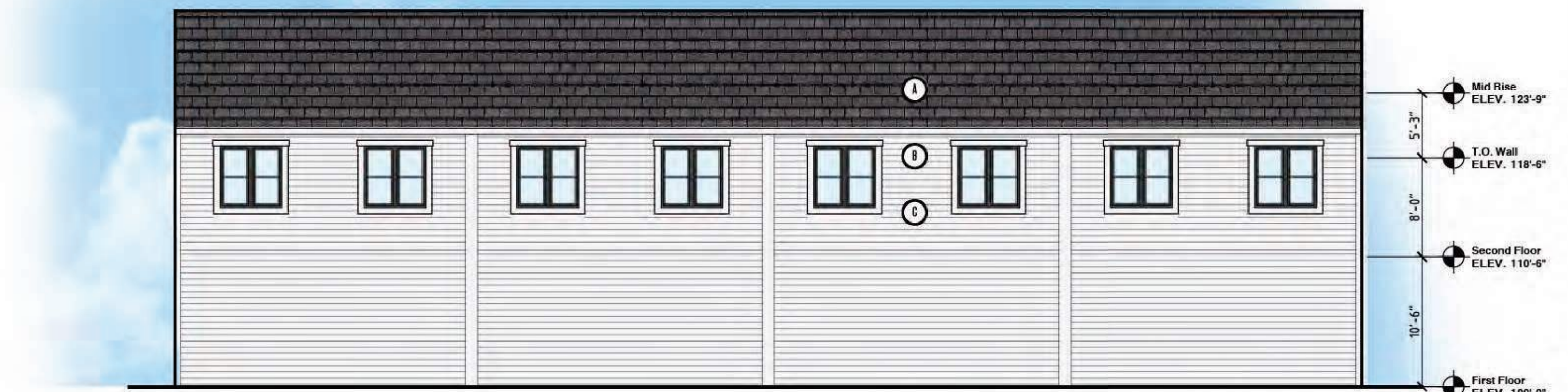
MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
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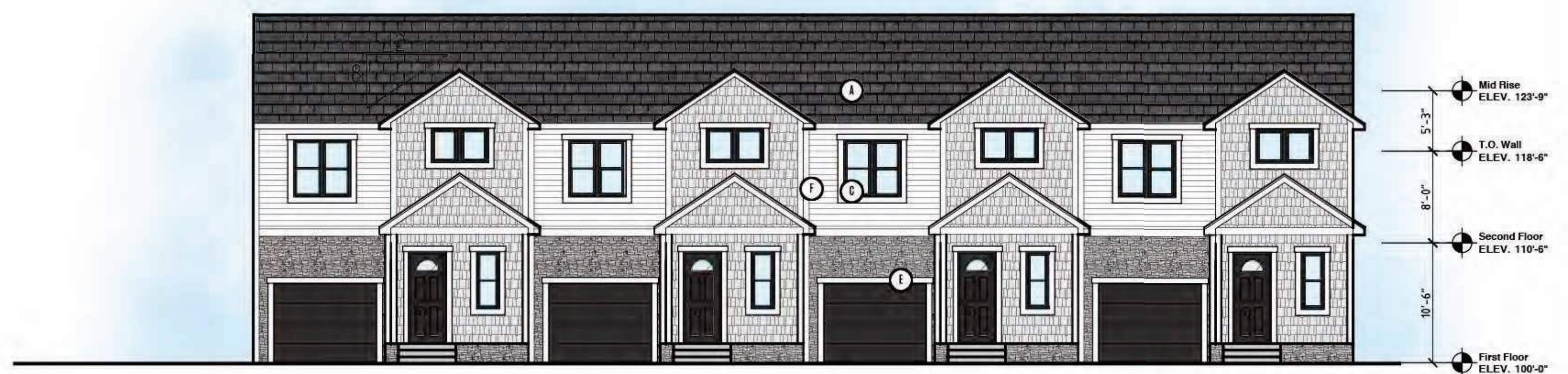
4 Building B C D E F & G Side Elevation
SCALE: 1/8" = 1'



3 Building B C D E F & G Side Elevation
SCALE: 1/8" = 1'



2 Building B C D E F & G Rear Elevation
SCALE: 1/8" = 1'



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



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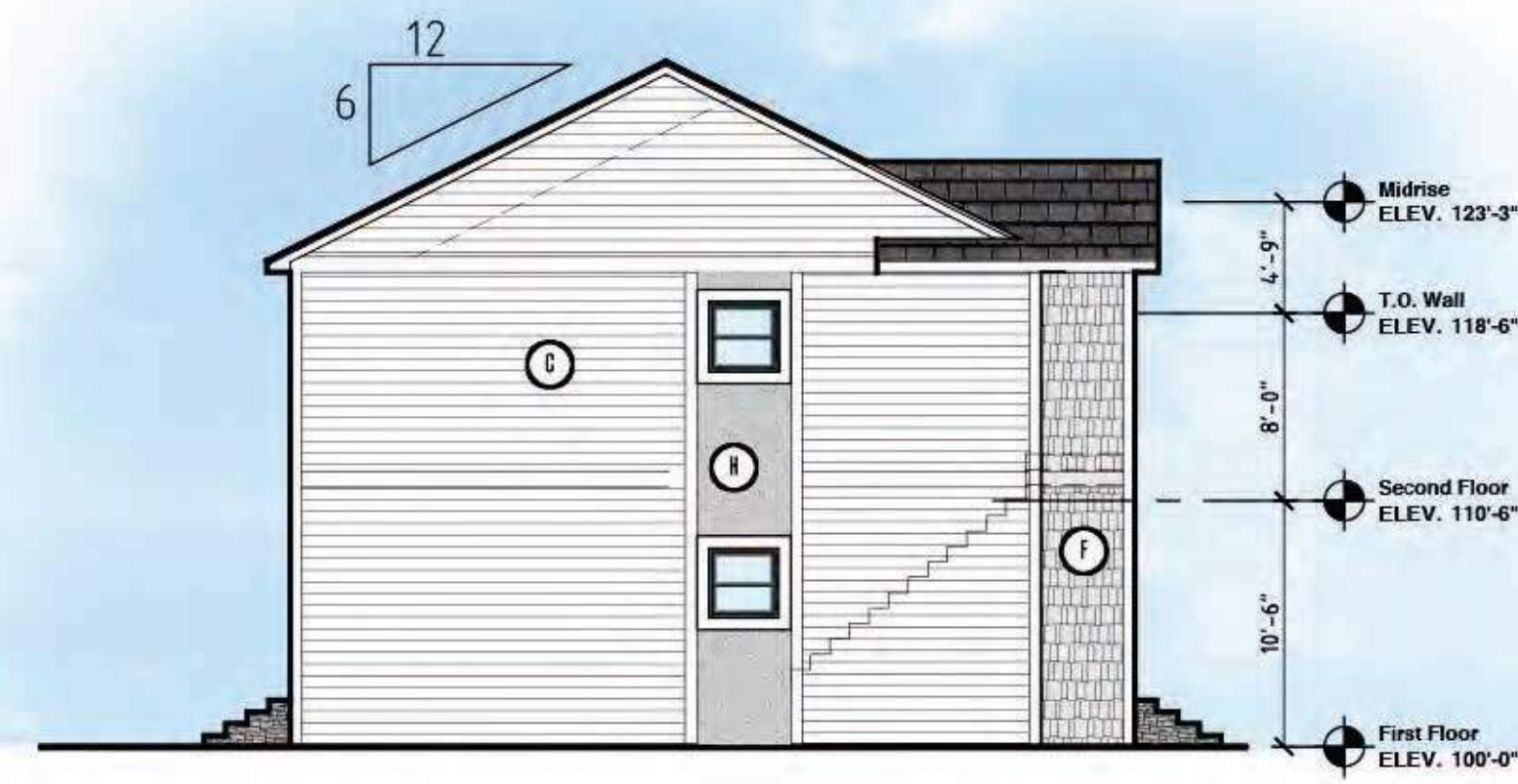
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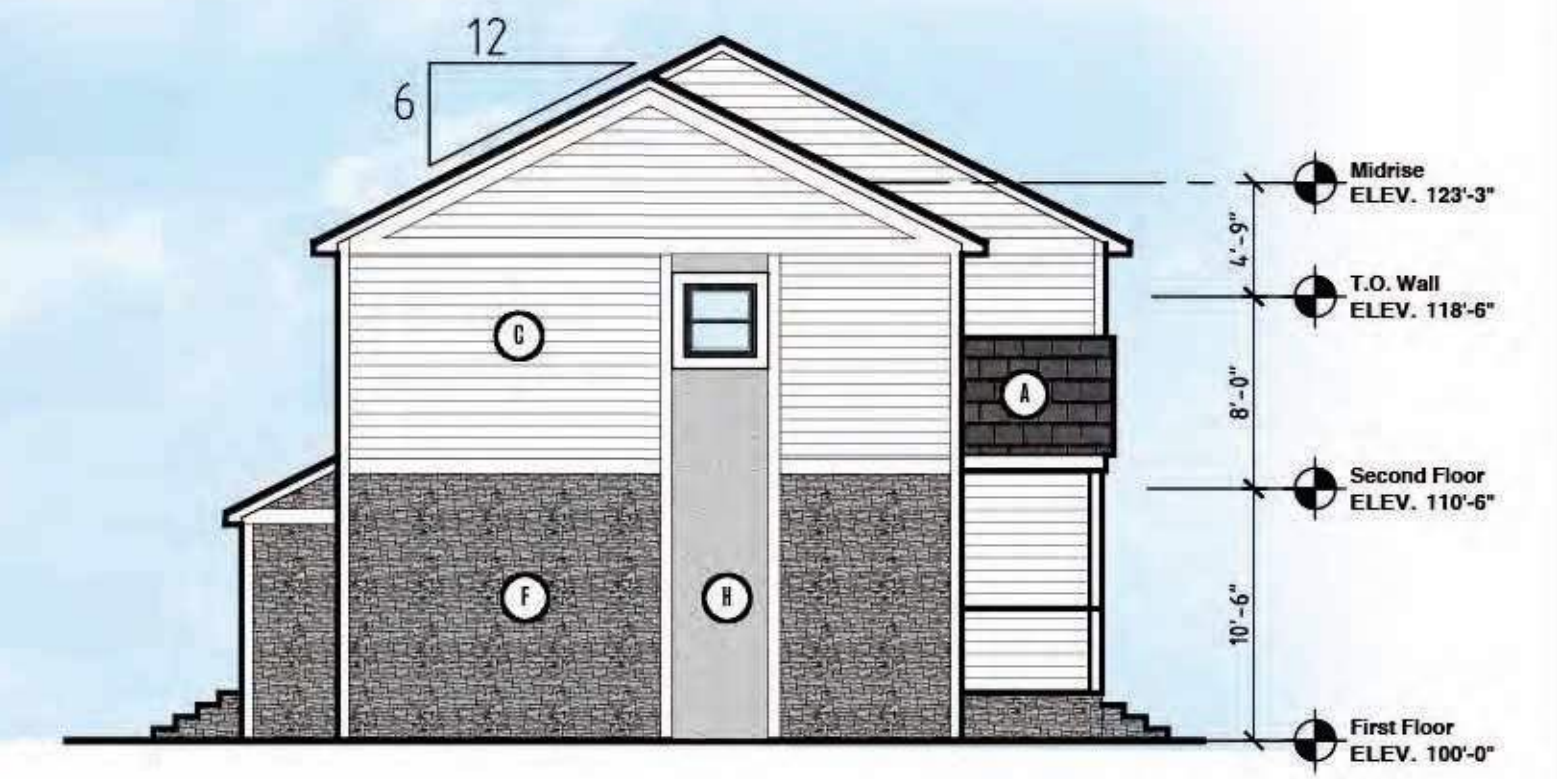
**Building B, C, D, E, F
& G Elevations**

022065
A201

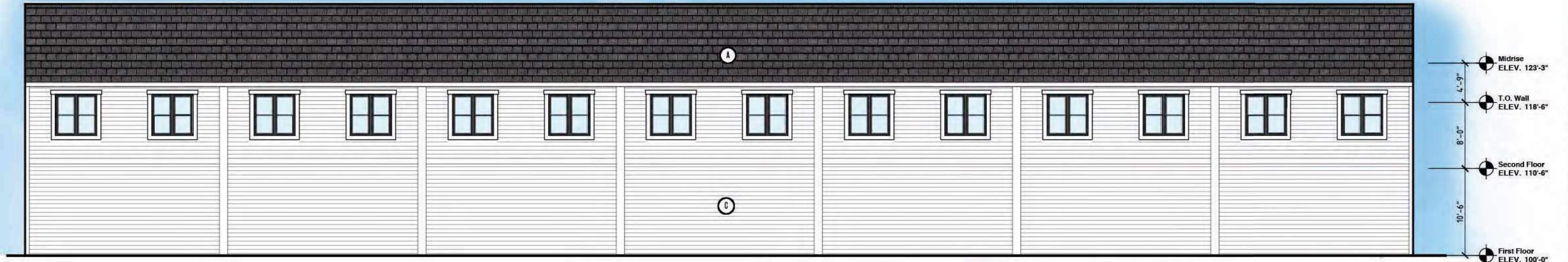
MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



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



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



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



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

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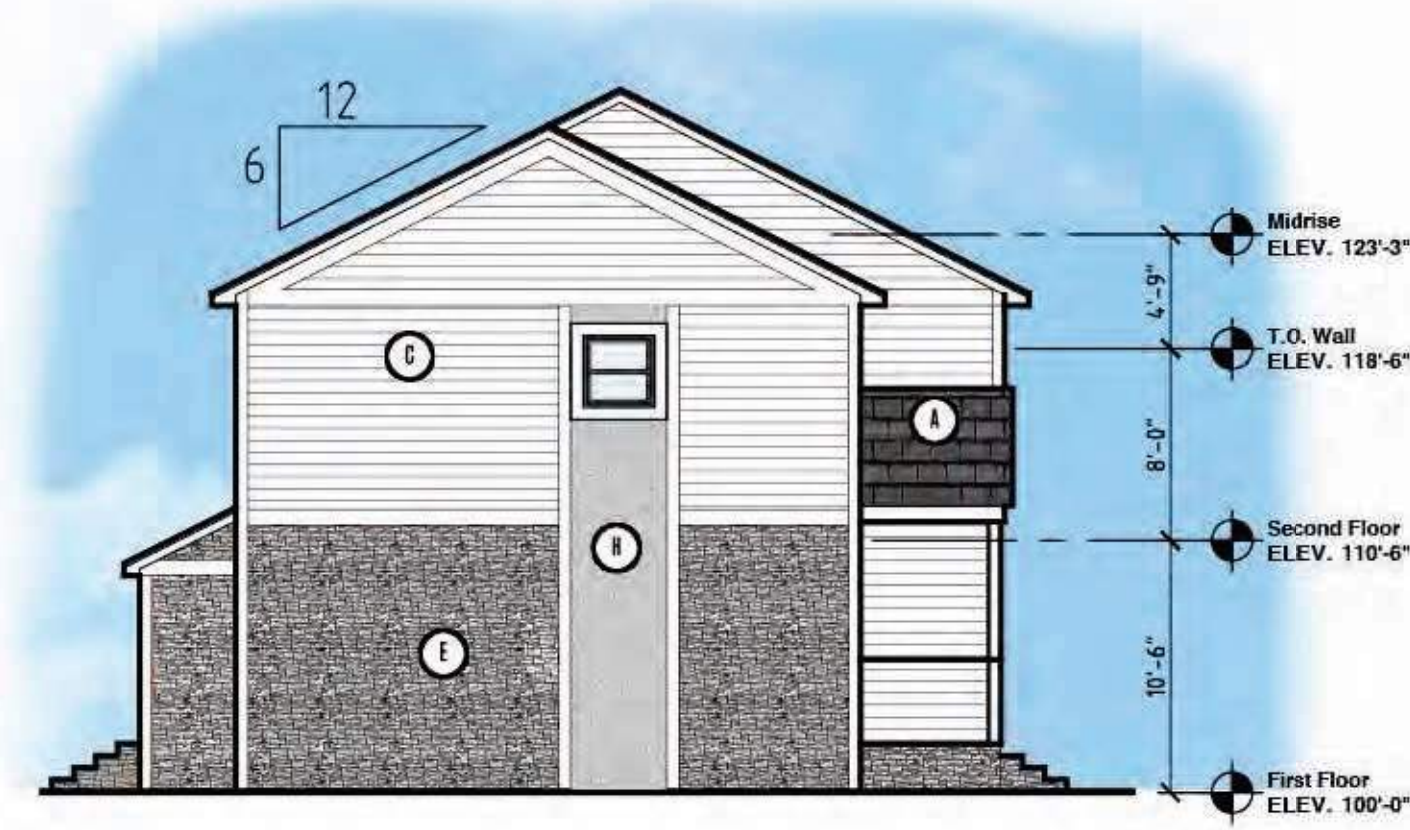
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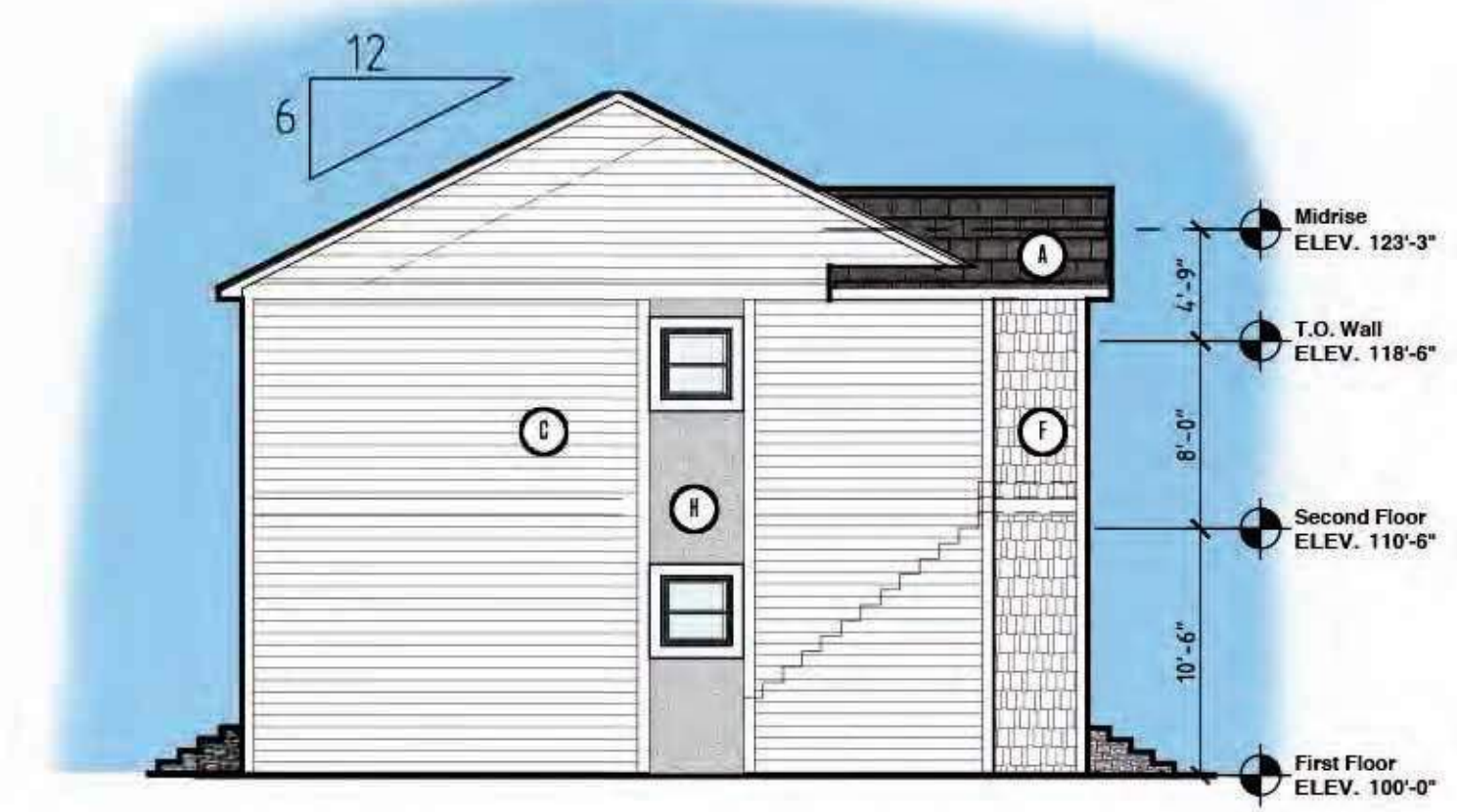
Building H Elevations

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



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



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



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



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

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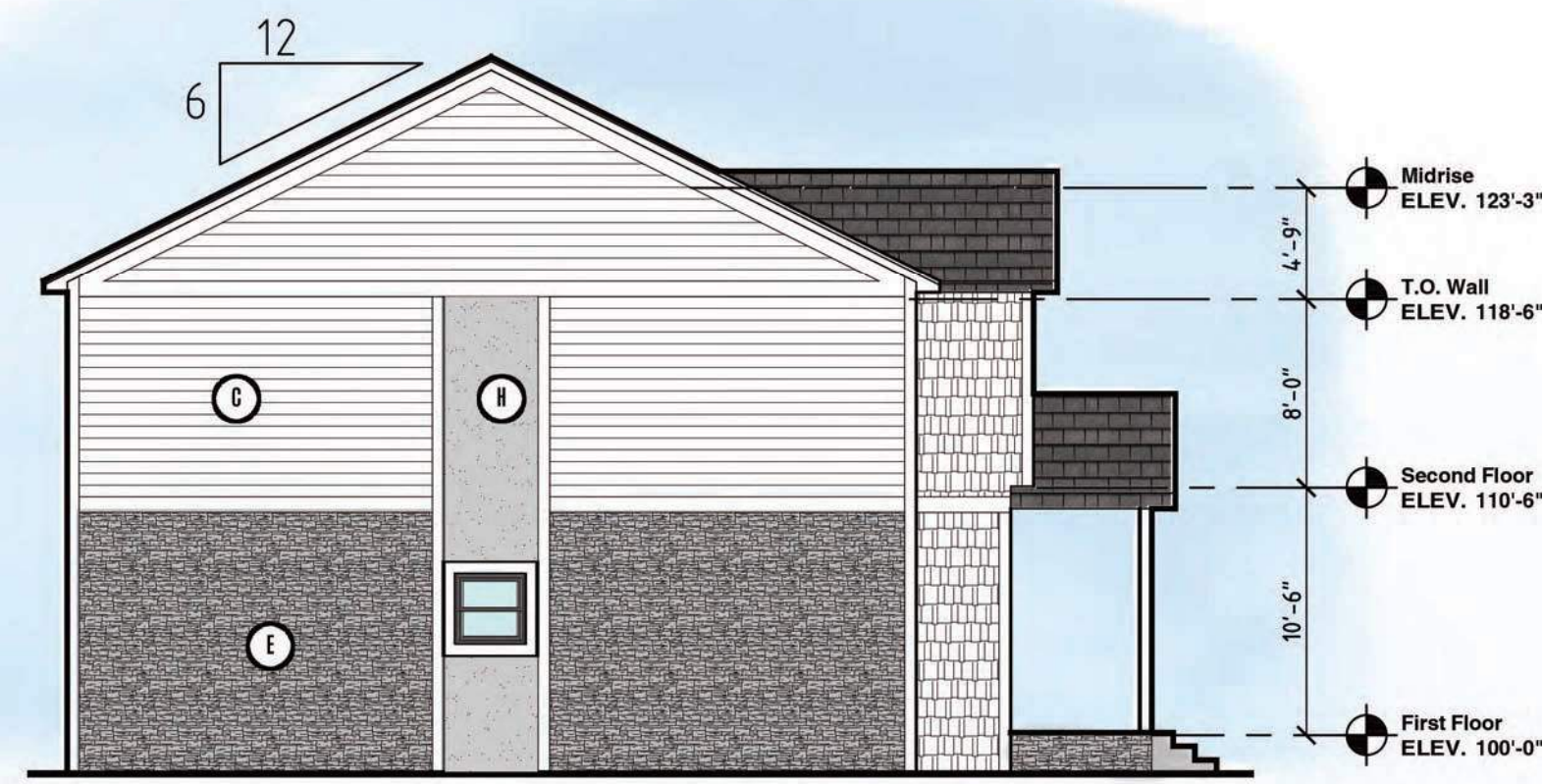
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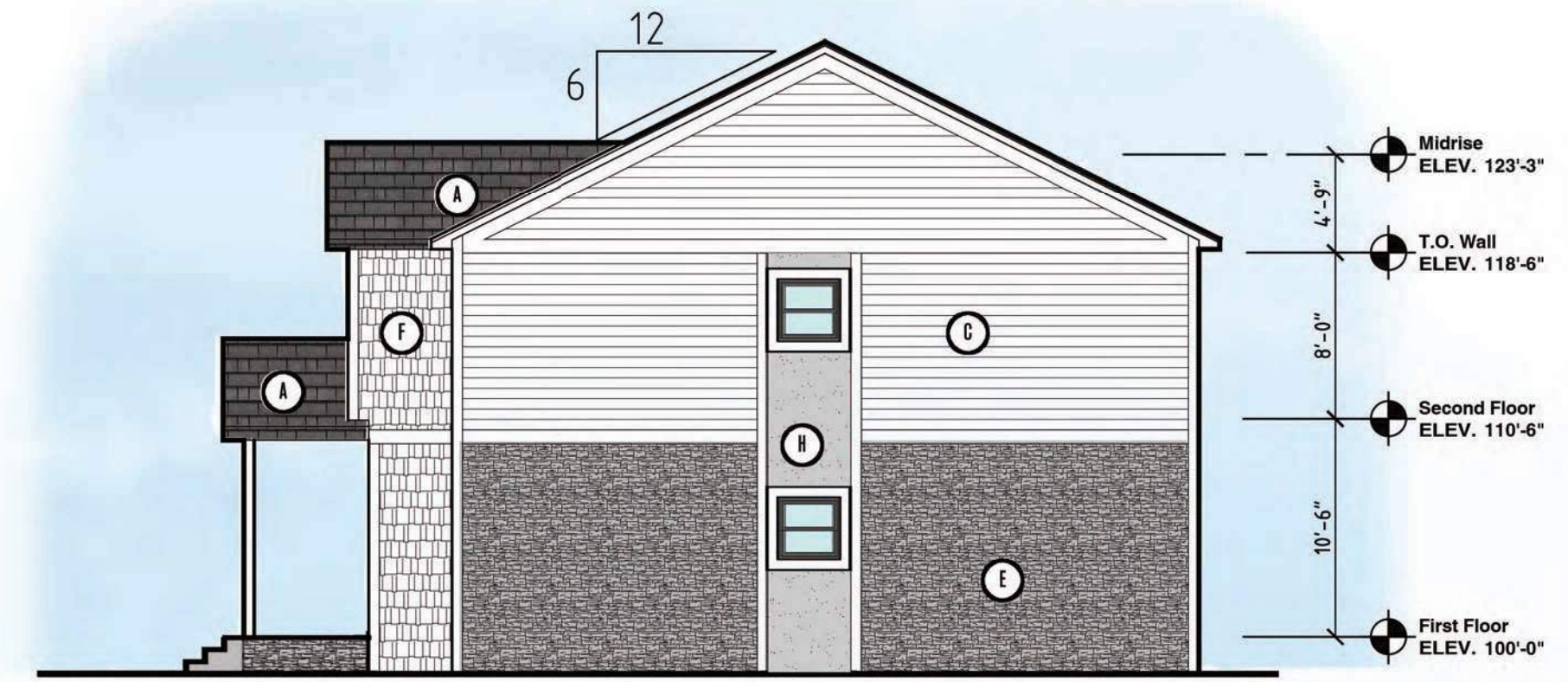
Building I Elevations

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'



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Building J Elevations

022065
A205