

**CITY OF MADISON HEIGHTS
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh, City Manager

SUBMITTED BY: Giles Tucker, CED Director

DATE: 06/30/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 07/11/22

ACTION REQUESTED

PRESENTATION	_____	FUTURE PUBLIC HEARING	_____
PUBLIC HEARING – SPECIAL APPROVAL	<u>✓</u>	BID AWARDS / PURCHASES	_____
PUBLIC HEARING – OTHER	_____	ORDINANCE - FIRST	_____
COMMUNICATION	_____	ORDINANCE - SECOND	_____
REPORT	_____	UNFINISHED BUSINESS	_____

DESCRIPTION OF ITEM

Special approval request PSP 22-07 - Hudson Madison II LLC/Reserve at Red Run Phase II - 30151, 30171 and 30183 Dequindre Rd. - Rest/Convalescent Home

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

The applicant, Hudson Madison II LLC, requests special use approval for a ‘rest or convalescent home’ known as The Reserve at Ren Run Phase II. The subject site is located at 30151, 30171 and 30183 Dequindre Road and consists of three (3) separate parcels (PINs 44-25-12-280-025; -026; and -027). The properties are currently zoned R-2, One-Family Residential. However, the applicant has concurrently applied to rezone the properties to R-M, Multiple Family Residential, under PRZN 22-01.

FINANCIAL IMPACT

No Impact	<u>✓</u>	Fee Waiver Proposed	_____
Budgeted Fund Name(s)	_____	Department Name	_____
Appropriated in Acct. No.	_____	Budget Amount	_____
Amount Available in Acct.	_____		
Second Account Number	_____	Budget Amount	_____
Amount Available in 2 nd Acct.	_____	Revenue Generated	_____
Other Comments	_____		

REVIEW CHECKLIST

DEPARTMENT	<u>Giles Tucker, CED Director</u>	DATE	_____
DEPARTMENT	_____	DATE	_____
CITY MANAGER	<u>Melissa R. Marsh, City Manager</u>	DATE	_____



MEMORANDUM

Date: June 30th, 2022
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Special Approval Request PSP 22-07 – 30171 Dequindre – ‘Reserve at Red Run Phase II’

Introduction

The applicant, Hudson Madison II LLC, requests special use approval for a ‘rest or convalescent home’ known as *The Reserve at Ren Run Phase II*. The subject site is located at 30151, 30171 and 30183 Dequindre Road and consists of three (3) separate parcels (PINs 44-25-12-280-025; -026; and -027). The properties are currently zoned R-2, One-Family Residential. However, the applicant has concurrently applied to rezone the properties to R-M, Multiple Family Residential, under PRZN 22-01.

Background and Analysis

The applicant proposes to construct a sixty (60) unit assisted living/memory care facility located on the west side of Dequindre Road, south of Oakland Drive. The subject site comprises three (3) separate parcels which are currently improved with single-family homes. If the project is approved, the applicant would be required to recombine the three properties into a single parcel.

While the properties are currently zoned R-2, One-Family Residential, the applicant has concurrently applied to rezone all three properties to R-M, Multiple-Family Residential, under case PRZN 22-01. Per Section **10.312(1)**, ‘rest or convalescent home’ facilities are permitted in the R-M district as a special use, subject to use-specific standards; these use-specific standards are listed in full at the end of this report.

The applicant has submitted a preliminary site plan for the project. As proposed, the existing single-family homes would be demolished to accommodate a one-story, 49,792 square foot assisted living and memory care facility. The project is associated with the *Reserve at Red Run* independent senior living facility currently under construction immediately to the south. The facility will feature on-site medical care services, dining rooms, activity and exercise rooms, and transportation services. Thirty-two (32) on-site parking spaces are proposed for staff and guests, satisfying minimum parking requirements. A preliminary landscape plan depicts landscape screening/buffering around the edges of the property and adjacent to the Dequindre Road right-of-way.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*

6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Single-Family Homes	R-2, One-Family Residential *
North	Fraternal Organization	R-2, One-Family Residential
South	Multiple-Family (under construction)	O-1, Office
East (across Dequindre)	Multiple-Family Residential/Retail	Multiple-family and Industrial (City of Warren)
West	Single-Family Homes/vacant	R-3, One-Family Residential

**Pending rezoning case PRZN 22-01 requesting R-M zoning.*

The subject site is located immediately to the north of *The Reserve at Red Run*, an independent senior living facility currently under construction, zoned O-1, Office. Adjacent properties to the west and north are zoned R-2 and R-3, One-Family Residential. Properties to the east (across Dequindre Road) are located within the City of Warren and are zoned for commercial and multi-family purposes.

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Office
North	Office
South	Office
East (across Dequindre)	Mixed-Use (City of Warren)
West	Single-Family Residential

The future land use of the subject site is “Office.” Per the Master Plan, the Office designation is intended to accommodate, *“a blend of local service, professional and general office uses into traditional office developments, as well as commercial uses that service office users.”*

Use-Specific Standards

Section **10.312(1)** of the Zoning Ordinance contains use-specific standards for rest or convalescent homes in the R-M zoning district. Based on the proposed concept plan, the project fails to satisfy the following standard:

No building is closer than 25 feet to any lot line.

As proposed, the one-story building is set back 10 feet from the southern property line. Further, the proposed building exceeds the maximum 35% lot coverage standard permitted for the R-M zoning district (42.6% lot coverage proposed). The applicant will need to modify the site plan to meet these standards or request variances from the Zoning Board of Appeals for these deficient items.

Staff Analysis

The proposed project aims to add a memory care/assisted living component to the *Reserve at Red Run* independent living facility currently under construction to the south. The northern two-thirds of the subject property borders several vacant, landlocked parcels to the west, reducing the direct impact to the adjacent single-family neighborhood. However, the southern third of the site does directly back up to three single-family homes to the west. In order to minimize the effect of development on these residential properties, staff recommends that the applicant increase the amount of large deciduous and evergreen trees at the southwest corner of the site in order to create a more dense landscape screen.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for a 60-unit memory care/assisted living facility at 30151, 30171 and 30183 Dequindre Road. The applicant has concurrently applied to rezone the three (3) subject parcels from R-2 to R-M under PRZN 22-01.
2. The proposed facility is compatible with uses permitted in the R-M, Multiple-Family, zoning district and, with appropriate buffering and screening, can be deemed compatible with adjacent single and multi-family residential land uses. The proposed use should not be detrimental to adjacent office, single-family, and multiple-family residential uses.
3. The proposed use is not completely aligned with the site's 'Office' future land use designation. However, staff recognizes that the existing pattern of detached, single-family houses on the subject parcels may not be the highest and best use for a principal arterial road such as Dequindre Road. Further, staff recognizes the need to provide additional housing, especially for those needing assistance due to memory issues and Alzheimer's.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section **10.312(1)**. However, the applicant will need to resolve issues relating to the southern building setback and maximum lot coverage or alternatively seek variances from the Zoning Board of Appeals (ZBA).
5. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29th, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-01:

- If City Council **approves** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City Council **approve** the requested special use with the following conditions:
 1. Resolve site plan deficiencies relating to the southern building setback and maximum lot coverage **or** seek the appropriate variances from the Zoning Board of Appeals.
 2. Upon Site Plan submittal, provide a revised Landscape Plan that depicts a greater number of evergreen and deciduous trees at the southwest corner of the site. The revised Landscape Plan should result in a denser, continuous landscape buffer and shall be provided to the satisfaction of the Site Plan Review Committee (SPRC).

- If City Council **denies** the concurrent rezoning to R-M under PRZN 22-01, staff recommends City Council **deny** the requested special use due to rest/convalescent home uses being prohibited in the R-2 zoning district.

Next Step

After the public hearing and discussion, the City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

Pertinent Zoning Ordinance Sections

Section 10.201 – *Special Approval Use Review Procedures and Requirements*

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
 - (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
 - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
 - (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
 - 1. Location of use(s) on site;
 - 2. Height of all improvements and structures;
 - 3. Adjacent conforming land uses;
 - 4. Need for proposed use in specified areas of the city;
 - 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 - 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
 - (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - 4. Adequacy of sight distances;
 - 5. Location and access of off-street parking;
 - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
 - (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

- (f) The use shall be properly served by utilities.
- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
 - 1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
 - 2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 - 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 - 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (l) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Sec. 10.312 – R-M Uses Permissible on Special Approval

- (1) *A dwelling constituting a home for children or others than those residing therein; for the aged, indigent or physically handicapped; a rest of convalescent home (feeble minded, insane or drug or liquor addicts excluded) when located on a lot containing not less than two acres with a minimum of 500 square feet for each occupant therein, and provided that no building is located nearer than 25 feet to any lot line.*

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following special approval requests:

Case # PSP 22-06

The applicant, EWM Miller Wash, LLC, requests Special Approval from City Council under Section 10.326 of the Madison Heights Zoning Ordinance for an automated car wash at 29022 Stephenson Highway, PINs 44-25-11-377-016; 44-25-11-377-015; 44-25-11-377-019. The property is currently zoned M-1, Light Industrial. The applicant has concurrently applied to rezone the property to B-3, General Business, under case PRZN 22-02.

Case # PSP 22-07

The applicant, Hudson Madison II LLC, requests Special Approval from City Council under Section 10.312 of the Madison Heights Zoning Ordinance for a 'rest or convalescent home' at 30171 Dequindre Road, PINs 44-25-12-280-025; -026; and -027. The property is currently zoned R-3, One-Family Residential. The applicant has concurrently applied to rezone the property to R-M, Multiple-Family Residential under case PRZN 22-01.

The applications and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at www.madison-heights.org in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC
City Clerk
(248) 583-0826



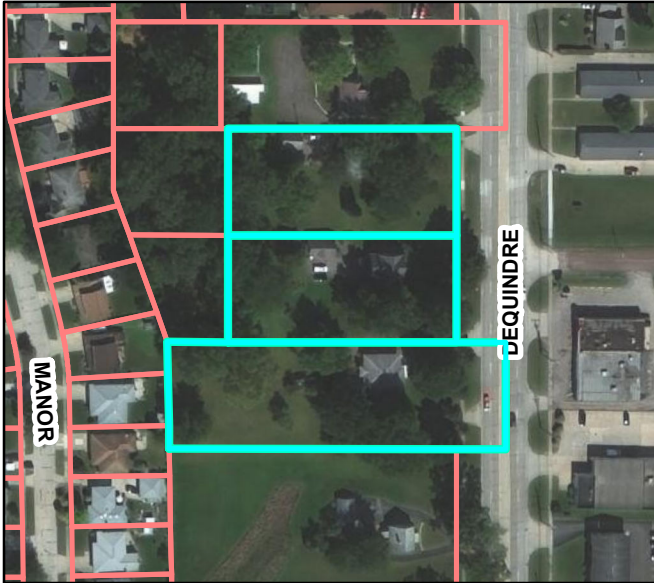
30151 Dequindre Road
30171 Dequindre Road
30183 Dequindre Road

Site Address: 30151, 30171, 30183 Dequindre Road



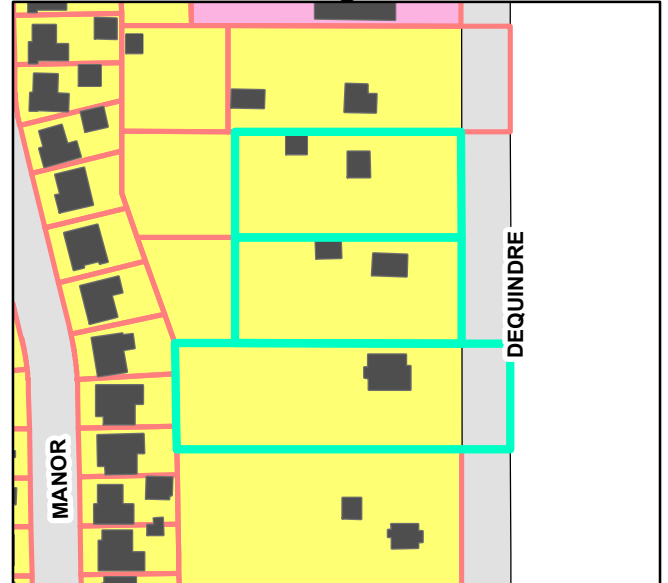
Click for maps

Aerial



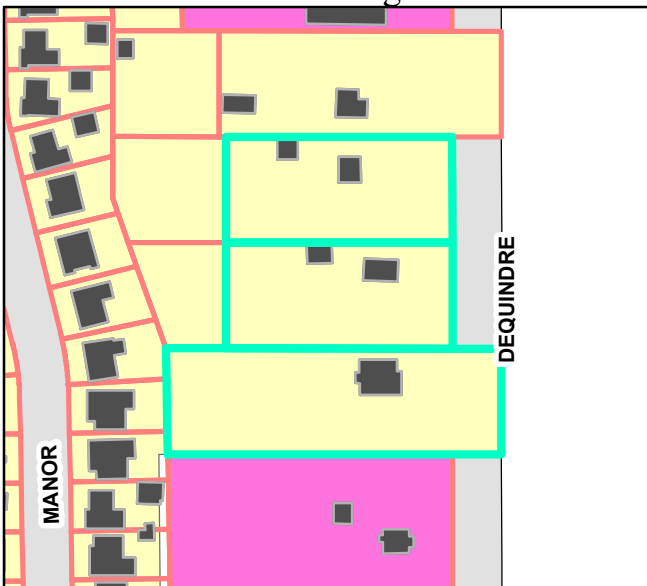
- 30151, 30171, 30183 Dequindre Rd
- Parcels

Existing Land Use



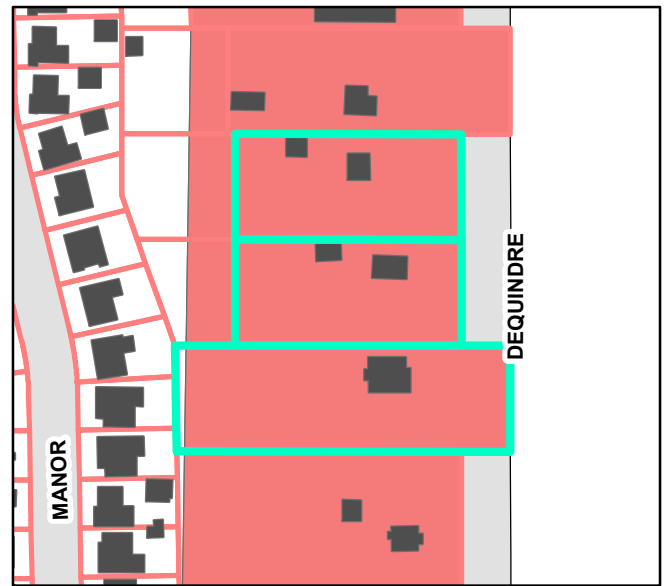
- 30151, 30171, 30183 Dequindre Rd
- Single And Two Family
- Buildings
- Office
- Parcels
- Commercial
- Industrial
- Vacant
- Public

Zoning



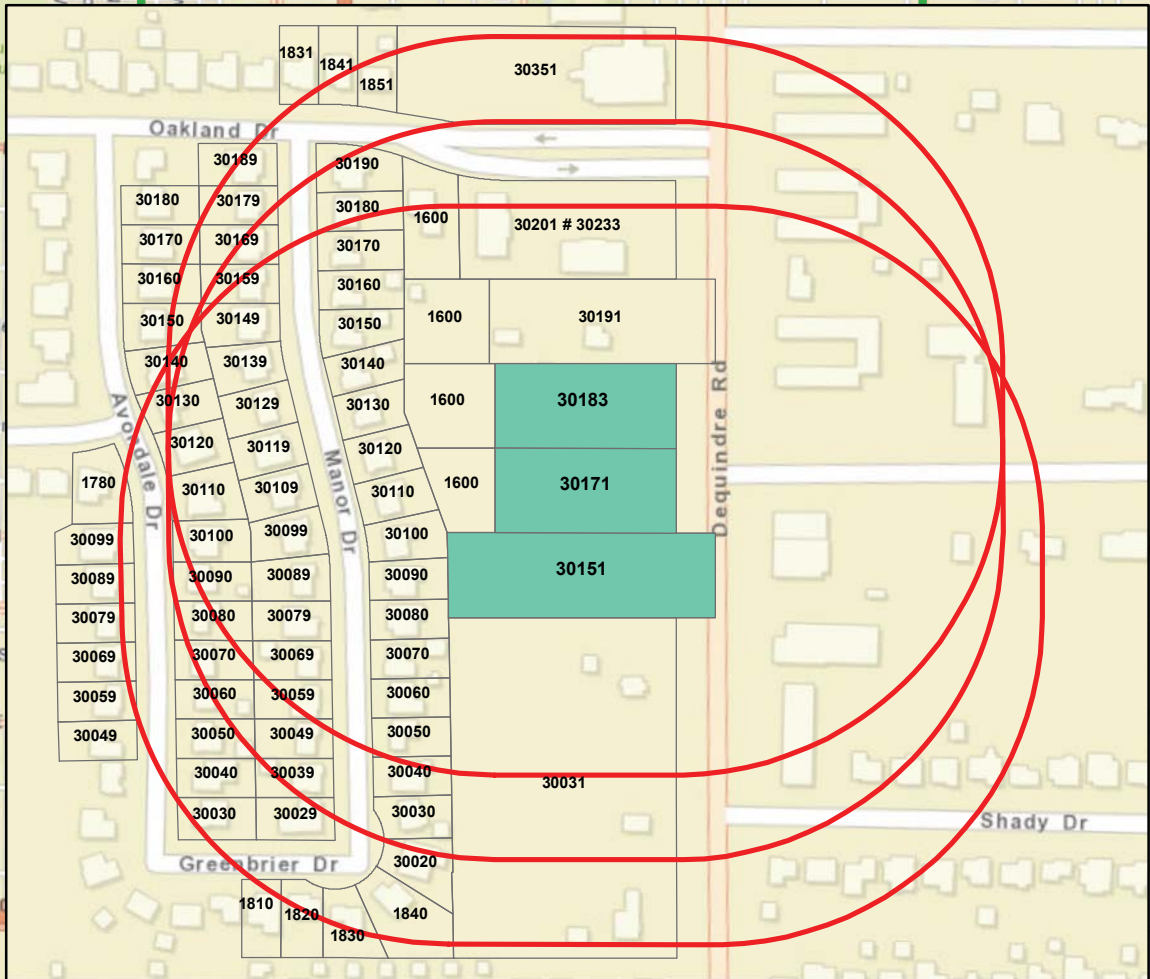
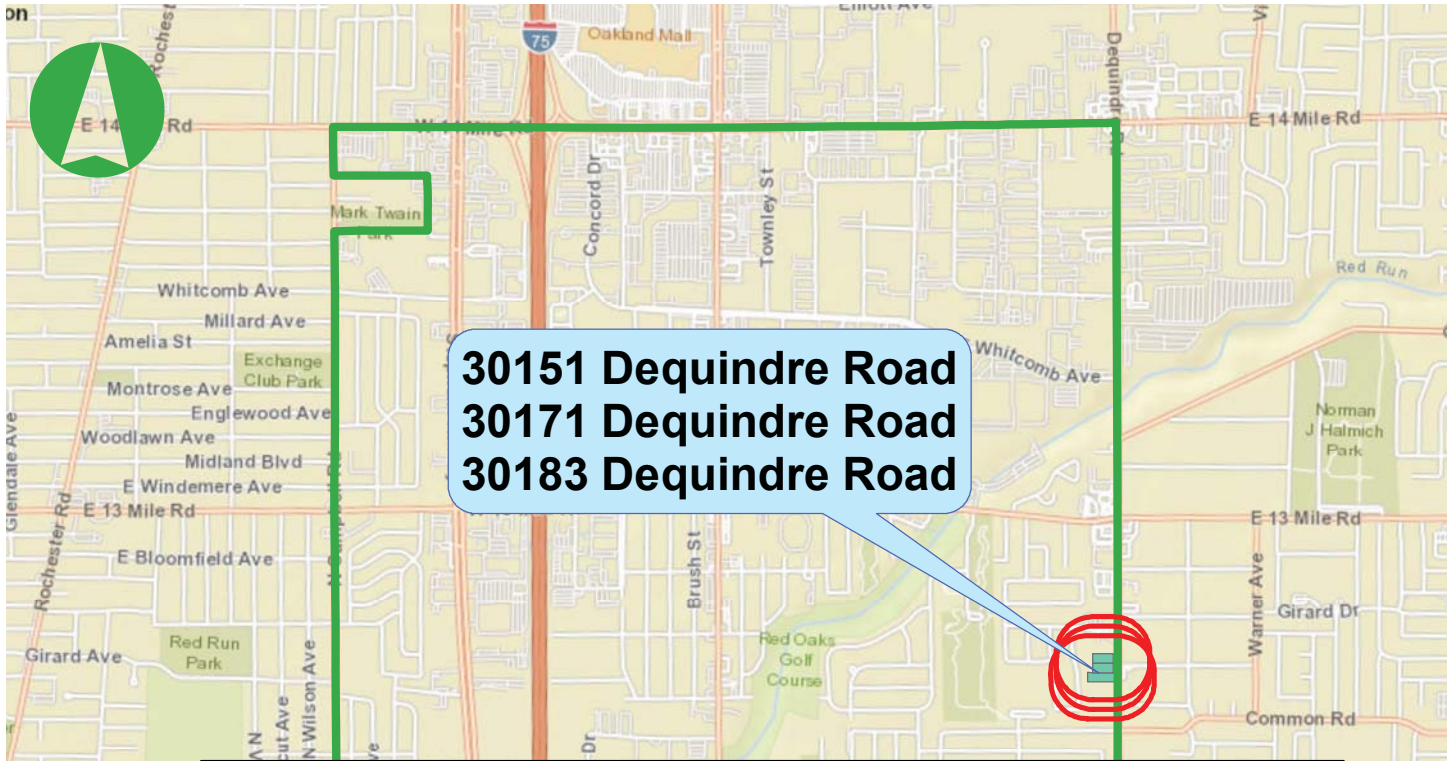
- 30151, 30171, 30183 Dequindre Rd
- R-1 Residential
- Buildings
- R-3 Residential
- Parcels
- O-1 Office

Future Land Use



- 30151, 30171, 30183 Dequindre Rd
- Commercial
- Single Family
- Recreation
- Multiple Family
- Conservation
- Mixed Use Innovation
- Office

BUFFER 500 FT





**CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL**

FOR OFFICE USE ONLY	
Request No:	<u>BPA-007</u>
Date Filed:	_____
Approved by CDD:	_____
Approved for Hearing:	_____

I (we) the undersigned, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)
 Building Address: 30151, 30171 & 30183 Dequindre Road Tax ID No.: 44 - 25 - 12 - 280 - 026
027
025

APPLICANT INFORMATION	
Name:	<u>Hudson Madison II LLC</u>
Phone No.:	<u>(248) 540-9300 ext. 12</u> Fax No.: <u>(248) 988-8867</u>
Mailing Address:	<u>280 West Maple Road, Suite 230</u> City, State, Zip: <u>Birmingham, MI 48009</u> <small>(Notices will be mailed to this address)</small>
Interest in Property:	<u>Purchaser & Developer</u>

BUILDING & BUSINESS INFORMATION	
Zoning District:	<u>R-M</u> Use Requested Pursuant to Section <u>10.312.(1)</u> of the Zoning Ordinance
Explain Requested Use in Detail:	_____
	<u>The proposed community is a one-story building consisting of 60 units. Senior residents will have access to care services, meals, educational & exercise activities, housekeeping, and transportation services. The building will be licensed with the state of Michigan under Homes for the Aged. The community will offer one-bedroom & studio units with no kitchens. The building will offer space for residents to participate in activities, such as art, reading and games, religious services, barber/beauty services, dining & gardening.</u>
The above referenced parcel is known as:	(Lots(s) Acreage Parcel (s)) <u>2.86 Acres</u> of _____
Subdivision (if platted lot(s)) and is located on the N S E <u>(W)</u> (Circle One) side of <u>Dequindre</u> Street/Road between <u>Moulin Avenue</u> Street/Road and <u>Oakland Drive</u> Street / Road.	
Hours of Operation:	<u>24/7 for senior residents</u>
Property Frontage:	<u>388.5'</u> Width/Depth: <u>280.9' - 314.52'</u> No. of Parking Spaces: <u>32</u> Private Lot <input checked="" type="checkbox"/> Shared Lot _____
No. of Floors:	<u>1</u> Max. No. of Employees: <u>20</u> Male <u>N/A</u> Female <u>N/A</u> No. on Largest Single Shift: <u>10</u>
No. of Seats for Restaurant or Assembly Uses:	<u>60</u> Capacity of Waiting Area: <u>N/A</u>
Building: New <input checked="" type="checkbox"/> or Existing _____ Will Additions or Alterations to the Building be Required? <u>N/A</u> <input checked="" type="checkbox"/>	
Explain:	<u>N/A</u>
Describe Any Other Site Improvements to be Made:	<u>N/A</u>
Building Owner Name:	<u>N/A</u> Phone No.: <u>N/A</u> Fax No.: <u>N/A</u>
Mailing Address:	<u>N/A</u> City: <u>N/A</u> Zip: <u>N/A</u> <small>(Notices will be mailed to this address)</small>

**Note: All blanks and boxes above must be completed. Use N/A where appropriate.
CONTINUED ON REVERSE SIDE**



**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.
This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER: POA Betty Huffman

Signature Krisaundra Crowe
Printed Name Krisaundra Crowe
Date 6-9-22

FOR THE APPLICANT IF NOT THE OWNER:

Signature Jeffrey Buck
Printed Name Jeffrey Buck
Date 6-13-2022

NOTARY:

On this 9 day of June 2022

Before me personally appeared Krisaundra Crowe to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

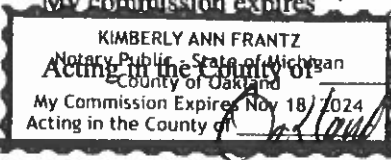
Notary's Signature Kimberly Ann Frantz
Notary's Printed Name Kimberly Ann Frantz
Notary public, State of Michigan,
County of Oakland
My commission expires Nov 18 2024
Acting in the County of Oakland

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared JEFFREY BUCK to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature Amy L. Bessler
Notary's Printed Name AMY L. BESSLER
Notary public, State of Michigan,
County of OAKLAND
My commission expires 9/27/28



OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____
Two Site Plans Attached no larger than 11 x 17 inches Yes No
Copies to C.D.D. _____
Notices Mailed to Properties Within 500 Feet _____
Council Action _____
Meeting Date _____

**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature Walter F Kozak
Printed Name WALTER F KOZAK
Date 6/9/22

FOR THE APPLICANT IF NOT THE OWNER:

Signature Jeffrey Buck
Printed Name Jeffrey Buck
Date 6-13-2022

NOTARY:

On this 9th day of June, 2022

Before me personally appeared

Walter Kozak to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature Renata A. McEnhill

Notary's Printed Name Renata A. McEnhill

Notary public, State of Michigan,

County of Wayne

My commission expires July 23, 2027

Acting in the County of Macomb

NOTARY:

On this 13th day of JUNE 2022

Before me personally appeared

JEFFREY BUCK to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature Amy L. Bessler

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND

My commission expires 9/27/28

Acting in the County of OAKLAND

OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

Two Site Plans Attached no larger than 11 x 17 inches Yes No

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

Meeting Date _____

**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include two (2) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required one thousand dollar (\$1000.00) fee.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature *Marvin L Huffman*
Printed Name Marvin L Huffman
Date 6/13/2022

FOR THE APPLICANT IF NOT THE OWNER:

Signature *Jeffrey Buck*
Printed Name Jeffrey Buck
Date 6-13-2022

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared

MARVIN HUFFMAN to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature *Amy L. Bessler*

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND

My commission expires 9/27/28

Acting in the County of OAKLAND

NOTARY:

On this 13TH day of JUNE, 2022

Before me personally appeared

JEFFREY BUCK to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature *Amy L. Bessler*

Notary's Printed Name AMY L. BESSLER

Notary public, State of Michigan,

County of OAKLAND

My commission expires 9/27/28

Acting in the County of OAKLAND

OFFICE USE ONLY

\$1000.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

Two Site Plans Attached no larger than 11 x 17 inches Yes No

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

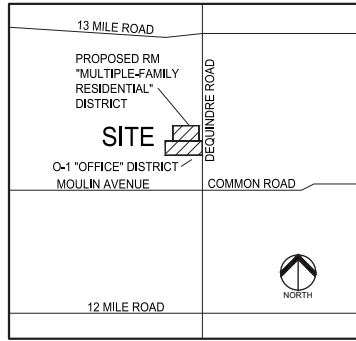
Meeting Date _____

PRELIMINARY SITE PLANS

THE RESERVE AT RED RUN - PHASE II

30151, 30171, 30183 DEQUINDRE RD.
MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
6/23/2022		CITY SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
A.100	OVERALL FLOOR PLAN
A.101	ENLARGED FLOOR PLAN (SOUTH)
A.102	ENLARGED FLOOR PLAN (NORTH)

DESIGN TEAM

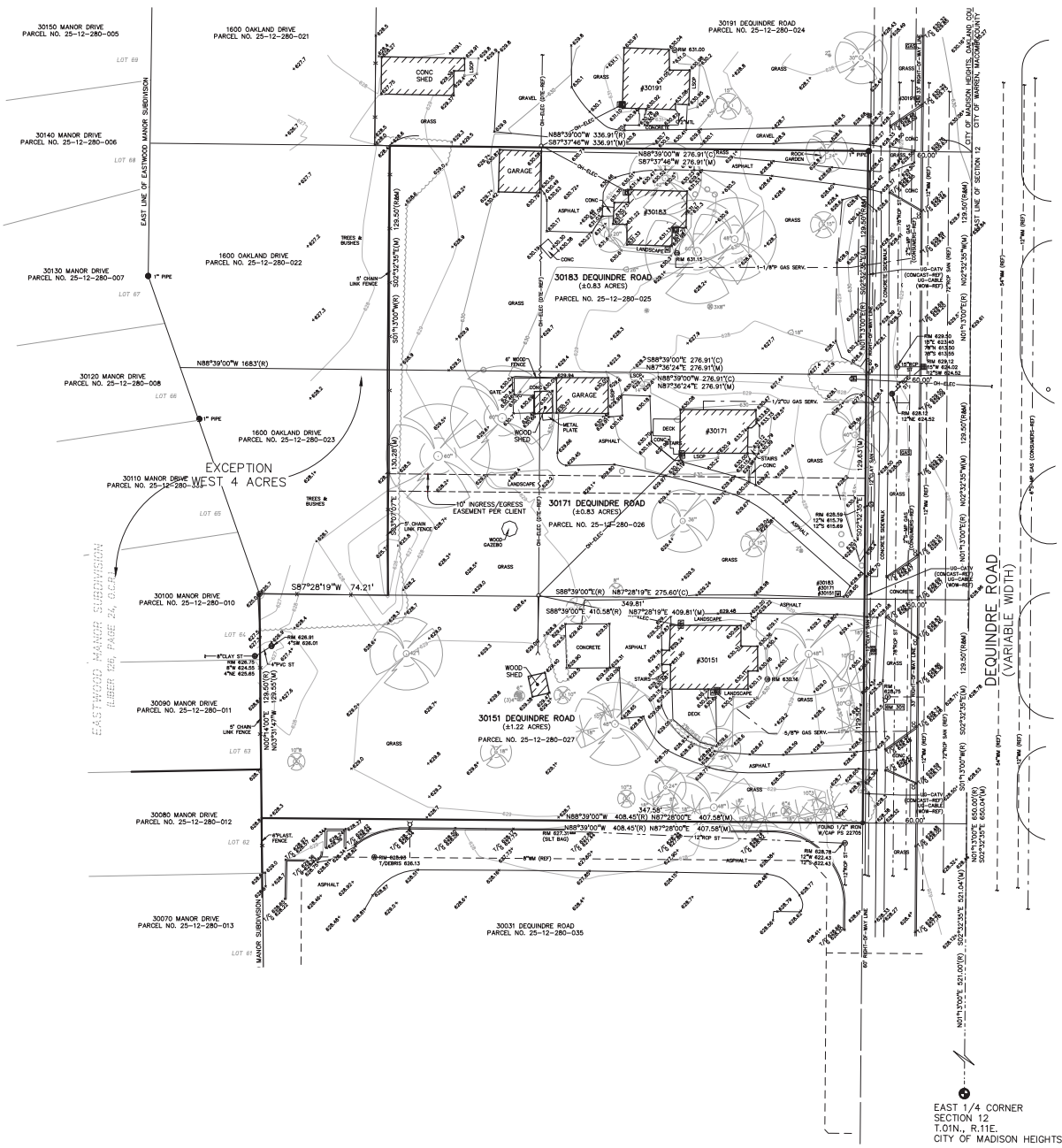
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
HUDSON MADISON II LLC 280 WEST MAPLE ROAD BIRMINGHAM, MI 48009 CONTACT: JEFFREY BUCK PHONE: 248.540.9300 EMAIL: JBUCK@CYPRESSPARTNERS.BIZ	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
KREIGER KLATT ARCHITECTS, INC 2120 EAST ELEVEN MILE, RD. ROYAL OAK, MI 48076 CONTACT: VINNY KACHOREK PHONE: 248.414.9270 EMAIL: VINNY@KREIGERKLATT.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
CITY SITE PLAN SUBMITTAL	6/23/2022



NOT FOR CONSTRUCTION

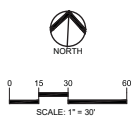


LEGEND:

- ELEC. POLE & GUY WIRE
- ELEC. CABLE TV & FIBER OPT.
- COM. ELEC. ELEC. COMMUNICATION LINE, FEEDLINE & MANHOLE
- ELEC. ELEC. ELEC. HOLE, METER & HANDBOX
- ELEC. GAS LINE
- EX. GAS VALVE & GAS LINE METER
- EX. TRANSFORMER & BREAKER VAULT
- EX. WATER MAIN
- EX. HORIZONTAL GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUT/OFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. WARD DRAIN & ROOF DRAIN
- EX. INTERIOR WOOD STRUCTURE
- EX. MAIL BOX, SIGN & LIGHT POLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

REFERENCE DRAWINGS

CONDOMINIUM SURVEY MAP 2019-011-01, DATED 08/20/2019
 TOPOGRAPHIC SURVEY, PEA JOB NO. 2019-036, DATED JULY 9, 2019
 ELECTRIC, SITE ELECTRIC FACILITY MAP 2019-037
 GASE, CONCRETE CABLE MAP
 WOOD CABLE MAP FILE
 WATER MAIN, DWG 2019-038



CAUTION!
 This drawing is a preliminary drawing and is not intended for construction. It is for informational purposes only. The contractor is responsible for verifying all conditions in the field before construction begins. The engineer is not responsible for any errors or omissions in this drawing.

LEGAL DESCRIPTION:

PARCEL ID 25-12-280-007
 Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
 T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR. TH S 88-30-00 W 484.65 FT, TH N 80-14-00 E 129.50 FT, TH S 88-30-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22 A

PARCEL ID 25-12-280-008
 Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
 T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 460.00 FT FROM E 1/4 COR. TH N 01-13-00 E 129.50 FT, TH N 88-30-00 W 188.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-30-00 E 188.91 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC W 134.67 FT 0.82 A

PARCEL ID 25-12-280-009
 Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
 T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR. TH S 01-13-00 E 129.50 FT, TH N 88-30-00 W 338.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-30-00 E 338.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

BENCHMARKS

(OPEN EXPOSED, HAND/BD)

BM #300
 ARROW ON A HYDRANT LOCATED APPROX. 43' EAST FROM THE CENTERLINE OF DEQUINDRE ROAD AND APPROX. 03' SOUTH FROM THE CENTERLINE OF SHADY DRIVE. (NOT WITHIN SURVEY LIMITS)
 ELEV. = 431.95'

BM #301
 ARROW ON A HYDRANT LOCATED APPROX. 47' WEST FROM THE CENTERLINE OF DEQUINDRE ROAD AND APPROX. 02' NORTH OF THE DRIVE TO 30151 DEQUINDRE ROAD.
 ELEV. = 430.87'

FLOODPLAIN NOTE:
 THE SUBJECT PARCEL LIES WITHIN A NON-PRINTABLE PANEL, AND IS AN AREA DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN (ZONE 1) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26120C0264F, DATED SEPTEMBER 29, 2006.

CLIENT
**HUDSON
 MADISON II LLC**
 280 WEST MAPLE ROAD, SUITE 230
 MADISON HEIGHTS, OHIO 48071

PROJECT TITLE
**THE RESERVE
 AT RED RUN -
 PHASE II**
 30151, 30171, 30183 DEQUINDRE RD.
 MADISON HEIGHTS, OHIO 48071

REVISIONS

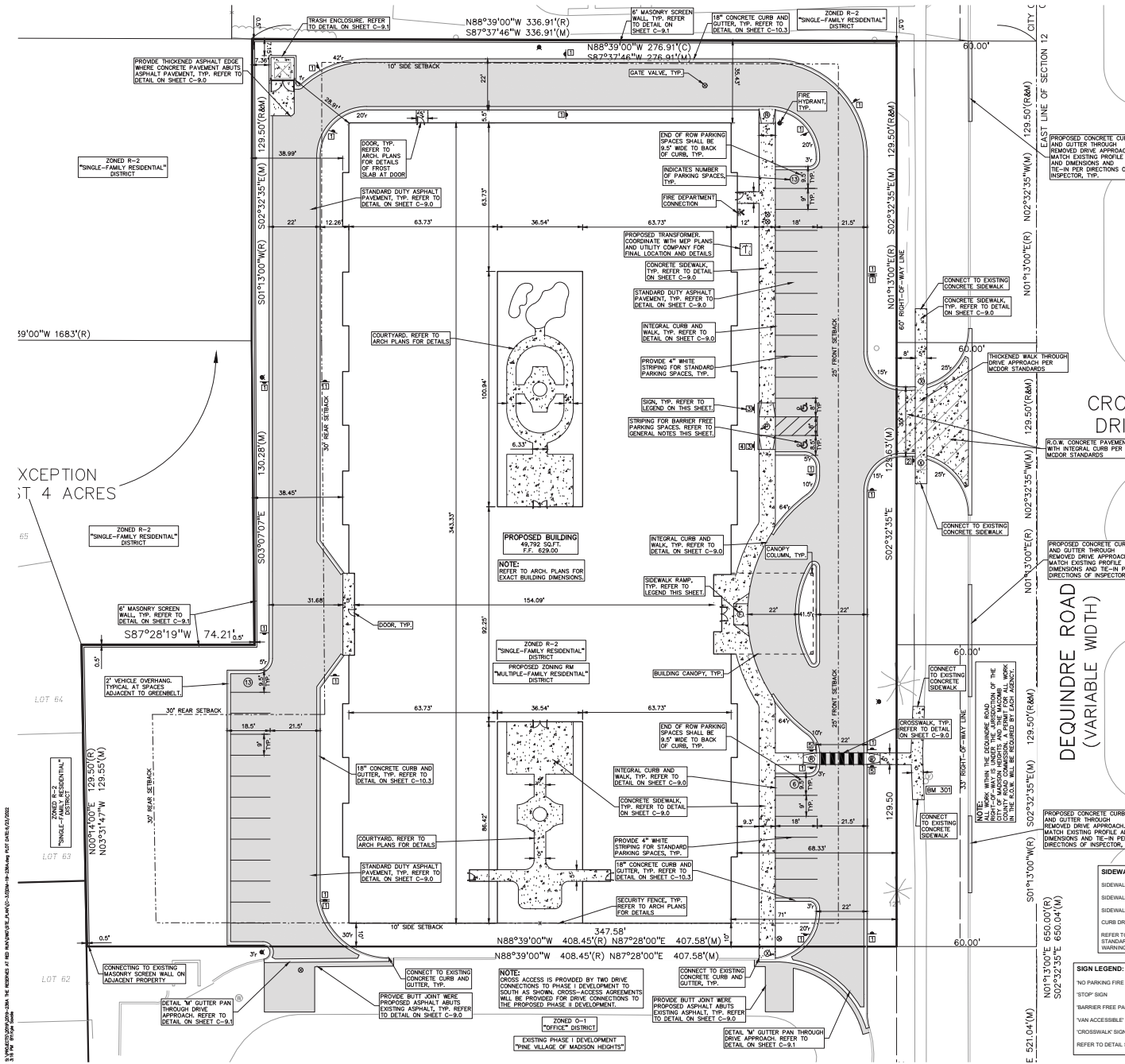
ORIGINAL ISSUE DATE:
 JUNE 23, 2022
 DRAWING TITLE
**TOPOGRAPHIC
 SURVEY**

PEA JOB NO. 2019-236A

P.M.	JPS
C.N.	MT
DES.	KPS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-1.0**

3/15/2022 10:00 AM
 3/15/2022 3:10 PM
 3/15/2022 3:10 PM



GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
 1. ALL DIMENSIONS SHOW AREA TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE, CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. NO PARKING-FIRE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LINES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK PAVING DETAILS.



SITE DATA TABLE:

SITE AREA 2.68 ACRES (116,873 SF) NET AND GROSS
 CURRENT ZONING R-2, RESIDENTIAL
 FUTURE LAND USE OFFICE
 PROPOSED ZONING RM - MULTIPLE-FAMILY RESIDENTIAL
 PROPOSED USE ASSISTED LIVING & MEMORY CARE (49,792 SF)
 PROPOSED USE REQUIRES SPECIAL APPROVAL

BUILDING INFORMATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FT. (3 STORIES)
 PROPOSED BUILDING HEIGHT = 1 STORY - WILL NOT EXCEED 35 FT.
 BUILDING AREA = 49,792 SF
 + 24 (STUDIO) MEMORY CARE UNITS AND 36 (1400) ASSISTED LIVING UNITS
 BUILDING FOOTPRINT AREA = 49,792 SF
 MAXIMUM BUILDING COVERAGE = 35%
 BUILDING LOT COVERAGE = 46.91%
 *WHEN COMBINED WITH THE PHASE I PARCEL TO THE SOUTH, THE BUILDING COVERAGE PROPOSED IS 49.39% (55,435 SF) + 179,098 SF = 234,533 SF

SETBACK REQUIREMENTS:

FRONT (EAST)	REAR (WEST)	REQUIRED	PROPOSED
25'	10'	10'	10'
25'	10'	10'	10'
25'	10'	10'	10'

PARKING CALCULATIONS:
 CONVALESCENT HOMES = 1 SPACE PER 4 UNITS + 1 PER EACH EMPLOYEE
 TOTAL REQUIRED PARKING = (80 UNITS) + 10 EMPLOYEES = 25 SPACES
 TOTAL PROPOSED PARKING SPACES = 32 SPACES INC. 2 HC SPACES

SITE SOIL INFORMATION:
 ACCORDING TO THE USGS NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
 S2A - SELF-DRAINING LOAMY SAND, 0 TO 3 PERCENT SLOPES

PAVING NOTES:

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS SHOULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT SHOULD 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.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 12" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE PROPOSED CONCRETE ABUTMENT.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN PAVEMENTS OF PROPOSED CONSTRUCTION, PROVIDE 3/4" PROFILES EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE CONCRETE SIZES AND SPACING MUST BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 12" EXPANSION JOINT.
 - CONTROL LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITH THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS.
 - 12" X 12" 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
 - PRECAST INTERLOCKING PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT.
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - PLACE 12" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 12" X 12" EXPANSION JOINT
 - AT SPACING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIAL LOCATIONS IN A CURVE
 - AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - AT THE END OF RADII AT OPPOSITE ENDS IN A CURVED LANDSCAPE ISLAND
 - JOINTS WHEN TO CONCRETE PAVEMENT.
 - PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - PLACE 12" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 12" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL JOINT (SEE DETAIL ON SHEET C-3.0)
 - IN BETWEEN PAVEMENTS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT).
 - CARRY THE REBAR CONTINUOUSLY BETWEEN JOINTS.
 - IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN THE TWO PIECES OF REBAR PER THE LATEST MOST SPECIFICATIONS.
- CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - PLACE 12" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADII IN INTERSECTION
 - PLACE TRANSVERSE 12" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - PLACE 12" EXPANSION JOINT WHEN ABUTTING A FENCE STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

SIDEWALK RAMP LEGEND:

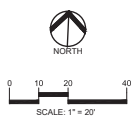
SIDEWALK RAMP TYPE R	Ⓡ
SIDEWALK RAMP TYPE F	Ⓡ
SIDEWALK RAMP TYPE P	Ⓡ
CURB DROP ONLY	Ⓡ

REFER TO LATEST MFD R-28 STANDARD RAMP AND DETECTABLE WALKING DETAILS.

SIGN LEGEND:

NO PARKING FIRE LANE SIGN	Ⓡ
STOP SIGN	Ⓡ
BARRIER FREE PARKING SIGN	Ⓡ
VAN ACCESSIBLE SIGN	Ⓡ
CROSSWALK SIGN	Ⓡ

REFER TO DETAIL SHEET FOR SIGN DETAILS.



CAUTION!
 THIS DRAWING IS UNLESS OTHERWISE SPECIFIED FOR THE USE OF THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

CLIENT:
HUDSON MADISON II LLC
 200 WEST HIGHLAND ROAD, SUITE 250
 ANN ARBOR, MI 48106

PROJECT TITLE:
THE RESERVE AT RED RUN - PHASE II
 30151, 30171, 30183 DEQUINDRE RD.
 ANN ARBOR, MI 48106-0001

REVISIONS:

NO.	DATE	DESCRIPTION

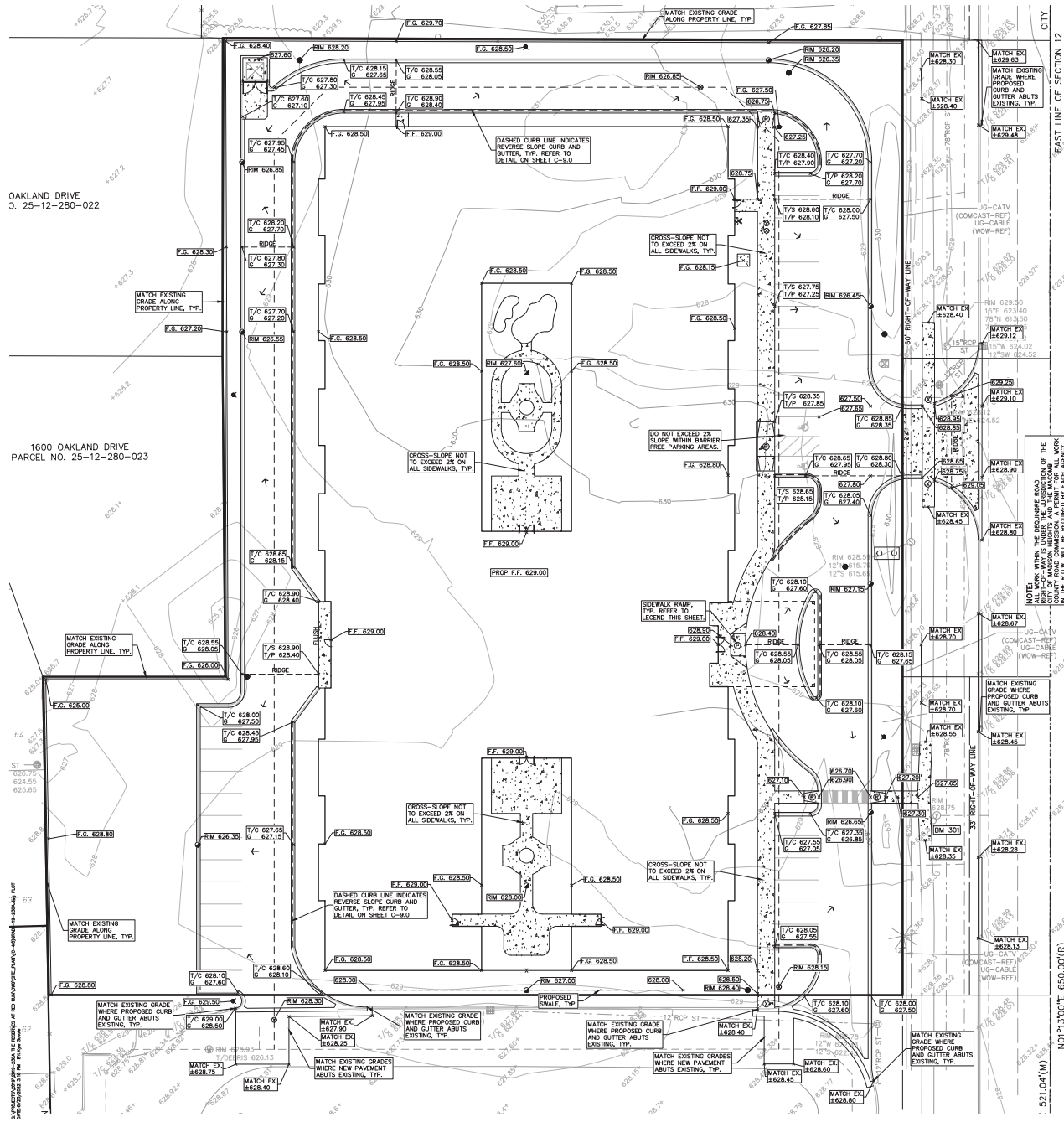
ORIGINAL ISSUE DATE:
 JUNE 23, 2022

DRAWING TITLE:
PRELIMINARY SITE PLAN

PEA JOB NO.: 2019-236A
P.M.: JPS
D.N.: MT
DES.: KPS

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALEDITCH

ABBREVIATIONS:

- T/C = TOP OF CURB G = GUTTER GRADE
- T/P = TOP OF PAVEMENT F.P. = FINISH GRADE
- T/S = TOP OF SIDEWALK RM = RIM ELEVATION
- T/W = TOP OF WALL BW = BOTTOM OF WALL

REFER TO GRADING NOTES ON THIS SHEET

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE PROPOSED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
ARROW ON A HYDRANT LOCATED APPROX. 43' EAST FROM THE CENTERLINE OF DEQUINDE ROAD AND APPROX. 57' SOUTH FROM THE CENTERLINE OF SHADY DRIVE. NOT WITHIN SURVEY LIMITS.
ELEV. - 431.92'

BM #301
ARROW ON A HYDRANT LOCATED APPROX. 47' WEST FROM THE CENTERLINE OF DEQUINDE ROAD AND APPROX. 28' NORTH OF THE DRIVE TO 3015 DEQUINDE ROAD.
ELEV. - 430.87'

LEGEND:

- SIDEWALK RAMP TYPE R
- SIDEWALK RAMP TYPE P
- SIDEWALK RAMP TYPE F
- CURB DROP ONLY

REFER TO LATEST MOOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS.

LEGAL DESCRIPTION:

PARCEL ID 25-12-380-027
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R1E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR. TH N 88-38-00 W 1682.91 FT. TH N 01-14-00 E 129.50 FT. TH S 88-38-00 E 416.58 FT. TH S 01-13-00 W 129.50 FT TO BEG 1.22 A.

PARCEL ID 25-12-380-028
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R1E, SEC 12 PART OF NE 1/4 BEG AT PT DIST W 01-13-00 E 606.50 FT FROM E 1/4 COR. TH N 01-13-00 E 129.50 FT. TH N 88-38-00 W 1682.91 FT. TH S 88-38-00 E 416.58 FT. TH S 01-13-00 W 129.50 FT TO BEG EXC E 60 FT IN HWY. ALSO EXC W 1362 FT 6.8 A.

PARCEL ID 25-12-380-025
Land in the City of Madison Heights, Oakland County, Michigan, described as follows:
T1N, R1E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 786 FT FROM E 1/4 COR. TH N 01-13-00 E 129.50 FT. TH N 88-38-00 W 388.91 FT. TH S 01-13-00 W 129.50 FT. TH S 88-38-00 E 338.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A.

FLOODPLAIN NOTE:

THE SUBJECT PARCEL LIES WITHIN A NON-PRINTABLE PANEL AND IS AN AREA DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN (ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C648D, DATED SEPTEMBER 29, 2006).

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF MADISON HEIGHTS AND OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 2" FERTILIZER IN THESE AREAS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY AND TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

PEA GROUP

1.844.813.2949
www.peagroup.com

LEGEND:

- NORTH
- SCALE: 1" = 20'

CAUTION!

These drawings were prepared by or under the supervision of a Professional Engineer. Any use of these drawings without the consent of the engineer or owner is strictly prohibited.

811

CALL BEFORE YOU DIG

CLIENT
HUDSON MADISON II LLC
290 WEST HANCOCK ROAD, SUITE 250
BIRMINGHAM, MICHIGAN 48403

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30183 DEQUINDE RD.
MADISON HEIGHTS, OAKLAND COUNTY MI

REVISIONS

NO.	DATE	DESCRIPTION

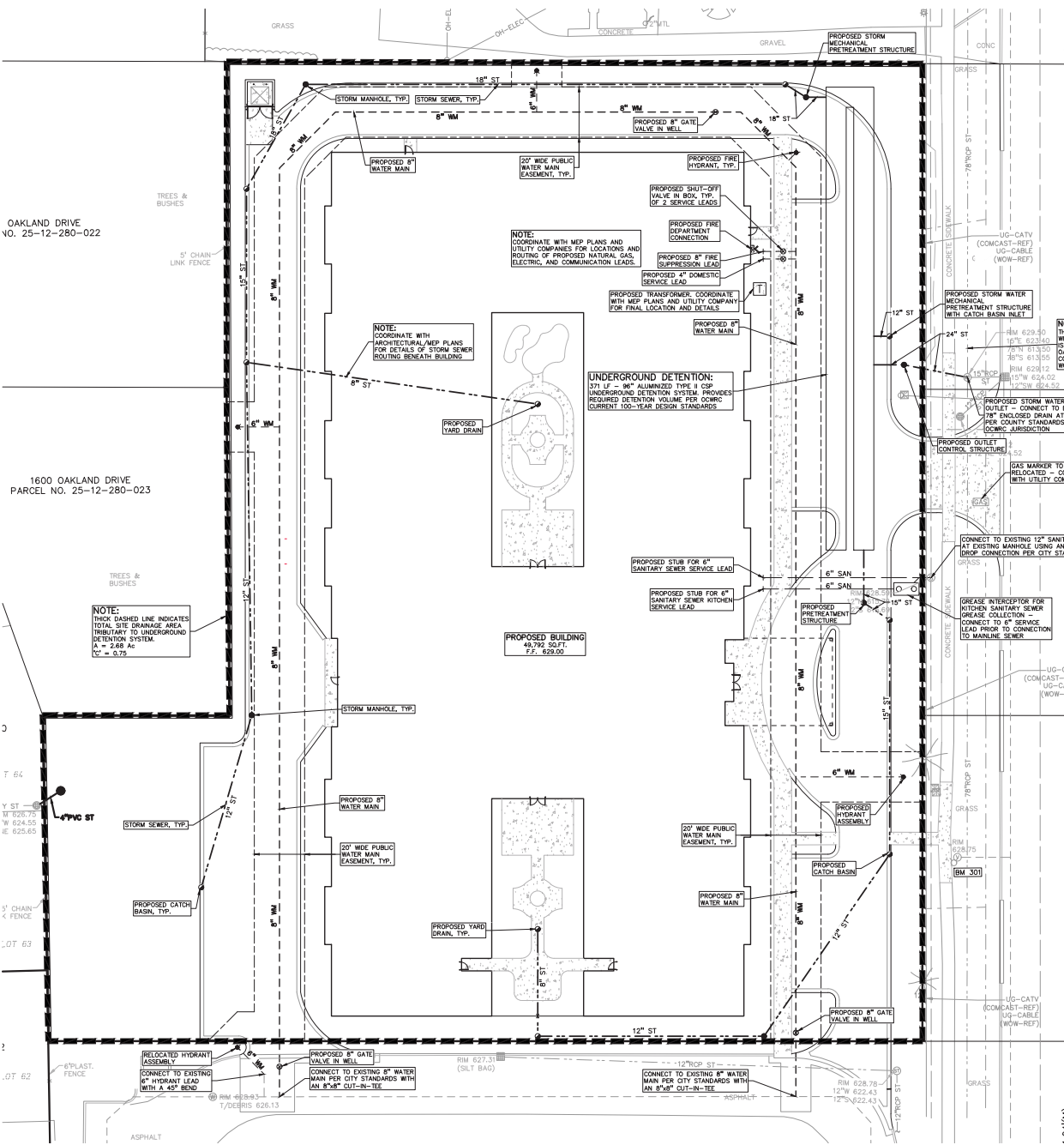
ORIGINAL ISSUE DATE: JUNE 23, 2022

PRELIMINARY GRADING PLAN

PEA JOB NO. 2019-236A
P.M. J.P.B.
D.N. M.T.
D.S. K.P.S.
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-4.0

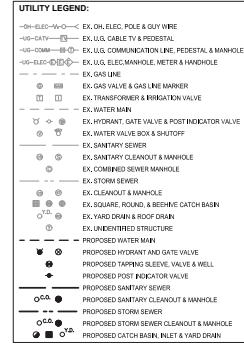


**CITY OF MADISON HEIGHTS
STORM SEWER FRAME AND
COVER NOTES**

CATCH BASIN - PAVEMENT
FRAME E1 1540
COVER TYPE "M"

CATCH BASIN - CURB
FRAME E2 5052
COVER TYPE "5000M"

CATCH BASIN - YARD
FRAME E1 1540
COVER TYPE "A1" "AGI" OR "12"

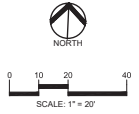
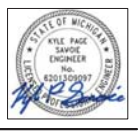


- GENERAL UTILITY NOTES:**
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF MADISON HEIGHTS.
 - NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
 - ALL WATER MAIN AND FITTINGS (2" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 - WATER MAIN SERVICE LEADS (2" AND LESS) SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE PROVIDED WITH 5" OF COVER UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS SHALL BE E.I.M. #88 WITH 2-1/2" PLUMBER NOZZLES CITY STANDARDS.
 - ALL HYDRANTS TO BE A MINIMUM OF 6' FROM BACK OF CURB, TYP.
 - ALL NECESSARY FITTINGS, THURST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF MADISON HEIGHTS.
 - THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 838-4842 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONNECTION.
 - ALL SANITARY SEWER LEADS SHALL BE PVC (VINYL CHLORIDE) PVC 80 B21.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D1012 UNLESS OTHERWISE NOTED.
 - SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH 2.11 #1 #88 BOX OR EQUAL.
 - ALL STORM SEWER (2" DIAMETER OR LARGER) SHALL BE REINFORCED CONCRETE PIPE (RCP) C70 CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
 - ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLEND JOINTS UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
 - THE CITY OF MADISON HEIGHTS STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MAKE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF MADISON HEIGHTS STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

PUBLIC UTILITY EASEMENTS
ALL PUBLIC WATER MAIN SHALL BE LOCATED IN A 20' WIDE EASEMENT.

INFILTRATION NOTE:
SITE GEOTECHNICAL INVESTIGATIONS ARE ONGOING IN ORDER TO DETERMINE POTENTIAL INFILTRATION CAPACITY OF SITE SOILS AT THIS TIME. DUE TO THE UGA SOIL CLASSIFICATION TYPE OF CD SOILS, IT IS ANTICIPATED THAT THE SITE SOILS WILL NOT BE SUITABLE FOR INFILTRATION DUE TO THIS. NO ON-SITE INFILTRATION (CHANNEL PROTECTION VOLUME CONTROL) IS PROPOSED AT THIS TIME. SHOULD THE SOILS HAVE AN INFILTRATION CAPACITY GREATER THAN 0.24 IN/HR, INFILTRATION BAYS WILL BE PROVIDED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.

Parameter	Value
Site Drainage Date	2.880 in/hr
Site Permeability Coefficient (C = 0.25)	0.720 in/hr
Site Infiltration Capacity (C = 0.25)	0.720 in/hr
Weighted Coefficient of Runoff (C _w)	0.720
Time of Concentration (Time = 5.4 min)	5.4 minutes
100-Year Average Daily Rainfall	0.30 in/Day
100-Year Peak Average Daily Discharge	2.42 cfs
100-Year Peak Inflow	7.82 cfs
100-Year Peak Inflow Intensity	15.23 in/hr
100-Year Peak Inflow	38.183 cfs
100-Year Peak Inflow	0.627
100-Year Storage Volume	50,203 cu ft
100-Year Storage Volume	18,848 cu ft
Underground Detention Storage	50,203 cu ft
100-Year Peak Inflow	50,203 cu ft
100-Year Peak Inflow	18,848 cu ft
100-Year Peak Inflow	18,848 cu ft



CAUTION!
This drawing is not to be used for construction without the approval of the City of Madison Heights. The City of Madison Heights is not responsible for any errors or omissions in this drawing. The City of Madison Heights is not responsible for any damages or injuries resulting from the use of this drawing.

CLIENT:
Hudson Madison II LLC
230 West Maple Road, Suite 230
Bloomfield Hills, Michigan 48304

PROJECT TITLE:
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30183 DEQUINDRE RD.
MADISON HEIGHTS, CLACKAMOUNT COUNTY, MI

REVISIONS

No.	Description	Date

ORIGINAL ISSUE DATE:
JUNE 23, 2022

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

PEA JOB NO. 2019-236A
P.M. JPS
C.N. MT
DES. KPS
DRAWING NUMBER:

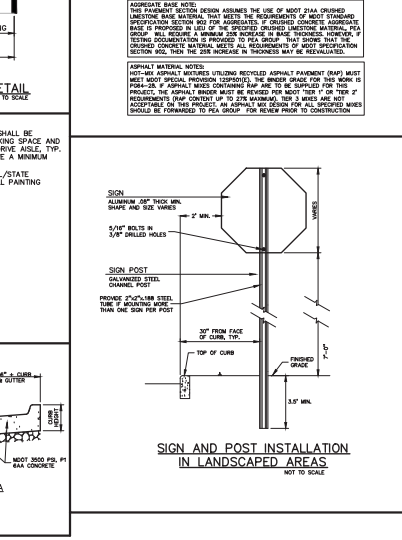
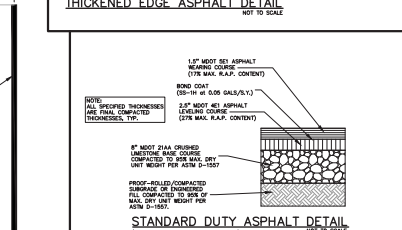
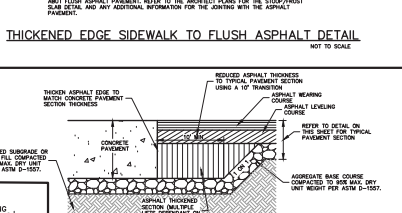
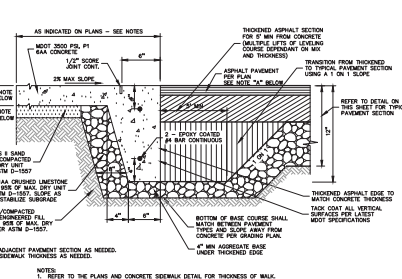
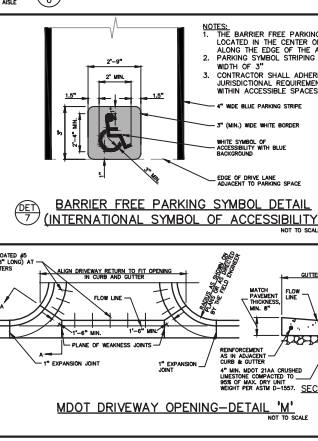
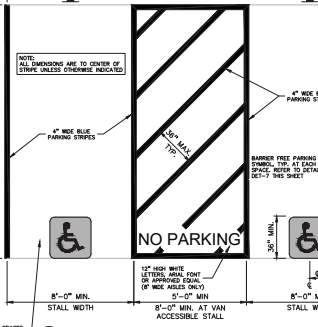
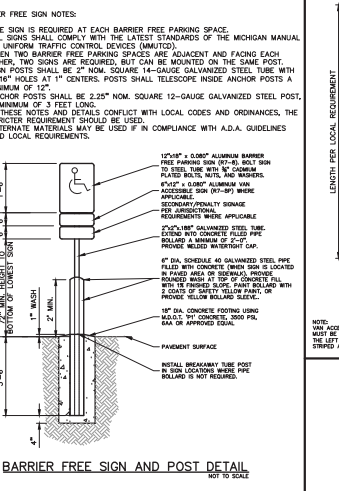
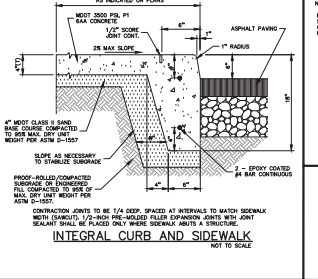
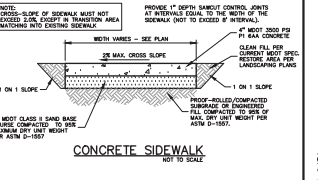
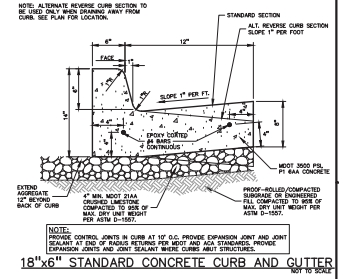
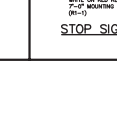
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GENERAL NOTES:

- 1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
- 2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
- 4. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
- 5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE B11/ONE/CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONTRACT MAY BE REVISED.
- 6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DOING, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- 7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FOR THE WORK.
- 8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- 9. THE CONTRACTOR SHALL PROTECT ALL NECESSARY BARRICADES, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- 10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
- 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN AREAS TO BE GRADED AND TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID SEPARATELY.

GENERAL BARRIER FREE NOTES:

- THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS ACT 2010" AND "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (CIVIL RIGHTS ACT 1991-2009). THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.
- 1. AN ACCESSIBLE ROUTING SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE BUILDING OR FACILITY ENTRANCE THEY SERVE.
- 2. THE RUNNING SURFACE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
- 3. WALKING SURFACES MUST BE LEVEL, WITH PERMITTED VERTICAL CHANGES IN LEVEL, NOT TO EXCEED 1/4" OR BEVELLED CHANGES IN LEVEL, NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL, GREATER THAN 1/2" MUST BE RAMPED.
- 4. TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
- 5. ACCESSIBLE ROUTES WILL BE DESIGNATED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
- 6. RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
- 7. THE CROSS-SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48).
- 8. THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
- 9. THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48). SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
- 10. HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADDING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" WIDE CURB OR BARRIER.
- 11. CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT RISE MORE THAN 6 INCHES, NOR BE STEEPER THAN 5.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5% WHICH INCLUDES SIDEWALK, PAVEMENT, CUTTERS, ETC.
- 12. IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
- 13. LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 36" AND WILL BE AS WIDE AS THE CURB RAMP.
- 14. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- 15. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
- 16. WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED TO THE CURB SIDE OF THE RAMP AND BE 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
- 17. ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE A.D.A. IF THE SITE HAS MORE THAN ONE PARKING FACILITY, EACH FACILITY IS REQUIRED TO MEET THE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
- 18. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
- 19. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE PROVIDED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE.
- 20. BARRIER FREE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH IN 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
- 21. SURFACE GRASSES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48).
- 22. ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
- 23. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE". REFER TO DETAILS ON THIS SHEET.
- 24. ACCESSIBLE STAIRS SHALL HAVE A UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES MINIMUM AND 6 INCHES MAXIMUM. TREADS SHALL BE AT LEAST 11 INCHES IN DEPTH. OPEN RISERS ARE NOT PERMITTED.



PEA GROUP
1.844.813.2949
www.peagroup.com

KYLE PAGE
REGISTERED PROFESSIONAL ENGINEER
STATE OF MICHIGAN
000100017

811

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This drawing contains information that is confidential to the client. It is not to be distributed, copied, or otherwise used without the written consent of the client.

CLIENT
HUDSON MADISON II LLC
200 WEST HAZEL ROAD, SUITE 230
ANN ARBOR, MICHIGAN 48106

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30188 DEQUENNE RD.
ANN ARBOR, MICHIGAN 48106

REVISIONS

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:
JUNE 23, 2022

NOTES AND DETAILS

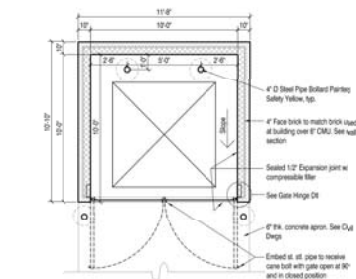
PEA JOB NO. 2019-236A

P.M. JPS
D.N. MT
DES. KPS

DRAWING NUMBER:
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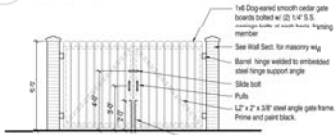
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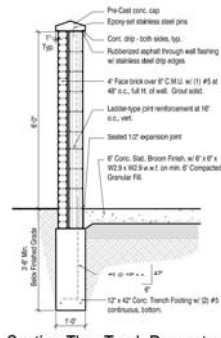
Plan at Dumpster Enclosure

Scale: 1/4" = 1'-0"



Elevation at Dumpster Enclosure

Scale: 1/4" = 1'-0"



Section Thru Trash Dumpster Enclosure

Scale: 1/2" = 1'-0"

SHELTER
DESIGN STUDIO LLC
104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067
248.628.7153 ph 248.628.7154 fax
www.SHELTERSTUDIO.COM

Project: Pine Village of Madison Heights
30021 Dequindre Road
Madison Heights, MI 48032

Drawing No.: 1/3

Drawing Title: Dumpster Enclosure

Issued For: Issue Date: 01.11.2021

SHELTER
DESIGN STUDIO LLC
104 W. Fourth St., Suite 303
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Project: Pine Village of Madison Heights
30021 Dequindre Road
Madison Heights, MI 48032

Drawing No.: 2/3

Drawing Title: Dumpster Enclosure

Issued For: Issue Date: 01.11.2021

S-SERIES AVAILABLE HEIGHTS UP TO 8'

HEIGHT FROM GRADE	FACTORY POST LENGTH	NO. OF BUCKERS	CITY OF BUCKERS	COLLAR/POST HEIGHT OF SLAT	COLLAR/POST TYPICAL DIM. (SEE SECTION A-A)	FOUNDATION DIMENSIONS (SEE SECTION A-A)
8'-0"	8'-0"	3	360 LBS	10'-0"	10'-0" x 6'-0"	10'-0" x 6'-0"
7'-0"	7'-0"	3	360 LBS	9'-0"	9'-0" x 6'-0"	9'-0" x 6'-0"
6'-0"	6'-0"	3	360 LBS	8'-0"	8'-0" x 6'-0"	8'-0" x 6'-0"
5'-0"	5'-0"	2	360 LBS	7'-0"	7'-0" x 6'-0"	7'-0" x 6'-0"
4'-0"	4'-0"	2	360 LBS	6'-0"	6'-0" x 6'-0"	6'-0" x 6'-0"
3'-0"	3'-0"	2	360 LBS	5'-0"	5'-0" x 6'-0"	5'-0" x 6'-0"
2'-0"	2'-0"	2	360 LBS	4'-0"	4'-0" x 6'-0"	4'-0" x 6'-0"
1'-0"	1'-0"	1	360 LBS	3'-0"	3'-0" x 6'-0"	3'-0" x 6'-0"

SO-001

SHELTER
DESIGN STUDIO LLC
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Project: Pine Village of Madison Heights
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Madison Heights, MI 48032

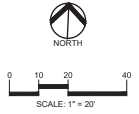
Drawing No.: 3/3

Drawing Title: Dumpster Enclosure

Issued For: Issue Date: 01.11.2021

PEA GROUP
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www.peagroup.com

STATE OF MICHIGAN
KYLE PAGE
SKOVCE
ENGINEER
No. 6201350937
10/29/2019



811 Michigan One Call System

CAUTION!
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CLIENT
HUDSON MADISON II LLC
200 WEST MADISON ROAD, SUITE 230
BIRMINGHAM, MICHIGAN 48062

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30185 DEQUINDE RD.
MADISON HEIGHTS, CLAWSON COUNTY MI

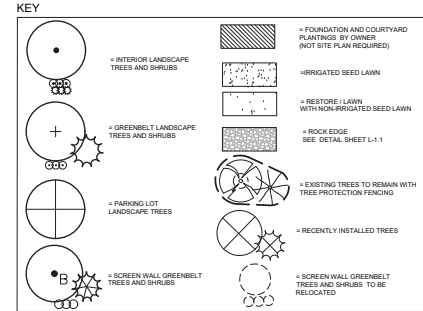
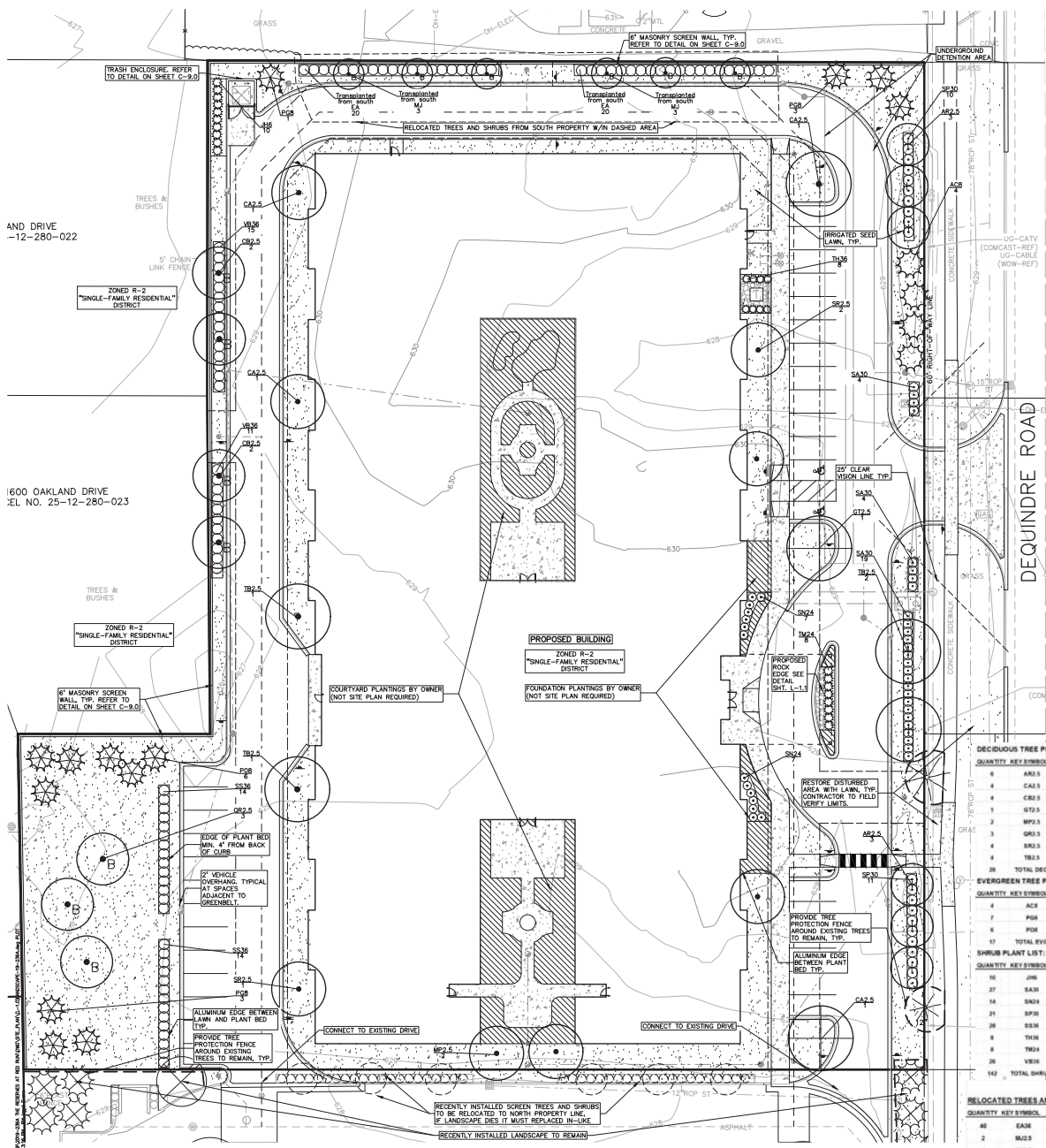
REVISIONS

ORIGINAL ISSUE DATE:
JUNE 23, 2022

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.: 2019-236A
P.M. JPS
C.N. MT
D.S. KPS
DRAWING NUMBER: _____

NOT FOR CONSTRUCTION **C-9.0**



LANDSCAPE CALCULATIONS:
PER CITY OF MADISON HEIGHTS ZONING ORDINANCE, PROPOSED ZONING RM

INTERIOR LANDSCAPE:
REQUIRED: INTERIOR LANDSCAPE AREAS SHALL BE PROVIDED, EQUAL TO AT LEAST 5% OF THE TOTAL IMPERVIOUS AREA (ROOFS AND PAVT).
1 - 2.5" DEC. TREE FOR EVERY ADDITIONAL 400 SF OF REQUIRED INTERIOR LANDSCAPE AREA, AND 2" EVC. TREE OR WIDE SHRUBS FOR EVERY ADDITIONAL 400 SF OF INTERIOR LANDSCAPE AREA.
TOTAL IMPERVIOUS AREA: 83,245 SF x 5% = 4162 / 400 = 10 DEC. TREES AND 22 SHRUBS

PROVIDED: 11 - 2.5" DEC. TREES AND 22 - 18" HI. WIDE SHRUBS
9,795 SF OF LANDSCAPING AREA

GREENBELT LANDSCAPE AT REQUINRE. RD.:
REQUIRED: 1 - 2.5" CALIPER DEC. TREE FOR EVERY 30 LF OF REQUIRED GREENBELT AND 4 - 24"-30" HEIGHT SHRUBS PER EVERY 30 LF
388.6 - 25 (DRIVE/WALK) = 353.6 LF OF GREENBELT / 30 LF = 12 TREES AND 48 SHRUBS REQUIRED

PROVIDED: 8 - 2.5" DEC. 4 - 8" HI. EVC. AND 48 - 24" HI. WIDE SHRUBS

PARKING LOT LANDSCAPING:
REQUIRED: 1 SF OF LANDSCAPING AREA PER PARKING SPACE AND 1 - 2.5" CALIPER DECAIDUOUS TREE FOR EVERY 100 SF OF REQUIRED PARKING SPACE. 52 PARKING SPACES x 1 SF LANDSCAPING PER SPACE = 52 SF REQUIRED
160 SF REQUIRED LANDSCAPING / 100 SF = 2 TREES REQUIRED

PROVIDED: 2 - 2.5" DEC. TREES, 630 SF PARKING LOT LANDSCAPING AREA

SCREEN WALL GREENBELT:
REQUIRED: A COMBINATION OF A SCREEN WALL AND LANDSCAPE AREA INTENDED TO FORM A COMPLETE BARRIER AT LEAST SIX FEET IN HEIGHT.
1 - 2.5" DEC. OR 2" HI. EVC TREE / 30 LF AND 4 SHRUBS / 30 LF

WEST/ANV PROPERTY LINE: 463.5 LF / 30 = 16 TREES AND 64 SHRUBS
NORTH PROPERTY LINE: 276.9 LF / 30 = 10 TREES AND 40 SHRUBS

PROVIDED: A 6" TALL MASONRY WALL ON NORTH AND WEST PROPERTY LINES
WEST/ANV P/L: 7 - 2.5" DEC. TREES, 8 - 8" EVC. TREES, AND 64 SHRUBS
NORTH P/L: 6 PLANTING TREES FROM SOUTH P/L BUFFER, 40 TRANSPLANTED SHRUBS FROM SOUTH P/L BUFFER, 4, PROPOSED 8' HI. EVC.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HEAVYER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG - 888-488-7171. ANY UTILITIES NOT IDENTIFIED BY MISS DIG SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND DIGGING ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AROUND ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH FREE DRAINAGE, SEE SPECIFICATIONS. SHREDDED PALLETS AND DRY MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BURN MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANGS AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRIPPING CONTACT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY. TYP.

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
8	AR2.5	Burkhard Weig	<i>Acer rubrum Burkhardi</i> Trunkmark	2.5" Cal.	B.B.B.
4	CA2.5	American Hornbeam	<i>Carpinus canadensis</i>	2.5" Cal.	B.B.B.
4	CR2.5	Upright European Hornbeam	<i>Carpinus betulus 'Pendula'</i>	2.5" Cal.	B.B.B.
1	GT2.5	Stylis Hornbeam	<i>Quercus macrocarpa 'Stylis'</i> Trunkmark	2.5" Cal.	B.B.B.
2	MR2.5	Fraxinus Cook	<i>Malus 'Pendula'</i>	2.5" Cal.	B.B.B.
3	OR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B.B.B.
4	SR2.5	Japanese Tree Lilac	<i>Syringa reticulata 'Inryu Shu'</i>	2.5" Cal.	B.B.B.
4	TR2.5	Blackwood Linden	<i>Tilia americana Blackwood'</i>	2.5" Cal.	B.B.B.
28	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

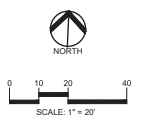
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
4	ACR	Concord Fir	<i>Abies concolor</i> verify availability, size & spec	8-10" HI.	12/20
7	PCR	Black Hills Spruce	<i>Picea canadensis</i>	8" HI.	B.B.B.
6	PRR	Sutton Spruce	<i>Picea canadensis</i>	8" HI.	B.B.B.
17	TOTAL EVC.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
10	JRH	Hardy Columbian Juniper	<i>Juniperus chinensis 'Molli Columbian'</i>	8"	B.B.B.
27	BA20	Anthony Waterer Spirea	<i>Spiraea x Inno. 'Anthony Waterer'</i>	30" HI.	Cont.
14	EN20	Neon Flash Spirea	<i>Spiraea japonica 'Neon Flash'</i>	24" HI.	Cont.
21	SP20	Moss Kim Lim	<i>Syringa patula 'Moss Kim'</i>	30" HI.	Cont.
28	ES20	Swainsong Spirea	<i>Spiraea japonica 'Swainsong'</i>	30" HI.	Cont.
4	TR20	Wicks Yew	<i>Taxus x media 'Wicks'</i>	30" HI.	Cont.
4	TR24	Dance Yew	<i>Taxus x media 'Dance/Yew'</i>	24" HI.	Cont.
26	VR26	Blue Multi-Viburnum	<i>Viburnum dentatum 'Chickadee'</i>	30" HI.	Cont.
142	TOTAL SHRUBS				

RELOCATED TREES AND SHRUB LIST - FROM SOUTH PROPERTY LINE

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
40	EA36	Common Burning Bush	<i>Eurogaster alata 'Compton'</i>	36" HI.
2	MR36	Marble Crab	<i>Malus 'Janet'</i>	2.5" Cal.
4	MR33	Marble Crab	<i>Malus 'Janet'</i>	3.5" Cal.
44	TOTAL RELOCATED PLANTS			



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HUDSON MADISON II LLC
280 WEST MAPLE ROAD, SUITE 250
BIRMINGHAM, ALABAMA 35202

PROJECT TITLE
THE RESERVE AT RED RUN - PHASE II
30151, 30171, 30188 DEQUINDE RD.
HUDSON COUNTY, OHIO 43084

REVISIONS

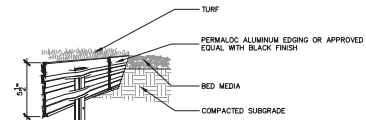
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
JUNE 23, 2022
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

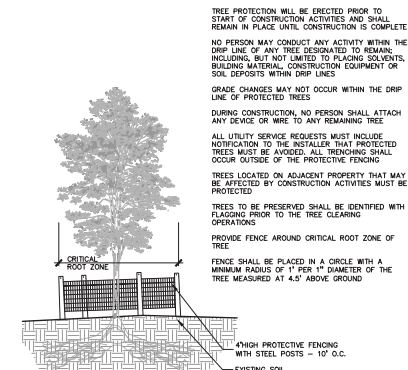
PEA JOB NO. 2019-236A
P.M. JPE
D.N. JLE
DES. JLE
DRAWING NUMBER

NOT FOR CONSTRUCTION



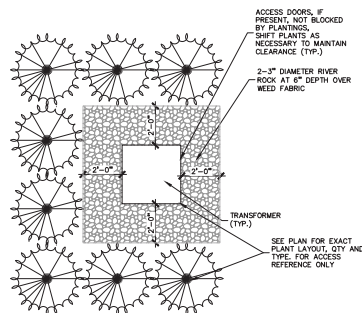
SPECIFICATIONS FOR LANDSCAPE BED EDGING:
LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9860
2" OR 4" SECTIONS SHALL BE USED WITH ONE STAKE PER 36" OF EDGING
EDGING SHALL BE 3/4" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/4" THICK X 5" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURABLY MEETING ANMA 2503
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 3/4"-1" ABOVE COMPACTED FINISH GRADE, FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

6 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



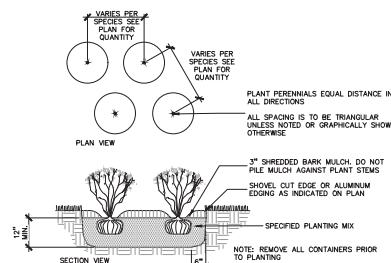
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE
NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DROP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES
GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES
DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED, ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1.5 FEET IN DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



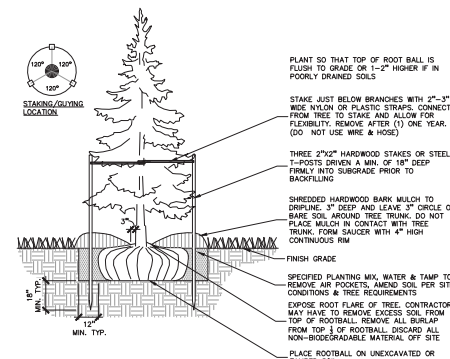
ACCESS DOORS, IF PRESENT, NOT BLOCKED BY PLANTINGS. SHIFT PLANTS AS NECESSARY TO MAINTAIN CLEARANCE (TYP.)
2-3" DIAMETER RIVER ROCK AT 8" DEPTH OVER WEED FABRIC
TRANSFORMER (TYP.)
SEE PLAN FOR EXACT PLANT LAYOUT QTY AND TYPE, FOR ACCESS REFERENCE ONLY

8 TRANSFORMER SCREENING DETAIL FOR ACCESS REF. ONLY
SCALE: 1" = 3'-0"



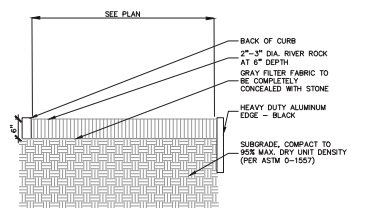
VARIES PER SPECIES SEE PLAN FOR QUANTITY
VARIES PER SPECIES SEE PLAN FOR QUANTITY
PLANT PERENNIALS EQUAL DISTANCE IN ALL DIRECTIONS
ALL SPACING IS TO BE TRIANGULAR UNLESS NOTED OR GRAPHICALLY SHOWN OTHERWISE
3" SHREDDED BARK MULCH, DO NOT PILE MULCH AGAINST PLANT STEMS
SHOULD CUT EDGE OR ALUMINUM EDGING AS INDICATED ON PLAN
SPECIFIED PLANTING MIX
NOTE: REMOVE ALL CONTAINERS PRIOR TO PLANTING

5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



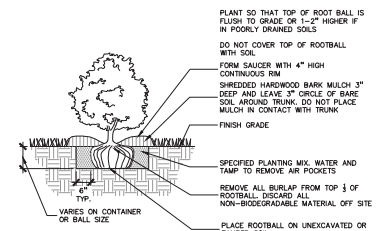
STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS, CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY, REMOVE AFTER (1) ONE YEAR, (DO NOT USE WIRE & HOSE)
THREE 2"x2" HARDWOOD STAKES OR STEEL CORPITS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING
SHREDDED HARDWOOD BARK MULCH TO DRILPING, 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FORM SAUCER WITH 4" HIGH CONTINUOUS RIM
FINISH GRADE
SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS
EXPOSE ROOT FLARE OF TREE, CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL, REMOVE ALL BURGLAP FROM TOP 1/3 OF ROOTBALL, DISCARD ALL NON-Biodegradable MATERIAL OFF SITE
PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



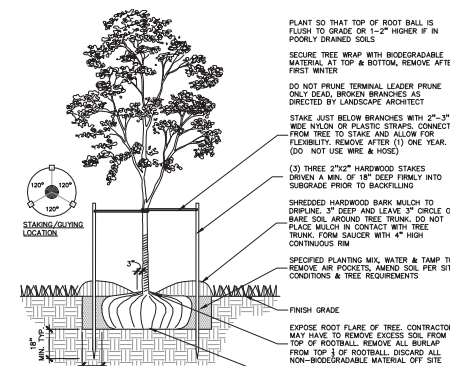
BACK OF CURB
2"-3" DIA. RIVER ROCK AT 6" DEPTH
GRAY FILTER FABRIC TO BE COMPLETELY CONCEALED WITH STONE
HEAVY DUTY ALUMINUM EDGE - BLACK
SUBGRADE, COMPACT TO PER MAX. DRY UNIT DENSITY (PER ASTM 0-1557)

7 ROCK EDGE DETAIL
SCALE: 1/2" = 1'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS
DO NOT COVER TOP OF ROOTBALL WITH SOIL
FORM SAUCER WITH 4" HIGH CONTINUOUS RIM
SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TRUNK, DO NOT PLACE MULCH IN CONTACT WITH TRUNK
FINISH GRADE
SPECIFIED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS
REMOVE ALL BURLAP FROM TOP 1/3 OF ROOTBALL, DISCARD ALL NON-Biodegradable MATERIAL OFF SITE
PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS
SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER
DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT
STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS, CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY, REMOVE AFTER (1) ONE YEAR, (DO NOT USE WIRE & HOSE)
(3) THREE 2"x2" HARDWOOD STAKES
DRIVE A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING
SHREDDED HARDWOOD BARK MULCH TO DRILPING, 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FORM SAUCER WITH 4" HIGH CONTINUOUS RIM
SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS
FINISH GRADE
EXPOSE ROOT FLARE OF TREE, CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL, REMOVE ALL BURGLAP FROM TOP 1/3 OF ROOTBALL, DISCARD ALL NON-Biodegradable MATERIAL OFF SITE
PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



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BIRMINGHAM, MICHIGAN 48402

PROJECT TITLE
THE RESERVE AT RED RIVER - PHASE II
30151, 30171, 30188 DEQUONORE RD.
MADISON HEIGHTS, OHIO 44862-1016

REVISIONS	

ORIGINAL ISSUE DATE:
JUNE 23, 2022

DRAWING TITLE
**LANDSCAPE
DETAILS**

PEA JOB NO. 2019-236A
P.M. JPB
DN. JLE
DES. JLE
DRAWING NUMBER

Issued	Description	By
08.22.2022	Conceptual Design	
09.22.2022	SU	

Seal:



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North Arrow:



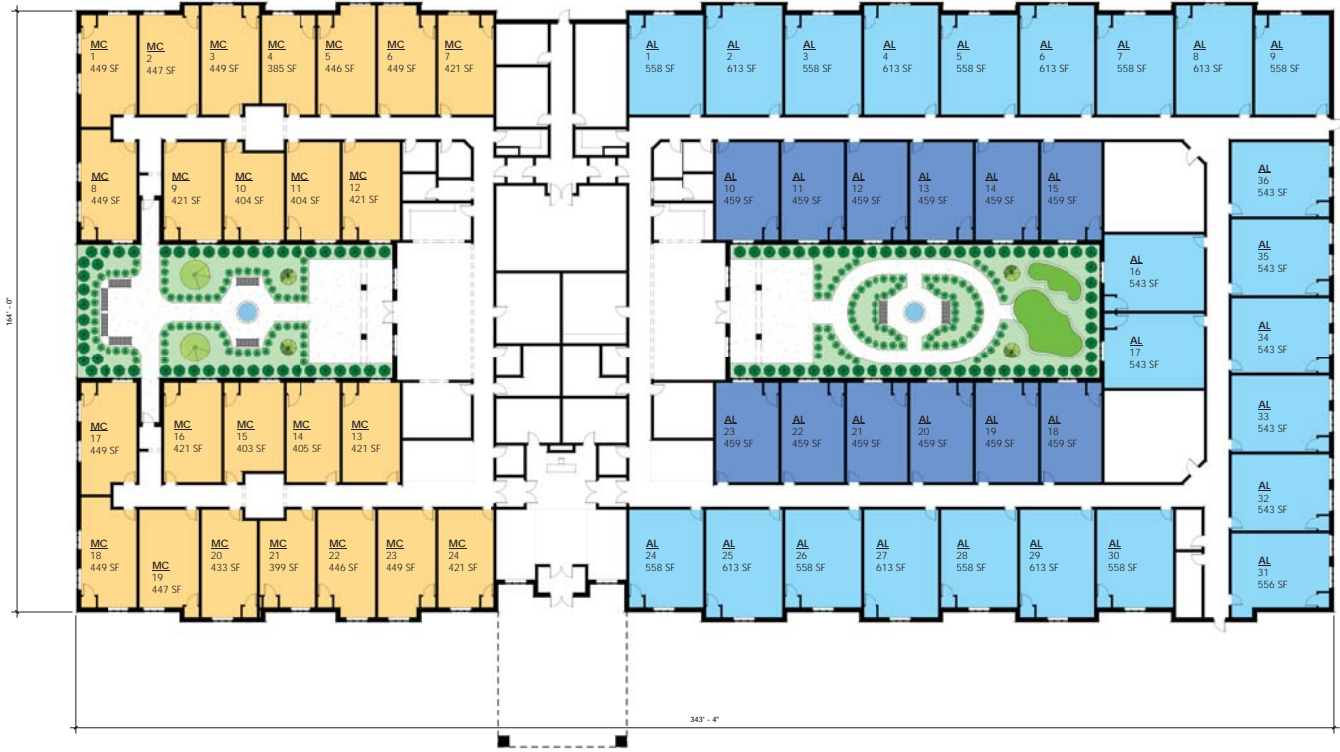
Sheet Title:
Overall Floor Plan

Project Number:
 22-043

Scale:
 1/16" = 1'-0"

Sheet Number:

A.100



Overall Floor Plan
 1/16" = 1'-0"

Client:
Cypress Partners, LLC.
280 West Maple Road, Suite 230
Birmingham, MI 48029

Project:
The Reserve at Red Run - Phase II
30151, 30171, 30183 Dequandre Rd.
Madison Hgts., MI 48071

Issued	Description	By
06/15/2022	Conceptual Design	
09/23/2022	SU1	



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North Arrow:



Sheet Title:
Enlarged Floor Plan (South)

Project Number:
22-043

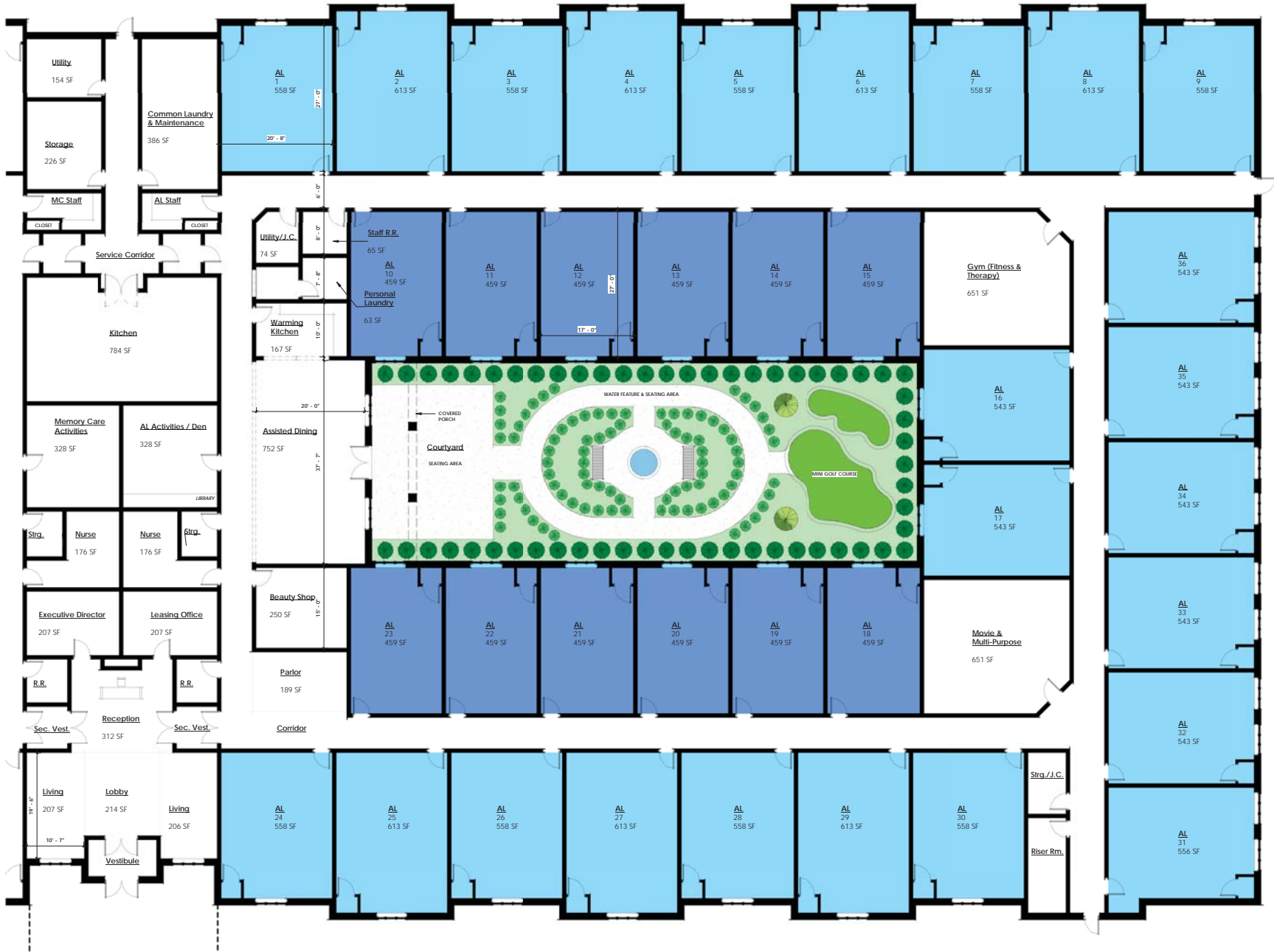
Scale:
1/8" = 1'-0"

Sheet Number:

A.101

Enlarged Floor Plan (South)

1/8" = 1'-0"



Enlarged Floor Plan (North)
1/8" = 1'-0"

Issued	Description	By
06.15.2022	Conceptual Design	
09.22.2022	SU	



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Sheet Title:
Enlarged Floor Plan (North)

Project Number:
22-043

Scale:
1/8" = 1'-0"

Sheet Number:
A.102