

Hamburg Village Townhomes

7620 AND 10303 Hamburg Rd.

Hamburg Twp., MI

PROJECT TEAM

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PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

INDEX OF DRAWINGS

☐ SHEET ISSUED
☒ 1 REVISED
☐ SHEET REISSUED

SHEET NO.
GENERAL
G001

DRAWING NAME

Title Sheet and Index

	CIVIL
☐	2.0f
☐	C3.0
☐	C4.0
☐	C5.0

Topographic Survey
Site Layout & Paving Plan
Grading Plan
Utility Plan

LANDSCAP

☐	S100	Site Plan
☐	L100	Tree Removal and Preservation Plan
☐	L101	Landscape Plan
☐	1 of 1	Lighting Plan

ARCHITECTURAL

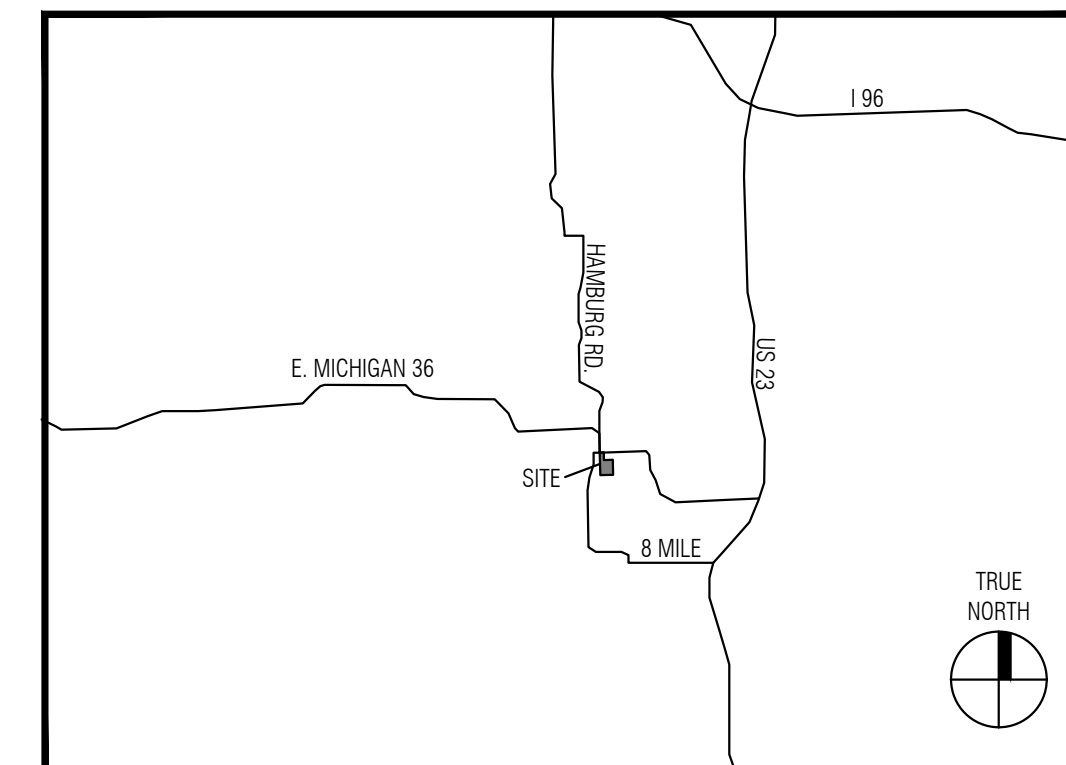
☐	A100	Building A Community Center Floor Plan
☐	A101	Building B, E, & F Floor Plans
☐	A102	Building C & D Floor Plans
☐	A103	Building G Floor Plans
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STATEMENT OF SELECTED DESIGN PROFESSIONAL

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

LOCATION MAP



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Rev Preliminary PUD 22.05.27

Revision/Issue	Date
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Hamburg Village Townhomes
7620 AND 10303 Hamburg Rd.
Hamburg Twp., MI

Title Sheet and Index

22065

G001



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

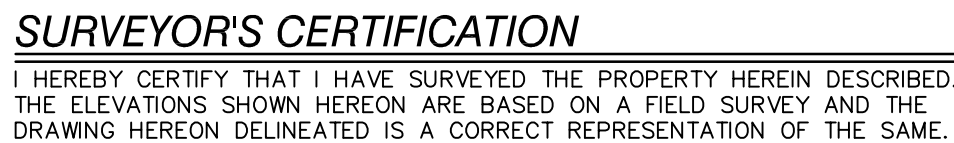
PARCEL 2
134,971± SQUARE FEET = 3.098± ACRES

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)



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(IN FEET)
1 inch = 20 ft

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 N 1/4 SEC LINE TH WLY ALG SLY LINE SD RD 61.85 FT TH S
160.1 FT TH S10W 460.1 FT TO NLY LINE PEARL ST N78W ALG SD NLY
LINE 193.27 FT TH S11W TO SLY LINE PEARL ST 40 FT TH S78E ALG SD SLY
LINE TO N 1/4 LINE TH NLY TO POB ALSO BEG AT PT WHICH NLY 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 N 1/4 LINE TH NLY ALG SD
LINE TO POB

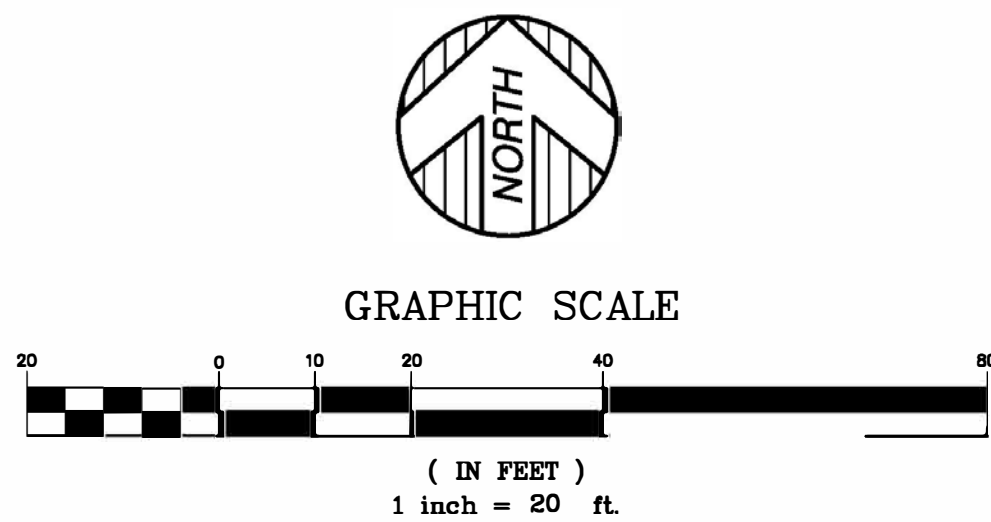
PARCEL 2
SEC 25 T1N R5E COM N 1/4 COR TH S 1869.11 FT ALG NS 1/4 LINE TH
S88°E 44.01 FT ALG CL M 36 FOR POB TH S88°E 154 FT TH S 203.09 FT TH
N88°W 5 FT TH S 532.12 FT TH N89°W 193 FT ALG EW 1/4 LINE TO CTR TH
N 459.3 FT ALG N/S 1/4 LINE TH S88°E 44 FT TH N 307.12 FT TO POB

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 SHOWN IN THE LOCATION OF THE BEST AVAILABLE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

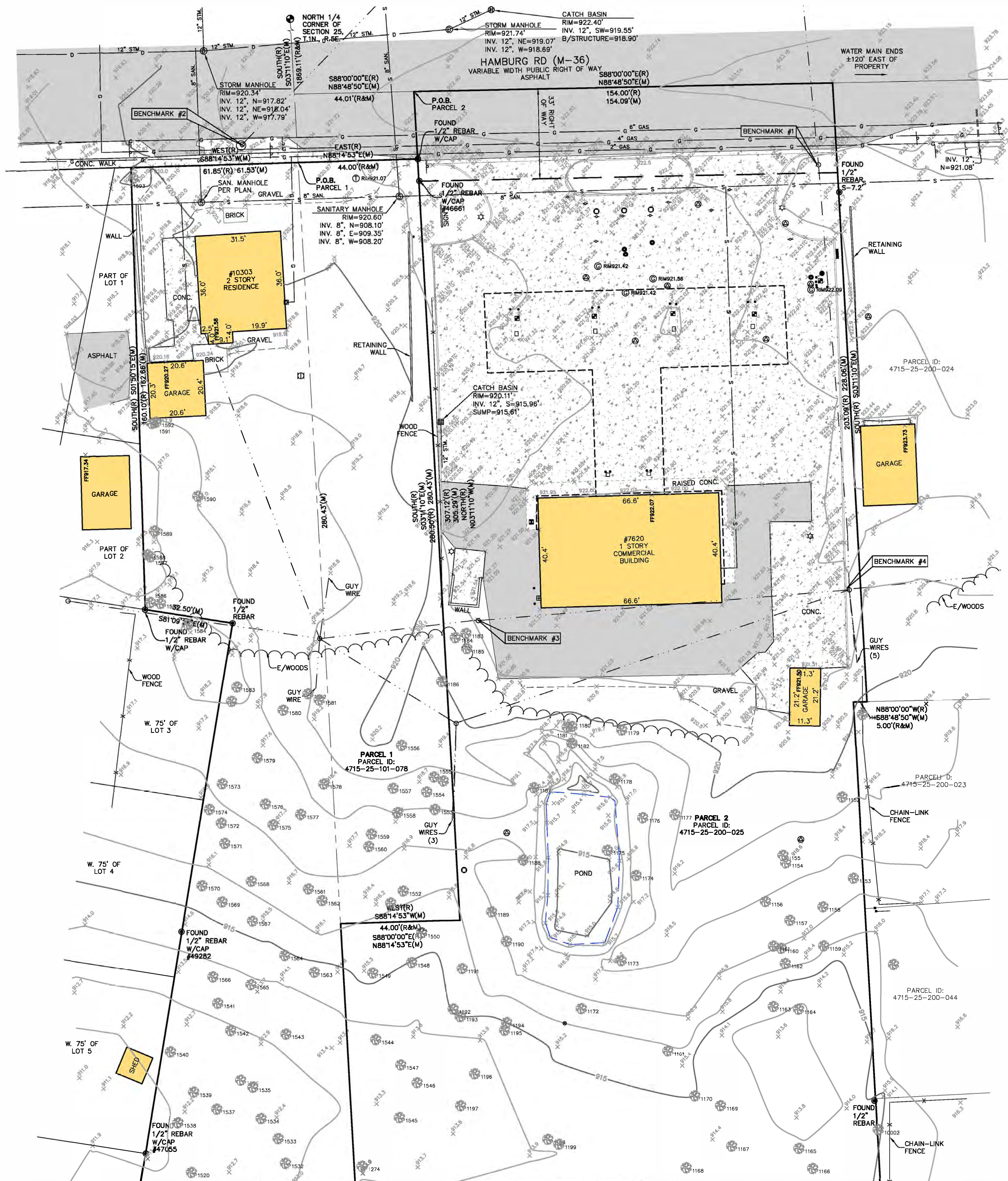
2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

MATCH SHEET 2 OF 2

[illegible]



	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	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
	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
0	GAS LINE
S	SANITARY LINE
D	DRAINAGE LINE
W	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

DOWN BT:	MRJ	06/17/21					
CHUCK BT:	ATS	06/17/21					
DATE:	JUNE 17, 2021						
PROJECT NO.	21-01587	SCALE 1" = 20'					
		DATE	BY	REVISION	DATE	BY	DESCRIPTION
		11/23/21	JDM	1			ADDED STORM & SANITARY STRUCTURES
		04/21/22	ATS	2			ADDED TREES

SITE DATA

Regulation	Information
Parcel I.D.	#4715-25-101-078 / #4715-25-200-025
Address	7620 E. M-36 & 10303 Hamburg Rd.
Zoning	VC - Village Center
Lot Area	Parcel A - 175,197 Sq. Ft. / Parcel B - 32,176 Sq. Ft.
Lot Area Combined:	207,373 Sq. Ft. (4.76 Acres)

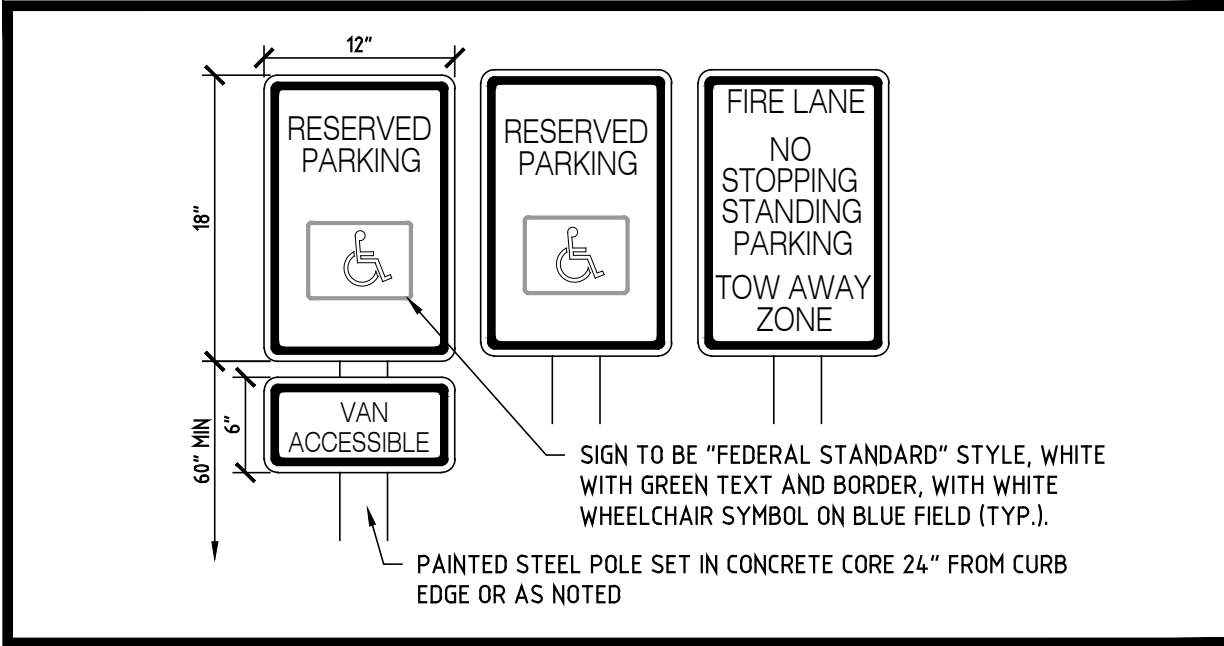
ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided - Parcel A	Provided - Parcel B
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25' VC Zoning Front: 20' Side: 10' Rear: 15' Garage: 5' From Building Line	Unit B Front: 18'-7" to sidewalk Side: 0' 18'-8" B/T Buildings Rear: 15'-4" to Alley Garages Rear Loaded Unit A Front: 13'-0" to sidewalk 24'-5" to Roadway Side: 58'-8" (West) 15' B/T Buildings Garage Setback: 4' From House 9' From Front of Porch	Existing Building Front: 125'-2" Side: 49'-9" Rear: 54'-5" Canopy Front: 50' Side: 21'-7" / 22'-1" Rear - n/a
Min. Lot Width	VR: 80' VC: 65'	n/a	150'
Min. Lot Area	VR: 8 / Acre - 21,780 SF VC: 10 / Acre - 18,700 SF	175,179 Sq. Ft. 28 on 4 Acres 7 Units / Acre	32,176 Sq. Ft.
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6"	1 Story - 18' Height
Maximum Lot Coverage	VR: 35 / 40 VC: 50/80	16.9% Building (29,614 SF) 56.45% Impervious (98,909 SF)	8% (2,597 SF) 80% (6,176 SF)
Open Space	1,500 SF/ PER UNIT 42,000 SF REQ. OPEN SPACE	2,725 SF / Unit Provided (76,288 SF)	n/a

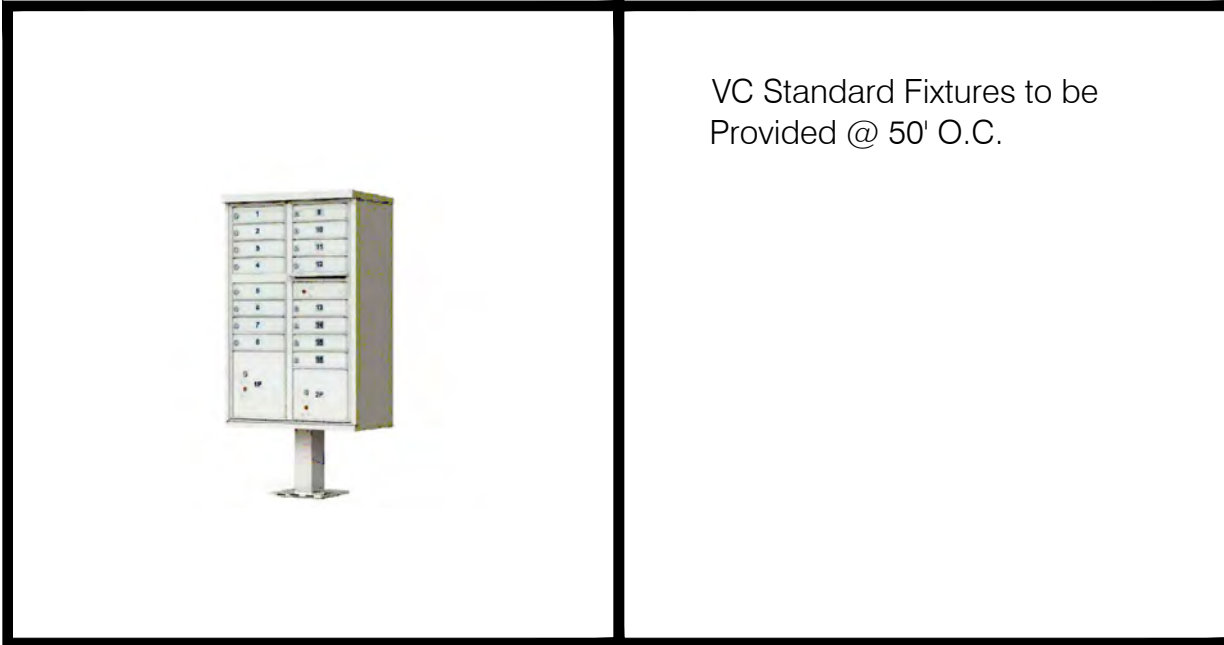
PARKING SUMMARY - Parcel A

Regulation	Required	Provided
Site Requirement	1.5 Spaces / Unit = 42 Spaces + Community Center 1 Space / 400 SF = 4 Spaces	22 Street Parking Spaces + 28 Garage Parking Spaces
Total	46 Spaces Required	50 Spaces Provided

ADA SIGN DETAILS



COMMUNITY MAIL BOX



1 Site Plan
SCALE: 1" = 40'



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EST 1998
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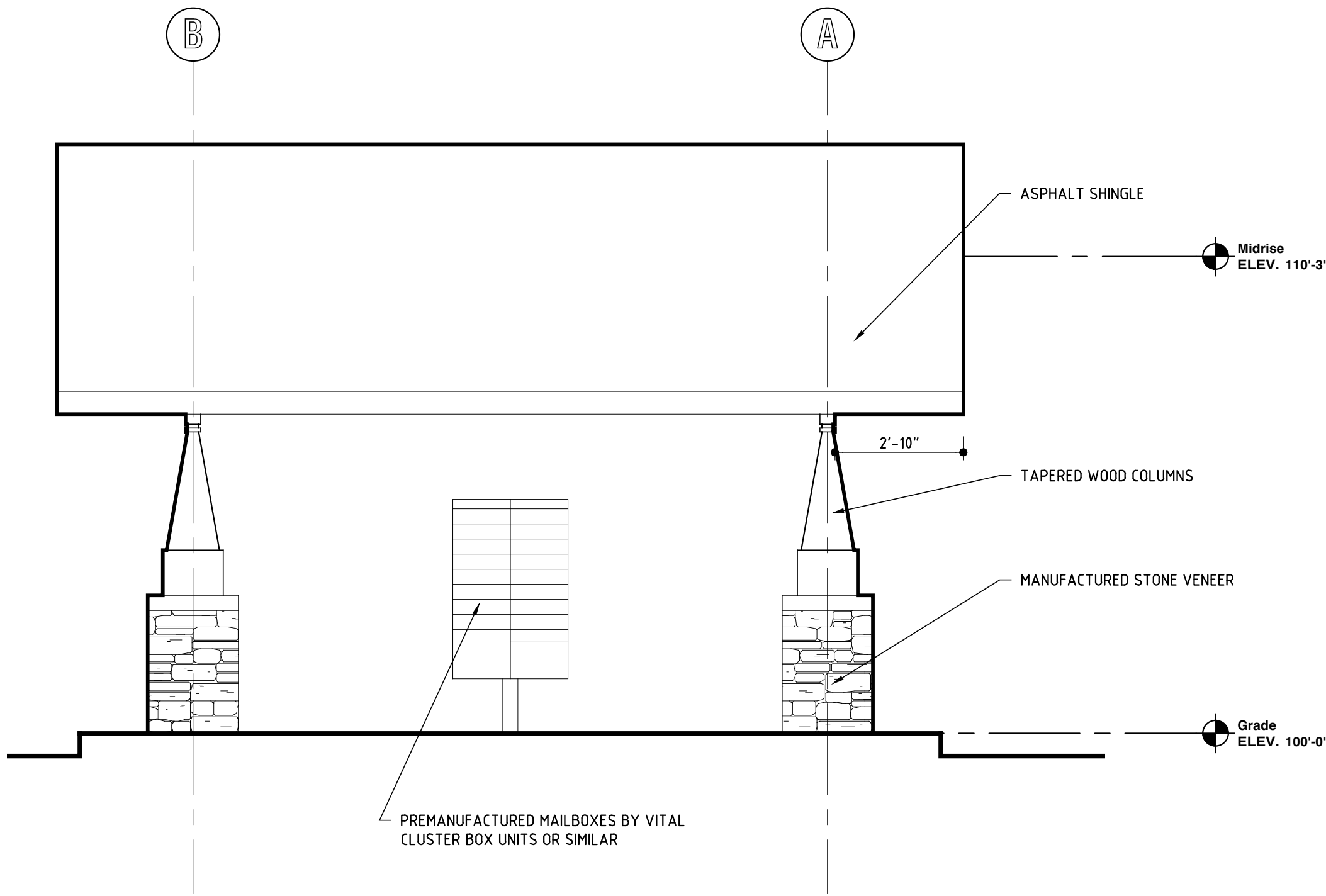
Rev Preliminary PUD	22.05.27
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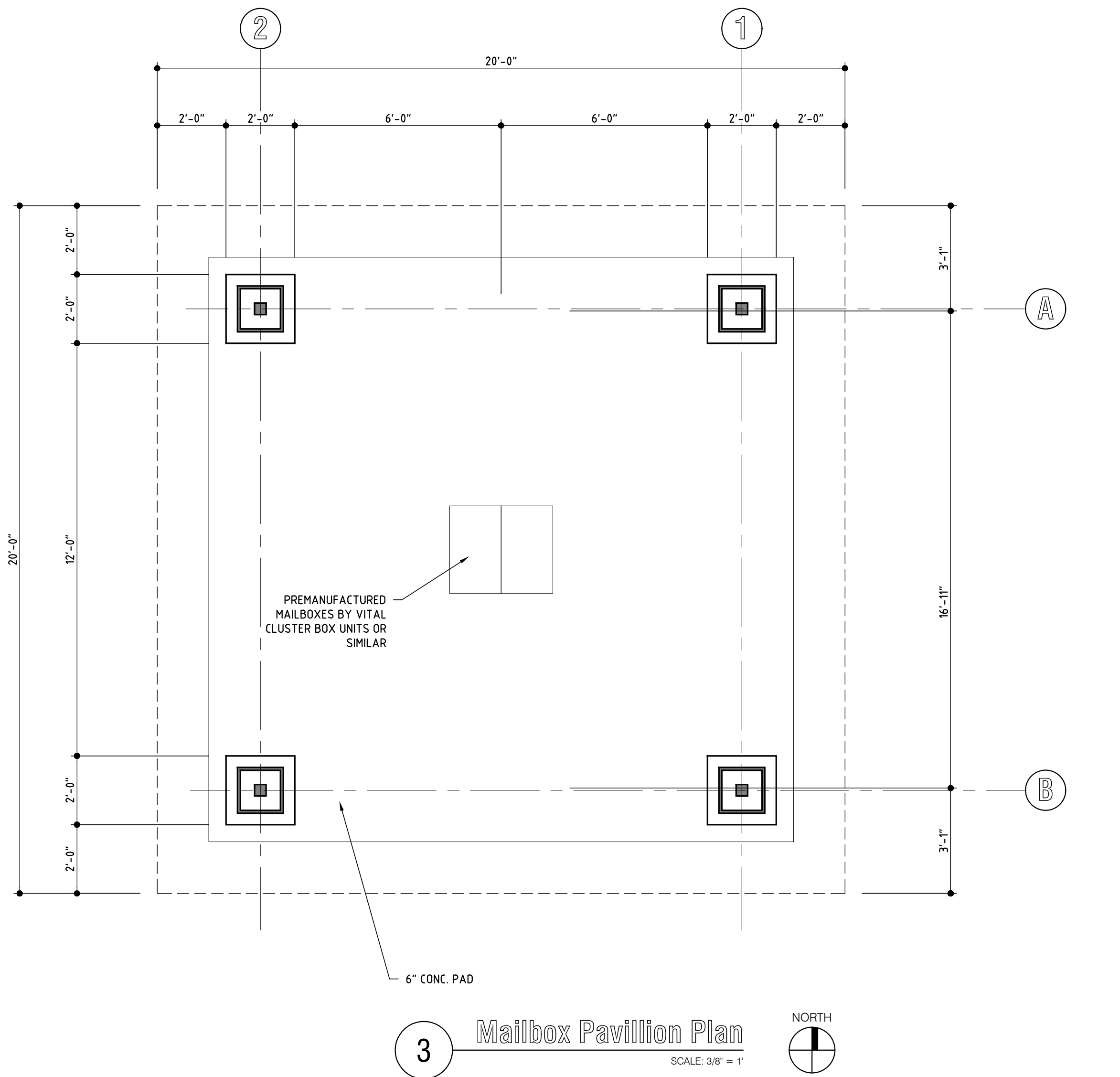
Site Plan

022065

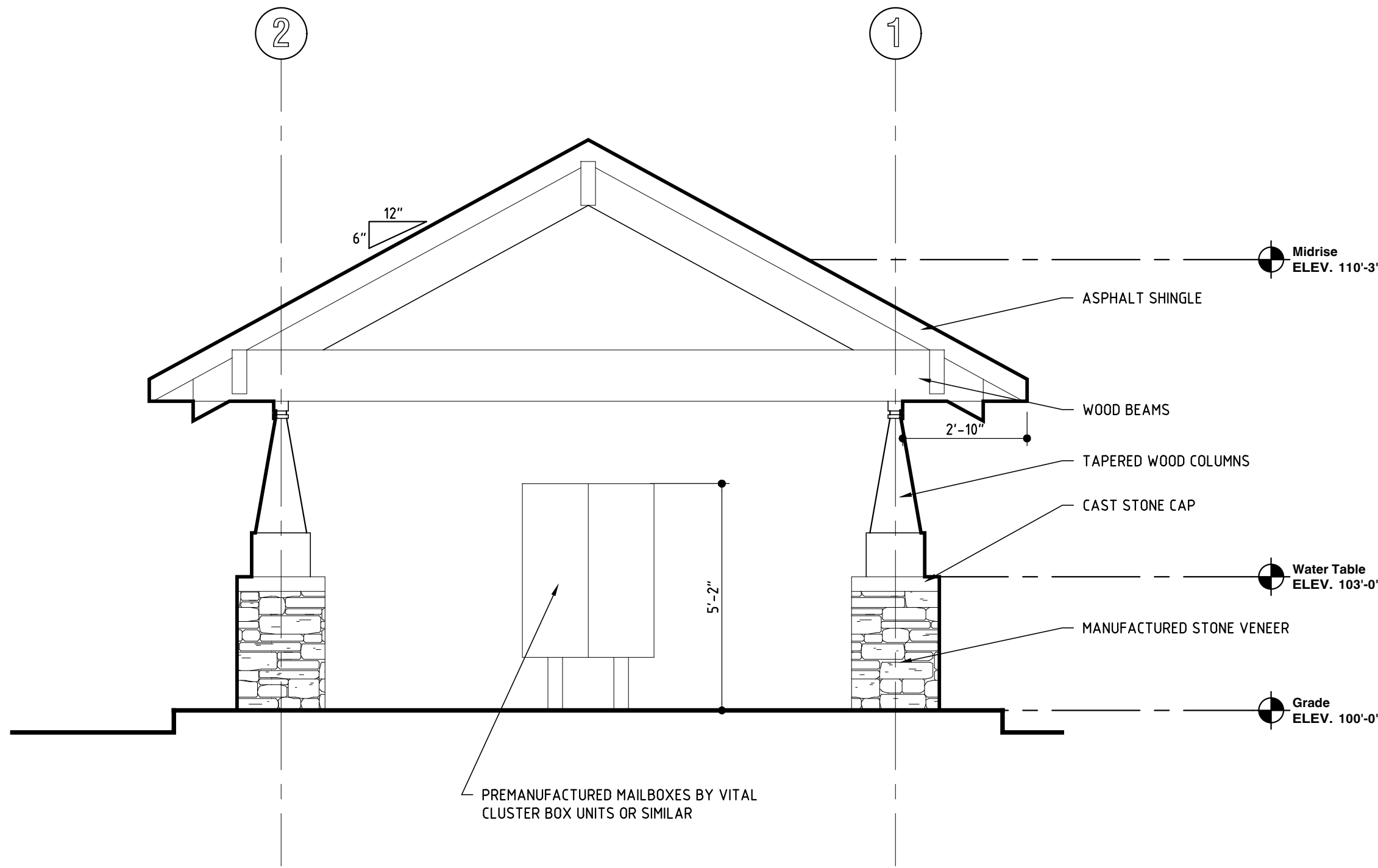
S100



2 Mailbox Pavillion Side Elevation
SCALE: 3/8" = 1'



3 Mailbox Pavillion Plan
SCALE: 3/8" = 1'



1 Mailbox Pavillion Front Elevation
SCALE: 3/8" = 1'

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Rev Preliminary PUD
22.05.27

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7620 AND 10303 Hamburg Rd.
Hamburg Twp., MI

Mailbox Pavillion
Detail

022065

S101

L101 Landscape Plandwg

Francesca Schovers



1 Landscape Plan
SCALE: 1" = 40'

EST 1998

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Landscape Plan

022065

L101