

SOUTH BELLEVILLE VILLAS

515 SUMPTER ROAD

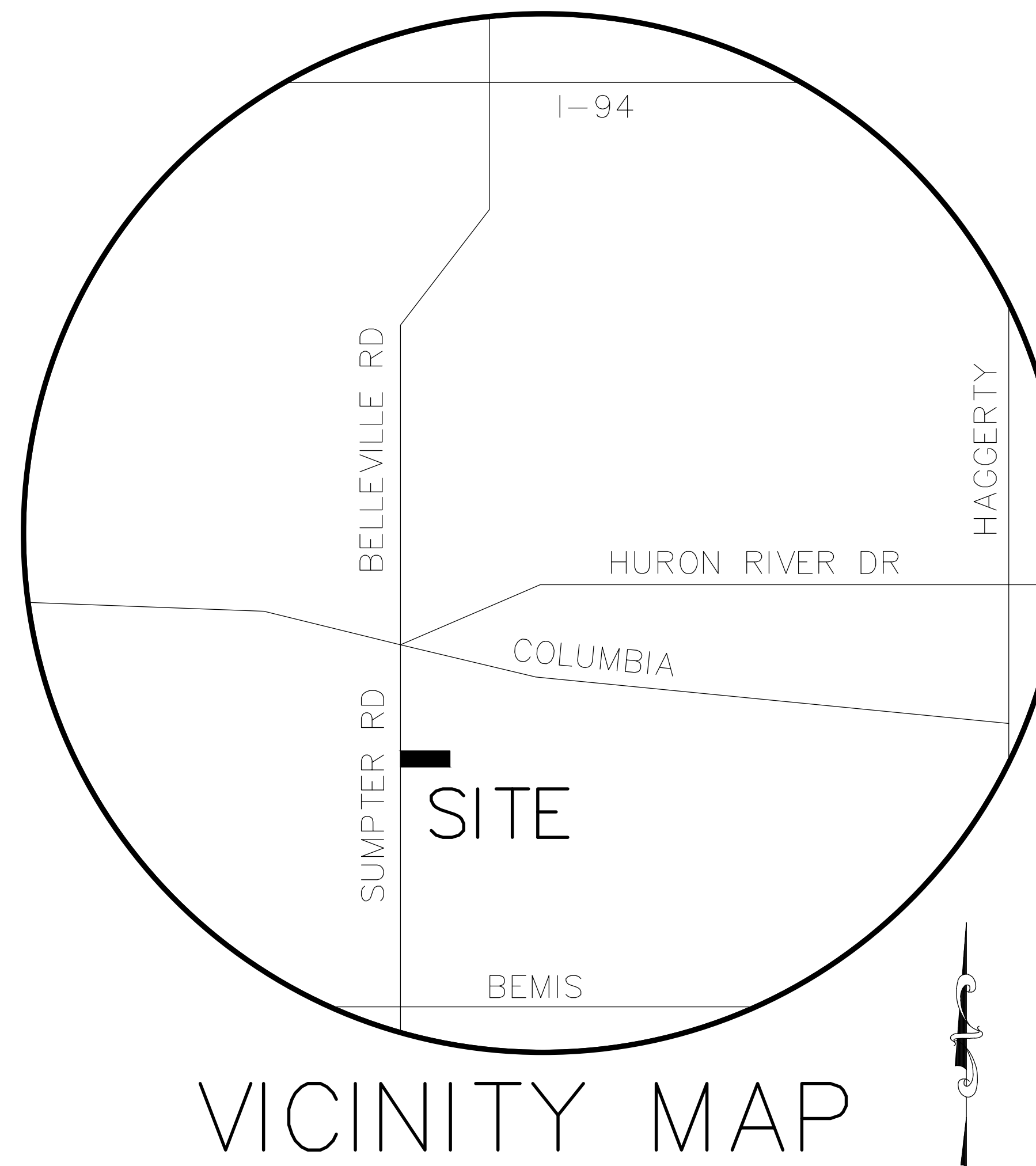
CITY of BELLEVILLE, WAYNE COUNTY, MICHIGAN

DESIGN ENGINEERS

HARDY CIVIL DESIGN SERVICES LLC
4996 MOORE
WAYNE MI 48184
Ph. (734) 756-2196
E-MAIL: kbhardy1964@hotmail.com
CONTACT: KEVIN HARDY

GENERAL CONTRACTOR

DAVENPORT BROTHERS CONST.
(JOE DAVENPORT)
301 INDUSTRIAL PARK DRIVE
BELLEVILLE, MI 48111
Ph. (313) 350-0369 E-MAIL:
joe@davenportbrothers.com



VICINITY MAP

PROPERTY OWNER

DAVENPORT DEVELOPMENT LLC.
301 INDUSTRIAL PARK DRIVE
BELLEVILLE, MI 48111
Ph. (734) 697-2994
E-MAIL: joe@davenportbrothers.com

ARCHITECT

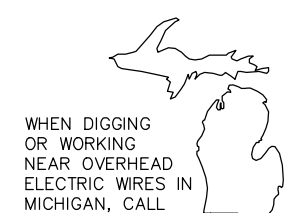
DS WRIGHT & ASSOCIATES, P.C.
44456 CLARE BLVD.
PLYMOUTH, MI 48170
Ph. (734) 337-4632
E-MAIL: dscottwright@live.com

SHEET INDEX

1. SITE PLAN
2. TOPOGRAPHIC SURVEY & REMOVALS PLAN
3. GRADING
4. STORM SEWER DESIGN PLAN
- A-210 COMPOSITE FLOOR PLAN
- A-211 UNIT FLOOR PLAN
- A-301 BUILDING ELEVATIONS
- L-1 LANDSCAPE PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE CITY OF BELLEVILLE, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS: PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING AT A POINT DISTANT N.01°07'25"W., 369.62 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE CONTINUING N.01°07'25"W., 160.63 FEET; THENCE N.89°06'35"E., 348.00 FEET; THENCE N.01°07'25"W., 130.00 FEET; THENCE N.89°06'35"E., 346.50 FEET; THENCE S.01°51'14"E., 299.16 FEET; THENCE S.89°06'34"W., 317.04 FEET; THENCE N.89°36'55"W., 381.40 FEET TO THE POINT OF BEGINNING. EXCEPT THE WESTERLY 60 FEET THEREOF. SAID PARCEL CONTAINING 3.49 ACRES.



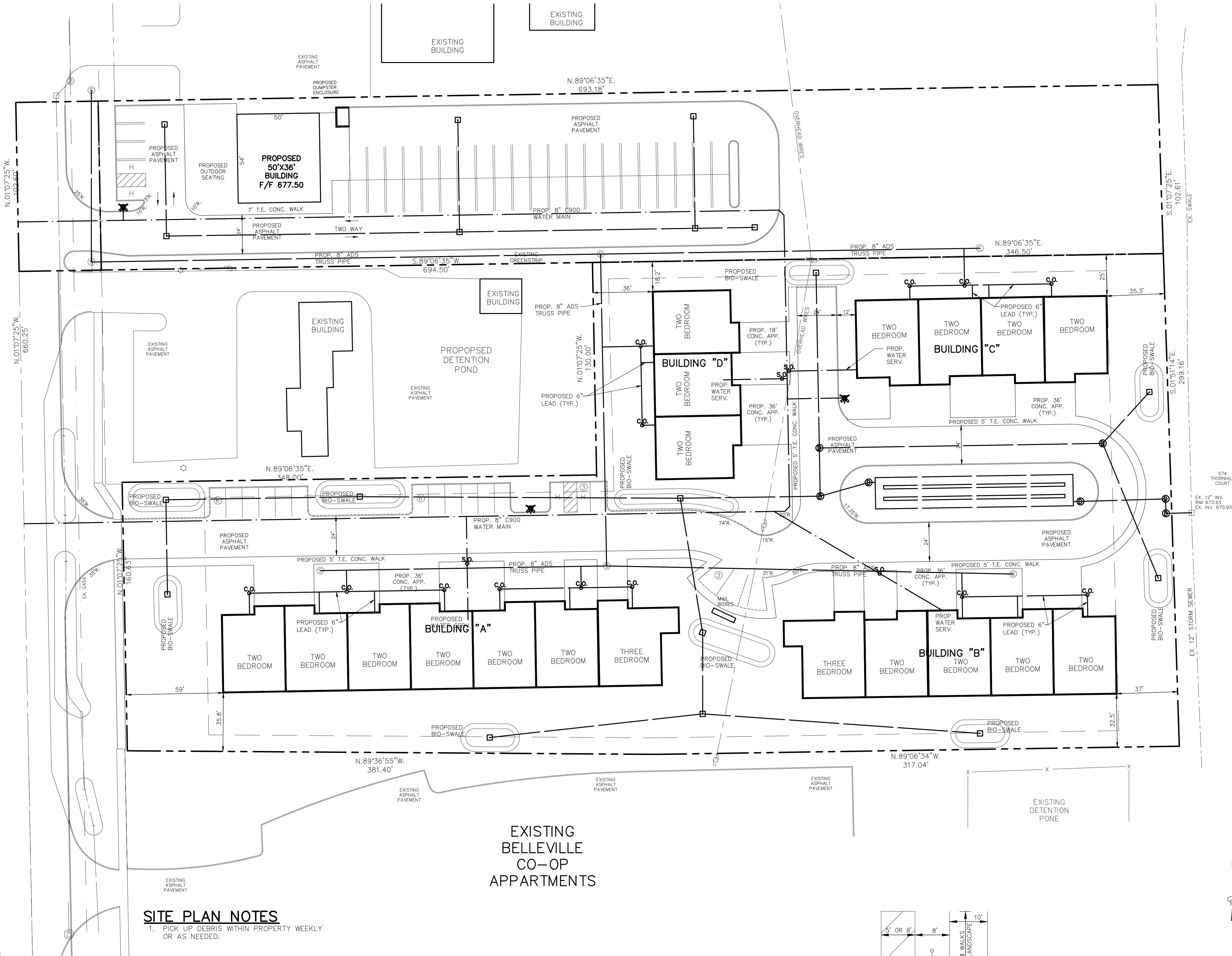
MISS DIG

3 WORKING DAYS
BEFORE STARTING YOUR PROJECT

811

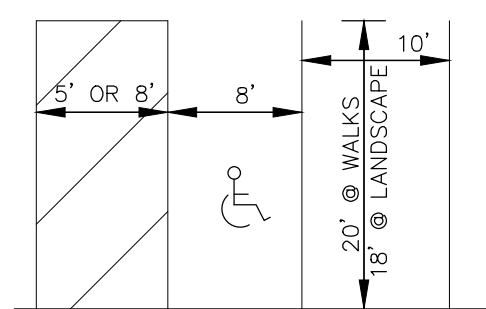
(TOLL FREE)

SUMPTER ROAD
(100' R/W)

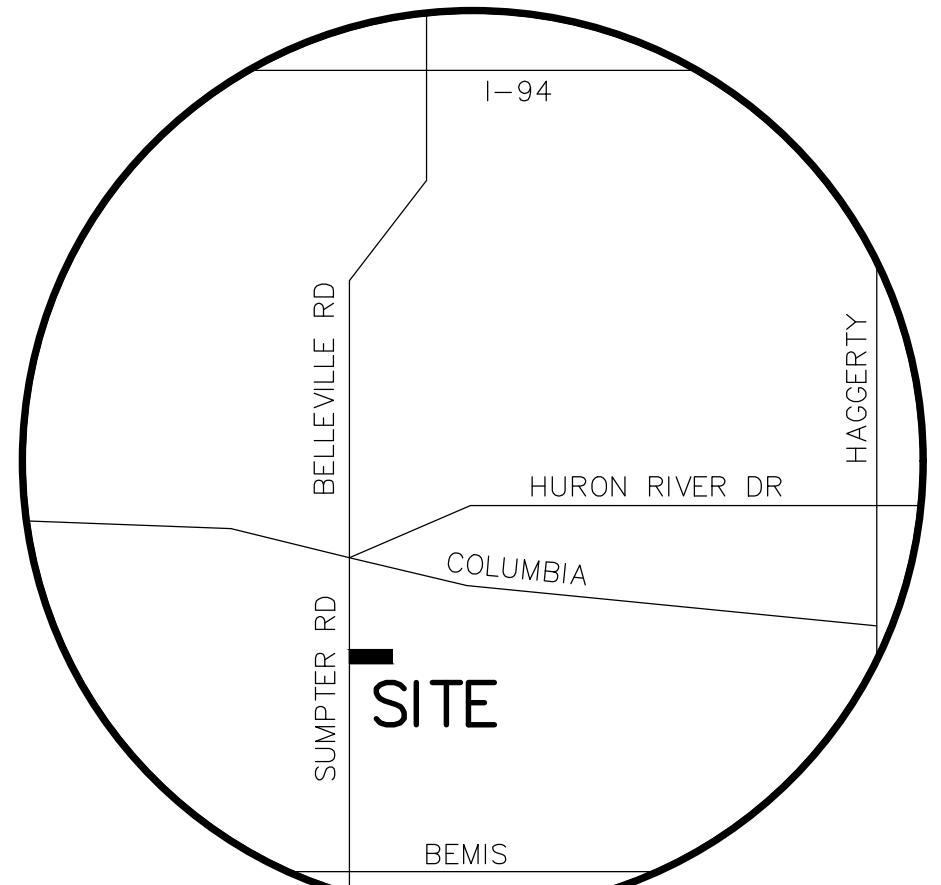
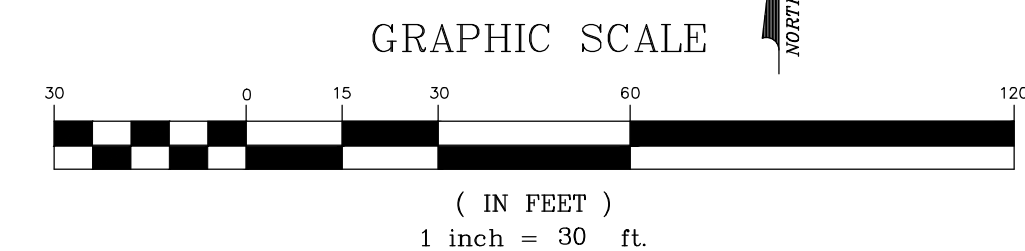


SITE PLAN NOTES

1. PICK UP DEBRIS WITHIN PROPERTY WEEKLY OR AS NEEDED.



**TYPICAL 90° PARKING
SPACE DETAIL
CITY of BELLEVILLE**
NOT TO SCALE



VICINITY MAP

NOT TO SCALE

REQUIRED PARKING

REQUIRED SPACES:
2 SPACES PER DWELLING UNIT
PROPOSED NUMBER OF UNITS = 19
(19*2) = 38

PROPOSED SPACES:
2 SPACES PER DWELLING UNIT
PROPOSED NUMBER OF UNITS PLUS
20 VISITOR PARKING SPACES
(19*2)+20 = 578

PROVIDED SPACES:
56 REGULAR SPACES
02 BARRIER FREE SPACES
58 TOTAL SPACES

OWNER/DEVELOPER

DAVENPORT BROTHERS CONSTRUCTION CO.
301 INDUSTRIAL PARK DRIVE
BELLEVILLE, MI 48111
(734) 697-2994
CONTACT: STEVE DAVENPORT

LEGEND

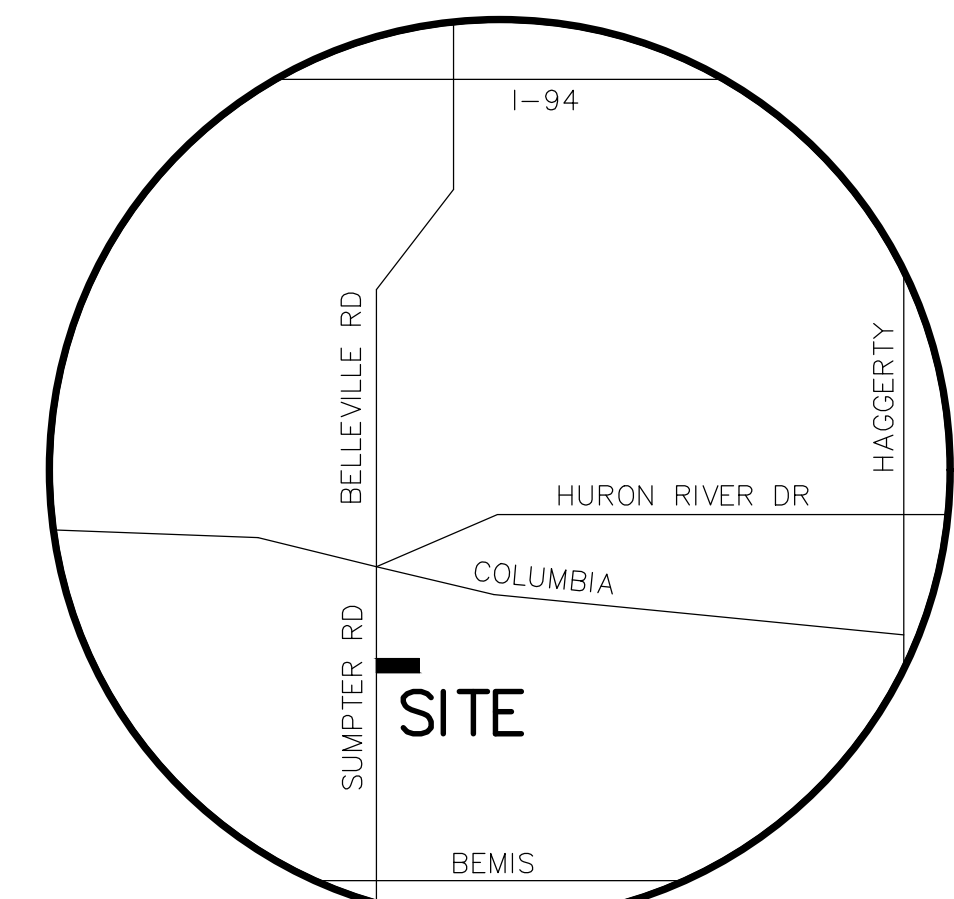
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. HYDRANT
- EX. UTILITY POLE
- EX. VALVE WELL
- EX. FENCE
- EX. STREET SIGN
- EX. LIGHT POLE

SOUTH BELLEVILLE VILLAS
515 SUMPTER ROAD
BELLEVILLE, MI

SITE PLAN

HARDY CIVIL DESIGN SERVICES LLC
4996 MOORE ST. WAYNE, MI 48184
(734) 756-2196
E-mail: khardy1964@hotmail.com

SHEET No.	JOB No.	DRAWING No.	DATE	REVISIONS
1	4	A-	01-03-23	02-07-23
1	4	2022-02		
		DRAWN BY:	CHECKED BY:	



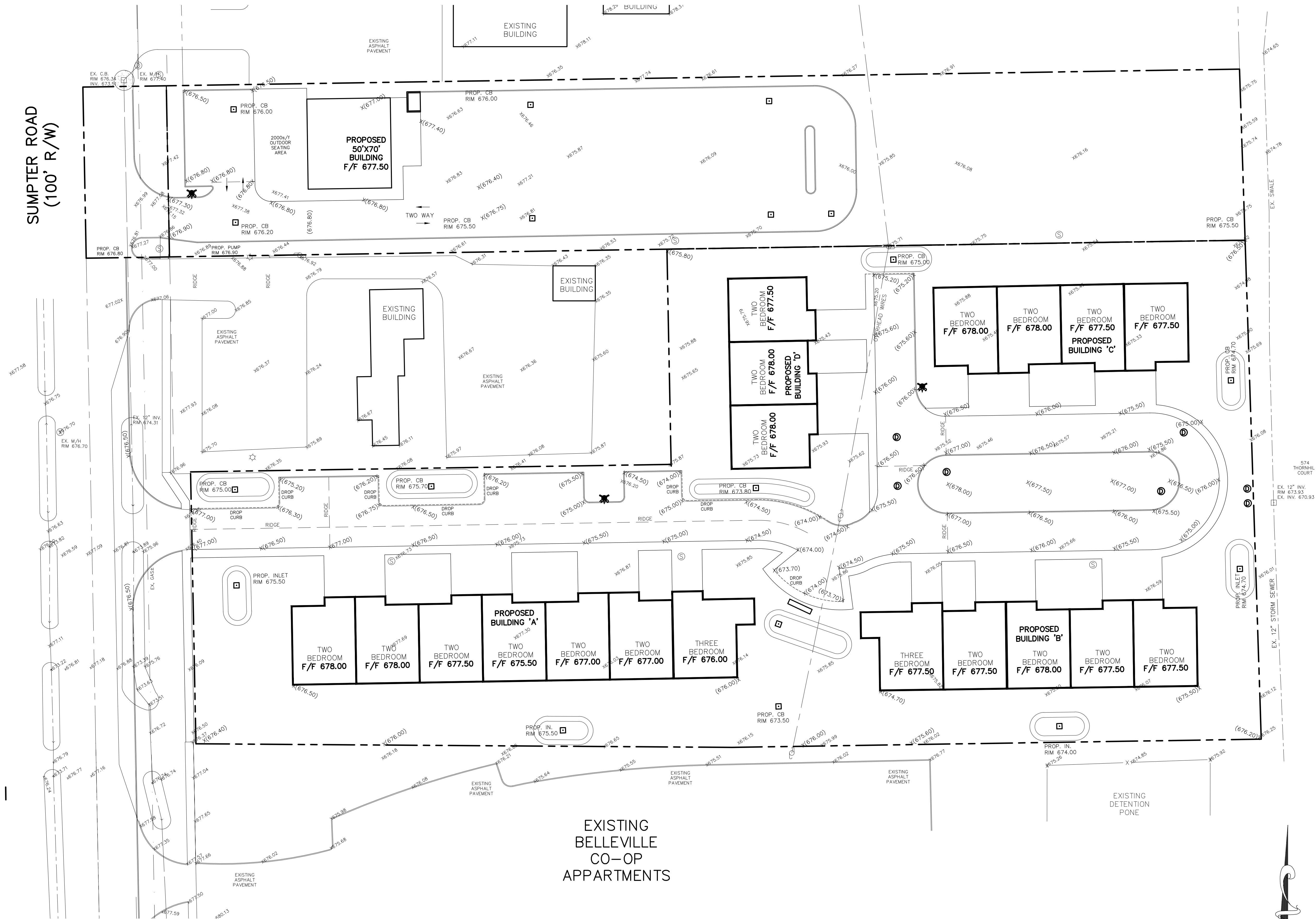
ZONED R-2
ONE-FAMILY
RESIDENTIAL

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



SUMPTER ROAD
(100' R/W)

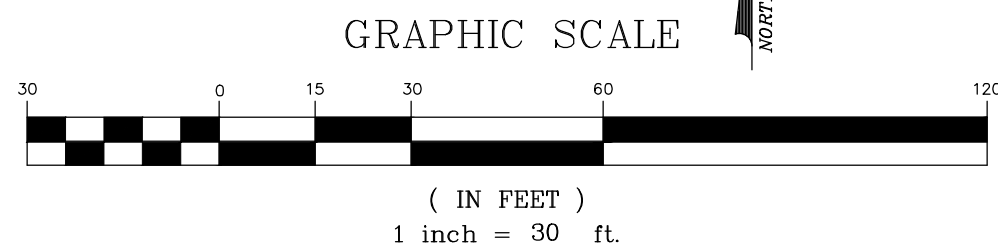


EXISTING
BELLEVILLE
CO-OP
APPARTMENTS

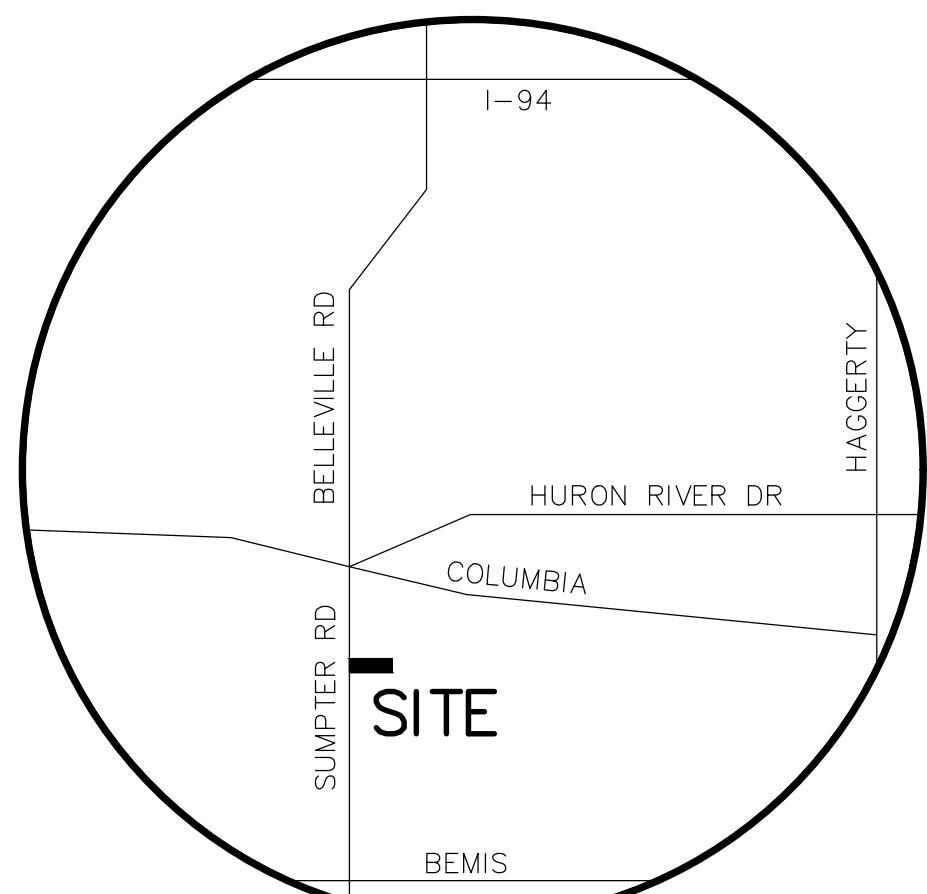
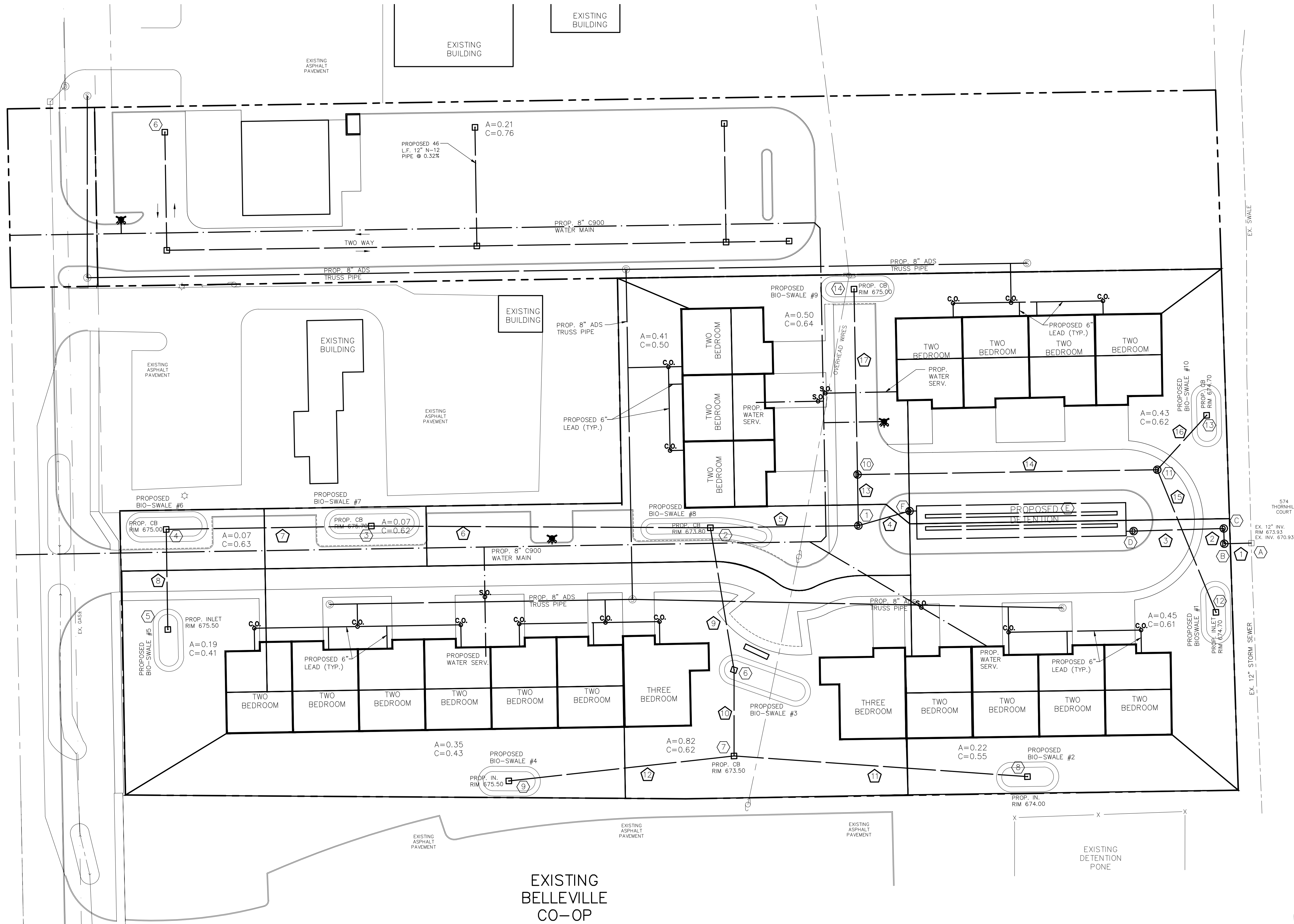
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LEGEND

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- ⊙ EX. STORM MANHOLE
- ⊕ EX. HYDRANT
- ⊗ EX. UTILITY POLE
- ⊗ EX. VALVE WELL
- X- EX. FENCE
- ⊕ EX. STREET SIGN
- ⊙ EX. LIGHT POLE



SUMPTER ROAD
(100' R/W)

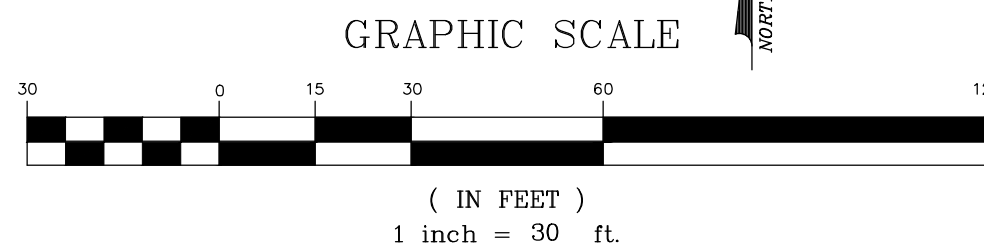


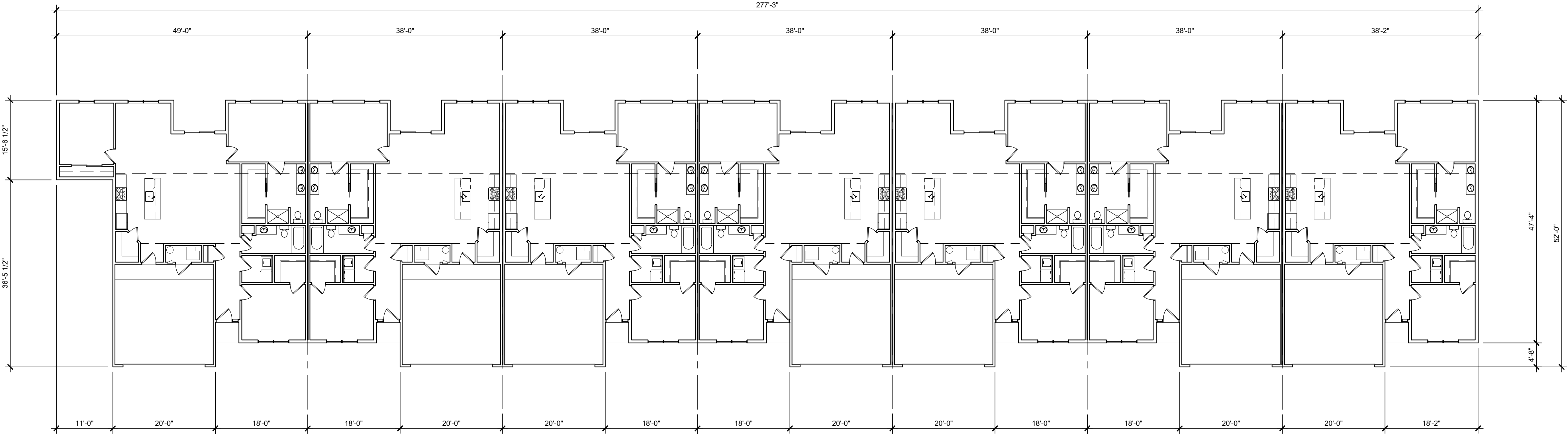
VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
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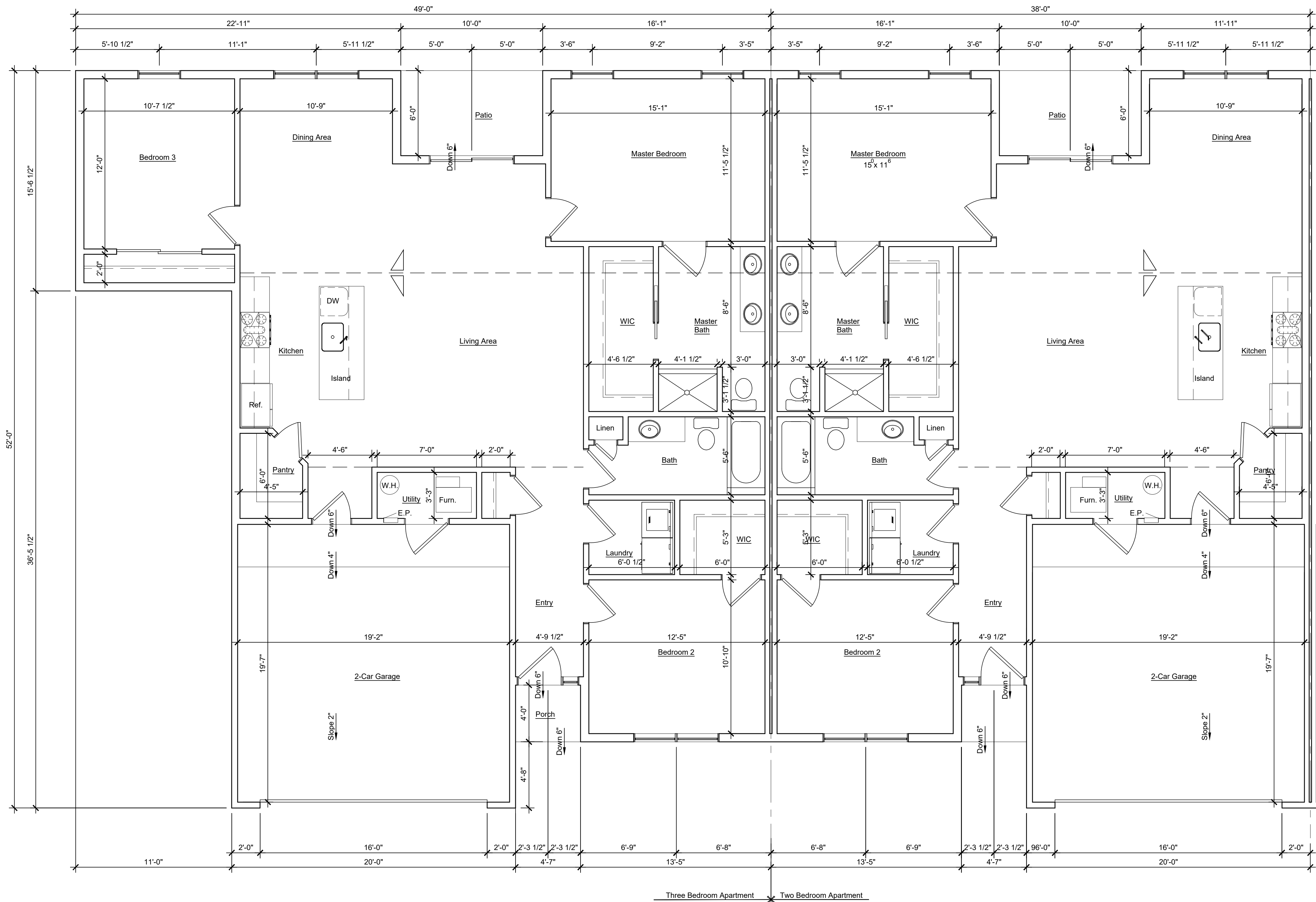




Composite Floor Plan
SCALE: 3/32"=1'-0"

PRELIMINARY

PROJECT Sumpter Road Apartments Davenport Brothers Construction Co. Steve Davenport 455 Sumpter Road Belleville, MI 48111		SHEET TITLE Composit Floor Plan	
APPROVED	DRAWING DATE 11/11/4/2022	ISSUED FOR Site Plan Approval	DATE 01/04/23
CHECKED	DRAWN	Site Plan Approval	02/07/23
PROJECT No. 22-591 .01			
SHEET No. A - 210			
© 2022 D. S. WRIGHT & ASSOCIATES P.C. D. S. WRIGHT & ASSOCIATES, P. C. ARCHITECTURE & PLANNING 44456 CLARE BLVD. PLYMOUTH, MICHIGAN 48170 TELEPHONE • 734 377-4632 ASSOCIATE CONSULTANT			



Large Scale Floor Plans
SCALE: 1/4"=1'-0"

PRELIMINARY

Sumpter Road Apartments
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

Two Unit Floor Plan		
SHEET TITLE	ISSUED FOR	DATE
Site Plan Approval	Site Plan Approval	01/04/23
Site Plan Approval	Site Plan Approval	02/07/23

D. S. WRIGHT & ASSOCIATES, P. C.
ARCHITECTURE & PLANNING
44456 CLARE BLVD. PLYMOUTH, MICHIGAN 48170
TELEPHONE • 734 377-4632
ASSOCIATE CONSULTANT

PROJECT No:
22-591 .01
SHEET No:
A - 211



Front Elevation
SCALE: 3/32"=1'-0"



Rear Elevation
SCALE: 3/32"=1'-0"



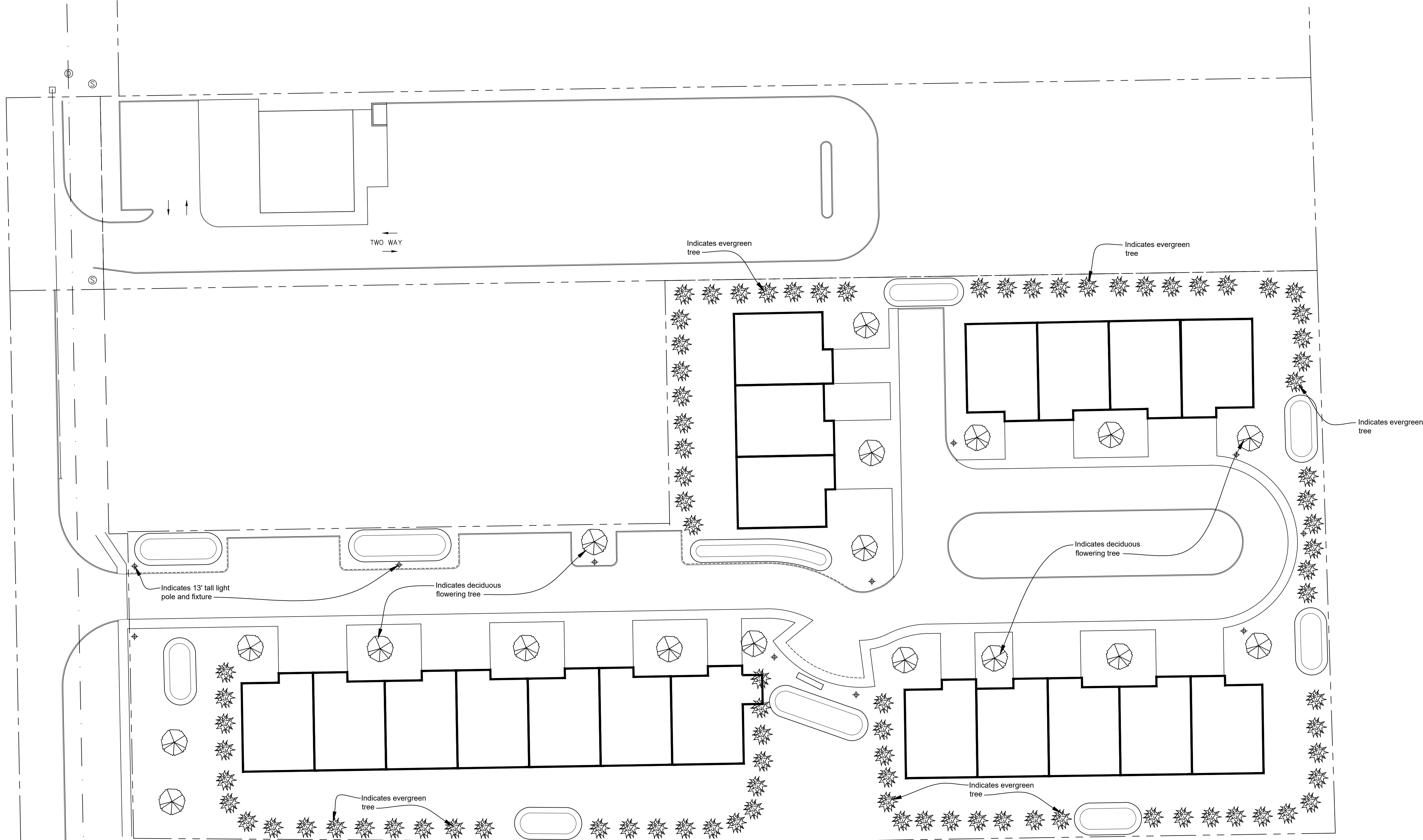
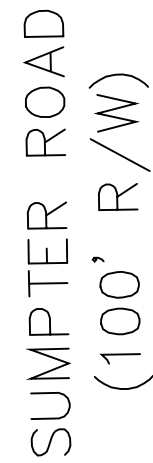
Partial Front Elevation
SCALE: 1/4"=1'-0"

PRELIMINARY

© 2022 D. S. WRIGHT & ASSOCIATES, P.C. D. S. WRIGHT & ASSOCIATES, P. C. ARCHITECTURE & PLANNING 44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170 TELEPHONE • 734 377-4632 ASSOCIATE CONSULTANT	
Typical Elevation	
SHEET TITLE	DATE
ISSUED FOR	DATE
Site Plan Approval	01/04/23
Site Plan Approval	02/07/23
PROJECT	
Sumpter Road Apartments Davenport Brothers Construction Co. Steve Davenport 455 Sumpter Road Belleville, MI 48111	
APPROVED	DRAWING DATE
CHECKED	DRAWN
PROJECT No.	
22-591 .00	
SHEET No.	
A - 301	

1. DIG PLANT POCKET FOR TREES A MINIMUM OF 24" WIDER THAN BALL, 36" FOR TREES OVER 4".
2. DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 12" WIDER THAN BALL OR CONTAINER.
3. LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZE CAUSED BY DIGGING. THOROUGHLY COMPACT SUB-GRADE.
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED PRIOR TO INSTALLATION.
5. SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
6. FILL PREPARED SOIL TO 1/2 THE DEPTH OF THE BALL. PACK FIRMLY & SETTLE WITH WATER.
7. LOOSEN AND REMOVE BURLAP AND ALL LACING FROM BALL IF NYLON OR PLASTIC LACING IS USED.
8. BACK FILL WITH PREPARED SOIL.
9. COVER PLANT POCKET AREA AND ALL PLANTING BEDS WITH A MINIMUM OF 4" OF SHREDDED BARK MULCH.
10. ALL ANNUAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL AND 50% LEAF COMPOST.
11. PERENNIAL BEDS ARE TO BE PLANTED WITH THE ANNUAL PLANTING MIX.
12. ALL PLANTS ARE TO PLUMB PRIOR TO STAKING . STAKING IS NOT TO BE USED TO STRAIGHTEN LEAVING TREES.
13. ALL STAKING AND GUYING MATERIAL TO BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER THE WARRANTY PERIOD IS OVER.

1. SEVER PLANTABLE CONTAINERS IN SEVERAL PLACES. REMOVE UPPER HALF OF CONTAINER DURING PLANTING. REMOVE WHOLE CONTAINER WHEN POSSIBLE.
2. COMPLETELY REMOVE ALL METAL AND PLASTIC CONTAINERS AT THE TIME OF PLANTING.
3. ALL UNSUITABLE SOIL MUST BE REMOVED FROM SITE.
4. ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
5. ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
6. ALL LAWN AREAS ARE TO BE SEEDED WITH A MINIMUM OF 3" OF TOPSOIL.
7. ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR PLYMOUTH TOWNSHIP, MICHIGAN.
8. ALL LAWN OR LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
9. SIZE AND QUANTITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC., DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.



EXISTING
BELLEVILLE
CO-OP
APARTMENTS

SCALE: 1"=30'-0"



PRELIMINARY

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Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

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ARCHITECTURE & PLANNING
44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
TELEPHONE • 734 377-4632

ASSOCIATE/CONSULTANT

Landscape Plan

SHEET TITLE	ISSUED FOR	DATE
	Site Plan Approval	01/04/23
	Site Plan Approval	02/21/23

PROJECT

APPROVED

CHECKED

PROJECT N°

22-591 .00

SHEET No.

L - 1