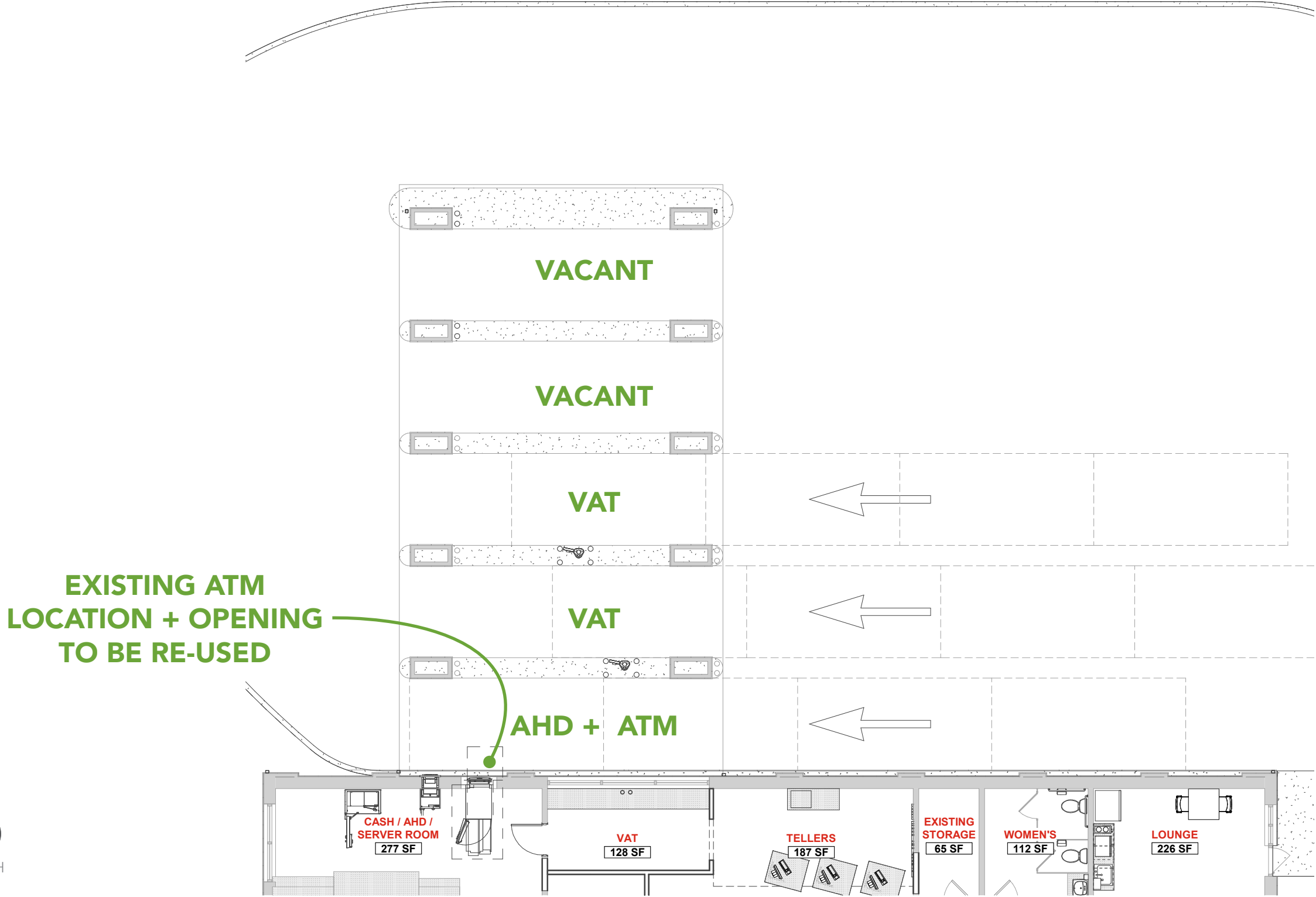


HUNTINGTON NATIONAL BANK | EXISTING SITE

SCALE: NTS



HUNTINGTON NATIONAL BANK | EXISTING SITE  
SCALE: NTS

















# TCF BANK

## SIX MILE ROAD AND SPRINGWATER PARK DRIVE NORTHVILLE TOWNSHIP, MICHIGAN

**OWNER/DEVELOPER:**

**TCF Bank**

401 E. Liberty Street  
Ann Arbor, Michigan 48104  
Phone: (734) 664-5363  
Fax: (734) 430-6761

**ARCHITECT/PLANNER:**

**Bowers and Rein Associates, Inc.**

2400 S. Huron Parkway  
Ann Arbor, Michigan 48104  
Phone: (734) 475-2400  
Fax: (734) 475-2410

**CIVIL ENGINEER:**

**Ziomet, Wozniak, and Associates, Inc.**

28450 Franklin Road  
Southfield, Michigan 48034  
Phone: (248) 352-8450  
Fax: (248) 352-1346

**LANDSCAPE ARCHITECT:**

**Robert Leighton and Associates**

167 Little Lake Drive  
Ann Arbor, MI, 48108  
Phone: (734) 496-4600

**SHEET INDEX:**

**ARCHITECTURAL**

T1.00 TITLE SHEET  
SP1.00 SITE PLAN  
A1.00 FLOOR PLAN  
AS.00 ELEVATIONS  
F1.00 PHOTOMETRIC

**LANDSCAPE ARCHITECTURAL**

LP-1 LANDSCAPE PLAN

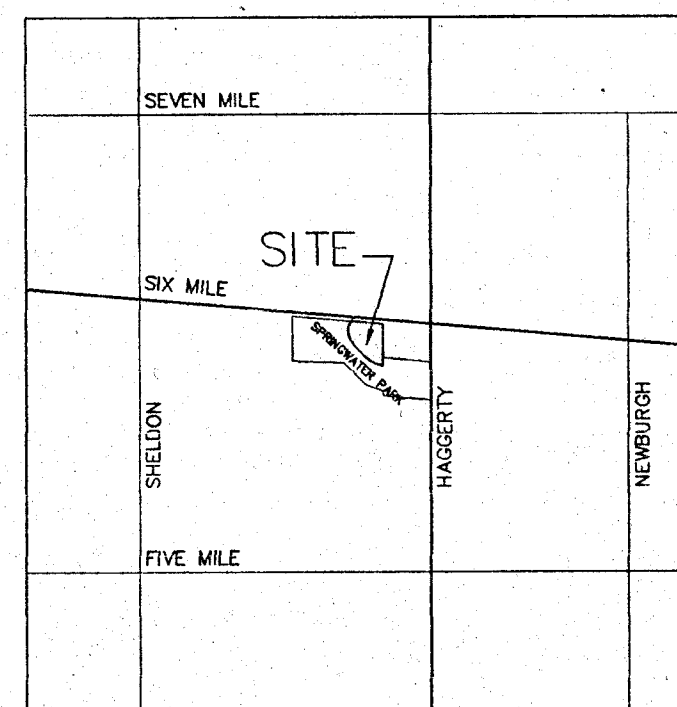
**CIVIL ENGINEERING**

C 1/6 COVER SHEET  
C 2/6 STORM SEWER AND GRADING PLAN  
C 3/6 SANITARY SEWER AND WATERMAIN PLAN  
C 4/6 SANITARY - WATER MAIN PROFILES  
C 5/6 STORM SEWER PROFILES  
C 6/6 STORM AREA PLAN

**LEGAL DESCRIPTION**

Land located in part of the NE 1/4 of Section 13, T. 1 S., R. 8 E., Township of Northville, Wayne County, Michigan being part of lot 5 and 6 "Willie Sub." Recorded in Liber 41, page 87, Wayne County Records more particularly described as:

Beginning at a point distant N. 84°56'24" W. 654.48 feet along the North line of Section 13, said line also being the centerline of Six Mile Road (120 feet wide) and S. 00°08'46" W. (60.19 feet record), 60.22 feet measured and N. 84°56'24" W. 232.23 feet along the South right-of-way line of Six Mile Road from the Northeast corner of said Section 13; thence from said point of beginning S. 04°42'09" W. 207.06 feet; thence S. 37°45'32" W. 149.59 feet; thence S. 52°22'33" W. 46.81 feet; thence 14.05 feet along the arc of a curve to the right, radius 315.00 feet, central angle 02°33'18" and a chord that bears N. 36°36'39" W. 14.05 feet; thence N. 35°20'00" W. 154.23 feet; thence 45.86 feet along the arc of a curve to the right, radius 135.47 feet, central angle 40°23'36" and a chord that bears N. 15°08'12" W. 93.89 feet; thence N. 05°03'36" E. 73.61 feet; thence 36.75 feet along the arc of a curve to the right, radius 65.00 feet, central angle 32°23'33" and a chord that bears N. 21°15'22" E. 36.26 feet; thence 42.40 feet along the arc of a curve to the left, radius 75.00 feet, central angle 32°23'33" and a chord that bears N. 21°15'22" E. 41.84 feet; thence along said south right-of-way line of Six Mile Road S. 84°56'24" E. 233.84 feet to the point of beginning containing 1.66 acres of land being subject to easements and restrictions of record.



**LOCATION MAP**  
NO SCALE

**BOWERS & REIN**  
ASSOCIATES, INC.

Architecture - Planning  
Interior Design  
2400 South Huron Parkway  
Ann Arbor, Michigan 48104-5152  
Telephone: (734) 975-2400  
Facsimile: (734) 975-2410

PROPOSED  
**TCF BANK**  
Project  
SIX MILE ROAD & SPRINGWATER PARK DRIVE  
NORTHVILLE TOWNSHIP, MICHIGAN

Consultant

Project Number  
**00-414**

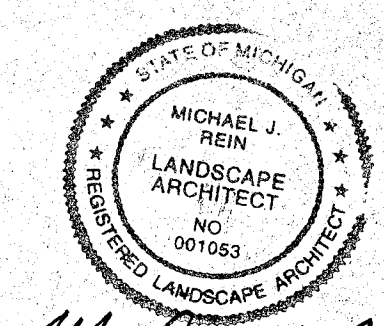
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SITE PLAN SUBMISSION  
SEPTEMBER 6, 2001  
NOVEMBER 6, 2001  
SITE PLAN RESUBMISSION  
JAN. 9, 2002  
SITE PLAN RESUBMISSION  
FEB. 4, 2002  
SITE PLAN RESUBMISSION

Sheet Title  
TITLE SHEET  
nor\_T100.dwg

Sheet Number  
**T1.00**

APPROVED  
NORTHVILLE TOWNSHIP  
PLANNING COMMISSION  
BY: *Michael J. Rein*  
DATE: 2/06/02  
SITE PLAN NO. SP01-16  
FINAL APPROVAL TCF Bank  
APPROVAL Final Site Plan

**RECEIVED**  
FEB 06 2002  
PLANNING DEPT



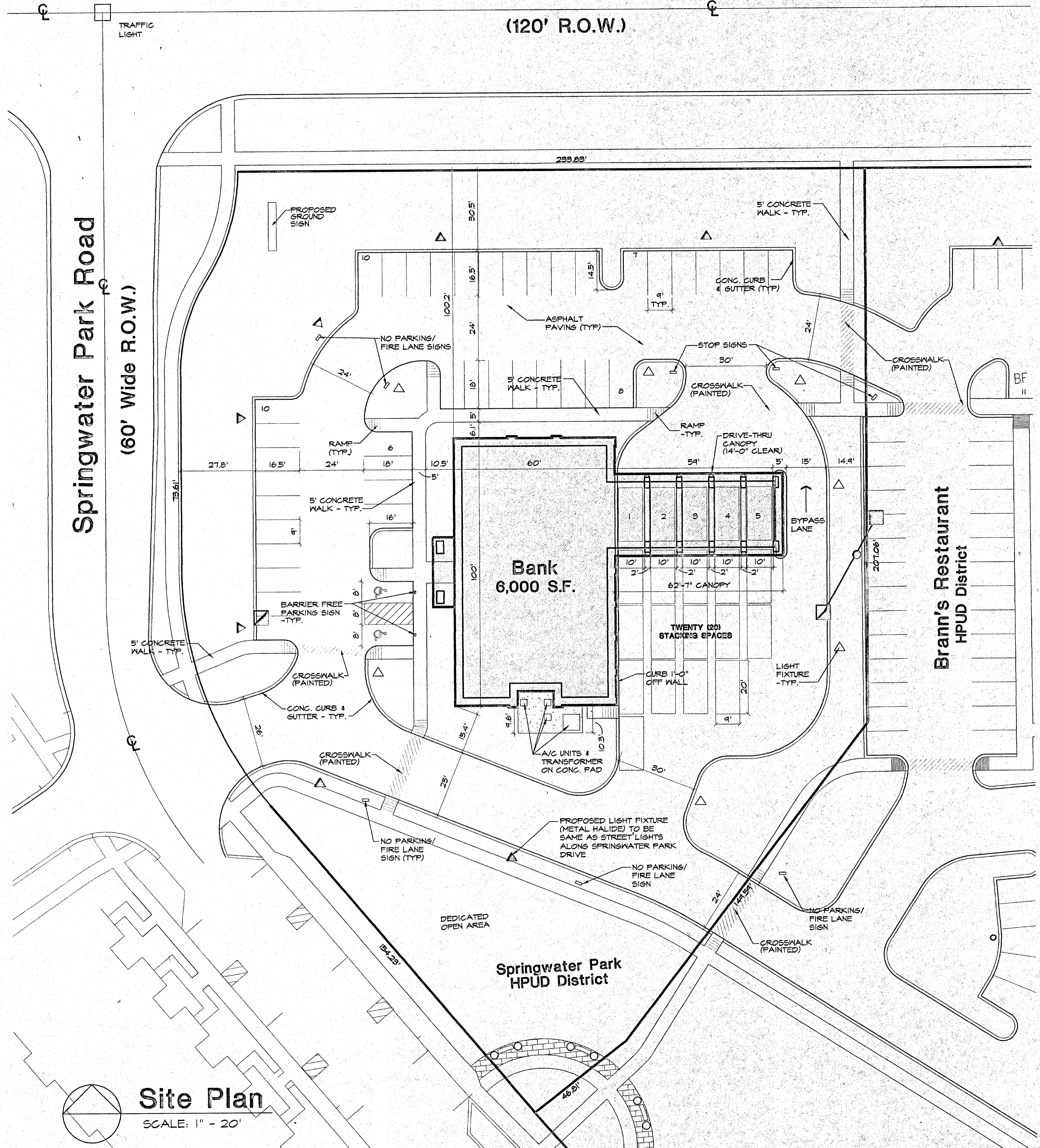
SP 01-16 TCF Bank  
Final Site Plan  
Planning Department  
February 6, 2002

*Michael J. Rein*

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Six Mile Road  
(120' R.O.W.)

Springwater Park Road  
(60' Wide R.O.W.)



**Owner/Developer**

TCF Bank  
401 E. Liberty  
Ann Arbor, Michigan 48104  
Ph: (734) 669-5563  
Fax: (734) 430-6761

**Architect/Planner**

Bowers and Rein Associates, Inc.  
2400 S. Huron Parkway  
Ann Arbor, Michigan 48104  
Ph: (734) 975-2400  
Fax: (734) 975-2410

**Civil Engineer**

Ziemet Mazniak & Associates, Inc.  
10415 E. Grand River  
Suite 500  
Brighton MI 48116  
Ph: (810) 220-5410  
Fax: (810) 220-5420

**Landscape Architect**

Robert Leighton and Associates  
167 Little Lake  
Ann Arbor MI, 48108  
(734) 996-9600

**Begin/Completion**

Begin Winter 2002  
End Spring 2003

**Parking Data**

Required Parking  
One Space per 200 SF  
6000 / 200 = 30 Spaces  
Provided Parking  
41 Parking Spaces

Required Stacking  
4 stacking spaces per window  
5 windows x 4 spaces = 20 spaces  
Provided Stacking = 20 spaces

**Site/Building Data**

Parcel Size  
Existing Zoning  
Proposed Zoning  
Proposed Use  
North Required Front Setback  
North Proposed Front Setback  
West Required Front Setback  
West Proposed Front Setback  
Max. Building Height  
Proposed Building Height  
Net Usable Floor Area  
Open Space Area

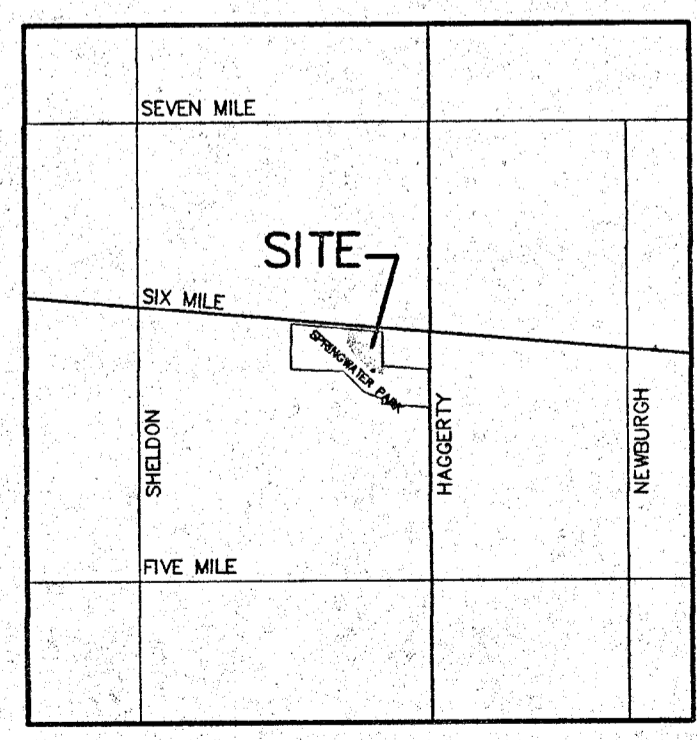
1.56 Acres  
HPUD  
HPUD  
Bank  
75'  
100'  
75'  
102'  
48'  
22'-6 1/2"  
5400 S.F.  
1.37 Acres

**General Notes**

- All lighting to be shielded downward and away from adjacent properties.
- All trash shall be removed from the facility by the owner.
- All sidewalk intersections shall be barrier free.
- There will be no rooftop equipment installed on this building.
- All free-standing or wall signs shall meet Northville Township ordinance requirements.
- Beyond the initial delivery of office furniture, the bank will utilize only small van (UPS, Fed X) type of delivery vehicles. No loading area is required.
- Drive-thru canopy to have 14'-0" clearance.
- A walk up ATM machine will be provided in the foyer of the bank.

**Legal Description**

Land located in part of the N.E. 1/4 of Section 13, T. 1 S., R. 8 E., Township of Northville, Wayne County, Michigan being part of lot 5 and 6 "Willie Sub." Recorded in Liber 41, page 87, Wayne County Records more particularly described as:  
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Location Map  
NO SCALE

**BOWERS & REIN**  
ASSOCIATES, INC.

Architecture - Planning  
Interior Design  
2400 S. Huron Parkway  
Ann Arbor, Michigan 48104  
Telephone: (734) 975-2400  
Facsimile: (734) 975-2410

Project  
**TCF BANK**  
SIX MILE ROAD & SPRINGWATER PARK DRIVE  
NORTHVILLE TOWNSHIP, MICHIGAN

Consultant

Project Number  
**00-414**

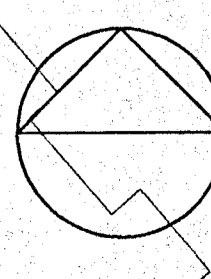
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NOVEMBER 6, 2001  
SITE PLAN RESUBMISSION  
DECEMBER 11, 2001  
DECEMBER 20, 2001  
JANUARY 9, 2002  
SITE PLAN RESUBMISSION  
FEBRUARY 4, 2002  
SITE PLAN RESUBMISSION

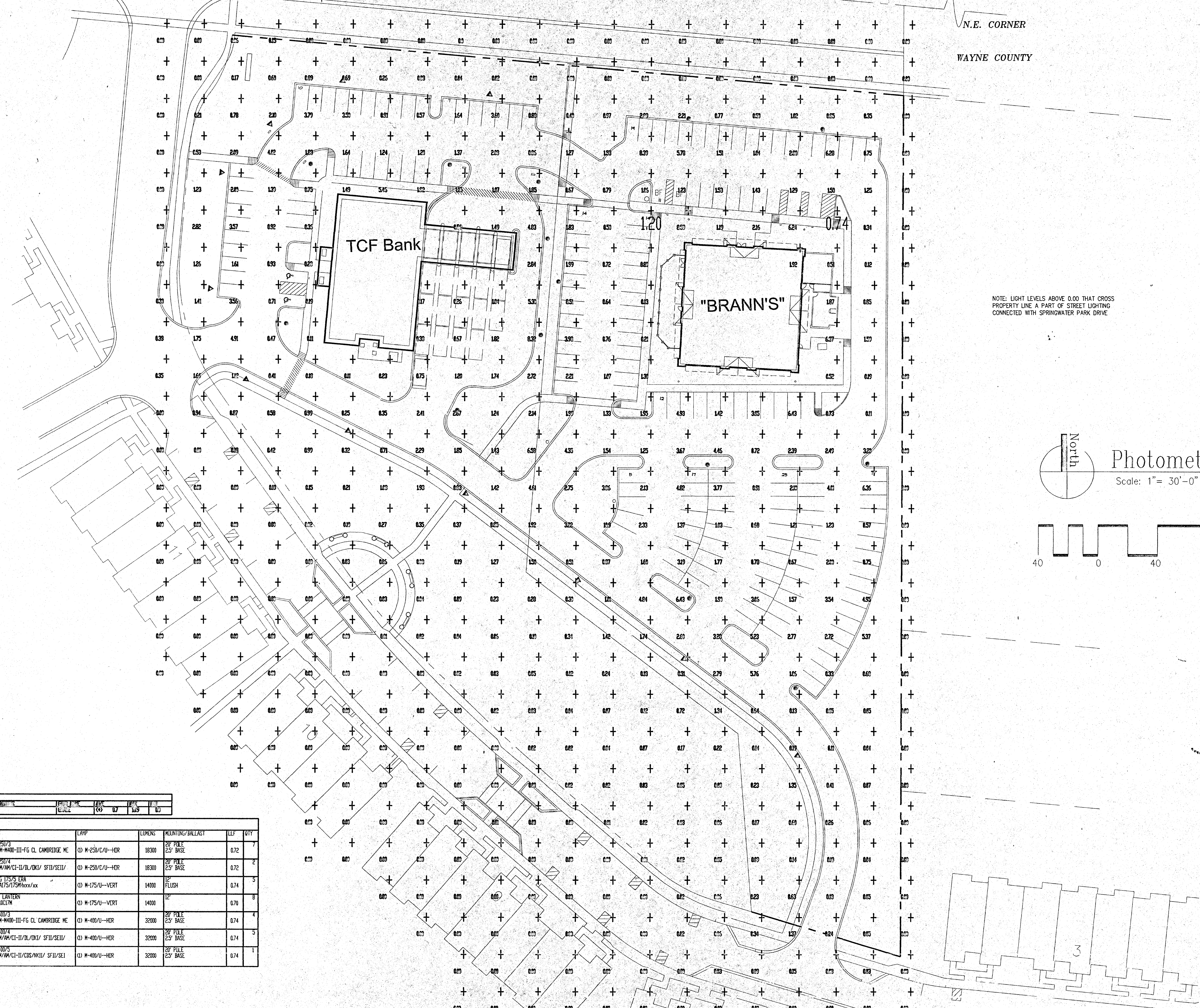
Sheet Title  
SITE PLAN

Sheet Number  
**SP1.00**

**Site Plan**

SCALE: 1" = 20'





TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	DTY
------	--------	-------------	------	--------	------------------	-----	-----

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	DTY
A		SPAWLING 250/3 (1) "2503" CH-M400-III-FG CL CAMBRIDGE ME	(1) M-250/C/U-HOR	18300	20' POLE 25' BASE	0.72	7
B		SPAWLING 250/4 (1) "2504" CH-M400-III-FG CL CAMBRIDGE ME	(1) M-250/C/U-HOR	18300	20' POLE 25' BASE	0.72	2
SL1		KIM LIGHTING 175/5 ERA (1) "1755" RA175/175M/hood/xx	(1) M-175/U-VERT	14000	12" FLUSH	0.74	5
SL2		GE LIGHTING LANTERN (1) "11C17" TUC17M	(1) M-175/U-VERT	14000	12"	0.70	8
SL3		SPAWLING 400/3 (1) "4003" CH-M400-III-FG CL CAMBRIDGE ME	(1) M-400/U-HOR	32000	20' POLE 25' BASE	0.74	4
SL4		SPAWLING 400/4 (1) "4004" CH-M400-III-FG CL CAMBRIDGE ME	(1) M-400/U-HOR	32000	20' POLE 25' BASE	0.74	5
SL5		SPAWLING 400/5 (1) "4005" CH-M400-III-FG CL CAMBRIDGE ME	(1) M-400/U-HOR	32000	20' POLE 25' BASE	0.74	1

**BOWERS & REIN**  
ASSOCIATES, INC.

Architecture - Planning  
Interior Design  
2400 South Fulton Parkway  
Ann Arbor, Michigan 48104-3152  
Telephone: (734) 975-2400  
Facsimile: (734) 975-2410

Project  
**PROPOSED  
TCF  
BANK**  
SIX MILE ROAD & SPRINGWATER PARK DRIVE  
NORTHVILLE TOWNSHIP, MICHIGAN

Consultant

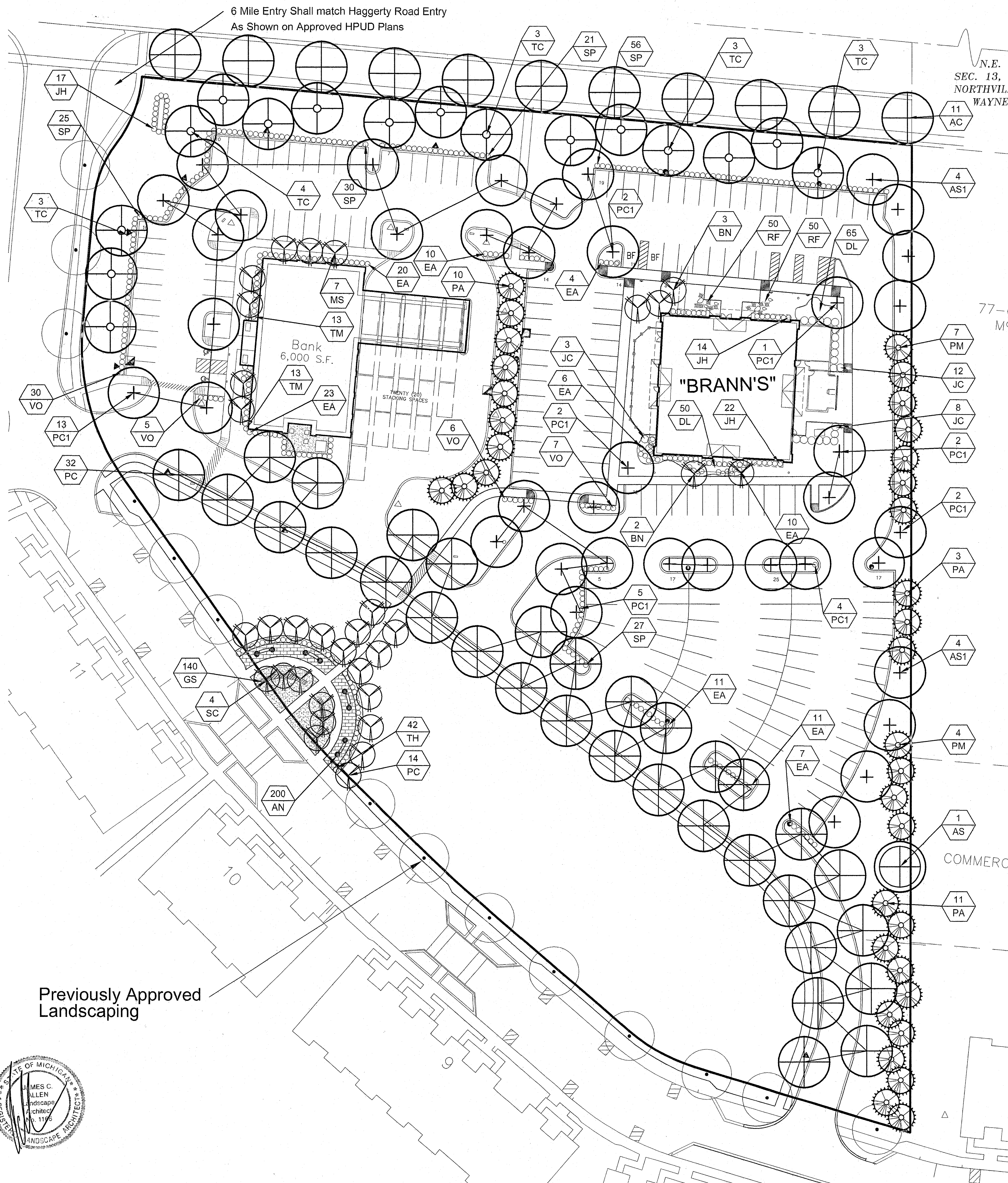
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**00-414**

Issue Date  
AUGUST 7, 2001  
SEPTEMBER 6, 2001  
NOVEMBER 6, 2001  
SITE PLAN RESUBMISSION  
JANUARY 9, 2002  
SITE PLAN RESUBMISSION  
FEBRUARY 4, 2002  
SITE PLAN RESUBMISSION

Sheet Title  
PHOTOMETRIC  
PLAN  
nor\_P100.dwg

Sheet Number  
**P1.00**

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**Landscape Summary**

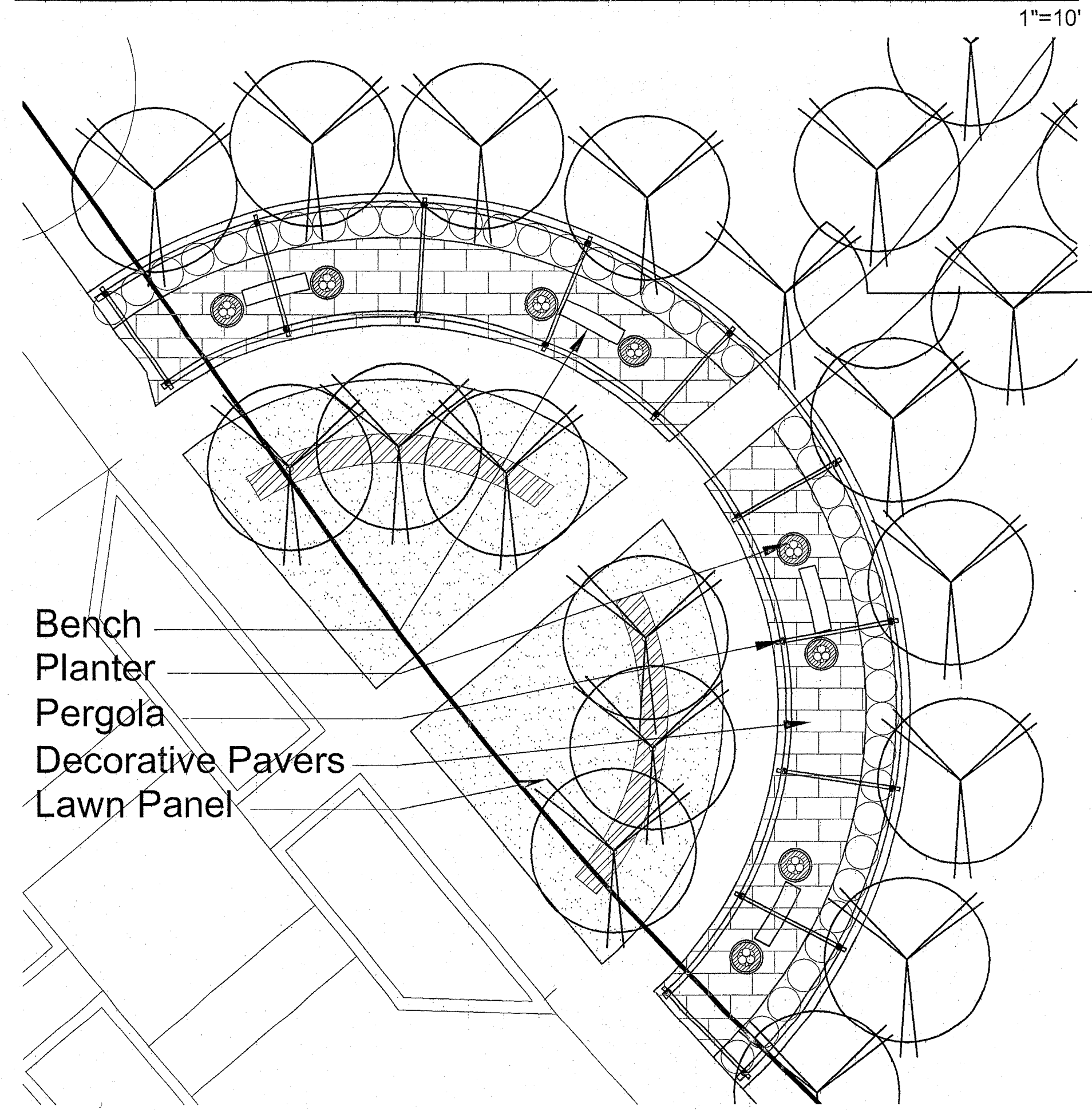
R.O.W. Frontage (6 Mile Rd. & Springwater Park Dr.)	640'	Interior Landscape Requirements	
Trees Required	640/40	Brann's Restaurant	111,760 s.f.
Trees Shown	18 Trees	Total Site Area	8,036 s.f.
Shrubs Required (640/40) x 9	144 Shrubs	Less Greenbelt	53,571 s.f. (47.9%)
Shrubs Shown	155 Shrubs	Parking Area	26,243 s.f.
Parking Lot Landscaping		Net Site Area	53,571 s.f. (47.9%)
TCF Bank		Open Space Required (15%)	9,178 s.f.
Total Area	26,243 s.f./2000	Trees Required (1 per 400 s.f.)	23 Trees
Trees Shown	13 Trees	Trees Shown	23 Trees
Brann's Restaurant		Shrubs Required (1 per 250 s.f.)	37 Shrubs
Total Area	50,839 s.f./2000	Shrubs Shown	61 Shrubs
Trees Shown	25.4 Trees	TCF Bank	
Service Drive Street Trees		Total Site Area	102,478 s.f.
Total Frontage	1,280 l.f./40	Less Greenbelt	15,060 s.f.
Trees Required	32 Trees	Parking Area	26,243 s.f.
Trees Shown	32 Trees	Net Site Area	61,185 s.f. (59.7%)
		Open Space Required (15%)	9,178 s.f.
		Trees Required (1 per 400 s.f.)	23 Trees
		Trees Shown	35 Trees
		Shrubs Required (1 per 250 s.f.)	37 Shrubs
		Shrubs Shown	61 Shrubs

**PLANT LIST**

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	ROOT	HEIGHT	SPREAD	Unit	TOTAL
General Landscaping									
AN	200	Various Annuals						300	300
AS	1	Acer saccharum 'Bonfire'	Sugar Maple	3.0"	B&B	-	-	300	1,500
BN	5	Betula nigra	River Birch	3.0"	B&B	-	-	300	1,500
DL	115	Hemerocallis 'Stella Dore'	Stella Dore Daylily	-	Cont.	-	-	4.5	517.5
EA	102	Euonymus alata 'Compacta'	Burning Bush	-	-	30"-36"	-	35	3,570
GS	140	Geranium sanguineum	Cranesbill	-	Cont.	-	-	4.5	630
JH	23	Juniperus ch. 'Hocks'	Hooks Juniper	-	-	6.0'	-	85	1,555
JC	53	Juniperus ch. 'Sea Green'	Sea Green Juniper	-	-	-	18"-24"	30	1,590
MS	7	Malus 'Spring Snow'	Spring Snow Crab	2.0"	B&B	-	-	175	1,225
PA	24	Picea pungens	Green Spruce	-	B&B	8.0'-10.0'	-	225	5,400
PM	11	Pinus strobus	White Pine	-	B&B	8.0'-10.0'	-	225	1,475
RF	100	Pennisetum alopecuroides	Rose Fountain Grass	-	Cont.	-	-	4	400
SC	4	Malus 'Sargentii'	Sargent Crab	1.0	B&B	-	-	175	700
SP	159	Spirea japonica 'Little Princess'	Little Princess Spirea	-	-	30"-36"	-	30	4,770
TH	42	Taxus x. media 'Hickall'	Hick Yew	-	-	30"-36"	-	50	2,100
TM	26	Taxus x. media 'Danielfamila'	Dense Yew	-	-	30"-36"	-	50	1,300
VO	48	Viburnum opulus 'Compacta'	Cranberry Viburnum	-	-	30"-36"	-	40	1,920
TC	16	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	B&B	-	-	300	4,800
Parking Lot Trees									
AS1	8	Acer saccharum 'Bonfire'	Sugar Maple	3.0"	B&B	-	-	300	2,400
PC1	31	Pyrus calleryana 'Aristocrat'	Bradford Pear	3.0"	B&B	-	-	300	9,300
Street Trees									
AC	11	Acer campestre	Hedge Maple	3.0"	B&B	-	-	300	3,300
PC	46	Pyrus calleryana 'Aristocrat'	Bradford Pear	3.0"	B&B	-	-	300	13,800
									Total Cost
									\$62,952.5

All Landscaped Areas Will be Irrigated

**Amenity Detail**



- Bench
- Planter
- Pergola
- Decorative Pavers
- Lawn Panel

**ROBERT LEIGHTON ASSOCIATES, INC.**  
*Land Design*  
 167 Little Lake Drive, Ann Arbor, Michigan 48103  
 Ph. 734.996.9600 • Fax 734.996.1222  
 e-mail: rleighton@ameritech.net

SCALE 1"=30'

NORTH 0° 15' 30"

**LANDSCAPE PLAN**  
**TCF Bank & Brann's Restaurant**  
 Northville, Township, Michigan

**Developer**  
 Grand-Sakwa Properties, Inc.  
 28470 Thirteen Mile Road, Suite 220  
 Farmington Hills, Michigan 48334  
 248.855.5500

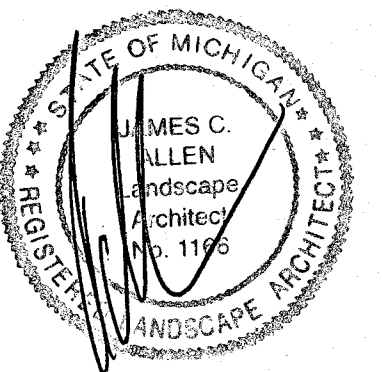
**Notes**

**Revisions**

Revised Plan	April 18, 2001
Preliminary Plan	May 8, 2001
Final Site Plan	August 7, 2001
Per Township	Sept. 4, 2001
Rev. Per Twp.	Nov. 6, 2001
Rev. per Twp.	Jan. 8, 2002
Rev. Per Twp.	Feb. 4, 2002

**Project No.**  
 97-163

**Sheet No.**  
 LP-1



Previously Approved Landscaping