

Planning Commission Agenda

Tuesday, October 18, 2022 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

IN-PERSON MEETING WITH REMOTE ACCESS VIA ZOOM

Meeting ID: 880 9140 2475

Password: LathrupPC

CLICK HERE: [Online Link](#)

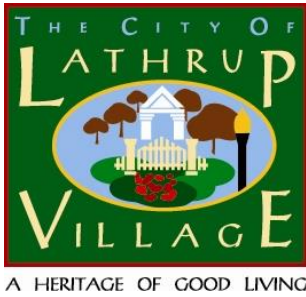
Telephone: 646.558.8656 or 312.626.6799

CLICK HERE: [Public Comment Form Link](#)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - [A.](#) PC Minutes 2022 09 20
5. **Public Comment** (speakers are limited to 3 minutes)
6. **Public Hearings**
 - [A.](#) Public Hearing - Permanent Power Generators
 - [B.](#) Public Hearing - Impervious Surface Coverage
 - [C.](#) Public Hearing - Special Land Use (26647 Southfield Road - Ambassadors Institute)
7. **Old Business and Tabled Items**
 - [A.](#) Proposed Zoning Text Amendment - Permanent Power Generators
 - [B.](#) Proposed Zoning Text Amendment - Impervious Surface Coverage
8. **New Business**
 - [A.](#) Proposed Site Plan & Special Land Use Review (26647 Southfield Road - Ambassadors Institute)
9. **Other Matters for Discussion**

10. **General Communication**

11. **Adjourn**



Planning Commission

Draft Minutes

Tuesday, September 20, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order by Chair Hammond at 7:00 PM

2. Roll Call

Commissioners Present: Jason Hammond, Chair
Les Stansbery, Vice Chair
Commissioner Kantor,
Commissioner Tamarelli
Commissioner Fobbs

Staff Present: Susan Stec, Community, and Economic Development Manager,
Kelda London, City Clerk,

Also Present: Eric Pietsch, Giffels Webster Engineering.

3. Pledge of Allegiance

4. Approval of Agenda

Commissioner Kantor moved to approve the agenda, motion seconded by Commissioner Stansbery. Motion carried.

5. Approval of Meeting Minutes

A. PC Minutes 2022 09 16

Commissioner moved to approve the meeting minutes for the meeting of August 16, 2022.
Motion seconded by Commissioner Stansbery. Motion carried.

5. Public Comment (speakers are limited to 3 minutes)

None

6. New Business

A. Election of Secretary

Chair Hammond entertained nomination for the office of Secretary of the Planning Commission.

Commissioner Kantor nominated Commissioner Fobbs, seconded by Commissioner Tamarelli. Motion carried.

7. Old Business and Tabled Items

A. Impervious Surface Coverage Standards

Eric Pietsch of Giffels Webster reviewed the revisions to the impervious surface coverage standards presented in the packet. Giffels took into considerations the comments from the last meeting and are looking to complete the discussion and decide what the Commission would like to see moving forward.

Commissioner Kantor moved to amend Section 2.2 Definitions, as stated to add a period after the word water and list examples of impervious surfaces. To amend Section 3.1.2(d) adding the new standard as written. Motion seconded by Commissioner Fobbs. Motion carried.

Commissioner Kantor moved to set a Public Hearing for October 18, 2022, for the Impervious Surface Ordinance. Motion seconded by Vice Chair Stansbery. Motion carried.

Commissioner Kantor moved to recommend to Council to update the Municipal Ordinance regarding parking pads, rain gardens/bioretenion areas, and decorative paving adjacent to the Right of Way. Motion seconded by Vice Chair Stansbery. Motion carried.

B. Zoning Amendment Priorities

Due to the Commission not being a complete board at this time it was decided to look at some of the lower priorities for right now. Once the new Commissioners are on board and then take on some of the higher priorities' higher effort zoning amendments. At this time staff and consultants are suggesting that the Commission review updated site standards for blight and nuisances, update the definitions within the zoning ordinances, and update the site standards for waste and rubbish.

8. Other Matters for Discussion

Vice Chair Stansbery requested a status document updating the Commission of site plans that have been reviewed from the last 2 years and going forward.

Commissioner Kantor moved to recommend to Council to update the noise ordinance. Motion was seconded by Commissioner Tamarelli. Motion carried.

Commissioner Kantor suggested that when a Zoning application is signed it also gives Planning Commissioners permission to go onto the property for planning review.

9. **General Communication**

The generator public hearing will also be held on October 18th.

DDA Corridor Clean Up is Saturday September 24th, from 10am – 2pm meeting.

10. **Adjourn**

Commissioner Tamarelli moved to adjourn The meeting was adjourned at 8:35 pm.

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING ZONING AMENDMENT

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on October 18, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: www.LathrupVillage.org

The purpose of the hearing is to receive public comments on the city's draft Zoning Ordinance amendments to Sections 4.12 and 5.16 to reconsider the standards for permanent power generators.

A copy of the proposed zoning amendment is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on October 18, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

CITY OF LATHRUP VILLAGE
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The purpose of the hearing is to receive public comments on the city's draft Zoning Ordinance amendments to Sections 2.2 and 3.12, and to add a new section, 5.17, to Article 5, all pertaining to standards for impervious coverages.

A copy of the proposed zoning amendment is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on October 18, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

Publish once no later than October 4, 2022

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING SPECIAL LAND USE REVIEW

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on October 18, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: www.LathrupVillage.org

The purpose of the hearing is to receive public comments on a request for special land use to operate an educational institute for instruction at 26647 Southfield Road, Lathrup Village, MI 48076. Using the existing space to conduct educational instruction is permitted with special land use approval in the MX-Mixed Use District, pursuant to the standards in Section 6.2 of the City's Zoning Ordinance.

A copy of the proposed application is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on October 18, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

Publish once no later than October 4, 2022

Amend Article 4 to remove Section 4.12, Permanent Power Generators

Amend Article 5, Site Development Standards, to add “generator” to Section 5.16.2.G. and to add the language of Section 4.12 to a new Section 5.16.2.H as follows:

Section 5.16.2.G.

A central air conditioning unit, permanent power generator, heat pump, swimming pool pumps and equipment, or any other noise-producing mechanical system located in the yard of a residential unit may be located as follows:

- i. Within a rear yard, provided that such system is not located closer to a side lot line than the distance required by the side yard setback (see item D. for corner lots).
- ii. Within a side yard which is in excess of the required side yard setback.
- iii. Within a side yard setback, provided that such system does not extend into the setback by more than three feet and if the abutting parcel is occupied by a use other than one-family residential.
- iv. If such system is not located in a rear yard, or if it is located in a rear yard of a corner lot and is visible from the street, it shall be screened with landscape material with starting size not less than the height of the system.

Section 5.16.2.H.

1. Power generators may be used for standby conveyance or for medical emergency purposes, whenever they occur, as a source of interim power, subject to the following regulations.
 - i. Noise shall be limited to 70 dB (A) at the point of measurement for rear yard and side yard permanent power generators.
 - ii. For rear yard generators, when the ambient noise is greater than 65 dB (A) at the property line, the noise generated from the generator in combination with the ambient noise shall not exceed more than 10 dB(A) above the ambient noise.
 - iii. Periodic cycling, e.g., testing or maintenance, shall be permitted only between 9:00 a.m. to 5:00 p.m. Monday through Saturday.
 - iv. Power generators that are installed as a permanent fixture or structure connected to the electrical system of a building shall require permits issued by the Building Department in addition to permits required under the applicable construction codes; a permit for installation; and a permit for operation. Following installation, no operation shall be permitted until a use permit is issued, which shall require a noise test administered by the City with the generator operation under load for the purposes of insuring that the noise requirements of this section are met.
 - v. To the extent necessary for compliance with this section, walls, and/or an enclosure, and/or landscaping to screen the power generator 365 days per year from adjacent properties and adjacent rights-of-way, shall be necessary, and, it shall be the duty of the owner of the generator, and not the duty of the City, to determine the abatement measures needed, to secure all permits required under applicable codes and ordinances and to conform with this section.
2. Power generators are allowed in all Zoning Districts as an accessory use and structure, anything to the contrary notwithstanding.

Amend Section 2.2: Definitions to add:

Impervious Surfaces. A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include all drives, parking areas, building coverage, patios, decks, pools, pool decks, sport courts, graveled surfaces, and any other surface which does not readily absorb water. Permeable surfaces shall mean those areas that the City's consulting engineers determine are covered by materials that are sufficiently porous to allow water and/or other liquids to pass through said surface areas and shall not be included in the 45% impervious surface allowance.

Lot Coverage. The part or percentage of the lot occupied by buildings, including accessory buildings and swimming pools.

Amend Section 3.1.2.D, Development Standards, to add a new standard:

Lot Coverage: 30% maximum

Impervious Surface Coverage: 45% maximum

Amend Article 5, Site Development Standards, to add a new section:

Section 5.17 Impervious Surfaces

1. Intent. The purpose of the impervious surface standard is to limit the amount of impervious surfaces on residential lots, which make up the majority of land in the City of Lathrup Village, ensuring that adequate drainage is achieved, and potential runoff of the lot is controlled. In addition to the impact on the physical environment, impervious surfaces, and some permeable surfaces designed to support heavy loads, also have a visual impact that can detract from greenspace and landscaping that is part of the character of the city's residential neighborhoods. Some impervious surfaces, like recreational areas, provide visual relief from the built environment.
2. Impervious surface coverage is calculated as the percentage of all impervious surface areas of the total area of the lot.
3. A residential lot shall have no more than one driveway of a width not exceeding twenty (20) feet and the length being the single most direct route between the road right of way and a garage.

October 5, 2022

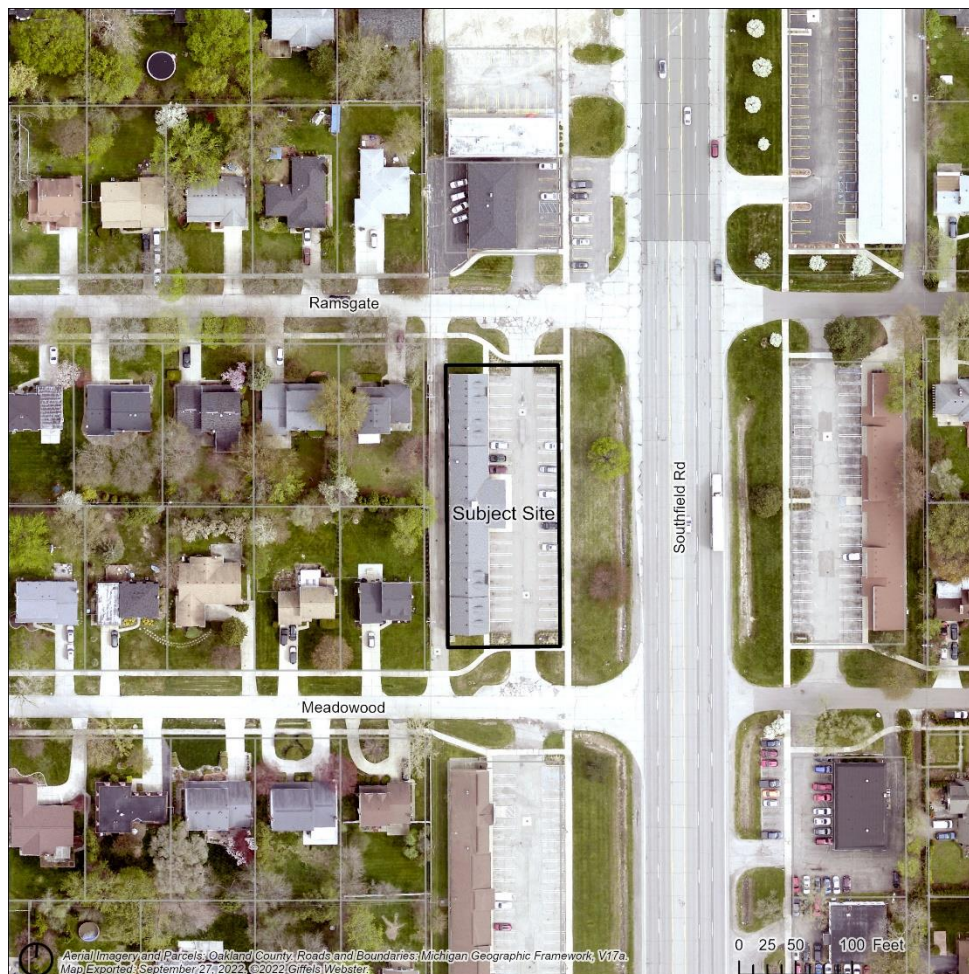
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review and Special Land Use

Site: 26647 Southfield Road
Applicant: Patricia A. Felton
Plan Date: September 20, 2022
Zoning: MX Mixed Use District
Parcel ID: 24-23-230-041
Proposal: Trade/Vocational School

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below. Items in **bold** require specific action by the applicant.



REVIEW SUMMARY

The applicant shall provide the following:

1. Parking needs of the overall site is required to determine that the proposed special land use will comply with the minimum parking requirements of the ordinance, as well as not negatively impact the parking accessibility of the surrounding businesses. ***See the parking standards table in item 5 below.***
2. ***Provide a statement pertaining to any proposed lighting improvements to the site and provide information if changes to lighting are proposed.***

DETAILED REVIEW

Project Summary

The 0.57-acre site is zoned MX – Mixed Use District and is located along the west side of Southfield Road, between Ramsgate Drive to the north and Meadowood Court to the south. The existing building consists of one floor and five (5) tenant lease spaces with a total area of 7,326 square feet. The northern-most tenant space is proposed to be converted to a use that will accommodate academic instruction, which is a special land use classification of the Mixed Use District. According to the information provided by the applicant, the parking lot along Southfield Road is accessible by drives at Ramsgate and Meadowood respectively. No direct vehicular access is taken from Southfield Road. An existing alley abuts the west side of the subject site, which also connects Ramsgate Drive and Meadowood Court. The existing surface parking lot contains 40 off-street parking spaces, which include two handicap spaces. No additional parking spaces are located on, or adjacent to the alley. Parcels fronting Southfield Road, south of the site, are zoned Mixed Use, while parcels fronting Southfield Road north of the site are zoned Commercial Vehicular. Parcels west of the site are zoned R-1 Single-Family Residential. The subject site's previous use was an insurance office. No additional square footage is proposed within the scope of work for this development.

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing tenant space for a new use. The proposed floor plan consists primarily of office space; however, the intended use is for small-scale academic and educational instruction. While office is a principle permitted use in the MX District, conducting educational instruction in the office space requires special land use approval. The hours of operation will be 8:30 am to 4:30 pm, Monday through Thursday, with occasional Fridays of the same hours. The facility will operate occasionally on Saturdays from 10:00 am to 2:00 pm but will not have Sunday hours. No additional square footage is proposed to be added to the existing 900 square foot tenant space.
2. **Waste and Rubbish (Section 5.3). Required (Section 5.3.2).** Every building in every district other than R1 and R2 shall provide within the building a fire protected waste and refuse storage space or spaces measuring five cubic feet for each 100 square feet of building floor area, but at least 225 cubic feet. To be acceptably fire protected, the waste and refuse storage space must be in an enclosure or room with a one-hour fire rated construction with self-closing fire door and must have sprinkler heads installed and maintained in working order. The heating furnace may not be located in the waste and refuse storage space. **The site plan of the existing overall facility does not indicate an area with a dumpster enclosure. Therefore, the applicant shall indicate how solid waste will be stored at the tenant space and removed from the site. A site visit to the property observed exposed waste cans located in the alley behind the building. See image at right.**



3. **Outside Illumination (Section 5.8).** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities. **The site plan identifies existing parking lot light poles and fixtures; however, no additional lighting information is included, particularly pertaining to wall-mounted light fixtures, or those facing adjacent single-family residential properties. The applicant should provide information pertaining to lighting the property. If lighting is proposed, it shall comply with the standards of this section.**



4. **Off-Street Parking (Section 5.13.3)** Increase of floor area or change in use. Whenever a use requiring off-street parking is increased in floor area and such uses are located in a building existing on or before the effective date of this article, and whenever a use of existing premises is changed to one requiring greater off-street parking, parking facilities for the total floor area and use shall first be provided and thereafter maintained in the amounts specified in this article. **An off-street parking analysis was not found within the set of plans. The applicant shall provide a parking analysis that includes all tenant spaces. Verify if the proposed use requires additional parking than the previous use.**
5. **Minimum number of parking spaces required (Section 5.13.13.D).**

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
26647 Institutional	Sec. 5.13.13.D.	1 per 3 seats or 1 per 3 persons by capacity.	40 on-site spaces	<i>The applicant shall identify and calculate the parking required of this use classification.</i>
26641 Identify Use Classification		Identify and calculate the parking requirement for each use classification.		
26631 Identify Use Classification		Identify and calculate the parking requirement for each use classification.		To be determined.
26621 Identify Use Classifications		Identify and calculate the parking requirement for each use classification		To be determined.
26603 Identify Use Classifications		Identify and calculate the parking requirement for each use classification.		To be determined.

6. **Landscaping (Section 5.15.15).** Special landscaping requirements. When requested by the building official, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than six inches in trunk caliper when measured three feet above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site. The proposed change of use does not include additional

landscaping. The site plan shows the existing landscaping, and **unless parking lot or exterior changes are made, additional landscaping is not required.**

7. District Development Standards – Mixed Use (Section 3.1.9).

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.9	5,000 square feet	Approx. .57 acre; 24,829 square feet	Compliant
Maximum Height		30 feet or 2 stories, whichever is less	one story (existing building)	Compliant
Front Yard		10 foot minimum	Approx. 60 feet (existing building)	Compliant
Side Yard		0 feet – each side	Approx. 11 feet (north side) Approx. 10 feet (south side)	Compliant (existing)
Rear Yard		5 feet	N/A	Compliant



Standards for Special Land Use Approval (Section 6.2.10)

1. **Reasonable Use.** The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As noted previously, the proposed use as an educational instruction facility is not specifically included in the permitted uses of the Mixed Use District, however, it fits the category of “Recreation, Education, and Assembly” uses.

2. **Conformity with other regulations of the City.** The site is existing and proposes no physical changes to the property. As a change of use application, the proposed educational instruction facility may require additional parking spaces than the previous use, which has not been confirmed upon review of the site plan. **The applicant should respond to additional review comments outlined in the letter above.**
3. **Location, intensity, and periods of operation.** The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village.

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

*The proposed reuse of an available tenant space in the MX – Mixed Use District as an educational instruction use is consistent with the spirit of the ordinance and is in line with sound community planning. **The required number of off-street parking spaces should be addressed and confirmed to comply by the applicant prior to site plan approval.***

5. **Uses Character on Adverse Effects and Neighbors.** *The proposed use does not appear to draw a significant number of people and there is no outdoor space proposed. **Proposed lighting, if any, should be identified on the site plan to comply with ordinance standards. The applicant intends to meet the ordinance standard for hours of operation.***
6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree. *This standard is likely met.*
7. **Site Design.** The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. **Demonstrated Need.** Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

There is no indication that the proposed use will seek a liquor license; additional approvals may be required.

We will look forward to discussing the site plan and special land use application with the Planning Commission on October 18, 2022.

Regards,
Giffels Webster

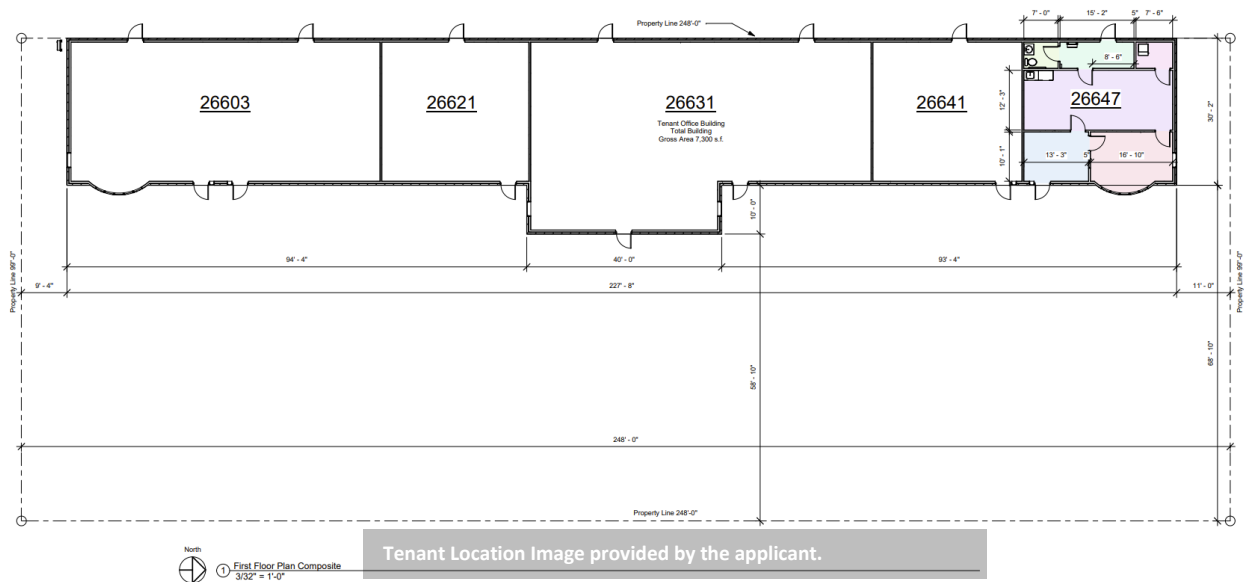
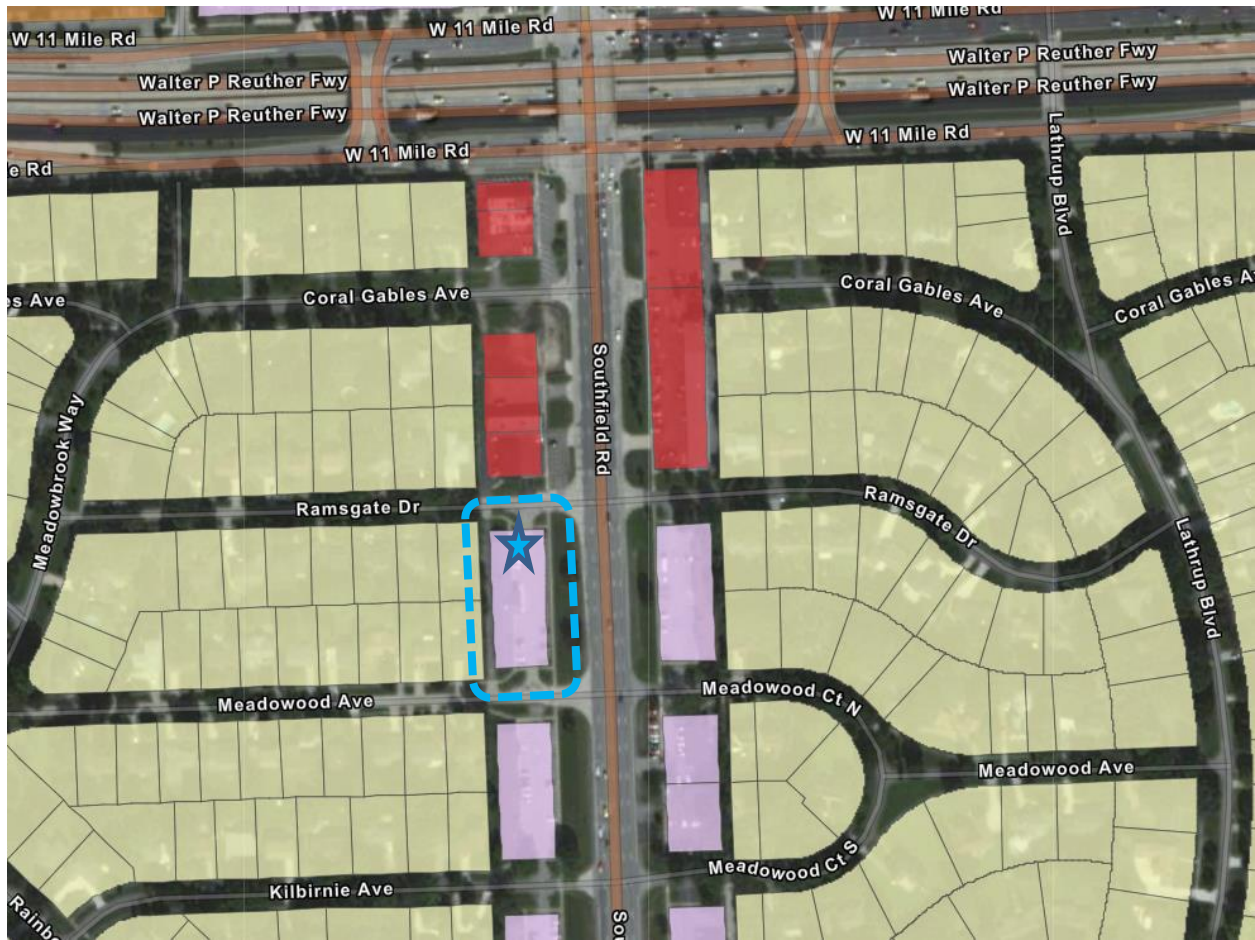


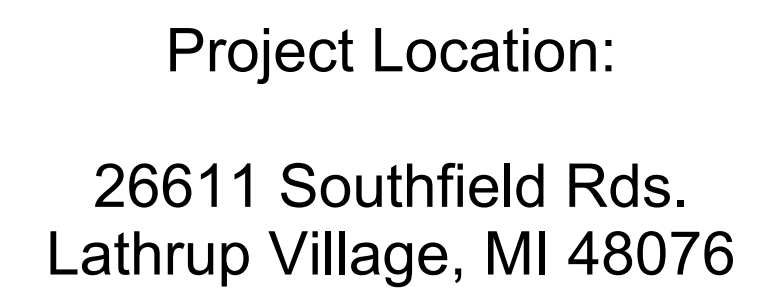
Jill Bahm, AICP
 Partner



Eric Pietsch
 Senior Planner

Zoning.



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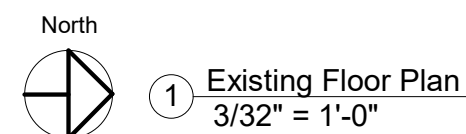
Cover Sheet

A0-01

2025/20/20ZZ 10:38:00 AMI

Sheet List			
Sheet Number	Sheet Name	Current Revision Date	Current Revision Description
A0-01	Cover Sheet	09-20-2022	Issued for Site Plan Review
A1-00 **	Aerial Site Plan **	Not Issued	** Not Issued
A1-01	Existing Site Plan	09-20-2022	Issued for Site Plan Review
A2-00	Existing Floor Plan	09-20-2022	Issued for Site Plan Review
A2-01	Ambassadors Institute Floor Plan	09-20-2022	Issued for Site Plan Review
A3-01	Existing Toilet Plan	09-20-2022	Issued for Site Plan Review





McCrary Group, LLC.,
400 Renaissance Center
Suite 2600 - #1882
Detroit, MI 48243
313.333.4031

info@mccrarygroup.com

26611 Southfield Rds.
Lathrup Village, MI 48076

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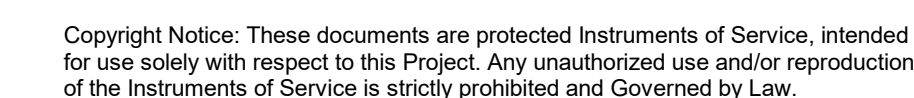
SMJ Building,
LLC.,

Project Number	2022.06.17
Date	Sept. 19, 2022
Drawn By	C. McCrary
Checked By	CEM

Scale	$3/32" = 1'-0"$
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9/20/2022 10:58:22 AM





McCrary Group, LLC.,
400 Renaissance Center
Suite 2600 - #1882
Detroit, MI 48243
313.333.4031

info@mccrarygroup.com

26611 Southfield Rds.
Lathrup Village, MI 48076

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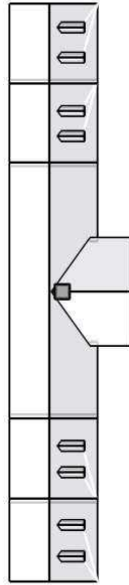
SMJ Building,
LLC.,

Project Number	2022.06.17
Date	Sept. 19, 2022
Drawn By	C. McCrary
Checked By	CEM

Scale	1/2" = 1'-0"
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9/20/2022 10:58:46 AM

26611 Southfield Rd, Lathrup Village, MI 48076

In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 48395741

Roof Details

Total Roof Area = 10,281 sq ft
 Total Roof Facets = 30
 Predominant Pitch = 7/12
 Number of Stories <=1
 Total Ridges/Hips = 353 ft
 Total Valleys = 98 ft
 Total Rakes = 323 ft
 Total Eaves = 687 ft
 Total Penetrations = 34
 Total Penetrations Perimeter = 167 ft
 Total Penetrations Area = 60 sq ft

Report Contents

Images1
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 Pitch Diagram5
 Area Diagram6
 Notes Diagram7
 Penetrations Diagram8
 Report Summary9

Company: McCrary Group, LLC.,
 Address: 400 Renaissance Center, Suite 2600 - #1882
 Detroit MI 48243

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

Images

The following aerial images show different angles of this structure for your reference.



North Side



South Side



East Side



West Side



Length Diagram

Total Line Lengths:

Ridges = 351 ft**Hips = 2 ft**

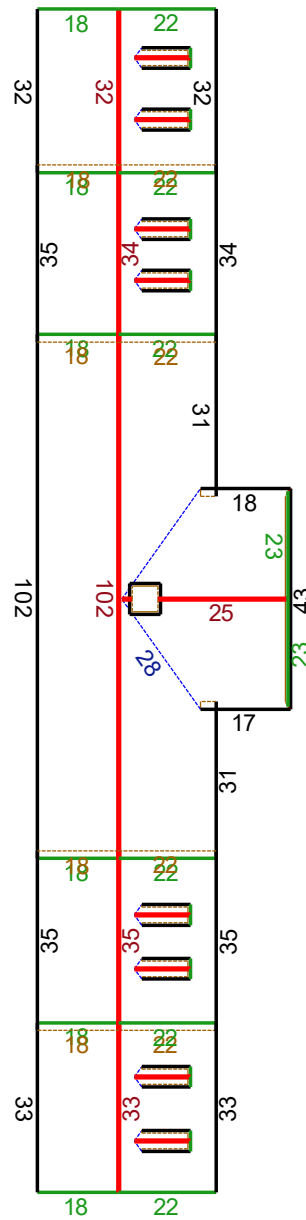
Valleys = 98 ft

Rakes = 323 ft

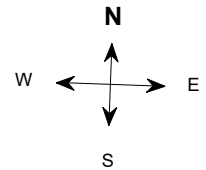
Eaves = 687 ft

Flashing = 85 ft

Step flashing = 348 ft

Parapets = 0 ft

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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

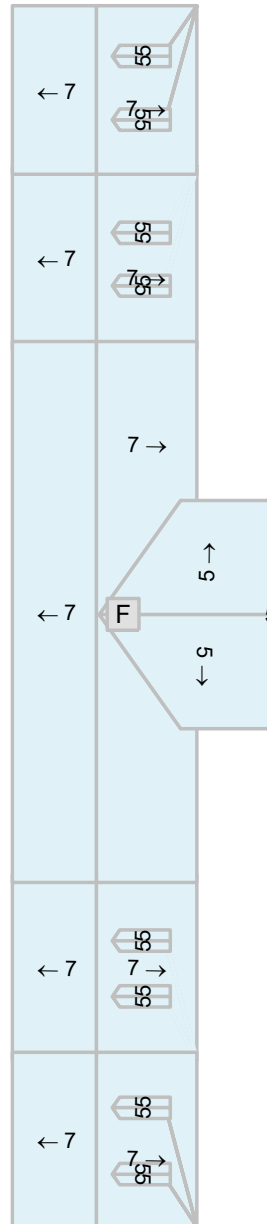


Report: 48395741

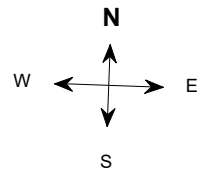
© 2008-2022 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,568; 8,818,770; 8,542,880; 9,244,589; 9,329,749. Other Patents Pending.

Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 7/12.



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Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

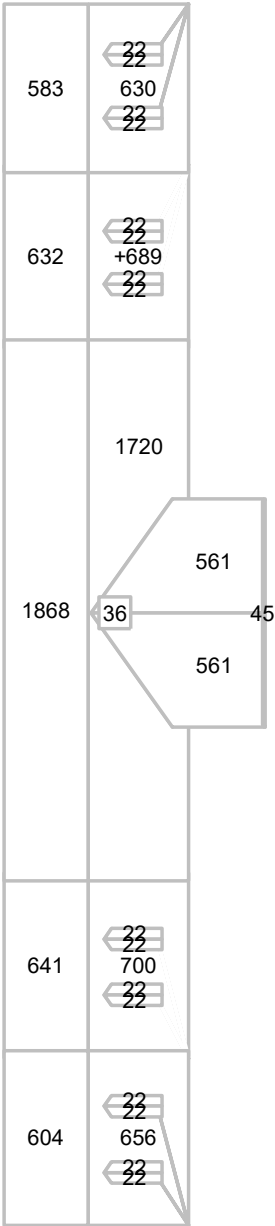


Report: 48395741

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Area Diagram

Total Area = 10,281 sq ft, with 30 facets.

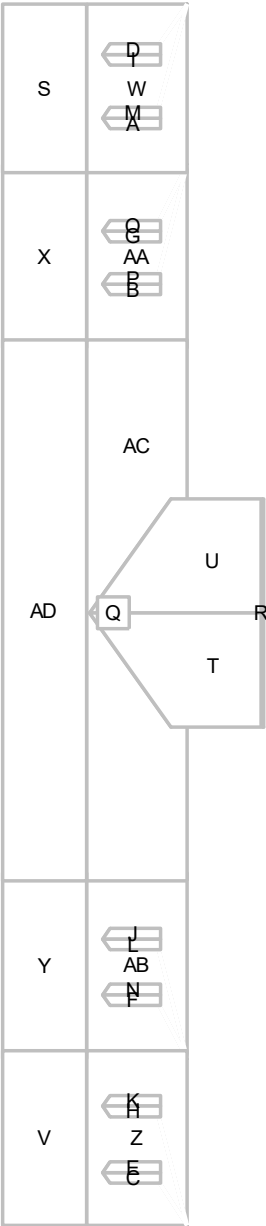


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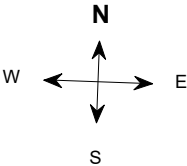
Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Penetrations Notes Diagram

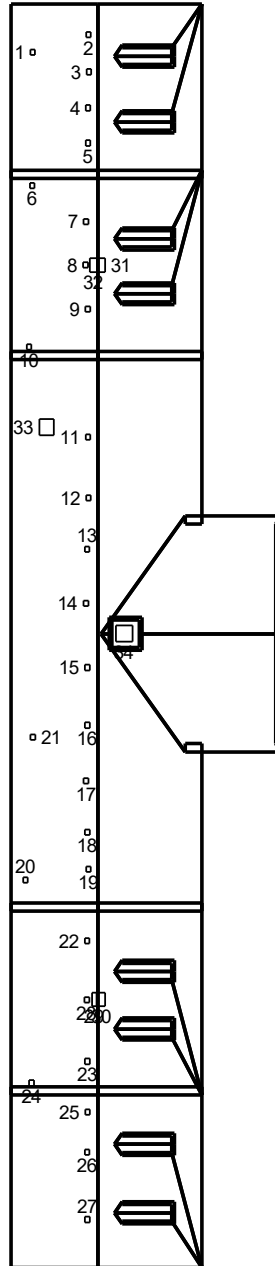
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 34

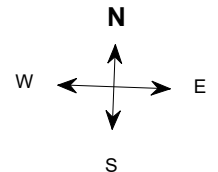
Total Penetrations Perimeter = 167 ft

Total Penetrations Area = 60 sq ft

Total Roof Area Less Penetrations = 10,221 sq ft



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Report Summary

Below is a measurement summary using the values presented in this report.

All Structures

Areas per Pitch

Roof Pitches	0/12	5/12	7/12
Area (sq ft)	36.0	1521.6	8722.8
% of Roof	0.4%	14.8%	84.8%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

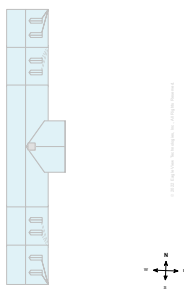
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	10,281	11309.1	11514.7	11823.2	12028.8	12337.2	12542.8
Squares	102.8	113.1	115.1	118.2	120.3	123.4	125.4

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1-28	29	30-32	33-34						
Area (sq ft)	1	2.5	3.7	9						
Perimeter (ft)	4	7	8	12						

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 30
Total Penetrations = 34

Lengths, Areas and Pitches

Ridges = 351 ft (15 Ridges)
Hips = 2 ft (2 Hips).
Valleys = 98 ft (18 Valleys)
Rakes † = 323 ft (30 Rakes)
Eaves/Starter ‡ = 687 ft (34 Eaves)
Drip Edge (Eaves + Rakes) = 1,010 ft (64 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 85 ft (29 Lengths)
Step flashing = 348 ft (32 Lengths)
Total Penetrations Area = 60 sq ft
Total Roof Area Less Penetrations = 10,221 sq ft
Total Penetrations Perimeter = 167 ft
Predominant Pitch = 7/12
Total Area (All Pitches) = 10,281 sq ft

Property Location

Longitude = -83.2224102
Latitude = 42.4851550

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.



Report: 48395741

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Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=26611+Southfield+Rd,Lathrup+Village,MI,48076

Property of: MGI LLC.,



Report: 48395741

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Important Legal Notice and Disclaimer

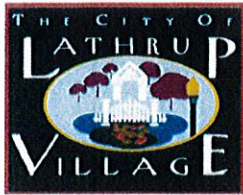
Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.





City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only

Date Submitted: 8.8.20

SLU Review Date: _____

Public Hearing Date: _____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Ambassadors Institute		
Subject Property Address:	26647 Southfield Road, Lathrup Village, Michigan 48076		
Subject Property Parcel Number:	40-24-23-230-04		
Legal Description:	Lots 2273 through 2284, both inclusive, LOUISE LATHRUP'S CALIFORNIA SUNBUNGALOW, NO. 4, according to the plat thereof, as recorded in Liber 35, Page 16 of Plats, Oakland County Records.		
Acreage:	0.57	Frontage (in feet):	7,326 Sq. Ft. Building
		Dimensions:	Lot Size: 250' X 100.0'
Proposed Use:	Trade/Vocational School		
Current Zoning:	MX- Mixed Use		

Applicant Information

Name:	Patricia A. Felton			
Address:	25830 Mulberry Drive, Southfield	State:	Mich	Zip Code:
				48033
Phone Number:	248-943-8925	Fax:	248-200-7296	
Email Address:	patafelton@ambassadorsinstitute.org			
Interest in Property:	Five year Lease- Leasing suite space			
*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.				

Property Owner Information

Name:	Quadir M. Jaleel			
Address:	26237 Southfield Road	State:	Mich	Zip Code:
				48076
Phone Number:	248-945-1962	Fax:	248-945-1963	
Email Address:	www.qmjmedical.com			
Description of Proof of Ownership Provided:	Fidelity National Title			

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Ambassadors Institute is a post-secondary trade/vocational healthcare school educating young adults in the skills necessary to become certified as Nursing Assistants or Patient Care Technicians.

C- Special Land use: vi - instruction centers for academic and fine arts purposes

Please list the following information about your hours of operation.			
Weekdays	Monday, Tuesday, Wednesday, Thursday 8:30 AM to 4:30 AM. Occasional Fridays 8:30 AM -4:30 AM		
Weekends	Occasional Saturday's - 10:00 AM -2:00 PM. No Sunday schedule.		
Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)			
Peak Hours Weekdays:	9:00 AM -4:00 AM - Monday through Friday. Maximum number of people = 8		
Peak Hours Weekends:	Saturday -10:00 AM - 2:00 PM - Maximum number of people 4 Sunday - No scheduled classes		
Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval: Maximum number of vehicles = 5			
Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.			
There will be no special requests for City Services.			
Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."			
This establishment will provide a instructor- student learning environment that is harmonious, compatible, and an appropriate service within the proposed zoning area.			
If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?		☒ Yes	☐ No
Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:			
	More	Less	Same
Noise			X
Dust or dirt			X
Lights, glare			X
Odors/Fumes			X
Pedestrian/Vehicle Traffic			X
Litter/Waste/Trash			X
If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.			

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.		Yes	No	X
Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.				
Signage				
Site Plan Information				
Is there an existing site plan on file:		☒ Yes	☐ No	Applying concurrently
If yes, when was site plan approval obtained?		2006		
Prepared By:	Unknown			
Street Address:	26611 Southfield Road	State:	Mich	Zip Code: 48076
Phone Number:	248-945-1962	Cell:	313-610-4213	Fax: 248-945-1963
Email Address:	www.qmjmedial.com			
Application Checklist				
The applicant is required to submit the following materials to the City Hall 30 days prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the				
☒	One (1) completed and signed copy of the Special Land Use application			
☐	One (1) full-sized (24x36) set of the proposed or existing Site Plan			
☒	PDF of complete special land use application materials			
☒	Review Fee: \$1,750			
Applicant's Declaration				
I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.				
Applicant's Printed Name	PATRICIA FELTON			
Applicant's Signature	Patricia Felton			
Date:	8/11/22			
Property Owner's Printed Name	SMJ Building LLC (QUADIR JALEEL)			
Property Owner's Signature	Jaleel			
Date:	8/11/2022			


Fidelity National Title
NO WATER ESCROW AGREEMENT

SMJ Building, LLC, a Michigan limited liability company (purchaser), who, after being duly sworn, deposes and says the following:

SMJ Building, LLC, a Michigan limited liability company, is purchasing the property located in the City of Lathrup Village, County of Oakland, State of Michigan and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 26611 Southfield Rd, Lathrup Village, MI 48076-4530
Parcel No.: 40-24-23-230-041

Furthermore, I/we understand that a water escrow will NOT be held by Fidelity National Title Company, LLC. The seller is to provide water billing information to the purchaser upon purchaser's request. All future balances will be the buyer's responsibility.

I/We do hereby agree to hold Fidelity National Title Company, LLC, its agents, employees, officers, directors, and its successors and/or assigns, harmless from any and all losses or damages resulting from matter which would be harmful to the property and/or the merchantability of title.

I/We further acknowledge that Fidelity National Title Company, LLC is not responsible for any delinquent or future charges related to the water/sewer/utility billing for the above property.

Further affiant sayeth not.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SMJ Building, LLC

By: Quadir M. Jaleel Revocable Living Trust dated
January 7, 2011, sole member

5/11/18
Date

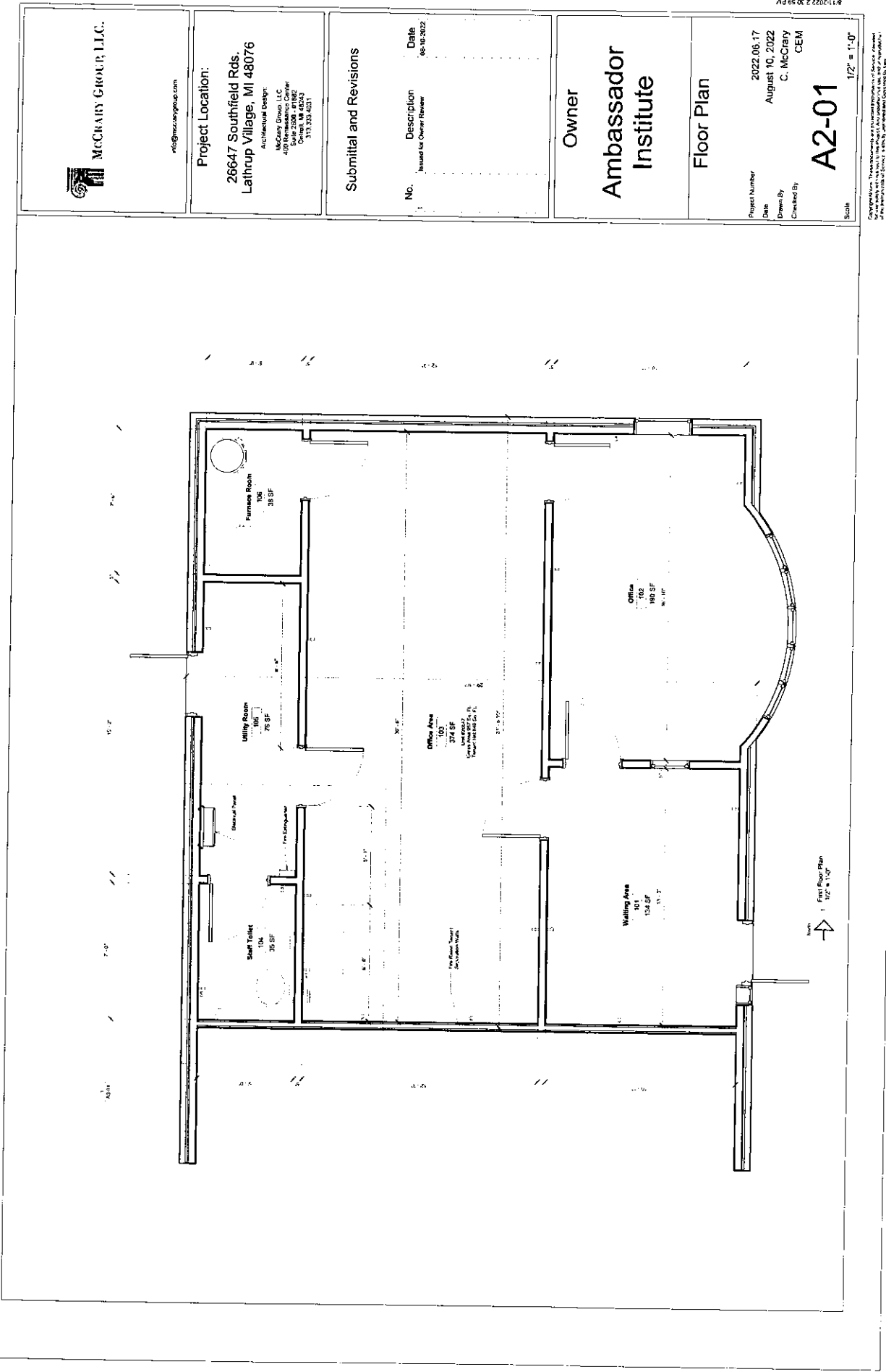
BY:

Quadir M. Jaleel
Sole Trustee

EXHIBIT "A"
Legal Description

Land situated in the City of Lathrup Village, County of Oakland, and State of Michigan, described as:

Lots 2273 through 2284, both inclusive, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 4, according to the plat thereof, as recorded in Liber 35, Page 16 of Plats, Oakland County Records.



City of Lathrup Village

Invoice For PlanReview Pze22-007

27400 Southfield Rd.

Print Date: 08/12/2022

Lathrup Village, MI 48076

Item 8A.

(248) 557-2600

(248) 663-6013

Pay by Account In Full



Pay by Account In Full

TAYLOR, LAKIESHA

17587 MARGATE AVE

LATHRUP VILLAGE MI 48076-4619

\$ 1,750.00

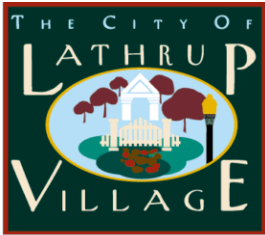
Invoice No	Invoice Date	PlanReview Number	Address	Amount Due
00010154	08/12/22	Pze22-007	17587 MARGATE AVE	\$ 1,750.00

Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Special Land Use	\$1750.00	\$ 1,750.00

Total Amount Due

\$ 1,750.00

CT# 160207912



A HERITAGE OF GOOD LIVING

City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600
www.lathrupvillage.org

Office Use Only

Date Submitted: _____

Administrative Review Date: _____

Site Plan Review Date: _____

Application for Site Plan Review

Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.

Project Location

Subject Property Address: 26611 Southfield Rd., Lathrup Village, MI 48076

Subject Property Parcel Number: Parcel ID #2423230041

Project Name: SMJ Building, LLC.,

Applicant Information

Name: Quadir Jaleel

Address: 49902 Tahoe Way, Canton State: MI Zip Code: 48187

Phone Number: Cell: (313) 610-4213

Email Address: quadirjaleel@hotmail.com

Interest in Property: Owner

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name: Quadir Jaleel

Address: 49902 Tahoe Way, Canton State: MI Zip Code: 48187

Phone Number: Cell: (313) 610-4213

Email Address: quadirjaleel@hotmail.com

Proposed Building/Alteration Information

Proposed Use: Tenant Lease

Existing Zoning: Mixed Use - MX

Does the project require Special Land Use approval?
If yes, additional application required.

Yes



No

Square Footage of New/Altered Building: Existing Building Gross 7,300 sq. ft.

Number of existing jobs: n/a New jobs created: n/a FT PT

Project Architect				
Name:	McCrory Group, LLC.,			
Address:	400 Renaissance Center, Det., Suite 2600 - #1882	State:	MI	Zip Code: 48243
Phone Number:		Cell:	(313) 333-4031	
Email Address:	charles@mccrorygroup.com			
Project Engineer				
Name:	n/a			
Address:		State:		Zip Code:
Phone Number:		Cell:		
Email Address:				
Project Attorney				
Name:	n/a			
Address:		State:		Zip Code:
Phone Number:		Cell:		
Email Address:				
Required Submittal Information				
Pursuant to Sec. 6.1.4 (C) Submission of site plan for final review: the applicant is required to submit the following materials to the City Hall 21 days prior to the targeted date of the formal Site Plan review. Failure to supply all required information will result in the rejection of the application by the Administration or the Planning Commission. Incomplete applications will not be accepted.				
☒	One (1) completed and signed copy of the application for site plan review			
☒	PDF of complete site plan review application materials			
☒	One (1) full-sized (24x36) set of site plans, for each required review			
☒	Proof that the plan has been submitted for review to governmental agencies that have jurisdiction over any aspect of the project, including, but not limited to Road Commission for Oakland County (RCOC), Water Resource Commission (WRC), county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city council			
☒	Review Fee: Commercial \$1,330 / Multi-Family \$1,225 + \$1/unit			
Signatures				
Application MUST be signed by both the applicant and legal property owner. The undersigned deposes that the foregoing and any attached information is true & correct.				
Applicant's Signature:	<i>Quadir Jaleel, MD</i>			
Applicant's Printed Name:	Quadir Jaleel, MD			
Date:	September 20, 2022			
Owner's Signature:	<i>Quadir Jaleel, MD</i>			
Owner's Printed Name:	Quadir Jaleel, MD			
Date:	September 20, 2022			

Site Plan Review Checklist

Pursuant Lathrup Village Zoning Ordinance Sec. 6.1.4 Required information on all site plans, the following items are required to complete an application for Site Plan Review. It is the responsibility of the applicant to ensure that the application is complete, factual and complies with the city's ordinances.

Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than one inch = 20 feet for property less than one acre, one inch = 30 feet for property larger than one acre but less than three acres, and one inch = 50 feet for property larger than three acres. Sheet size shall be at least 24 inches by 36 inches.

Sec. 6.1.4 (B) Descriptive and Identification Data

Y N N/A

✓		Applicant's name and address, and telephone number.
✓		Title block indicating the name of the development.
✓		Scale.
✓		Northpoint.
✓		Dates of submission and revisions (month, day, and year).
✓		Location map drawn to scale without northpoint.
✓		Legal and common description of property.
✓		The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.
		✓ A schedule of completing the project, including the phasing or timing of all proposed developments.
		✓ Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
✓		Written description of proposed land use.
✓		Zoning classification of applicant's parcel and all abutting parcels.
✓		Proximity to driveways serving adjacent parcels.
✓		Proximity to section corner and major thoroughfares.
		✓ Notation of any variances which have or must be secured.
✓		Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre.

Sec. 6.1.4 (C) Site Data

Y N N/A

✓		Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
		✓ Front, side, and rear setback dimensions.
	✓	Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark.
✓		Proposed site plan features, including buildings, roadway widths and names, and parking areas.
		✓ Dimensions and centerlines of existing and proposed roads and road rights-of-way.
✓		Acceleration, deceleration, and passing lanes, where required.
✓		Proposed location of driveway entrances and on-site driveways.
		✓ Typical cross-section of proposed roads and driveways.
		✓ Location of existing drainage courses, floodplains, lakes and streams, with elevations.
		✓ Location and dimensions of wetland areas. If deemed necessary because of site or soil conditions or because of the scope of the project, a detailed hydrology study may be required.
✓		Location of sidewalks within the site and within the right-of-way.
✓		Exterior lighting locations and method of shielding lights from shining off the site.
		✓ Trash receptacle locations and method of screening, if applicable.
		✓ Transformer pad location and method of screening, if applicable.

Y N N/A

☒	☐	☐	Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
☒	☐	☐	Parking Calculations in accordance with Zoning Ordinance Standards
☒	☐	☐	The location of lawns and landscaped areas, including required landscaped greenbelts.
☐	☐	☒	Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.
☒	☐	☐	Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot off the ground, before and after proposed development.
☐	☐	☒	Cross-section of proposed berms.
☐	☐	☒	Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
☒	☐	☐	Designation of fire lanes.
☒	☐	☐	Loading/unloading area.
☐	☐	☒	The location of any outdoor storage of materials and the manner by which it will be screened.

Sec. 6.1.4 (D) Building and Structure Details.

Y N N/A

☐	☐	☒	Location, height, and outside dimensions of all proposed buildings or structures.
☒	☐	☐	Indication of the number of stores and number of commercial or office units contained in the building.
☒	☐	☐	Building floor plans.
☒	☐	☐	Total floor area.
☐	☐	☒	Location, size, height, and lighting of all proposed signs.
☐	☐	☒	Proposed fences and walls, including typical cross-section and height above the ground on both sides.
☐	☐	☒	Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the building official and adequate to determine compliance with the requirements of this article. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

Sec. 6.1.4 (E) Information Concerning Utilities, Drainage, and Related Issues

Y N N/A

☐	☐	☒	Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
☒	☐	☐	Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
☐	☐	☒	Indication of site grading and drainage patterns.
☐	☐	☒	Types of soils and location of floodplains and wetlands, if applicable.
☐	☐	☒	Soil erosion and sedimentation control measures.
☐	☐	☒	Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.

Y N N/A

☐	☐	☒	Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than 25 gallons per month.
☐	☐	☒	Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.
☐	☒	☐	Underground storage tanks locations.
☐	☐	☒	Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

Sec. 6.1.4 (F) Information Concerning Residential Development.

Y N N/A

☐	☐	☒	The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).
☐	☐	☒	Density calculations by type of residential unit (dwelling units per acre).
☐	☐	☒	Lot coverage calculations.
☐	☐	☒	Floor plans of typical buildings with square feet or floor area.
☐	☐	☒	Garage and carport locations and details, if proposed.
☐	☐	☒	Pedestrian circulation system.
☐	☐	☐	Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads. The plan should indicate whether proposed roads are intended to be private or dedicated to the public.
☐	☐	☒	Community building location, dimensions, floor plans, and facade elevations, if applicable.
☐	☐	☒	Swimming pool fencing detail, including height and type of fence, if applicable.
☐	☐	☒	Location and size of recreation open areas.
☐	☐	☒	Indication of type of recreation facilities proposed for recreation area.

Please Note:

Other data which may be required. Other data may be required if deemed necessary by the city administrative officials, planning commission, or city council to determine compliance with the provisions in this article. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.