

Planning Commission Meeting Agenda

Tuesday, May 18, 2021 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

ZOOM REMOTE MEETING INFORMATION

Webinar ID: 996 6174 35249

Password: 435623

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

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

In accordance with Emergency Orders issued by the Michigan Department of Health and Human Services, Oakland County, local officials, and State of Michigan legislation, which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup's Planning Commission will be meeting electronically using www.Zoom.us for videoconference and public access.

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Agenda**

5. **Approval of Meeting Minutes**

[A.](#) Planning Commission Minutes 4-20-2021

6. **Public Comment**

7. **New Business**

[A.](#) Site Plan Review - US Rehab (26079 Southfield Road)

B. Public Hearing - Special Land Use - Discount Tire (27000 Southfield Rd)

[C.](#) Special Land Use and Site Plan Approval - Discount Tire (27000 Southfield Road)

D. Public Hearing - Zoning Text Amendments - Chapter 5: Site Standards & Chapter 6: Development Review

[E.](#) Discussion - Zoning Text Amendments - Chapter 5: Site Standards & Chapter 6: Development Review

F. Establish Building Materials Study Group

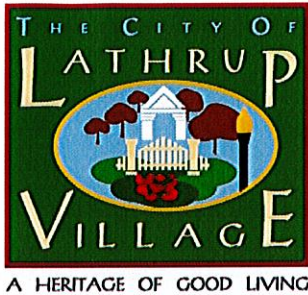
8. **Old Business and Tabled Items**

9. **Other Matters for Discussion**

10. **General Communication**

A. [Giffels Webster Newsletter](#)

11. **Adjourn**



Planning Commission Meeting Minutes

Tuesday, April 20, 2021 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

ZOOM REMOTE MEETING INFORMATION

Webinar ID: 996 6174 3524

Password: 435623

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

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

In accordance with Emergency Orders issued by the Michigan Department of Health and Human Services, Oakland County, local officials, and State of Michigan legislation, which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup's Planning Commission will be meeting electronically using www.Zoom.us for videoconference and public access.

Call to Order at 7:00 p.m. by Chair Piotrowski

Commissioners Present:

- Mark Piotrowski, Chair
- Jason Hammond – Vice Chair
- Bruce Kantor, City Council Liaison
- Anna Thompson, Secretary
- Charito Hulleza, Resident
- Les Stansbery, Resident

Absent: Commissioner Wilbert Fobbs, III

This meeting is being held remotely. All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County with the exception of Anna Thompson who is located in Ann Arbor, Michigan, Washtenaw County.

Staff Present: Dr. Sheryl Mitchell, City Administrator, Scott Baker, City Attorney, Susie Stec, Community and Economic Development Manager, Yvette Talley, City Clerk

Also Present: Jill Bahm, Giffels

Lathrup Village Planning Commission Minutes April 20, 2021

Pledge of Allegiance

All present joined in the Pledge of Allegiance.

Approval of Agenda

Motion by Board member Hammond, seconded by Board member Kantor to approve the Agenda.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

Approval of Meeting Minutes of March 16, 2021

Motion by Board member Thompson, seconded by Board member Kantor to approve the minutes of March 16, 2021.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

Public Comment

Dawn Medley – (18609 Rainbow) said she wanted to know about the progress with cannabis ordinance. City could benefit from the tax revenue of cannabis sales. Board Member Kantor stated the city has opted out with a sunset clause that will end in August.

New Business

A. Public Hearing - Zoning Text Amendments: Building Materials

Chair Piotrowski opened the public hearing.

Annette Kingsbury (18450 San Jose Blvd.) is speaking on behalf of the board of the Lathrup Village Historical Society stated they object to the building material zoning amendment two reasons: 1. Deed restrictions on bldg. materials is recorded along with the plats of the subdivisions 2. Most of the city is in the national historic district which has its own guidelines. Their focus is to protect the homes of the city by abiding by the historical building standards.

Robin Roberts (28221 Lathrup Blvd.) stated with the system we have now where you can request a variance, it gives the city control as an alternative on a case-by-case basis.

Lanie Dixon (18619 Middlesex Ave) – commented via zoom chat -about the deed restrictions of Louise Lathrup.

Karen Miller (18755 Glenwood Blvd.) - submitted a letter April 19, 2021 read by Susie Stec. (see attached)

Lathrup Village Planning Commission Minutes April 20, 2021

Discussion:

Board Member Bruce Kantor stated in order to have a variance you must have a hardship. When some residents may want to use a more affordable material, it would not be considered a hardship and they would not receive a variance.

Attorney Scott Baker stated residents should not have to pay for variance for a tough shed. Materials are changing; therefore, the ordinance should change. People are trying to improve their homes.

Jason Hammond discussed what is being added: glass, stone updating the ordinance will not decrease the value of the homes in the city.

Materials, consistency, masonry, residents are requesting these changes.

Les Stansbery that stated items have been discussed, building materials have been approved.

Discussed ways to update the ordinance to use various products. How percentages are calculated for residential structures.

Further discussion of section 3.4.3 does allow for shingles/siding on 2nd floor and the possible changes/modifications of this section.

Commissioners will walk the community, take pictures and have a discussion on building materials.

Chair Piotrowski closed the public hearing.

Motion made by Commissioner Hammond, seconded by Commissioner Kantor to table this discussion until the next Planning Commission meeting and re-notice a new public hearing for the additional ordinance amendments.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

Zoning Text Amendments - Chapter 5: Site Standards & Chapter 6: Development Review

Jill Bahm gave an overview and answered specific questions. This will allow the City Administrator or her designee to provide review or determinations as appropriate. The amendments are included in Chapter 5 and 6. Discussion of adding cannabis facilities regulated by the State of Michigan to the standards in Chapter 18 Article III of the Lathrup Village Code of Ordinances as well as the Special Use Standards.

Lathrup Village Planning Commission Minutes April 20, 2021

Discussed fencing, corrections and updates. Schedule public hearing for May 18, 2021.

Motion Commissioner Hammond, Commissioner Thompson to schedule a public hearing for May 18, 2021 to review recommended changes to the Zoning ordinance for Chapter 5 Site Standards and Chapter 6 Development review.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

8. Old Business and Tabled Items

A. Cannabis discussion – draft zoning ordinance and general code language

Jill Bahm gave an overview and answered specific questions. Discussed – provisioning center language, separation requirement between provisioning centers.

Commissioner Hammond stated - since there will be only 2 retail cannabis facilities, that language is added if the number of retail facilities licensed is above 2 then the distance will be 500 ft. (the distance can be changed by the Planning Commission and City Council)

Discussed appeals process, hours of operation, point-based merit system. Appeal process, hours of operation for cannabis retail facility 7:00 a.m. – 11:00 p.m. How will City determine tie breakers – in the event of a tie among applicants, the tie will be resolved through a blind lottery drawing to determine which applicant will receive recommendation for approval. Community benefit will be a component of the scoring criteria.

Further discussion of Cannabis

May 3rd – City Council Study Session, Planning Commission Public Hearing on June 15th, first reading of general ordinance June 21st and second reading of general ordinance will be July 26.

Zoning map explanation - Village center is the City's commercial core – heart of the city serves as downtown. Explanation of the map considered separation distance between parks and plaza's but didn't cross a main road but this doesn't have anything to do with cannabis ordinance. If you're a local business owner or resident you will receive points.

Motion by Commissioner Hammond, seconded by Commissioner Stansbery to schedule a public hearing to discuss the Zoning Ordinance relevant to Cannabis facilities on June 15, 2021 with the noted changes of distance between facilities, (which can be changed by Planning Commission and City Council) percentage of points required to be considered an eligible application and the operating hours.

Lathrup Village Planning Commission Minutes April 20, 2021

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

Other Matters for Discussion

Commissioner Kantor said - are flags part of temporary sign ordinance? More research will be done on this matter.

General Communication

Susie Stec stated – DDA will have - Spring into self-care, businesses are having a raffle and you can place your receipts for purchases at City Hall or email Cori Dahl. Upcoming events – Spring roll, corridor clean-ups. Earth Day is Saturday, April 24, hazardous waste drop-off and dog park clean-up- if interested meet at the dog park at 12 noon.

Commissioner Kantor stated – pre-road projects have started and road projects will begin May 3rd.

PSA on infrastructure on the home page to find which road projects will take place and the inconveniences because of the projects. Reminder to do self -identification of your water meter – a very easy test and this is a state mandate. (directions are on the city's website)

Adjourn

Motion by Commissioner Hammond, seconded by Commissioner Kantor to adjourn this meeting.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

The meeting adjourned at 9:15 p.m.

Submitted by Yvette Talley

Recording Secretary

April 18, 2021

Dear Planning Commission Members –

After serving as a member of the Lathrup Village Planning Commission for five years, I know very well that the majority of things brought before you come from people that don't live in our community, who for the most part will not be impacted by the recommendations you make to the Lathrup Village City Council. I also know that many of the things brought before you are in anticipation of something that city leadership knows may be coming down the road. i.e. adding language to cover storage facilities; making changes to allow for gas stations and drive-through restaurants; changing the allowable size of storage sheds; honoring commercial property owner's requests over what is best for residents; and now, perhaps, paving the way for a developer of the House in the Woods property. Very little comes from the people living in Lathrup Village.

The residents of this community have long been committed to maintaining the integrity of our many beautiful homes and buildings through the historic designation we have received; through the work of the Lathrup Village Historical Society; and with the strict building requirements you are considering eliminating. While watching the Planning Commission discussion regarding this change, I heard that this recommendation is a result of a commercial property owner's complaint about the requirements he had to follow when rehabbing the development that formerly housed Happy's Pizza. Ironically, the pursuit of the National Register of Historic Places designation came about because historic buildings in Lathrup were demolished by the same commercial property owning family making the above referenced complaint.

Besides living in Lathrup Village for over 30 years, I have been a Realtor for 17 years. In that role, I can unequivocally say that this proposed change will impact the value of Lathrup Village homes. We should not aspire to be like "new developments" as suggested by the city attorney. We are a community of quality historic homes and that should be respected. I have viewed thousands of homes and the quality of Lathrup Village homes can't be matched in newer builds or in homes built in other communities with more lax standards. New homes may look nice but even those in the multi-million dollar range would not measure up to our Lathrup Village homes when it comes to quality of workmanship and materials. Products other than brick and wood very often aren't better or more durable. There are a lot of cheap products and irresponsible contractors and do-it-your-selves installing them. Poorly done renovations, additions and construction detract from the value of a home. Without strict guidelines, many people will choose the cheapest products available – products that may look good but will not stand up to time.

Please consider the following suggestions, questions and comments - based on my knowledge of the housing industry and viewing the Planning Commission meeting - before you choose whether or not to recommend this monumental change:

1. Involve residents in these kinds of discussions in meaningful ways. Contrary to what current city leadership tells us, sending links to Zoom meetings is not meaningful or transparent. These decisions should not be made in a vacuum. Actively solicit input from residents. Listen to residents. A change like this has long-reaching consequences. The decisions should not be taken lightly.
2. While we are a community of beautiful, well-built homes, we are also a community that has, for the most part, a poorly constructed and maintained commercial business district. Most of the commercial property owners don't have the same commitment to the quality of life in Lathrup Village as residents do, which is evidenced in the way their properties are maintained. Implementing a request like this based on the recommendation of a commercial property owner does not take into consideration what is in our best interest to maintain the value of our homes.
3. Consult with the Lathrup Village Historical Society regarding the National Register of Historic Places designation and what is required to maintain the designation. Also ask about the impact of cheap renovations on the integrity of historic homes.
4. Study and follow the deed restrictions for Lathrup Village homes.
5. I know that some of the current requirements are more expensive than other newer options might be but property owners have the opportunity to ask the city for a variance if they want to do something besides what is in the code. The variance request also requires that neighbors within a certain distance of the property be notified by the city of the request and that neighbors are given the chance to express any concerns they may have. This provides a check and balance in the process.
6. What is the problem with looking at each case individually through the variance request process? I believe that not taking time to assess each request on its own merits is due more to staff, planners and consultants not wanting to do it rather than to what best fits the needs of our residents. During my time on the Planning Commission, I heard that multiple variance requests indicate a need for the requirement to be changed. I disagree. Even if 10 residents make a variance request - which would be considered to be a lot - that is only a miniscule representation of all of the LV residents. By looking at the merits of each

request individually, the City and its residents can still maintain control over the quality of new builds, renovations and additions. The wholesale abandonment of quality standards is not in our best interest.

7. No part of a resident's home is "hidden" – the "hidden" parts are what one's neighbors see.

8. Due to LV residents aging out of their homes, we have many homes that have been and will be flipped. Weakening the standards will allow for the use of cheap materials as the goal of a flipper is to make money.

9. Consult with the owners of the condominiums in the Village of the Circle. This change will ultimately impact them through any development of the House in the Woods property. There were promises made and requirements set in the Master Deed for the Village of the Circle regarding such things as future development; size of homes; and common areas. Though the City may not feel they have to follow the requirements that were set because their property was unplatted, anyone taking out a mortgage for one of the 9 properties in the circle must receive and acknowledge the Master Deed and Condominium By-Laws for the Village of the Circle development. They believe that these are the governing documents for the property they have purchased. It is unfair not to consider them when making decisions that go against what they based their purchase decisions on.

10. Instead of lowering standards, the City should help residents find resources to maintain and improve their homes with quality materials. Much effort has been put into helping business owners during the pandemic – even hiring an additional person to deliver financial grants – yet nothing has been done to help residents. Also, know that the commercial property owners – the group that must follow these requirements – are not necessarily the same as the business owners. The majority of the businesses in Lathrup Village lease their space from the property owners. Awarding grants to businesses doesn't necessarily benefit our residents or contribute to the upkeep and maintenance of the commercial properties.

Please don't make a short-sighted decision that will have immense negative consequences long after you are no longer part of the Planning Commission.

Sincerely,
Karen L. Miller
18755 Glenwood Blvd.
Lathrup Village, MI 48076

May 12, 2021

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

Site Plan Review

1st Review

Site: 26079 Southfield Road
Applicant: Jefferson Wiggins
Plan Date: 04/21/2021
Zoning: MX- Mixed Use District
Parcel ID: 24-23-280-059
Status: **Complete**

Dear Planning Commissioners,

We have reviewed the site plan and a summary of our findings are below. Items in **bold** require specific action by the applicant.



Summary of Findings

Existing Conditions

1. **Summary.** The 20,037-square foot (0.46-acre) site is located on the west side of Southfield Road between Lincoln and Rainbow Drives and is zoned MX – Mixed Use District. The subject site is currently developed with an approximately 6,022-square foot mixed use building consisting of four tenant lease spaces, of which, three are occupied. The proposed change of use is occurring in the northernmost lease space which contains 2,508 square feet of space.
2. **Adjacent land uses.** Properties to the north, south, and east (across Southfield Road) are also zoned MX-Mixed Use District. The site plan labels an existing, paved alley consisting of off-street parking spaces, between the building and adjacent single-family residential property. **The applicant should provide a signed and sealed survey to verify property boundaries. The survey shall also dimension the width of the drive aisle and rear parking spaces in order to confirm the spaces may be utilized for the proposed use, as indicated on the site plan.**
3. **Site configuration and access.** There are currently four commercial driveway curb cuts; two from Lincoln Drive on the south and two from Rainbow Drive on the north that provide vehicular access to the site. There is no direct vehicular access to and from Southfield Road. The site plan labels a rear alley as being an asphalt paved area with parking stalls. The surface parking areas on the front and rear of the lot are designed with 90° spaces. **As an existing condition, the rear spaces appear to be encroaching into the adjacent alley. This will be confirmed with the survey noted above.**

Proposed

1. **Use.** The previous use of the tenant space was a dry cleaner and therefore classified as personal service. The proposed rehabilitation facility is classified as medical office. There does not appear to be any proposed changes to the existing site as a result of this interior change of use.
2. **Required parking.** Medical uses require one parking space per 175 square feet of gross leasable area, which is 2,508 square feet. The applicant notes the requirements for the subject use and the other three tenant spaces total 37. **The parking analysis on Sheet S-1 should be updated to include the name and use classification of each tenant space in order to verify the off-street parking requirement for the entire mixed-use site.**

The site plan on the cover page shows 18 spaces in the front along Southfield Road and 19 spaces in the back along the alley, for a total of 37 spaces. As noted above, **a survey is required to confirm that the spaces meet ordinance standards.**

3. **Traffic and Circulation.** The applicant is not proposing any changes to the exterior of the facility which will maintain all four points of access to Lincoln Drive to the south and Rainbow Drive to the north. Vehicular access via Southfield Road is not proposed. Again, a survey will confirm the width of the alley. **The property owner may be required to coordinate with the City to encroach into the alley for parking and/or establish and provide signage for one-way traffic flow (north-to-south or south-to-north) prior to a certificate of occupancy being issued for the change of use application.**
4. **Waste & Rubbish.** There does not appear to be a dumpster on site; tenants have their own trash receptacles at the back of the building. The applicant is advised that any future dumpster will be required to be screened per the ordinance requirements.
5. **Landscaping & Screening.** There are no changes proposed to the existing landscaping.

6. **Screen Wall.** Section 5.5 of the zoning ordinance outlines barrier wall requirements for MX lots that abut residential (R-1 or R-2) lots. The site plan labels an existing barrier wall at the adjacent residential property line.
7. **Outdoor Lighting.** There is no change proposed to outdoor lighting.

Conclusion. A change of use application may be addressed administratively when there is an approved site plan on file. There is no approved site plan on file for the subject site. The current site plan is scheduled for Planning Commission's consideration on May 18, 2021.

Outstanding items include:

- **A signed and sealed survey is required to confirm the width of the alley and dimensions of the parking spaces. The Planning Commission may consider making this a condition of approval subject to the administrative review of the survey.**

Regards,

Giffels Webster

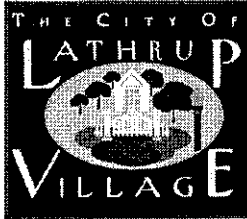


Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner





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 OnlyDate Submitted: 04.15.21

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 LocationSubject Property Address: 26079 Southfield Rd, Lathrup Village Mi 48076Subject Property Parcel Number: 40-24-23-280-059Project Name: US Rehab**Applicant Information**Name: Jefferson WigginsAddress: 24901 Northwestern Hwy. Ste 113 State: MI Zip Code: 48075Phone Number: 844-369-9955 Cell: 313-658-0277Email Address: jefferson@usptrehab.comInterest 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 InformationName: Jefferson Wiggins - Sarah Wiggins (Thane Holdings 1 LLC)Address: 24901 Northwestern Hwy. Ste 113 State: MI Zip Code: 48075Phone Number: 844-369-9955 Cell: 313-658-0277Email Address: jefferson@usptrehab.com**Proposed Building/Alteration Information**Proposed Use: BusinessExisting Zoning: MercantileDoes the project require Special Land Use approval?
If yes, additional application required.☐

Yes

☒

No

Square Footage of New/Altered Building: 2,508 sfNumber of existing jobs: 0 New jobs created: 4 FT 4 PT 0

Project Architect				
Name:	Don Scheible			
Address:	46 Kensington Blvd.	State:	MI	Zip Code: 48069
Phone Number:	248-797-9890	Cell:	248-797-9890	
Email Address:	dscheible@scheibleassociates.com			
Project Engineer				
Name:	TBD			
Address:		State:		Zip Code:
Phone Number:		Cell:		
Email Address:				
Project Attorney				
Name:	TBD			
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:				
Applicant's Printed Name:				
Date:				
Owner's Signature:	<i>Sarah Wiggins</i>			
Owner's Printed Name:	Sarah Wiggins			
Date:	4/15/2021			

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.

ARCHITECT:

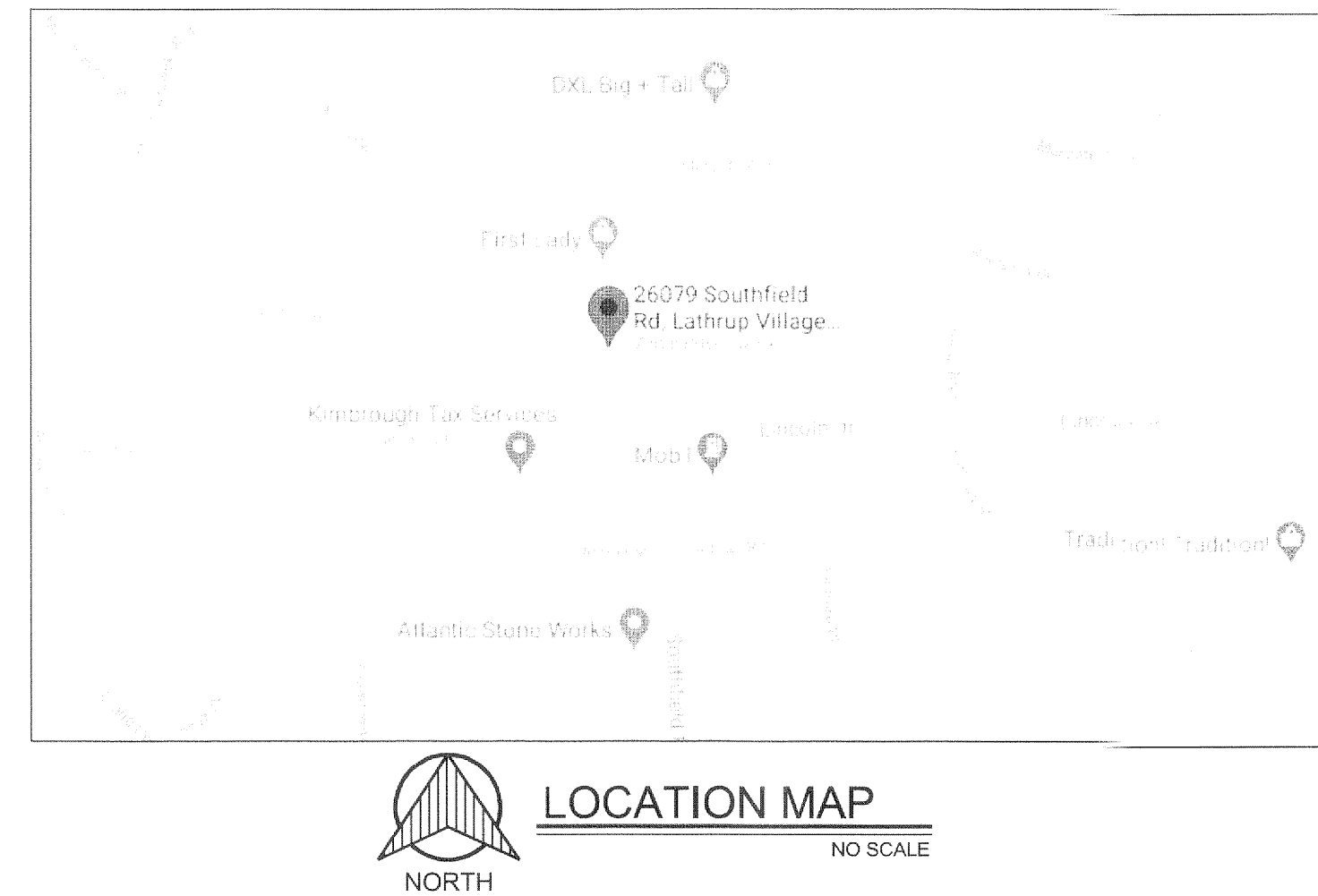
**Scheible &
Associates
L.L.C.**

46 Kensington Blvd.
Pleasant Ridge, MI 48069
(248) 797-9890
scheibleassociates.com

DRAWN BY:

**NCS TEAM**

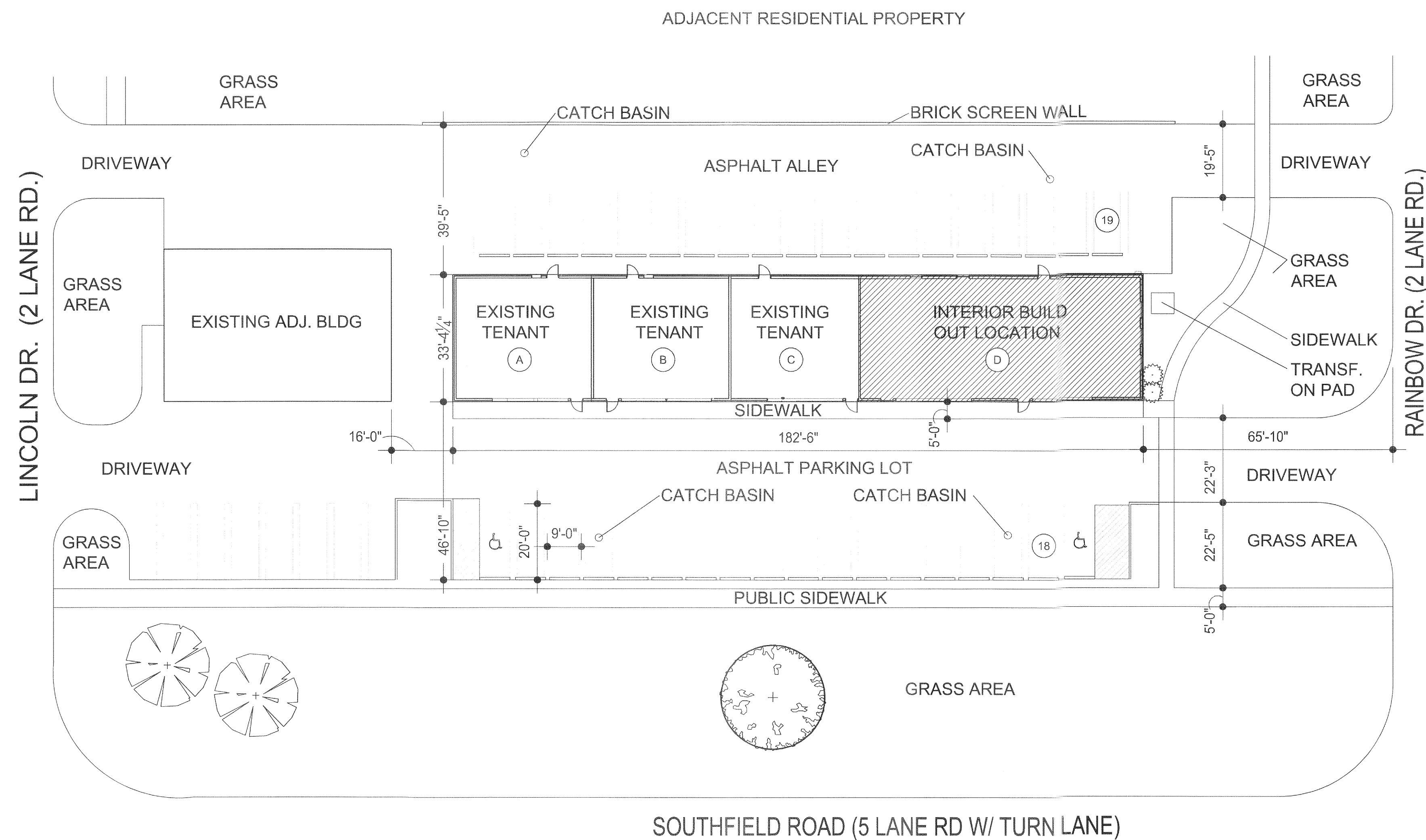
One Towne Square
Suite 1840
Southfield, MI 48076
Tel: 989-992-6179
www.ncs-team.com
Josh@NCS-Team.com

**SITE INFO**

ZONING: MIXED USE
LOT SIZE: .46 ACRES
IDENTIFICATION NUMBER: 2423280059
PARCEL NUMBER: 40-24-23-280-059
LOCATION ID: SOUT-026079-000-01

EXISTING BUILDING INFORMATION

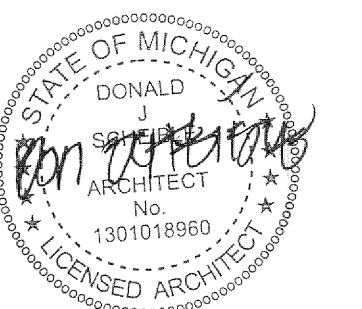
1 STORY BUILDING WITH 3 EXISTING
TENANTS AND 1 PROPOSED TENANT.

**US REHAB**

26079 SOUTHFIELD RD
LATHRUP VILLAGE, MI 48076

ISSUED FOR:
SITE PLAN REVIEW
04-15-21

SEAL:



SHEET# S-1

DATE:

JOB#

May 11, 2021

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

Site Plan Review

1st Review

Site: 27000 Southfield Road – Discount Tire
Applicant: Joseph Westerbeke, PE
Plan Date: 03/19/2021
Zoning: Commercial-Vehicular District, MX- Mixed Use District, Single-Family District
Parcel ID: 24-13-359-007; -016; -052; -054; -061
Status: **READY FOR PLANNING COMMISSION CONSIDERATION**

Dear Planning Commissioners,

We have reviewed the site plan for the above-mentioned property and a summary of our findings are below. Items in **bold** require specific action by the applicant.



Summary of Findings

Existing Conditions

1. **Summary.** The 40,510.8-square foot (0.93-acre) site is located on the east side of Southfield Road at the northeast corner of Southfield and 11 Mile Roads. The northern boundary abuts Sunnybrook Avenue, a local, residential street. The site has been developed for many years with a 9,744 square foot automobile service facility and is comprised of 5 separate tracts, one of which is zoned R-1 single-family residential. The main service facility is located on the portion zoned Commercial Vehicular and is permitted as a special land use. A portion of the single-family residential parcel is currently used as surface parking and dumpster enclosure for the automotive service facility, which are nonconforming uses in the R-1 District. The applicant is proposing to expand the paving on this parcel to fully utilize it for off-street parking, install a masonry screen wall along the east property line, and reconfigure the loading zone abutting the existing building. The addition of a small interior storage area is also proposed. The Lathrup Village Zoning Board of Appeals approved the use on the R-1 parcel as a Class B Nonconforming Use on April 26, 2021 which permits the proposed changes to be considered for approval by the Lathrup Village Planning Commission.
2. **Adjacent land uses.** Properties abutting Southfield and 11 Mile Roads to the north and east, are zoned MX-Mixed Use District. A single-family residential neighborhood (R-1 District) is also adjacent to the site on the east side. The parcels at the four corners of Southfield Road and 11 Mile Road, which includes the I-696 right-of-way, are zoned CV-Commercial Vehicular.
3. **Site configuration and access.** There are currently three commercial driveway curb cuts, one on each abutting right-of-way. 11 Mile Road, which functions as the westbound service drive for I-696, is a 3-lane, one-way street with an added right-turn-only lane in front of the site. The access point from 11 Mile Road is aligned with a 20-foot wide public alley, as is labeled on the survey, and only provides access for westbound traffic. Vehicles exiting the site onto 11 Mile Road must turn right/west. The majority of the parking spaces are within the southern portion of the property and the alley provides access to the remaining spaces near Sunnybrook Avenue.

Proposed

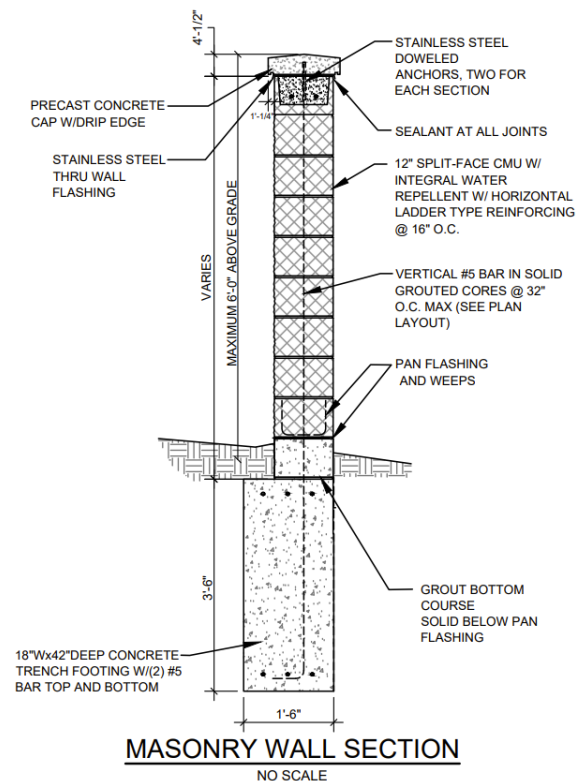
1. **Use.** The existing facility will maintain occupancy and use as an automobile service facility.
2. **Site Changes.** The plans submitted include the following changes:
 - a. **Paving the residential zoned parcel for 14 surface parking spaces.** The spaces will take access from a 20' wide public alley that separates the parcel from the service center to the west. A dumpster enclosure will remain on the parcel but will be relocated to the southeast corner abutting an east-west alley. A 6' tall, opaque, masonry wall and landscaping will serve as a buffer to separate the commercial improvements from the adjacent single-family residential property.
 - b. **A 722 square foot addition to the north side of the existing building.** This addition will provide indoor storage for dead tires. Tires are currently stored in a mobile storage crate adjacent to the building, as well as outside against the crate, as observed during a site visit.
 - c. **Relocation of parking.** Existing parking along the public alley, north of the building, will be relocated to the residential parcel on the east side of the alley. A new loading berth will abut, and run parallel to, the alley from Sunnybrook Avenue to the new tire storage addition. The dedicated loading area is intended to ensure the 20' wide alley remains free and clear of parked delivery vehicles.

3. **Required Parking.** Sec. 5.13. Off-street parking.

- a. **Location.** An off-street parking facility shall be located on private property adjacent to the building or premises it is intended to serve, on the same lot or parcel or within 500 feet of the building or premises it is intended to serve, measured without crossing a major thoroughfare, from the nearest point of the building or premises to the nearest point of the required off-street parking facility. *The proposed 14-space parking lot complies with this requirement.*
 - b. **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. *Additional parking is not required for the proposed addition, which does not fit the definition of "floor area" for this section of the ordinance, however, the site data on Sheet 3 of 8 should include an off-street parking analysis per the requirements outlined in Section 5.13.13 Class "C" use. Provide a standard parking stall dimension for each parking area shown on the site plan and number the existing and proposed parking spaces. Label and dimension ADA parking stalls and pads. Any existing substandard parking stalls may not be permitted to be included in the 39 spaces provided. Therefore, an analysis will determine compliance of the off-street parking requirement.*
4. **Off-Street Parking layout standards and alley access.** Sec. 5.13.9. The parking is accessible from the existing driveways and alley as required. The existing conditions consist of approximately 4 striped parking spaces taking sole access from the 20' wide public alley. The proposed 14 parking spaces will create a continuous curb cut, resulting in head-in parking along the 141-foot length of the east side of the alley. Similarly, the air check queue (drive-through) is shown to occur on private property, however, access to the queue is from the public alley and standing vehicles may obstruct the east-west alley where it intersects the north-south alley (5.13.9.O.). **We recommend the applicant work with the city engineer and traffic engineer to ensure the alleys remain open.**
5. **Loading.** Sec. 5.13.12. Delivery vehicle space is required for sites that have buildings with a floor area over 3,000 square feet. The existing building is 9,744 square feet; therefore, one 40' x 10' space is required to be provided on site. **The applicant shall provide the circulation plan to show that delivery trucks can move safely through the site.**
6. **Traffic and Circulation.** In addition to the above required circulation plan, the applicant shall include on the site plan the existing north side of Sunnybrook opposite the site should be shown on the plan. It appears that regardless of whether trucks pull directly into or back into the proposed loading zone, Sunnybrook between Southfield Rd and the loading zone may need to be widened to the south and an appropriate radius added at the loading zone pavement. **As this is a public alley, the applicant should seek permission from the City to add speed bumps as shown.**
7. **Waste & Rubbish.** 5.3.1. The proposed tire storage addition will eliminate outdoor storage of dead tires and the applicant will be expected to comply with the provisions of the ordinance related to waste. .
- 5.3.3.C. Location..** Dumpsters shall comply with the setback requirements for the district in which they are located. Dumpsters shall be located as far as practicable from any adjoining residential district. The proposed dumpster enclosure is approximately 5' from the adjacent single-family lot. **The applicant shall provide the setback dimension on the site plan.**

5.3.E. Screening. The dumpster is proposed to be screened as shown in the detail above.

8. **Landscaping & Screening. 5.15.4.C. Parking Facility Landscaping.** A minimum of one deciduous or large evergreen tree shall be planted for each 400 square feet or fraction thereof of required parking facility landscape area. This standard is met for the new parking area.
9. **Protective or Barrier Screen Wall.** Section 5.5 of the zoning ordinance outlines barrier wall requirements for CV lots that abut residential (R-1 or R-2) lots. The proposed wall is 6' high and 12" thick, as shown in the diagram below, which meets the requirements of this section. The plans indicate an 8' barrier wall exists along the adjacent R-1 lot's southern property line, shared with the east-west alley. However, the wall terminates short of tying into the proposed barrier wall along the lot's western boundary. **The Planning Commission may consider requiring the two walls connect at the adjacent R-1 lot's southwest corner to fully screen the residential property from the abutting commercial development (5.5.4).**



10. **Setbacks (Sec. 3.1.7).** The dimensional requirements for the CV District are noted below based on the existing building. The proposed structural square footage is located on the north side of the existing building along Southfield Road. The proposed storage area appears to comply, but the applicant shall provide the following information on the site plan:

Development Standard	Required	Provided	Comments
Lot Size	5,000 square feet	40,510 square feet	Compliant
Maximum height	2 stories; 30 feet	Existing building 1 story, 15 feet	Height of addition to match (per elevations), Compliant

Front yard	3 ft minimum; 10 ft maximum	Existing building: Complies	Dimension the setbacks of the proposed addition
Side yard	5 feet one side; 15' total	TBD	Addition TBD
Rear yard	20 feet	Existing building: TBD	Addition has a 0' setback from the alley

11. **Outdoor Lighting.** 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. The plans do not indicate any proposed lighting for the new surface parking area or at the site of the proposed tire storage addition and loading area. **The applicant should confirm there is no additional site lighting proposed or identify new outdoor illumination per the requirements of Sec. 5.8.**

Conclusion. The current site plan is scheduled for Planning Commission's consideration for May 18, 2021. **The applicant should be prepared to address the concerns raised in this letter for Planning Commission's discussion.**

Regards,

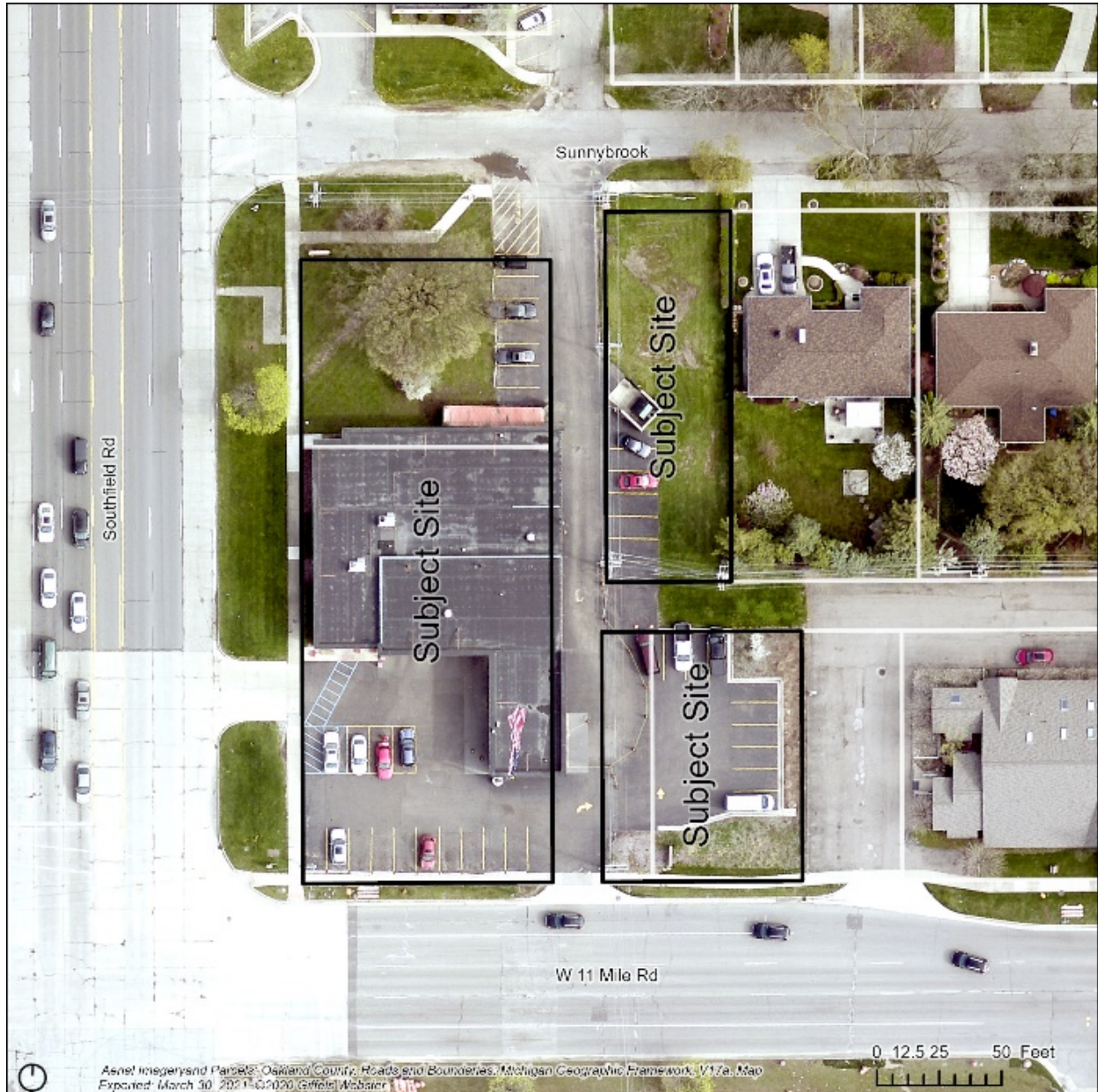
Giffels Webster



Jill Bahm, AICP
Principal Planner



Eric Pietsch
Senior Planner





SITE PLAN REVIEW

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

April 27, 2021

Attn: Susie Stec, CED Manager

Re: Discount Tire (27000 Southfield Rd)

GWE # 16951.41

Dear Susie,

On behalf of the City of Lathrup Village, we have performed review #1 of the site plan for the project named Discount Tire prepared by ENG Inc., with a date of 05/12/2017. The project is located at the north east corner of Southfield Road and WB 11 Mile.

Our review is based on the site plan submitted as it relates to civil site work (no planning, architectural, or landscaping review). The project includes the installation of a parking lot on the east side of the property (east of the public alley).

RECOMMENDATION:

- ☐ Recommend Approval
- ☒ Recommend Approval as Noted
- ☐ Revise and Resubmit
- ☐ No Site Plan Review Required

OWNER AND PROPERTY:

Site: 27000 Southfield Road
Applicant: Hale Properties LLC, 20225 Scottsdale Road, Scottsdale, AZ 85255
Plan Date: 05/12/2017 and 04/21/2021
Engineer: ENG, Inc
Parcel ID: 24-13-359-007
Proposal: Commercial

Based on our review, the applicant shall be made aware of the following items that may be required prior to construction:

PERMITTING:

- ☒ OCWRC – Soil Erosion and Sedimentation Control
- ☐ MDEQ – N.P.D.E.S. Permit
- ☐ OCWRC – Sanitary Sewer Permit
- ☐ MDEQ – Sanitary Sewer Permit (Part 41)
- ☐ MDEQ – Water Main Permit (Act 399)
- ☐ MDOT Right-of-Way Permit
- ☐ RCOC Right – of –Way Permit (Southfield Road, 12 Mile)
- ☒ Other- **Lathrup Village Right-of-Way Permit**

AGREEMENTS and EASEMENTS:

- ☐ Long Term Storm Water Maintenance Agreement
- ☐ Water Main Easement
- ☐ Water Main Bill of Sale
- ☐ Sanitary Sewer Easement
- ☐ Sanitary Sewer Bill of Sale
- ☐ Storm Sewer Easement
- ☐ Other – _____

EXISTING CONDITIONS:

WATER MAIN: The project plans do not indicate any water main connections.

SEWER: The project plans do not indicate any sewer taps.

PAVEMENT: No work is performed within or near existing City roads. We expect the public alley to be constructed with +/- 7 inches of asphalt over an aggregate base.

SITE PLAN REVIEW COMMENTS:

Sheet 3 of 8 (Site Layout)

1. No parking or loading / unloading will be allowed within the public right-of-way

Sheet 4 of 8 (Grading and Utility)

2. Storm water detention will be required for the proposed parking lot area including the portion to be removed and replaced. The OCWRC 10-year storm event with an allowable discharge rate of 0.30 cfs per acre shall be used.

Upon approval of the site plan, detailed engineering plans will be required to be submitted for review.

Respectfully,

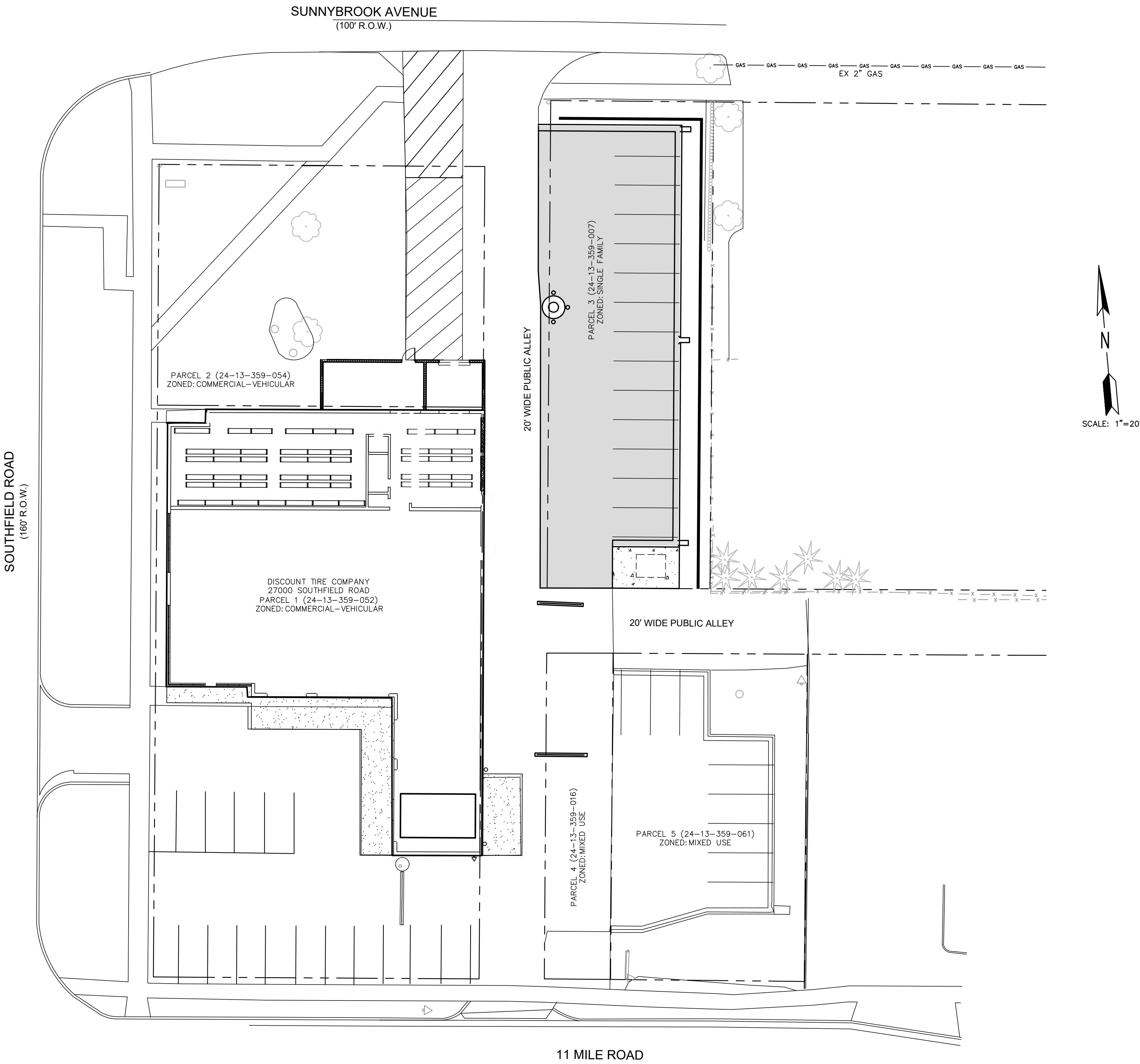
GIFFELS WEBSTER



Scott A. Ringler, P.E.
Partner

Encl: Marked-up plans (pdf copy)

DISCOUNT TIRE - MID 24 LATHRUP VILLAGE



BENCHMARK #1
SAN MH LID 40' SSE OF SE BLDG
CORNER

ELEV = 696.07

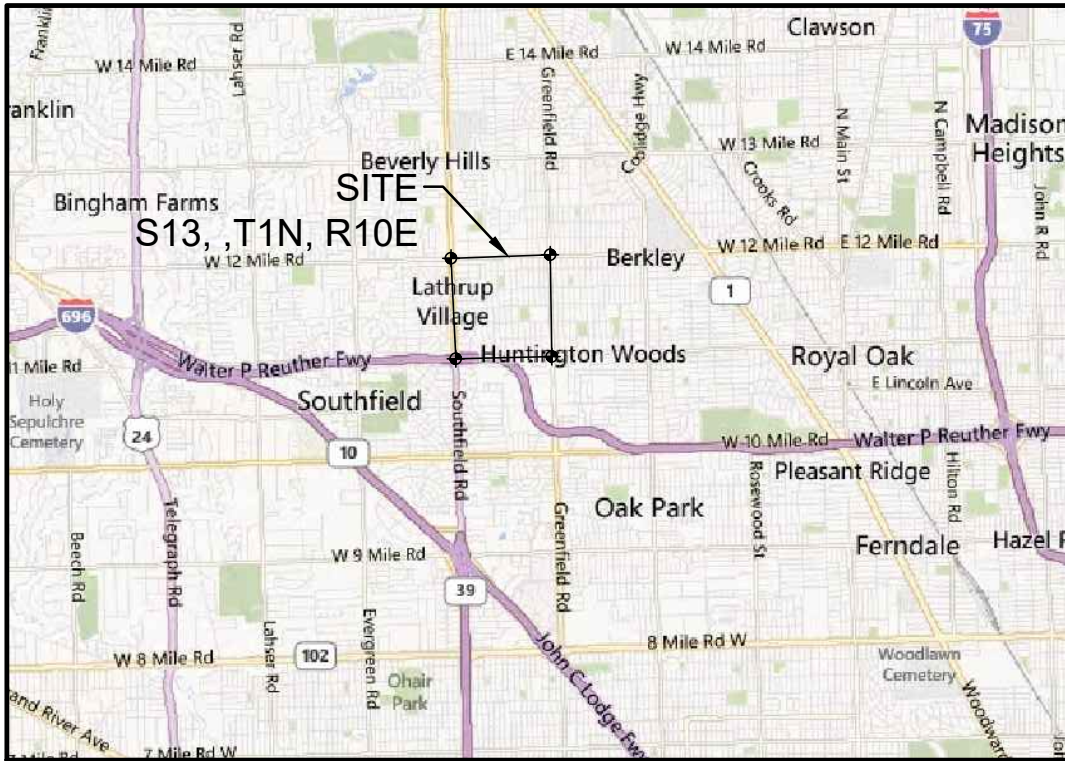
BENCHMARK #2
SE ANCHOR BOLT ON TRAFFIC SIGNAL
POLE AT SW COR OF SITE

ELEV = 697.80

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LOCATION MAP
SCALE: 1"=100'

APPLICANT

HALLE PROPERTIES, LLC
20225 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
(480)606-6193

ENGINEER

ENG., INC.
4063 GRAND OAK DRIVE STE A109
LANSING, MI 48911
(517)887-1100

LANDSCAPE ARCHITECT

WADE TRIM
500 GRISWOLD AVENUE STE 2500
DETROIT, MICHIGAN 48226
(313)961-3650

ARCHITECT

KINETIC DESIGN
20381 LAKE FOREST DRIVE STE B16
LAKE FOREST, CA 92630
(951)710-6334

LIST OF DRAWINGS

- COVER SHEET
- TOPOGRAPHIC SURVEY & REMOVAL PLAN
- SITE LAYOUT
- UTILITY & GRADING PLAN
- SOIL EROSION & SEDIMENTATION CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN NOTES & DETAILS
- DETAILS & NOTES
- A.1 CONCEPTUAL FLOOR PLAN
- A.2 CONCEPTUAL ELEVATIONS

LIST OF SUBMITTALS

DATE	TYPE
3/19/21	CITY OF LATHRUP VILLAGE ZBA
4/23/21	CITY OF LATHRUP VILLAGE SITE PLAN REVIEW
4/23/21	CITY OF LATHRUP VILLAGE SPECIAL LAND USE REQUEST

RECOMMEND APPROVAL AS NOTED
FOR SITE PLAN

SCOTT A. RINGLER, PE
04/27/2021



RYAN C. McENHILL, P.E. #56096

COVER SHEET

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100
16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com



DISCOUNT
TIRE
27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.
1 OF 8

SOIL TYPES AND ABBREVIATIONS	
56A	Urban land-Blount-Lenawee complex, 0 to 3 percent slopes
Pf1abB	Udorthents and Udipsamments, nearly level to hilly

PROPERTY DESCRIPTION

PARCEL 1: SOUTH 1/2 OF LOT 1765 AND ALL OF LOTS 1766 THROUGH 1773, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 17,499.96 SF OR 0.402 AC

PARCEL 2: LOTS 1762, 1763, 1764 AND THE NORTH 1/2 OF LOT 1765, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 7,399.98 SF OR 0.170 AC

PARCEL 3: LOT 2236, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 7,475.76 SF OR 0.172 AC

PARCEL 4: LOT 1774, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 2,000 SF OR 0.046 AC

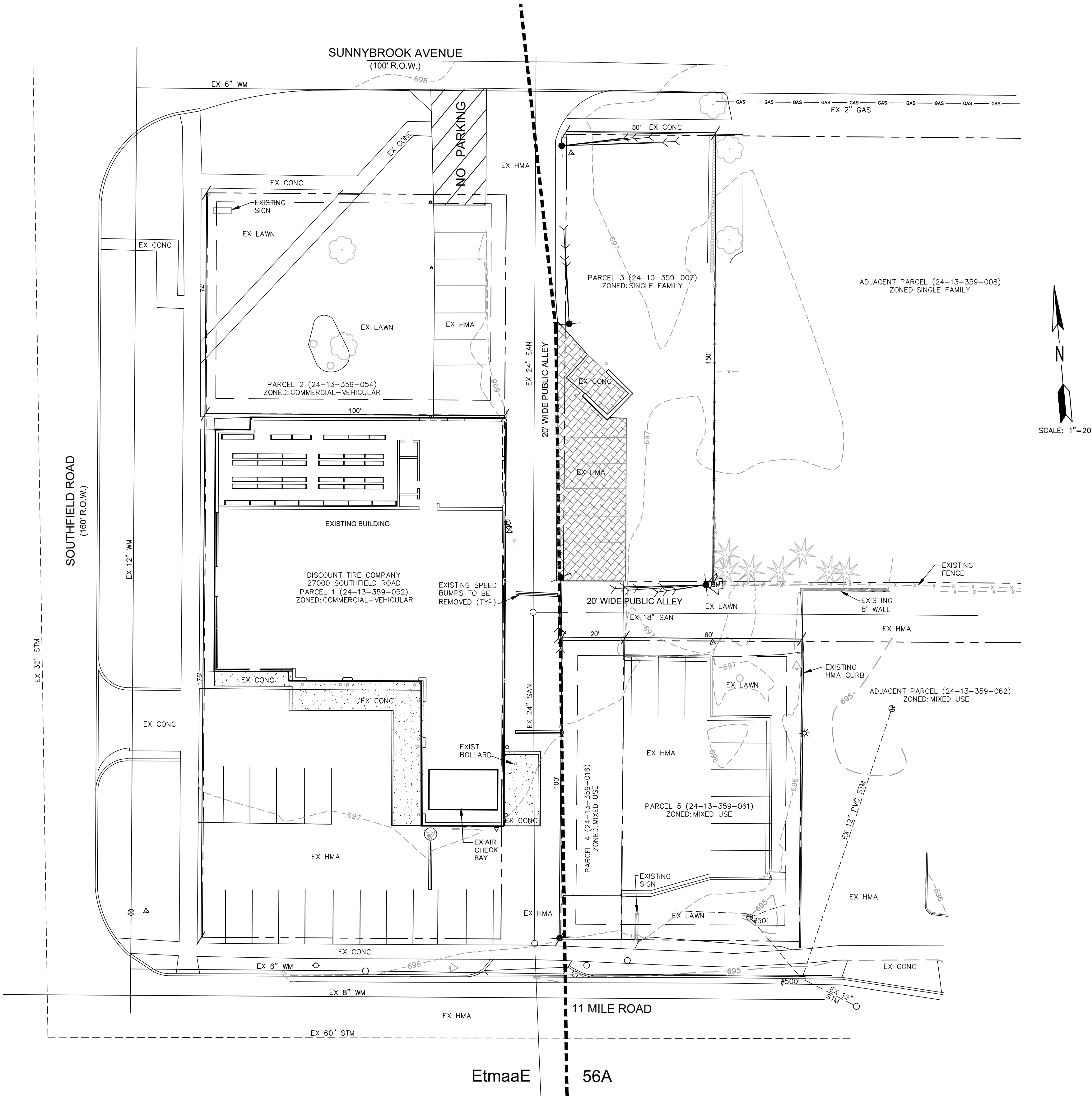
PARCEL 5: LOTS 1775, 1776 AND 1777, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 6,000 SF OR 0.138 AC

SITE NOTES:

- THE SUBJECT PARCEL LIES WITHIN THE ZONE X FLOOD ZONE DESIGNATION; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PARCEL HAS NO EXISTING WETLANDS.

EXISTING STRUCTURE INVENTORY

- #500 EX CB (2' DIA)
RIM ELEV = 694.12
12" INV (ESE) = 690.60
10" INV (NNE) = 690.65
12" INV (NW) = 690.60
- #501 EX OVERFLOW STRUCTURE (2' DIA)
RIM ELEV = 695.00
12" INV (SE) = 691.60
6" INV (NE) = 692.00
6" INV (NW) = 692.00



BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

- LEGEND
- = EXISTING TREE
 - = EXISTING DECIDUOUS TREE
 - = EXISTING SHRUB
 - = EXISTING LIGHT POLE
 - = EXISTING ELECTRIC
 - = EXISTING GAS MAIN
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE/WATER MAIN
 - = EXISTING SANITARY MANHOLE/SEWER
 - = EXISTING STORM MANHOLE/SEWER
 - = EXISTING SUBJECT PROPERTY BOUNDARY
 - = EXISTING UTILITY POLE
 - = EXISTING TELEPHONE PEDESTAL
 - = EXISTING EASEMENT
 - = EXISTING CONTOUR (SHOWN AT 1 FOOT INTERVALS)
 - = BENCH MARK
 - = EXISTING CURB AND GUTTER
 - = EXISTING HMA PAVEMENT
 - = EXISTING CONCRETE PAVEMENT
 - = FOUND IRON PIPE, ROD OR CONCRETE MONUMENT
 - = SET IRON ROD AND CAP NO 45499
 - = EXISTING
 - = RIGHT OF WAY
 - = LINE BREAK
 - = SECTION CORNER
 - = MEASURED
 - = RECORD
 - = REMOVE EXISTING CURB AND GUTTER
 - = REMOVE EXISTING CONCRETE & HMA PAVEMENT
 - = REMOVE BUILDING
 - = REMOVE EX TREE
 - = SAVE & PROTECT EX TREE
 - = PARCEL LINE
 - = EXISTING ROOF DRAIN
 - = SOIL TYPE

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.687.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com



27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

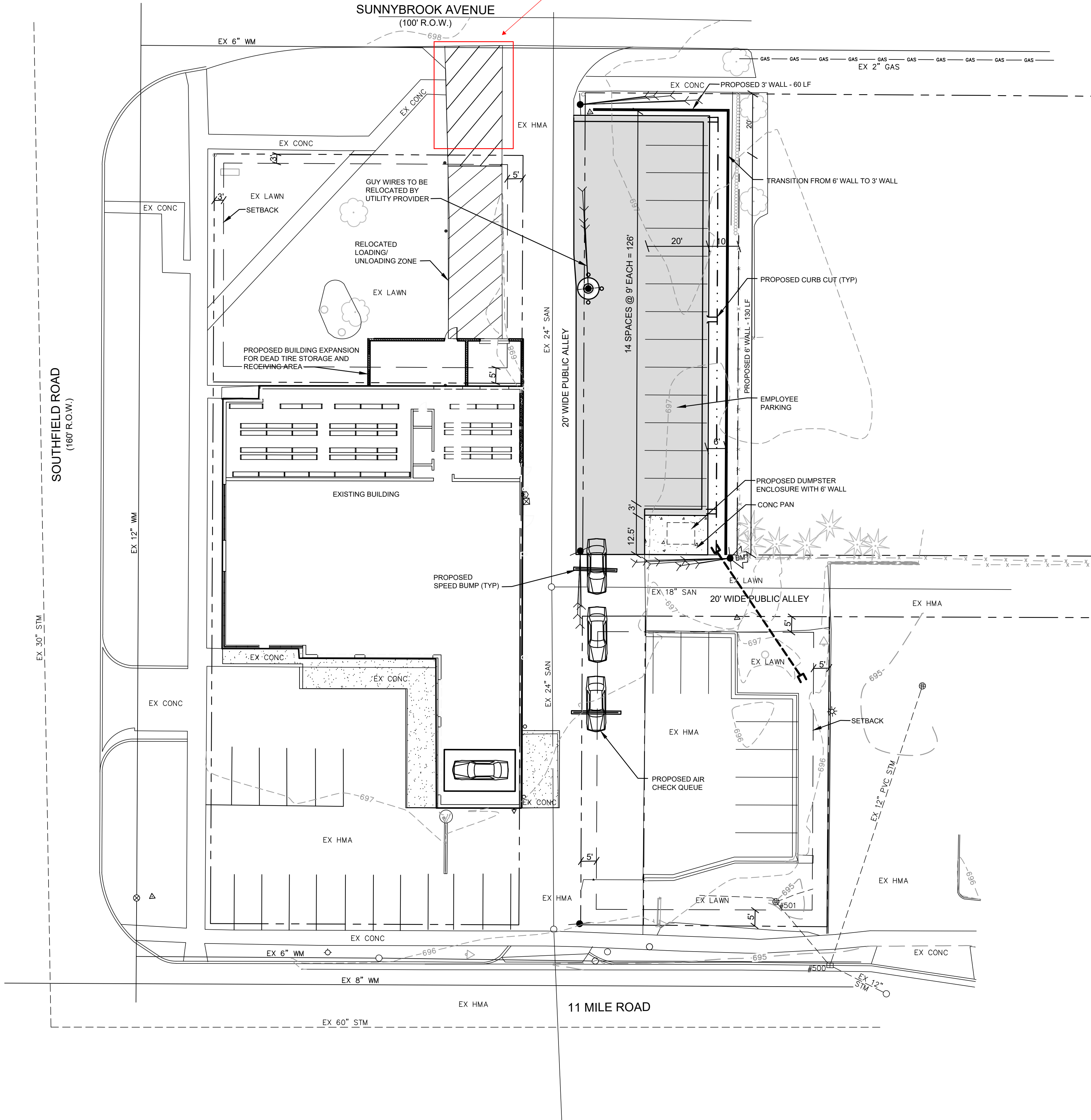
SHEET NO.

2 OF 8

TOPOGRAPHIC SURVEY
& REMOVAL PLAN

SITE DATA:
TOTAL AREA= 1.07 ACRES
NET PARCEL AREA= 0.93 ACRES
PUBLIC ALLEY AREA= 0.14 ACRES
EXISTING ZONING: PARCEL 1: COMMERCIAL - VEHICULAR
PARCEL 2: COMMERCIAL - VEHICULAR
PARCEL 3: SINGLE FAMILY
PARCEL 4: MIXED USE
EXISTING LAND USE= PASSENGER CAR & LIGHT TRUCK TIRE SALES
BUILDING HEIGHT= 15' (1-STORY)
EXISTING BUILDING FLOOR AREA= 9,744 SF
EXISTING TOTAL USABLE FLOOR AREA= 2,164 SF
PROPOSED BUILDING EXPANSION AREA= 722 SF
NUMBER OF EMPLOYEES DURING PEAK PERIODS= 17 EMPLOYEES
NUMBER OF EXISTING PARKING SPACES = 39 SPACES
NUMBER OF PROPOSED PARKING SPACES = 39 SPACES

SETBACKS:
COMMERCIAL - VEHICULAR DISTRICT:
FRONT YARD: 3'
SIDE YARD: 5' ONE SIDE, 15' TOTAL
REAR YARD: 20'
MIXED USE DISTRICT
PARKING: 5'



SCALE: 1"=20'

BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER
BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

- LEGEND**
- = EXISTING TREE
 - = EXISTING DECIDUOUS TREE
 - = EXISTING SHRUB
 - = EXISTING LIGHT POLE
 - = EXISTING ELECTRIC
 - = EXISTING GAS MAIN
 - = EXISTING TELEPHONE PEDESTAL
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE/WATER MAIN
 - = EXISTING SANITARY MANHOLE/SEWER
 - = EXISTING STORM MANHOLE/SEWER
 - = EXISTING STORM CURB INLET
 - = EXISTING YARD DRAIN
 - = EXISTING ADJOINING PROPERTY LINE
 - = EXISTING ROAD RIGHT-OF-WAY
 - = EXISTING EASEMENT
 - = EXISTING CURB
 - = BENCH MARK
 - = EXISTING CONCRETE PAVEMENT
 - = EXISTING ASPHALT PAVEMENT
 - = EXISTING CONTOUR
 - = BUILDING SETBACK
 - = PROPOSED HMA PAVEMENT
 - = PROPOSED CONCRETE
 - = PROPOSED CURB AND GUTTER - (DETAIL F-4)
 - = PROPOSED TRAFFIC FLOW ARROW
 - = PROPOSED INVERTED PAN CURB AND GUTTER
 - = PROPOSED BOLLARD
 - = PROPOSED WALL

4063 Grand Oak Drive Suite A 109
Lansing, MI 48911
517.887.1100
16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com

Eng
Engineering & Surveying

DISCOUNT
TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

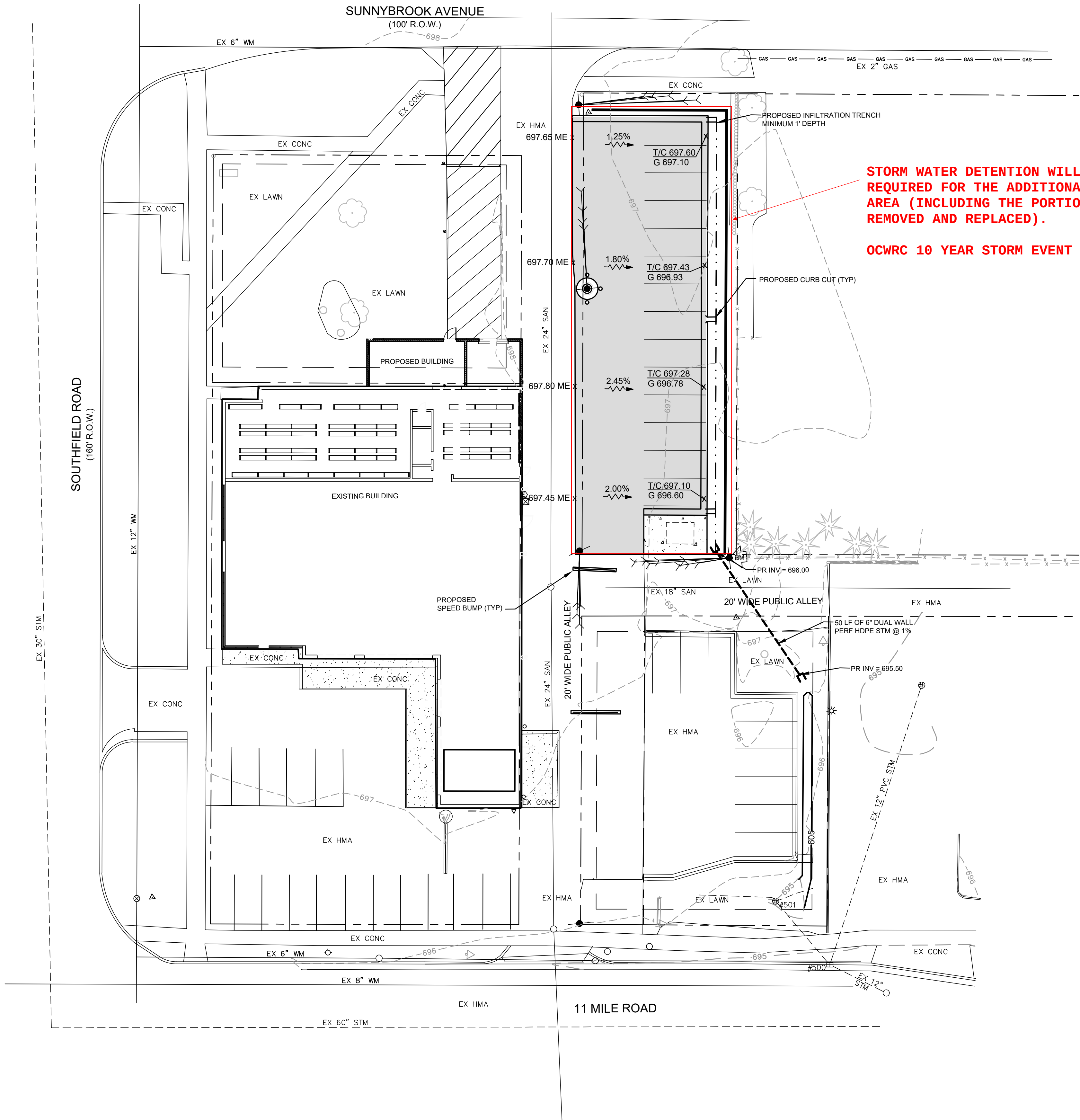
SHEET NO.

3 OF **8**

SITE LAYOUT

GRADING NOTES

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND NOT EXACT. CALL 811 OR 1-800-362-2764.
- ALL EXISTING UTILITIES SHALL BE PROTECTED FROM EXCAVATION. EXISTING UTILITIES DAMAGED BY CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- FINISHED SURFACES TO BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE.
- ALL NEW SIDEWALKS AND PAVEMENTS SHALL BE PLACED AT AN ELEVATION THAT PROVIDES POSITIVE DRAINAGE AND CONSISTENT SLOPES. ENSURE NO LOW SPOTS ARE CREATED. NEW WALKS SHALL MEET EXISTING WALKS FLUSH AT EXISTING GRADE. NOTIFY ENGINEER IF GRADES ON PLAN CANNOT BE MET TO ENSURE POSITIVE DRAINAGE.
- ALL PROPOSED GRADES SHALL BE STAKED BY A LICENSED SURVEYOR AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- MATCH ADJACENT PAVEMENT GRADES WHERE NEW PAVEMENT ABUTS EXISTING PAVING.



BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

SCALE: 1"=20'



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

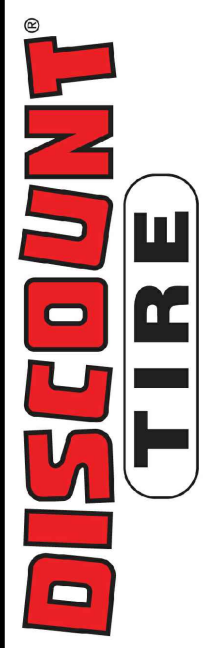
- LEGEND**
- = EXISTING TREE
 - = EXISTING DECIDUOUS TREE
 - = EXISTING SHRUB
 - = EXISTING LIGHT POLE
 - = EXISTING ELECTRIC
 - = EXISTING GAS MAIN
 - = EXISTING TELEPHONE PEDESTAL
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE/WATER MAIN
 - = EXISTING SANITARY MANHOLE/SEWER
 - = EXISTING STORM MANHOLE/SEWER
 - = EXISTING STORM CURB INLET
 - = EXISTING YARD DRAIN
 - = EXISTING ADJOINING PROPERTY LINE
 - = EXISTING SUBJECT PROPERTY BOUNDARY
 - = EXISTING ROAD RIGHT-OF-WAY
 - = EXISTING EASEMENT
 - = BENCH MARK
 - = EXISTING CURB
 - = EXISTING CONCRETE PAVEMENT
 - = EXISTING ASPHALT PAVEMENT
 - = EXISTING CONTOUR
 - = BUILDING SETBACK
 - = PROPOSED HMA PAVEMENT
 - = PROPOSED CONCRETE
 - = PROPOSED CURB AND GUTTER - (DETAIL F-4)
 - = PROPOSED INVERTED PAN CURB AND GUTTER
 - = PROPOSED STORM SEWER
 - = PROPOSED SANITARY SEWER
 - = PROPOSED WATER MAIN
 - = PROPOSED ELECTRIC
 - = PROPOSED GAS
 - = PROPOSED WATER VALVE
 - = PROPOSED CURB INLET
 - = PROPOSED MANHOLE
 - = PROPOSED END SECTION
 - = PROPOSED CLEAN-OUT
 - = PROPOSED SPOT ELEVATION
 - = TOP OF CURB
 - = GUTTER
 - = MEET EXISTING GRADE
 - = FINISHED FLOOR ELEVATION
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR
 - = PROPOSED CONTOUR
 - = PROPOSED SURFACE DRAINAGE ARROW
 - = EXISTING SURFACE DRAINAGE ARROW
 - = SIGHT DISTANCE EVALUATION
 - = PROPOSED ELEVATION
 - = MOUNTABLE CURB AND GUTTER
 - = PROPOSED WALL

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com



Engineering & Surveying



27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.
4 OF 8

GRADING &
UTILITY PLAN

SOIL EROSION CONTROL NOTES

1. COMPLY WITH CURRENT OAKLAND COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL CONTRACT DOCUMENTS, APPROVED SESC PLANS, PERMIT CONDITIONS AND WITH PARTS 31 AND 91 OF PUBLIC ACT 451 OF 1994. THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL(SEC) PERMIT FROM THE APPROPRIATE MUNICIPAL ENFORCING AGENCY (MEA) OR COUNTY ENFORCING AGENCY (CEA). PERMIT FEES AND ROUTINE INSPECTIONS CHARGED BY THE MEA/CEA WILL BE PAID FOR BY THE CONTRACTOR.
2. PRIOR TO BEGINNING ANY EARTH CHANGE, RETAIN A DEQ CERTIFIED STORM WATER OPERATOR (CSWO) TO PROVIDE THE REQUIRED SESC REPORTS (WHICH INCLUDE THE WEEKLY AND STORM EVENT REPORTS AS WELL AS ALL FOLLOW UP REPORTS FOR BOTH VIOLATIONS AND STORM EVENT CORRECTIONS ON THE STANDARD DEQ FORM. PROVIDE THE REPORTS TO THE OWNER ON A WEEKLY BASIS, AND RETAIN THOSE REPORTS FOR THREE YEARS.
3. PRIOR TO BEGINNING ANY EARTH CHANGE, INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE OWNER, CSWO, MEA/CEA OR DEQ AT ANYTIME DURING THE LIFE OF THE CONTRACT OR UNTIL THE OWNER OFFICIALLY TAKES OVER RESPONSIBILITY FOR THE SITE. IMMEDIATELY PRIOR TO THE OWNER TAKING RESPONSIBILITY FOR THE SITE, CLEAN ALL CATCH BASINS AFFECTED BY THE CONSTRUCTION, BOTH WITHIN THE CONTRACT LIMITS AND ALL SURROUNDING ROADS AND LAWN AREAS WHERE SOIL MAY HAVE SPREAD AS THE RESULT OF CONSTRUCTION ACTIVITIES.
4. CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
5. WATER FROM TRENCHES AND OTHER EXCAVATION SHALL BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
6. IF SEDIMENT EXTENDS BEYOND THE PROJECT LIMITS, CLEANUP AND RESTORE ALL SURFACES AND UTILITY SYSTEMS TO THE CONDITION THAT EXISTED PRIOR TO THE CONTRACT AWARD.
7. ALL SESC MEASURES SHALL BE MAINTAINED DAILY. MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND UNTIL FINAL STABILIZATION OF ENTIRE PROJECT AREA.
8. SHOULD VIOLATIONS BE IDENTIFIED BY THE OWNER, CSWO, MEA/CEA OR DEQ, THEY SHALL BE CORRECTED WITHIN 24 HOURS OF NOTIFICATION. THE CORRECTION(S) SHALL BE APPROVED BY THE OWNER, CSWO, MEA/CEA OR DEQ. ALL SUBSEQUENT INSPECTIONS PERFORMED BY THE OWNER, CSWO, MEA/CEA OR DEQ AS A RESULT OF THE VIOLATION (AND ANY OTHER ASSOCIATED COSTS) WILL BE PAID BY THE CONTRACTOR.
9. FINES ASSESSED AS A RESULT OF THE VIOLATION FOR NONCOMPLIANCE OF THE SESC PROVISIONS, WILL BE PAID BY THE CONTRACTOR. SHOULD A "STOP WORK" ORDER FOR NONCOMPLIANCE BE ISSUED, A TIME EXTENSION REQUEST FOR THAT TIME PERIOD WILL NOT BE GRANTED.
10. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING.
11. TEMPORARY AGGREGATE APPROACH SHALL BE INSTALLED AND MAINTAINED FOR SOIL EROSION CONTROL. (SEE DETAIL).
12. SITE IS MORE THAN 1000 FEET FROM ANY WATER OF THE STATE.
13. CATCH BASIN FILTER BAGS:
 - INSPECT DAILY AND IMMEDIATELY FOLLOWING EACH RAINFALL
 - REMOVE ALL SILT COLLECTED IN FILTER ON A WEEKLY BASIS
 - REPLACE FILTER IF TORN
 - INSTALL FLOC LOGS WHERE FILTERS ARE INADEQUATE
14. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES DURING THE PROJECT. WATERING WILL TAKE PLACE ONCE A DAY OR MORE OFTEN AS NEEDED AND WILL BE DIRECTED BY THE STORM WATER OPERATOR.
15. LIMITS OF DISTURBANCE = PROPERTY LINES
16. PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE LIMITS OF DISTURBANCE IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SUCH TIME WHEN THE SITE IS DEEMED PERMANENTLY STABILIZED. AFTER WHICH MAINTENANCE OF THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
17. REMOVAL OF TEMPORARY MEASURES FOLLOWING ACCEPTANCE OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
18. ADJOINING STREETS AND PARKING LOTS SHALL BE SWEEPED DAILY, OR MORE OFTEN AS NEEDED.
19. THIS PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY FEMA
20. COORDINATE WITH THE OWNER TO DESIGNATE AN AREA TO STOCKPILE SOIL. SURROUND LIMITS OF PILE WITH SILT FENCE, APPLY WATER TO CONTROL DUST AS NECESSARY.

SOIL EROSION AND CONTROL MEASURES

Michigan Unified Keying System

TEMPORARY MEASURES

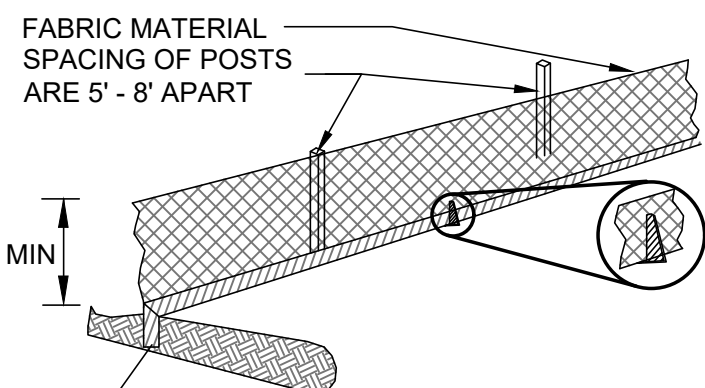
14		Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
32		Runoff needs to be intercepted and/or diverted around sensitive areas, unstable or easily eroded soils, bare soils, away from steep banks, or around earth change activities.
54		Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.
56		Remove sediment from pavement minimizing non-point source pollution.
60		Use at stormwater inlets, especially at construction sites.

TEMPORARY MEASURE

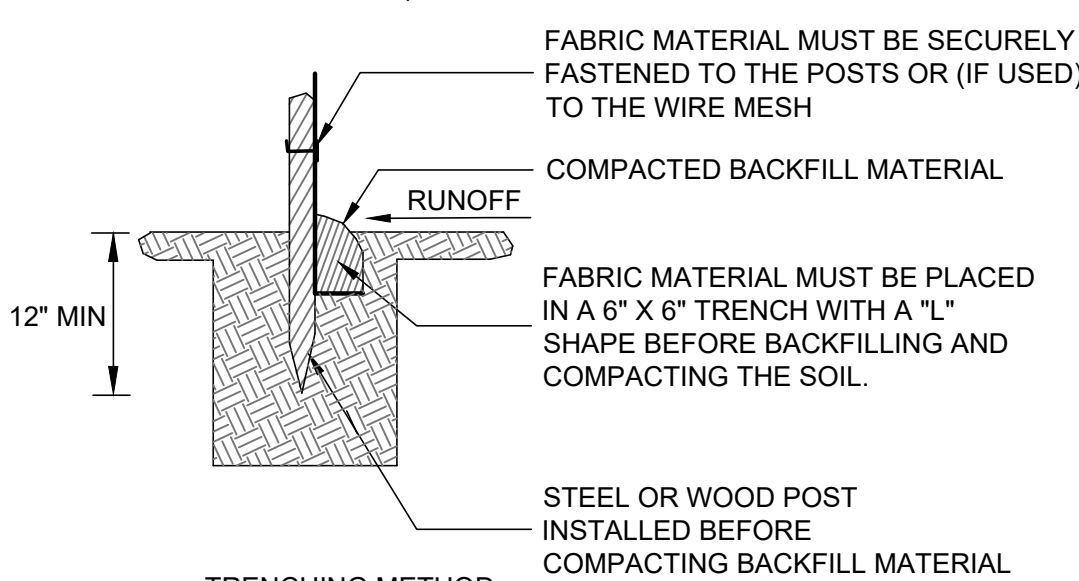
PERMANENT MEASURES

2		On flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and soil piles when areas are subject to rutting, erosion, and erosion force from wind or water.
3		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion. Required on slopes greater than 3:1 V.
5		Inexpensive & very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
35		System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36		Collects high velocity concentrated runoff. Use filter bag under inlet for duration of construction.

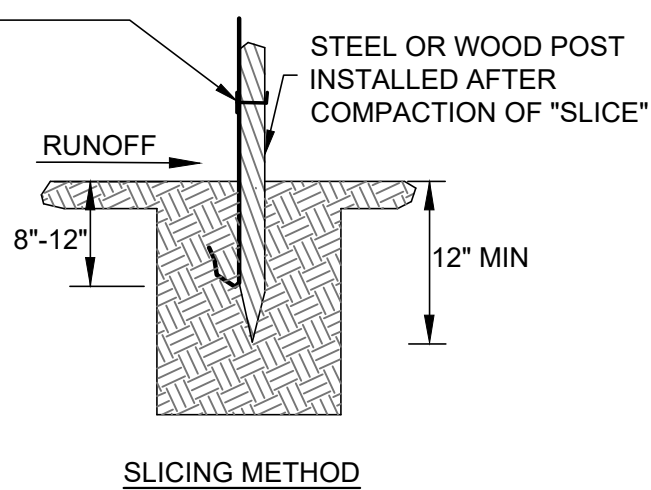
PERMANENT MEASURE



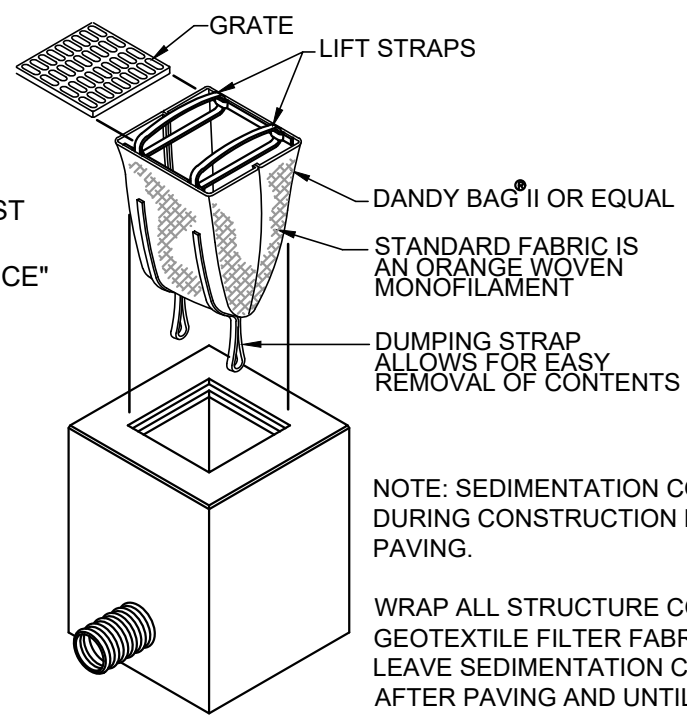
BACKFILL TRENCH
WHEN FABRIC IS INSTALLED IN A TRENCH WITH COMPACTED SOIL, ANCHORS CAN BE ATTACHED TO REDUCE THE POTENTIAL OF "BLOWOUTS" (NOT NEEDED IF "SLICING" METHOD IS USED)



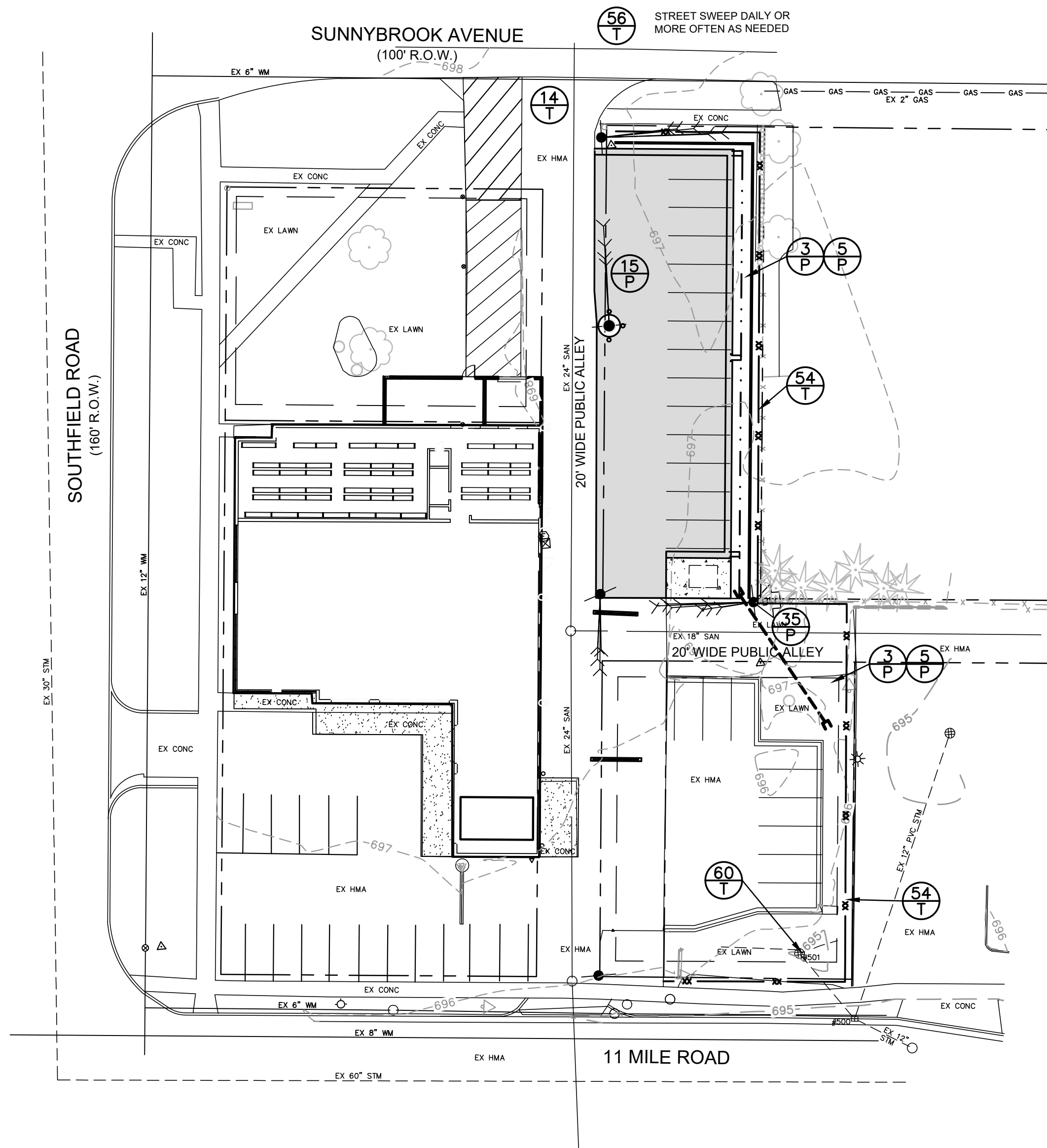
SILT FENCE DETAIL
NO SCALE



SLICING METHOD



CATCH BASIN FILTER BAG DETAIL
NO SCALE



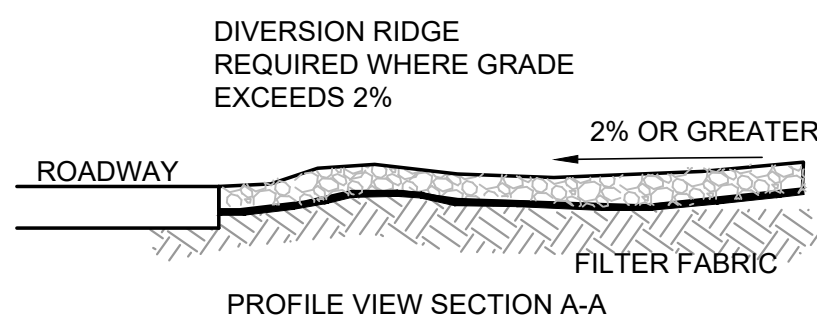
BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

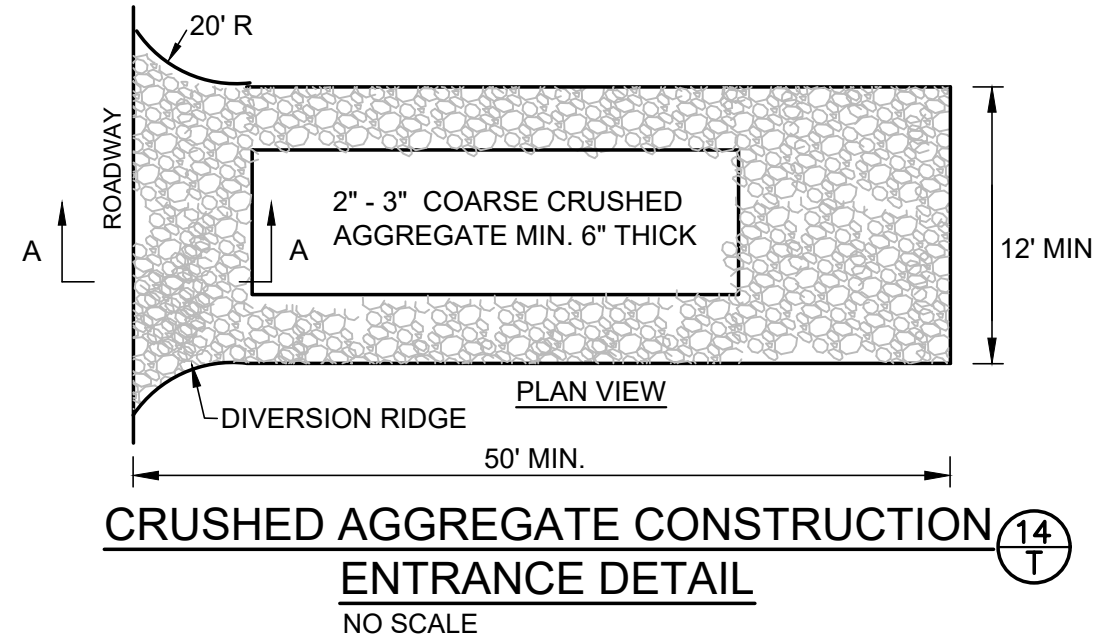
811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND	
	= EXISTING TREE
	= EXISTING DECIDUOUS TREE
	= EXISTING SHRUB
	= EXISTING LIGHT POLE
	= EXISTING ELECTRIC
	= EXISTING GAS MAIN
	= EXISTING TELEPHONE PEDESTAL
	= EXISTING FIRE HYDRANT
	= EXISTING WATER VALVE/WATER MAIN
	= EXISTING SANITARY MANHOLE/SEWER
	= EXISTING STORM MANHOLE/SEWER
	= EXISTING STORM CURB INLET
	= EXISTING YARD DRAIN
	= EXISTING ADJOINING PROPERTY LINE
	= EXISTING SUBJECT PROPERTY BOUNDARY
	= EXISTING ROAD RIGHT-OF-WAY
	= EXISTING EASEMENT
	= BENCH MARK
	= EXISTING CURB
	= EXISTING CONCRETE PAVEMENT
	= EXISTING ASPHALT PAVEMENT
	= EXISTING CONTOUR
	= BUILDING SETBACK
	= PROPOSED HMA PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED CURB AND GUTTER - (DETAIL F-4)
	= PROPOSED STORM SEWER
	= PROPOSED SANITARY SEWER
	= PROPOSED WATER MAIN
	= PROPOSED ELECTRIC
	= PROPOSED GAS
	= PROPOSED WATER VALVE
	= PROPOSED CURB INLET
	= PROPOSED MANHOLE
	= PROPOSED CLEAN-OUT
	= PROPOSED SPOT ELEVATION
	= TOP OF CURB
	= GUTTER
	= MEET EXISTING GRADE
	= FINISHED FLOOR ELEVATION
	= EXISTING CONTOUR
	= PROPOSED CONTOUR
	= PROPOSED SURFACE DRAINAGE ARROW
	= EXISTING SURFACE DRAINAGE ARROW



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



CONSTRUCTION SEQUENCE SCHEDULE (2020)

Sequence of Construction Activities	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Install Temporary SESC Measures:									
A. Stabilized Construction Access									
B. Silt Fence									
C. Catch basin Protection									
D. Dust Control									
E. Catch Basin									
F. Storm Drain Inlet Protection									
Maintain Temporary SESC Measures:									
Remove and Stockpile Topsoil									
Site Grading									
Utility Installation									
Building Construction									
Pavement Construction									
Final Grade									
Final Site Stabilization and Landscaping (to be completed within 5 days of final grading or activity within that area)									
Remove Temporary SESC Measures									
Permanent SESC Measures									

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Drawn By	DATE	Check By	DATE	Approved By	DATE
DCD					
Date	5/12/17				
By					
Date					

NO

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com

Eng
Engineering & Surveying

DISCOUNT TIRE

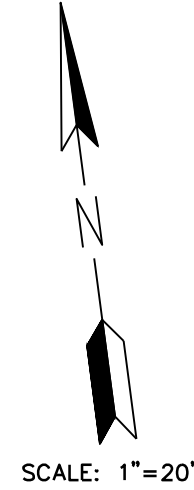
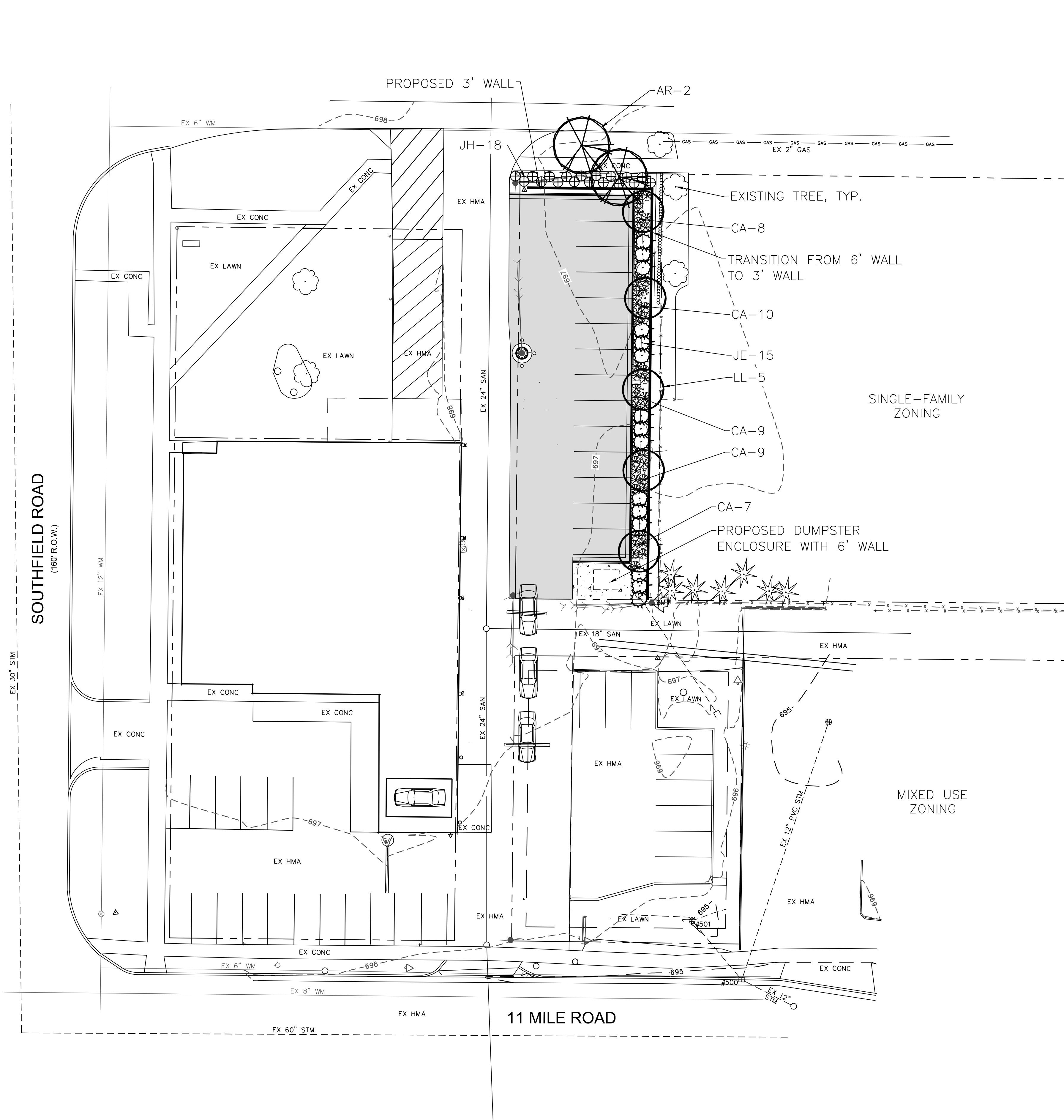
27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.

21001

SHEET NO.

5 OF 8





Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DECIDUOUS TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
LL	Liriodendron t. 'Little Volunteer'	Little Volunteer Tulip Tree	2"	B&B	As Shown	5
AR	Acer rubrum r. Redpointe	Redpointe Maple	2 1/2"	B&B	As Shown	2

EVERGREEN TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
JE	Juniperus v. Emerald Sentinel	Emerald Sentinel Juniper	6'	B&B	As Shown	15

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
CA	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#5 Gal.	15"	As Shown	43
JH	Juniperus sq. 'Holger'	Holger Juniper	#3 Gal.	12"	As Shown	18

SEED MIX

HYDROSEED FOR LAWN AREAS IS TO CONSIST OF A SEED MIXTURE AS FOLLOWS:
40% PERENNIAL RYEGRASS
20% KENTUCKY BLUEGRASS
10% NEW PORT KENTUCKY BLUEGRASS
30% PENN LAWN RED FESCUE
THE GRASS SEED MIXTURE SHALL BE SOWN UNIFORMLY AT A RATE OF 220-250 POUNDS PER ACRE.

Lathrup Village Township Regulations - Commercial, Vehicular (CV)				
Location	Regulation	Total Footages	Required	Provided
Parking Facility or Lot	15 SF landscape area per each parking space. Minimum of 1 deciduous or large evergreen tree for each 400 square feet.	416 SF 50 LF	210 SF landscape area (for 14 parking spaces). 1 deciduous or evergreen tree.	416 SF landscape area with 15 shrubs. 1 deciduous tree.
Buffer Strip*	Minimum of 1 deciduous tree per every 30 LF. Minimum 1 evergreen tree per every 10 LF. Minimum 3 shrubs per every 10 LF. No less than 5' in width and 2' from property line.	150 LF	5 deciduous trees. 15 evergreen trees. 45 shrubs.	5 deciduous trees. 15 evergreen trees. 46 shrubs.
Right-Of-Way	1 deciduous tree each 50 LF of street frontage.*	52 LF	1 deciduous tree.	1 deciduous tree.

All plant materials should either conform to the requirements of Section 5.16.7 or be the functional equivalent.
* Buffer strip landscaping and landscaping in the right-of-way shall not be counted in meeting parking facility/lot requirements.

Drawn
DATE

MOH
Date

04/21/21

Approved
By

Date

REVISIONS

NO.

4063 Grand Oak Drive Suite A 09
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49424
616.743.7070

engdot.com



Engineering & Surveying

DISCOUNT
TIRE

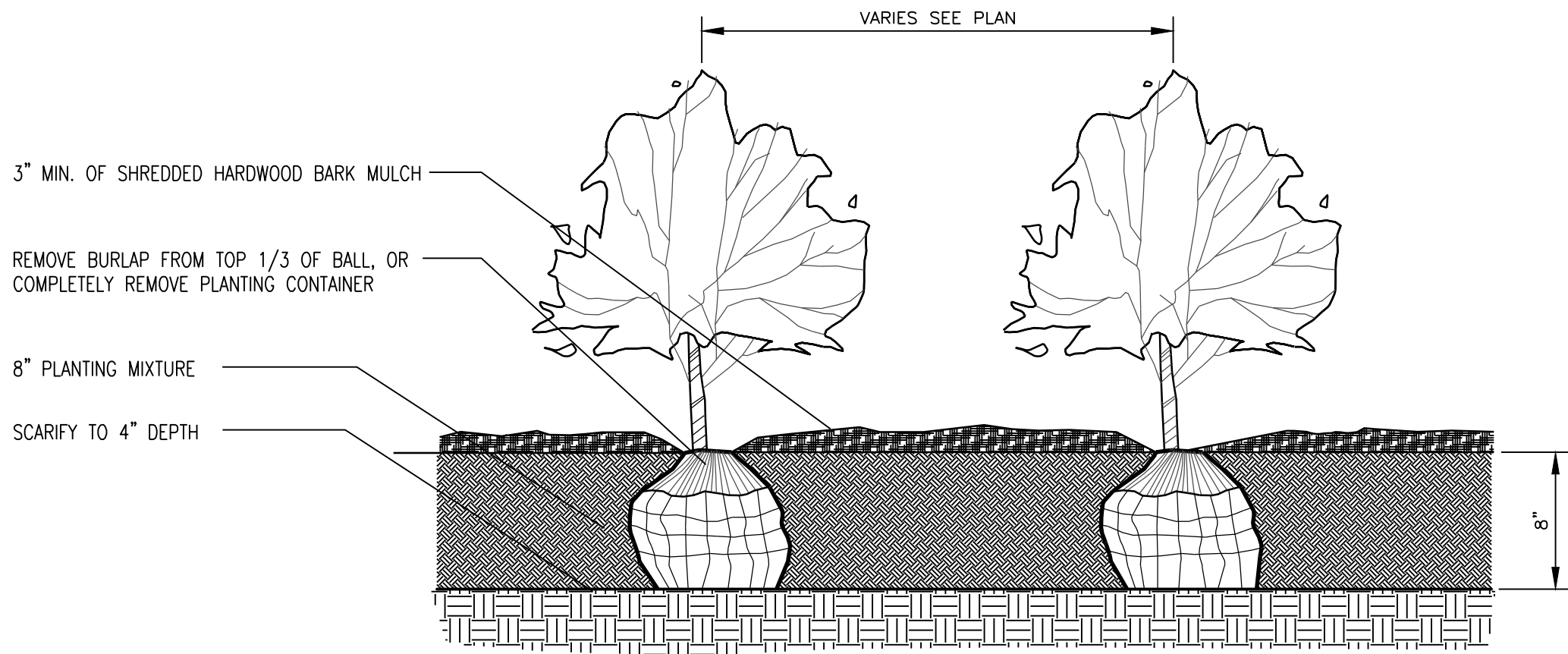
2700 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.
6 OF 8

LANDSCAPE NOTES

- ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- CONTRACTOR SHALL PROVIDE A PLANTING MIXTURE MEETING THE FOLLOWING REQUIREMENTS. IF THE ENGINEER HAS ANY CONCERNS WITH THE QUALITY OF THE PLANTING MIXTURE, THE ENGINEER SHALL BE ALLOWED TWO WEEKS TO OBTAIN SOIL TEST TO DETERMINE SPECIFICATION COMPLIANCE. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO ENGINEER APPROVAL OF PLANTING MIXTURE. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN A VIGOROUS GROWING CONDITION DURING THIS TIME AT NO ADDITIONAL COST.
- SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING OR ON PLANT LIST. THE ENGINEER SHALL REVIEW THE PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.
- ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND REVIEWED BY THE ENGINEER.
- FINAL PLANT LOCATIONS SHALL BE MARKED BY CONTRACTOR THREE WORKING DAYS PRIOR TO PLANTING FOR ENGINEER REVIEW.
- ALL PLANTED PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. PLANTS MAY BE STORED ON SITE FOR A MAXIMUM OF TWO (2) WEEKS, OR 14 DAYS. ANY PLANTS ALLOWED TO DRY OUT AS DETERMINED BY THE ENGINEER WILL BE REJECTED.
- NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIALS MADE OF SYNTHETIC OR PLASTICS SHALL BE COMPLETELY REMOVED AT TIME OF PLANTING.
- THE CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO ½ DEPTH OF ROOT BALL OR ROOT MASS, PACK FIRMLY, PUDDLE WITH WATER; THEN FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF NECESSARY) SHALL BE REMOVED FROM THE UPPER 1/3 OF ROOTBALL, THEN FINISH BACKFILLING ADDING SOLID FERTILIZER TO THE PLANT MIX, PACK FIRMLY AND WATER. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO PLACEMENT OF ANY MULCH.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SODDED AS SPECIFIED. PRIOR TO INSTALLATION OF TOPSOIL, LOOSEN SUBGRADE TO A DEPTH OF 2 INCHES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- TOPSOIL SHALL CONSIST OF FRIABLE, SHREDDED, AND SCREENED SOIL REASONABLY FREE OF GRASS, ROOTS, WEEDS, STICKS, STONES OR OTHER FOREIGN MATERIALS. THE TOPSOIL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. SOIL COMPOSITION SHOULD CONTAIN AN ORGANIC CONTENT OF 2 TO 6 PERCENT AND BE CLASSIFIED AS A LOAM OR SANDY LOAM AS SPECIFIED IN THE "GUIDE FOR U.S.D.A. SOIL TEXTURAL CLASSIFICATION".
- ALL TREES AND SHRUBS ARE TO BE FERTILIZED ONCE ROOTS SYSTEM IS ESTABLISHED WITH AGRIFORM 21-GRAM FERTILIZER TABLETS AT RATES RECOMMENDED BY MANUFACTURER.
- TREES SHALL ONLY BE STAKED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. IF APPROVED, THE STAKING SHALL BE ADJUSTED AND REPAIRED AS NECESSARY AND REMOVED AT THE END OF THE ESTABLISHMENT PERIOD.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. ALL GUYS AND STAKES MUST BE LOCATED WITHIN EACH TREES MULCHED AREA TO ELIMINATE THE POSSIBILITY OF MOWER CONTACT AND TO REDUCE MAINTENANCE.
- AT PLANTING TIME, ALL DEAD AND BROKEN BRANCHES SHALL BE PRUNED ON ALL DECIDUOUS TREES.
- CONTRACTOR SHALL APPLY ENGINEER APPROVED PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AT THE TIME OF PLANTING (IF SPRING PLANTED) OR THE FOLLOWING SPRING. CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDES PROPERTIES. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- PLANTING MIXTURE SHALL BE A MIXTURE OF 5/8 TOPSOIL, 2/8 SAND, AND 1/8 PEAT. PLANTING MIXTURE SHALL BE FREE FROM STICKS, STONES, SOD CLOTS OR OTHER MATERIAL WHICH MIGHT LEAVE POCKETS AROUND THE ROOTS.
- ALL EVERGREEN PLANTS SHALL BE SPRAYED ACCORDING TO MANUFACTURES INSTRUCTIONS WITH AN ANTI-DESICCANT THE FIRST WINTER. THE ENGINEER SHALL BE NOTIFIED THREE DAYS PRIOR TO THIS WORK.
- ALL TREES, SHRUBS AND PERENNIAL GROUND COVER SHALL RECEIVE A MINIMUM DEPTH OF THREE INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH. WHERE PLANT BEDS MEET PAVEMENTS, LAWN, OR STEEL EDGING CUT THE GRADE TO ALLOW FOR MULCH AND THREE-INCH DROP FROM ADJOINING FINISH GRADE.
- ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8-INCHES AND BACKFILLED WITH SPECIFIED PLANT MIX AS PER PLANTING BED DETAILS. BEDS SHALL BE EDGED WITH METAL EDGING AROUND PERIMETER AS SHOWN IN TYPICAL PERENNIAL PLANTING DETAIL. ALL EDGING SHALL BE 4" WIDE - 12 GAUGE STEEL, COLOR BLACK. CONTRACTOR SHALL LAYOUT EDGING FOR APPROVAL AND INSTALL PER PERENNIAL PLANTING BED DETAIL.
- SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNATED FOR SNOW STORAGE.
- ALL PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE GROWING SEASON. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED AT THE GROWING PERIOD.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS.
- CONTRACTOR SHALL NOTIFY MISS DIG (800) 482-7171 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION IN THE AREA OF THE WORK.
- LANDSCAPING SHALL BE INSTALLED WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM THE DATE OF OCCUPANCY OF THE BUILDING.
- IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS



SHRUB PLANTING BED DETAIL

NO SCALE

NOTES:

STAKE TREES UNDER 4" CALIPER

GUY TREES 4" CALIPER & OVER

CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

FIRST LATERAL ROOTS SHALL BE INSTALLED EVEN WITH SURROUNDING GRADE. PLACE ROOT STAKE WITH ROOT FLARE 1" ABOVE GRADE

SET STAKES VERTICAL & EVENLY SPACED

STAKES OR GUYS TO BE SET ABOVE 1ST BRANCH

TREES WITH CIRCLING ROOTS SHALL BE REJECTED

½" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/GALV. TURNBUCKLE

2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL

TREE WRAP

SHREDDED BARK MULCH 3" DEPTH (6' DIA.)

AMENDED SANDY LOAM TOPSOIL

GUYS AT 60° ANGLE

FIN. GRADE WITH LAWN SLOPED AWAY FROM TREE

REMOVE BURLAP & CUT TWINE FROM TOP ½ OF BALL

PLANT MIX, SEE SPECIFICATIONS

SCARIFY SOIL TO 4" DEPTH AND RECOMPACT

12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

DECIDUOUS TREE DETAIL

NO SCALE

NOTES:

STAKE ALL EVERGREEN TREES UNDER 12' HIGH

GUY ALL EVERGREEN TREES 12' HIGH AND OVER

NEVER CUT CENTRAL LEADER

PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES

SET STAKES VERTICAL AND EVENLY SPACED

FIRST LATERAL ROOTS SHALL BE INSTALLED EVEN WITH SURROUNDING GRADE. PLACE ROOT BALL WITH ROOT FLARE 1" ABOVE GRADE

TREES WITH CIRCLING ROOTS SHALL BE REJECTED

½" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/GALV. TURNBUCKLE

2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL

SHREDDED BARK MULCH 3" DEPTH (6' DIA.) CONNECT BEDS WHERE POSSIBLE

GUYS AT 60° ANGLE

SLIT BURLAP AND LEAVE TIED

AMENDED SANDY LOAM TOPSOIL

FIN. GRADE SLOPED AWAY FROM TREE

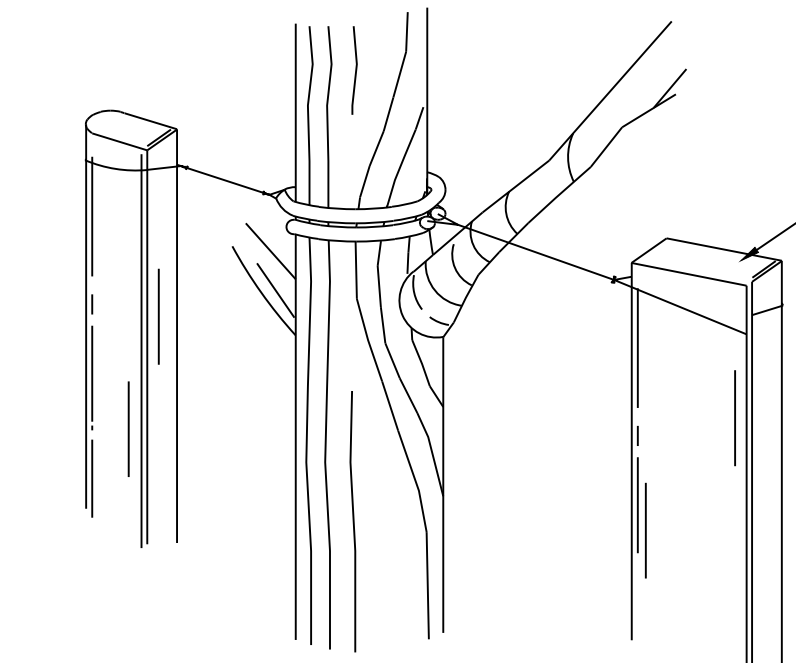
PLANT MIX, SEE SPECIFICATIONS

SCARIFY SOIL TO 4" DEPTH AND RECOMPACT

12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

EVERGREEN TREE DETAIL

NO SCALE



NOTES:

GUYING PLAN (TREE 4" CALIPER AND OVER

STAKING PLAN (TREE UNDER 4" CALIPER)

FOR ALL TREES, ALIGN STAKES UNIFORMLY IN THE SAME DIRECTION, SET PLUMB

SEE SHADE AND EVERGREEN TREE PLANTING DETAILS

NEW BLACK RUBBER HOSE PROTECTOR GUY OR STAKE ABOVE FIRST BRANCH 2 PLY

DOUBLE STRAND # 11 GAUGE GALV. WIRE TWISTED

GUYING CABLE SECURED W/ CLAMPS

GALVANIZED TURNBUCKLE

STAKING AND GUYING DETAIL

NO SCALE

LANDSCAPE DETAILS

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

Eng.
engdot.com

DISCOUNT
TIRE

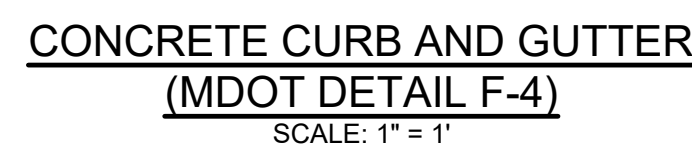
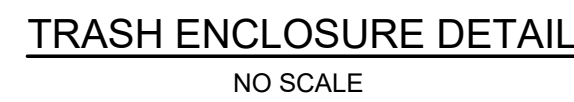
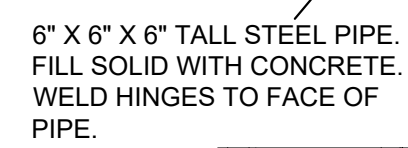
2700 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.

21001

SHEET NO.

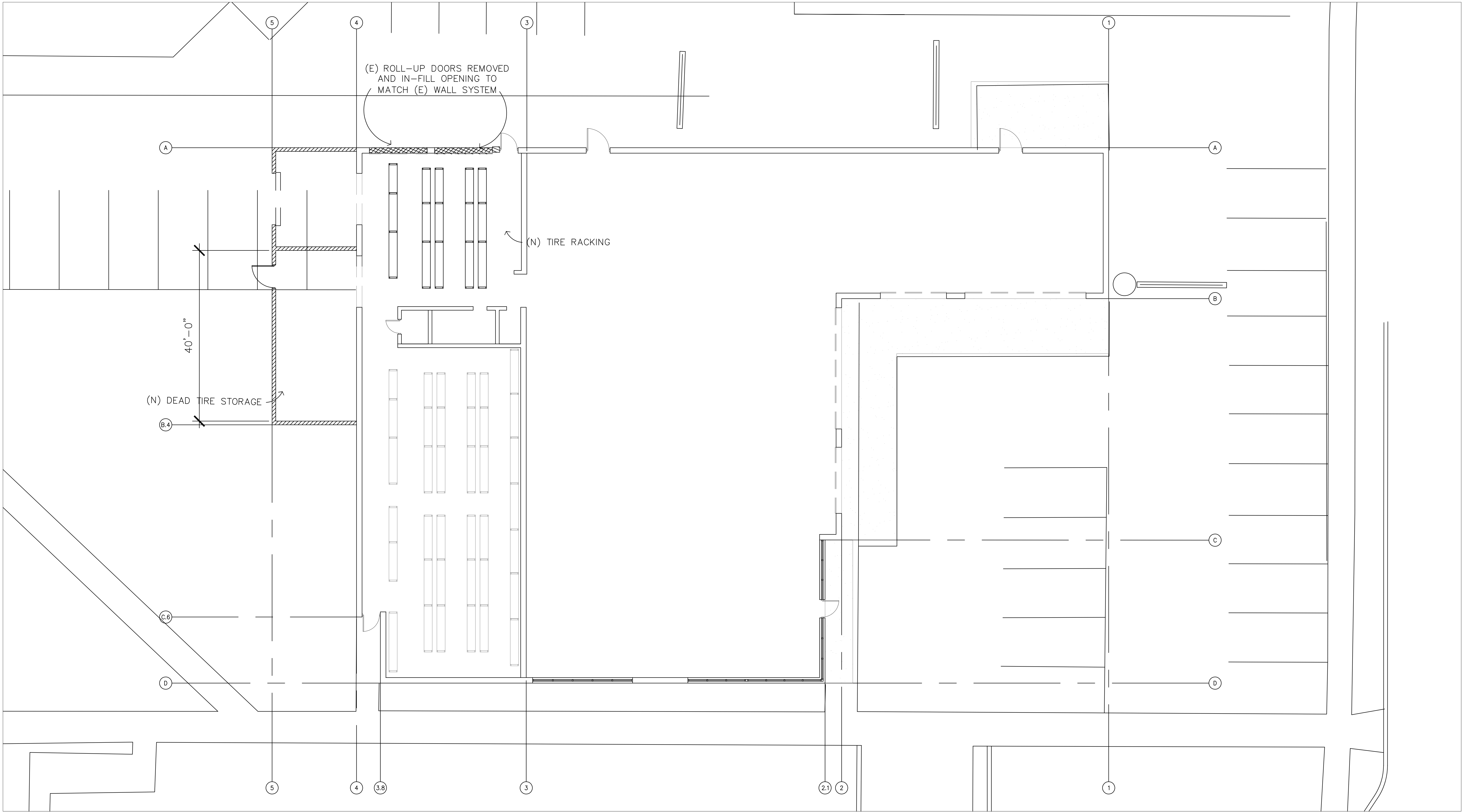
7 OF 8



NO.	REVISIONS	BY	DATE	Drawn
				DCD
				DCD
				5/12/17
				Approved by
				Date

8 OF 8

DETAILS



THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

**27000 Southfield Road
LATHRUP VILLAGE, MI 48076**

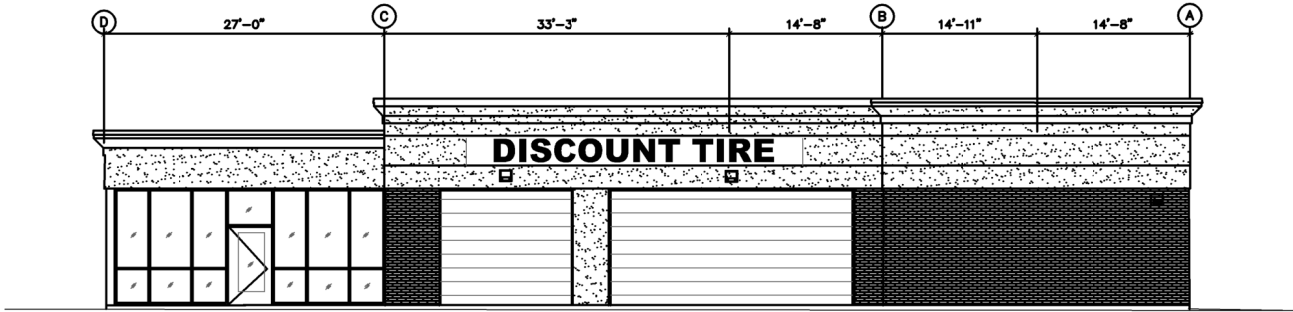


Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

BUILDING MODEL	
Building Expansions	
REVISION	
DATE	
SCALE	AS NOTED
PROJECT NUMBER	-

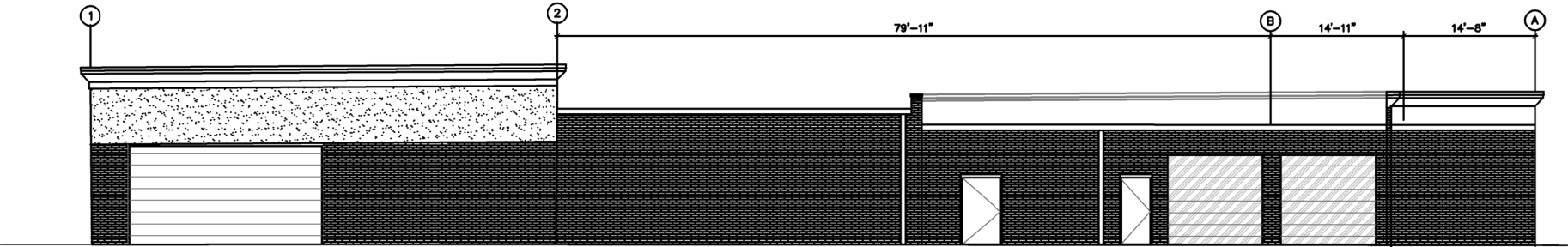
Sheet No.

A.1



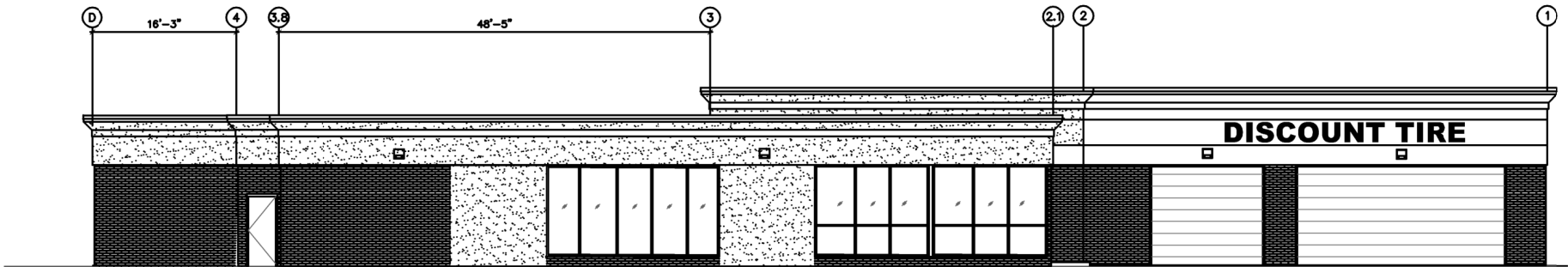
① SOUTH ELEVATION

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



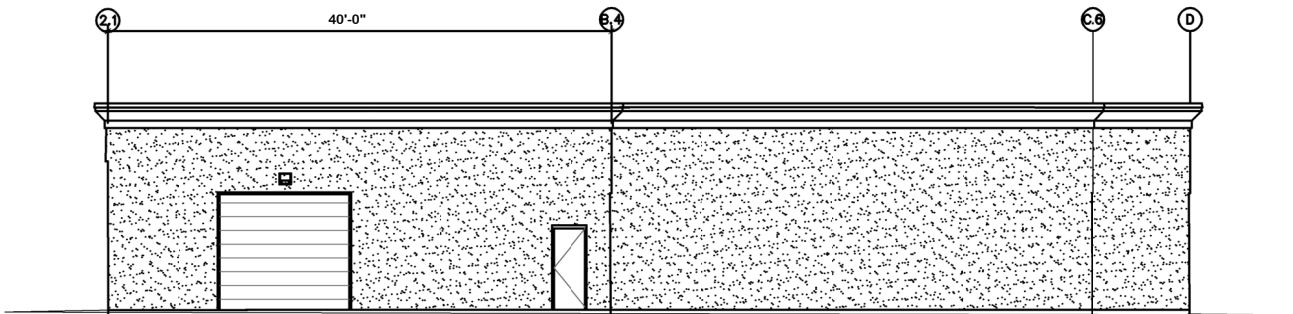
② EAST ELEVATION

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



③ WEST ELEVATION

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



④ NORTH ELEVATION

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



THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

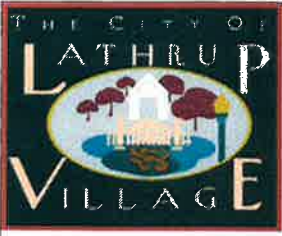
27000 Southfield Road
LATHRUP VILLAGE, MI 48076



BUILDING MODEL
Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

Building Expansions	
REVISION	
DATE	
SCALE	AS NOTED
PROJECT NUMBER	

Sheet No.
A.2



City of Lathrup Village
 Planning Commission
 27400 Southfield Road
 Lathrup Village, Michigan 48076
 Phone: (248) 557-2600
 Fax: (248) 557-2602
 lathrupvillage.org

Office Use Only

Date Submitted: _____

Application 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 address the business development aspects of the proposed use.

Property Information

Project Name: Discount Tire - MID 24 Lathrup Village

Subject Property Address: 27000 Southfield Road, Lathrup Village, MI

Subject Property Parcel Number: 24-13-359-007 (-054, -052, -007, -016, -061 are part of Discount Tire Property as well)

Legal Description: See plan set

Acreage: 0.172 acres

Frontage (in feet): 50'

Dimensions: 50' x 150'

Proposed Use: Dead tire storage, loading zone, expanded parking

Current Zoning: Residential - Single Family (007) (Adjacent parcels are Commercial-Vehicular (054, 052), Mixed Use (016, 061))

Applicant Information

Name: Joseph Westerbeke, PE, of Eng., Inc. (incorporated in Michigan)

Address: 16930 Robbins Road Ste 105, Grand Haven

State: Michigan

Zip Code: 49417

Phone Number: 616-743-7070

Fax: 517-887-6335

Email Address: westerbekej@engdot.com

Interest in Property: Project Engineer

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

Property Owner Information

Name: Halle Properties, LLC

Address: 20225 N Scottsdale Road, Scottsdale

State: AZ

Zip Code: 85255

Phone Number: (480) 606-6193

Fax:

Email Address: Bill.Shrum@discounttire.com

Description of Proof of Ownership Provided:

Site Plan Information

Prepared by: Joseph Westerbeke, PE, Eng., Inc.

Address: 16930 Robbins Road Ste 105, Grand Haven

State: MI

Zip Code: 49417

Phone Number: 616-743-7070

Fax:

Email Address: westerbekej@engdot.com

Are there any proposed improvements to the site consistent with the City's Design Guidelines?:

Yes ☒NO ☐

Application for Special Land Use- Page 2

The undersigned hereby applies for approval of a Special Land Use under the procedures of Article 16 of the Zoning Ordinance. Applicants are strongly advised to acquaint themselves with Article 16 prior to completing this application.

Please use additional sheets of paper as necessary

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

The proposed use for the subject parcel is additional parking for the Discount Tire store which is located on the four adjacent parcels to the south, west, and southwest. The proposed business class use is Commercial – Vehicular. The parcel is currently being used for a small amount of parking and a trash enclosure for Discount Tire but is primarily grassed open space.

2.) Please list the following information about your hours of operation.

For the General Public:	Weekdays	8 AM - 6 PM	For the Employees Only:	Weekdays:	same as general public hours
	Weekends	8 AM - 5 PM SAT, Closed SUN		Weekends:	same as general public hours

3.) 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:	No peak	Maximum Occupancy:	Weekdays:	100
	Weekends	Higher volume than weekday		Weekends:	100

4.) Please state the maximum number of motor vehicles that will be attracted to the property for which you are seeking special land use approval. If the peak days and times are different than those listed above, please list below.

There are currently 6 parking spaces on Parcel 24-13-359-007, and there are 14 parking spaces being proposed on this parcel.

The total parking spaces for the Discount Tire will remain unchanged with the proposed project (39 total spaces)

5.) Please describe what requests and demands for city services that the city will receive by reason of occupancy which may be beyond those routinely provided to the city-at-large. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

There will be no change to city services as a result of the proposed project.

6.) Based on the below definition of **Reasonable Use** (as defined in Section 244 of the Zoning Ordinance), please explain how the proposed use would be harmonious and compatible with the natural environment on the site, the character of the surrounding area, public services and facilities in the area, and the adjacent uses of land.

"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."

The parcel is currently being used for parking and a trash enclosure at the Discount Tire site. The proposed parking expansion will allow for other site upgrades needed to meet the requirements of the Zoning Ordinance, including the following:

- a. The Discount Tire building on parcel 24-13-359-052 will be expanded to the north to provide dead tire storage and a loading area. Tires are currently being stored adjacent to the building in a mobile storage crate.
- b. Parking spaces will be relocated from the area north of the building to Parcel 24-13-359-007. This will allow for an adequate loading zone north of the existing building and ensure delivery vehicles do not park within the 20' public alley.
- c. The expanded parking/paved area will allow for the air check queue to be shifted east outside the 20' public alley.

Application for Special Land Use- Page 3

7.) 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 additional variances (including signage ordinances)?

Yes

8.) Please 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 incompatible - in particular, what changes, if any, will be observed for the following items:

	More	Less	Same		More	Less	Same
Noise			X	Odors, fumes			X
Dust or Dirt			X	Pedestrian and vehicle traffic			X
Lights, glare			X	Litter, waste, trash			X

9.) If you checked any item as more, please describe what, if any, effects you believe will result on adjacent properties:

N/A

10.) Will the proposed use risk diminishing the fair market value of neighboring lands or buildings to any substantial or significant degree?

The neighboring parcels are currently located adjacent to the Discount Tire store and other Mixed Use development located east of Discount Tire. The expanded parking is a minor change to the site and will not have a significant impact on the fair market value of neighboring parcels.

11.) Please state whether or not 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 in question #8 above, as well as parking problems, additional light pollution affecting adjacent properties, property appearance and maintenance.

The location, intensity, and periods of operation will not change in the in proposed conditions and will not cause or create a nuisance. The parking will be slightly closer to the adjacent residential parcels, but a wall will be provided which will be improvement compared to the existing conditions.

12.) Please describe how you will provide for the maximum 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.

A proposed wall will be provided between the Commercial – Vehicular and Residential zoned areas, as required by the Zoning Ordinance. Landscaping will be provided adjacent to the proposed wall to provide additional screening for pedestrian or vehicular traffic passing the north side of the site. The existing trash enclosure will also be relocated to the south, further away from the road and adjacent residential properties.

Application for Special Land Use- Page 4

Special Land Use Process

Note: The City Council approves Special Land Uses. All special land use decisions of the city council shall be administratively final and subject to appeal only to courts of competent jurisdiction.

1	All application materials and Special Land Use Fees are submitted and reviewed for completeness at the City Offices.
2	A public hearing before the Planning Commission is scheduled and notices are mailed to property owners within 300 ft.
3	Application materials are reviewed by the Building Official, City Attorney, and City Planners and comments are submitted to the Planning Commission Chair.
4	The Planning Commission holds a public hearing and reviews all information pertaining to the request. Applicants are strongly encouraged to attend these meetings (held on the second Tuesday of each month).
5	Planning Commission will make a formal recommendation for approval or denial to the City Council.
6	The City Council reviews the application per the standards outlined in Sec 6.2.10 of the Lathrup Village Zoning Ordinance (see below).
7	A decision is rendered on the application of the Special Land Use. The request is either approved or denied by the City Council.

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 of the required information will result in the rejection of the application by the administration or the Planning Commission.

☒	Three completed and signed copies of the Special Land Use Application.	One set per Susie Stec
☒	Three copies of the proposed or existing site plan.	One set per Susie Stec
☒	Special Land Use Application Fee.	
☐	Any additional information the applicant believes to be useful.	

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 that any such representation may later be determined to have been materially faulty or misleading.

Applicant's Printed Name: Joseph Westerbeke, PE, for Eng., Inc.

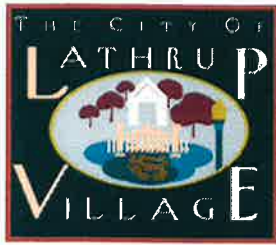
Applicant's Signature: 

Date: 4-23-2021

Property Owner's Printed Name: Matthew Johnson, Agent

Property Owner's Signature: 

Date: 4.21.2021



A HERITAGE OF GOOD LIVING

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

PLANNING & ZONING FEES

Application Type	Fee
Lot Split	\$400 + \$10/lot
Rezoning	\$895 plus \$15/acre over 10
Special Land Use Request	\$1,675
Multi-Family Site Plan Review	\$1,225 + \$1/unit
Commercial Site Plan Review	\$1,300
Engineering Plan Review	\$500
Planned Unit Development	\$1,000 plus \$100/acre or fraction thereof
Administrative Review	\$250
Commercial (Dimensional)	\$500 for 1 st variance; \$150/additional variance on the same site
Residential (Dimensional)	\$300 for 1 st variance; \$100/additional variance on the same site.
Use Variance	\$850
Extra Pre-Application Meeting	\$300

Halle Properties, L.L.C.
Scottsdale, AZ 85255
480-606-6000

Item 7C.

Vendor Account No.21783

Check No.2000033484

DATE	INVOICE NUMBER	DEDUCTION REASON	GROSS AMOUNT	DISCOUNT	NET AMOUNT
04/19/2021	LANDUSEMID24		1,675.00	0.00	1,675.00
		TOTALS:	1,675.00	0.00	1,675.00

Please Detach Before Depositing
PAGE: 1 of 1

THIS CHECK IS VOID WITHOUT A BLUE AND GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Halle Properties, L.L.C.
20225 N Scottsdale Road
Scottsdale, AZ 85255
480-606-6000

Wells Fargo
PO Box 63020
San Francisco, CA 94163

*VOID AFTER 180 DAYS

91-527/1221

Check# 2000033484

Date: 04/20/2021

Check Amount
1,675.00

PAY ONE THOUSAND SIX HUNDRED SEVENTY-FIVE and 00/100 DOLLARS***

TO CITY OF LATHRUP VILLAGE
THE 27400 SOUTHFIELD RD
ORDER LATHRUP VILLAGE, MI 48076-3412
OF



Authorized Signature

BORDER CONTAINS MICROPRINTING

⑈ 2000033484 ⑈ ⑆ 122105278 ⑆

2190503889⑈

QUICK SHIP FORM

(Printable Form Only)

Please print two copies of this form.

✓ Attach one copy to the package you are shipping

✓ Keep the second copy for your records

DATE: 4/22/2021**REQUESTED BY:****Name:** Donna Warner**Extension #:** 67132**Email:** donna.warner@discounttire.com**Department #:** Construction AZ0020**SHIP TO REGIONAL OFFICE:** (Regional Offices receive dispatch on Thursdays.
Stores receive dispatch from Regional Offices on Fridays.)☐ All Regions☐ AZP☐ CAS☐ GAA☐ KSK☐ MNM☐ NVL☐ TXD☐ UTS☐ CAL☐ COD☐ ILC☐ MIA☐ NCC☐ OKO☐ TXH☐ VAR☐ CAN☐ FLJ☐ INI☐ MIW☐ NMA☐ TNN☐ TXS☐ WAS**SHIP TO
STORE:****SHIP TO:** (Cannot ship to a PO Box)**Attention:** Susie Stec**Company:** City of Lathrup Village**Street:** 27400 Southfield Road**Floor/Suite:** _____**City/State:** Lathrup Village, MI**Zip:** 48076**Phone #:** _____☐ Residential☒ Commercial☐ Save Address☐ Proof of Delivery**SHIPPING DETAILS:****Service Level:** Next Day by 10:30AM**BILL TO:** DT**ACCT #:** _____

Bill Recipient Shipments Only

PACKAGE DETAILS:**Contents:** _____**DW = L:** _____**W:** _____**H:** _____**Declared Value:** (1st \$100 is included): _____N/A**COMMENTS:** MID 24**DISTRIBUTION ONLY:****Courier Signature:** _____☐ Pick Up**Date:** _____**Courier Signature:** _____☐ Return**Initials:** _____**SHIPPING TAGS:**

**Discount Tire Company, Inc.
America's Tire Co.**

20225 N. Scottsdale Road
Scottsdale, AZ 85255
Phone 480-606-7059
Fax 480-606-4370

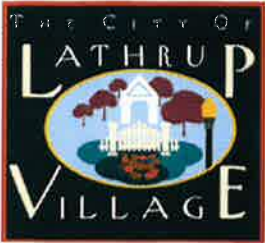
To: Susie Stec
From: Donna Warner
Date: April 22, 2021
Re: MID 24

Hello!

Attached, please find the signed Application for Special Land Use and Application for Site Plan Review for Discount Tire's site in Lathrup Village. Please let me know if you need anything else.

Thank you,

Donna Warner
Discount Tire
Construction Administrative Assistant
20225 N. Scottsdale Rd.
Scottsdale, AZ 85255
Donna.Warner@discounttire.com
480-606-7132



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: 27000 Southfield Road, Lathrup Village, MI
 Subject Property Parcel Number: 24-13-359-007 (-054, -052, -007, -016, -061 are part of Discount Tire Property as well)
 Project Name: Discount Tire - MID 24 Lathrup Village

Applicant Information

Name: Joseph Westerbeke, PE
 Address: 4063 Grand Oak Dr STE A109, Lansing, MI State: MI Zip Code: 48911
 Phone Number: (517) 887-1100 Cell: (630) 441-4238
 Email Address: westerbekej@engdot.com
 Interest in Property: Project Engineer

Property Owner Information

Name: Halle Properties, LLC
 Address: 20225 N Scottsdale Road, Scottsdale, AZ State: AZ Zip Code: 85255
 Phone Number: (480) 606-6193 Cell: _____
 Email Address: Bill.Shrum@discounttire.com

Proposed Building/Alteration Information

Proposed Use: Dead tire storage, loading zone, expanded parking
 Existing Zoning: Residential - Single Family (007) (Adjacent parcels are Commercial-Vehicular (054, 052), Mixed Use (016, 061))
 Square Footage of New/Altered Building: 10,466 sf (722 sf addition)
 Number of existing jobs: 17 New jobs created: 0 FT 0 PT 0

Project Architect				
Name:	Steve Appel			
Address:	20381 Lake Forest Dr, Lake Forest	State:	CA	Zip Code: 92630
Phone Number:	(951) 710-6334	Cell:	(951) 363-4467	
Email Address:	sappel@kineticdesign.build			
Project Engineer				
Name:	Joseph Westerbeke, PE			
Address:	4063 Grand Oak Dr STE A109, Lansing	State:	MI	Zip Code: 48911
Phone Number:	(517) 887-1100	Cell:	(630) 441-4238	
Email Address:	westerbekej@engdot.com			
Project Attorney				
Name:	Pierre Smith, Esq., Senior Vice President - Real Estate, Discount Tire / Halle Propertie			
Address:	20225 N Scottsdale Road, Scottsdale, AZ	State:	AZ	Zip Code: 85255
Phone Number:	480-606-6205	Cell:		
Email Address:	psmith@tires.com			
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			
☒	Three (3) signed, sealed, & folded copies of the site plan, and an electronic file			
☐	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; the county road commission, county drain commission, county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city			
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:				
Applicant's Printed Name:	Joseph Westerbeke			
Date:	4/23/2021			
Owner's Signature:				
Owner's Printed Name:	Matthew Johnson, Agent			
Date:	4.21.2021			

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. <i>SPECIAL LAND USE</i>
✓			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.

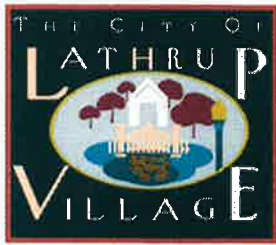
Sec. 6.1.4 (F) Information Concerning Residential Development.

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.



A HERITAGE OF GOOD LIVING

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

PLANNING & ZONING FEES

Application Type	Fee
Lot Split	\$400 + \$10/lot
Rezoning	\$895 plus \$15/acre over 10
Special Land Use Request	\$1,675
Multi-Family Site Plan Review	\$1,225 + \$1/unit
Commercial Site Plan Review	\$1,300
Engineering Plan Review	\$500
Planned Unit Development	\$1,000 plus \$100/acre or fraction thereof
Administrative Review	\$250
Commercial (Dimensional)	\$500 for 1 st variance; \$150/additional variance on the same site
Residential (Dimensional)	\$300 for 1 st variance; \$100/additional variance on the same site.
Use Variance	\$850
Extra Pre-Application Meeting	\$300

Halle Properties, L.L.C.
Scottsdale, AZ 85255
480-606-6000

Item 7C.

Vendor Account No.21783

Check No.2000033485

DATE	INVOICE NUMBER	DEDUCTION REASON	GROSS AMOUNT	DISCOUNT	NET AMOUNT
04/19/2021	SITEPLANMID24		1,300.00	0.00	1,300.00
		TOTALS:	1,300.00	0.00	1,300.00

Please Detach Before Depositing
PAGE: 1 of 1

THIS CHECK IS VOID WITHOUT A BLUE AND GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Halle Properties, L.L.C.
20225 N Scottsdale Road
Scottsdale, AZ 85255
480-606-6000

Wells Fargo
PO Box 63020
San Francisco, CA 94163

*VOID AFTER 180 DAYS

91-527/1221

Check# 2000033485

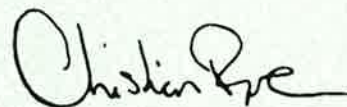
Date: 04/20/2021

Check Amount

****1,300.00****

PAY ONE THOUSAND THREE HUNDRED and 00/100 DOLLARS***

TO CITY OF LATHRUP VILLAGE
THE 27400 SOUTHFIELD RD
ORDER LATHRUP VILLAGE, MI 48076-3412
OF



Authorized Signature

BORDER CONTAINS MICROPRINTING

⑈ 2000033485 ⑈ ⑆ 122105278 ⑆

2190503889⑈

Check Request



DT-AT Project / Store No.	MID 24 Lathrup Village		
Today's Date	4-19-21	Check Needed Date**	4-23-21

**Checks are cut on Tuesday and Thursday; Allow minimum 2 days to set up new Vendor

Payee Information

Name (Payable To)	City of Lathrup Village
Street Address	27400 Southfield Road
City, ST ZIP Code	Lathrup Village, MI 48076
Contact Person	Susie Stec
Phone No.	(248) 557-2600

Request Information

Check Amount	\$1,300	Deposit	Yes	☐	No	☒
Additional Details If "Deposit" – indicate whether refundable and terms		Site Plan Review Fee				
Requester Name, Company, & Phone No.		Joseph W. Westerbeke, PE				
Street Address	4063 Grand Oak Drive, Suite A109, Lansing, MI 48911					
Send Check To	Payee	☒	Requester	☐	Other: Address:	

Documents to Be Submitted

Please submit at least one of the following with this request:

- Invoice from Vendor
- Application indicating fee
- Correspondence to/from Municipality/Utility indicating fees (and any details regarding potential refunds)

Please do not submit email indicating: "I spoke to . . . and need a check . . ." A written confirmation from the Vendor will need to be provided

Please copy: Bonnie Cowan, bonnie.cowan@discounttire.com
Kathy Peters, kathy.peters@discounttire.com

DT/AT Office Use

Approved By	APPROVED By William Shrum at 2:26 pm, Apr 19, 2021
Return Check To	APPROVED By Bonnie Cowan at 1:37 pm, Apr 19, 2021
Comments	

Print

Clear Form

QUICK SHIP FORM

(Printable Form Only)

Please print two copies of this form.

✓ Attach one copy to the package you are shipping

✓ Keep the second copy for your records

DATE: 4/22/2021**REQUESTED BY:**Name: Donna WarnerExtension #: 67132Email: donna.warner@discounttire.comDepartment #: Construction AZO020**SHIP TO REGIONAL OFFICE:** (Regional Offices receive dispatch on Thursdays.
Stores receive dispatch from Regional Offices on Fridays.)☐ All Regions

☐ AZP	☐ CAS	☐ GAA	☐ KSK	☐ MNM	☐ NVL	☐ TXD	☐ UTS
☐ CAL	☐ COD	☐ ILC	☐ MIA	☐ NCC	☐ OKO	☐ TXH	☐ VAR
☐ CAN	☐ FLJ	☐ INI	☐ MIW	☐ NMA	☐ TNN	☐ TXS	☐ WAS

**SHIP TO
STORE:****SHIP TO:** (Cannot ship to a PO Box)Attention: Susie StecCompany: City of Lathrup VillageStreet: 27400 Southfield Road

Floor/Suite: _____

City/State: Lathrup Village, MIZip: 48076

Phone #: _____

☐ Residential☒ Commercial☐ Save Address☐ Proof of Delivery**SHIPPING DETAILS:**Service Level: Next Day by 10:30AMBILL TO: DT

ACCT #: _____

Bill Recipient Shipments Only

PACKAGE DETAILS:

Contents: _____

DW = L: _____ W: _____ H: _____

Declared Value: (1st \$100 is included): N/A**COMMENTS:** MID 24**DISTRIBUTION ONLY:**

Courier Signature: _____

☐ Pick Up

Date: _____

Courier Signature: _____

☐ Return

Initials: _____

SHIPPING TAGS:

**Discount Tire Company, Inc.
America's Tire Co.**

20225 N. Scottsdale Road
Scottsdale, AZ 85255
Phone 480-606-7059
Fax 480-606-4370

To: Susie Stec
From: Donna Warner
Date: April 22, 2021
Re: MID 24

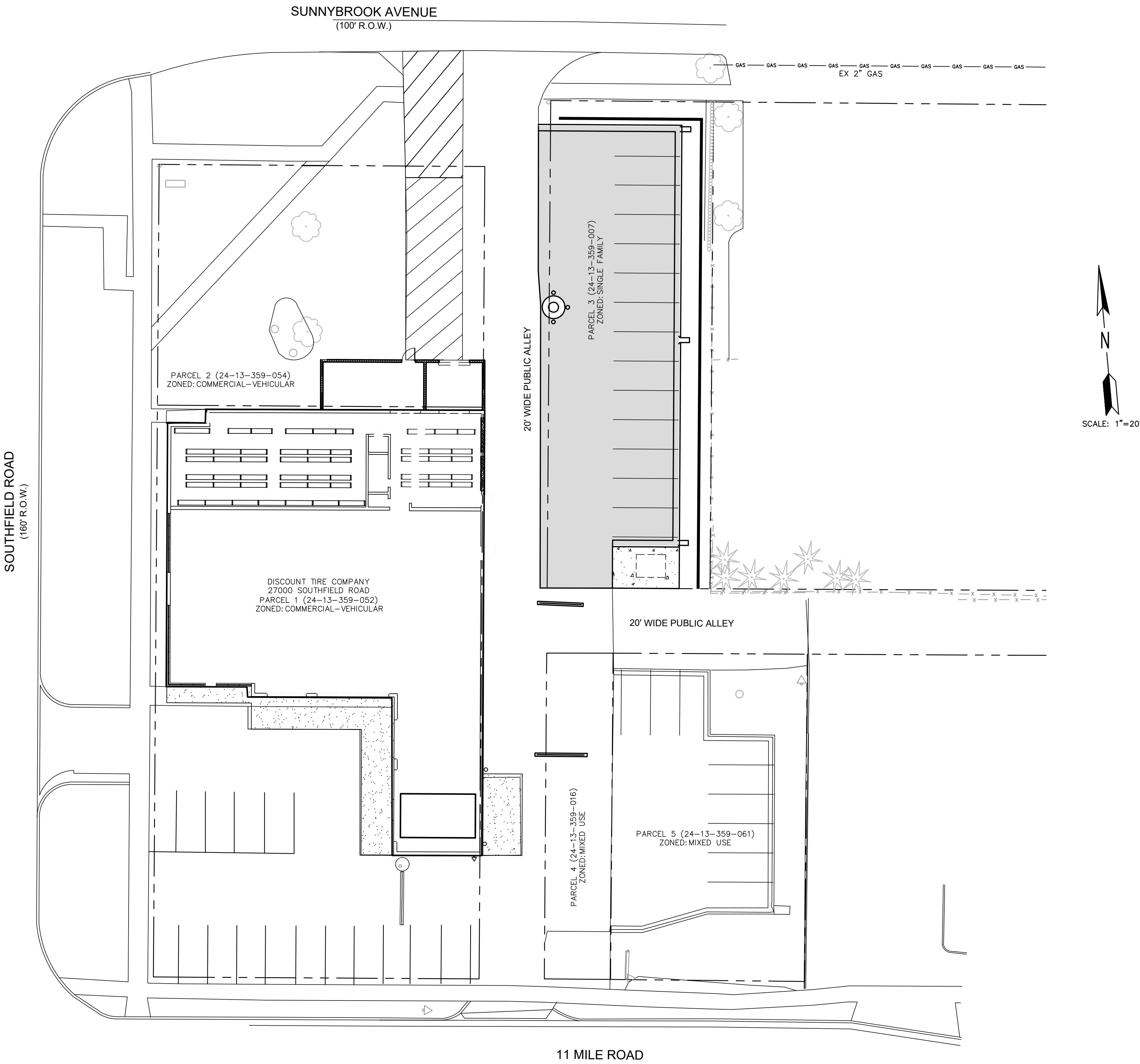
Hello!

Attached, please find the signed Application for Special Land Use and Application for Site Plan Review for Discount Tire's site in Lathrup Village. Please let me know if you need anything else.

Thank you,

Donna Warner
Discount Tire
Construction Administrative Assistant
20225 N. Scottsdale Rd.
Scottsdale, AZ 85255
Donna.Warner@discounttire.com
480-606-7132

DISCOUNT TIRE - MID 24 LATHRUP VILLAGE

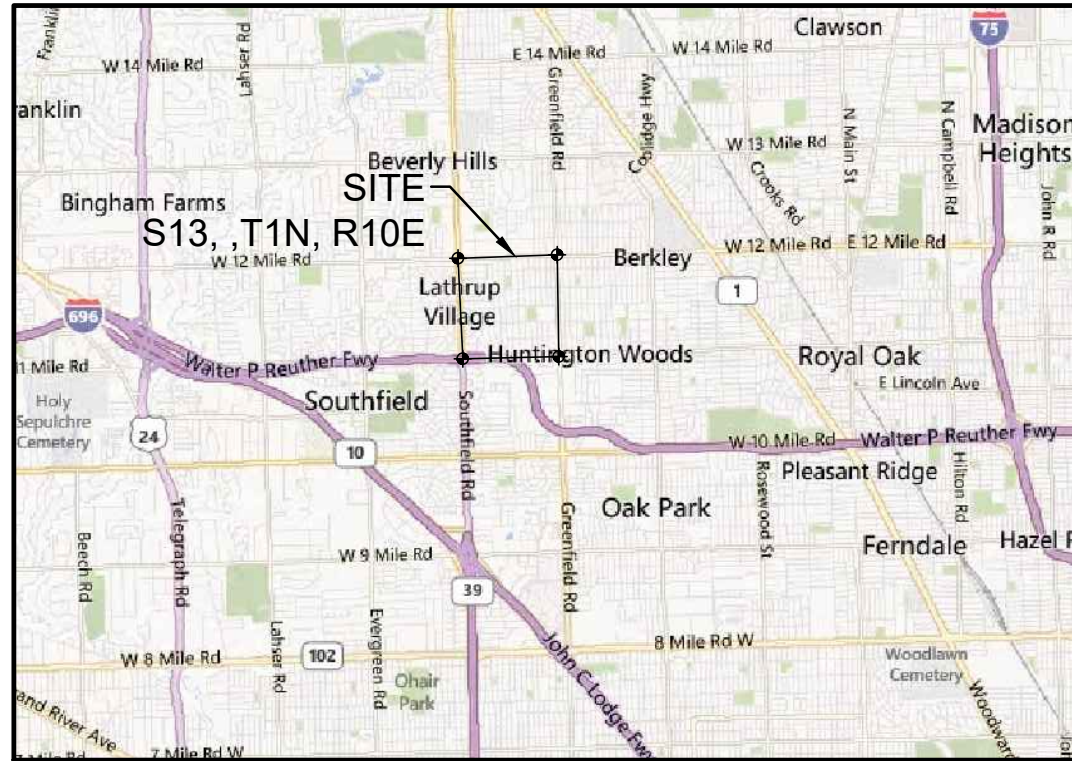


BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



APPLICANT

HALLE PROPERTIES, LLC
20225 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
(480)606-6193

ENGINEER

ENG., INC
4063 GRAND OAK DRIVE STE A109
LANSING, MI 48911
(517)887-1100

LANDSCAPE ARCHITECT

WADE TRIM
500 GRISWOLD AVENUE STE 2500
DETROIT, MICHIGAN 48226
(313)961-3650

ARCHITECT

KINETIC DESIGN
20381 LAKE FOREST DRIVE STE B16
LAKE FOREST, CA 92630
(951)710-6334

- LIST OF DRAWINGS
- 1. COVER SHEET
 - 2. TOPOGRAPHIC SURVEY & REMOVAL PLAN
 - 3. SITE LAYOUT
 - 4. UTILITY & GRADING PLAN
 - 5. SOIL EROSION & SEDIMENTATION CONTROL PLAN
 - 6. LANDSCAPE PLAN
 - 7. LANDSCAPE PLAN NOTES & DETAILS
 - 8. DETAILS & NOTES
 - A.1 CONCEPTUAL FLOOR PLAN
 - A.2 CONCEPTUAL ELEVATIONS

DATE	TYPE
3/19/21	CITY OF LATHRUP VILLAGE ZBA
4/23/21	CITY OF LATHRUP VILLAGE SITE PLAN REVIEW
4/23/21	CITY OF LATHRUP VILLAGE SPECIAL LAND USE REQUEST



Ryan C. McEnhill
RYAN C. MCENHILL, P.E. 3-29-21 #56096

COVER SHEET

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070

engadot.com



DISCOUNT TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.
1 OF 8

SOIL TYPES AND ABBREVIATIONS	
56A	Urban land-Blount-Lenawee complex, 0 to 3 percent slopes
PflabB	Udorthents and Udipsamments, nearly level to hilly

PROPERTY DESCRIPTION

PARCEL 1: SOUTH 1/2 OF LOT 1765 AND ALL OF LOTS 1766 THROUGH 1773, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 17,499.96 SF OR 0.402 AC

PARCEL 2: LOTS 1762, 1763, 1764 AND THE NORTH 1/2 OF LOT 1765, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 7,399.98 SF OR 0.170 AC

PARCEL 3: LOT 2236, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 7,475.76 SF OR 0.172 AC

PARCEL 4: LOT 1774, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 2,000 SF OR 0.046 AC

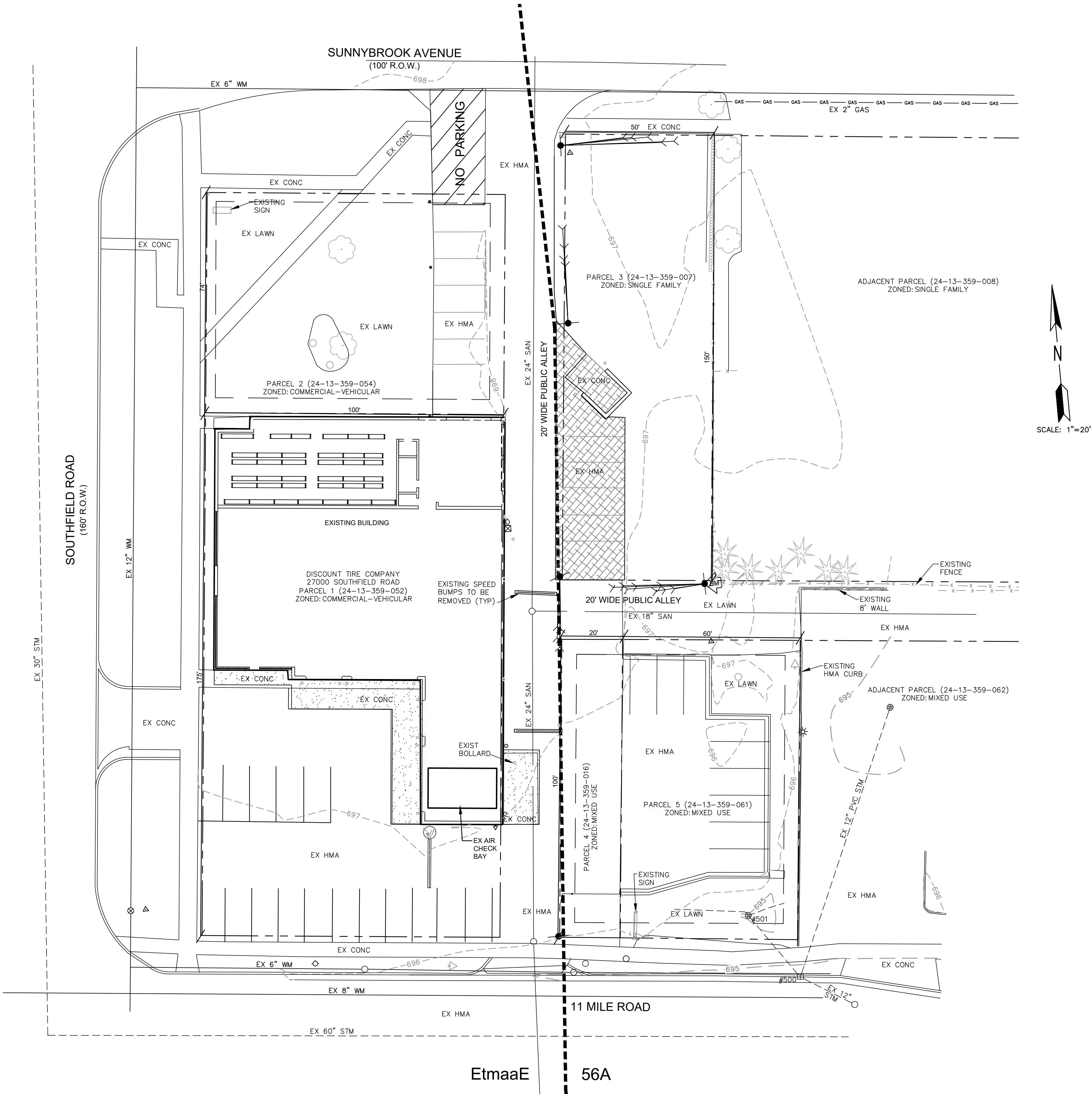
PARCEL 5: LOTS 1775, 1776 AND 1777, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 32 ON PAGE 26 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 6,000 SF OR 0.138 AC

SITE NOTES:

- THE SUBJECT PARCEL LIES WITHIN THE ZONE X FLOOD ZONE DESIGNATION; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PARCEL HAS NO EXISTING WETLANDS.

EXISTING STRUCTURE INVENTORY

- #500 EX CB (2' DIA)
RIM ELEV = 694.12
12" INV (ESE) = 690.60
10" INV (NNE) = 690.65
12" INV (NW) = 690.60
- #501 EX OVERFLOW STRUCTURE (2' DIA)
RIM ELEV = 695.00
12" INV (SE) = 691.60
6" INV (NE) = 692.00
6" INV (NW) = 692.00



BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG
CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL
POLE AT SW COR OF SITE

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

- LEGEND**
- = EXISTING TREE
 - = EXISTING DECIDUOUS TREE
 - = EXISTING SHRUB
 - = EXISTING LIGHT POLE
 - = EXISTING ELECTRIC
 - = EXISTING GAS MAIN
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE/WATER MAIN
 - = EXISTING SANITARY MANHOLE/SEWER
 - = EXISTING STORM MANHOLE/SEWER
 - = EXISTING SUBJECT PROPERTY BOUNDARY
 - = EXISTING UTILITY POLE
 - = EXISTING TELEPHONE PEDESTAL
 - = EXISTING EASEMENT
 - = EXISTING CONTOUR (SHOWN AT 1 FOOT INTERVALS)
 - = BENCH MARK
 - = EXISTING CURB AND GUTTER
 - = EXISTING HMA PAVEMENT
 - = EXISTING CONCRETE PAVEMENT
 - = FOUND IRON PIPE, ROD OR CONCRETE MONUMENT
 - = SET IRON ROD AND CAP NO 45499
 - = EXISTING
 - = RIGHT OF WAY
 - = LINE BREAK
 - = SECTION CORNER
 - = MEASURED
 - = RECORD
 - = REMOVE EXISTING CURB AND GUTTER
 - = REMOVE EXISTING CONCRETE & HMA PAVEMENT
 - = REMOVE BUILDING
 - = REMOVE EX TREE
 - = SAVE & PROTECT EX TREE
 - = PARCEL LINE
 - = EXISTING ROOF DRAIN
 - = SOIL TYPE

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.687.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com



DISCOUNT
TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

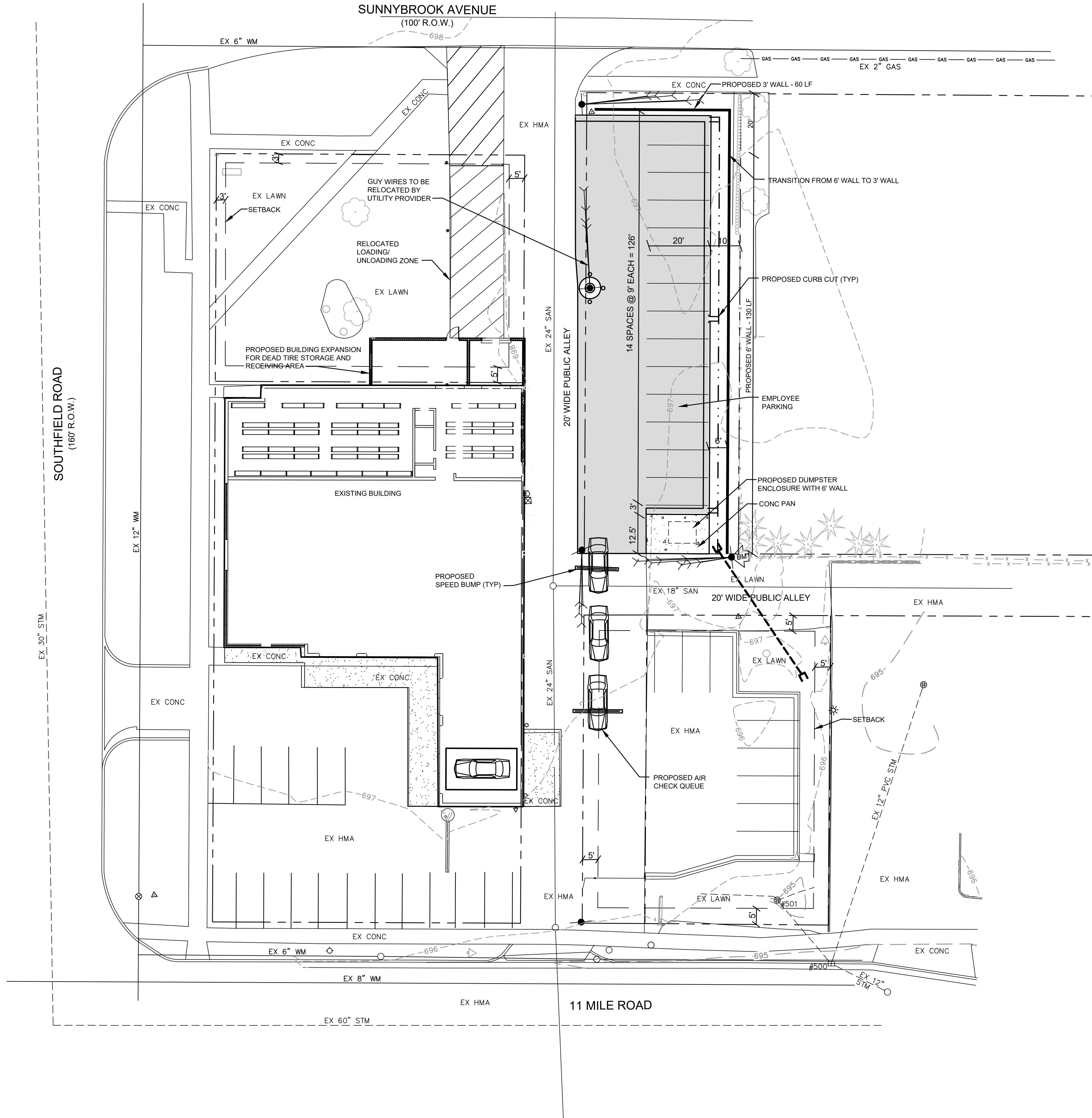
SHEET NO.

2 OF 8

TOPOGRAPHIC SURVEY
& REMOVAL PLAN

SITE DATA:
TOTAL AREA= 1.07 ACRES
NET PARCEL AREA= 0.93 ACRES
PUBLIC ALLEY AREA= 0.14 ACRES
EXISTING ZONING: PARCEL 1: COMMERCIAL - VEHICULAR
PARCEL 2: COMMERCIAL - VEHICULAR
PARCEL 3: SINGLE FAMILY
PARCEL 4: MIXED USE
EXISTING LAND USE= PASSENGER CAR & LIGHT TRUCK TIRE SALES
BUILDING HEIGHT= 15' (1-STORY)
EXISTING BUILDING FLOOR AREA= 9,744 SF
EXISTING TOTAL USABLE FLOOR AREA= 2,164 SF
PROPOSED BUILDING EXPANSION AREA= 722 SF
NUMBER OF EMPLOYEES DURING PEAK PERIODS= 17 EMPLOYEES
NUMBER OF EXISTING PARKING SPACES = 39 SPACES
NUMBER OF PROPOSED PARKING SPACES = 39 SPACES

SETBACKS:
COMMERCIAL - VEHICULAR DISTRICT:
FRONT YARD: 3'
SIDE YARD: 5' ONE SIDE, 15' TOTAL
REAR YARD: 20'
MIXED USE DISTRICT
PARKING: 5'



SCALE: 1"=20'

BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

- LEGEND**
- [Symbol] = EXISTING TREE
 - [Symbol] = EXISTING DECIDUOUS TREE
 - [Symbol] = EXISTING SHRUB
 - [Symbol] = EXISTING LIGHT POLE
 - [Symbol] = EXISTING ELECTRIC
 - [Symbol] = EXISTING GAS MAIN
 - [Symbol] = EXISTING TELEPHONE PEDESTAL
 - [Symbol] = EXISTING FIRE HYDRANT
 - [Symbol] = EXISTING WATER VALVE/WATER MAIN
 - [Symbol] = EXISTING SANITARY MANHOLE/SEWER
 - [Symbol] = EXISTING STORM MANHOLE/SEWER
 - [Symbol] = EXISTING STORM CURB INLET
 - [Symbol] = EXISTING YARD DRAIN
 - [Symbol] = EXISTING ADJOINING PROPERTY LINE
 - [Symbol] = EXISTING ROAD RIGHT-OF-WAY
 - [Symbol] = EXISTING EASEMENT
 - [Symbol] = EXISTING CURB
 - [Symbol] = BENCH MARK
 - [Symbol] = EXISTING CONCRETE PAVEMENT
 - [Symbol] = EXISTING ASPHALT PAVEMENT
 - [Symbol] = EXISTING CONTOUR
 - [Symbol] = BUILDING SETBACK
 - [Symbol] = PROPOSED HMA PAVEMENT
 - [Symbol] = PROPOSED CONCRETE
 - [Symbol] = PROPOSED CURB AND GUTTER - (DETAIL F-4)
 - [Symbol] = PROPOSED TRAFFIC FLOW ARROW
 - [Symbol] = PROPOSED INVERTED PAN CURB AND GUTTER
 - [Symbol] = PROPOSED BOLLARD
 - [Symbol] = PROPOSED WALL

4063 Grand Oak Drive Suite A 109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com



DISCOUNT TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.

21001

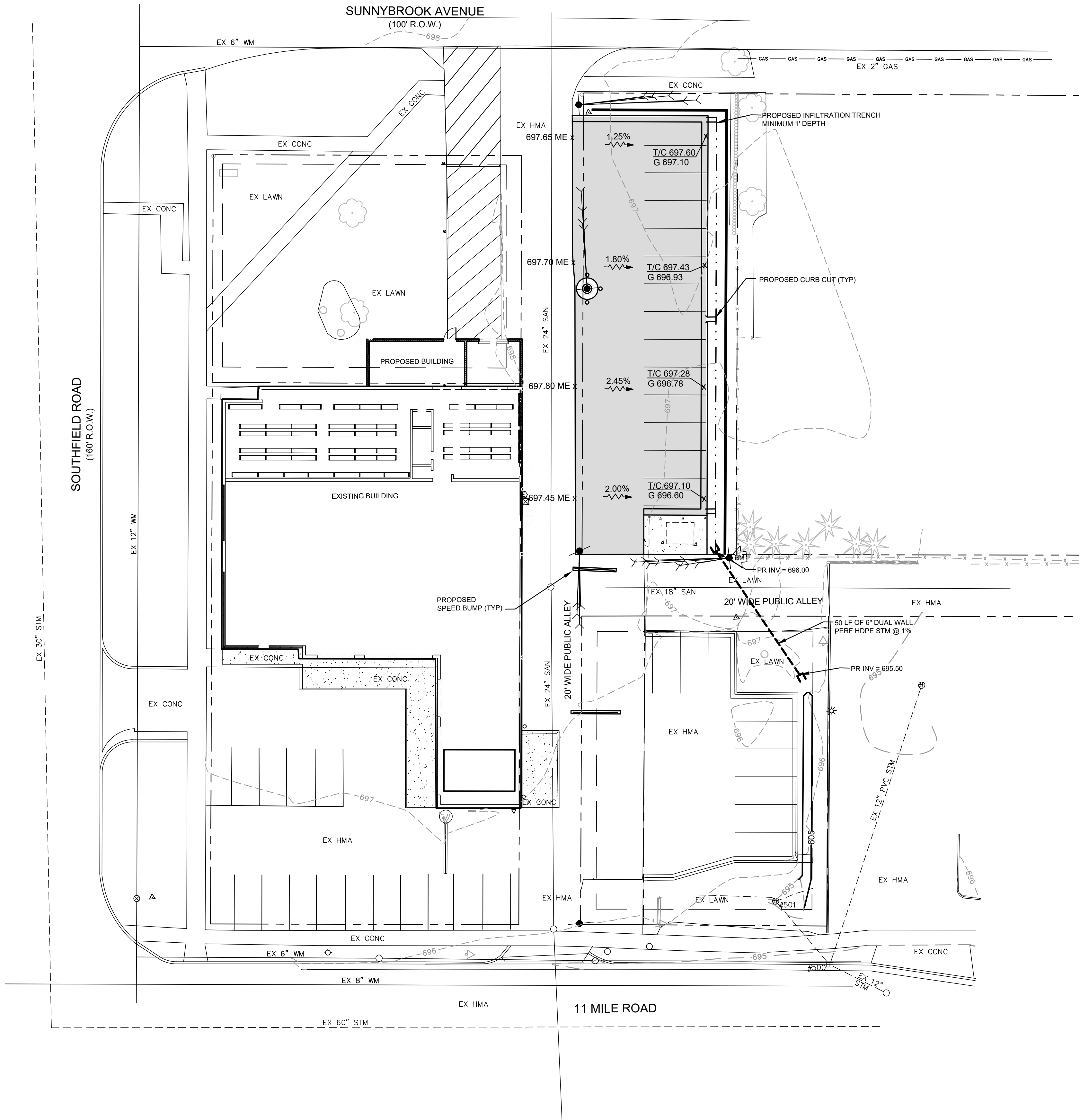
SHEET NO.

3 OF 8

SITE LAYOUT

GRADING NOTES

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND NOT EXACT. CALL 811 OR 1-800-362-2764.
- ALL EXISTING UTILITIES SHALL BE PROTECTED FROM EXCAVATION. EXISTING UTILITIES DAMAGED BY CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- FINISHED SURFACES TO BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE.
- ALL NEW SIDEWALKS AND PAVEMENTS SHALL BE PLACED AT AN ELEVATION THAT PROVIDES POSITIVE DRAINAGE AND CONSISTENT SLOPES. ENSURE NO LOW SPOTS ARE CREATED. NEW WALKS SHALL MEET EXISTING WALKS FLUSH AT EXISTING GRADE. NOTIFY ENGINEER IF GRADES ON PLAN CANNOT BE MET TO ENSURE POSITIVE DRAINAGE.
- ALL PROPOSED GRADES SHALL BE STAKED BY A LICENSED SURVEYOR AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- MATCH ADJACENT PAVEMENT GRADES WHERE NEW PAVEMENT ABUTS EXISTING PAVING.



BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

- = EXISTING TREE
- = EXISTING DECIDUOUS TREE
- = EXISTING SHRUB
- = EXISTING LIGHT POLE
- = EXISTING ELECTRIC
- = EXISTING GAS MAIN
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE/WATER MAIN
- = EXISTING SANITARY MANHOLE/SEWER
- = EXISTING STORM MANHOLE/SEWER
- = EXISTING STORM CURB INLET
- = EXISTING YARD DRAIN
- = EXISTING ADJOINING PROPERTY LINE
- = EXISTING SUBJECT PROPERTY BOUNDARY
- = EXISTING ROAD RIGHT-OF-WAY
- = EXISTING EASEMENT
- = BENCH MARK
- = EXISTING CURB
- = EXISTING CONCRETE PAVEMENT
- = EXISTING ASPHALT PAVEMENT
- = EXISTING CONTOUR
- = BUILDING SETBACK
- = PROPOSED HMA PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED CURB AND GUTTER - (DETAIL F-4)
- = PROPOSED INVERTED PAN CURB AND GUTTER
- = PROPOSED STORM SEWER
- = PROPOSED SANITARY SEWER
- = PROPOSED WATER MAIN
- = PROPOSED ELECTRIC
- = PROPOSED GAS
- = PROPOSED WATER VALVE
- = PROPOSED CURB INLET
- = PROPOSED MANHOLE
- = PROPOSED END SECTION
- = PROPOSED CLEAN-OUT
- = PROPOSED SPOT ELEVATION
- = TOP OF CURB
- = GUTTER
- = MEET EXISTING GRADE
- = FINISHED FLOOR ELEVATION
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED SURFACE DRAINAGE ARROW
- = EXISTING SURFACE DRAINAGE ARROW
- = SIGHT DISTANCE EVALUATION
- = PROPOSED ELEVATION
- = MOUNTABLE CURB AND GUTTER
- = PROPOSED WALL

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com

Eng
Engineering & Surveying

DISCOUNT
TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OKLAND COUNTY, MICHIGAN

PROJECT NO.

21001

SHEET NO.

4 OF 8

GRADING &
UTILITY PLAN

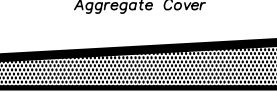
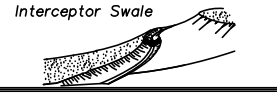
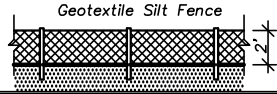
SOIL EROSION CONTROL NOTES

1. COMPLY WITH CURRENT OAKLAND COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL CONTRACT DOCUMENTS, APPROVED SESC PLANS, PERMIT CONDITIONS AND WITH PARTS 31 AND 91 OF PUBLIC ACT 451 OF 1994. THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL(SEC) PERMIT FROM THE APPROPRIATE MUNICIPAL ENFORCING AGENCY (MEA) OR COUNTY ENFORCING AGENCY (CEA). PERMIT FEES AND ROUTINE INSPECTIONS CHARGED BY THE MEA/CEA WILL BE PAID FOR BY THE CONTRACTOR.
2. PRIOR TO BEGINNING ANY EARTH CHANGE, RETAIN A DEQ CERTIFIED STORM WATER OPERATOR (CSWO) TO PROVIDE THE REQUIRED SESC REPORTS (WHICH INCLUDE THE WEEKLY AND STORM EVENT REPORTS AS WELL AS ALL FOLLOW UP REPORTS FOR BOTH VIOLATIONS AND STORM EVENT CORRECTIONS ON THE STANDARD DEQ FORM. PROVIDE THE REPORTS TO THE OWNER ON A WEEKLY BASIS, AND RETAIN THOSE REPORTS FOR THREE YEARS.
3. PRIOR TO BEGINNING ANY EARTH CHANGE, INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE OWNER, CSWO, MEA/CEA OR DEQ AT ANYTIME DURING THE LIFE OF THE CONTRACT OR UNTIL THE OWNER OFFICIALLY TAKES OVER RESPONSIBILITY FOR THE SITE. IMMEDIATELY PRIOR TO THE OWNER TAKING RESPONSIBILITY FOR THE SITE, CLEAN ALL CATCH BASINS AFFECTED BY THE CONSTRUCTION, BOTH WITHIN THE CONTRACT LIMITS AND ALL SURROUNDING ROADS AND LAWN AREAS WHERE SOIL MAY HAVE SPREAD AS THE RESULT OF CONSTRUCTION ACTIVITIES.
4. CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
5. WATER FROM TRENCHES AND OTHER EXCAVATION SHALL BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
6. IF SEDIMENT EXTENDS BEYOND THE PROJECT LIMITS, CLEANUP AND RESTORE ALL SURFACES AND UTILITY SYSTEMS TO THE CONDITION THAT EXISTED PRIOR TO THE CONTRACT AWARD.
7. ALL SESC MEASURES SHALL BE MAINTAINED DAILY. MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND UNTIL FINAL STABILIZATION OF ENTIRE PROJECT AREA.
8. SHOULD VIOLATIONS BE IDENTIFIED BY THE OWNER, CSWO, MEA/CEA OR DEQ, THEY SHALL BE CORRECTED WITHIN 24 HOURS OF NOTIFICATION. THE CORRECTION(S) SHALL BE APPROVED BY THE OWNER, CSWO, MEA/CEA OR DEQ. ALL SUBSEQUENT INSPECTIONS PERFORMED BY THE OWNER, CSWO, MEA/CEA OR DEQ AS A RESULT OF THE VIOLATION (AND ANY OTHER ASSOCIATED COSTS) WILL BE PAID BY THE CONTRACTOR.
9. FINES ASSESSED AS A RESULT OF THE VIOLATION FOR NONCOMPLIANCE OF THE SESC PROVISIONS, WILL BE PAID BY THE CONTRACTOR. SHOULD A "STOP WORK" ORDER FOR NONCOMPLIANCE BE ISSUED, A TIME EXTENSION REQUEST FOR THAT TIME PERIOD WILL NOT BE GRANTED.
10. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING.
11. TEMPORARY AGGREGATE APPROACH SHALL BE INSTALLED AND MAINTAINED FOR SOIL EROSION CONTROL. (SEE DETAIL).
12. SITE IS MORE THAN 1000 FEET FROM ANY WATER OF THE STATE.
13. CATCH BASIN FILTER BAGS:
 - INSPECT DAILY AND IMMEDIATELY FOLLOWING EACH RAINFALL
 - REMOVE ALL SILT COLLECTED IN FILTER ON A WEEKLY BASIS
 - REPLACE FILTER IF TORN
 - INSTALL FLOC LOGS WHERE FILTERS ARE INADEQUATE
14. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES DURING THE PROJECT. WATERING WILL TAKE PLACE ONCE A DAY OR MORE OFTEN AS NEEDED AND WILL BE DIRECTED BY THE STORM WATER OPERATOR.
15. LIMITS OF DISTURBANCE = PROPERTY LINES
16. PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE LIMITS OF DISTURBANCE IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SUCH TIME WHEN THE SITE IS DEEMED PERMANENTLY STABILIZED. AFTER WHICH MAINTENANCE OF THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
17. REMOVAL OF TEMPORARY MEASURES FOLLOWING ACCEPTANCE OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
18. ADJOINING STREETS AND PARKING LOTS SHALL BE SWEEPED DAILY, OR MORE OFTEN AS NEEDED.
19. THIS PARCEL IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY FEMA
20. COORDINATE WITH THE OWNER TO DESIGNATE AN AREA TO STOCKPILE SOIL. SURROUND LIMITS OF PILE WITH SILT FENCE, APPLY WATER TO CONTROL DUST AS NECESSARY.

SOIL EROSION AND CONTROL MEASURES

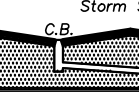
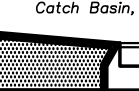
Michigan Unified Keying System

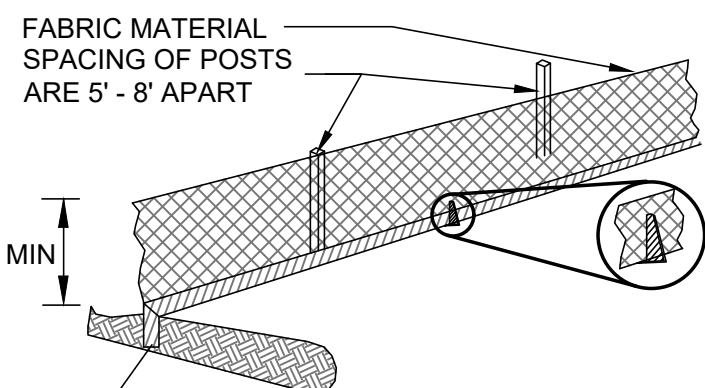
TEMPORARY MEASURES

14		Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
32		Runoff needs to be intercepted and/or diverted around sensitive areas, unstable or easily eroded soils, bare soils, away from steep banks, or around earth change activities.
54		Use geotextile and posts or poles. May be constructed or prepackaged. Easy to construct and locate as necessary.
56		Remove sediment from pavement minimizing non-point source pollution.
60		Use at stormwater inlets, especially at construction sites.

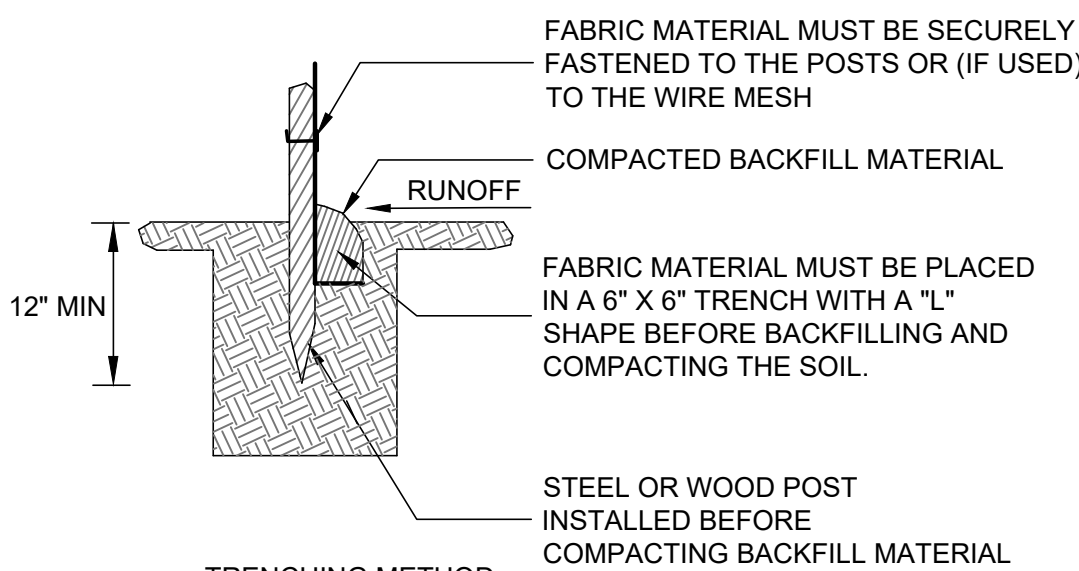


PERMANENT MEASURES

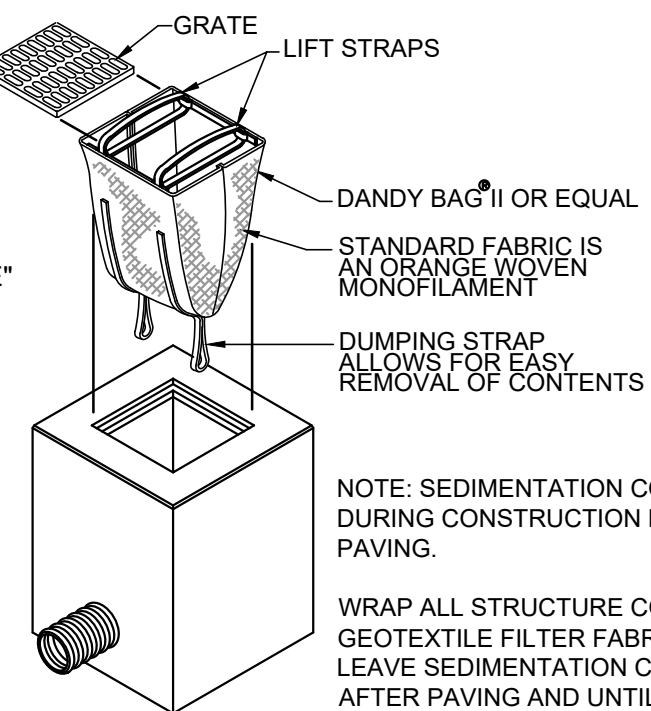
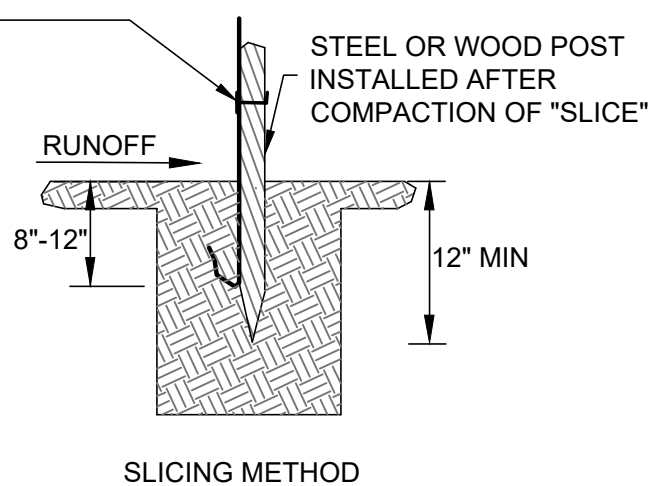
2		On flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and soil piles when areas are subject to rutting, erosion, and erosion from wind or water.
3		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion. Required on slopes greater than 3:1 V.
5		Inexpensive & very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
35		System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36		Collects high velocity concentrated runoff. Use filter bag under inlet for duration of construction.



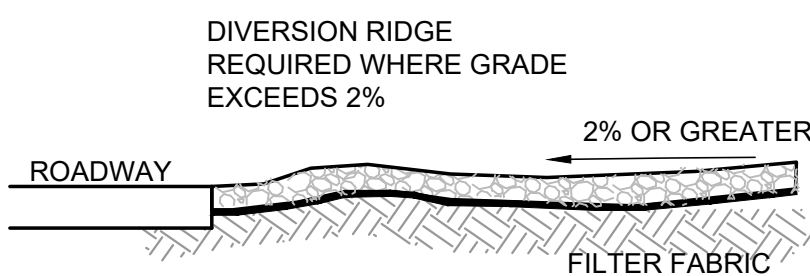
WHEN FABRIC IS INSTALLED IN A TRENCH WITH COMPACTED SOIL, ANCHORS CAN BE ATTACHED TO REDUCE THE POTENTIAL OF "BLOWOUTS" (NOT NEEDED IF "SLICING" METHOD IS USED)



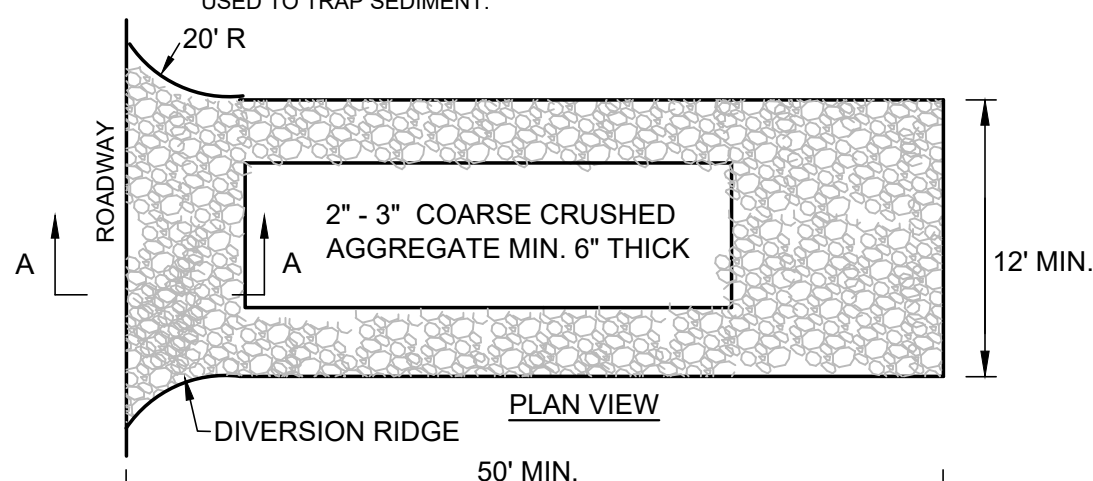
SILT FENCE DETAIL 54
NO SCALE



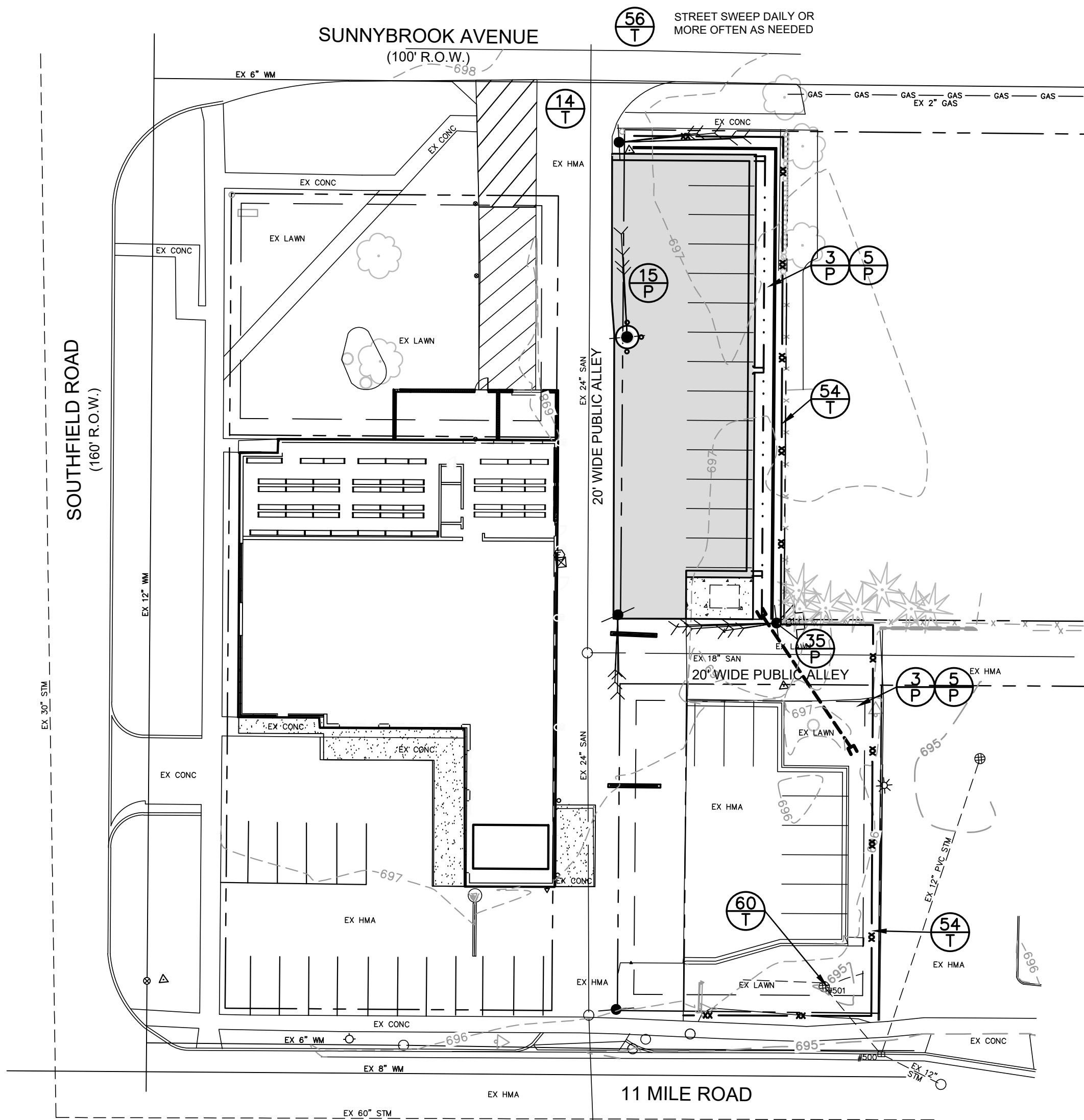
CATCH BASIN FILTER BAG DETAIL 60
NO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



CRUSHED AGGREGATE CONSTRUCTION 14
ENTRANCE DETAIL
NO SCALE



BENCHMARK #1 ELEV = 696.07
SAN MH LID 40' SSE OF SE BLDG CORNER

BENCHMARK #2 ELEV = 697.80
SE ANCHOR BOLT ON TRAFFIC SIGNAL POLE AT SW COR OF SITE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

- = EXISTING TREE
- = EXISTING DECIDUOUS TREE
- = EXISTING SHRUB
- = EXISTING LIGHT POLE
- = EXISTING ELECTRIC
- = EXISTING GAS MAIN
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE/WATER MAIN
- = EXISTING SANITARY MANHOLE/SEWER
- = EXISTING STORM MANHOLE/SEWER
- = EXISTING STORM CURB INLET
- = EXISTING YARD DRAIN
- = EXISTING ADJOINING PROPERTY LINE
- = EXISTING SUBJECT PROPERTY BOUNDARY
- = EXISTING ROAD RIGHT-OF-WAY
- = EXISTING EASEMENT
- = BENCH MARK
- = EXISTING CURB
- = EXISTING CONCRETE PAVEMENT
- = EXISTING ASPHALT PAVEMENT
- = EXISTING CONTOUR
- = BUILDING SETBACK
- = PROPOSED HMA PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED CURB AND GUTTER - (DETAIL F-4)
- = PROPOSED STORM SEWER
- = PROPOSED SANITARY SEWER
- = PROPOSED WATER MAIN
- = PROPOSED ELECTRIC
- = PROPOSED GAS
- = PROPOSED WATER VALVE
- = PROPOSED CURB INLET
- = PROPOSED MANHOLE
- = PROPOSED CLEAN-OUT
- = PROPOSED SPOT ELEVATION
- = TOP OF CURB
- = GUTTER
- = MEET EXISTING GRADE
- = FINISHED FLOOR ELEVATION
- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED SURFACE DRAINAGE ARROW
- = EXISTING SURFACE DRAINAGE ARROW

CONSTRUCTION SEQUENCE SCHEDULE (2020)

Sequence of Construction Activities	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Install Temporary SESC Measures:									
A. Stabilized Construction Access									
B. Silt Fence									
C. Catch basin Protection									
D. Dust Control									
E. Catch Basin									
F. Storm Drain Inlet Protection									
Maintain Temporary SESC Measures:									
Remove and Stockpile Topsoil									
Site Grading									
Utility Installation									
Building Construction									
Pavement Construction									
Final Grade									
Final Site Stabilization and Landscaping (to be completed within 5 days of final grading or activity within that area)									
Remove Temporary SESC Measures									
Permanent SESC Measures									

SOIL EROSION &
SEDIMENTATION CONTROL PLAN

Drawn By	DATE	Check By	DATE	Approved By	DATE
DCD					
Date	5/12/17				
By					
Date					

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com

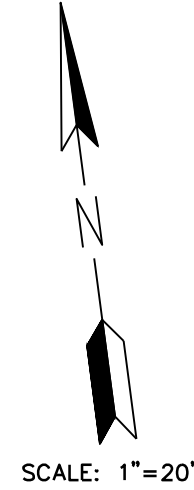
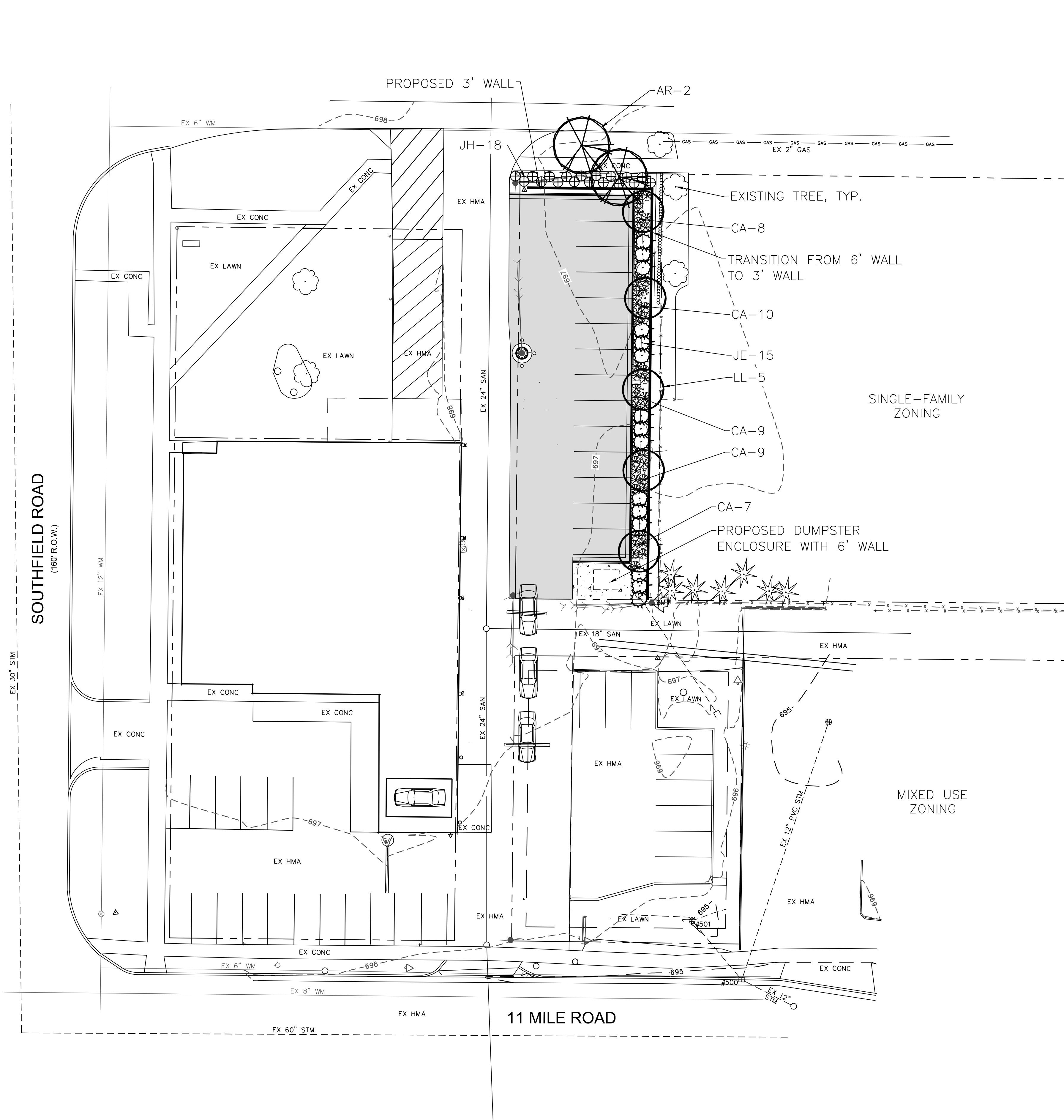


27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.

5 OF 8





Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DECIDUOUS TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
LL	Liriodendron t. 'Little Volunteer'	Little Volunteer Tulip Tree	2"	B&B	As Shown	5
AR	Acer rubrum r. Redpointe	Redpointe Maple	2 1/2"	B&B	As Shown	2

EVERGREEN TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
JE	Juniperus v. Emerald Sentinel	Emerald Sentinel Juniper	6'	B&B	As Shown	15

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	QTY
CA	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#5 Gal.	15"	As Shown	43
JH	Juniperus sq. 'Holger'	Holger Juniper	#3 Gal.	12"	As Shown	18

SEED MIX

HYDROSEED FOR LAWN AREAS IS TO CONSIST OF A SEED MIXTURE AS FOLLOWS:
40% PERENNIAL RYEGRASS
20% KENTUCKY BLUEGRASS
10% NEW PORT KENTUCKY BLUEGRASS
30% PENN LAWN RED FESCUE
THE GRASS SEED MIXTURE SHALL BE SOWN UNIFORMLY AT A RATE OF 220-250 POUNDS PER ACRE.

Lathrup Village Township Regulations - Commercial, Vehicular (CV)				
Location	Regulation	Total Footages	Required	Provided
Parking Facility or Lot	15 SF landscape area per each parking space. Minimum of 1 deciduous or large evergreen tree for each 400 square feet.	416 SF 50 LF	210 SF landscape area (for 14 parking spaces). 1 deciduous or evergreen tree.	416 SF landscape area with 15 shrubs. 1 deciduous tree.
Buffer Strip*	Minimum of 1 deciduous tree per every 30 LF. Minimum 1 evergreen tree per every 10 LF. Minimum 3 shrubs per every 10 LF. No less than 5' in width and 2' from property line.	150 LF	5 deciduous trees. 15 evergreen trees. 45 shrubs.	5 deciduous trees. 15 evergreen trees. 46 shrubs.
Right-Of-Way	1 deciduous tree each 50 LF of street frontage.*	52 LF	1 deciduous tree.	1 deciduous tree.

All plant materials should either conform to the requirements of Section 5.16.7 or be the functional equivalent.
* Buffer strip landscaping and landscaping in the right-of-way shall not be counted in meeting parking facility/lot requirements.

Drawn		MOH	DATE	By		DATE
DATE		DATE	DATE	DATE		DATE
BY		DATE	DATE	DATE		DATE
NO.		DATE	DATE	DATE		DATE

4063 Grand Oak Drive Suite A 09
Lansing, MI 48911
517.887.1100
16930 Robbins Road Suite 105
Grand Haven, MI 49424
616.743.7070
engdot.com

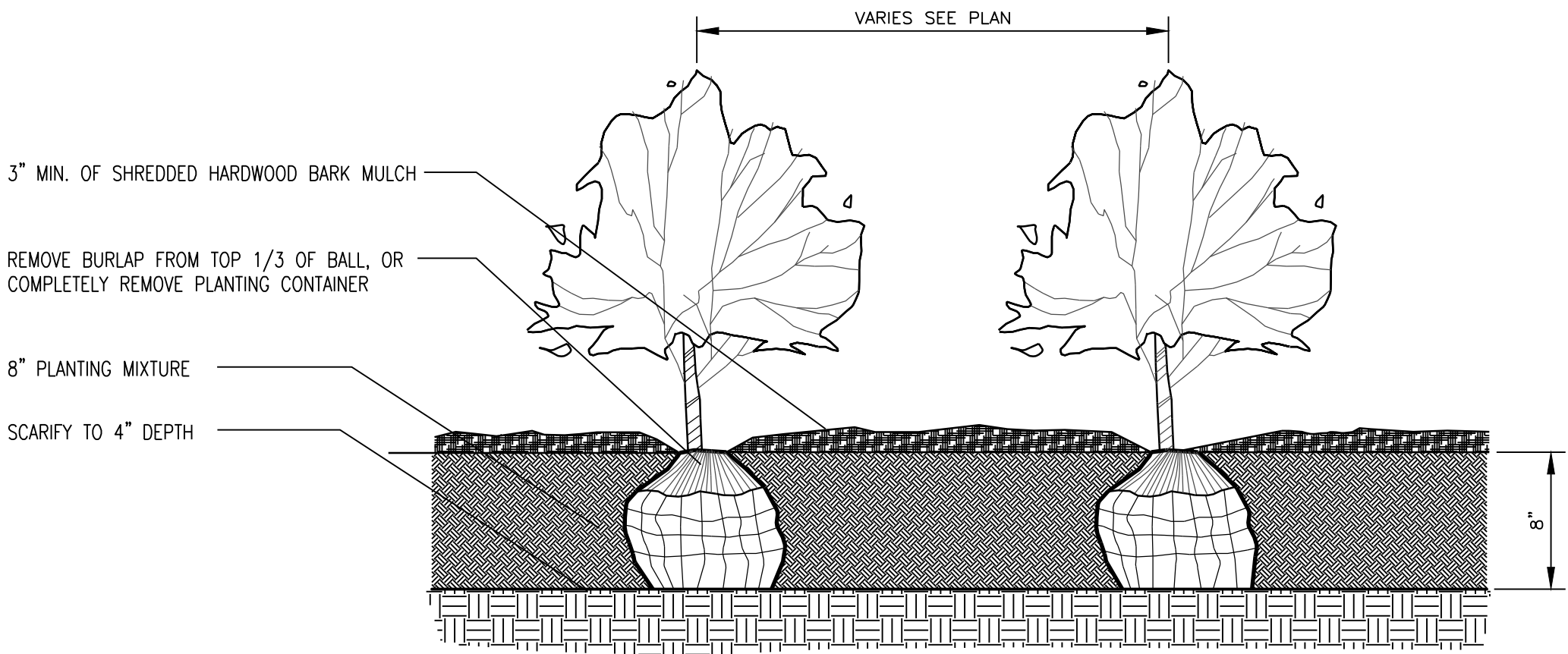


DISCOUNT TIRE
2700 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001
SHEET NO.
6 OF 8

LANDSCAPE NOTES

- ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- CONTRACTOR SHALL PROVIDE A PLANTING MIXTURE MEETING THE FOLLOWING REQUIREMENTS. IF THE ENGINEER HAS ANY CONCERNS WITH THE QUALITY OF THE PLANTING MIXTURE, THE ENGINEER SHALL BE ALLOWED TWO WEEKS TO OBTAIN SOIL TEST TO DETERMINE SPECIFICATION COMPLIANCE. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO ENGINEER APPROVAL OF PLANTING MIXTURE. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IN A VIGOROUS GROWING CONDITION DURING THIS TIME AT NO ADDITIONAL COST.
- SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON DRAWING OR ON PLANT LIST. THE ENGINEER SHALL REVIEW THE PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION, AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.
- ALL PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.N. STANDARDS FOR NURSERY STOCK."
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND REVIEWED BY THE ENGINEER.
- FINAL PLANT LOCATIONS SHALL BE MARKED BY CONTRACTOR THREE WORKING DAYS PRIOR TO PLANTING FOR ENGINEER REVIEW.
- ALL PLANTED PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- IF FOR ANY REASON ANY BALLED AND BURLAPED PLANT MATERIALS NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED. ALL PLANTS SHALL BE THOROUGHLY WATERED EACH DAY THEY ARE STORED ON SITE. PLANTS MAY BE STORED ON SITE FOR A MAXIMUM OF TWO (2) WEEKS, OR 14 DAYS. ANY PLANTS ALLOWED TO DRY OUT AS DETERMINED BY THE ENGINEER WILL BE REJECTED.
- NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIALS MADE OF SYNTHETIC OR PLASTICS SHALL BE COMPLETELY REMOVED AT TIME OF PLANTING.
- THE CONTRACTOR SHALL FILL PLANT PIT WITH PREPARED PLANT MIX TO 1/2 DEPTH OF ROOT BALL OR ROOT MASS, PACK FIRMLY, PUDDLE WITH WATER; THEN FOR BALLED AND BURLAPED MATERIAL, THE BURLAP AND ALL LACING (INCLUDING WIRE BASKET IF NECESSARY) SHALL BE REMOVED FROM THE UPPER 1/3 OF ROOTBALL, THEN FINISH BACKFILLING ADDING SOLID FERTILIZER TO THE PLANT MIX, PACK FIRMLY AND WATER. A SAUCER SHALL BE PLACED AROUND EVERY PLANT AND SHALL BE APPROVED PRIOR TO PLACEMENT OF ANY MULCH.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SODDED AS SPECIFIED. PRIOR TO INSTALLATION OF TOPSOIL, LOOSEN SUBGRADE TO A DEPTH OF 2 INCHES. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- TOPSOIL SHALL CONSIST OF FRIABLE, SHREDDED, AND SCREENED SOIL REASONABLY FREE OF GRASS, ROOTS, WEEDS, STICKS, STONES OR OTHER FOREIGN MATERIALS. THE TOPSOIL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. SOIL COMPOSITION SHOULD CONTAIN AN ORGANIC CONTENT OF 2 TO 6 PERCENT AND BE CLASSIFIED AS A LOAM OR SANDY LOAM AS SPECIFIED IN THE "GUIDE FOR U.S.D.A. SOIL TEXTURAL CLASSIFICATION".
- ALL TREES AND SHRUBS ARE TO BE FERTILIZED ONCE ROOTS SYSTEM IS ESTABLISHED WITH AGRIFORM 21-GRAM FERTILIZER TABLETS AT RATES RECOMMENDED BY MANUFACTURER.
- TREES SHALL ONLY BE STAKED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. IF APPROVED, THE STAKING SHALL BE ADJUSTED AND REPAIRED AS NECESSARY AND REMOVED AT THE END OF THE ESTABLISHMENT PERIOD.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED. ALL GUYS AND STAKES MUST BE LOCATED WITHIN EACH TREES MULCHED AREA TO ELIMINATE THE POSSIBILITY OF MOWER CONTACT AND TO REDUCE MAINTENANCE.
- AT PLANTING TIME, ALL DEAD AND BROKEN BRANCHES SHALL BE PRUNED ON ALL DECIDUOUS TREES.
- CONTRACTOR SHALL APPLY ENGINEER APPROVED PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AT THE TIME OF PLANTING (IF SPRING PLANTED) OR THE FOLLOWING SPRING. CONTRACTOR SHALL ENSURE THE PLANT MATERIALS ARE RESISTANT TO THE HERBICIDES PROPERTIES. HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- PLANTING MIXTURE SHALL BE A MIXTURE OF 5/8 TOPSOIL, 2/8 SAND, AND 1/8 PEAT. PLANTING MIXTURE SHALL BE FREE FROM STICKS, STONES, SOD CLOTS OR OTHER MATERIAL WHICH MIGHT LEAVE POCKETS AROUND THE ROOTS.
- ALL EVERGREEN PLANTS SHALL BE SPRAYED ACCORDING TO MANUFACTURES INSTRUCTIONS WITH AN ANTI-DESICCANT THE FIRST WINTER. THE ENGINEER SHALL BE NOTIFIED THREE DAYS PRIOR TO THIS WORK.
- ALL TREES, SHRUBS AND PERENNIAL GROUND COVER SHALL RECEIVE A MINIMUM DEPTH OF THREE INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH. WHERE PLANT BEDS MEET PAVEMENTS, LAWN, OR STEEL EDGING CUT THE GRADE TO ALLOW FOR MULCH AND THREE-INCH DROP FROM ADJOINING FINISH GRADE.
- ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8-INCHES AND BACKFILLED WITH SPECIFIED PLANT MIX AS PER PLANTING BED DETAILS. BEDS SHALL BE EDGED WITH METAL EDGING AROUND PERIMETER AS SHOWN IN TYPICAL PERENNIAL PLANTING DETAIL. ALL EDGING SHALL BE 4" WIDE - 12 GAUGE STEEL, COLOR BLACK. CONTRACTOR SHALL LAYOUT EDGING FOR APPROVAL AND INSTALL PER PERENNIAL PLANTING BED DETAIL.
- SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNATED FOR SNOW STORAGE.
- ALL PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE GROWING SEASON. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED AT THE GROWING PERIOD.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHOROUS.
- CONTRACTOR SHALL NOTIFY MISS DIG (800) 482-7171 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION IN THE AREA OF THE WORK.
- LANDSCAPING SHALL BE INSTALLED WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM THE DATE OF OCCUPANCY OF THE BUILDING.
- IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS



SHRUB PLANTING BED DETAIL

NO SCALE

NOTES:

STAKE TREES UNDER 4" CALIPER

GUY TREES 4" CALIPER & OVER

CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

FIRST LATERAL ROOTS SHALL BE INSTALLED EVEN WITH SURROUNDING GRADE. PLACE ROOT STAKE WITH ROOT FLARE 1" ABOVE GRADE

SET STAKES VERTICAL & EVENLY SPACED

STAKES OR GUYS TO BE SET ABOVE 1ST BRANCH

TREES WITH CIRCLING ROOTS SHALL BE REJECTED

1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/GALV. TURNBUCKLE

2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL

TREE WRAP

SHREDDED BARK MULCH 3" DEPTH (6' DIA.)

AMENDED SANDY LOAM TOPSOIL

GUYS AT 60° ANGLE

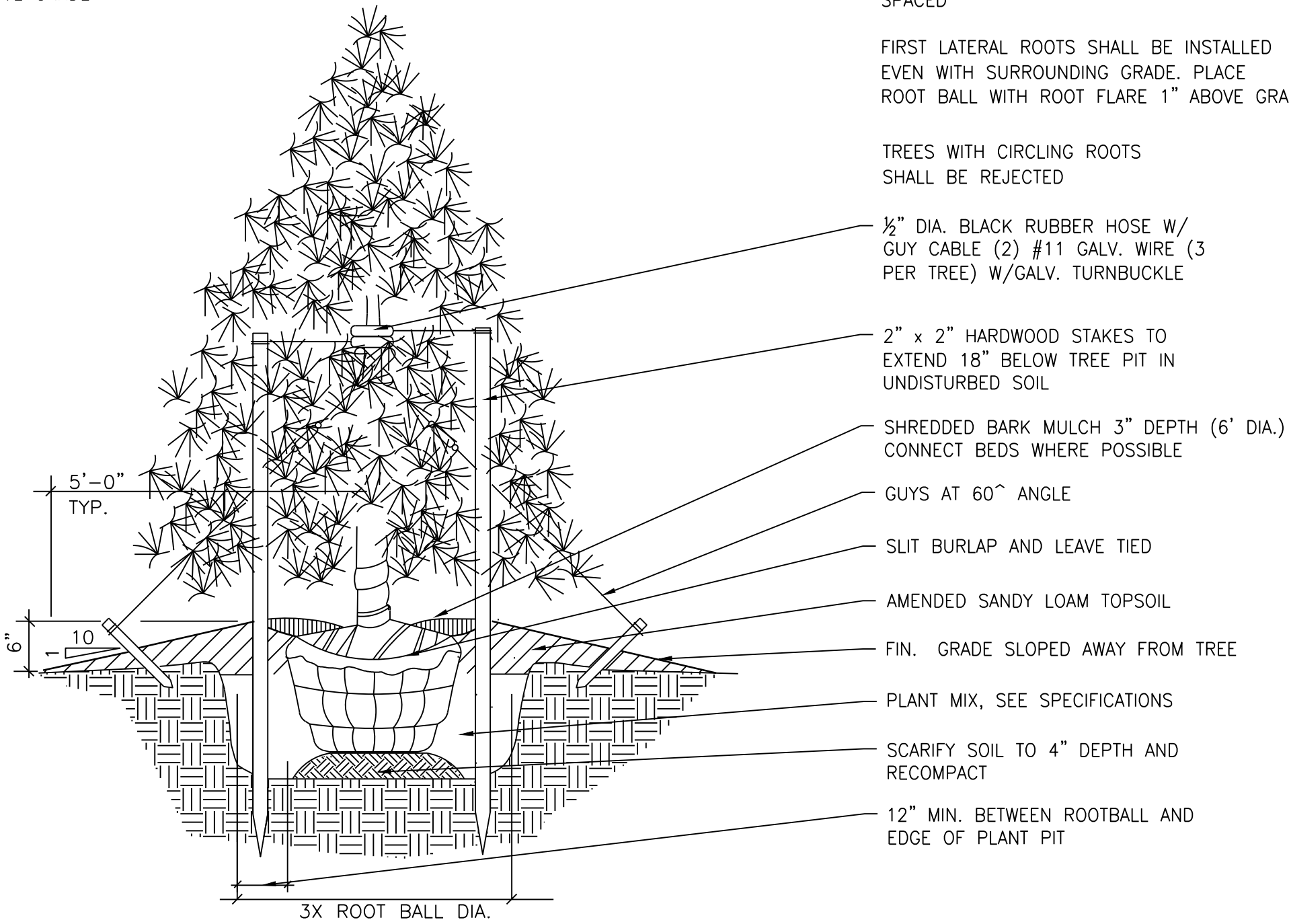
FIN. GRADE WITH LAWN SLOPED AWAY FROM TREE

REMOVE BURLAP & CUT TWINE FROM TOP 1/2 OF BALL

PLANT MIX, SEE SPECIFICATIONS

SCARIFY SOIL TO 4" DEPTH AND RECOMPACT

12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT



EVERGREEN TREE DETAIL

NO SCALE

NOTES:

STAKE ALL EVERGREEN TREES UNDER 12' HIGH

GUY ALL EVERGREEN TREES 12' HIGH AND OVER

NEVER CUT CENTRAL LEADER

PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES

SET STAKES VERTICAL AND EVENLY SPACED

FIRST LATERAL ROOTS SHALL BE INSTALLED EVEN WITH SURROUNDING GRADE. PLACE ROOT BALL WITH ROOT FLARE 1" ABOVE GRADE

TREES WITH CIRCLING ROOTS SHALL BE REJECTED

1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/GALV. TURNBUCKLE

2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL

SHREDDED BARK MULCH 3" DEPTH (6' DIA.) CONNECT BEDS WHERE POSSIBLE

GUYS AT 60° ANGLE

SLIT BURLAP AND LEAVE TIED

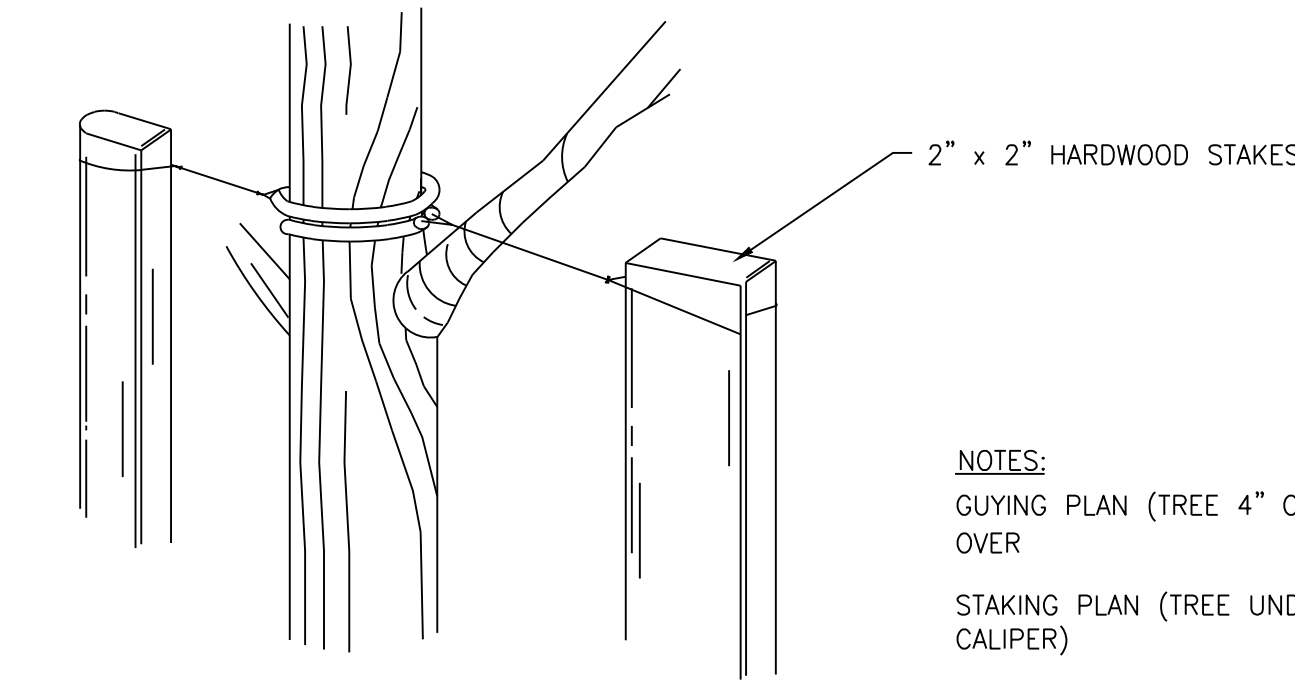
AMENDED SANDY LOAM TOPSOIL

FIN. GRADE SLOPED AWAY FROM TREE

PLANT MIX, SEE SPECIFICATIONS

SCARIFY SOIL TO 4" DEPTH AND RECOMPACT

12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT



NOTES:

GUYING PLAN (TREE 4" CALIPER AND OVER

STAKING PLAN (TREE UNDER 4" CALIPER)

FOR ALL TREES, ALIGN STAKES UNIFORMLY IN THE SAME DIRECTION, SET PLUMB

SEE SHADE AND EVERGREEN TREE PLANTING DETAILS

NEW BLACK RUBBER HOSE PROTECTOR GUY OR STAKE ABOVE FIRST BRANCH 2 PLY

DOUBLE STRAND # 11 GAUGE GALV. WIRE TWISTED

GUYING CABLE SECURED W/ CLAMPS

GALVANIZED TURNBUCKLE

STAKING AND GUYING DETAIL

NO SCALE

LANDSCAPE DETAILS

Drawn By	MOH	Date	Approved By	Date
DATE	DATE	DATE	DATE	DATE
BY				
REVISIONS				
NO.				

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49431
616.743.7070

engdot.com

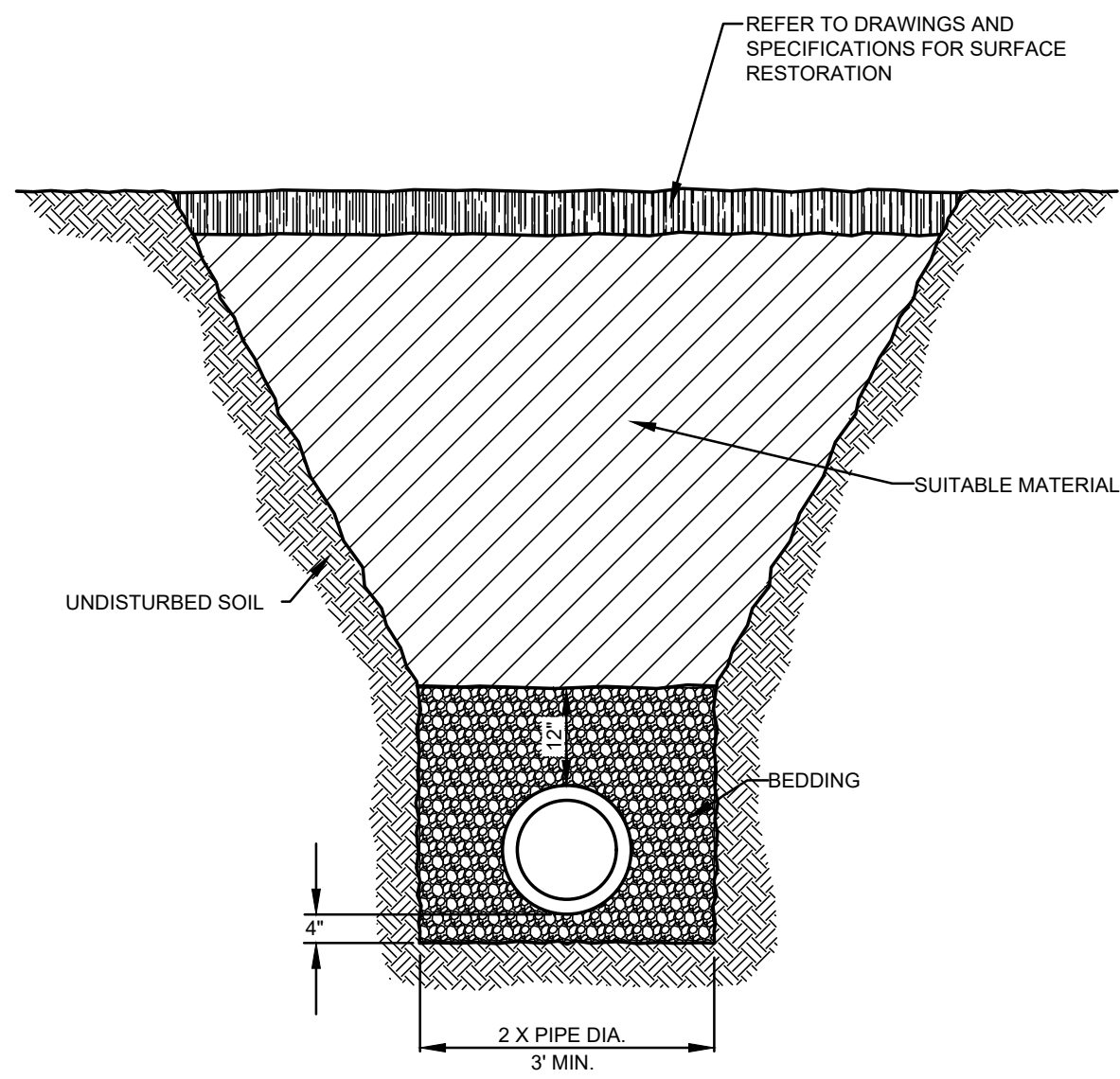
Eng

DISCOUNT TIRE

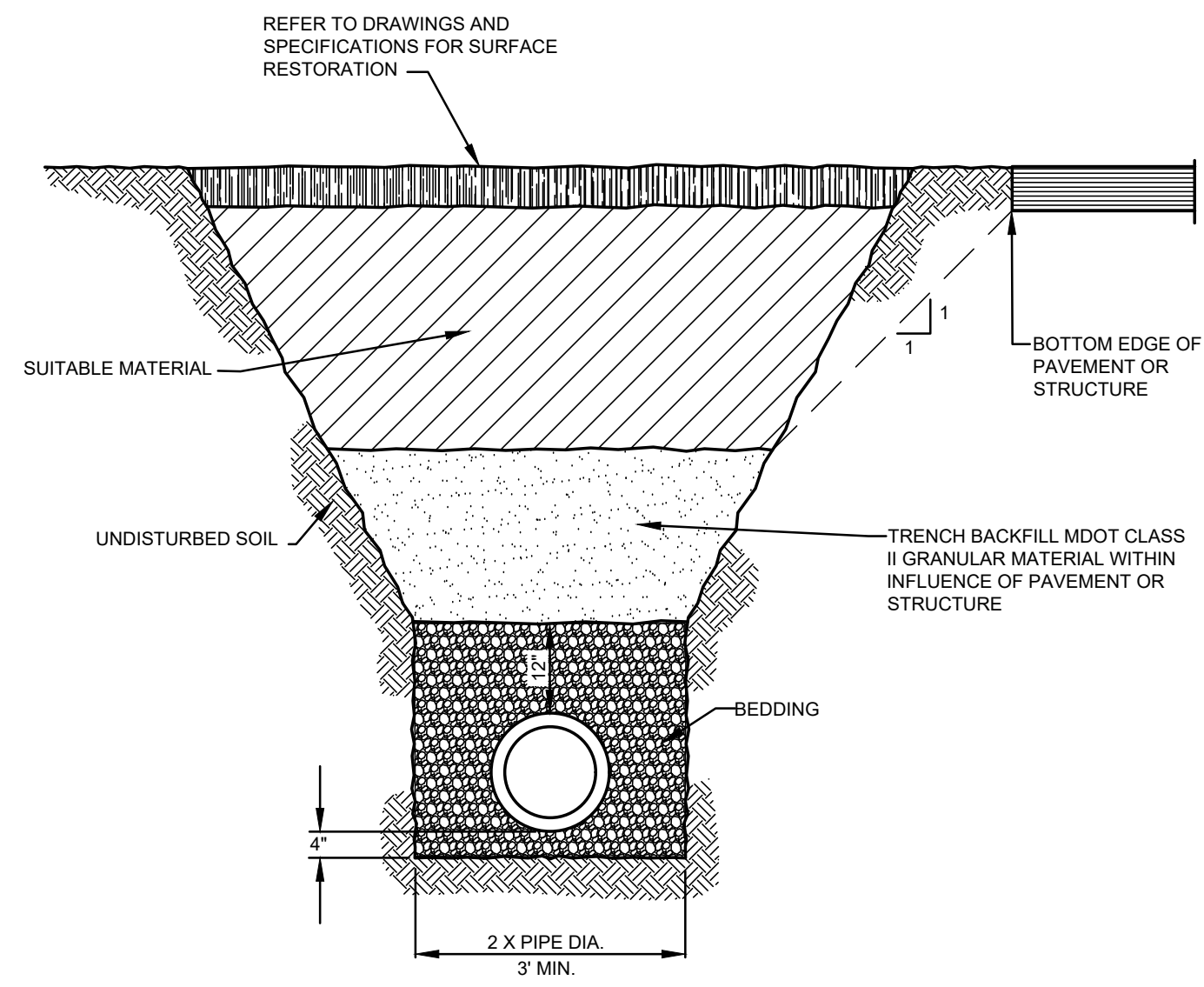
2700 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001
SHEET NO.

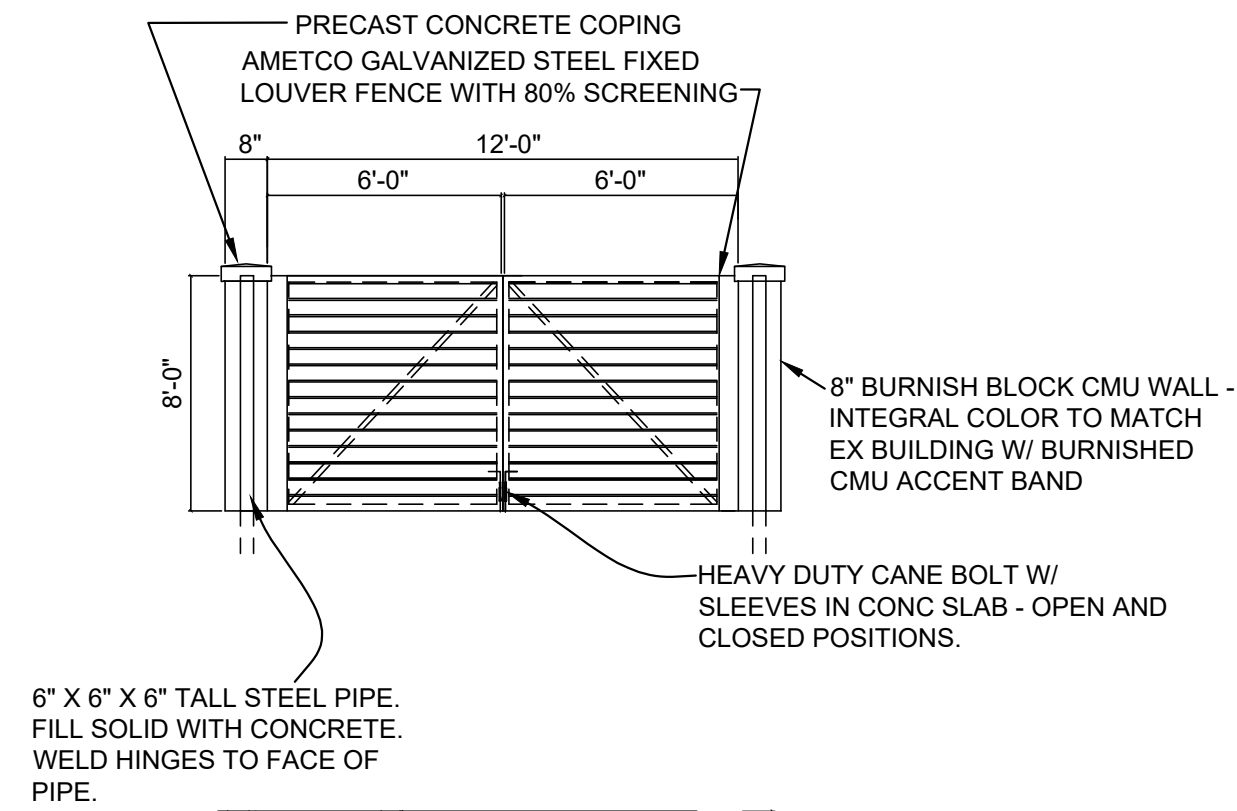
7 OF 8



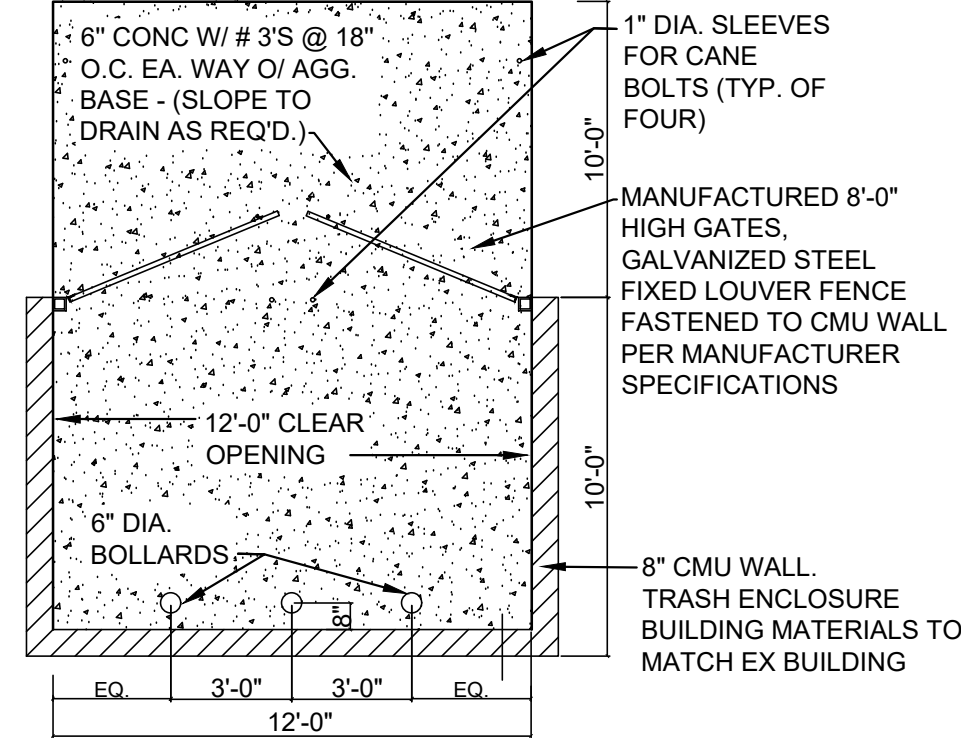
TRENCH NOT ADJACENT TO PAVEMENT OR STRUCTURE
SCALE: 1"=2'



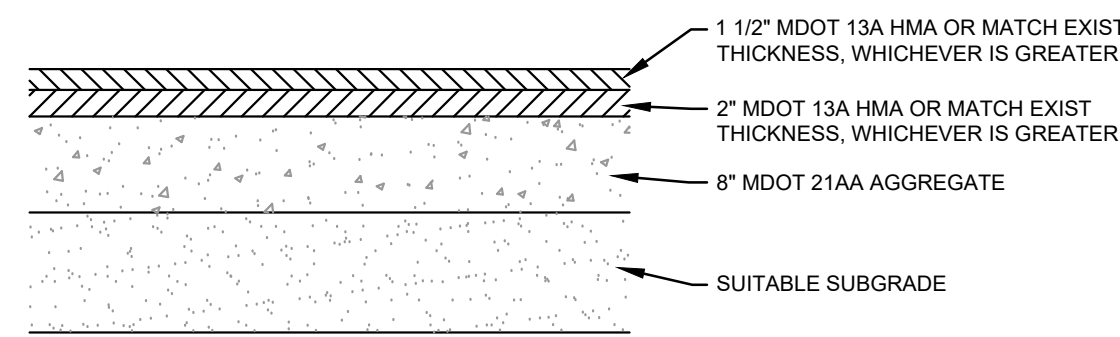
TRENCH ADJACENT TO PAVEMENT OR STRUCTURE
SCALE: 1"=2'



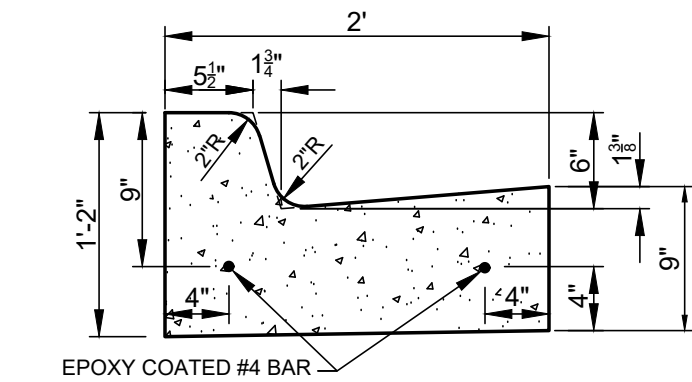
6" X 6" X 6" TALL STEEL PIPE. FILL SOLID WITH CONCRETE. WELD HINGES TO FACE OF PIPE.



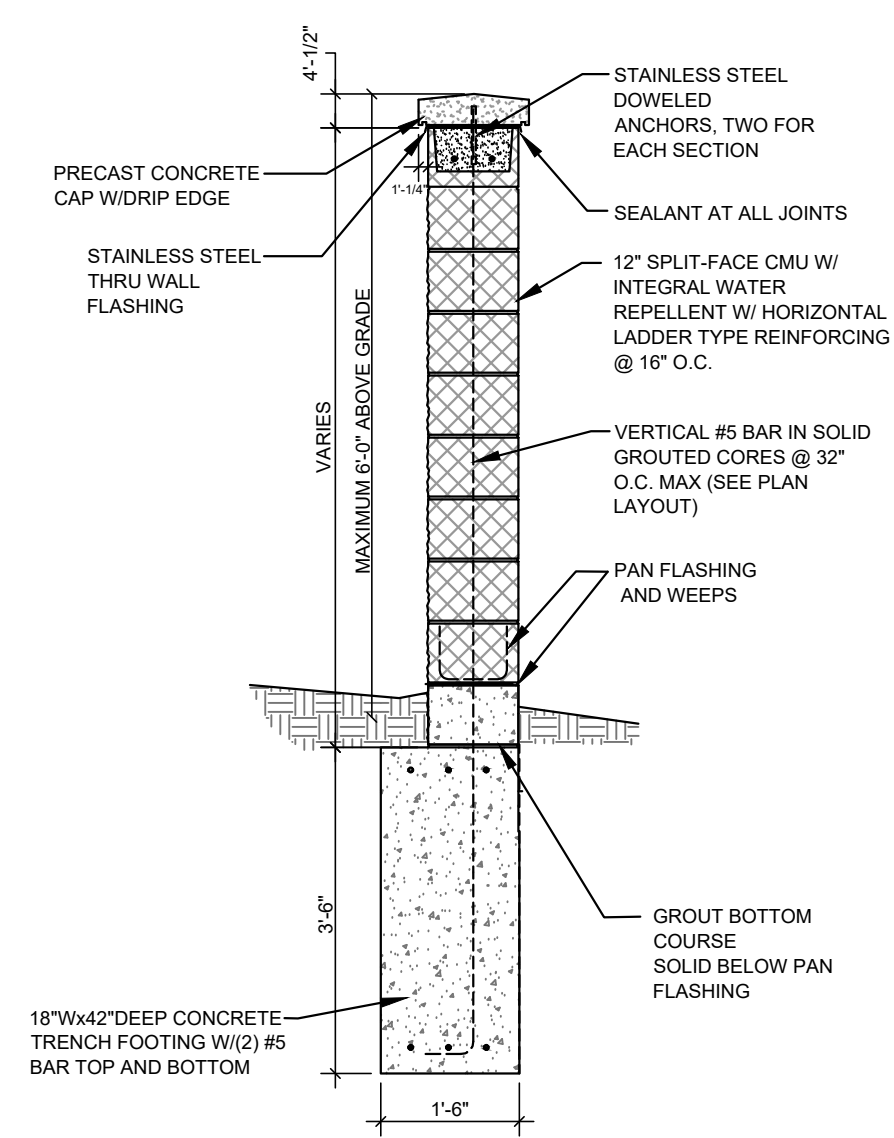
TRASH ENCLOSURE DETAIL
NO SCALE



HMA PAVEMENT SECTION
NO SCALE



CONCRETE CURB AND GUTTER
(MDOT DETAIL F-4)
SCALE: 1" = 1'



MASONRY WALL SECTION
NO SCALE

811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

		Drawn	
		BY	DATE
			DCD
			Date
			5/12/17
		Approved	
		By	
			Date

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16930 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070
engdot.com

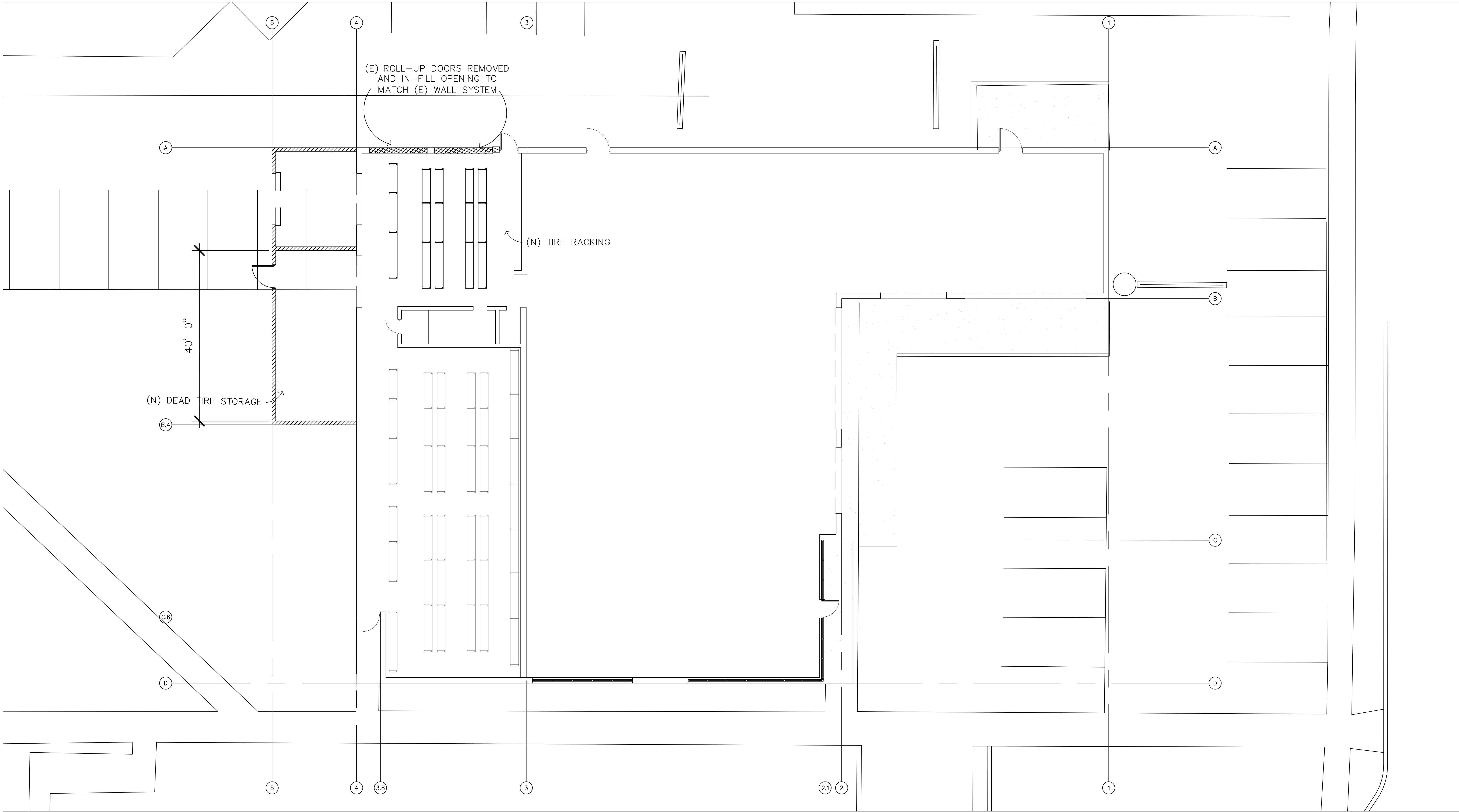


DISCOUNT TIRE

27000 SOUTHFIELD ROAD
LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN

PROJECT NO.
21001

SHEET NO.
8 OF 8



THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

**27000 Southfield Road
LATHRUP VILLAGE, MI 48076**



Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

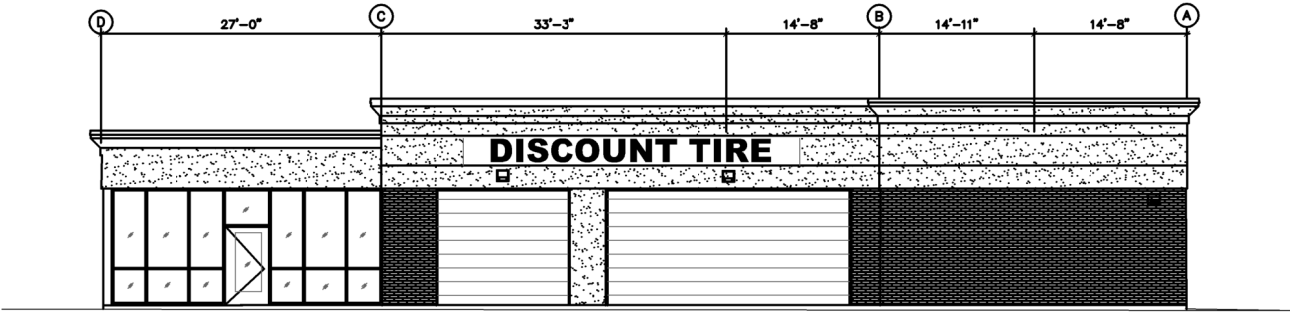
BUILDING MODEL

Building Expansions

REVISION	
DATE	
SCALE	AS NOTED
PROJECT NUMBER	-

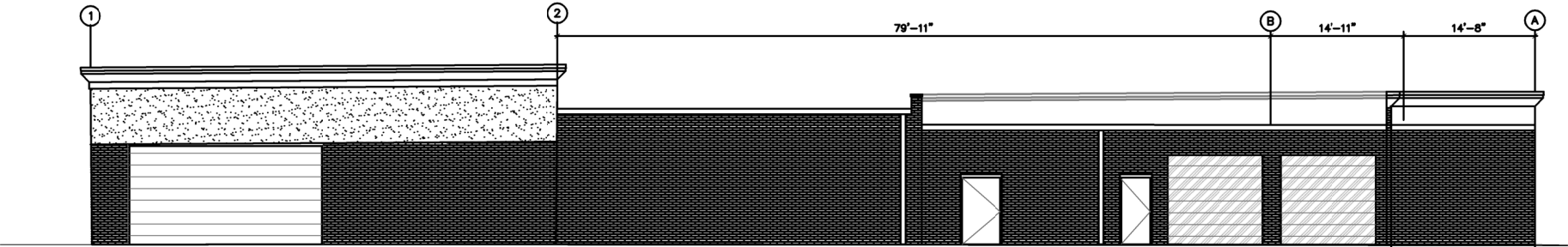
Sheet No.

A.1



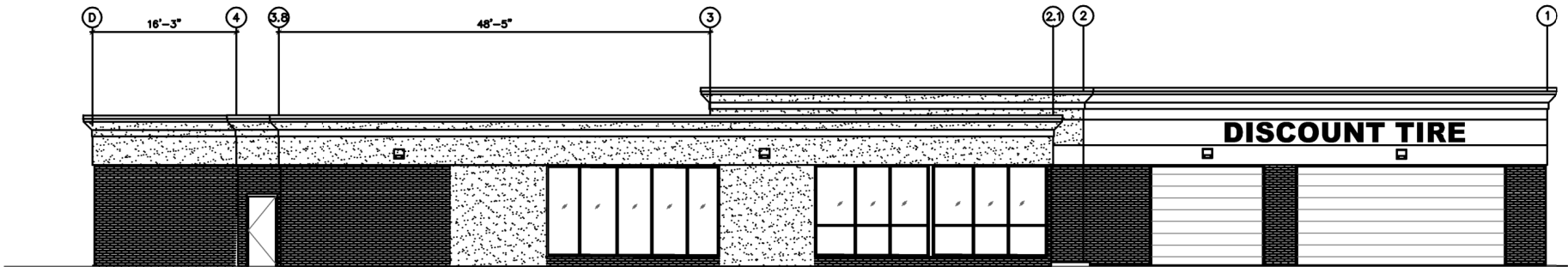
① SOUTH ELEVATION

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



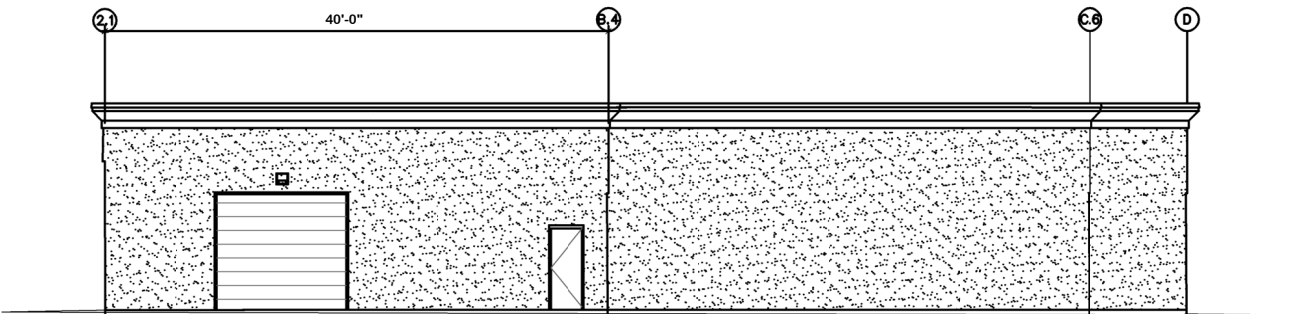
② EAST ELEVATION

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



③ WEST ELEVATION

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



④ NORTH ELEVATION

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



THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

27000 Southfield Road
LATHRUP VILLAGE, MI 48076



BUILDING MODEL
Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

Building Expansions	
REVISION	
DATE	
SCALE	AS NOTED
PROJECT NUMBER	-

Sheet No.
A.2

Section 5.3 Waste and Rubbish

H. Permit Requirements. No container shall be placed or permitted to remain on any lot unless there is in effect a special permit issued by the ~~building official~~ city administrator or their designee in conformity with the provisions of article 6.

Section 5.5 Protective or Barrier Walls Required

In districts R2, O, CV, VC and MX where a lot abuts an R1 district (or abuts an alley which abuts an R1 district), the owners of each lot in R2, O, CV, ~~MX, VC~~ districts who erect any building, structure, or parking facility on the lot, shall provide and thereafter maintain in good condition, a protective or barrier wall between R1 district and such lot in conformity with the following requirements:

1. It shall be a continuous and solid face brick, masonry, or stone wall at least five feet high (but not more than six feet high) as measured from the side of the wall farthest from the R1 district as finally and properly graded.
2. It shall be at least eight inches thick and reinforced with steel, pilasters, or the equivalent and shall provide for proper drainage to flow through or around the wall in accordance with sound engineering practice.
3. It shall extend the full length of the property being put to use by the provider of the wall; provided, however, it shall not be extended to within the front 20 feet of an abutting R1 lot and may be reduced to three feet high in the end 20 feet.
4. It shall be placed adjacent to and along the property line which abuts the R1 district where the two districts abut each other. It shall be placed on R1 side of any alley, in the alley, when there is an alley which runs between the two districts. ~~When there is an existing wall or fence on the adjacent residential property, the required screenwall shall be placed such that the space in between may be adequately maintained by the commercial property owner.~~
5. The ~~building official~~ city administrator or their designee, in the exercise of their sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B

Section 5.9 Grading

4. Where a wall or other structure is required by this ordinance to be placed so as to obstruct the established flow of surface waters, it shall be constructed so as to allow or permit such waters to flow or otherwise be conveyed to the public stormwater system.

In the event of unusual topographical conditions or circumstances, or an apparent conflict between the directives of these regulations, the ~~building official~~ city administrator or their designee may and shall approve an applicant's sound engineering solutions to problems in the course of approving site plans and issuing building permits, subject to appeal to the Zoning Board of Appeals. The ZBA may and shall grant variations and deviations from these regulations in appropriate cases.

Section 5.13

9. Off-street parking layout standards

- H. The ~~building official~~ city administrator or their designee may require the posting of such traffic control signs as are necessary to promote vehicular and pedestrian safety in accordance with principles of sound traffic engineering.

13. Maximum number of parking spaces

- D. Requirements for multiple-use buildings or areas within buildings shall be computed from the table after allocating the units of measure to each use. All uses listed assume that the establishment will be conducted in a manner customary for similar uses in the city in the past. If another or different type or manner of use is contemplated, the applicant shall detail any unusual features of the proposed use which shall bear upon the adequacy of parking. In the event the ~~building official~~ city administrator or their designee shall have reasonable doubt as to the application of the table to a use or application, he shall refer the matter to the Zoning Board of Appeals for determination

Section 5.15 Landscaping

- 5. Existing plant material. On some sites, sound ecological management principles dictate that reasonable efforts be made to preserve mature trees, shrubs, and other live plant materials from heedless or needless destruction. In instances where healthy plant materials exist on a site prior to its development, the ~~building official~~ city administrator or their designee may adjust the application of landscaping standards to allow credit for preserved materials in keeping with the intent of this section so long as the functional or practical equivalent landscaping is provided.
- 15. Special landscaping requirements. When requested by the ~~building official~~ city administrator or their designee, 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.

6.1 SITE PLAN REVIEW

The site plan review requirements in this article 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.

1. Site plan approval.

- A. Planning commission approval. Planning commission approval of a site plan is required prior to establishment, construction, expansion, or structural alteration of any structure or use, as follows:
 - i. All special uses, conditional zoning, and planned development requests subject to the provisions of this article.
 - ii. All residential uses, single- and multiple-family, except the following:
 - a. Construction, moving, relocating or structurally altering a single- or two-family home, including any customarily incidental accessory structure by the homeowner. All necessary building permits are required.
 - b. Family day care homes, as licensed by the State of Michigan and as defined in Section 2.2.
 - iii. All office, commercial, and industrial uses, subject to the provisions of this article.
 - iv. All other uses, not specifically mentioned in subsection B.
 - v. Construction, expansion or alteration of a condominium, as defined by state law, shall be subject to the procedures and standards of this section.
 - vi. Construction, expansion or alteration of a planned development (PD) project shall be subject to development plan approval in accordance with the procedures and standards of this Zoning Ordinance.
 - vii. Essential services and public utilities and facilities.
 - viii. Development of a non-single-family residential use in a single-family district.
 - ix. Any excavation, filling, soil removal, mining or landfill, or creation of ponds, except as otherwise specified in subsection B., following.
 - x. Any development that proposes a new means of ingress and egress onto a public or private road.
 - xi. Vacation of a road easement.
- B. Administrative site plan review. Projects eligible for administrative approval include development projects, uses, and activities, which have been determined to be appropriate for an administrative site plan review and approval by the ~~building official, city administrator, and city planner.~~ **city administrator or their designee.** ~~In the case of reuse or expansion of an existing development, an approved site plan must be on file at the city to be eligible for administrative review.~~ Projects eligible for administrative approval include the following:
 - i. Minor changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved site plan.
 - ii. Minor building modifications that do not alter the facade beyond normal repairs, height or floor area of a multiple-family or nonresidential building.
 - iii. For a multiple-family or nonresidential uses, construction of accessory structures or fences or construction of a wall around a waste receptacle, or installation of a fence around a mechanical unit or other similar equipment.
 - iv. Changes to a site required by the ~~building official~~ **city administrator or their designee** to comply with state construction code requirements.
 - v. Sidewalk or pedestrian pathway construction or relocation, or barrier-free access improvements.
 - vi. Construction of an addition to an existing building or expansion of an existing, conforming use, subject to the following:

- a. No variances to the requirements of this article are required.
 - b. The proposed addition or expansion shall not increase the total square footage of the building or area occupied by the use by more than 25 percent or 1,000 square feet, whichever is less, provided further that no other expansion has occurred within the past three years.
- vii. Reuse or reoccupancy of an existing building that has been vacant for more than 90 days, subject to the following:
- a. No variances to the requirements of this article are required.
 - b. The proposed use shall be conducted within a completely enclosed building.
 - c. The proposed use shall not require additional parking demands, access changes or other substantial modifications and improvements to the existing site or building.
- viii. Any excavation, filling, soil removal, mining or creation of ponds not to exceed 2,500 square feet, provided that such activity is not related to a residential, office, commercial or industrial development project.
- ix. ~~Family day care homes (less than six children), as licensed by the State of Michigan.~~
- x. Temporary construction building and uses.
- xi. Accessory structures and uses specified in article 2 (accessory buildings, structures and uses).
- xii. Mobile Food Vending, as a temporary land use, subject to the following conditions:
- a. Location. Mobile food vending is permitted in the Village Center district on private property that is vacant or used for non-residential purposes. The vendor must provide approval of the property owners. Mobile food vending units shall be located and maintained on a dust-free surface and shall not be placed on existing landscaped areas.
 - b. Number of Vendors. There is no limit on the number of mobile food vendors allowed on a site, provided that all of the requirements of this section are met. However, if there are more than two mobile food vending units on a parcel at any one time, the following shall apply: 1) a designated on-site manager is required to direct traffic flow and maintain the site as described in this section, and 2) a restroom shall be provided within 200 ft of the vending area.
 - c. Duration. A mobile food vending unit may be allowed to park at an approved location for up to 3 days per year. The Zoning Administrator may grant two additional 3-day periods if the applicant has satisfied all of the requirements of this section. A vendor may seek a new approval for a location on a different property in the City within the same calendar year.
 - d. Goods available. Mobile food vending units may only sell food and non-alcoholic beverages. Sales of alcoholic beverages are prohibited. No others goods or services may be sold from a mobile food vending unit.
 - e. Trash and upkeep. Mobile food vending units and the area upon which they are temporarily located shall be kept in good repair and free of refuse and debris. A trash receptacle shall be provided and emptied daily, or more frequently to meet demand.
 - f. Hours of operation. Mobile food vending units shall not be in operation between the hours of 10 p.m. and 7 a.m. The Zoning Board of Appeals may extend operating hours upon finding that such extension will not negatively impact adjacent uses.
 - g. Parking. Mobile food vending units shall not occupy any parking spaces required for the existing use of the property. The City may take into consideration seasonal variation in parking demand and building occupancy when making this determination. There shall be at least three parking spaces for the mobile food vending unit provided and maintained on a dust-free surface.
 - h. Site amenities permitted. Mobile food vending units may provide seating for up to twelve customers within 30 ft of the mobile food vending unit. Such seating shall not occupy any required parking spaces and shall be kept in good repair. One additional parking space shall be provided for every two seats.

- i. Signage. Mobile food vending units may be painted with signage but shall not have any signs or otherwise objects that otherwise attract attention projecting from the unit. No additional site signage is permitted.
 - j. Sound. Sound amplifying equipment is prohibited. The decibel level of any equipment used in association with the mobile food vending unit, including generators, shall not exceed 70 decibels (dbA) as measured at the property lines.
 - k. Lighting. Mobile food vending units shall be lit with available site lighting. No additional exterior lighting is permitted unless permitted by the zoning board of appeals upon finding that proposed exterior lighting mounted to the mobile vending unit will not spill over on to adjacent residential uses as measured at the property line.
 - l. Temporary restroom facilities. Temporary restroom facilities, if provided, shall only placed on the subject property from one day before until one day after the approved mobile vending dates. Any temporary restroom facility shall be placed a minimum of 100 ft from a single family residential use, as measured from the property line.
 - m. Permits. Administrative approval is valid for the duration of the mobile food vending in the approved location, but in no case greater than 3 days, unless granted an extension of the site plan for two additional 3-day periods in one calendar year. The mobile food vendor shall comply with all additional required permits and licenses as applicable.
- xiii. ~~The city planner, city administrator, building official~~ city administrator or their designee or applicant shall have the option to request planning commission review of a project otherwise eligible for administrative site plan approval.

A sketch plan, prepared in accordance with Section 46.1.4.I, rather than a complete site plan package, shall be required for projects eligible for administrative approval involving a legally existing and conforming use and building, and where proposed alterations to a building or site that do not result in expansion or substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public infrastructure or services, significant environmental impacts or increased potential for hazards.

2. Site plan review applications and procedures.

- A. Optional pre-application conference. In order to facilitate processing of a site plan in a timely manner, the applicant may request a pre-application site plan conference with the city planner and city administrator or designee. The purpose of such a conference is to provide information and guidance to the applicant that will assist in preparation of the site plan. The applicant need not present drawings or site plans at a pre-application conference, but even if drawings or site plans are presented, no formal action shall be taken on a site plan at a pre-application conference. ~~The city planner's fee for any such pre-application conference shall be paid by the applicant if such charges are not covered by the city's monthly retainer.~~ A pre-application fee, as established on the city's fee schedule, shall be paid prior to the pre-application conference.
- B. Optional conceptual review by planning commission. An applicant may file a written request for conceptual review of a preliminary site plan by the planning commission, prior to submission of a site plan for formal review. A site plan submitted for conceptual review shall be drawn to scale, and shall show site development features in sufficient detail to permit the planning commission to evaluate the following:
 - i. Relationship of the site to nearby properties;
 - ii. Density;
 - iii. Adequacy of landscaping, open space, vehicular drives, parking areas, drainage, and proposed utilities; and
 - iv. Conformance with city development policies and standards.
 - v. Conceptual review fees shall be paid according to the fee schedule established by the city council. No formal action shall be taken on a site plan submitted for conceptual review, and neither the applicant nor the planning commission shall be bound by any comments or suggestions made during the course of the conceptual review.

- C. Submission of site plan for ~~final~~ review. In order to initiate formal review by the planning commission, the applicant is required to submit the following material to the city hall:
- i. ~~One Three~~ completed and signed ~~copies~~ **copy** of the application for site plan review;
 - ii. ~~Fourteen individually folded copies of the site plan; One 24" x 36" paper copy of the site plan and one electronic copy of the site plan;~~
 - iii. 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; the county road commission, county drain commission, county health division, Michigan Department of Transportation, Department of Natural Resources and Environment, and other agencies deemed appropriate by the planning commission or city council; and
 - iv. The required review fee.

Site plan materials must be submitted in complete form to the city at least 21 days prior to the planning commission or city council at which the review is requested.

- D. Distribution of plans. The site plans and application shall be distributed, as necessary, to the city planner, city engineer, city attorney and other city consultants and staff for review.
- E. Determination of compliance. The city consultants and staff shall review the plans to determine compliance with city ordinances and regulations. The applicant may be required to complete revisions and submit the plans for further review prior to review of the plans by the planning commission or city council. All required revisions must be completed or the site plan may not be placed on the planning commission or city council agenda for review.

3. Review and action.

- A. Planning commission final action and recommendation. The planning commission shall review the site plan proposal together with any public hearing findings and any requested reports and recommendations from the ~~building official~~ **city administrator or their designee** and other reviewing agencies. The planning commission is authorized to take the following action on the plan, subject to guidelines in the zoning ordinance: approval, approval with conditions, denial, or table the site plan, as follows:

- i. Approval. Upon determination that a site plan is in compliance with the standards and requirements of this article and other applicable ordinances and laws, approval shall be granted.
- ii. Approval subject to conditions. Upon determination that a site plan is in compliance except for minor modification, the conditions for approval shall be identified and the applicant shall be given the opportunity to correct the site plan. The conditions may include the need to obtain variances or obtain approvals from other agencies. If a plan is approved subject to conditions, the applicant shall submit a revised plan with a revision date, indicating compliance with the conditions.

The applicant may resubmit the site plan to the planning commission for final approval after conditions have been met. The planning commission may waive its right to review the revised plan, and instead authorize the ~~city planner or building official~~ **city administrator or their designee** to review and approve the site plan after all required conditions have been addressed.

- iii. Denial. Upon determination that a site plan does not comply with the standards and regulations set forth in this section or elsewhere in this article, or requires extensive revision in order to comply with said standards and regulations, site plan approval shall be denied.
- iv. Tabling. Upon determination that a site plan is not ready for approval or rejection, or upon a request by the applicant, the planning commission may table consideration of a site plan until a future meeting.

- B. City council review of single-family developments. Any site plan involving a single parcel that is proposed to include two or more sites for single-family detached dwellings (including, but not limited to; single-family site condominiums) shall require city council review and approval. In this case the planning commission's action shall be considered a recommendation and the decision by the city council shall become final. In the case of a condominium project, the master deed and condominium bylaws shall also be subject to city council review and approval. The city council shall approve, approve with conditions, deny, or table the site plan in accordance with the guidelines described previously in subsection E.

- C. Recording of site plan review action. Each action taken with reference to a site plan review shall be duly recorded in the minutes of the planning commission as appropriate. The grounds for action taken upon each site plan shall also be recorded in the minutes.

After the planning commission has taken final action on a site plan and all steps have been completed, three copies of the application and approved plans shall be stamped "APPROVED" and signed by the **city administrator or their designee**. One marked copy will be returned to the applicant and the other two copies will be kept on file in the city hall.

- D. Procedure after site plan approval.

- i. Application for building permit. Following final approval of the site plan and the engineering plans, the applicant may apply for a building permit. It shall be the responsibility of the applicant to obtain all other applicable city, county, or state permits prior to issuance of a building permit.

A building permit for a structure in a proposed condominium project shall not be issued until evidence of a recorded master deed has been provided to the city. However, the building official may issue permits for site grading, erosion control, installation of public water and sewage facilities, and construction of roads, prior to recording the master deed. No permit issued or work undertaken prior recording of the master deed pursuant to this section shall grant any rights or any expectancy interest in the approval of the master deed.

- ii. Expiration of site plan approval. If construction has not commenced within 12 months of final approval of the site plan, or if construction has not been completed within 12 months after it was commenced, the site plan approval becomes null and void and a new application for site plan review shall be required. The city council, after recommendation from the planning commission, may grant an extension of up to 12 months, upon written request from the applicant, if it finds that the approved site plan adequately represents current conditions on and surrounding the site and provided that the site plan conforms to the current zoning ordinance standards.
- iii. Application for certificate of occupancy. Following completion of site work and building construction, the applicant may apply for a certificate of occupancy or a temporary certificate of occupancy from the building official in accordance with the procedures set forth in the zoning ordinance. It shall be the applicant's responsibility to obtain these required certificates to any occupancy of the property.
- iv. Property maintenance after approval. It shall be the responsibility of the owner of a property for which site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site plan approval was based, or until a new site design is approved. Any property owner who fails to so maintain an approved site design shall be deemed in violation of the use provisions of this article and shall be subject to the same penalties appropriate for a use violation.

With respect to condominium projects, the master deed shall contain provisions describing the responsibilities of the condominium association, condominium owners, and public entities, with regard to maintenance of the property in accordance with the approved site plan on a continuing basis. The master deed shall further establish the means of permanent financing for required maintenance and improvement activities which are the responsibility of the condominium association. Failure to maintain an approved site plan shall be deemed in violation of the use provisions of this article and shall be subject to the same penalties appropriate for a use violation.

- v. Recorded and as-built condominium documents. Upon approval of the site plan for condominium project involving new construction, the condominium project developer or proprietor shall furnish the city with the following:

- a. One copy of the recorded master deed; and
- b. One copy of any condominium bylaws and restrictive covenants.

Upon completion of the project, the condominium project developer or proprietor shall furnish the city with the following:

- a. Two copies of an "as-built survey"; and

- b. One ~~electronic copy of the site plan. copy of the site plan on a Mylar sheet of at least 13 × 16 inches with an image not to exceed ten and one half × 14 inches.~~

The as-built survey shall be reviewed by the city engineer for compliance with city ordinances. Fees for this review shall be established by the city council.

- E. Revocation. Approval of a site plan may be recommended to be revoked by the planning commission if construction is not in conformance with the approved plans. In such case, the site plan shall be placed on the agenda of the planning commission for consideration and written notice shall be sent to the applicant at least ten days prior to the meeting. The ~~building official~~ city administrator or their designee, applicant, and any other interested persons shall be given the opportunity to present information to the planning commission and answer questions. If the planning commission finds that a violation exists and has not been remedied prior to the hearing, then it shall recommend that it revoke the approval of the site plan to the city council.
- F. Modification to approved plan. A site plan approved in accordance with the provisions in this section may be subsequently modified, subject to the following requirements:
 - i. Review of minor modifications. Minor modifications to an approved site plan may be reviewed by the ~~city administrator or their designee~~ building official.
 - a. *Minor modification defined.* Minor modifications are changes that do not substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Examples of minor modifications include:
 - (1) An addition to an existing commercial or industrial building that does not increase or decrease the floor space by more than 25 percent or 3,000 square feet, whichever is less.
 - (2) Re-occupancy of a vacant building that has been occupied for less than 12 months.
 - (3) Changes to building height that do not add an additional floor.
 - (4) Additions or alterations to the landscape plan or landscape materials.
 - (5) Relocation or screening of the trash receptacle.
 - (6) Alterations to the internal parking layout of an off-street lot.

The construction of a new building or structure, adding or deleting parking or the addition of curb cuts onto a public road are examples of modifications which are not considered minor.

- b. Determination of minor modifications. The ~~city administrator or their designee~~ building official shall determine if the proposed modifications are minor in accordance with the guidelines in this section. In order to make the determination, the ~~city administrator or their designee~~ building official shall solicit comments and recommendations from the planner, engineer, and public safety officials, as deemed necessary.
 - ii. Modifications not deemed "minor" If the modifications are not deemed minor by the ~~city administrator or their designee~~ building official, then approval by the planning commission shall be required. Planning commission review shall be required for all site plans that involve a request for a variance, a special land use, a proposal that involves a discretionary decision, or a proposal that involves a nonconforming use or structure. City council review and approval shall be required for all modified site plans which originally required city council approval.
 - iii. Recording of action. Each action related to modification of a site plan shall be duly recorded in writing on a copy of the approved plan, and shall be kept on file in the office of the ~~city administrator or their designee~~ building official. The planning commission shall be advised of all minor site plan modifications approved by the ~~city administrator or their designee~~ building official and such modifications shall be noted on the site plan and in the minutes of the planning commission.
4. Required information on all site plans.
- The following information shall be included on all site plans, where applicable:
- A. Application form. The application form shall contain the following information:
 - i. Applicant's name and address.

- ii. Name and address of property owner, if different from applicant.
 - iii. Common description of property and complete legal description including the tax identification number.
 - iv. Dimensions of land and total acreage.
 - v. Existing zoning.
 - vi. Proposed use of land and name of proposed development, if applicable.
 - vii. Proposed buildings to be constructed, including square feet of gross floor area.
 - viii. Proof of property ownership.
 - ix. Employment opportunities created, if applicable.
 - x. Names, addresses, and telephone numbers of engineers, attorneys, architects, and other professionals associated with the project.
- B. Descriptive and identification data. 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.~~ The following descriptive and identification information shall be included on all site plans:
- i. Applicant's name and address, and telephone number.
 - ii. Title block indicating the name of the development.
 - iii. Scale.
 - iv. Northpoint.
 - v. Dates of submission and revisions (month, day, and year).
 - vi. Location map drawn to scale without northpoint.
 - vii. Legal and common description of property.
 - viii. 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.
 - ix. A schedule of completing the project, including the phasing or timing of all proposed developments.
 - x. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
 - xi. Written description of proposed land use.
 - xii. Zoning classification of applicant's parcel and all abutting parcels.
 - xiii. Proximity to driveways serving adjacent parcels.
 - xiv. Proximity to section corner and major thoroughfares.
 - xv. Notation of any variances which have or must be secured.
 - xvi. Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre.
- C. Site data.
- i. Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
 - ii. Front, side, and rear setback dimensions.
 - iii. Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark.
 - iv. Proposed site plan features, including buildings, roadway widths and names, and parking areas.
 - v. Dimensions and centerlines of existing and proposed roads and road rights-of-way.
 - vi. Acceleration, deceleration, and passing lanes, where required.
 - vii. Proposed location of driveway entrances and on-site driveways.
 - viii. Typical cross-section of proposed roads and driveways.

- ix. Location of existing drainage courses, floodplains, lakes and streams, with elevations.
 - x. 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.
 - xi. Location of sidewalks within the site and within the right-of-way.
 - xii. Exterior lighting locations and method of shielding lights from shining off the site.
 - xiii. Trash receptacle locations and method of screening, if applicable.
 - xiv. Transformer pad location and method of screening, if applicable.
 - xv. Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
 - xvi. Information needed to calculate required parking in accordance with zoning ordinance standards.
 - xvii. The location of lawns and landscaped areas, including required landscaped greenbelts.
 - xviii. Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.
 - xix. 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.
 - xx. Cross-section of proposed berms.
 - xxi. Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
 - xxii. Designation of fire lanes.
 - xxiii. Loading/unloading area.
 - xxiv. The location of any outdoor storage of materials and the manner by which it will be screened.
- D. Building and structure details.
- i. Location, height, and outside dimensions of all proposed buildings or structures.
 - ii. Indication of the number of stores and number of commercial or office units contained in the building.
 - iii. Building floor plans.
 - iv. Total floor area.
 - v. Location, size, height, and lighting of all proposed signs.
 - vi. Proposed fences and walls, including typical cross-section and height above the ground on both sides.
 - vii. Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the ~~building official~~ city administrator or their designee 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.
- E. Information concerning utilities, drainage, and related issues.
- i. 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.
 - ii. 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.
 - iii. Indication of site grading and drainage patterns.

- iv. Types of soils and location of floodplains and wetlands, if applicable.
- v. Soil erosion and sedimentation control measures.
- vi. Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.
- vii. 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.
- viii. Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.
- ix. Underground storage tanks locations.
- x. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

F. Information concerning residential development.

- i. The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).
- ii. Density calculations by type of residential unit (dwelling units per acre).
- iii. Lot coverage calculations.
- iv. Floor plans of typical buildings with square feet or floor area.
- v. Garage and carport locations and details, if proposed.
- vi. Pedestrian circulation system.
- vii. 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.
- viii. Community building location, dimensions, floor plans, and facade elevations, if applicable.
- ix. Swimming pool fencing detail, including height and type of fence, if applicable.
- x. Location and size of recreation open areas.
- xi. Indication of type of recreation facilities proposed for recreation area.

G. Additional information.

- i. Information related to condominium development. The following information shall be provided with all site plans including condominium development:
 - a. Condominium documents, including the proposed master deed, restrictive covenants, and condominium bylaws.
 - b. Condominium subdivision plan requirements, as specified in section 66 of Public Act 59 of 1978, as amended, and Rule 401 of the Condominium Rules promulgated by the Michigan Department of Commerce, Corporation and Securities Bureau.
- ii. Items not applicable. If any of the items listed are not applicable to a particular site, the following information should be provided on the site plan:
 - a. A list of each item considered not applicable.
 - b. The reason(s) why each listed item is not considered applicable.
- iii. 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.

H. Transportation impact studies.

- i. Developments requiring a transportation impact study (TIS). A TIS shall be required prior to approval of any of the following types of projects:
 - a. Fast-food restaurants, convenience and party stores, and businesses that have drive-up or drive-through service.
 - b. Residential projects containing 50 or more dwelling units in the total project.
 - c. Commercial, office, industrial, warehouse, institutional, entertainment, and mixed-use development proposals involving 30,000 square feet or more in gross floor area.

On multi-phase projects, a TIS shall be required if the entire project exceeds the threshold levels cited above, even if one or more phases of the project do not meet the threshold levels.

The planning commission may require a TIS for a proposed development even though it does not meet the criteria listed above where there is evidence that the traffic that would be generated by the development would cause or aggravate unsafe traffic conditions. In making this determination, the planning commission may consider the design of proposed roads, driveways, and parking lots as well as conditions that exist on or around the site that may contribute to traffic safety concerns.

- ii. Qualifications of person preparing the TIS. The TIS shall be prepared by a traffic or transportation engineer or community planner who has a minimum of three years of experience preparing traffic impact studies. The resume and qualifications of the person who prepared the TIS shall be included in the study.

The full cost of the TIS shall be paid for by the applicant. The city may require funds to be placed in escrow to cover costs for review of the TIS by the City's traffic engineer.

- iii. Contents of the TIS. The TIS shall contain the following elements, at minimum:

- a. Description of project. A description of the project and site plan shall be provided, showing the location of buildings, driveways, parking, adjoining roads, nearby intersections, and driveways on adjacent parcels. The project description should identify the proposed use, the gross and net square footage, and the number of parking spaces proposed.
- b. Existing conditions. Maps and narrative shall be used to identify all roads within the impact area of the project, the number of lanes and right-of-way of each road, the most recent a.m. and p.m. peak hour traffic counts, and average daily traffic (ADT) counts on each road as are available from the road commission for Oakland County.

The historical growth rate of traffic on adjacent roads shall be determined by examining traffic counts over the past three to five years. The growth rate shall be used to project background growth for the next five years or for the number of years to complete the proposed project, whichever is longer. Where information is available from the city planner, trips from proposed projects in the impact area shall be included in the background growth projections.

Where existing traffic counts are more than three years old, new counts shall be taken. Traffic counts shall be taken during average or higher than average volume conditions, generally on a Tuesday, Wednesday or Thursday of a non-holiday week. For commercial development, additional Saturday counts shall also be taken.

The description of existing conditions shall also include accident history within 500 feet of the site and for any intersection that is expected to experience a traffic volume increase of at least five percent per 24-hour period or during peak hour due to the proposed project.

- a. Projections. Maps and narrative shall be used to estimate the impact of the proposed project on traffic. Morning and evening peak hour and average daily traffic shall be forecast for the proposed development, based on the data and procedures outlined in the most recent edition of the Institute of Transportation Engineers Trip Generation Manual. The preparer may use other commonly accepted sources of data or supplement the ITE data with empirical data from similar projects in Michigan.

The directional distribution of the projected traffic shall be distributed onto the existing road network (inbound v. outbound, left turn v. right turn) to project turning movements at major site access points,

intersections, and interchange ramps. The rationale for the directional distribution shall be provided. If the forecast development generates 75 or fewer trips during the a.m. or p.m. peak hour, analysis may be limited to site access points only.

- iv. Analysis of data. The TIS shall contain the following analysis, at minimum:
 - a. Capacity analysis. The impact of the projected traffic on the capacity of roads serving the proposed development shall be analyzed, using procedures outlined in the most recent edition of the Highway Capacity Manual published by the Transportation Research Board. Pre- and post-construction capacity analysis shall also be performed at all street intersections and expressway ramps where the expected traffic will comprise five percent or more of the existing intersection capacity.
 - b. Gap analysis. A "gap study" shall be completed to analyze the frequency and duration of gaps in the flow of through traffic.
 - c. Access analysis. Maps and narrative shall be used to:
 - (1) Identify the location and design of proposed access driveways and new road intersections;
 - (2) Identify sight distance limitations;
 - (3) Determine the distance of adjacent driveways and intersections; and
 - (4) Provide sufficient evidence that the design and number of driveways proposed is the fewest necessary, that the driveways will provide safe and efficient movement of traffic, and that all driveways comply with the sight distance requirements of the Road Commission for Oakland County.
- v. Mitigation measures. The TIS shall identify realistic public and private mitigation measures needed to accommodate the projected traffic including the following, at minimum:
 - a. The TIS shall identify improvements to intersections and roads to accommodate future volumes and provided adequate capacity.
 - b. Using Road Commission for Oakland County standards, the TIS shall identify taper lanes, turn lanes, and passing lanes necessary to provide safe and adequate ingress and egress to the site.
 - c. The TIS shall identify opportunities to accommodate bicyclists and pedestrians.
 - d. The TIS shall identify opportunities to coordinate development and access with adjoining sites so as to alleviate the impact of increased traffic on public roads.
- I. Sketch plan requirements for administrative approval. The sketch plan for administrative approval shall contain the following information:
 - i. Name, address, telephone and fax numbers of the applicant (and property owner, if different from applicant) and firm or individual preparing the plan.
 - ii. The property location (address, lot number, tax identification number).
 - iii. Site plan shall be drawn to an engineer's scale.
 - iv. Size and dimensions of proposed structures, including gross and usable floor areas, number of stories, and overall height.
 - v. Dimensions of all property lines, showing the relationship of the site to abutting properties. If the site is part of a larger parcel, the plan should indicate the boundaries of total land holding.
 - vi. Existing site features, including natural and historical features, structures, driveways, fences, walls, signs, and other improvements.
 - vii. Location, dimensions, setback distances, and use(s) of all proposed improvements.
 - viii. Location and description of all existing and proposed easements and rights-of-way for utilities, access, and drainage.
 - ix. Other information as requested by the reviewer to verify that the site and use are in accordance with the purpose and intent of this article and the city's master plan.

5. Standards for site plan approval.

The following criteria shall be used as a basis upon which site plans will be reviewed and approved:

- A. Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.
- B. Site design characteristics. All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of parcel, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this article.
- C. Appearance. Landscaping, earth berms, fencing, signs, walls, and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.
- D. Compliance with district requirements. The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, open space, density and all other requirements set forth in Section 3.1, unless otherwise provided in this article.
 - i. Site condominiums. In the case of site condominiums, these regulations shall be applied by requiring the site condominium unit and a surrounding limited common element to be equal in size to the minimum lot size and lot width requirements for the district in which the project is located. The site condominium unit shall be equivalent to the area of the lot where a principal building can be constructed and there shall be a limited common element associated with each site condominium unit which shall be at least equivalent to the minimum yard area requirements.
 - ii. Detached condominiums. In the case of detached condominiums, these regulations shall be applied by requiring that the detached condominium units comply with the requirements governing minimum distance between buildings, attachment of buildings, and other applicable requirements for the district in which the project is located. Furthermore, proposed detached condominium projects shall not exceed the maximum permitted density for the district in which the project is located.
- E. Preservation of natural areas. The landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal, alteration to the natural drainage course and the amount of cutting, filling, and grading.
- F. Privacy. The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and uses.
- G. Emergency vehicle access. All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.
- H. Ingress and egress. Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways.
- I. Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.
- J. Vehicular and pedestrian circulation layout. The arrangement of public and common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry. In order to insure public safety and promote efficient traffic flow and turning movements, the applicant may be required to limit street access points or construct a secondary access road.
- K. Drainage. Appropriate measures shall be taken to insure that the removal or drainage of surface waters will not adversely affect adjoining properties or the capacity of the public or natural storm drainage system. Provisions shall be made for a feasible storm drainage system, the construction of stormwater facilities, and the prevention of erosion. Surface water on all paved areas shall be collected at intervals so that it will not obstruct vehicular or pedestrian traffic and will not create nuisance ponding in paved areas. Final grades may be required to conform to existing and future grades of adjacent properties. Grading and drainage plans shall be subject to review by the city engineer.

- L. Soil erosion and sedimentation. The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with currently county and city standards.
- M. Exterior lighting. Exterior lighting shall be designed so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.
- N. Public services. Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm-water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development.
- O. Screening. Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height.
- P. Danger from hazards. The level of vulnerability to injury or loss from incidents involving hazardous materials or processes shall not exceed the capability of the city to respond to such hazardous incidents so as to prevent injury and loss of life and property. In making such an evaluation, the city shall consider the location, type, characteristics, quantities, and use of hazardous materials or processes in relation to the personnel, training, equipment and materials, and emergency response plans and capabilities of the city.

Sites which include storage of hazardous materials or waste, fuels, salt or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.
- Q. Health and safety concerns. Any use in any zoning district shall comply with applicable federal state, county, and local health and pollution laws and regulations with respect to noise; dust, smoke and other air pollutants; vibration; glare and heat; fire and explosive hazards; gases; electromagnetic radiation; radioactive materials; and, toxic and hazardous materials.
- R. Sequence of development. All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.
- S. Coordination with adjacent sites. All site features, including circulation, parking, building orientation, landscaping, lighting, utilities, common facilities, and open space shall be coordinated with adjacent properties.
- T. The approving body shall review the site plan for compliance with the design guidelines applicable to the zoning district in which the property is located, as follows: Village Center District Design Guidelines (as adopted the 15 day of October, 2012, and as may be amended from time to time).

6.2 SPECIAL USE PROCEDURES AND STANDARDS

1. Application of article. The special land uses and activities eligible for approval consideration are specified elsewhere in this ordinance by the regulations applicable to the various districts. This article sets forth the procedures and supporting materials required for application, review, and approval of all special land uses which are permitted in various zoning districts only after review and approval. It also sets forth the general requirements and standards upon which decisions on requests for special land use approval shall be based which shall be in addition to any others specified elsewhere in this ordinance as to specific special uses.
2. Approving authorities. The city council shall be the approving authority and shall be responsible for review and approval of special land uses. All special land use decisions of the city council shall be administratively final and subject to appeal only to courts of competent jurisdiction.
3. Application and site plan. All persons desiring a special use approval shall file with the ~~building official~~ **city administrator or their designee** a written detailed application setting forth the nature and extent of the proposed use, the proposed manner of operation (including hours of operation, occupancy loads, parking adequacy data, neighborhood and community impact data, and any other information which the applicant deems to be relevant to a determination as to the use should be approved). The application shall be accompanied by a site plan prepared in conformity with Section 6.1. The application and site plan should affirmatively show that the use, as proposed, will comply with all of the other applicable provisions of this ordinance.

4. Preliminary examination. The ~~building official city administrator or their designee~~ shall examine the application and obtain from the applicant, in writing, such additional representations and other information as to the proposed use as are reasonably related to its impact on adjacent properties and the community at large and which the ~~building official city administrator or their designee~~ reasonably deems to be relevant to a determination as to whether the use is eligible for approval. When the application and supporting materials are complete, the ~~building official city administrator or their designee~~ shall make a notice of request of a public hearing to the city clerk.
5. Notice of request. A notice that a request for a special land use public hearing has been received shall be given as provided in 6 and 7 below.
6. Notice, how given. The public hearing notice requirements as set forth in Section 7.6 shall be applicable.
7. Notice, contents. The public hearing requirements set forth in Section 7.6 shall be applicable.
8. Public hearings.
 - A. For all special land uses provided in this ordinance, and for all other like uses where reference is made in this ordinance to Section 6.2, as a prerequisite to approval of the use there shall be a public hearing with notice as provided in this article.
 - B. All such public hearings shall be conducted by the Planning Commission.
 - C. Public hearings on special land use approval shall be held in conformity with the procedures and requirements of applicable statutory and constitutional provisions, but the proving authority shall have the widest lawful range of discretion in adopting rules and making rules in the course of conducting hearings and otherwise performing the duties of an administrative tribunal.
 - D. When a public hearing is continued at the request of the applicant, the Planning Commission shall require additional notice of the continued hearing to be sent by mail to those persons entitled to notice under Section 7.2.6. The applicant shall be required to bear the cost of such re-notice.
9. Decisions. The approving authority may, in the exercise of sound and lawful discretion, deny, approve, or approve with conditions, requests for special land use approval. All such decisions shall be incorporated in a statement of conclusions relative to the special land use under consideration, shall specify the basis for the decision, and shall specify any conditions imposed. Any conditions may be imposed which are deemed necessary and appropriate to assure that the use will be conducted as represented and will continue to meet the requirements and standards established for initial approval of the use. All decisions shall be made within a reasonable time after the expiration of any applicable notice or hearing periods.
10. General standards for approval. The approving authority shall approve special land uses when it determines that the proposed use does and will conform to any special requirements specified elsewhere for that specific use and also meets the following general requirements and standards:
 - A. The use must be a "reasonable use" (as defined in Section 2.2) as and where proposed to be located.
 - B. The use must conform to all of the other regulations of this ordinance and the other ordinances of this city.
 - C. 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.
 - D. 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.
 - E. The use must be of such character and be so arranged on the site so as not to cause or create adverse effects on neighboring properties or the community at large be [by] reason of noise, dust, dirt, glare, odor, fumes, pedestrian or vehicular traffic, or other factors discernible to the human senses beyond those customarily resulting from other uses permitted in the same district in this city.
 - F. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.
 - G. The site design and proposed manner of operation of the use must provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. In determining whether this standard has been met, the approving authority shall consider any provisions for buffering, landscaping, or other site amenities over and above the minimum requirements of this ordinance.

- H. Standards for Approval. For establishments involving the manufacture or sale of any alcoholic beverages controlled by the Michigan Liquor Control Act, Public Act No.58 of 1998 (MCL 436.1101 et seq.) **or cannabis facilities regulated by the State of Michigan**, the applicant must demonstrate a quantifiable need for the proposed use within either the City of Lathrup Village or the surrounding area. Upon demonstration of such need the proposed use will then be evaluated under the standards set forth in Chapter 18, Article III of the Lathrup Village Code of Ordinances, as well as the special use standards found in this section
11. Effect of decision. Every special land use approval shall permit the applicant and its successors in occupancy of the premises to use the premises in conformity with the decision and not otherwise. In the event the user desires to change the manner of conducting a special use, a new application shall be made and processed, provided however, a special use may be changed to an expressly permitted, fully conforming use without further special use proceedings.
 12. Modification of approvals. The approving authority may reopen, review, and/or modify any special land use approval decision on application of any person entitled to notice under Section 6.2.6 if and when it determines, pursuant to a public hearing after notice given pursuant to Section 6.2.6 and Section 6.2.7, that any of the conditions to initial approval have not been met or are being violated and that the use, as actually being conducted, does not meet the requirements and standards for initial approval. A special use approval may also be suspended or revoked, after like notice and hearing, whenever the approving authority determines that any of the causes exist which are grounds for a suspension or revocation of a certificate of occupancy.