



CITY OF MADISON HEIGHTS

FIRE STATION 1 TRAINING ROOM - 31313 BRUSH STREET

CITY COUNCIL REGULAR MEETING AGENDA

AUGUST 08, 2022 AT 7:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILMAN SOLTIS

APPROVAL OF THE AGENDA:

1. Additions/Deletions **Reports - TA with Dept. Heads Union**

PRESENTATIONS **Bids/Awards - Fire Station #2 Furniture Purchase**

Bids/Awards - Emergency Change Order - 901 E 10 Mile- The Adams Group

2. DPS - 2022 Summer Beautification Awards

PUBLIC HEARINGS:

3. Special Approval PSP 22-08 - 434 W. 12 Mile Road, Beacon Civil Engineering LLC/Take 5
Oil Change - Motor Vehicle Maintenance Service Facility

ITEMS ON AGENDA OF INTEREST TO PARTIES IN THE AUDIENCE

MEETING OPEN TO THE PUBLIC:

COMMUNICATIONS:

4. Debra Ott - Resignation from the Zoning Board of Appeals

REPORTS:

5. CED Amendments to FY22-23 Fee Schedule
6. DPS - GLWA Contract Reopener
7. City Manager - Ambassador Park Lease - Letter of Intent with Oakland County

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

8. City Manager - Communication Conduit and SM Fiber Cable Installation

ORDINANCES:

UNFINISHED BUSINESS:

MINUTES:

9. Regular City Council Meeting Minutes of July 25, 2022

EXECUTIVE SESSION:

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

DATE: August 2, 2022

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments for the Regular Council Meeting of Monday, August 8, 2022

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, August 8, 2022.

PRESENTATIONS:

2022 SUMMER BEAUTIFICATION AWARD WINNERS

The DPS Director, Corey Almas, and members of the Active Adult Center Advisory Board are scheduled to make an award presentation on Monday evening and play a short PowerPoint slide show of the winners' and nominees' outstanding displays. This year's summer beautification award winner is 30728 Blairmoor, and the runner-up is 30481 Alger.

PUBLIC HEARINGS:

SPECIAL APPROVAL PSP 22-08 – 434 W. 12 MILE ROAD BEACON CIVIL ENGINEERING LLC/TAKE 5 OIL CHANGE MOTOR VEHICLE SERVICE FACILITY

The applicant has requested Special Use Approval to operate a Motor Vehicle Maintenance Service Facility for quick service oil changes at 434 West 12 Mile Road, located at a vacant grass outlot to the south of Lowe's. This property is zoned M-1, Light Industrial, and if the project is approved, the applicant would be required to divide the outlot into a separate parcel. Per Section 10.329, 'motor vehicle maintenance service facilities' (including oil change facilities) are permitted in the M-1 district as a special use, subject to use-specific standards.

The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their July 13, 2022, meeting and expressed the following concerns:

1. The applicant requests special use approval for a motor vehicle maintenance service facility, quick service oil change at 434 W. 12 Mile Road. The site is zoned M-1, Light Industrial. The proposed oil change facility is compatible with existing adjacent uses but is not consistent with the intent of the site's M-1, Light Industrial zoning.
2. The proposed use is not completely aligned with the site's 'Mixed Use Innovation' future land use designation in that it does not further contribute to or promote an appropriate mix of office, commercial, and light industrial uses. The use is not consistent with special use criteria Section 10.201(4)(c)5, "conformance with future land use plans for the area as adopted by the planning commission."

3. The proposed use is not consistent with special use criteria Section 10.201(4)(c)4, "the need for the proposed use in specified areas of the city," in that it will further proliferate the amount of quick-service auto facilities within a small area of the city, including what would amount to a fourth oil change facility along this small stretch of W. 12 Mile Road and ninth facility within two miles of the subject site.
4. The proposed use generally satisfies the special use approval review standards and criteria but does not satisfy the City's commercial architectural requirements.

Based on these findings, the staff recommends that City Council deny special use request PSP 22-08 for these reasons.

If, however, City Council should move to approve the requested special use, staff recommends adding the following condition: the applicant shall submit revised building elevations for site plan review that substantially comply with the City's commercial architectural requirements, Section 10.401(u).

After the public hearing and discussion, City Council may take action on the requested special use. Any motion shall include concise findings based on the special approval review standards and criteria, Section 10.201(4).

COMMUNICATIONS:

OTT'S RESIGNATION FROM THE ZONING BOARD OF APPEALS

Debra Ott has submitted her resignation from the Zoning Board of Appeals. Staff recommends that City Council accept the resignation and declare the seat vacant. This seat expires on February 28, 2025.

REPORTS:

COMMUNITY DEVELOPMENT AMENDMENT TO FY 2023 FEE SCHEDULE

The Community Development staff is proposing an Amendment to the recently adopted FY 2023 Fee Schedule to clarify existing fees, provide for reduced fees for less intense reviews, and create a new fee structure for items included in approved text amendments in the zoning ordinance. Highlights of this amendment include new language for fees associated with recently approved and amended zoning ordinances such as the food truck ordinance; and clarifies items such as re-inspection fees when an inspection is missed due to the inspector not having access to conduct the inspection.

Staff and I recommend City Council approve the amendment to the Community Development FY 2023 fee schedule.

GREAT LAKES WATER AUTHORITY CONTRACT REOPENER

The current agreement between the Great Lakes Water Authority (GLWA) and the City of Madison Heights calls for a contract reopener every four years to evaluate Maximum Day Usage trends, Peak Hour trends, and contract terms generally. Information such as meter locations and emergency connections are also reviewed. Presented for Council's consideration is Amendment 4 to the Water Service Contract between GLWA and the City of Madison Heights. This amendment includes two housekeeping language changes to align the contract with current practice.

Staff and I recommend that Council approve Amendment 4 to the Water Service Contract between GLWA and the City of Madison Heights and authorize the Mayor, City Manager, and City Clerk to sign on behalf of the City.

AMBASSADOR PARK - OAKLAND COUNTY LETTER OF INTENT

The City of Madison Heights and Oakland County Parks and Recreation have been working together on a possible lease for Ambassador Park. Once completed, this lease will come before City Council for their consideration and possible approval. To facilitate OCPR's application for American Rescue Act Funding, OCPR requires a letter of intent to acknowledge that the City and County are working to possibly negotiate a mutually acceptable lease for Ambassador Park. This lease is intended to be for an estimated period of 25-30 years, including operation, planning and maintenance of the Park and park features to be updated to include the conversion of the existing tennis courts into pickleball courts, construction of accessible bathroom facilities of the Park, conversion of the current practice athletic field and bleachers to an alternative use agreed upon by the Parties.

Staff recommends City Council approve the letter of intent between the City of Madison Heights and Oakland County Parks and Recreation Commission for the possible lease of Ambassador Park and authorize the Mayor to sign on behalf of the City.

BID AWARDS/PURCHASES:COMMUNICATION CONDUIT AND SINGLE-MODE FIBER CABLE
INSTALLATION

As part of the Civic Center Plaza construction project, staff has located and tracked the existing fiber line, which runs underground through the construction site. This fiber is critical for City Hall operations and phones and data connections at the Police and Fire Departments. Therefore we issued a request for proposals (RFP) to install a replacement fiber connection from City Hall to the Police Department. This (RFP) resulted in no bids being received.

Staff worked with our construction manager, FRS, who contacted the vendors that attended the mandatory walk-through during the RFP process and was able to get a quote from one company,

Amcomm Telecommunication. Demolition of the area containing the current fiber is scheduled to begin in late September; therefore, staff is requesting City Council approve this quote from Amcomm Telecommunication for \$25,527.15 to install a four-inch underground communication conduit and single-mode fiber cable.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/8/22

PREPARED BY: R. Corey Almas, Director of Public Services

AGENDA ITEM CONTENT: DPS - 2022 Summer Beautification Awards

AGENDA ITEM SECTION: Presentations

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Presentation of the 2022 Summer Beautification Awards

RECOMMENDATION:

This year's winner is 30728 Blairmoor, and the runner-up is 30481 Alger. The DPS Director and members of the Active Adult Center Advisory Board are scheduled to make a brief award presentation on Monday evening and play a short PowerPoint slide show of the winners and nominees outstanding displays.

2022

Beautification Nominees



City of Madison Heights

612

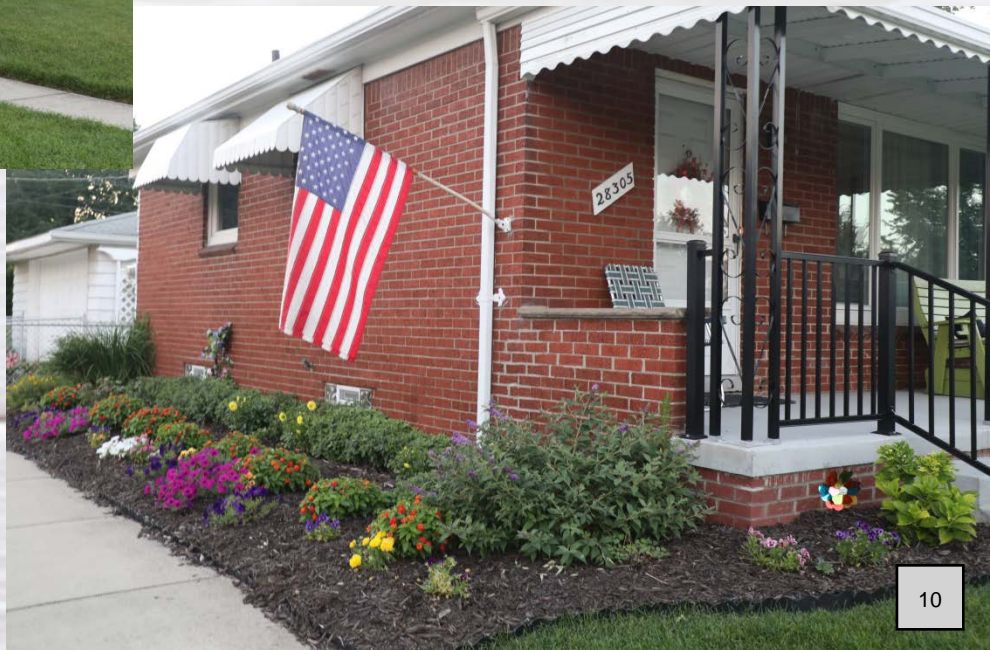
Tanglewood



26359 Delton



28305 Brush



30481 Alger



30704 Winthrop





30728

Blairmoor



530 West Parker



27731 Lorenz



873 Rowland





Congratulations to All Nominees!

612 Tanglewood

30728 Blairmoor

26359 Delton

530 W. Parker

28305 Brush

27731 Lorenz

30481 Alger

873 Rowland

30704 Winthrop



The Active Adult Center and the Department of Public Services will be accepting nominations for the 2022 Holiday Light Awards beginning December 1st through December 31st.

Thank you!



AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/08/22

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Special Approval Request PSP 22-08: 'Take 5 Oil Change' - 434 W. 12 Mile Rd.

AGENDA ITEM SECTION: Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, Beacon Civil Engineering LLC, requests special use approval for a motor vehicle maintenance service facility (quick service oil change) known as 'Take 5 Oil Change'. The subject site is located on a vacant grass outlot at 434 W. 12 Mile Road (PIN 44-25-11-476-015), zoned M-1, Light Industrial. Motor vehicle maintenance service facilities are listed as a special use within the M-1 district per Section 10.329 of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends that City Council deny special use request PSP 22-08 based upon the findings outlined in the staff report.



MEMORANDUM

Date: July 21st, 2022
 To: City of Madison Heights City Council
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Special Approval Request PSP 22-08 – 434 W. 12 Mile Road – ‘Take 5 Oil Change’

Introduction

The applicant, Beacon Civil Engineering, LLC, requests special use approval for a motor vehicle maintenance service facility (quick service oil change) known as ‘Take 5 Oil Change.’ The subject site consists of a vacant grass outlot to the south of Lowe’s at 434 W. 12 Mile Road (PIN 44-25-11-476-015). The property is zoned M-1, Light Industrial.

Background and Application

The applicant proposes to construct a quick-service oil change facility on a vacant grass outlot located on the north side of 12 Mile Road, immediately in front of the existing Lowe’s. If the project is approved, the applicant would be required to divide the outlot into a separate parcel.

The subject property is zoned M-1, Light Industrial. Per Section **10.329** ‘motor vehicle maintenance service facilities’ (including oil change facilities) are permitted in the M-1 district as a special use, subject to use-specific standards; these use-specific standards are listed in full at the end of this report.

The applicant has submitted a preliminary site plan and concept color renderings for the project. As proposed, approximately a half-acre of the outlot would be improved with a three-bay, 1,418 square-foot quick-service oil change facility. Vehicular access is proposed off of the existing Lowe’s access drive on the east side of the outlot. The preliminary building elevations primarily depict a stucco-façade, which does not meet the Zoning Ordinance’s decorative masonry requirement for commercial structures (Section 10.401(u)).

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*
6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Vacant	M-1, Light Industrial
North	Commercial Retail (Lowe's)	M-1, Light Industrial
South (across 12 Mile)	Retail/Auto-Oriented Service	B-3, General Business
East	Commercial Retail	B-2, Planned Business
West	Commercial Retail	M-1, Light Industrial

The subject site is zoned M-1, Light Industrial, which is, *“designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.”*

The site located to the east of the 12 Mile Road/I-75 interchange. Adjacent land uses consist of regional commercial and auto-oriented uses, including Lowe's, Home Depot, BJ's Wholesale, fast-casual restaurants and drive-throughs, and auto-service uses.

Subject Site (Looking West)***Adjacent Auto-Service Uses (across 12 Mile Rd; Looking East)***

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Mixed Use Innovation
North	Mixed Use Innovation
South (across 12 Mile)	Commercial
East	Commercial
West	Mixed Use Innovation

The future land use designation of the subject site is '*Mixed Use Innovation*'. Per the Master Plan, the Mixed Use Innovation designation is intended to, "*encourage a mix of office, service, commercial and light industrial uses.*" Further, the Mixed Use Innovation designation promotes uses that demonstrate connectivity within the district, to the mixed use commercial core, and to other commercial areas.

Use-Specific Standards

Section **10.319(2)** of the Zoning Ordinance contains use-specific standards for motor vehicle maintenance service facilities within the business and industrial zoning districts. Based on the proposed concept plan, the project is in general compliance with these use-specific standards.

However, as previously noted, the building materials depicted on the elevations do not satisfy the City's decorative masonry requirement for commercial structures. Additional site plan deficiencies, including the absence of a bicycle rack, proper dimension labels, and easement dedications, would need to be addressed during the site plan review stage.

Staff Analysis

Per Section 10.201(4)(c), one criteria for the evaluation of special uses within the City is the, "*need for the proposed use in specified areas of the city.*" Staff has concerns about the proliferation of auto-service uses in close proximity to one another. Staff notes that there are three express auto repair/oil change immediately to the south of the subject property across 12 Mile Road (Midas, Auto Xperts, and Uncle Ed's Oil Shoppe), in addition to a car wash (Auto Bath America). Further, staff notes that there are *at least* eight quick-service auto repair/express oil change businesses with Madison Heights addresses within two miles of the proposed site, listed below:

1. Midas: 385 W. 12 Mile Rd. (0.06 miles)
2. Auto Xperts: 433 W. 12 Mile Rd. (0.08 miles)
3. Uncle Ed's Oil Shoppe: 465 W. 12 Mile Rd. (0.1 miles)
4. Major Oil Detailing & Repair: 27795 John R Rd. (0.6 miles)
5. Instant Kwik Lube: 26700 John R Rd. (1.11 miles)
6. Majic Quick Lube: 31371 John R Rd (1.28 miles)
7. Quick & Easy Oil Change: 32350 John R Rd. (1.8 miles)
8. Fast Change Oil: 32822 John R Rd. (1.9 miles)

Further, staff does not find the proposed use to be consistent with the '*Mixed Use Innovation*' future land use designation for the property in that it does not further contribute to or promote an appropriate mix of office, commercial, and light industrial uses.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for a motor vehicle maintenance service facility (quick service oil change) known as 'Take 5 Oil Change' at 434 W. 12 Mile Road. The site is zoned M-1, Light Industrial.
2. The proposed oil change facility is compatible with existing adjacent uses, which include other auto service uses, regional commercial, and restaurant establishments, but is not consistent with the intent of the site's M-1, Light Industrial zoning.
3. The proposed use is not completely aligned with the site's '*Mixed Use Innovation*' future land use designation in that it does not further contribute to or promote an appropriate mix of office, commercial, and light industrial uses. The use is not consistent with special use criteria Section 10.201(4)(c)5, "*conformance with future land use plans for the area as adopted by the planning commission.*"
4. The proposed use is not consistent with special use criteria Section 10.201(4)(c)4, "*the need for the proposed use in specified areas of the city,*" in that it will further proliferate the amount of quick-service auto facilities within a small area of the city, including what would amount to a fourth oil change facility along this small stretch of W. 12 Mile Road and ninth facility within two miles of the subject site.
5. The proposed use generally satisfies the special use approval review standards and criteria listed in Section **10.319(2)**, but does not satisfy the City's commercial architectural requirements.
6. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their July 13th, 2022 meeting and expressed concerns regarding the amount of quick-service auto repair/maintenance facilities within the area.

Based on these findings, staff recommends that City Council **deny** special use request PSP 22-08.

If City Council should move to approve the requested special use, staff recommends adding the following condition: *the applicant shall submit revised building elevations for site plan review that substantially comply with the City's commercial architectural requirements, Section 10.401(u).*

Next Step

After the public hearing and discussion, City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

Pertinent Zoning Ordinance Sections

Section 10.201 – Special Approval Use Review Procedures and Requirements

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
 - (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.

- (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
- (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
 - 1. Location of use(s) on site;
 - 2. Height of all improvements and structures;
 - 3. Adjacent conforming land uses;
 - 4. Need for proposed use in specified areas of the city;
 - 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 - 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
- (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - 4. Adequacy of sight distances;
 - 5. Location and access of off-street parking;
 - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.
- (f) The use shall be properly served by utilities.
- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent

uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:

1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
 2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (I) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Sec. 10.329 – M-1 Uses Permissible on Special Approval

- (6) Motor vehicle heavy and light repair facilities and/or motor vehicle maintenance service facilities subject to the applicable requirements of subsection 10.319(2).

Sec 10.319(2) Gasoline service stations and/or motor vehicle light repair facilities and/or motor vehicle maintenance service facilities, subject to the following:

- (a) One hundred forty feet of street frontage on the lot proposed for the gasoline filling station shall be provided on the principal street serving the station.
- (b) The lot shall contain not less than 14,000 square feet of lot area.
- (c) The lot must be located on the edge of the district (where the abutting zoning district on the frontage is nonresidential) so as not to disrupt pedestrian movement within the district.
- (d) All buildings shall be set back not less than 40 feet from all street right-of-way lines.
- (e) Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than 15 feet from all street right-of-way lines.
- (f) Driveway widths entering the filling station shall have a maximum width of 35 feet. Curb openings for each driveway shall not exceed 50 feet in length.
- (g) Curb cuts shall be no closer than ten feet to any adjoining property and shall be no closer than 35 feet to any corner of the intersecting street right-of-way lines. Any two driveways shall be separated by an island at least 20 feet long.
- (h) The angle of intersection of any driveway shall not be less than 60 degrees unless acceleration or deceleration lanes are provided.

- (i) Curbs in accord with standard city specifications shall be constructed on all streets adjacent to the gasoline filling station site.
- (j) Sale of alcoholic beverages from a structure wherein gasoline service stations are operated is strictly prohibited except in such structures where there is a masonry firewall between the location selling alcoholic beverages and the gasoline service station and there is a distance of 500 feet between the entrance of each establishment.
- (k) The owner and/or operator of a gasoline service station and/or motor vehicle maintenance service facility shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. Further, such disabled vehicles or vehicles waiting for repair or service shall be parked within an enclosed building. All repair work of any nature shall be done within an enclosed building only.
- (l) Motor vehicle light repair facilities established and/or uses expanded to include motor vehicle light repairs shall completely screen all motor vehicles waiting for repairs and/or maintenance from view from any direction by an eight-foot poured concrete screen wall. All parcels which do not contain corner lots must maintain the required front yard setback per ordinance. All parcels which contain a corner lot shall contain screened walls which comply with side yard setbacks as well as front yard setbacks. Screen gates must be installed to continue the enclosure of the screened area. Disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced shall not be parked for longer than 72 hours on the premises. Further, all vehicles waiting for repair shall be screened from view. All repair work of any nature shall be done in an enclosed building only.
- (m) All owners and/or operators of gasoline service stations and/or light repair facilities and/or motor vehicle maintenance service facilities that are in existence on the effective date of this Ordinance, shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. All repair work of any nature shall be done within an enclosed building only.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **Monday, August 8th, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following special approval request:

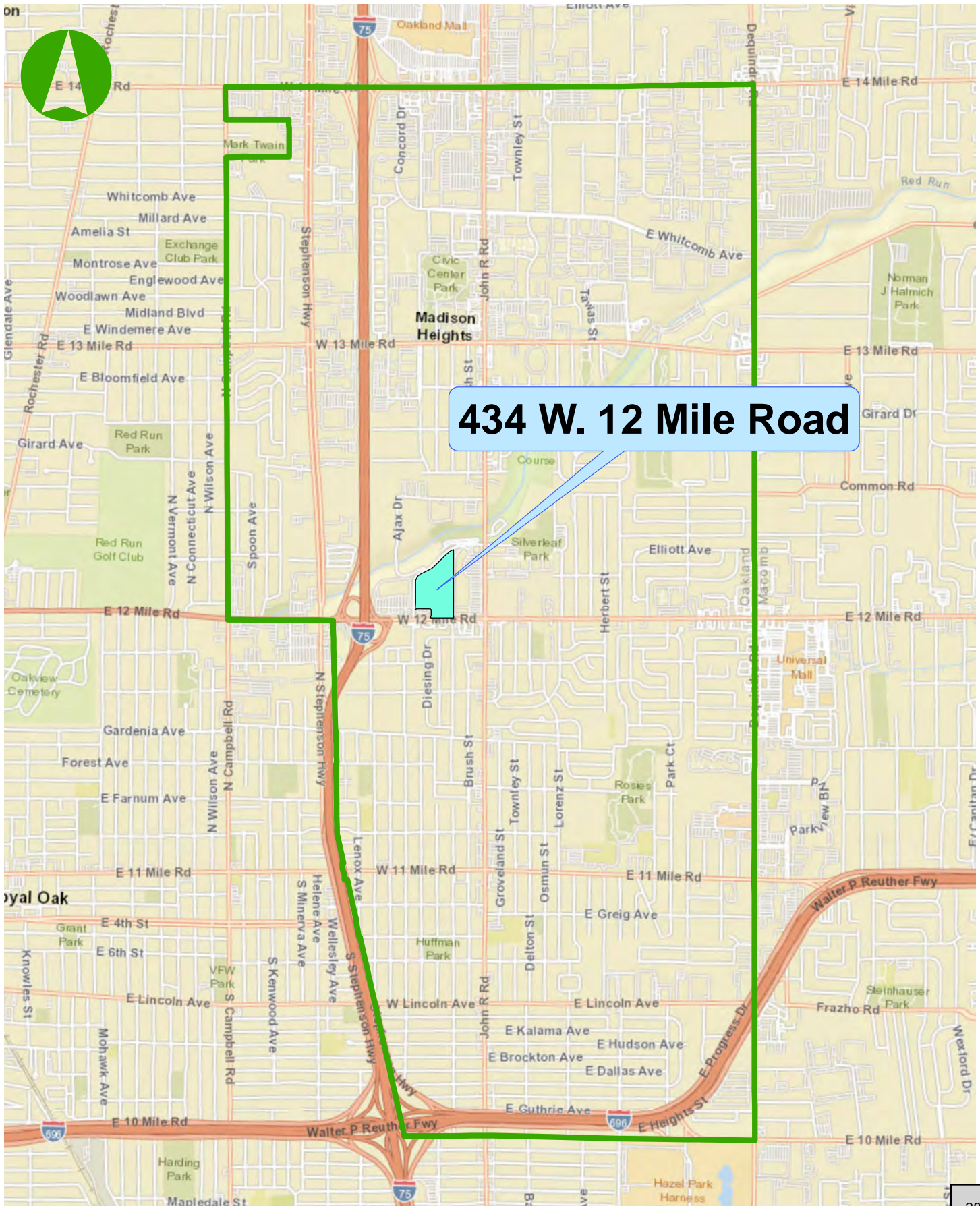
Case # PSP 22-08

The applicant, Beacon Civil Engineering, LLC, requests Special Approval from City Council under Section 10.329 of the Madison Heights Zoning Ordinance for a motor vehicle maintenance service facility (quick oil change) at a portion of 434 W. 12 Mile Road (PIN 44-25-11-476-015). The property is currently zoned M-1, Light Industrial.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at www.madison-heights.org in the Agenda Center.

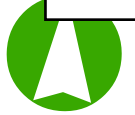
For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC
City Clerk
(248) 583-0826



Site Address: 434 W. 12 Mile Road

[Click for map](#)

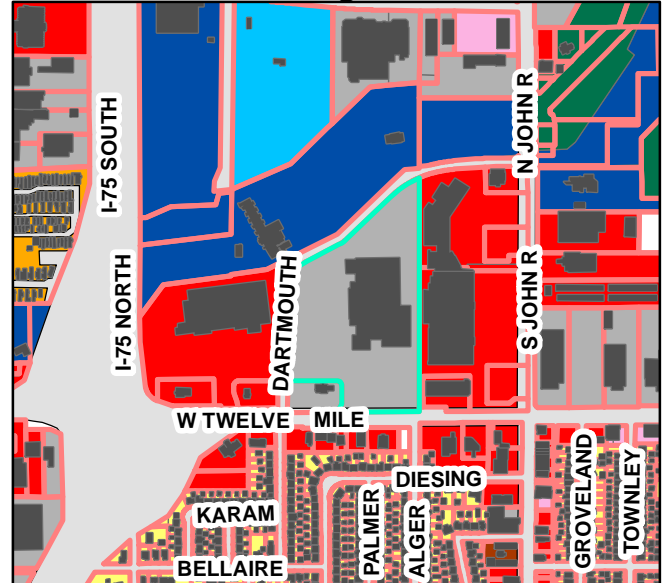


Aerial



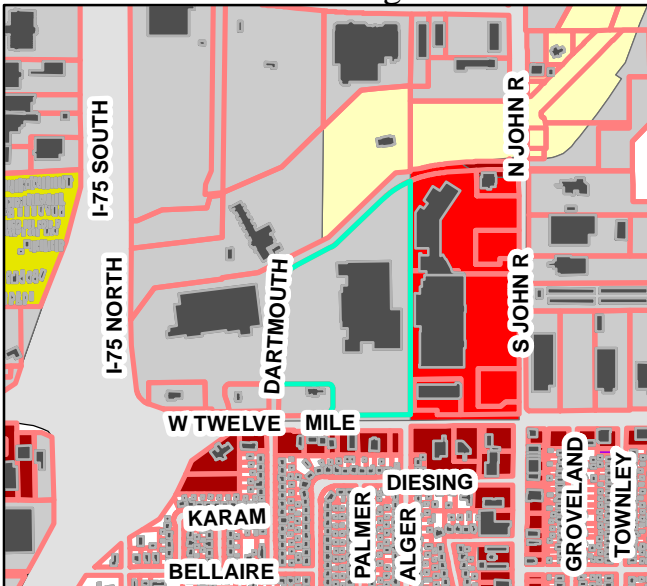
- 434 W. 12 Mile Road
- Parcels

Existing Land Use



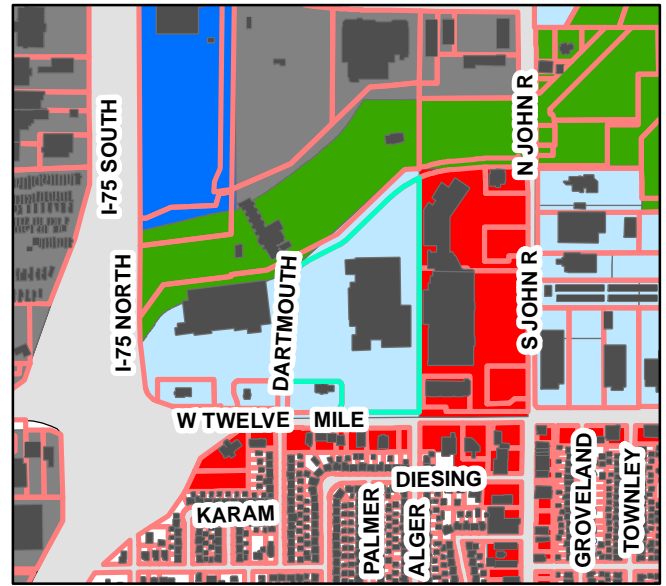
- 434 W. 12 Mile Road
- Parcels
- Buildings
- Vacant
- Single And Two Family
- Quasi- Public
- Office
- Commercial
- Industrial
- Public

Zoning



- 434 W. 12 Mile Road
- Parcels
- Buildings
- M-1 Light Industrial
- B-2 Industrial
- B-3 General Business
- R-3 Residential
- R-1 Residential

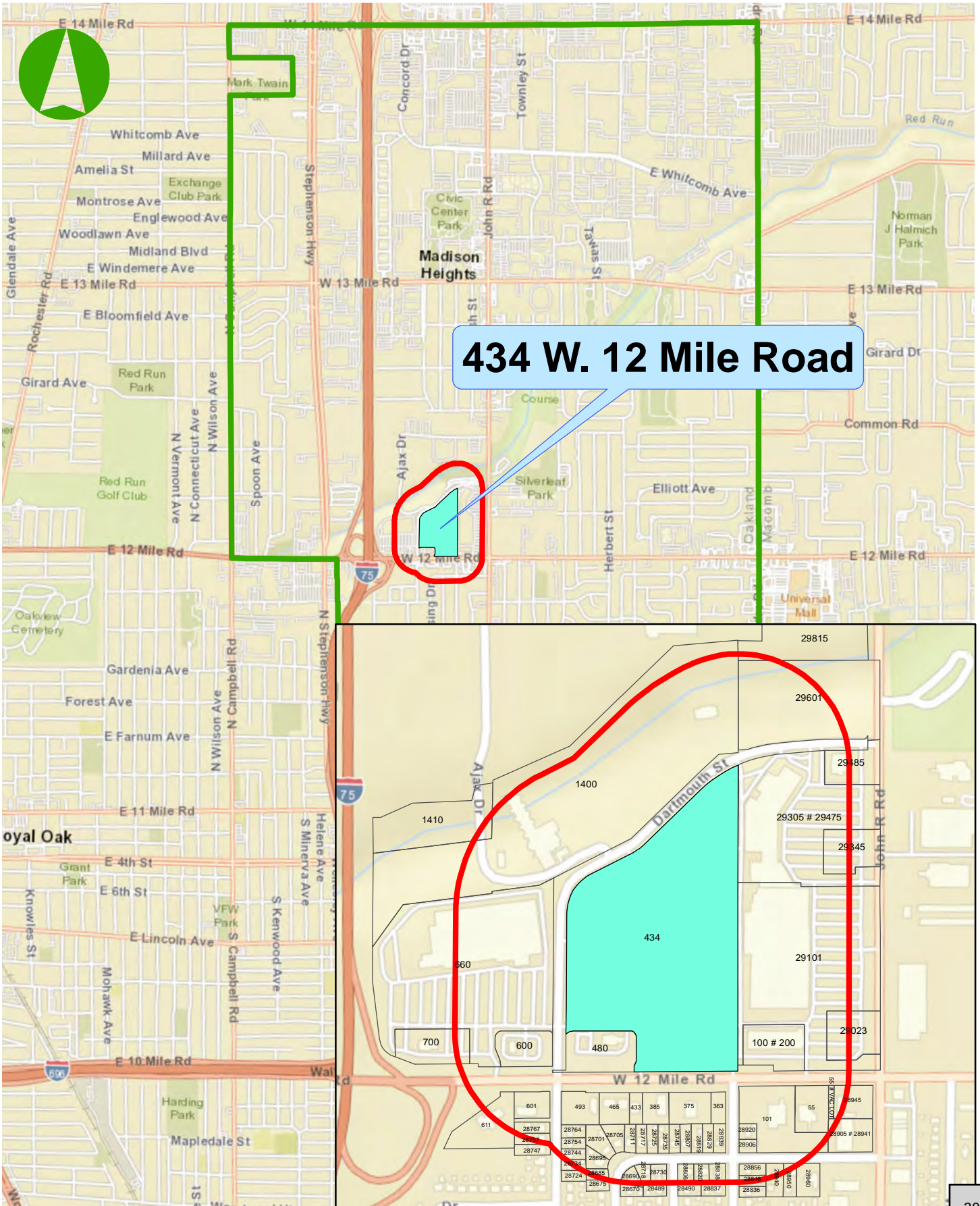
Future Land Use



- 434 W. 12 Mile Road
- Parcels
- Buildings
- M-1 Light Industrial
- Single Family
- Multiple Family
- Office
- Commercial
- Industrial
- Public and Schools
- Recreation
- Conservation
- Mixed Use Innovation

SA CASE: 22 - 08

Buffer 500 Ft





**CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL**

FOR OFFICE

Item 3.

Request PSP 22-08 No:
Date 6-27-22 Filed:
Approved by CDD:
Approved for Hearing: _____

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

Building Address: No Address Currently Tax ID No.: 44 - 25 - 11- 476-015 (portion of)

APPLICANT INFORMATION

Name: Beacon Civil Engineering LLC. / Jarice N. Barbee MSP - Principal Planner

Phone No.: 850-209-6109

Fax No.: N/A

Mailing Address: 8345 Gunn Highway

City, State, Zip: Tampa, FL, 33626

(Notices will be mailed to this address)

Driver's License No.: B610-434-93-341-0 Date of Birth: 09/21/1993

Interest in Property: N/a - Owner's Representative

BUILDING & BUSINESS INFORMATION

Zoning District: M-1 Use Requested Pursuant to Section Quick Service Oil Change of the Zoning Ordinance

Explain Requested Use in Detail: Quick Service Oil Change - 3 Bay Building

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) NA of NA

Subdivision (if platted lot(s)) and is located on the N S E W (Circle One) side of NA Street/Road between NA Street/Road and NA Street / Road.

Hours of Operation: 7am - 8pm

Property Frontage: _____ Width/Depth: _____ No. of Parking Spaces: 10 Private Lot _____ Shared Lot _____

No. of Floors: 1 Max. No. of Employees: 4 Male Unsure Female Unsure No. on Largest Single Shift: 4

No. of Seats for Restaurant or Assembly Uses: N/A Capacity of Waiting Area: N/A

Building: New ^{1,418 SF} or Existing _____ Will Additions or Alterations to the Building be Required? N/A

Explain: N/A

Describe Any Other Site Improvements to be Made: Associated Site Improvements w/ New Construction, Parking, Curbing, Stormwater, Utility Connections, etc.

Building Owner Name: _____ Phone No.: _____ Fax No.: _____

Mailing Address: _____ City: _____ Zip: _____

(Notices will be mailed to this address)

Note: All blanks and boxes above must be completed. Use N/A where appropriate.

CONTINUED ON REVERSE SIDE




**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

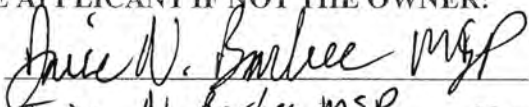
Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature 
 Printed Richard Goodman - VP TPS Name
 Date 6/14/2022

FOR THE APPLICANT IF NOT THE OWNER:

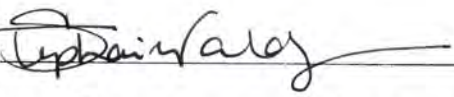
Signature 
 Printed Janice W. Barba MSP Name
 Date 5/2/22

NOTARY:

On this 14th day of June

Before me personally appeared

Richard Goodman to me known to be the
 person who executed the forgoing instrument, and
 acknowledged that he executed the same as his free act
 and deed.

Notary's
 Signature 

Notary's
 Printed Name Stephanie Valdez

Notary public, State of Michigan, North Carolina
 County of Iredell

My commission expires December 7, 2024

Acting in the County of Iredell

NOTARY:

On this _____ day of _____

Before me personally appeared

_____ to me known to be the
 person who executed the forgoing instrument, and
 acknowledged that he executed the same as his free act
 and deed.

Notary's
 Signature _____


Notary's
 Printed Name _____

Notary public, State of Michigan,
 County of _____

My commission expires _____

Acting in the County of _____

OFFICE USE ONLY

\$750.00 Fee Paid 6-27-22 Receipt Number 111467 By  Date: 6-27-22

One Site Plan Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Site Plan Application: PSPR 22-05 Date: 4-28-22

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

Meeting Date _____

Matt Lonnerstater

Madison Heights City Hall

ATTN: Community and Economic Development,

300 W. Thirteen Mile Road, Madison Heights, MI 48071.



Beacon
CIVIL ENGINEERING

8345 Gunn Hwy
Tampa, Florida 33626

Item 3.

LETTER OF TRANSMITTAL

DATE:

June 29, 2022

ATTENTION:

Matt Lonnerstater

RE:

Special use application and Site plan review
Hard copy submittal

TRANSMITTED

VIA



ATTACHED



UNDER SEPARATE COVER



MAIL



OVERNIGHT



UPS



Courier

ARE THE FOLLOWING ITEMS:



PRINTS



PLANS



SHOP DRAWINGS



SPECIFICATIONS



COPY OF LETTER



CHANGE ORDER



COPIES	DATE	SHEETS	DESCRIPTION
1			24x36 Site Plans
2			11x17 Site Plans
2			Alta Survey
1			Hazardous Material List
1			Environmental Permits Checklist

THESE ARE TRANSMITTED as checked below:



FOR APPROVAL



NO EXCEPTIONS TAKEN



RESUBMIT ____ COPIES FOR REVIEW



FOR YOUR USE



CORRECTIONS AS NOTED



SUBMIT ____ COPIES FOR DISTRIBUTION



AS REQUESTED



REJECTED



RETURN ____ CORRECTED PRINTS



FOR REVIEW AND COMMENT



BEACON PROJECT NO.:

21516

COPIES TO:

Matt Lonnerstater

248-837-2649

BEACON CIVIL ENGINEERING

Signed:

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

CITY OF MADISON HEIGHTS

SPECIAL EXCEPTION

Project:

T5 Oil Change

434 12 Mile Road, Madison Heights, MI

Preface:

It is understood by the applicant that the project may be further limited in design while undergoing this Special Exception and through the Development Process. The final binding agreement shall be subject to the preparation, negotiation, and execution of any definitive legal documents.

Project: T5 Oil Change Madison Heights, MI

Special Exception Request

Introduction

The Applicant plans to redevelop the property with quick service oil change facility. The proposed special exception request will bring commercial activities to a site that has been left vacant. The proposed use will be compatible with surrounding uses and be revenue generating to the City.

Development Code 10.201.4 Special Use Permit Consistency Statements

4. Review standards and criteria. The city council shall consider the following standards and criteria in their review of all special approval use requests:

Applicant Response: *It is understood and acknowledged that conditions may be imposed by the Plan Commission and City Commission.*

- a. Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in [Section 10.514](#). Site Plan Review.

Applicant Response: *The site plans attached have been prepared in conformance with [Section 10.514](#). Site Plan Review.*

- b. All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.

Applicant Response: *The site plans attached have been prepared in conformance with [Section 10.514](#). Site Plan Review.*

- c. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

- i. Location of use(s) on site;

Applicant Response: *The above listed requirement is included in the site plan.*

- ii. Height of all improvements and structures;

Applicant Response: *The above listed requirement is included in the site plan.*

- iii. Adjacent conforming land uses;

Applicant Response: *The proposed use is compatible with the surrounding adjacent land uses.*

- iv. Need for proposed use in specified areas of the city;

Applicant Response: *The proposed use is being chosen to move forward in this area because this is a more auto centric area of the City, and this type of use directly serves auto users. This location provides an opportunity to care for cars in a positive fashion through productive placement.*

- v. Conformance with future land use plans for the area as adopted by the planning commission; and

Applicant Response: *The above listed requirement is included in the site plan.*

- vi. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.

Applicant Response: *The proposed structures and uses are compatible with the surrounding area and future permitted uses. A landscaping plan has also been provided with this submittal. The proposed Special Exception will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.*

- d. Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - i. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - ii. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - iii. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - iv. Adequacy of sight distances;
 - v. Location and access of off-street parking;
 - vi. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

Applicant Response: *Ingress and Egress locations have been located to minimize traffic hazards and congestion. The site will utilize previous access and egress locations to surrounding roads through previously approved access easements. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site,*

disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

- e. Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

Applicant Response: *The above listed requirement is included in the site plan. A landscaping plan will be included in the construction of this project.*

- f. The use shall be properly served by utilities.

Applicant Response: *The proposed Special use is served adequately by public facilities and services. The applicant is responsible for the establishment and provision such services. The subject site has adequate and available Water, Sewer, Electricity, and will treat Stormwater on-site. All applicable development impacts will be properly addressed and mitigated through the concurrency review process. The impacts will be beneficial and revenue generating to the City.*

- g. The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.

Applicant Response: *The proposed structures and uses are compatible with the surrounding area and future permitted uses. A landscaping plan has also been provided with this submittal. The proposed Special Exception will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.*

- h. The use shall be specifically scrutinized for conformance with the performance standards outlined in [section 10.509](#) of this Ordinance.

Applicant Response: *The applicant acknowledges this statement.*

- i. The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.

Applicant Response: *The proposed structures and uses are compatible with the surrounding area and future permitted uses. A landscaping plan has also been provided*



with this submittal. The proposed Special Exception will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

- j. The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.

Applicant Response: *The proposed Special use is served adequately by public facilities and services. The applicant is responsible for the establishment and provision such services. The subject site has adequate and available Water, Sewer, Electricity, and will treat Stormwater on-site. All applicable development impacts will be properly addressed and mitigated through the concurrency review process. The impacts will be beneficial and revenue generating to the City. No unreasonable burdens will be created by this project.*

- k. The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:

- i. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

Applicant Response: *The applicant acknowledges this statement.*

- ii. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.

Applicant Response: *The applicant acknowledges this statement.*

- iii. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.

Applicant Response: *The applicant acknowledges this statement.*



- iv. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.

Applicant Response: *The applicant acknowledges this statement.*

- I. The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Applicant Response: *The applicant acknowledges this statement.*

5. General stipulations.

- a. Application for special approval shall be made with the full consent of all persons having an ownership interest in the land on which the special approval use is requested. All persons having ownership interest in the property shall sign the application prior to its acceptance by the city.

Applicant Response: *The proposed application has been produced with full permission from all interested parties.*

- b. Special approval is valid for a period of one year. Site plan approval and commencement of construction of approved improvements must occur within one year of the city council's special approval or the special approval shall be automatically null and void. The city council may grant an extension for good cause for a period not to exceed six months from the date of expiration of the original approval provided for extension is made during the period of effectiveness.

Applicant Response: *The applicant acknowledges this statement.*

- c. The record of the city council shall be the approved minutes for special approval use cases. Said record shall be made available to the applicant whether the special approval request is approved, approved with conditions, or denied and shall constitute notice of the city council's decision regarding the special approval request.

Applicant Response: *The applicant acknowledges this statement.*

- d. The city council shall give notice of the time and place of the required public hearing as required by state law.

Applicant Response: *The applicant acknowledges this statement.*

- e. All construction, improvement or use of a parcel or parcels of land shall be in complete accord with the special approval, any conditions imposed by the city council and the approved site plan.

Applicant Response: *The applicant acknowledges this statement.*

- f. A special use permit may be terminated by subsequent rezoning of the affected site as a part of an appropriate zoning district, subject to any vested nonconforming use rights. Such termination may be initiated only after determination by the city council that the development status of the site is in accordance with requirements of the zoning district in which it is to be placed. There shall be no waiver of standards or procedures, including publication, hearings, planning commission and city council action, in regard to the rezoning of a site which is occupied or used under a special use permit.

Applicant Response: *The applicant acknowledges this statement.*

- g. No reapplication, reconsideration and/or rehearing for a special use permit which has been denied by the city council shall be resubmitted until the expiration of one year from the date of such denial, except on grounds of newly discovered evidence or proof of materially changed conditions, sufficient to justify reconsideration by the city council. Each reapplication will be treated as a new application.

Applicant Response: *The provided application does not fall into this category.*

- h. The conditions imposed with respect to the approval of a special land use shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the approving authority and the landowner. The city clerk shall maintain a record of changes granted in conditions.

Applicant Response: *The applicant acknowledges this statement and will properly record all materials.*

Jarice N. Barbee MSP
Principal Planner
O: (813) 882-4815 (ext. 103)
C: (850) 209 6109 (Preferred)
E: jbarbee@beaconcivil.com
Beacon Civil Engineering, LLC.
8345 Gunn Highway, Tampa, FL, 33626

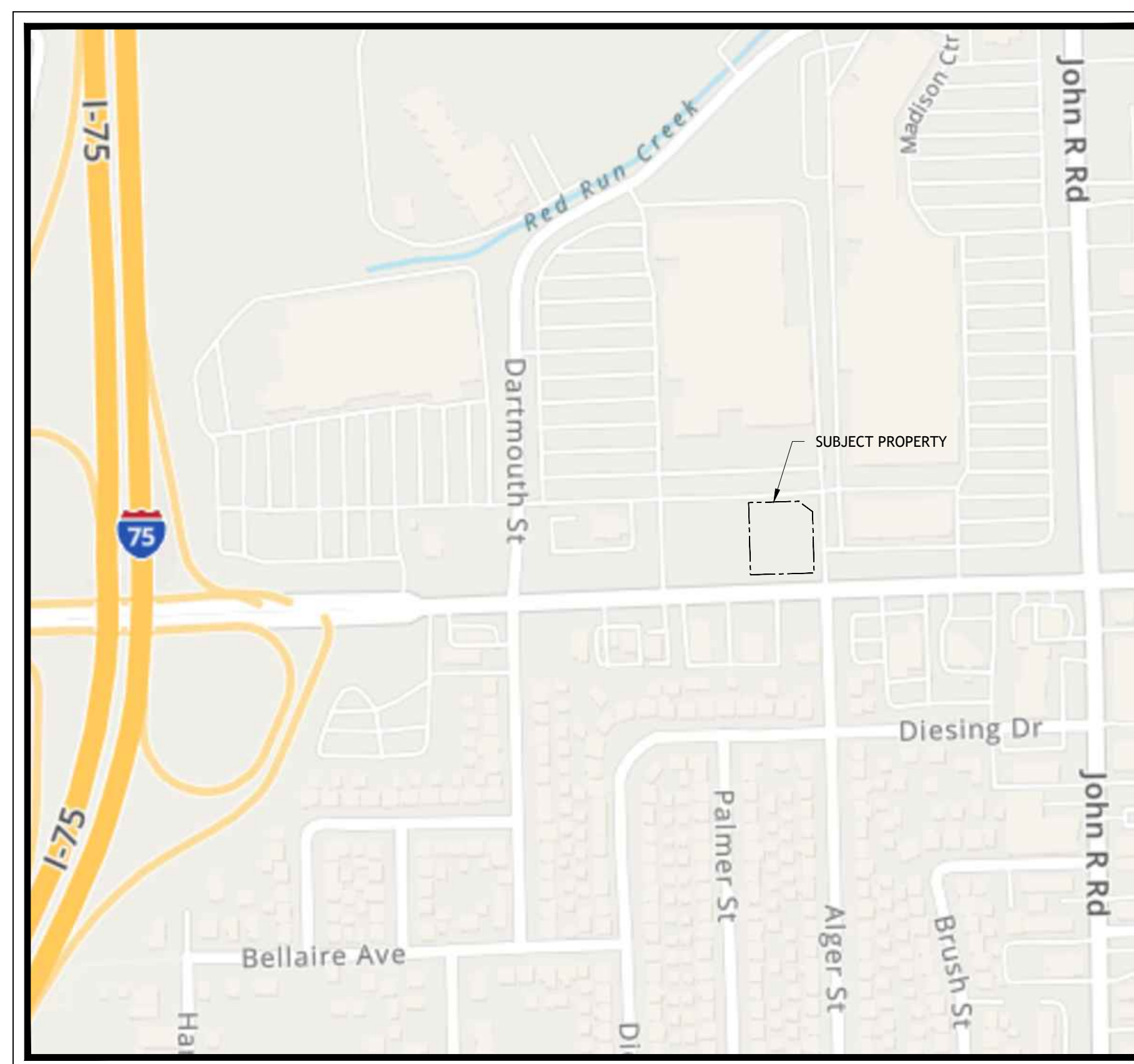


PRELIMINARY CIVIL SITE PLAN

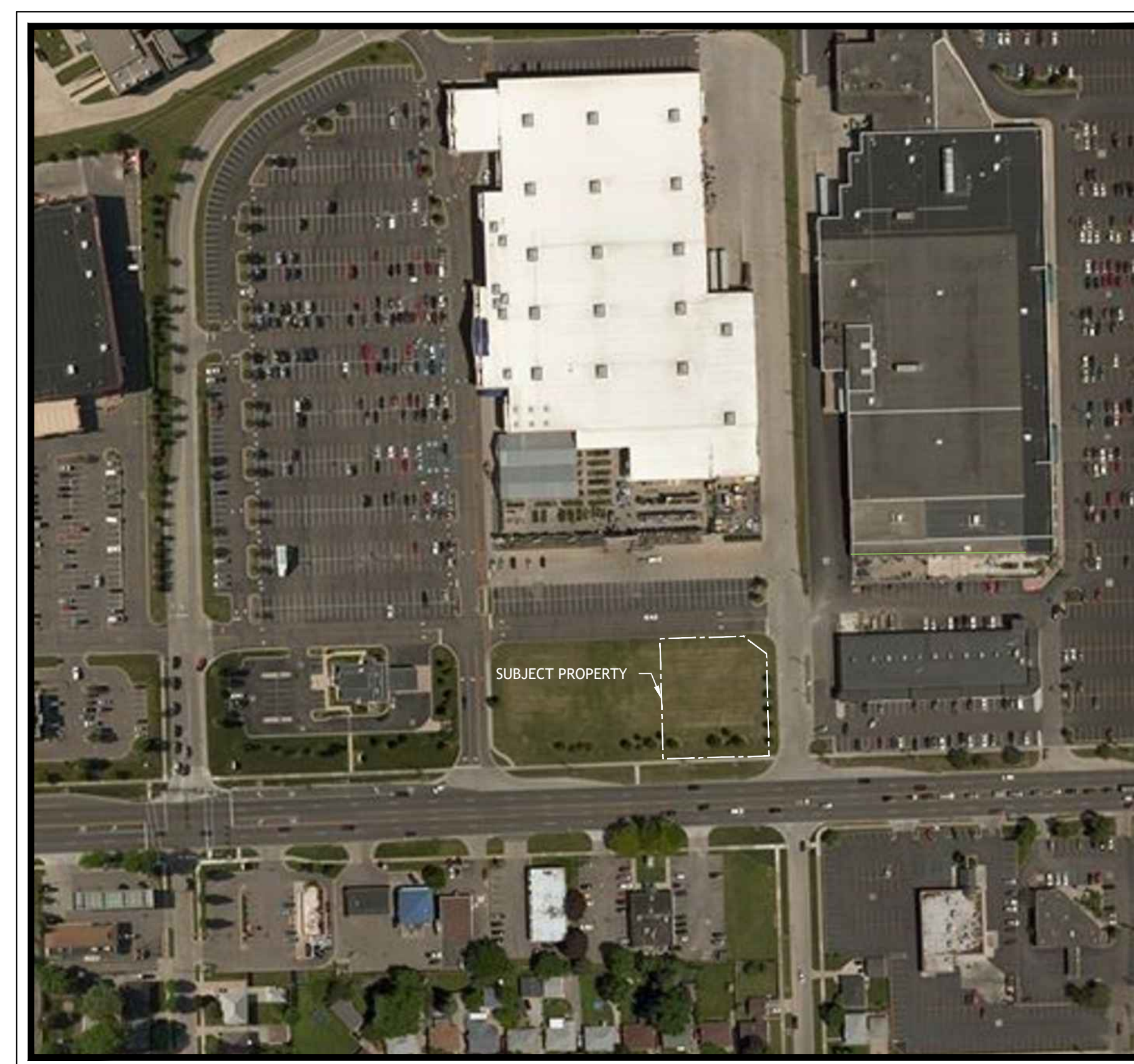
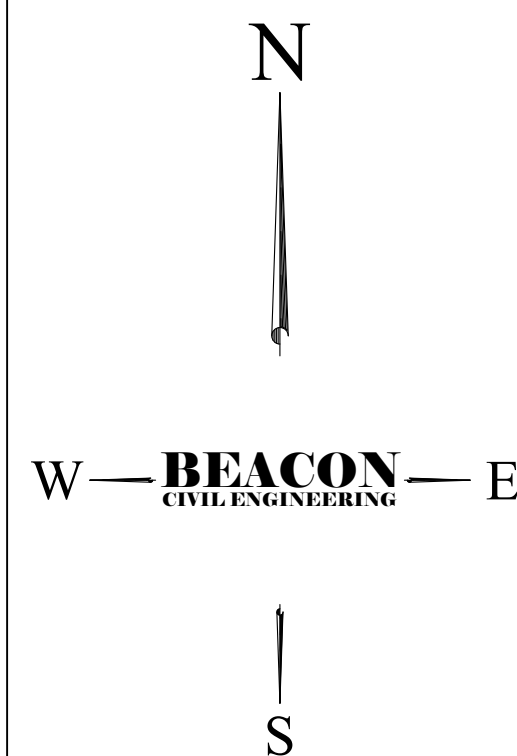
FOR

TAKE 5 OIL CHANGE

MADISON HEIGHTS, MICHIGAN



LOCATION MAP
N.T.S.



VICINITY MAP

100 0

SCALE : 1" = 100'

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT DISTANT SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 642.40 FEET FROM SOUTHEAST SECTION CORNER; THENCE NORTH 01 DEGREES 45 MINUTES 23 SECONDS WEST 1466.47 FEET; THENCE SOUTH 83 DEGREES 57 MINUTES 31 SECONDS WEST 88.16 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 15 SECONDS WEST 548.27 FEET; THENCE SOUTH 61 DEGREES 02 MINUTES 30 SECONDS WEST 390.07 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 47 SECONDS EAST 908.35 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 834.52 FEET TO BEGINNING. EXCEPTING BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 32 MINUTES 10 SECONDS WEST 1417.18 FEET AND NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 43.00 FEET FROM SOUTHWEST SECTION CORNER; THENCE SOUTH 88 DEGREES 32 MINUTES 10 SECONDS WEST 60.00 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 285.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 10 SECONDS EAST 60.00 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST 285.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED EASEMENT IS CREATED, LIMITED AND DEFINED IN ENTRANCE EASEMENT AGREEMENT RECORDED IN LIBER 38007, PAGE 88, OAKLAND COUNTY RECORDS, ALSO, TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN RING ROAD EASEMENT AGREEMENT RECORDED IN LIBER 38007, PAGE 126, OAKLAND COUNTY RECORDS. EXCEPTING THEREFROM, A PARCEL OF LAND, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

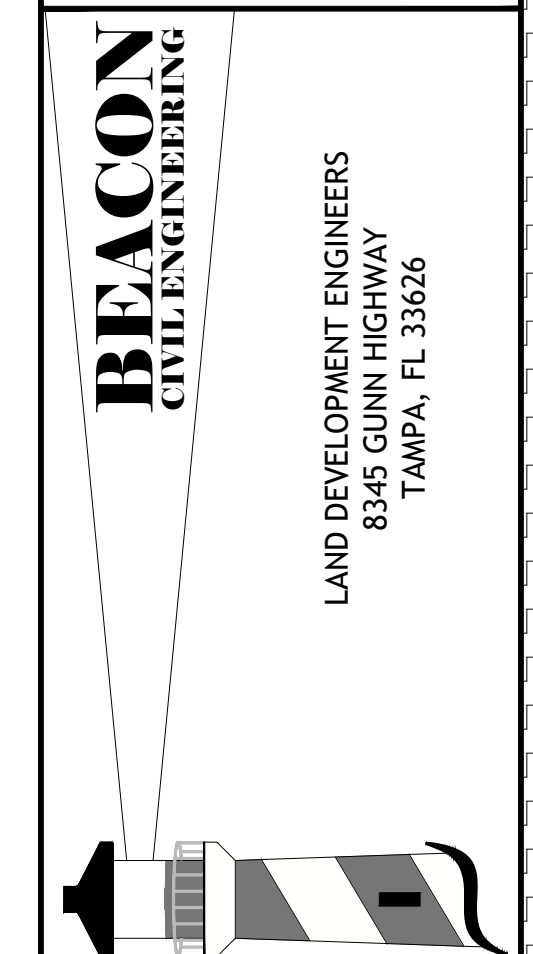
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 1417.18 FEET (RECORDED AS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE SOUTHERLY LINE OF SAID SECTION 11 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 328.00 FEET (RECORDED AS NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH STREET (60 FEET WIDE) FOR THE PLACE OF BEGINNING; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 60.00 FEET (RECORDED AS SOUTH 88 DEGREES 32 MINUTES 10 SECONDS WEST) TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET 100.00 FEET (RECORDED AS WEST 57.92 FEET (RECORDED AS NORTH 01 DEGREES 29 MINUTES 42 SECONDS WEST, NORTH 61 DEGREES 06 MINUTES

20.30 DEGREES EAST 390.97 FEET (RECORDED AS NORTH 61 DEGREES 02 MINUTES 30 SECONDS EAST), NORTH 44 DEGREES 10 MINUTES 20 SECONDS EAST 548.25 FEET (RECORDED AS NORTH 44 DEGREES 17 MINUTES 15 SECONDS EAST 548.27 FEET) AND NORTH 63 DEGREES 54 MINUTES 50 SECONDS EAST 86.14 FEET (RECORDED AS NORTH 83 DEGREES 57 MINUTES 31 SECONDS EAST 88.16 FEET); THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 55.35 FEET (RECORDED AS SOUTH 01 DEGREES 45 MINUTES 23 SECONDS EAST) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID LINE TO THE FOLLOWING FIVE COURSES: 205.33 FEET ALONG THE ARC OF A 575.30 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 45 DEGREES 21 MINUTES 59 SECONDS WEST 204.24 FEET, SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST 355.70 FEET, 59.12 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST 195.59 FEET, SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST 211.15 FEET, 218.51 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 29 DEGREES 48 MINUTES 35 SECONDS WEST 207.60 FEET AND SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST 420.70 FEET TO THE PLACE OF BEGINNING, ALSO, EXCEPTING THEREFROM, COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OKLAND COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 44 MINUTES 30 MINUTES WEST 1417.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND ALONG THE CENTERLINE OF F212 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 60.01 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 145.98 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF DARTMOUTH STREET (60 FEET WIDE); THENCE 36.30 FEET ALONG A 47.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS NORTH 66 DEGREES 14 MINUTES 17 SECONDS EAST 35.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 21 SECONDS EAST 263.88 FEET; THENCE 31.30 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS NORTH 88 DEGREES 05 MINUTES 21 SECONDS EAST 29.90 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 30 SECONDS EAST 102.90 FEET; THENCE 33.94 FEET ALONG A 49.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS SOUTH 17 DEGREES 23 MINUTES 01 SECONDS WEST 33.28 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 307.03 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD TO THE PLACE OF BEGINNING.

DRAWING LIST		
SHEET NO.	SHEET TITLE	INITIAL SUBMITTAL 4/23/2024
C0.0	COVER SHEET	•
C1.0	CONSTRUCTION NOTES	•
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	•
C3.0	SITE PLAN	•
C3.1	SITE DETAILS	•
C4.0	GRADING & DRAINAGE PLAN	•
C4.1	GRADING DETAILS	•
C5.0	UTILITY PLAN	•
C5.1	UTILITY DETAILS	•
LP-1	LANDSCAPE PLANTINGS (BY OTHERS)	•
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS (BY OTHERS)	•

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION



TAKE 5 OIL CHANGE

OF
MADISON HEIGHTS
434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:

COVER SHEET

SHEET NUMBER:

C0.0

DEVELOPER/APPLICANT
DRIVEN BRANDS
6300 SOUTH SYRACUSE WAY STE 290
GREENWOOD VILLAGE, CO 80111
CONTACT: MATTHEW GILBERT
PHONE: (980) 259-0701

OWNER
DRIVEN BRANDS
6300 SOUTH SYRACUSE WAY STE 290
GREENWOOD VILLAGE, CO 80111
CONTACT: MATTHEW GILBERT
PHONE: (980) 259-0701

ENGINEER
BEACON CIVIL ENGINEERING, LLC
8345 GUNN HIGHWAY
TAMPA, FL 33626
CONTACT: LAURIE BURCAW, P.E.
PHONE: (813) 523-7412

SURVEYOR
BLEW & ASSOCIATES, PA
3825 N. SHILOH DRIVE
FAYETTEVILLE, AK 72760
CONTACT: BUCKLEY D. BLEW, P
PHONE: (479) 443-4506

DEVELOPMENT TEAM

GENERAL NOTES:

- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
 - PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "MISSDIG 811" AT 1-800-482-7171, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL, PRIOR TO ORDERING. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATIONS(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
 - SAFETY:
 - DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
 - LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
 - THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF MICHIGAN, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
 - ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FOOT INDICES AND GOVERNING JURISDICTION FACILITY DESIGN GUIDELINES (LATEST EDITIONS).
 - ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY "ON-SITE PIPING PERMITS" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
 - THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
 - ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
 - ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
 - WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/ SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.

AS-BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

CLEARING AND SITE PREPARATION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.
- STRIPPED TOPSOIL REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

EROSION CONTROL NOTES:

- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTORS IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN THE SPECIFIED NTUS (NEPHELOMETRIC TURBIDITY UNITS) GOVERNED BY THE APPLICABLE GOVERNING JURISDICTION, ABOVE BACKGROUND LEVELS.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.
- THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
- CONTRACTOR SHALL MAKE SURE THAT UNDOE SOIL/SAND IS NOT TRACKED OFFSITE. IF IT BECOMES AN ISSUE, CONTRACTOR SHALL ADD A CONSTRUCTION ENTRANCE WITH SEDIMENT REMOVAL (GRAVEL DRIVE) AND SHALL REMOVE ANY SEDIMENT/SOIL TRACKED OFFSITE DAILY OR SOONER.

CONSTRUCTION SITE WORK TESTING:

- ALL SITE WORK CONSTRUCTION TESTING SHALL BE PERFORMED BY A CERTIFIED/LICENSED GEOTECHNICAL ENGINEERING FIRM.
- ALL SITE WORK CONSTRUCTION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND/OR THE TESTING PARAMETERS OF THE LOCAL MUNICIPALITY/AGENCY HAVING JURISDICTION OVER THE SITE WORK. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- COPIES OF PASSING TEST RESULTS SHALL BE PROVIDED TO THE DEVELOPER, ENGINEER OF RECORD, CONTRACTOR AND LOCAL MUNICIPALITY/AGENCY FOR PURPOSES, SUCH AS BUT NOT LIMITED TO, CERTIFICATION, AND ACCEPTANCE OF FACILITIES BY THE DEVELOPER AND/OR MUNICIPALITY/AGENCY.
- THE SERVICES OF A CONSTRUCTION TESTING GEOTECHNICAL FIRM SHALL BE RETAINED BY THE DEVELOPER, UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.

TESTING AND INSPECTION REQUIREMENTS (SANITARY):

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNERS ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH A TELEVIEWED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS (IF APPLICABLE) SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

PAVING AND GRADING NOTES:

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNERS ENGINEER, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNERS SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- CONTRACTOR SHALL SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, PER DETAILS HEREIN.
- CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF M.D.O.T. STANDARD PLANS AND DETAILS AND SPECIFICATIONS OF ALL M.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
- THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FOOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

SANITARY SYSTEM NOTES:

- ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
- ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION No. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.
- ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 60 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.
- ALL GRAVITY SEWERS MUST BE SDR 26 PVC OR DIP CLASS 54 PIPE. ALTERNATIVES MUST BE APPROVED BY APPLICABLE JURISDICTION/ENGINEER OF RECORD. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3231 & ASTM F1336. JOINTS SHALL COMPLY WITH ASTM D3212.
- ALL PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150, DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAINS SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 3" DIAMETER.
- ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.
- ALL DUCTILE IRON PIPE SHALL MEET REQUIREMENTS OF AWWA C151, ANSI SPEC. A21.51.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH A VIRGIN POLYETHYLENE INTERIOR LINING COMPLYING WITH ASTM D 1248 (40 MILS THICK) HEAT BONDED TO THE INTERIOR OF ALL PIPES. ALL DIP PIPE SHALL HAVE A STANDARD OUTSIDE COATING COMPLYING WITH ASTM C151-8.1.
- ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6' @ 1.00%, 8' @ 0.50%.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE JURISDICTIONAL STANDARD SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.
- FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

WATER SYSTEM NOTES:

- SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING, WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING, (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP, THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING, ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING, WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS. THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (I.E., PIPES CENTERED ON THE CROSSING), WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION: THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
- A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE, IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINES, AND WATER AND SEWER JOINTS SHALL BE STAGGERED, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES, IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (I.E., STAGGERED JOINTS).
- ALL DIP PIPE SHALL BE MW CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE #8 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
- ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
- ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER. WHERE POSSIBLE, 48" MAXIMUM COVER.
- ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
- THRUST BLOCKING/RESTAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.
- ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED..
- ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE PREVIOUSLY REFERENCED STANDARDS AND SPECIFICATIONS.
- ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL. COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 6 FEET, OR AS APPROVED BY THE APPLICABLE JURISDICTION, FROM THE EDGE OF PAVEMENT OR BACK OF CURB, OTHERWISE BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARDS C502-80 THEREOF.
- CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
- WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY MUNICIPAL UTILITY DEPARTMENT INSPECTOR.
- ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND JURISDICTIONAL UTILITY DEPARTMENT SPECIFICATIONS.
- ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO AWWA C900 (DR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.
- ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 3-1/2 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE. WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN, THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.
- FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF MICHIGAN FIRE MARSHAL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.
- FIRE PROTECTION SHALL MEET ALL THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY.

TESTING AND INSPECTION REQUIREMENTS (WATER):

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED, AS-BUILT, AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH APPLICABLE WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR SHALL ARRANGE FOR CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER, IMMEDIATELY UPON COMPLETION OF THE WATER SYSTEM, FOR CERTIFICATION PURPOSES.

ISSUED FOR PERMITTING

DESIGNED BY: TC
CHECKED BY: TC
NO.

DRAWN BY: TC
APPROVED BY: TC
BY: DATE

ISSUE DATE: 4/25/2022
JOB NO.: 21516
REVISION DESCRIPTION

Item 3.

MISSDIG811

PRELIMINARY
NOT FOR
CONSTRUCTION

BEACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

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CHANGE

OF
MADISON HEIGHTS

432 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

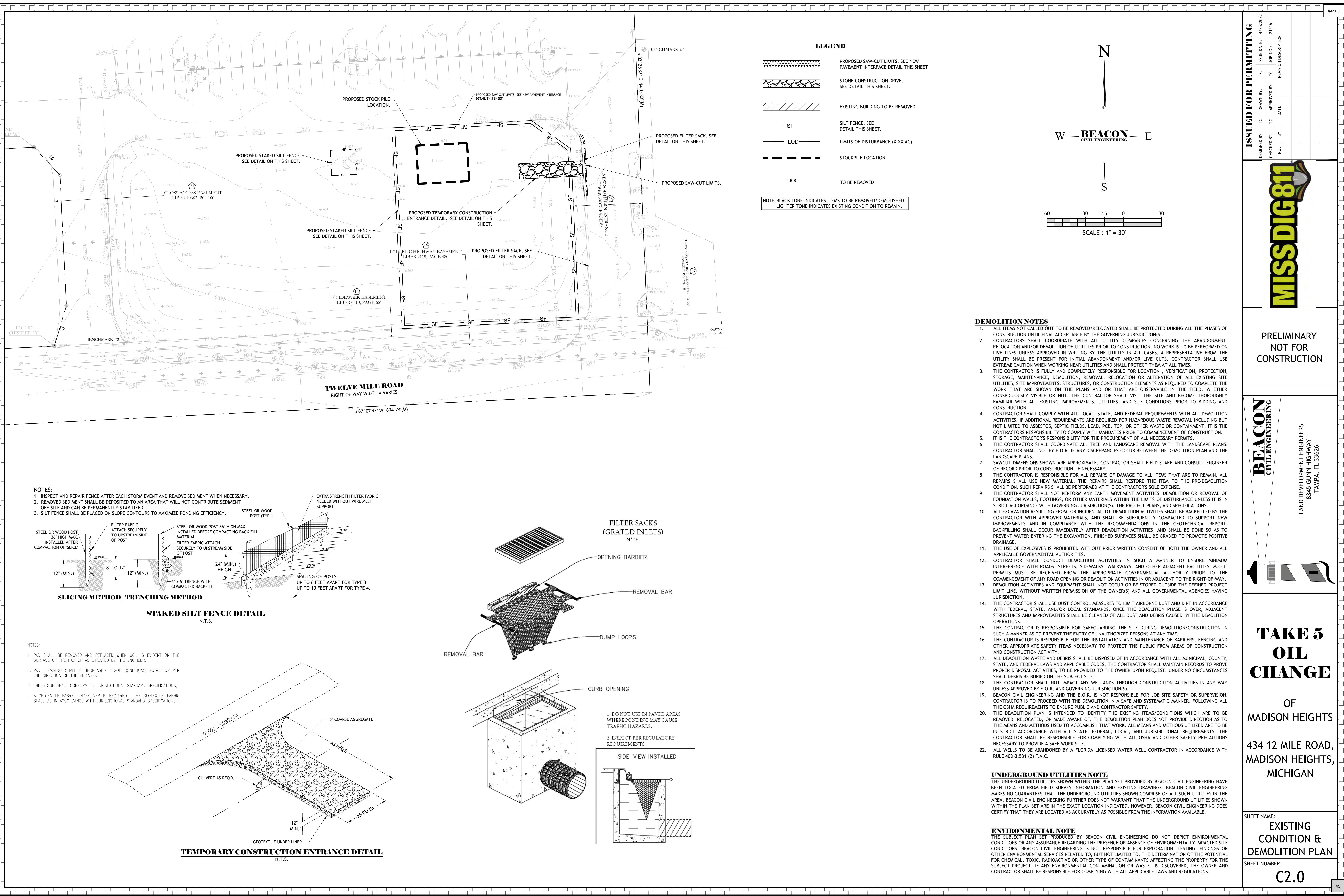
SHEET NAME:

CONSTRUCTION
NOTES

SHEET NUMBER:

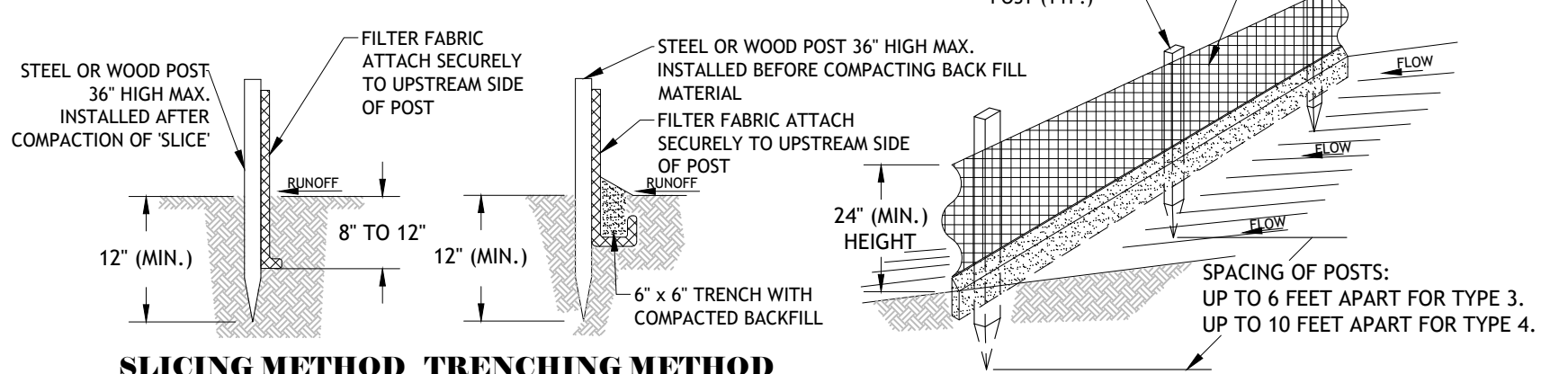
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NOTES:

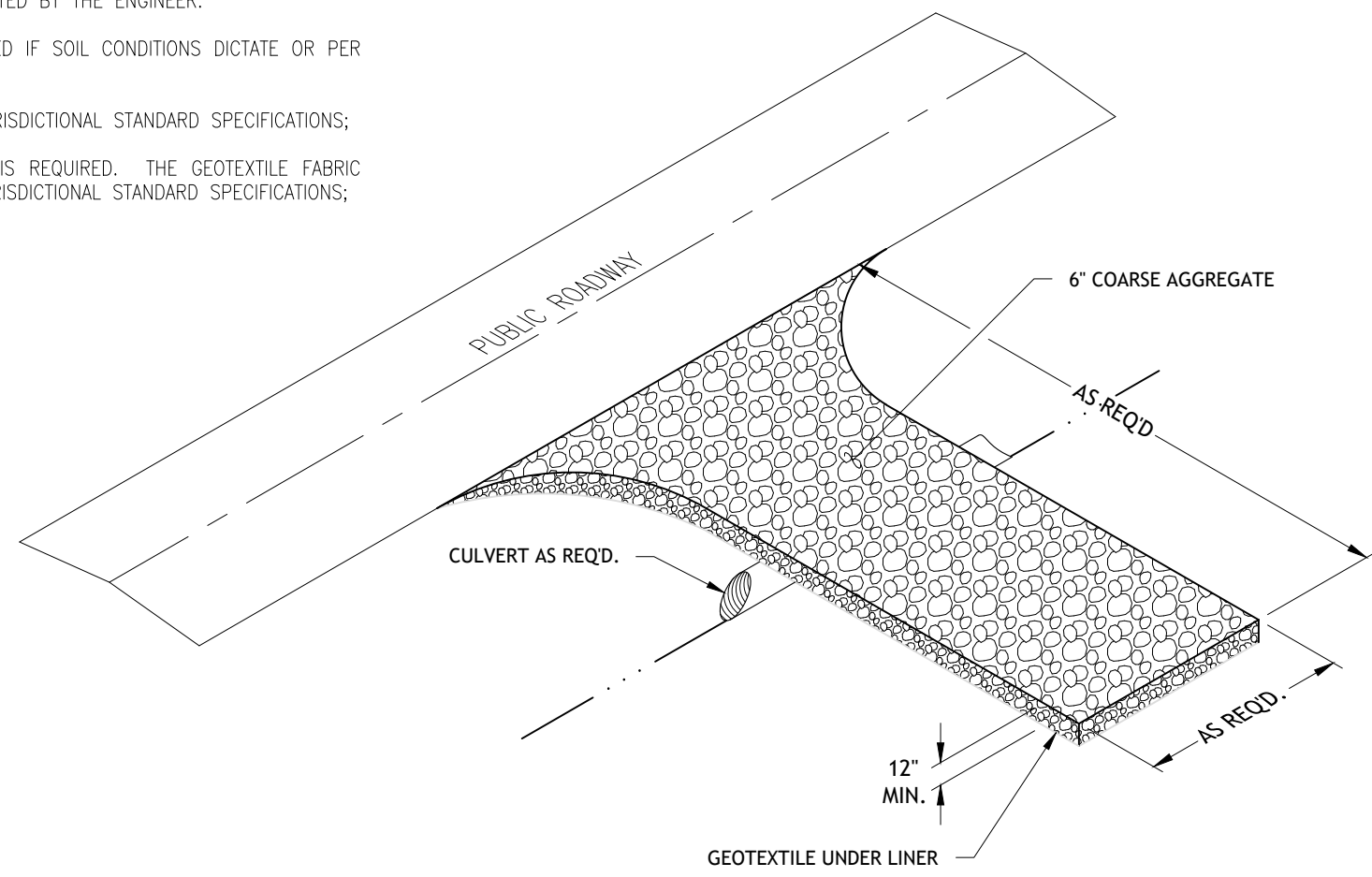
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



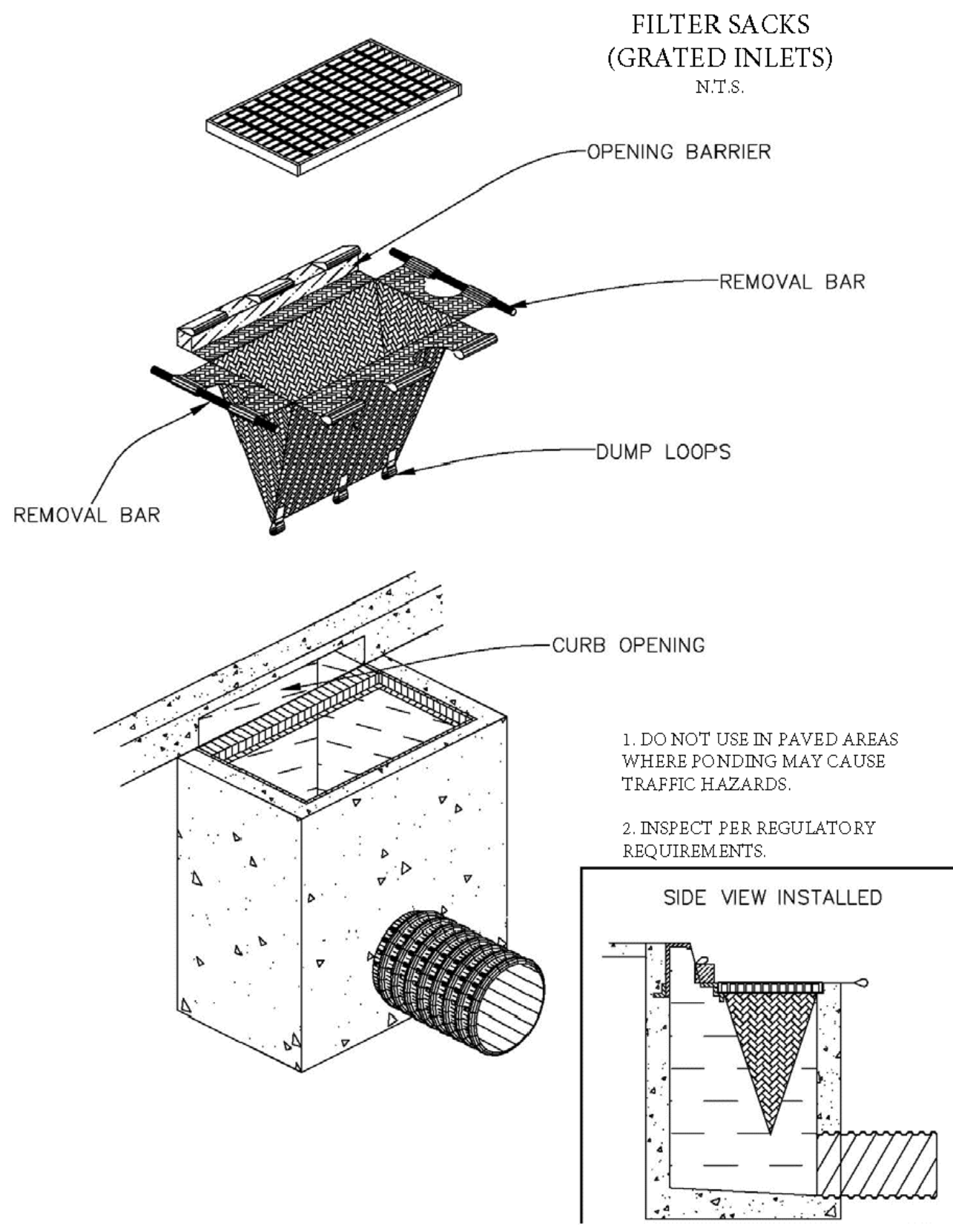
STAKED SILT FENCE DETAIL
N.T.S.

NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE ENGINEER.
2. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE ENGINEER.
3. THE STONE SHALL CONFORM TO JURISDICTIONAL STANDARD SPECIFICATIONS;
4. A GEOTEXTILE FABRIC UNDERLINER IS REQUIRED. THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH JURISDICTIONAL STANDARD SPECIFICATIONS;



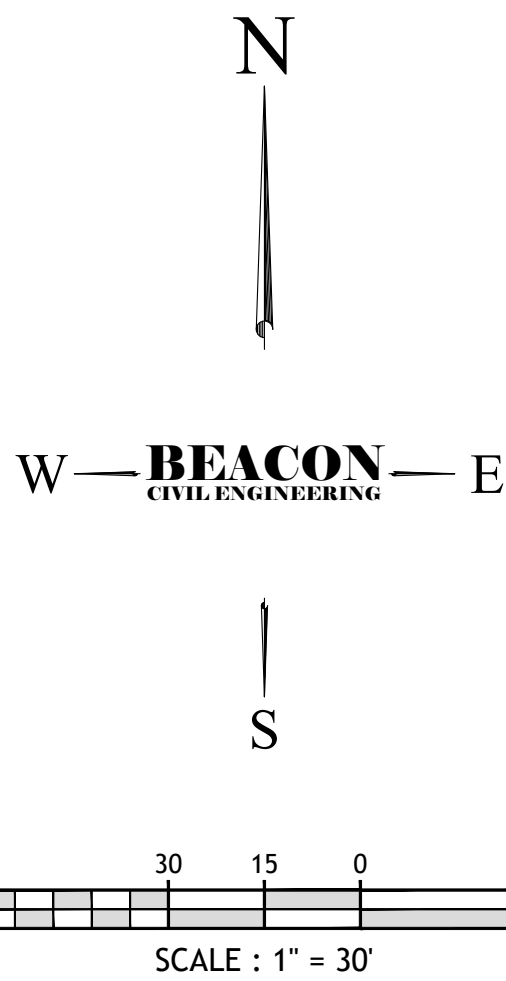
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



LEGEND

- PROPOSED SAW-CUT LIMITS. SEE NEW PAVEMENT INTERFACE DETAIL THIS SHEET
- STONE CONSTRUCTION DRIVE. SEE DETAIL THIS SHEET.
- EXISTING BUILDING TO BE REMOVED
- SILT FENCE. SEE DETAIL THIS SHEET.
- LIMITS OF DISTURBANCE (X.XX AC)
- STOCKPILE LOCATION
- T.B.R. TO BE REMOVED

NOTE: BLACK TONE INDICATES ITEMS TO BE REMOVED/DEMOLISHED. LIGHTER TONE INDICATES EXISTING CONDITION TO REMAIN.



DEMOLITION NOTES

1. ALL ITEMS NOT CALLED OUT TO BE REMOVED/RELOCATED SHALL BE PROTECTED DURING ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE GOVERNING JURISDICTION(S).
2. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
3. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAINMENT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE PROCUREMENT OF ALL NECESSARY PERMITS.
6. THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. CONTRACTOR SHALL NOTIFY E.O.R. IF ANY DISCREPANCIES OCCUR BETWEEN THE DEMOLITION PLAN AND THE LANDSCAPE PLANS.
7. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER OF RECORD PRIOR TO CONSTRUCTION, IF NECESSARY.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
9. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH GOVERNING JURISDICTION(S), THE PROJECT PLANS, AND SPECIFICATIONS.
10. ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES SHALL BE BACKFILLED BY THE CONTRACTOR WITH APPROVED MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
11. THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. M.O.T. PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT OCCUR OR BE STORED OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER(S) AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. ONCE THE DEMOLITION PHASE IS OVER, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR SAFEGUARDING THE SITE DURING DEMOLITION/CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO PROVE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE BURIED ON THE SUBJECT SITE.
18. THE CONTRACTOR SHALL NOT IMPACT ANY WETLANDS THROUGH CONSTRUCTION ACTIVITIES IN ANY WAY UNLESS APPROVED BY E.O.R. AND GOVERNING JURISDICTION(S).
19. BEACON CIVIL ENGINEERING AND THE E.O.R. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SAFE AND SYSTEMATIC MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
20. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED, RELOCATED, OR MADE AWARE OF. THE DEMOLITION PLAN DOES NOT PROVIDE DIRECTION AS TO THE MEANS AND METHODS USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
22. ALL WELLS TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531 (2) F.A.C.

UNDERGROUND UTILITIES NOTE

THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET PROVIDED BY BEACON CIVIL ENGINEERING HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. BEACON CIVIL ENGINEERING MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. BEACON CIVIL ENGINEERING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET ARE IN THE EXACT LOCATION INDICATED. HOWEVER, BEACON CIVIL ENGINEERING DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ENVIRONMENTAL NOTE

THE SUBJECT PLAN SET PRODUCED BY BEACON CIVIL ENGINEERING DO NOT DEPICT ENVIRONMENTAL CONDITIONS OR ANY ASSURANCE REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. BEACON CIVIL ENGINEERING IS NOT RESPONSIBLE FOR EXPLORATION, TESTING, FINDINGS OR OTHER ENVIRONMENTAL SERVICES RELATED TO, BUT NOT LIMITED TO, THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY FOR THE SUBJECT PROJECT. IF ANY ENVIRONMENTAL CONTAMINATION OR WASTE IS DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

ISSUED FOR PERMITTING

DESIGNED BY: TC
CHECKED BY: TC
NO.

DRAWN BY: TC
APPROVED BY: TC
BY

ISSUE DATE: 4/25/2022
JOB NO.: 21516
REVISION DESCRIPTION

DATE

BEACON CIVIL ENGINEERING

MISSDIG811

PRELIMINARY
NOT FOR
CONSTRUCTION

BEACON CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

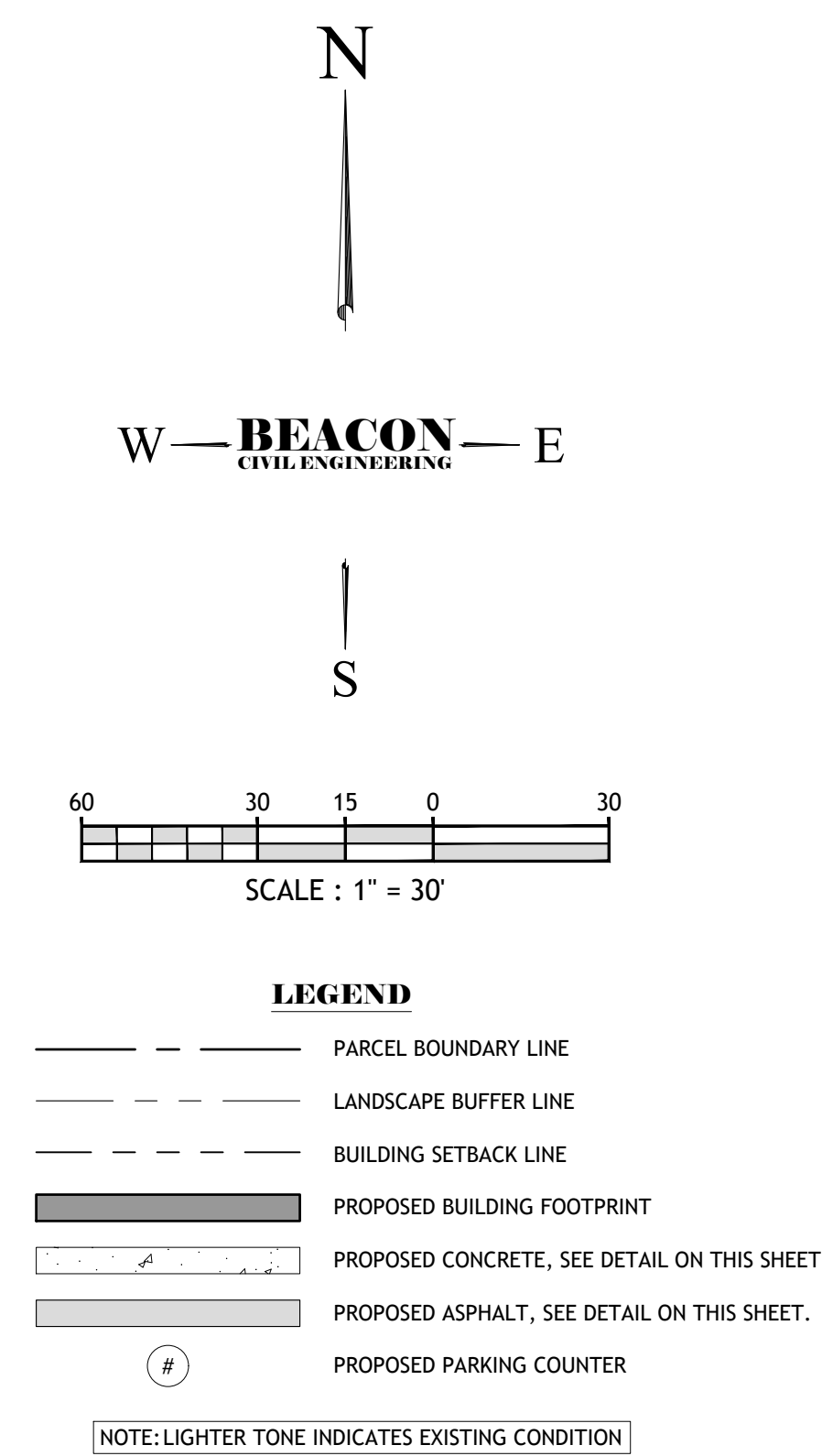
TAKE 5
OIL
CHANGE

OF
MADISON HEIGHTS

434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

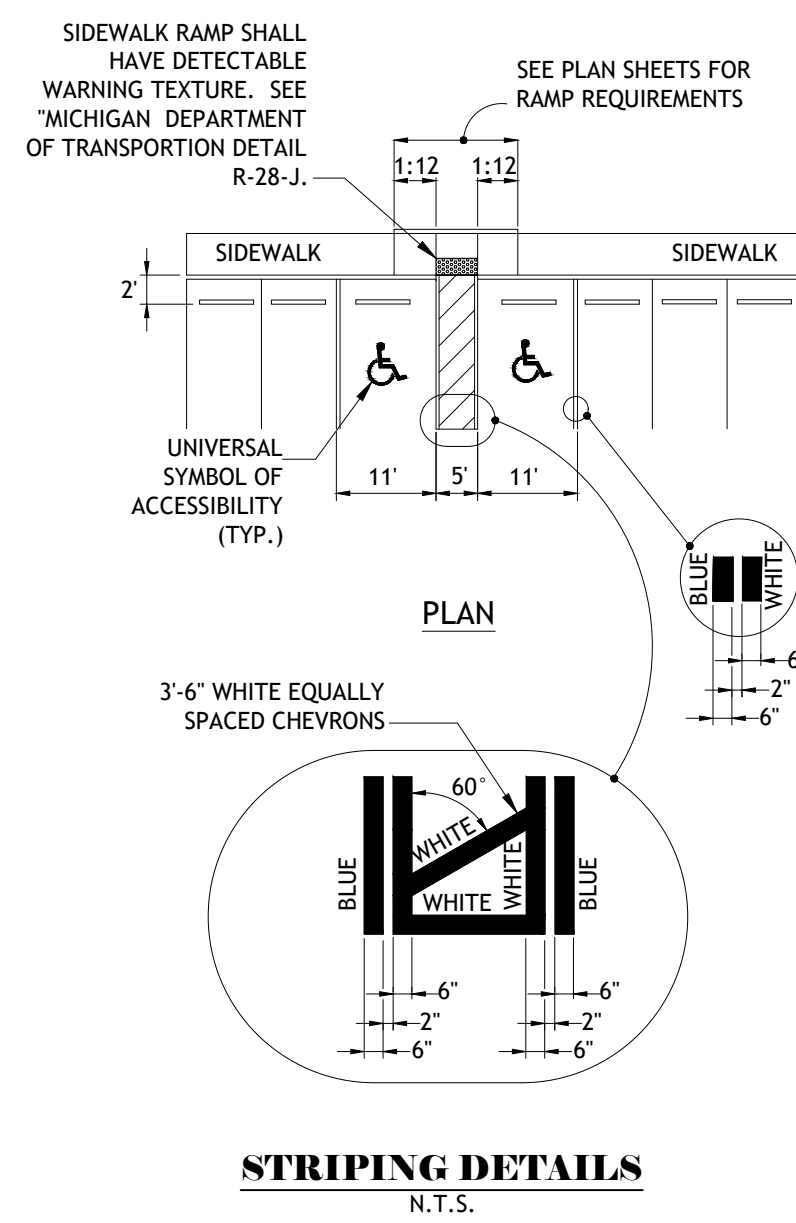
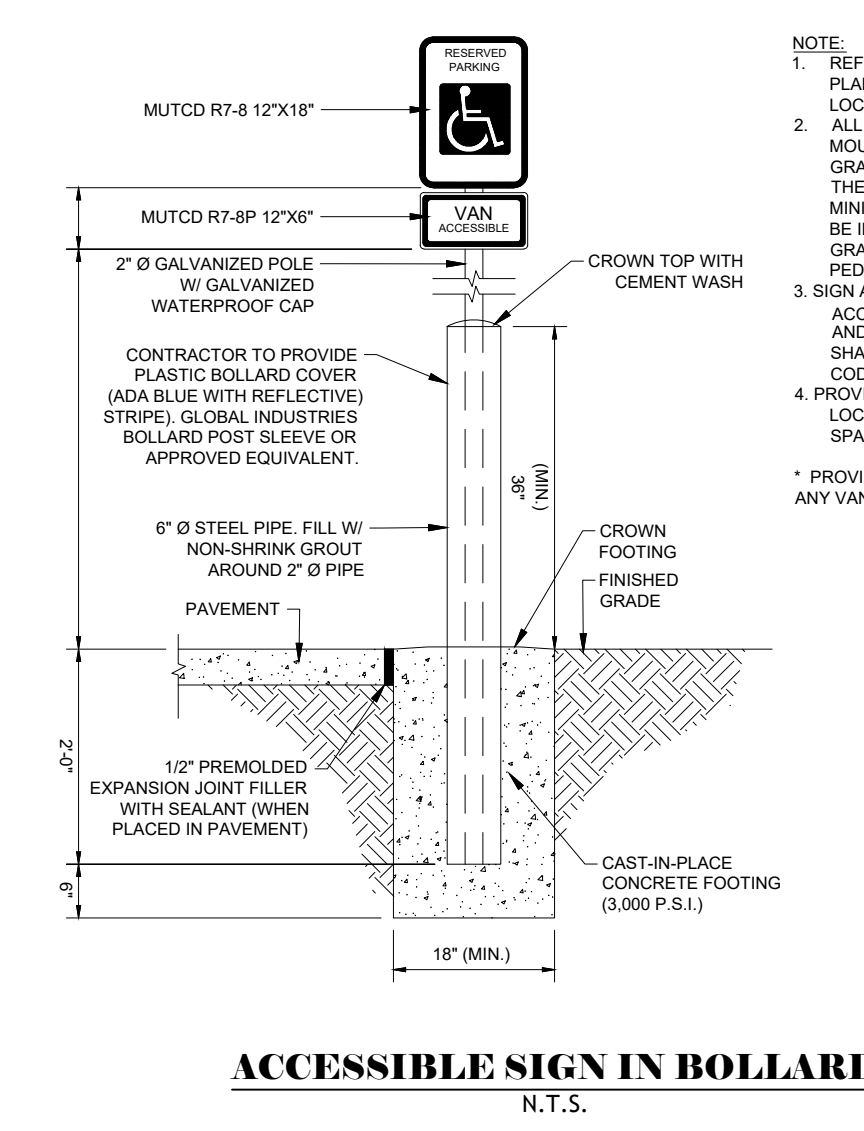
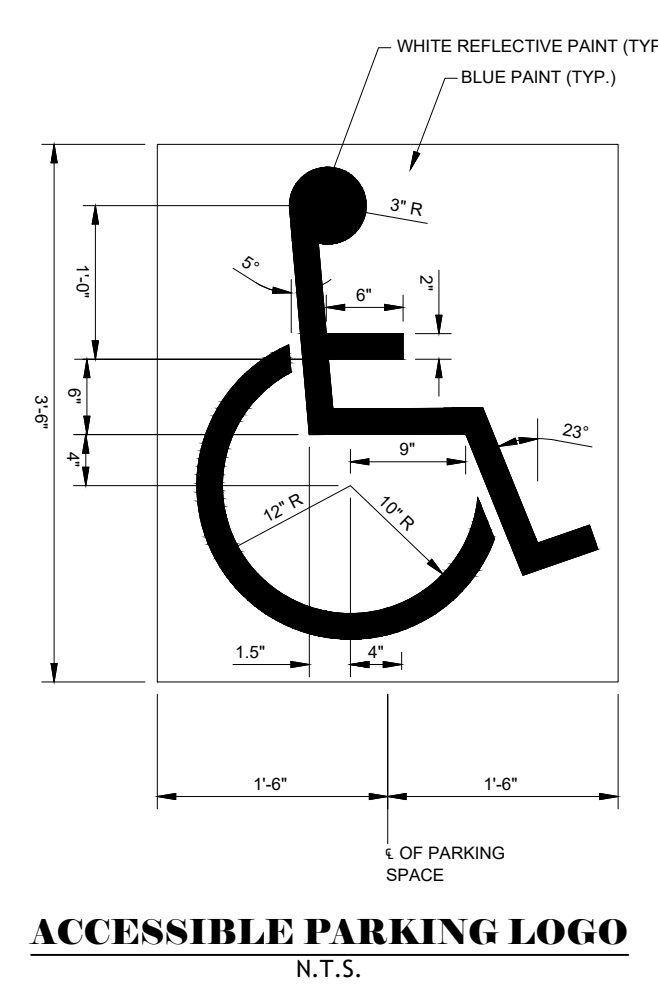
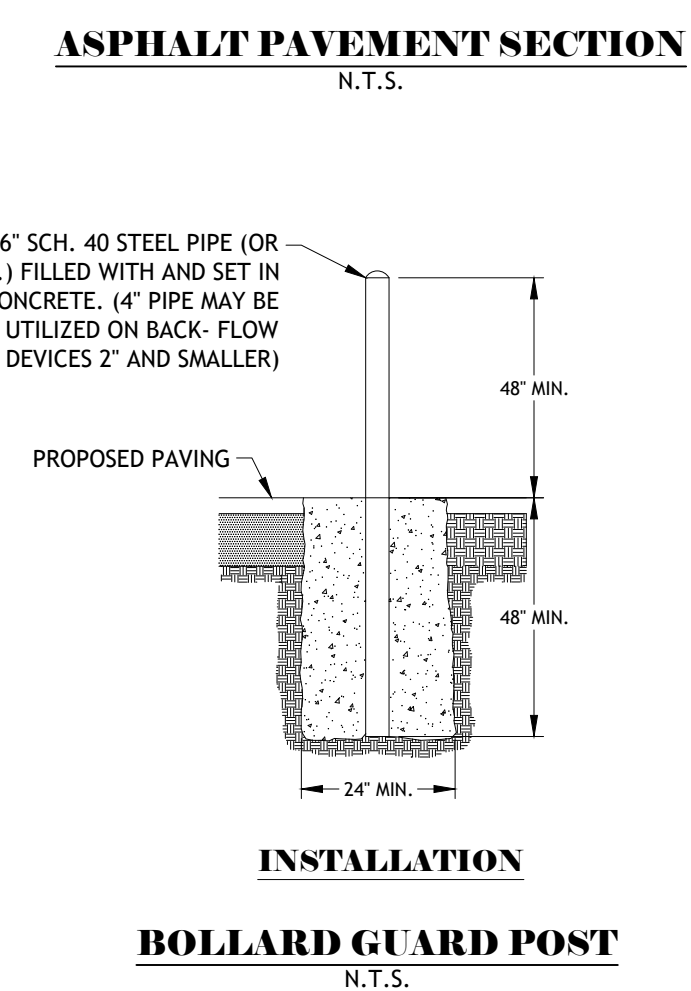
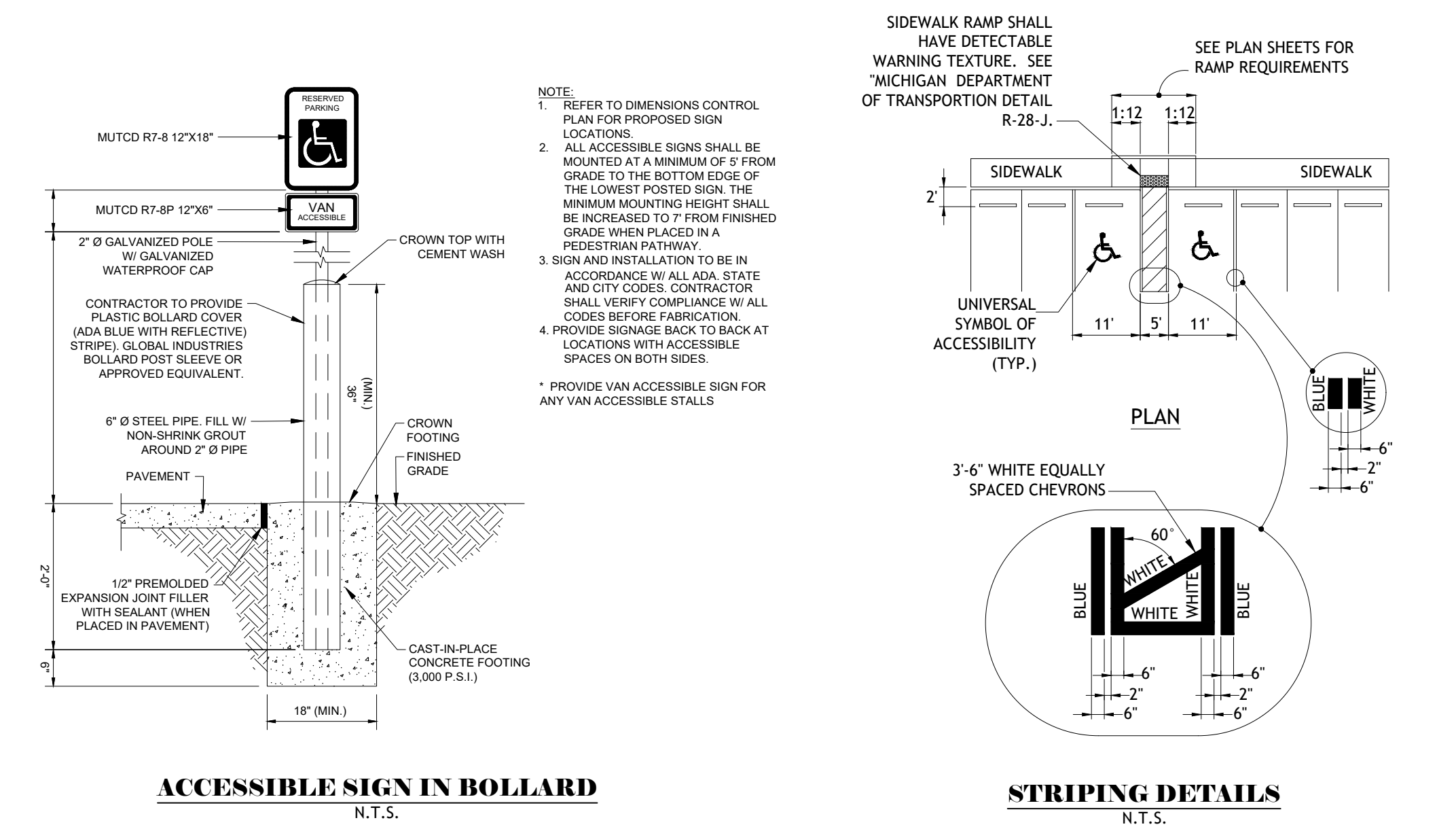
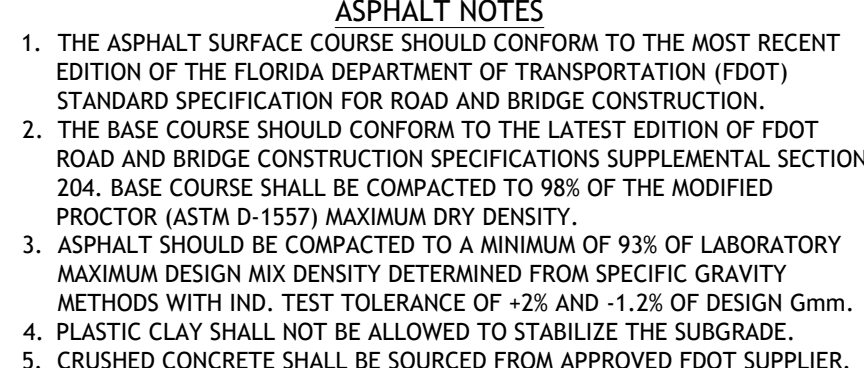
SHEET NAME:
EXISTING
CONDITION &
DEMOLITION PLAN

SHEET NUMBER:
C2.0



SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE REQUIRED DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF MICHIGAN, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF MICHIGAN TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
7. BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. SEE SHEET C3.1 FOR DETAILS.
9. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
10. ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
12. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
13. BASE ON MICHIGAN BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
14. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
15. ALL RADII SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.





DESIGNED BY: TC	DRAWN BY: TC	ISSUE DATE: 4/25/2016
CHECKED BY: TC	APPROVED BY: TC	JOB NO.: 21516

DATE	REVISION DESCRIPTION

MISS DIG 811

PRELIMINARY
NOT FOR
CONSTRUCTION

BEACON

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

TAKE 5 OIL CHANGE

OF
MADISON HEIGHTS

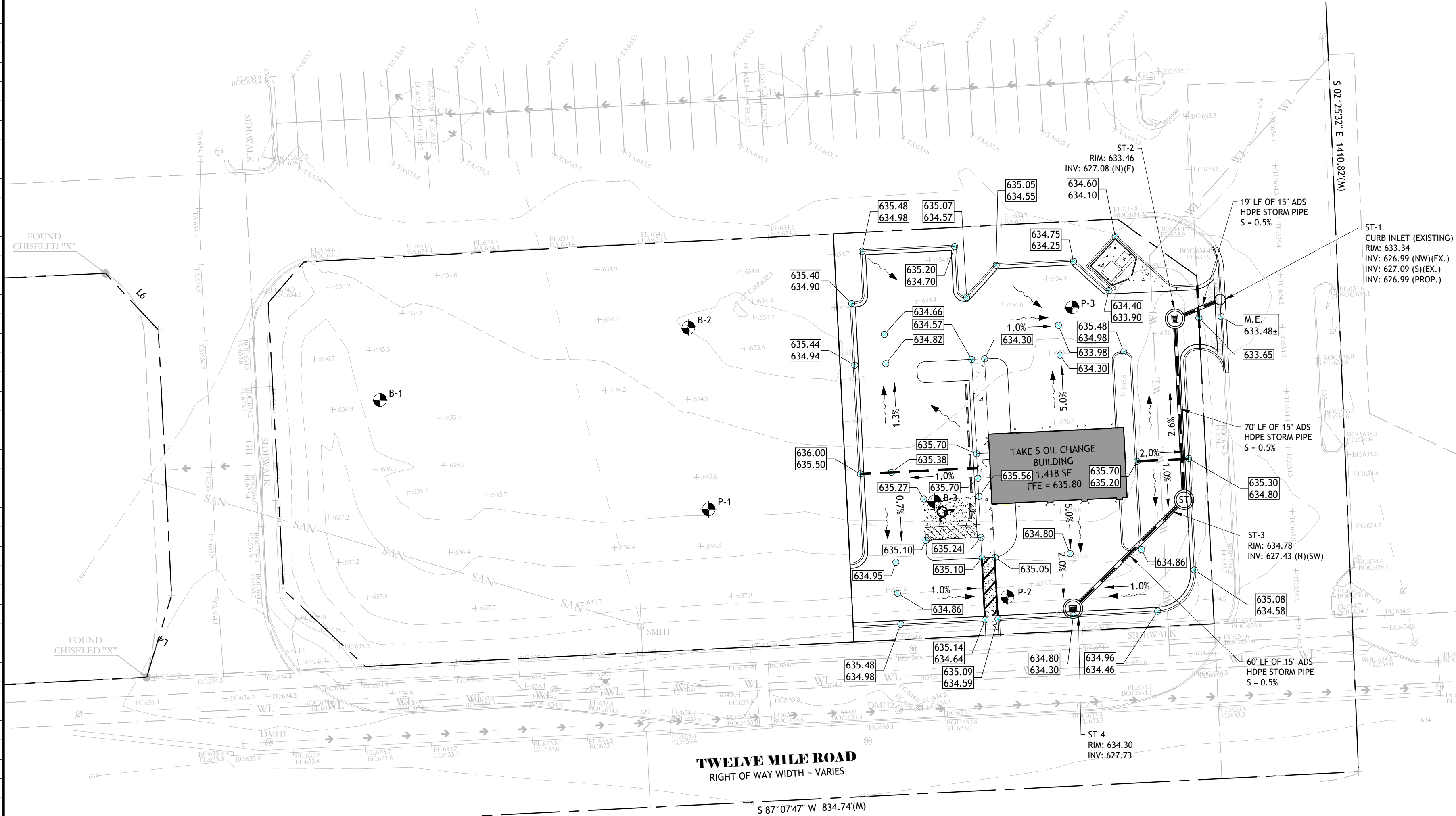
34 12 MILE ROAD,
ADISON HEIGHTS,
MICHIGAN

NET NAME:

THE DETAILS

LET NUMBER

C3.1



LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED STANDARD CATCH BASIN TYPE "B", SEE SHEET C4.1
- PROPOSED STANDARD STORM MANHOLE, SEE SHEET C4.1
- ADA PARKING STALLS. 2% MAX SLOPES IN ALL DIRECTIONS
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB/BOTTOM OF CURB SPOT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED SLOPE INDICATOR
- DIRECTIONAL DRAINAGE FLOW ARROW
- GEOTECH BORING LOCATION. SEE GEOTECH REPORT FOR DETAILS.
- PROPOSED RIDGE LINE

EXISTING PERVIOUS/IMPERVIOUS

PERVIOUS	
OPEN SPACE:	21,783 SF/ 0.50 AC/ 100%
TOTAL PERVIOUS AREA:	21,783 SF/ 0.50 AC/ 100%

IMPERVIOUS

BUILDING AREA:	0 SF/ 0 AC/ 0%
ASPHALT PAVEMENT AREA:	0 SF/ 0 AC/ 0%
CONCRETE PAVEMENT AREA:	0 SF/ 0 AC/ 0%
SIDEWALK AREA:	0 SF/ 0 AC/ 0%
TOTAL IMPERVIOUS AREA:	0 SF/ 0 AC/ 0%

PROPOSED PERVIOUS/IMPERVIOUS

PERVIOUS	
LANDSCAPE AREA:	5,928 SF/ 0.14 AC/ 28%
TOTAL PERVIOUS AREA:	5,928 SF/ 0.14 AC/ 28%

IMPERVIOUS

BUILDING AREA:	1,418 SF/ 0.03 AC/ 6%
ASPHALT PAVEMENT AREA:	13,700 SF/ 0.31 AC/ 62%
CONCRETE PAVEMENT AREA:	337 SF/ 0.01 AC/ 2%
SIDEWALK AREA:	400 SF/ 0.01 AC/ 2%
TOTAL IMPERVIOUS AREA:	15,855 SF/ 0.36 AC/ 72%

GRADING & DRAINAGE NOTES

- JURISDICTIONAL LAND DISTURBANCE PERMIT SHALL BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND BE VISIBLE TO THE PUBLIC.
- TWO PERMANENT BENCHMARKS ON-SITE SHALL BE ESTABLISHED BY CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
- PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL REQUIRED FILL SHALL BE CLEAN, SUITABLE MATERIAL.
- ALL AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
- CONTRACTOR SHALL MEET AND MATCH EXISTING (M.E.) PAVEMENT ALONG SAW-CUT LIMITS.
- LENGTH OF PROPOSED RIP-RAP PADS AT PIPE OUTLET STRUCTURES SHALL BE A MINIMUM LENGTH OF SIX TIMES THE DIAMETER OF THE PIPE, IF APPLICABLE.
- ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS, MAXIMUM 6 INCHES, AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER SHALL CERTIFY THE SOIL COMPACTION PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE. COMPACTION OF THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%.
- STORMWATER PONDS AND OUTLET STRUCTURES SHALL BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- REFER TO LANDSCAPE PLAN FOR REQUIRED TREE AND GROUND COVER PLANTINGS.
- SURFACE GRADE SLOPES SHALL BE A MINIMUM OF 1.00%.
- 4:1 MAXIMUM CUT AND FILL SLOPES
- ADA ACCESSIBLE AREAS SHALL NOT HAVE A MAXIMUM CROSS-SLOPE THAT EXCEEDS 2.00% AND MAX LONGITUDINAL SLOPE OF 5.00% UNLESS A RAMP IS SPECIFIED. IF DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY TO CONFIRM DESIGN TO ENSURE ADA ACCESSIBLE STANDARDS ARE MET.
- ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. **SEE SHEET C4.1 FOR PIPE TRENCHING DETAILS.**
- SEE SHEET C4.1 FOR DETAILS.
- ALL INLET GRATES SUBJECTED TO VEHICLE LOADING SHALL MEET H-20 TRAFFIC LOADING STANDARDS.

BUILDING ACCESS AND PROTECTION NOTES

- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION WITH A MINIMUM WIDTH OF 20 FT. THE ACCESS TO BUILDINGS WITH SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FT OF THE FIRE DEPARTMENT CONNECTION ACCORDING TO NFPA 1141 3-1.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

VERTICAL DATUM
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

ISSUED FOR PERMITTING

DESIGNED BY:	TC	DRAWN BY:	TC	ISSUE DATE:	4/25/2022
CHECKED BY:	TC	APPROVED BY:	TC	JOB NO.:	21516
NO.	BY	DATE	DATE	REVISION DESCRIPTION	



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CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

**TAKE 5
OIL
CHANGE**

OF
MADISON HEIGHTS

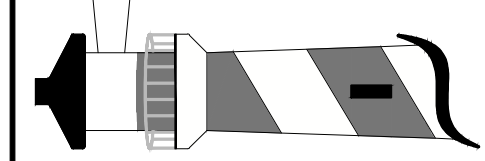
434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:

GRADING &
DRAINAGE PLAN

SHEET NUMBER:

C4.0



TAKE 5 OIL CHANGE

OF
MADISON HEIGHTS

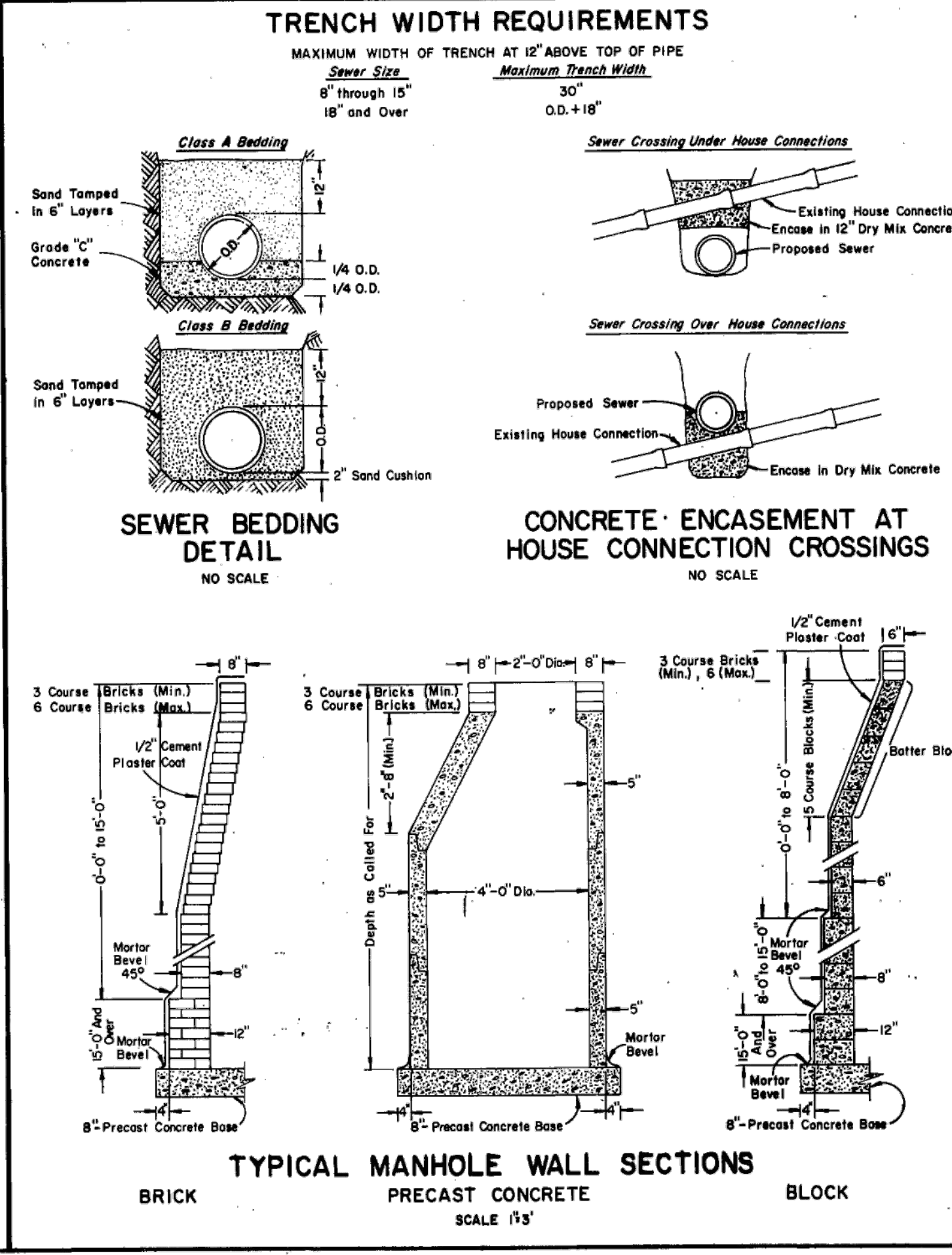
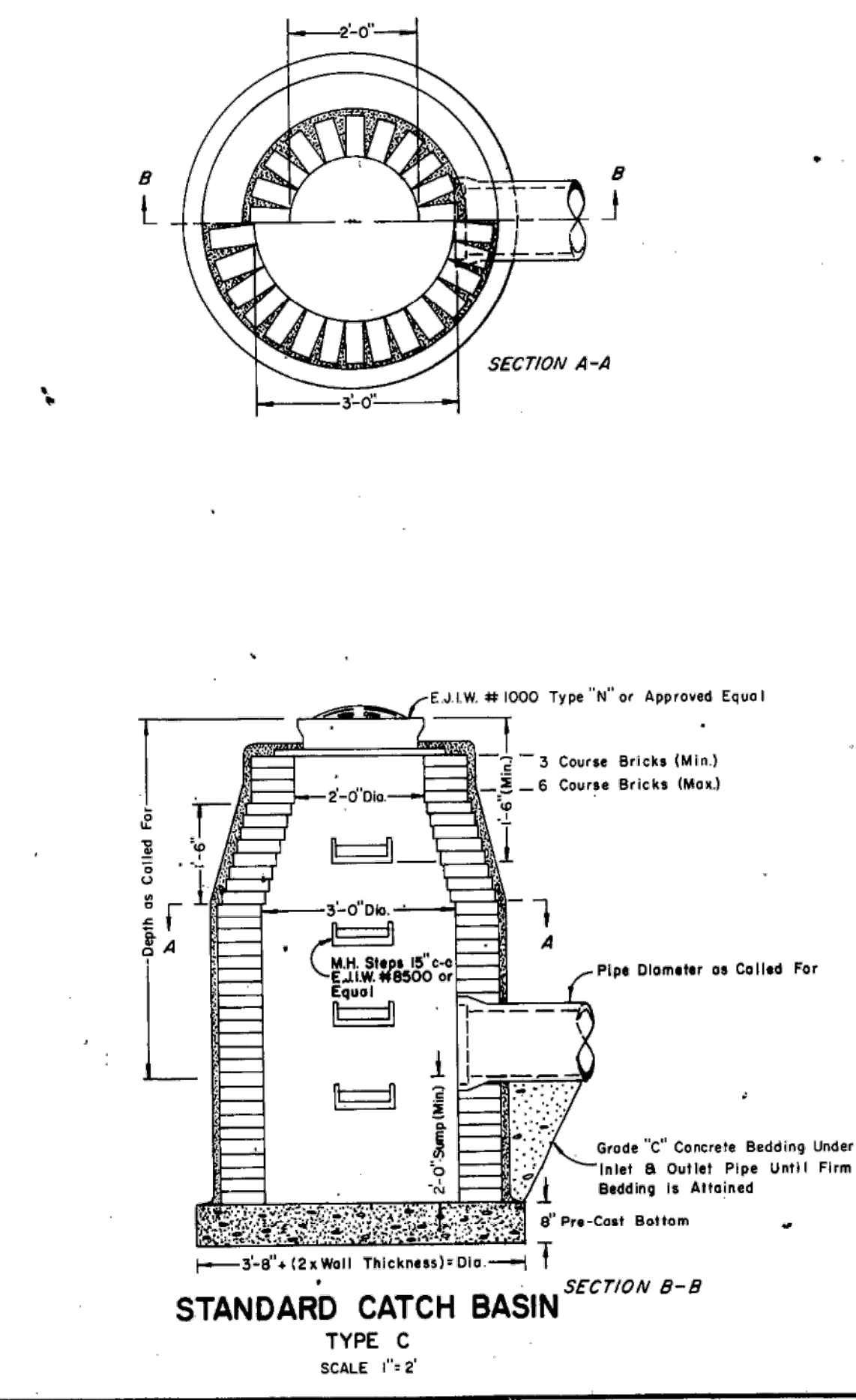
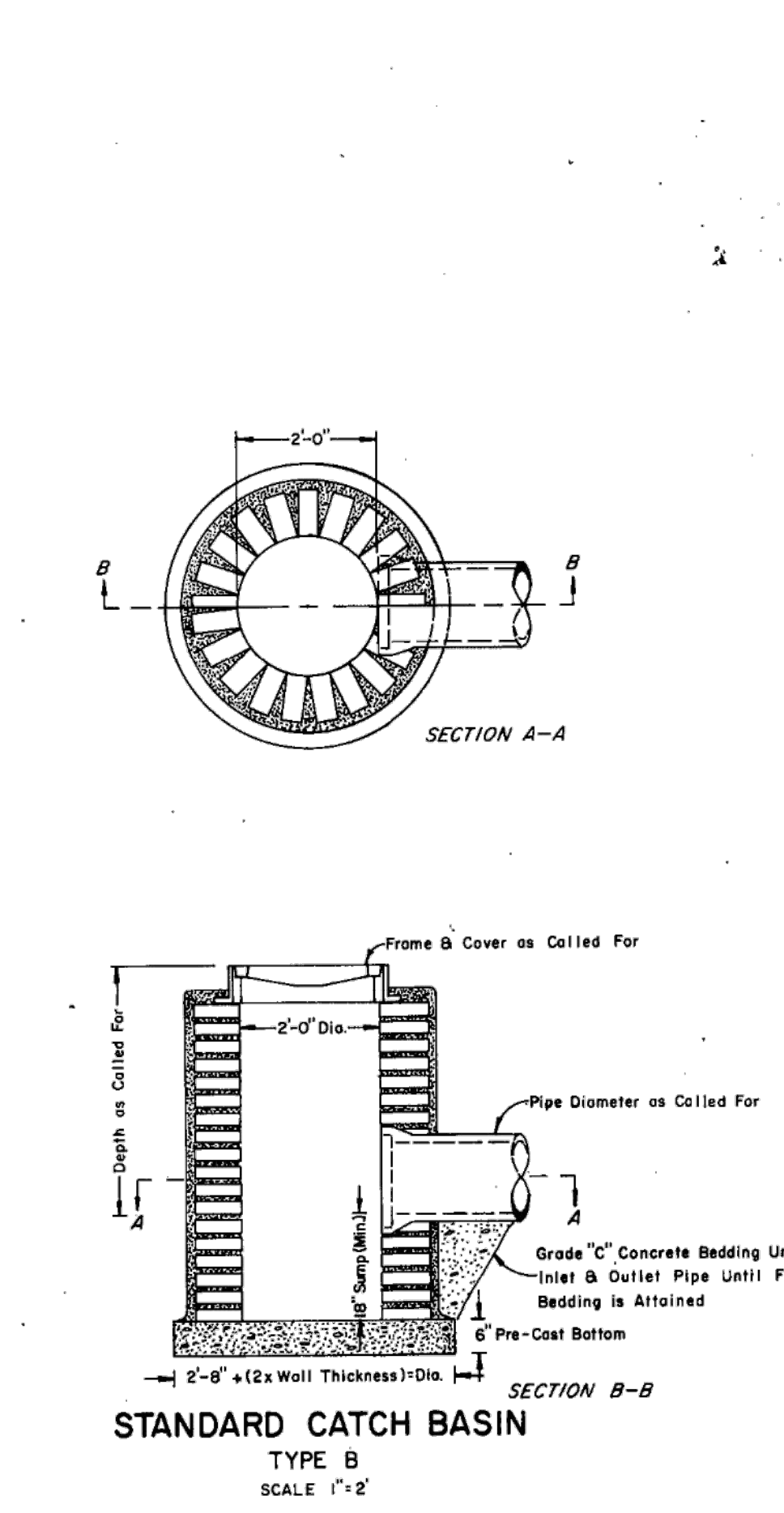
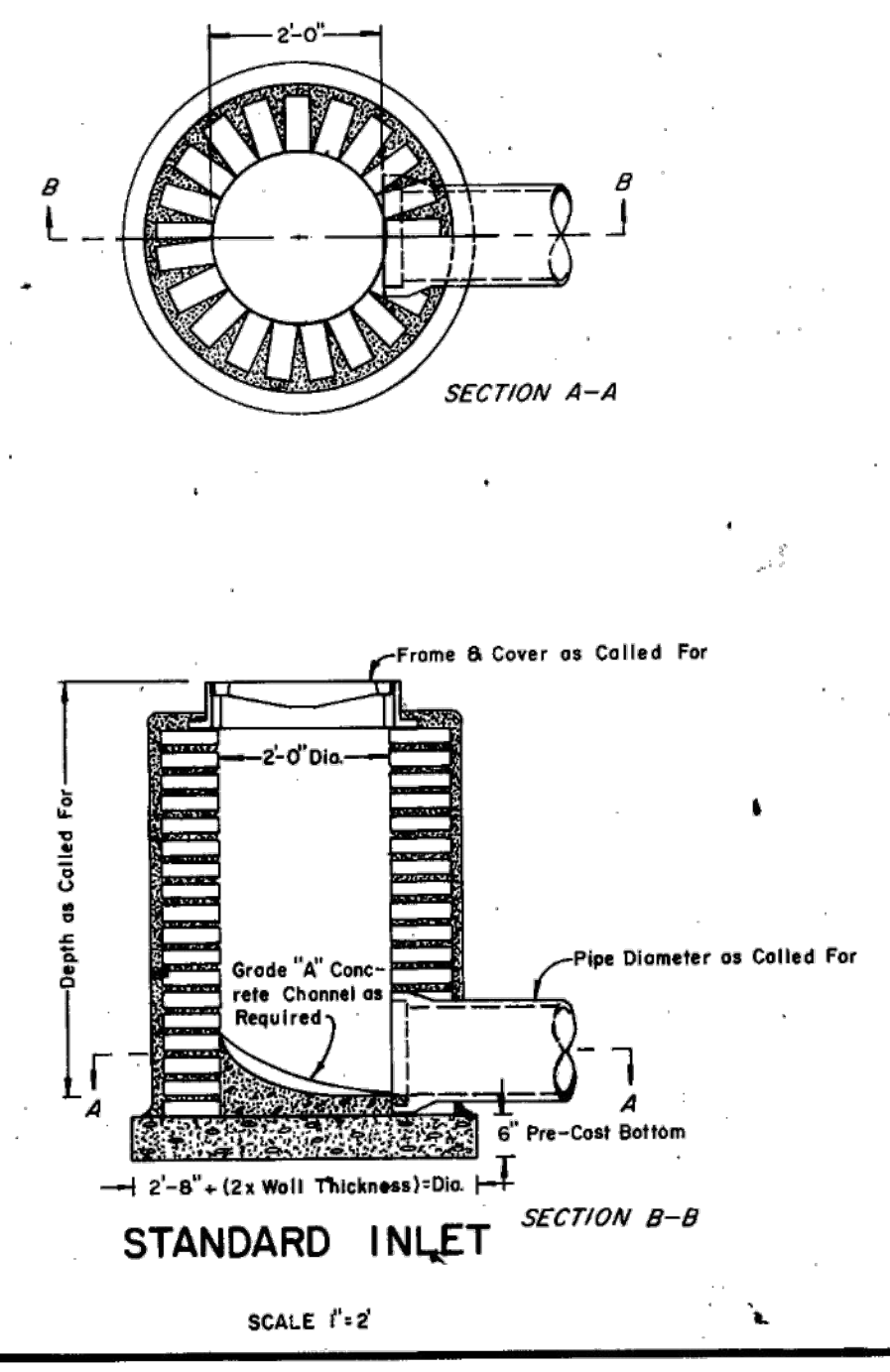
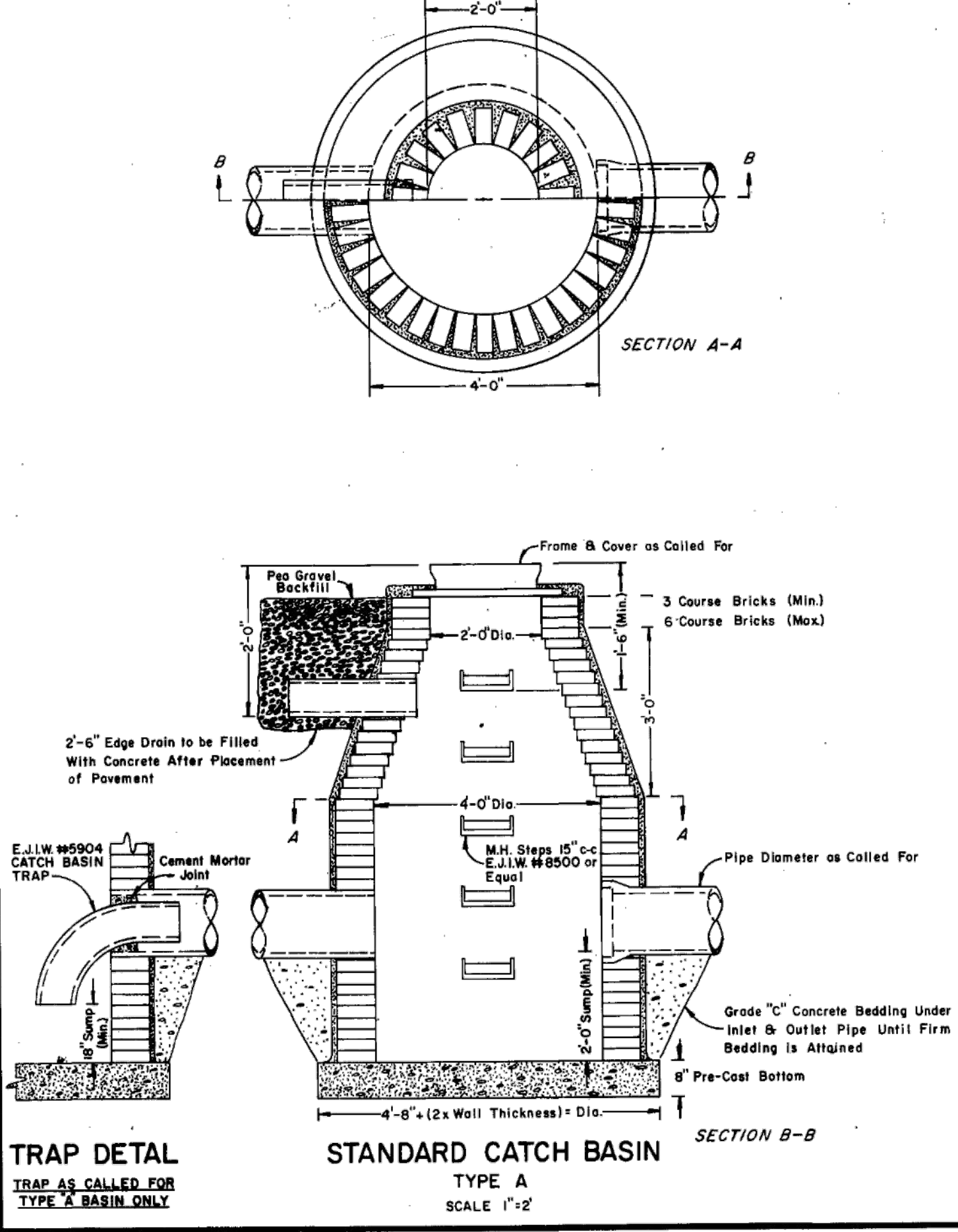
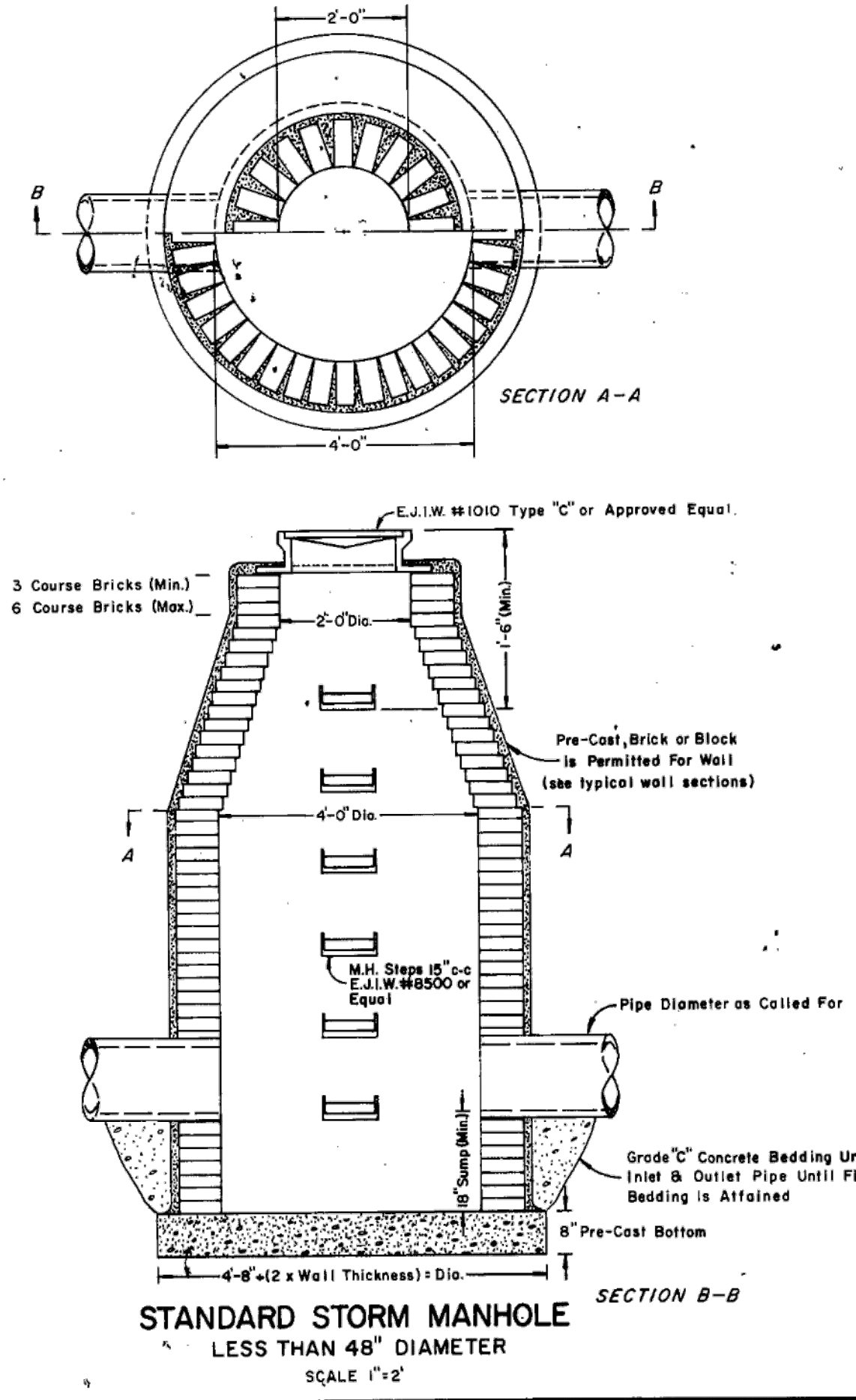
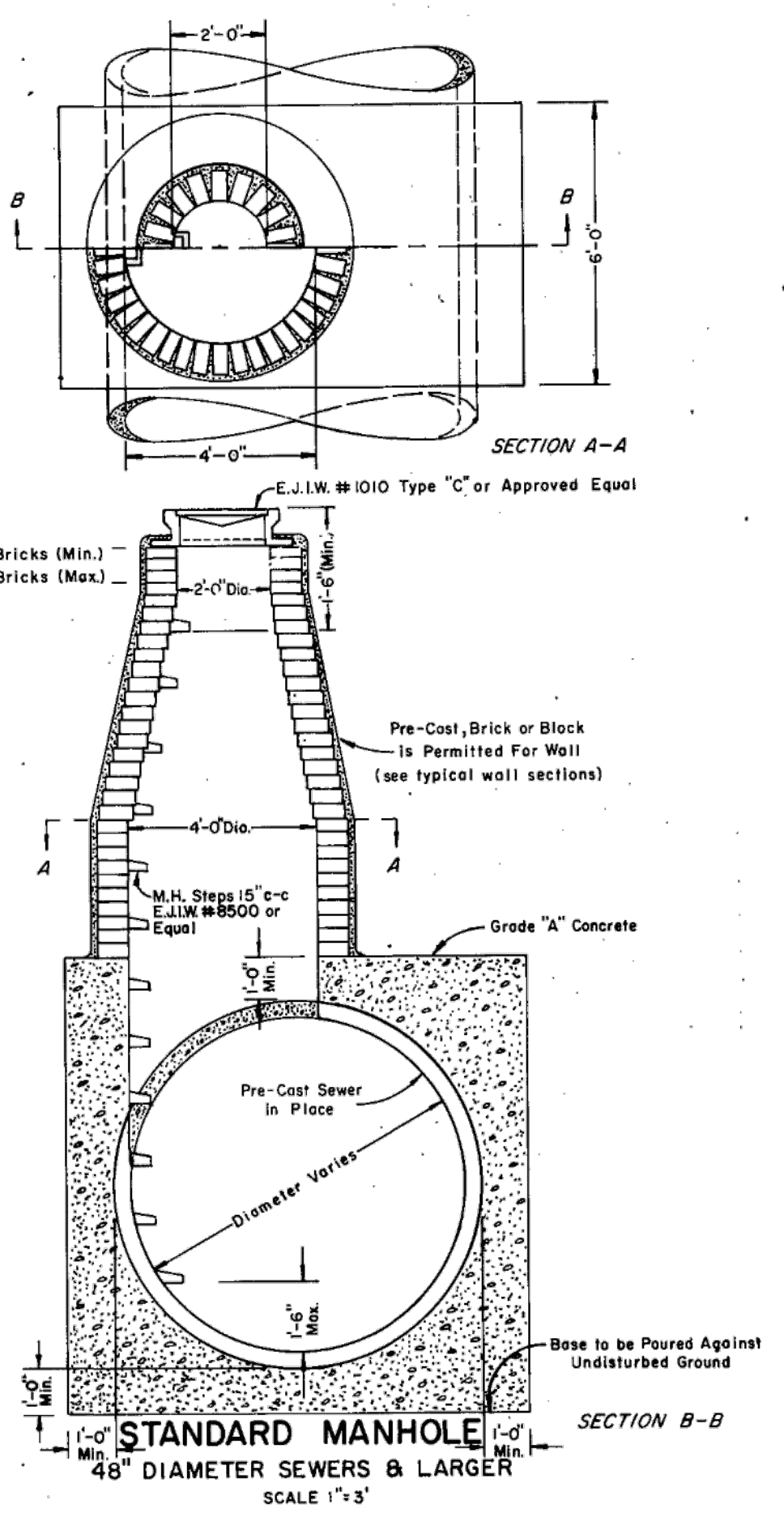
434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:

GRADING
DETAILS

SHEET NUMBER:

C4.1



NOTE FOR STORM MANHOLES: 48" Reinforced Concrete A.S.T.M. C-478 Pipe May be Used at Contractor's Option For Construction of Portion of Manhole Above a Point 8" Above the Top Highest Connecting Sewer. The Dome Shall be Not Less Than 3' High With 8" Top Thickness And Positioned to Provide Not Less Than 8" Nor Than 24" of Brickwork Beneath Manhole Ring And Cover. Pipe Joints Shall be 1/2" Cement Mortar. Pre-Cast Concrete Base, Bottom Fill, Manhole Steps, Frame, Cover, etc. Shall Comply to Specifications For Standard Brick Manholes. Premium Joints Are Required on All Manholes.

NOTE FOR STORM MANHOLES, CATCH BASIN & INLETS: Solid Concrete Block May be Used at Contractor's Option. Block Shall be 3,000 P.S.I. Concrete With Better Core Blocks Used For The Conical Section. Such Manholes Shall Have a 3' Dome.

GENERAL CONSTRUCTION NOTES: Top of Masonry Structures Shall be Sufficiently Low to Permit Proper Adjustment of Frame & Cover to Grade With Mortar & Brick as Directed by Engineer. Approved Granular Material Shall be Used Around All Structures. Place 4" Minimum Sand Under Pre-Cast Bottoms Prior to Placement. All Sewer Extensions or Stubs to be Backfilled With Minimum of 1 Yard of Stone 1 1/2" Diameter or Less and Remaining Backfill With Sand or Select Material.

NOTE ON PUBLIC UTILITIES: Public Utilities Locations Are Not Guaranteed as Accurate. Contractor Shall Check With Utility Companies For Information on Their Facilities Before Starting Work Whether Shown on Plans or Not. Hand Excavated Test Holes Shall be Dug by Contractor to Locate Existing Utilities Which Cross, or Are in Close Proximity to Excavation. Adequate Support Shall be Installed by Contractor Where Necessary Under Existing Utilities.

DESIGNATED BAG MIX WITH CLASS AND STRENGTH
3,500 P.S.I. 6 SACK - CLASS "A"
3,000 P.S.I. 5 SACK - CLASS "B"
2,500 P.S.I. 4 SACK - CLASS "C"

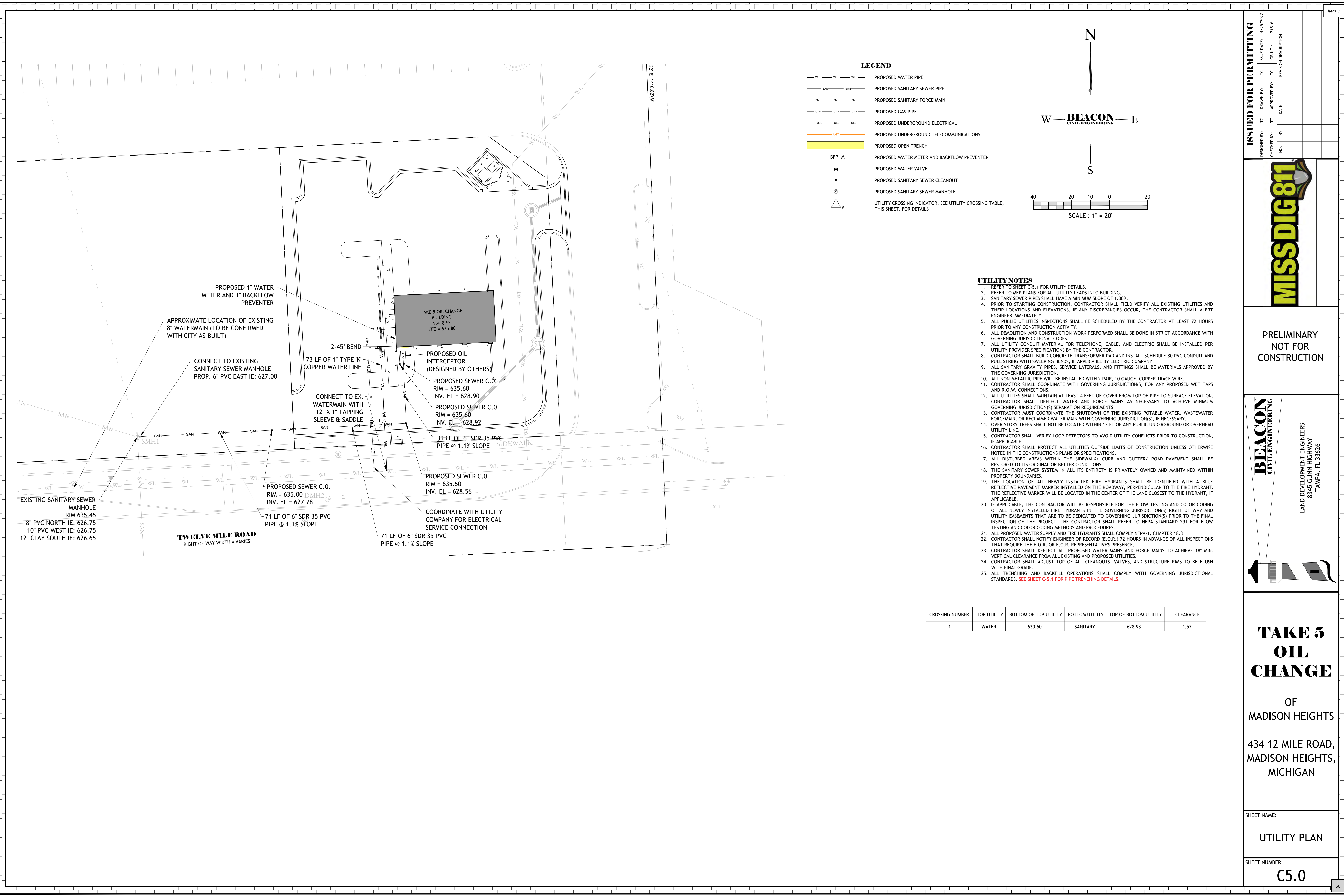
LEGEND
STANDARD PROFILE CONVENTIONS:
--- NORTH OR EAST R. & SIDEWALK
--- SOUTH OR WEST R. & SIDEWALK
--- CENTERLINE

STANDARD PLAN CONVENTIONS
--- SANITARY SEWER
--- STORM SEWER
--- WATER MAIN
--- GAS MAIN
--- UNDERGROUND CABLE
--- FIRE HYDRANT
--- GATE VALVE & WELL
--- MANHOLE
--- CATCH BASIN
--- INLET

CITY OF MADISON HEIGHTS, MICHIGAN
ENGINEERING DEPARTMENT
STORM SEWER
MANHOLE & CATCH BASIN
STANDARD DETAILS

NO. BY CHANGE DATE
REVISIONS
DRAWN BY J.D.L. DEW DATE 7/25/74
DESIGNED BY M.D. PAIR DATE 7/25/74
PRELIMINARY BOOK PAGE
LAYOUT BOOK PAGE
CONSTRUCTED BY

APPROVED BY CITY ENG'R DATE
APPROVED BY DATE
APPROVED BY DATE



CROSSING NUMBER	TOP UTILITY	BOTTOM OF TOP UTILITY	BOTTOM UTILITY	TOP OF BOTTOM UTILITY	CLEARANCE
1	WATER	630.50	SANITARY	628.93	1.57'

ISSUED FOR PERMITTING

DESIGNED BY: TC
DRAWN BY: TC
CHECKED BY: TC
NO.

ISSUE DATE: 4/25/2022
JOB NO.: 21516
REVISION DESCRIPTION

DATE

BY

Item 3.

MISSDIG811

PRELIMINARY
NOT FOR
CONSTRUCTION

BEACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

TAKE 5
OIL
CHANGE

OF
MADISON HEIGHTS

434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:

UTILITY PLAN

SHEET NUMBER:

C5.0

50

Schedule A Description

LAND SITUATED IN THE CITY OF MADISON HEIGHTS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
A SPLIT OF THE FOLLOWING DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT DISTANT SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 642.42 FEET FROM SOUTHEAST SECTION CORNER, THENCE NORTH 01 DEGREES 45 MINUTES 23 SECONDS WEST 1466.47 FEET; THENCE SOUTH 83 DEGREES 57 MINUTES 31 SECONDS WEST 88.16 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 15 SECONDS WEST 548.27 FEET; THENCE SOUTH 61 DEGREES 02 MINUTES 16 SECONDS WEST 390.07 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 47 SECONDS EAST 908.35 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 834.52 FEET TO BEGINNING. EXCEPT BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST 1417.18 FEET AND NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 43.00 FEET FROM SOUTHEAST SECTION CORNER, THENCE SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST 600.00 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 285.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 16 SECONDS EAST 600.00 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST 285.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN ENTRANCE EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 88, OAKLAND COUNTY RECORDS. ALSO, TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN RING ROAD EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 126, OAKLAND COUNTY RECORDS. EXCEPTING THEREFROM, A PARCEL OF LAND, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, MADISON HEIGHTS, OAKLAND COUNTY, DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 1417.18 FEET (RECORDED AS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST 328.00 FEET (RECORDED AS NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH STREET (60 FEET WIDE) FOR THE PLACE OF BEGINNING; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 600.00 FEET (RECORDED AS SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST) TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID LINE FOR THE FOLLOWING FOUR COURSES: NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST 579.59 FEET (RECORDED AS NORTH 01 DEGREES 25 MINUTES 47 SECONDS WEST), NORTH 61 DEGREES 06 MINUTES 30 SECONDS EAST 390.07 FEET (RECORDED AS NORTH 61 DEGREES 02 MINUTES 30 SECONDS EAST), NORTH 44 DEGREES 10 MINUTES 20 SECONDS EAST 548.25 FEET (RECORDED AS NORTH 44 DEGREES 17 MINUTES 15 SECONDS EAST 548.27 FEET) AND NORTH 63 SECONDS 54 MINUTES 50 SECONDS EAST 86.14 FEET (RECORDED AS NORTH 83 DEGREES 57 MINUTES 31 SECONDS EAST 86.16 FEET); THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 55.35 FEET (RECORDED AS SOUTH 01 SECONDS 45 MINUTES 23 SECONDS EAST) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID LINE FOR THE FOLLOWING FIVE COURSES: 205.33 FEET ALONG THE ARC OF A 575.30 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 54 DEGREES 21 MINUTES 59 SECONDS WEST 204.24 FEET; SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST 355.70 FEET; 59.12 FEET ALONG THE ARC OF A 2000.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 52 DEGREES 38 MINUTES 25 SECONDS WEST 58.90 FEET; SOUTH 61 DEGREES 06 MINUTES 30 SECONDS WEST 211.15 FEET; 218.51 ALONG THE ARC OF A 2000.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 29 SECONDS 48 MINUTES 35 SECONDS WEST 207.60 FEET AND SOUTH 01 DEGREES 25 MINUTES 20 SECONDS EAST 420.70 FEET TO THE PLACE OF BEGINNING.

ALSO, EXCEPTING THEREFROM, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 44 MINUTES 30 MINUTES WEST 1417.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND ALONG THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST 600.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST 145.98 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF DARTMOUTH STREET (60 FEET WIDE); THENCE 36.30 FEET ALONG A 47.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS NORTH 66 DEGREES 44 MINUTES 17 SECONDS EAST 35.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 21 SECONDS EAST 263.88 FEET; THENCE 31.30 FEET ALONG A 300.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT WITH A CHORD WHICH BEARS SOUTH 42 DEGREES 31 MINUTES 52 SECONDS EAST 29.90 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 30 SECONDS EAST 102.90 FEET; THENCE 33.94 FEET ALONG A 49.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS SOUTH 17 DEGREES 23 MINUTES 01 SECONDS WEST 33.28 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 307.03 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD TO THE PLACE OF BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-91087-05-CLE, WITH AN EFFECTIVE DATE OF JUNE 33, 2018 AT 8:00 A.M.

ALTA/NSPS Topographic Survey

Schedule B - Section II

- 12. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY RECORDING NO: LIBER 3203, PAGE 274. (AFFECTS BLANKET IN NATURE)
- 13. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: DETROIT EDISON COMPANY RECORDING NO: LIBER 3352, PAGE 557. (UNABLE TO DETERMINE, REFERENCED DOCUMENT IS ERRONEOUS)
- 14. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: DETROIT EDISON COMPANY RECORDING NO: LIBER 4305, PAGE 310. (AFFECTS PLOTTED AND SHOWN)
- 15. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF MADISON HEIGHTS, A MUNICIPAL CORPORATION OF OAKLAND COUNTY, MICHIGAN RECORDING NO: LIBER 6610, PAGE 651. (AFFECTS PLOTTED AND SHOWN)
- 16. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, STATE OF MICHIGAN, A PUBLIC BODY CORPORATE. RECORDING NO: LIBER 7959, PAGE 736 AND PAGE 9119, PAGE 480. (AFFECTS PLOTTED AND SHOWN)
- 17. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF MADISON HEIGHTS, A MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN RECORDING NO: LIBER 9993, PAGE 481. (AFFECTS PLOTTED AND SHOWN)
- 18. TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT AS SET FORTH BELOW: RECORDING NO: LIBER 37967, PAGE 617. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 19. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN ENTRANCE EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 88. (AFFECTS PLOTTED AND SHOWN)
- 20. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN RING ROAD EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 126. (AFFECTS PLOTTED AND SHOWN)
- 21. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN ACCESS, SIGN, WATERMAIN, SANITARY SEWER AND STORM WATER DRAINAGE EASEMENT RECORDED IN LIBER 40662, PAGE 4662, PAGE 160. (AFFECTS PLOTTED AND SHOWN)

Elevation Benchmarks

TEMPORARY BENCHMARK #1
MAG NAIL
NORTHING: 368942.77
EASTING: 1346268.12
ELEVATION: 364.25'
TEMPORARY BENCHMARK #2
MAG NAIL
NORTHING: 368711.58
EASTING: 1346269.27
ELEVATION: 334.48'

Invert Information

SANITARY STRUCTURE INVERTS
SMH1
RIM ELEVATION: 635.45'
8" PVC NORTH: 626.75'
10" PVC WEST: 626.75'
12" CLAY SOUTH: 626.65'
STORM WATER STRUCTURE INVERTS
DMH1
RIM ELEVATION: 633.90'
24" RCP EAST: 628.10'
26" RCP WEST: 628.10'
DMH2
RIM ELEVATION: 633.74'
30" RCP EAST: 626.54'
24" RCP WEST: 626.64'
UNKNOWN RCP SOUTH: N/A

GRATED INLET STRUCTURE INVERTS
GI1
RIM ELEVATION: 633.42'
15" RCP NORTH: 628.24'
12" RCP WEST: 628.50'
GI2
RIM ELEVATION: 632.53'
24" RCP NORTH: 626.13'
24" RCP WEST: 626.53'
18" RCP SOUTHEAST: 626.73'
GI3
RIM ELEVATION: 632.63'
24" RCP EAST: 626.73'
6" CPP NORTHWEST: 628.63'
15" RCP WEST: 627.25'
15" RCP SOUTHEAST: 627.13'
6" CPP SOUTHEAST: 628.43'
GI4
RIM ELEVATION: 632.61'
18" RCP EAST: 627.74'
6" CPP NORTHWEST: 629.06'
15" RCP SOUTH: 628.01'
6" CPP SOUTHEAST: 628.51'

CHORD BEARING
N 29°09'57" E
S 53°47'47" W

Miscellaneous Notes

- COMPLETED FIELD WORK WAS MONTH 1 BY YEAR.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 42°50'18.20"N LONGITUDE = -83°06'53.41"W CONVERGENCE ANGLE = 0°05'120.4756"
- DISTANCE SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009262626302
- SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM OAKLAND COUNTY TAX CARDS AND DEEDS.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-H EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THIS SURVEYOR DOES NOT INTEND TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED. CONTOUR INTERVAL = 1 FOOT
- TOTAL NUMBER OF STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE SURVEY IS 75, WHICH INCLUDES 0 DESIGNATED ADA SPACES WITHIN THE TOPOGRAPHIC AREA.
- SURVEYOR NOTES THAT THE PROPERTY ADJUTS THE RIGHT-OF-WAY OF 12 MILE ROAD. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
- THERE WAS NO EVIDENCE OF MONITOR WELLS, OR ANY TEST BORINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE, OR BURIAL GROUNDS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLURP, OR SANITARY LANDFILL.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, (NAVD 1988 DATUM) AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF TWELVE MILE ROAD AND ALGER STREET, WHICH IS LOCATED AT THE SE CORNER OF THE SUBJECT PROPERTY.
- SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
- REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
- SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.
- NO BUILDINGS WERE VISIBLE AT THE TIME OF THE ALTA SURVEY.
- THE NEAREST FIRE HYDRANT IS SHOWN HEREON.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2612500563, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
ZONE DEFINITIONS ACCORDING TO THE FEMA WEBSITE.
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEL FROM 100-YEAR FLOOD.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Encroachments

NONE APPARENT AT THE TIME OF THE SURVEY.

Vicinity Map
(NOT TO SCALE)

Legend of Symbols & Abbreviations

Scale: 1" = 30'

0' 30' 60' 90'

Surveyor's Certification

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

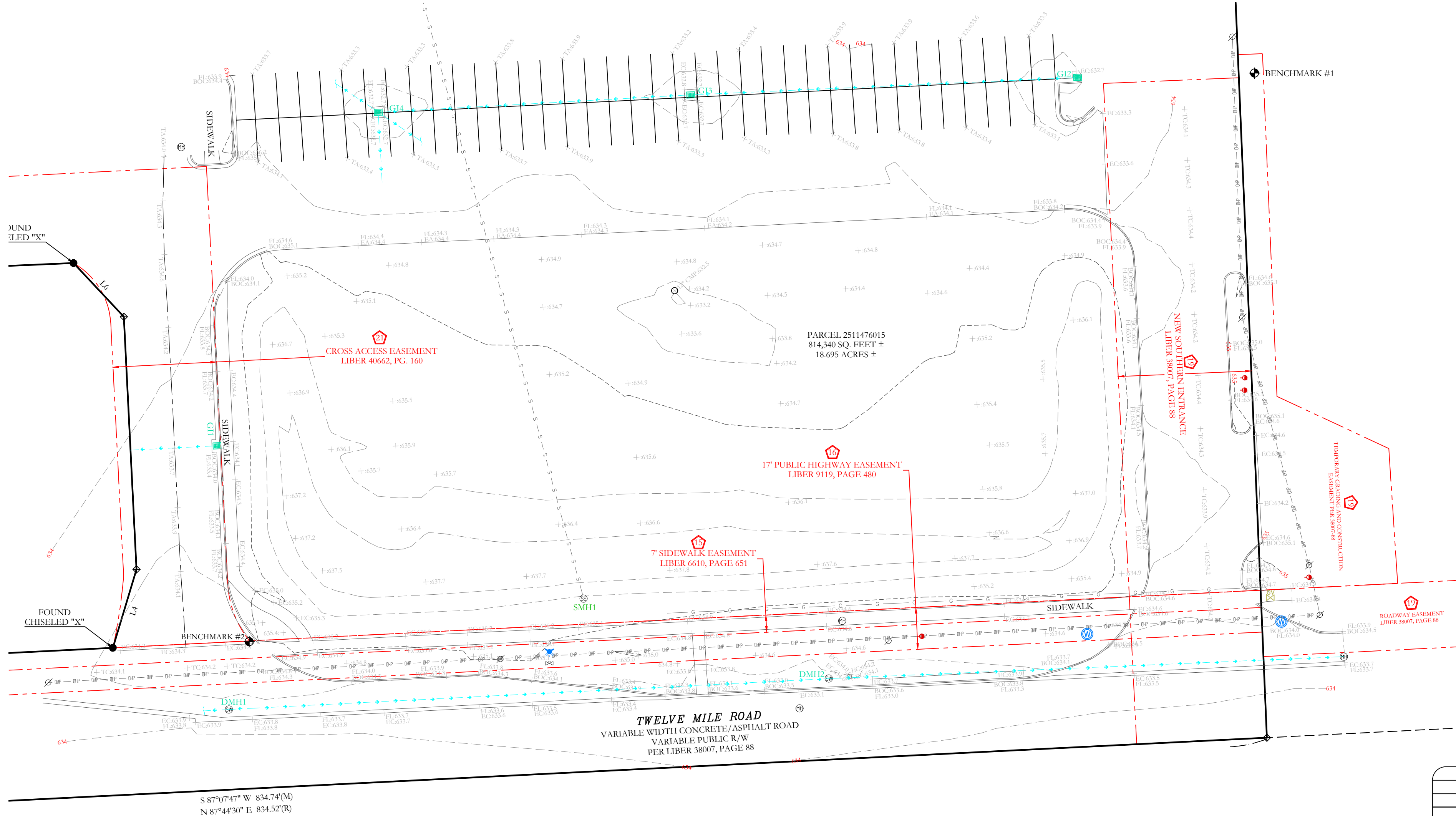
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 11A, 13, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/12/2022.

RONALD R. HARRIS
PROFESSIONAL SURVEYOR NO. 41917
STATE OF MICHIGAN
DATE OF PLAT OR MAP: 01/14/2022

Preliminary

Zoning Information			Notes:
PROPERTY IS CURRENTLY ZONED: Zone - Definition of Zone			
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	N/A	VACANT LAND	Because there may be a need for interpretation of the applicable zoning codes, we refer you to the Oakland County for zoning laws and applicable codes.
MIN. LOT AREA	N/A	18.695 ACRES	
MIN. LOT WIDTH	N/A	834.74'	
MAX. BLDG COVERAGE	N/A	0%	
MIN. SETBACKS FRONT	N/A	N/A	
MIN. SETBACKS SIDE	N/A	N/A	
MIN. SETBACKS REAR	N/A	N/A	
MAX BUILDING HEIGHT	N/A	0	
PARKING REGULAR	N/A	75	
PARKING HANDICAP	N/A	0	
PARKING TOTAL	N/A	75	

Blew & Associates makes no warranty to the extent regulations or ordinances represented on the drawing herein. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.



DATE	REVISION	BY

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DROWN BY & DATE: 22-0200 REVIEWED BY: R.H. SURVEYED BY: C.S.
COUNTY & CITY: OAKLAND COUNTY, MI JOB NUMBER: 22-0200
LOCATION: 434 12 MILE ROAD, MADISON HEIGHTS, MICHIGAN
FOR THE USE AND BENEFIT OF:
BEACON CIVIL ENGINEERING, LLC

Line & Curve Table Information

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
(M) C1	200.00'	218.34'	207.66'
(M) C2	200.00'	58.93'	58.72'
(M) C3	575.30'	204.99'	203.91'

LINE	BEARING	DISTANCE
(M) L1	S 02°06'39" E	43.00'
(M) L2	N 87°07'47" E	60.01'
(M) L3	S 02°06'39" E	17.02'
(M) L4	N 16°46'18" E	33.28'
(M) L5	N 02°52'13" W	102.90'
(M) L6	S 43°08'35" E	29.90'
(M) L7	S 87°28'38" W	263.88'
(M) L8	N 66°07'44" E	15.43'
(M) L9	S 87°07'47" W	60.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
(R) C1	200.00'	218.37'	207.60'	N 29°48'35" E
(R) C2	200.00'	52.11'	58.90'	N 52°38'25" E
(R) C3	575.30'	205.33'	204.24'	N 54°21'59" E

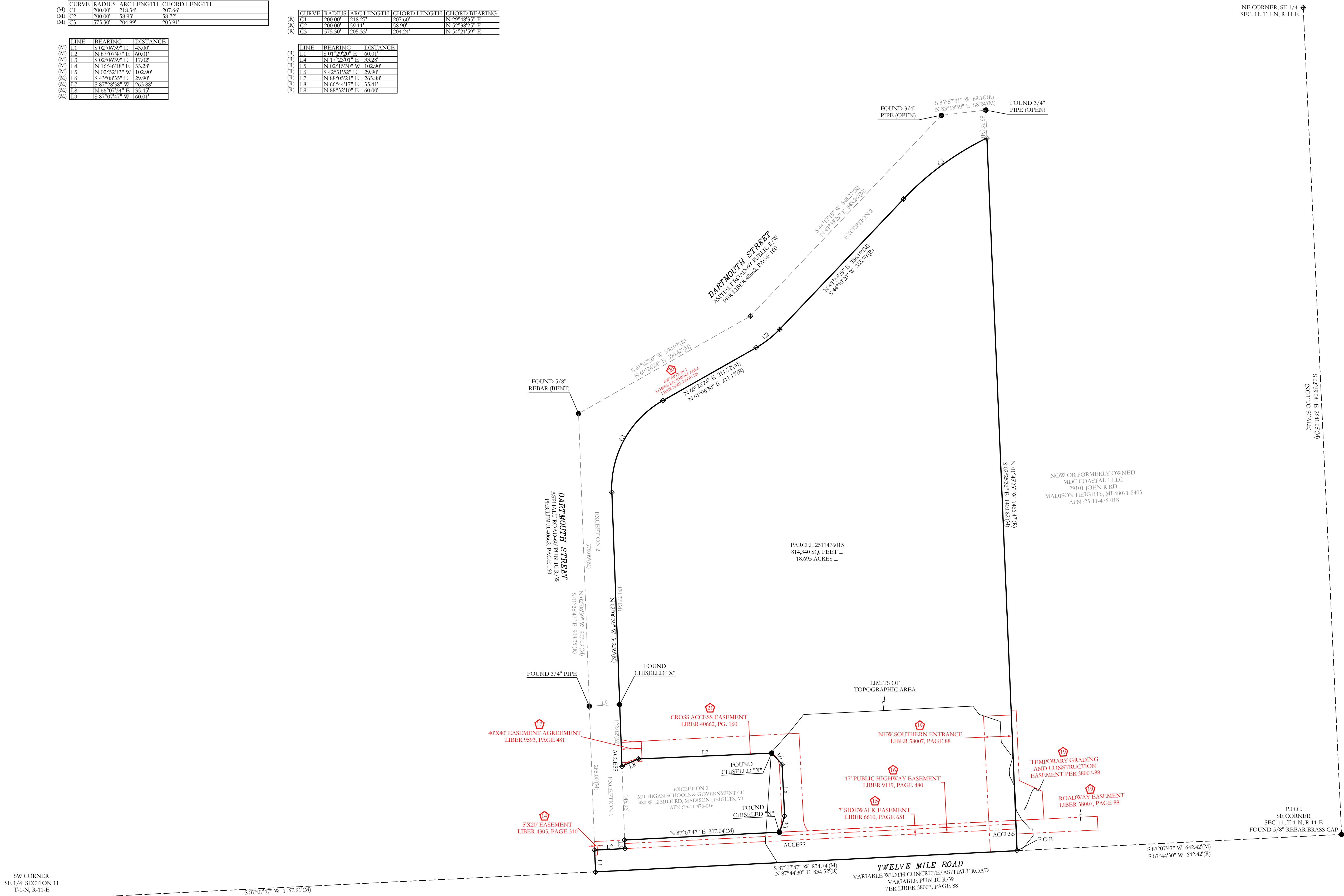
LINE	BEARING	DISTANCE
(R) L1	S 01°22'20" E	60.01'
(R) L4	N 17°23'01" E	33.28'
(R) L5	N 02°18'30" W	102.90'
(R) L6	S 42°11'55" E	29.90'
(R) L7	N 88°05'21" E	263.88'
(R) L8	N 66°44'17" E	35.41'
(R) L9	N 88°32'10" E	60.01'



Scale: 1" = 100'

Legend of Symbols & Abbreviations

- COMPUTED POINT
- TEMPORARY BENCHMARK
- SET CAPPED 5/8" REBAR BY PS #541
- FOUND MONUMENT AS NOTED
- LIGHT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM WATER
- DRAIN GRATE
- SIGN
- GAS VALVE
- GLY ANCHOR
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- TB TOP OF BANK
- BB BOTTOM OF BANK
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TA TOP OF ASPHALT
- BOC BACK OF CURB
- FL FLOW LINE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- GAS LINE



BLEW & ASSOCIATES, P.A.

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OFFICE: 479.443.4506

FAX: 479.582.1883

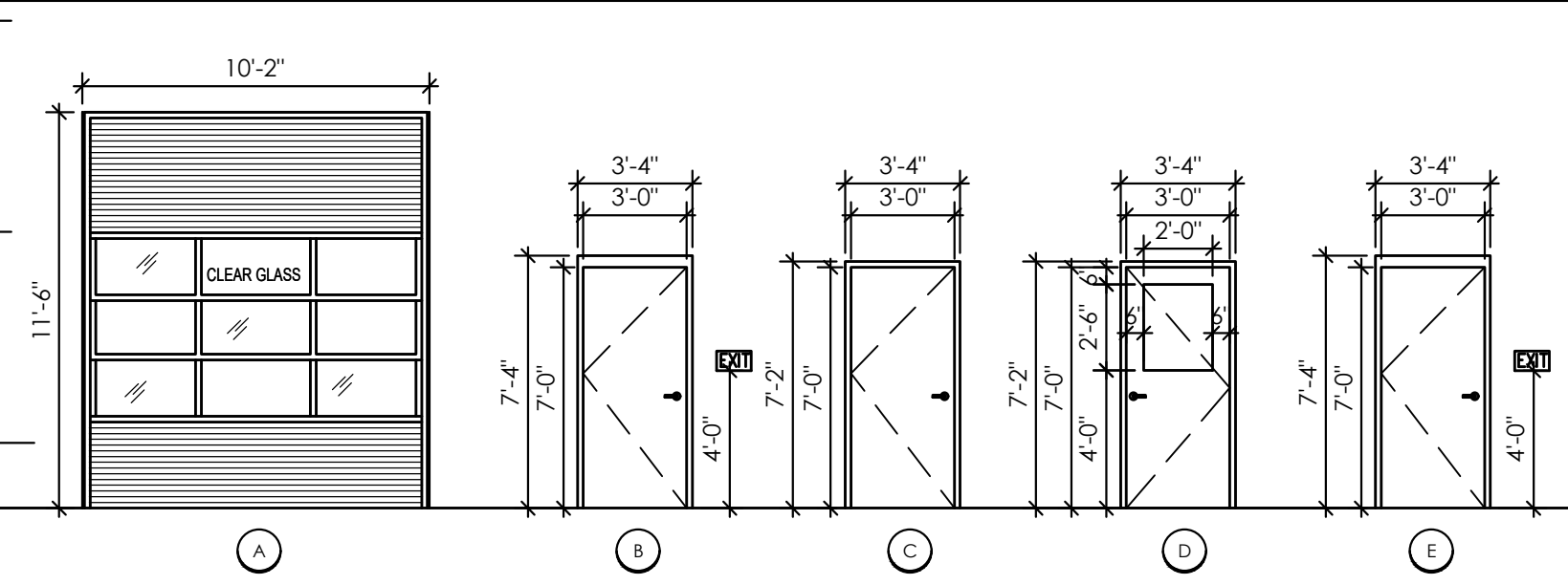
www.BLEWINC.com

DRAWN BY & DATE:	22-0200	REVIEWED BY:	R.H.	SURVEYED BY:	C.S.
COUNTY & STATE:	OAKLAND COUNTY, MI	JOB NUMBER:	22-0200		
LOCATION:	434 12 MILE ROAD, MADISON HEIGHTS, MICHIGAN				
FOR THE USE AND BENEFIT OF:					
BEACON CIVIL ENGINEERING, LLC					

DOOR SCHEDULE

DOOR			FRAME		COMMENTS
TAG	SIZE	FINISH	MATERIAL	FINISH	
A	10'-2"x11'-6"	SEE DOOR MANUFACTURER	H.M.	SEE DOOR MANUFACTURER	UPWARD ACTING; REFER A-7.0
B	3'-0"x7'-0"	PAINT TO MATCH SW6076 TURKISH COFFEE	H.M.	PAINT TO MATCH SW6076 TURKISH COFFEE	SOLID CORE, FLUSH H.M., SET 1
C	3'-0"x7'-0"	PAINT TO MATCH SW6076 TURKISH COFFEE	H.M.	PAINT TO MATCH SW6076 TURKISH COFFEE	SOLID CORE, FLUSH H.M. SET 3
D	3'-0"x7'-0"	PAINT TO MATCH SW6076 TURKISH COFFEE	H.M.	PAINT TO MATCH SW6076 TURKISH COFFEE	ALUM, TINTED SAFETY GLASS, SET 2
E	3'-0"x7'-0"	PAINT TO MATCH SW6076 TURKISH COFFEE	H.M.	PAINT TO MATCH SW6076 TURKISH COFFEE	SOLID CORE, FLUSH H.M., SET 4

DOOR TYPES



DOOR AND WINDOW NOTES

- HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS
- HARDWARE TO BE COMMERCIAL GRADE
- HARDWARE PER MANUF. REQUIREMENTS
- SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A
- TACTILE EXIT SIGN PER IBC SECT. 1013.4. LOCATE AS PER ANSI A117.1 SECT 703.3.11

SET 1	1-1/2" PAIR HINGES NRP MORTISED DEADBOLT AND LOCKSET COMBINED WITH THUMB TURN INSIDE AND KEYED OUTSIDE. ONE ACTION OPERATED BOTH BOLT AND LOCKSET. CLOSER FULL WEATHERSTRIP SWEEP RAIN DRIP ON FRAME OVERHEAD THRESHOLD SILENCERS FLOOR STOP TACTILE EXIT SIGN
SET 2	1-1/2" PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER FLOOR STOP - COORD. LOCATION WITH AC UNIT SILENCERS
SET 3	1-1/2" PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER WALL STOP SILENCERS TACTILE SIGN WITH INTERNATIONAL SYMBOL: MEN/WOMEN; REF. A300
SET 4	1-1/2" PAIR HINGES LOCKSET - PASSAGE 1 STOP - FLOOR MID. CLOSER SILENCERS TACTILE EXIT SIGN

WINDOW SCHEDULE

TAG	DESCRIPTION	FRAME FINISH	NOTES
1	FIXED	DARK BRONZE	DOUBLE PANE, 1" INSUL. LOW-E GLASS, TINTED, 70% VISIBILITY

WINDOW TYPES



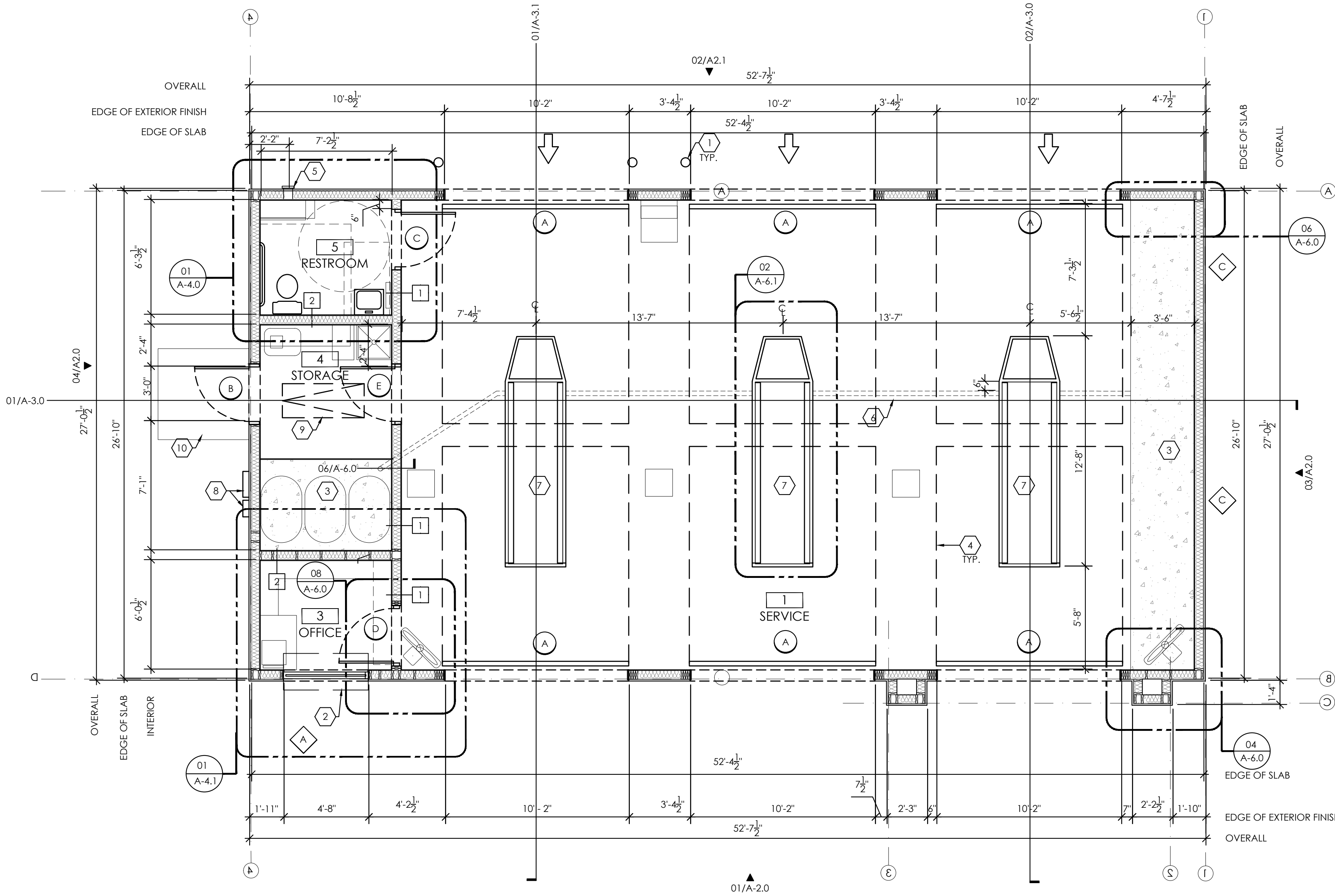
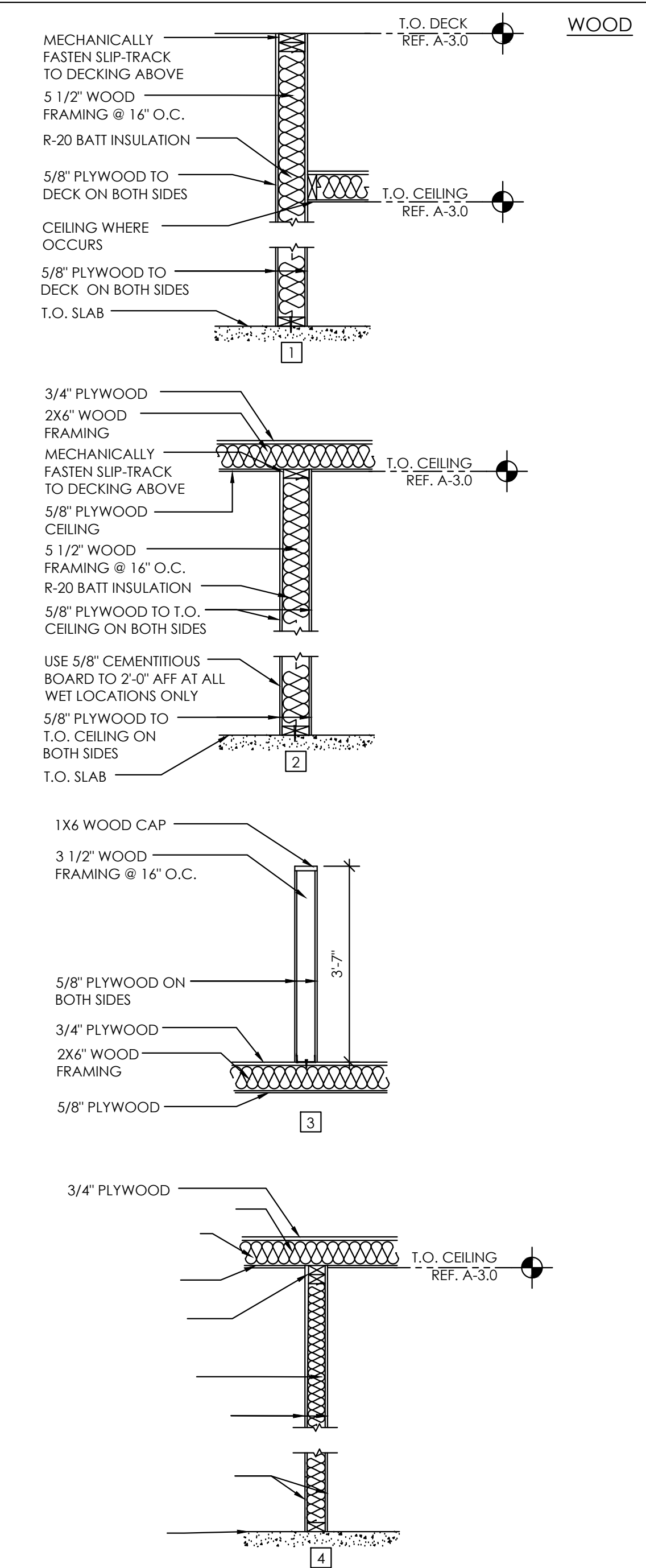
GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN TO FACE OF FINISH, UNO.
- ALL INTERIOR FINISH ARE TO MEET MIN. CODE REQUIREMENT.
- ADD DUROCK CEMENT BOARD OR EQUAL FROM FINISH FLOOR TO 24" A.F.F. ON ALL BATHROOM WALLS, PROVIDE DUROCK CEMENT BOARD OR EQUAL TOP TO BOTTOM ON ALL WALLS IN MOP-SINK STALL.
- EXTERIOR ENTRANCE THRESHOLD MAY NOT EXCEED REQUIRED ADA MAXIMUM HEIGHT OF 1/2" RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
- ALL DOORS TO PROVIDE 32" MIN CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION, UNO.
- VERIFY ALL DOORS, HARDWARE AND FRAMES MEET TENANT AND CODE REQUIREMENTS.
- REFER TO PLUMBING AND ELECTRICAL PLANS FOR FRAMING AREAS TO RECEIVE AND COORDINATE ROUGH-IN AREAS.
- ALL INTERIOR FINISHES BY TENANT.
- WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AROUND PENETRATIONS
- PIT FRAMES AND ROLLING DRAIN PANS TO BE PROVIDED BY G.C.
- G.C. IS TO COORDINATE MANUFACTURE OF PIT RAILS AND TO CONTACT MANUFACTURER OF OIL DRAIN PANS AND SCHEDULE DELIVERY, AND INSTALLATION OF PIT FRAMES AND ROLLING DRAIN PANS PRIOR TO SUBSTANTIAL COMPLETION.
- SLOPE FLOOR IN SERVICE AREA 1/4" PER FT MIN. TO LUBE TRENCHES
- CUSTOMERS WAIT INSIDE THEIR CARS. NO WAITING AREA IS PROVIDED
- PROVIDE BACKING IN WALLS WHERE WALL HUNG ACCESSORIES ARE LOCATED

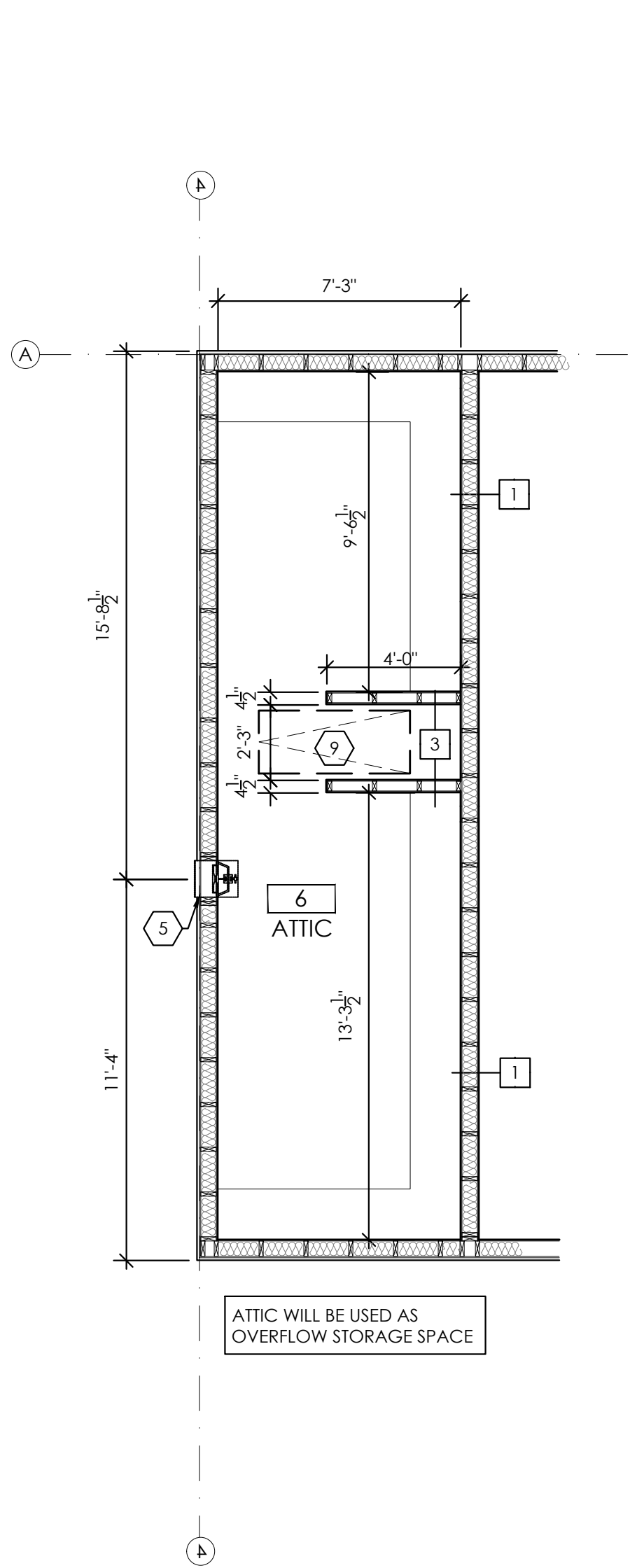
KEYED NOTES

- TYP. 6" PIPE BOLLARD
- PACKAGED TERMINAL AC UNIT. INSTALL TYPICAL STRUCTURAL STEEL ANGLE OVER OPENING. CONFIRM ROUGH OPENING PRIOR TO CONSTRUCTION, REF; MECHANICAL SHEETS
- 2" DEPRESSED SLAB, REF. STRUCTURAL
- LINE OF DOOR OVERHEAD WHEN OPEN
- FAN; REF. MECHANICAL SHEETS
- 3" DIA. PVC, REF. PLUMBING
- LUBE TRENCH; REF. A-6.1 & STRUCTURAL
- ELECTRICAL PANEL AND METER; REF. ELECTRICAL SHEETS
- WERNER AH2210 ATTIC LADDER; REF. MANUFACTURER SPECS
- 5'X5' EXTERIOR LANDING; REF. CIVIL

WALL TYPE



01 FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT:
TAKE-5 OIL CHANGE
GROUND-UP

434 12 MILE RD
MADISON HEIGHTS, MI 48070

REVISIONS:
No. Description Date

PROJECT NO: 21-1173
DRAWN BY: MG
REVIEWED BY: KT

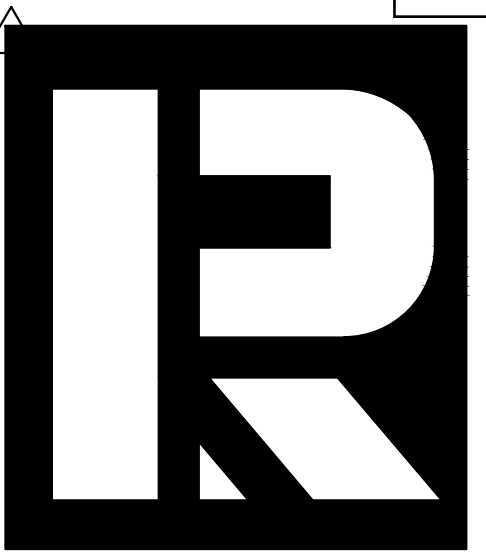
ORIGINAL ISSUE: 04/21/22

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

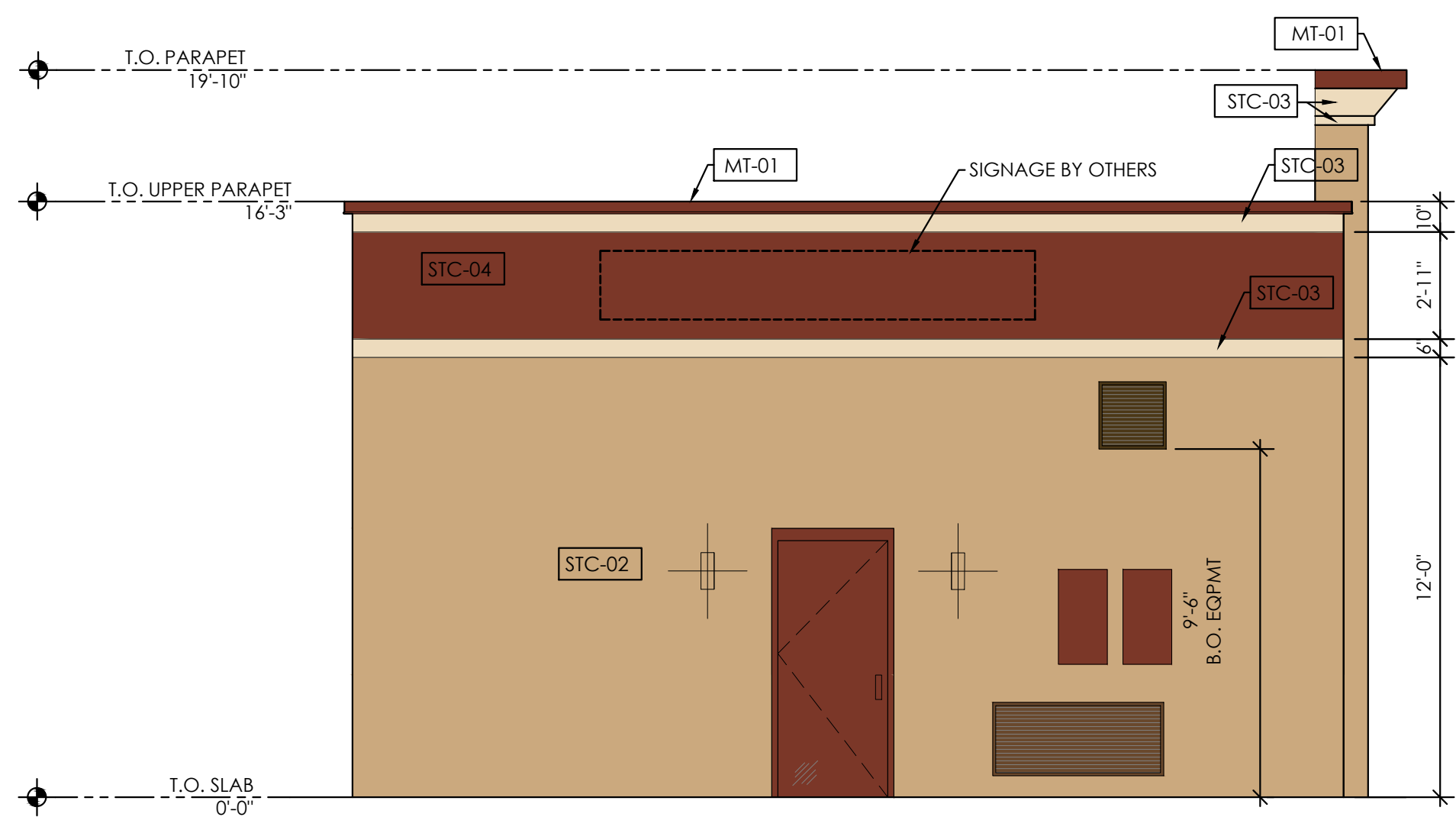
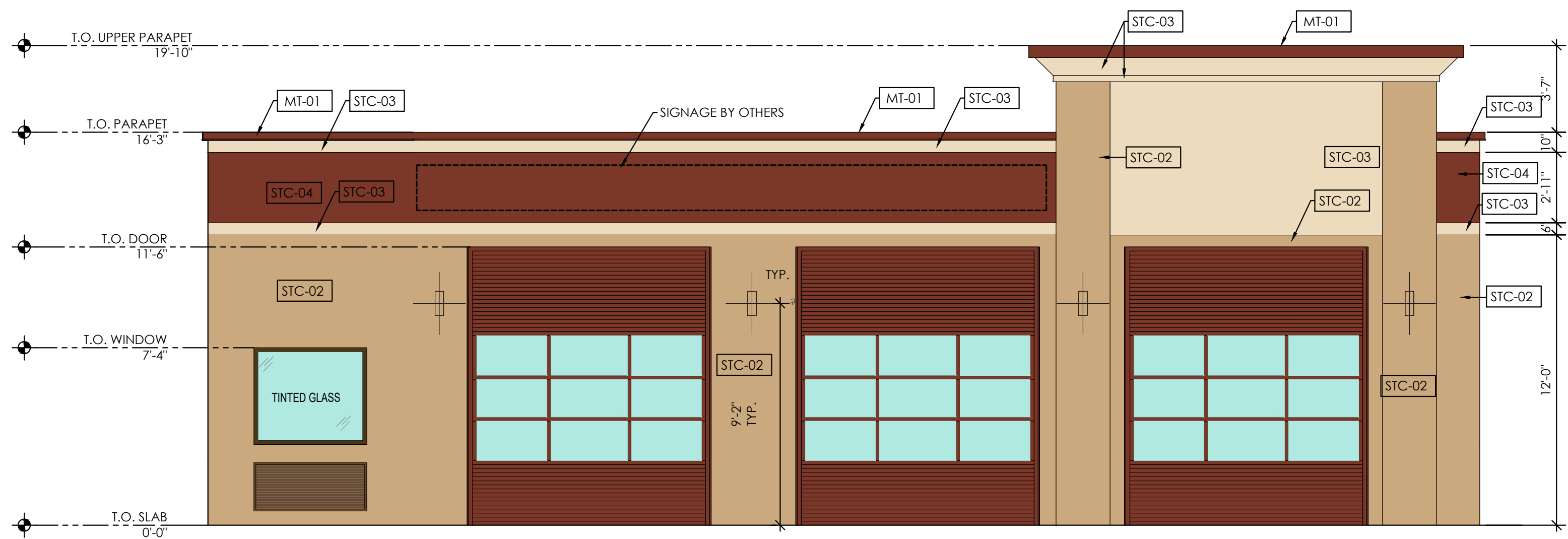
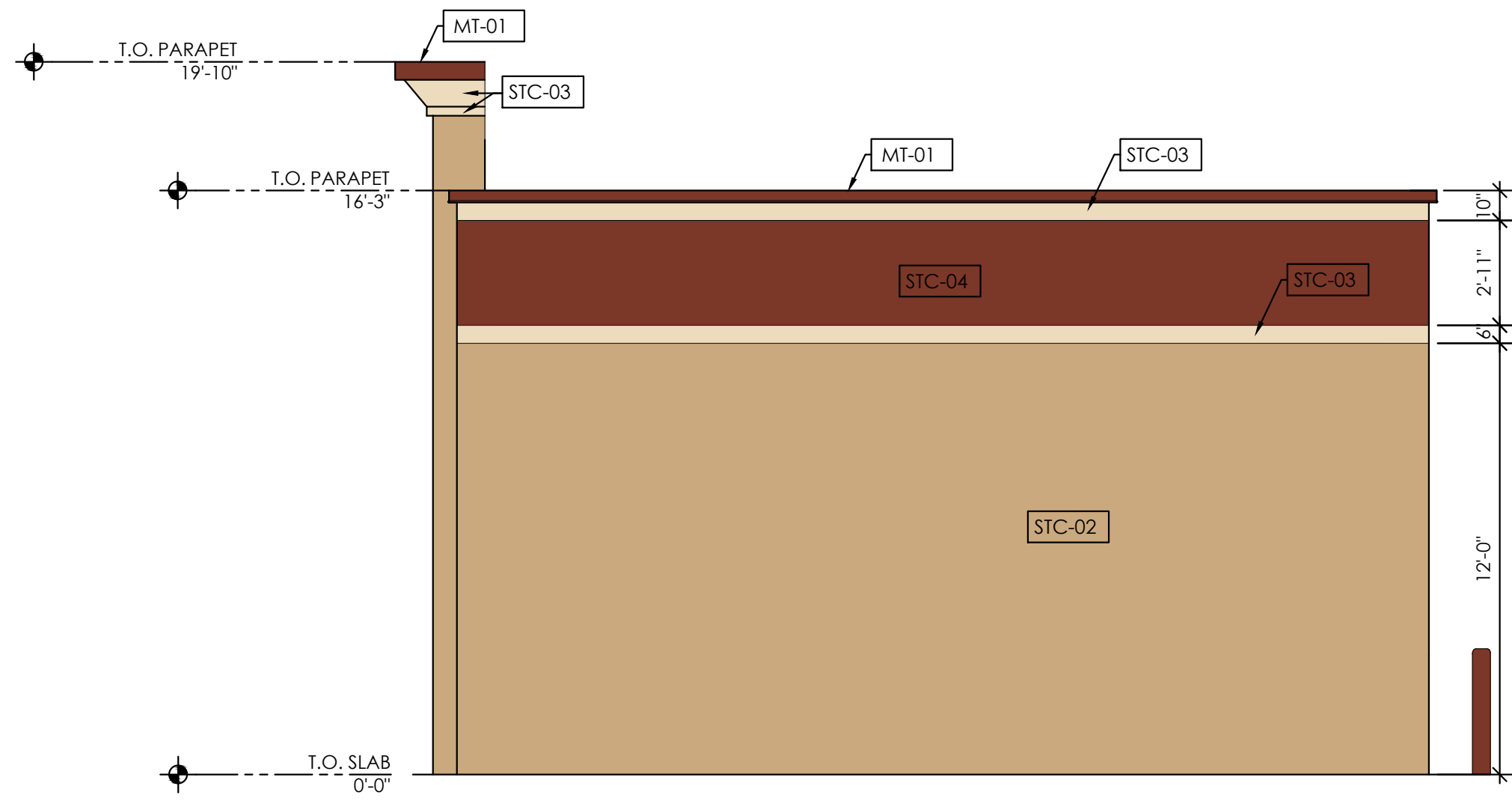
A-1.0



CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

EXTERIOR FINISH SCHEDULE

	TAG	TYPE	COLOR
	STC-02	STUCCO	SW #7693 STONEBRIAR
	STC-03	STUCCO	SW#7678 COTTAGE CREAM
	STC-04	STUCCO	SW #2839 ROYCROFT COPPER RED
	MT-01	METAL	SW #2839 ROYCROFT COPPER RED
	GLAZING		
	PAINT DOOR PANELS TO MATCH SW# 2839		

02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"04 WEST ELEVATION
SCALE: 1/4" = 1'-0"01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"03 EAST ELEVATION
SCALE: 1/4" = 1'-0"PROJECT:
TAKE-5 OIL CHANGE
GROUND-UP434 12 MILE RD
MADISON HEIGHTS, MI 48701REVISIONS:
No. Description DatePROJECT NO: 21-1173
DRAWN BY: MG
REVIEWED BY: KT

ORIGINAL ISSUE: 04/21/22

SHEET TITLE:
CONCEPT
ELEVATIONS

SHEET NUMBER:

A-2.0



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/8/22

PREPARED BY: Cheryl Rottmann, City Clerk

AGENDA ITEM CONTENT: Debra Ott - Resignation from the Zoning Board of Appeals

AGENDA ITEM SECTION: Communications

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Debra Ott has submitted her resignation from the Zoning Board of Appeals.

RECOMMENDATION:

Staff recommends that Council accept the resignation and declare her seat vacant.

Cheryl Rottmann

From: DJ Ott <dott531@yahoo.com>
Sent: Wednesday, July 20, 2022 6:03 PM
To: Matt Lonnerstater; Cheryl Rottmann
Subject: Re: ZBA Training Workshop - August 4th Meeting - 7:30 PM

Dear Matt & Cheryl,

This email is to inform you that I have to step down from the Zoning Board of Appeals. I truly enjoyed my time on this board. Thank you for allowing me to go from alternate to board member but the timing just isn't working any longer. Best wishes and thank you,

Debbie Ott

Sent from my iPad

On Jul 20, 2022, at 10:35 AM, Matt Lonnerstater <MattLonnerstater@madison-heights.org> wrote:

Good morning, ZBA members:

As part of our ongoing effort to achieve 'Redevelopment Ready Community' (RRC) certification through the Michigan Economic Development Corporation (MEDC), the City of Madison Heights has teamed up with the Michigan Association of Planning to hold an in-meeting ZBA training workshop for the scheduled **August 4th meeting at 7:30 p.m.** The training will be the only item on the agenda. I'll be bringing some snacks as well!

The Michigan Association of Planning is requesting a list of attendees to prepare completion certificates, handouts, and other materials.

Please email me back or call me no later than next Wednesday, July 27th, to let me know if you will be able to attend. We feel that this will be a very informative and productive meeting!

Thank you!

<image001.png>



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/8/2022

PREPARED BY: Giles Tucker, Director of Community & Economic Development

AGENDA ITEM CONTENT: CED Amendments to FY22-23 Fee Schedule

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: None

FUND:

EXECUTIVE SUMMARY:

These proposed revisions and additions to the Community Development Services portion of the FY23 Fee Schedule include changes that to provide clarity on existing fees, new reduced fees for less intense reviews, and new fees created from approved text amendments to the zoning ordinance.

RECOMMENDATION:

Staff recommends that City Council accept the amendments to the FY22-23 Fee Schedule as presented.



MEMORANDUM

To: Melissa Marsh, City Manager
From: Giles Tucker, Director of Community & Economic Development
Date: July 22, 2022
Subject: FY 23 Fee Schedule Amendments

SUMMARY:

The following proposed revisions and additions to the Community Development Services portion of the FY23 Fee Schedule include changes that to provide clarity on existing fees, new reduced fees for less intense reviews, and new fees created from approved text amendments to the zoning ordinance. *A more concise summary of these changes is on page 2 of the attached revised FY 23 Fee Schedule.* A more detailed explanation of these changes is described below.

Building Fees & Inspection & Concrete Permits

- Missed inspections aka “lockouts”: The city is charged at an hourly rate for the majority of inspections conducted by Safebuilt within our contract. The costs of these inspections from the city or offset with inspection fees, and for failed inspections, a re-inspection fee. Staff requests to include language that makes it clear that a re-inspection fee shall be charged when an inspection is missed (also known as a lockout) due the inspector not having access to conduct the inspection.
- One-Year Certificate of Occupancy: City Council adopted the mobile food vending ordinance on May 23, 2022. Within this amendment to the zoning ordinance included that all mobile food units must obtain an annual certification of occupancy for each location in which they operate. Staff recommends a fee of \$100.
- Duration of temporary certificates of occupancy (TCO): TCO’s were extended from 90 days to 180 days with a maximum extension of one year by City Council on February 28, 2022. Staff recommends the fee schedule also reflects these changes.
- Demo/Performance Bond: Currently a \$5000 demo bond is required for all demo permits, regardless of the size of the demolition. This bond fails to cover major commercial/industrial demolition projects and can be too much for smaller demolition projects. Further, a demo bond requirement may not be necessary if there is already another bond in place for the project. Staff recommends that the bond requirement be amended to be 50% of the demo cost or as otherwise determined by the Department.
- Concrete Flatwork: The addition provides clarification that at minimum one (1) one form inspection and one (1) final inspection is required. This insures spacers and pitch of the concrete are properly in place after the concrete is set to ensure longevity of the improvement and prevent runoff to adjacent property.

Planning Fees

- Concept Plan Review: In general, CED offers pre-development meetings with potential developments free

of charge. Some developers prefer to get feedback on a conceptual site plan from the site plan review committee prior to a complete submittal. The city is charged \$140 per hour for engineering attendance at these meetings. The fee of \$100.00 helps mitigate some of these costs.

- Planning Commission Review: There are some instances where our zoning ordinance requires that a site plan also be approved by the planning commission. In the event that a submitted site plan requires review and approval of the Planning Commission, staff recommends a fee of \$1000, which includes the costs of site plan review.
- Admin Site Plan Review (Planner Review): There are additions, expansion and new structures (e.g sheds, small greenhouses) that are so minor that they do not formal site plan submitted by an architect, nor review of an engineer, but do require review from the planner ensure the project complies with setback requirements and other local ordinances. In these instances, staff recommends a fee of \$100 opposed to imposing all of the requirements of site plan review and the site plan review fee of \$850.
- Site Plan Extension: City Council adopted a text amendment that included changes to the site plan review portion of our ordinances on 6/14/21. These changes included allowing for site plan extension, but a fee had not been included the fee schedule. Staff recommends an extension fee of \$100.
- Amendments of Approved Site Plans: In the event that a development project has an approved preliminary or final site plan and seeks to make an amendment to the approved plan, it requires the planner and possibly planning to review the proposed changes for compliance. Some of these features vary in their significance from a review perspective. For this situation, staff recommends a fee for minor amendments for \$200, and for major changes \$75% of original fee as determined by the planner.
- Additional Charges for Plan Review: Most site plan reviews conducted by staff take two or less revisions to be ready for approval or consideration by council or a board where applicable. A minority of projects have multiple resubmittals that fail to address revisions feedback provided from the site plan review committee. After two reviews staff recommends a charge of \$200 to mitigate the costs of staff and consultant time.

Zoning Fees

- Appeal of Admin Decision & Temporary Use Permit: The Zoning Board of Appeals (ZBA) is the public body that considers appeals of administrative planning and zoning decisions and it has the ability to grant temporary use permits. While these are not new powers of the ZBA, a fee has not been included in the fee schedule. Staff recommends a fee of \$400 for each of these ZBA reviews.

Engineering Fees

- Engineering Plan Review: This fee was recently increased from \$200 to \$400 in order to cover costs of at least two reviews. After reviewing this fee with permit staff, in practice we are already passing on multiple review costs onto the project holder. Staff recommends reducing this fee and providing clarification within the fee schedule to indicate it is \$200 per review.
- Residential Site/Plot Plan Review: Engineering contractual services charges the city \$100. Staff recommends increasing this fee from \$75 to \$100 to mitigate this cost.

STAFF RECOMMENDATION:

Staff recommends that City Council approve these revisions and additions to the Community Development Services portion of the FY23 Fee Schedule as presented.

**CITY OF MADISON HEIGHTS
FEE SCHEDULE
FY 2023**

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The previously approved FY 2022 City of Madison Heights Fee Schedule was made effective July 1, 2022. These revisions only apply to “Section 1. Community Development Department Services” and would be made effective immediately following City Council approval. A summary of these revisions is below and are in red throughout the section:

SUMMARY OF REVISIONS:

Section 1. Community Development Department Services

Building Fees and Inspection Schedule

- Clarified that a re-inspection fee shall be charged for missed inspections in addition to failed inspections.
- Added: One-Year Certificate of Occupancy (e.g. mobile food vendors):\$100
- Increasing the duration for temporary certificates of occupancy from 90 days to 180 days maximum with one renewal
- Demo/Performance Bond of \$5000 was revised to be 50% of the demolition cost, with the ability of being revised with Dept. discretion.

Concrete Permits Including Non-Telecommunication Work R.O.W

- Concrete flatwork clarification that at minimum one (1) one form inspection and one (1) final inspection is required.

Planning Fees

- Added: Concept Plan Review at Site plan review committee: \$100.00
- Added: Planning Commission Review (Includes site plan review) \$1000.00
- Added: Admin Site Plan Review (Planner Review) \$200.00
- Added: Site Plan Extension \$100.00
- Added: Amendments of Approved Site Plans: Minor \$200, Major 75% of original fee
- Added: There will be a charge of \$200 for the 3rd and each subsequent review.
- Reformatted section to make it easier to read

Zoning Fees

- Added: Appeal of Admin Decision: \$400
- Added: Temporary Use Permit \$400
- Reformatted section to make it easier to read

Engineering Plan Review

- Engineering Plan Review fee decreased from \$400 to \$200, clarification that it is \$200 per review.
- Added: Residential site/plot plan review increase from \$75.00 to \$100.00

Section 1. COMMUNITY DEVELOPMENT DEPARTMENT SERVICES**SCHEDULE OF FEES FOR PERMITS AND SERVICES****BUILDING FEES AND INSPECTION SCHEDULE**

Notice for all permits: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work. A permit will be closed when no inspections are requested and conducted within 180 days of the date of issuance or the date of a previous inspection. Closed permits cannot be refunded. The charge to re-open a closed permit is \$75.00. Permits may be renewed, *prior to their expiration*, for a period of 180 days.

1.0 ELECTRICAL, MECHANICAL & PLUMBING PERMIT FEE SCHEDULE*Receipted to 101-017-4771-000*

- 1.1 All permits shall be assessed a non-refundable application fee of \$30.00.
- 1.2 The permit fees for any electrical, mechanical or plumbing permit shall be \$70.00 per inspection. A minimum of one inspection and the application fee are required on all permits. Permit renewals shall be \$35.00. Permit fees are non-refundable after work has started and non-transferable.
- 1.3 Contractor registration fee shall be \$15.00 for all categories of electrical, mechanical and plumbing contractors.
- 1.4 Permits shall be for the minimum number of inspections required in Section 3.
- 1.5 A fee of \$70.00 per inspection shall be charged for the re-inspection of all **missed or** failed inspections.

2.0 BUILDING, MOVING, DEMOLITION AND SIGN PERMIT FEE SCHEDULE*Receipted to 101-017-4771-000*

- 2.1 All permits shall be assessed a non-refundable application fee of \$30.00.
- 2.2 The permit fees for building permits shall be an application fee plus the applicable permit fee. One inspection and the application fee are required on all permits. Permit renewals shall be \$35.00. Permit fees are non-refundable after work has started and non-transferable.
- 2.3 Contractor registration fee shall be \$15.00 for building, moving, demolition and sign contractors.
- 2.4 A fee of \$70.00 per inspection shall be charged for the re-inspection of all **missed or** failed inspections.
- 2.5 FEE SCHEDULE

Building Permit Fees Residential Alterations, Additions and Accessory Structures*Receipted to 101-017-4771-000*

Accessory structures, remodels, repairs, alterations, and other small jobs based on improvement cost as follows:

\$30.00 non-refundable application fee plus permit fees as follows:

<u>Improvement Cost</u>		<u>Fee</u>
\$0.00 to \$1,000.00	=	\$70.00
\$1001.00 up	=	\$70.00 + \$6.30 per thousand or fraction thereof, over \$1000.00

Plan review fee when required = \$55.00

Certificate of Occupancy including replacement certificates = \$100.00

New One and Two Family Residential Construction*Receipted to 101-017-4771-000*

\$30.00 non-refundable application fee plus permit fees as follows:

\$850.00 plus \$1.15 per square foot over 1,000 square feet. For fee purposes all finished areas are included including habitable basement spaces and all attached garages.

Plan review fee when required = \$80.00

Certificate of Occupancy including replacement certificates = \$25.00

Exception: Permit and inspection fees for the construction of barrier free ramps serving one and two family dwelling units shall be waived.

Multiple Family, Commercial, and Industrial*Receipted to 101-017-4771-000*

\$30.00 non-refundable application fee plus permit fees as follows:

<u>Improvement Cost</u>		<u>Fee</u>
\$0.00 to \$6000.00	=	\$78.00
\$6,001.00 and above	=	\$0.013 x construction cost

Plan review fee = .005 x cost, minimum \$200.00, maximum \$5,000.00 In the event that the Department requires review by outside consultants as part of the plan review, all costs for required outside architectural or engineering reviews shall be paid by the applicant in addition to the standard plan review fees.

Certificate of Occupancy - Multiple-Family, Commercial, Industrial*Receipted to 101-017-4771-000*

Additions/New Construction/Change in use, owner or occupant: \$200.00.

(Where only the ownership of a multi-tenant building changes, the building owner shall be responsible for obtaining a new certificate of occupancy for each tenant. The fee for each new tenant certificate shall be 20% of the regular fee. Where it has been less than one year since issuance of a certificate of occupancy for any tenant space, the fee and inspection will be waived for that tenant space.)

Attached residential condominiums: \$25.00 per unit.

Replacement certificates: \$25.00

One-Year Certificate of Occupancy (e.g. mobile food vendors.): \$100

Temporary Certificate of Occupancy*Receipted into 101-017-4770-000 with bonds in 705-000-2830-000*

Single-family residential - \$250.00 plus bond of \$500.00 per incomplete item or 100% of cost, whichever is greater. Bondable items are concrete, sod and final grade in the winter months only. Bond for an as-built plot plan shall be \$1000.00.

All other construction - \$325.00 plus bond for 100% of incomplete work.

All temporary certificates are **180** days maximum with one renewal.

Signs*Receipted into 101-017-4770-000*

All permits shall be assessed a non-refundable application fee of \$30.00.

Permit Fees: Permit fees are non-transferable.

Permanent signs

Ground signs: Up to 60 square feet \$200.00

Wall signs: Up to 100 square feet \$200.00
Over 100 square feet \$280.00

Re-Facing Permanent signs

Ground signs: Up to 60 square feet \$185

Wall signs: Up to 100 square feet \$185
Over 100 square feet \$265

Demolition*Receipted into 101-017-4770-000 with bonds in 705-000-2830-000*

All permits shall be assessed a non-refundable application fee of \$30.00.

Residential \$210.00 (Includes pre-demolition, open hole and final site inspections. Additional inspections \$70.00 each. The inspector shall estimate the number of visits required.)

Permit Fees:

Commercial and Industrial

Permit Fees: Up to 30,000 cubic square feet \$210 (Includes pre-demolition, open hole and final site inspections. Additional inspections \$70.00 each. The inspector shall estimate the number of visits required.)

Over 30,000 cubic square fee \$210 plus \$5 per 1,000 cubic square feet (Includes pre-demolition, open hole and final site inspections. Additional inspections \$70.00 each. The inspector shall estimate the number of visits required.)

Performance Bond 50% of the demolition cost. (Note: Bond required for all demolition permits including homeowner permits. Bond may be reduced at the Department's discretion.)

Moving*Receipted into 101-017-4770-000 with bonds in 705-000-2830-000*

All permits shall be assessed a non-refundable application fee of \$30.00.

Permit Fees: \$140.00 (Includes pre and post move inspection. Additional inspections \$70.00 each. The inspector shall estimate the number of visits required)

Performance Bond \$5,000.00

Utility Disconnect Fees for Demolition (established by Utility Department):*Receipted into 590-551-8180-000*

See page 15, Miscellaneous Service Fees

Code Inspections

Received into 101-017-4770-000

\$70.00 per inspector/per hour, or fraction thereof.

Overtime Inspections

Received into 101-017-4770-000

\$105.00 per hour.

Additional/Add-on Inspections, All Permits

Received into 101-017-4770-000

\$70.00 per inspection.

Appeal Boards

Received into 101-017-4770-000

Construction Board of Appeals. \$250.00

3.0 INSPECTIONS: MINIMUM NUMBER AND WHEN REQUIRED

3.1 Electrical: Single-Family Residential

For new construction a minimum of three inspections are required, a service, rough and final inspection. An additional inspection shall be required if temporary service is provided.

Remodels shall require a minimum of two inspections, a rough and a final. For all other types of work of this class, inspections shall be required for each visit required from the electrical inspector.

3.2 Electrical: Multiple-Family, Commercial, and Industrial

For a multiple-family structure or multi-tenant commercial or industrial building, a minimum of two inspections, a rough and a final, shall be required for each living or work unit in such a structure. An inspection shall also be required for the service.

For all other buildings of this class, inspections shall be required for each visit required from the electrical inspector. The inspector shall estimate the number of visits required.

A separate inspection shall be required for temporary service.

3.3 Mechanical: Single-Family Residential

1. For new construction a minimum of three inspections, a rough, final, and gas line inspection shall be required for each heating system. A separate inspection shall be required for each cooling system. A heating or cooling unit without a distribution system shall require one inspection.

Remodels shall require a minimum of a rough and final inspection. For all other types of work of this class, inspections shall be required for each visit required from the mechanical inspector.

2. Pre-fab fireplaces shall require a minimum of one inspection per dwelling unit. Multiple fireplaces in the same dwelling unit and inspected on the same visit shall require one inspection. Units may also require a gas line pressure test and inspection.

3.4 Mechanical: Multiple-Family, Commercial, Industrial

Each heating and/or cooling unit shall require one inspection. Each multi-family dwelling unit shall require a rough and final. Installation or modification of any distribution system not involving the associated heating/cooling unit shall require

one inspection. Where an underground inspection(s) is required, an additional inspection shall be charged per visit. Gas lines require an additional pressure test and inspection per system.

Refrigeration units of one horsepower or greater shall require one inspection per unit.

Concealed piping shall require an additional inspection per system.

3.5 Plumbing: Single-Family Residential

For new construction an underground, rough and final plumbing inspection shall be required.

Remodels shall require a minimum of two inspections, a rough and final. For all other types of work of this class, inspections shall be required for each visit required from the plumbing inspector.

3.6 Plumbing: Multiple-Family, Commercial, Industrial

Each unit in a multiple-family structure or in a multi-tenant structure shall require a rough and a final inspection. An additional inspection for underground plumbing shall be required for each unit in a strip center. A multiple-family structure or other multi-tenant building shall require an additional inspection for underground plumbing at the rate of one inspection per building. An additional inspection shall be required for sewer and water service.

All other commercial and industrial buildings shall be charged at the rate of one inspection for each visit required from the plumbing inspector. The inspector shall estimate the number of visits required.

3.7 Building: All Construction

Building inspections shall follow the schedule below to the extent applicable:

- a. Footing - before footing is poured. Property lines must be identified for the inspection.
- b. Backfill - before foundation wall is backfilled and before slab floors and with sill plate and foundation drain in place and anchor bolts installed.
- c. Brick Ledge - after first course of brick, flashing, weep holes, and pea stone are installed.
- d. Rough - before any framing is covered and after rough electrical, mechanical and plumbing inspections are approved.
- e. Insulation - prior to covering insulation.
- f. Slab - prior to pouring concrete slab with sub-base, forms and any reinforcement and insulation installed.
- g. Fireplace - Masonry - when damper and first flue liner are in place.
- h. Drywall - fastener inspection before drywall is taped.
- i. Final - after final electrical, plumbing, and mechanical inspections are approved.
- j. Final Site/Certificate of Occupancy - when all inspections are approved and prior to Occupancy. It is illegal to occupy a building before a Certificate of Occupancy is issued. As built drawings including the approved, existing, final grade elevations must be received before an occupancy certificate can be issued.

CONCRETE PERMITS INCLUDING NON-TELECOMMUNICATION WORK IN R.O.W.

Received into 101-017-4770-000 with bonds in 705-000-2830-000

- | | | | |
|-----|---|---|---|
| 1.1 | All permits shall be assessed a non-refundable application fee of \$30.00. | | |
| 1.2 | Permit Fees: | Permit fees are non-refundable after work has started and non-transferable. | |
| | Cutting, repair, sawing, removal, replacement or modification of street surface,
aprons or curb and gutter:
\$70.00 per required inspection
(Two inspections required minimum unless work is covered by a site plan and bond.)
\$5,000 bond (\$1,000 for qualified homeowner permits at the Departments discretion) required for r.o.w.
work. Waived for registered contractors with annual bond posted and projects with site plan
guarantee bonds posted. | | |
| | Concrete flatwork | \$70.00 per inspection | (minimum of one (1) form and one (1) final inspection)
(fees waived for five (5) squares or less of public sidewalk) |
| 1.3 | Contractor registration fee: | | |
| | Registration | \$15.00 | |
| | Performance Bond | Minimum \$5,000.00 (Required for r.o.w.) | |

PRIVATE SEWER AND WATER SERVICE

Receipted into 101-017-4770-000 with bonds in 705-000-2830-000

- | | | | | | | | |
|------------------------------|---|------------------------------|---------------|------------------|----------------------------------|--------------------------|---------------|
| 1.1 | All permits shall be assessed a non-refundable application fee of \$30.00. | | | | | | |
| 1.2 | <p>Permit Fees: Permit fees are non-refundable after work has started and non-transferable.</p> <p>Private sewer and water leads (from the building to the storm sewer, sanitary sewer or water main) including replacements:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Storm or sanitary sewer lead</td> <td style="text-align: right;">\$70.00 each.</td> </tr> <tr> <td>Water lead</td> <td style="text-align: right;">\$70.00 each.</td> </tr> <tr> <td>Gate wells or structures</td> <td style="text-align: right;">\$70.00 each.</td> </tr> </table> <p>Public sewer and water mains: See non-telecommunication engineering fees below</p> | Storm or sanitary sewer lead | \$70.00 each. | Water lead | \$70.00 each. | Gate wells or structures | \$70.00 each. |
| Storm or sanitary sewer lead | \$70.00 each. | | | | | | |
| Water lead | \$70.00 each. | | | | | | |
| Gate wells or structures | \$70.00 each. | | | | | | |
| 1.3 | <p>Contractor registration fee:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Registration</td> <td style="text-align: right;">\$15.00</td> </tr> <tr> <td>Performance Bond</td> <td style="text-align: right;">\$5,000.00 (Required for r.o.w.)</td> </tr> </table> | Registration | \$15.00 | Performance Bond | \$5,000.00 (Required for r.o.w.) | | |
| Registration | \$15.00 | | | | | | |
| Performance Bond | \$5,000.00 (Required for r.o.w.) | | | | | | |

[illegible]

Received into 101-030-6071-000

- 1.1 Pre-Development Meetings & Conceptual Review
No charge for one (1) pre-application meeting with Community & Economic Development Dept.
Concept Plan Review at Site Plan Review Committee: \$100.00
- 1.2 Site Plan Review
Site Plan Review Committee Review: Residential (multi-family): \$700; Non-Residential: \$850.00
Planning Commission Review (includes site plan review): \$1,000.00
Administrative Site Plan Review (planner review): \$200.00
(All plan reviews cover two (2) reviews. There shall be a charge of \$200 for the 3rd and each subsequent review)
- 1.3 Extension & Amendments (All are subject to zoning ordinance requirements)
Site Plan Extensions: \$100.00
Amendments of Approved Site Plans: Minor: \$200.00; Major: 75% of original fee.

Zoning Fees

Received into 101-044-6701-000

- | | | |
|---------|---|--------------------------------|
| 1.1 | <u>Zoning Board of Appeals (ZBA) Fees</u> | |
| | Dimensional Variance Review (Single Family) | \$300.00 |
| | Dimensional Variance Review (Non-Residential) | \$400.00; + \$300 per variance |
| | Use Variance Review | \$1,000.00 |
| | Appeal of Administrative Decision | \$400.00 |
| | Temporary Use Permit | \$400.00 |
|
1.2 | <u>Planning Commission Fees</u> | |
| | Petition to Rezone | \$1,500.00 |
|
1.3 | <u>City Council Fees</u> | |
| | Special Use Approval | \$750.00 |

BROWNFIELD REDEVELOPMENT AUTHORITY FEES

Received into 101-044-6701-000

Application fee: \$1,500.00 plus \$2,500.00 engineering escrow.

ENGINEERING FEES - (NON-TELECOMMUNICATION)

Received into 101-030-6701-000

Engineering Plan Review Application fee (Non-refundable) **\$200.00 per review**

PLUS

Public projects - Review fee	2% of site construction cost
Inspection fee	4% of site construction cost (See r.o.w. inspection below.)

Private projects - Review fee	2% of site construction cost (\$200.00 Minimum)
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Residential site/plot plan review	\$100.00
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Engineering Inspections: \$70 / Inspection + \$100 for each Compaction / Material Test

Landfill permits: \$60.00 + \$0.05 per cubic yard of fill.

RIGHT-OF WAY PERMITS – (NON-TELECOMMUNICATION)

Received into 101-030-6701-000

Application Fee:	\$200.00 (non-refundable)
Review fee	2% of the cost of the project. Minimum \$200.00
Inspection Fees:	4% of the cost of the project. If the inspection fees exceed 4% of the project cost, the permittee shall be charged 175% of the actual payroll costs (including but not limited to wages, fringe benefits and/or expenses) for all inspection fees exceeding the non-refundable 4% inspection fee.
	\$100.00 for each road crossing/driveway compaction test
Bonds	Cash Bond \$ 5,000
GIS Fee	\$150.00.

LANDLORD LICENSING

Received into 101-017-4771-000

Three-Year Registration Fees:	New Registrations and Renewals Through Renewal Date*
Single-family	\$200.00
2 to 4 units	\$245.00
5 or more units	\$47.50 per unit

*Code enforcement action will commence if the application and fee are not received before the current expiration date; if the renewal is not completed within thirty (30) days after the renewal date; or if a new application is not completed within thirty (30) days of the initial application date.

A fee of \$70.00 per inspection shall be charged for all locked-out inspections and the second re-inspection of all failed inspections.

Note: All renewal licenses are for thirty-six (36) months. New and pro-rated licenses may be for less than thirty-six (36) months. All licenses for the same landlord will expire on the same date.

CODE ENFORCEMENT PROPERTY MAINTENANCE FEES

Service:	Cost: (Note: Mowing, labor and disposal costs are based on the current contract.)
Mowing	First Offense \$100.00 Administrative Fee + Actual Contractor Charges Second Offense (same growing season) \$200 + Actual Contractor Charges Third or more Offenses (same growing season) \$300 + Actual Contractor Charges

Received into 101-030-6260-000

Clean-up/Debris Removal (ROW)	\$150.00 Administrative Fee + Actual Labor and Disposal Charges Repeat Offenders \$250.00 Administrative Fee + Actual Labor and Disposal Charges
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Clean-up/Debris Removal (PVT)	\$250.00 Administrative Fee + Actual Labor and Disposal Charges * Repeat Offenders \$500 Administrative Fee + Actual Labor and Disposal Charges * *Warrant required prior to contractor authorization
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Received into 101-030-6270-000

Snow Removal (Public Walks)	First Offense \$100.00 Administrative Fee + Actual Contractor Charges Second Offense (same growing season) \$200 + Actual Contractor Charges Third or more Offenses (same growing season) \$300 + Actual Contractor Charges
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Received into 101-030-6250-000

HOTEL INSPECTIONS

Annual Building and Fire Inspections	\$15 per unit / per year
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MEDICAL MARIHUANA FACILITY/MEDICAL MARIHUANA GROW OPERATION

Application Fee	\$500 nonrefundable
Annual License Fee	\$5,000 per year

GEOGRAPHIC INFORMATION SYSTEM FEES

Received into 101-030-6075-000

Digital prices are for digital raw data of City of Madison Heights. Datasets are to be distributed “AS IS” at the time of sale. The cost DOES NOT include, updates to ongoing coverage projects. Creation of mapping products that do not exist; shall be \$75.00 per hour plus printing costs.

	Small Format (11 x 17)	Large Format (24 x 36 & up)
Hardcopy Maps		
Aerial Photos (City wide)	NA	\$25.00-\$45.00
Existing Land Use Map	\$5.00	\$25.00
Future Land Use Map	\$5.00	\$25.00
Zoning Map	\$5.00	\$25.00
General Street Map	\$5.00	\$25.00
Utility ¼ Section Map	\$5.00	\$25.00
Benchmark Map	\$5.00	\$25.00
Street Map	\$5.00	\$25.00
Misc. (Future printed products)	\$5.00	\$25.00

Electronic File Format Prices (when available)

Layers	Prices	Per Section
Benchmarks (elevations)	\$50.00	NA
Contours	\$250.00	\$75.00
Aerial Photos	\$250.00	\$75.00
Parcel Coverage (property lines)	\$500.00	\$135.00
Pictures of all parcels	\$200.00	NA
Pavement Management (profiles)	\$500.00	NA
Road Projects	\$50.00	NA
Sidewalk Gap	\$50.00	NA
Utilities (each)	\$500.00	\$135.00
City Fiber Network	\$200.00	NA
Street ROW	\$200.00	NA
Street light network	\$200.00	NA
Street sign	\$100.00	NA
Public Facilities (buildings, properties)	\$100.00	NA
Zoning	\$100.00	NA
Existing Land Use	\$100.00	NA
Future Land Use	\$100.00	NA



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/8

PREPARED BY: R. Corey Almas, Director of Public Services

AGENDA ITEM CONTENT: DPS - GLWA Contract Reopener

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The current agreement between the Great Lakes Water Authority (GLWA) and the City of Madison Heights calls for a contract reopener every four years to evaluate Maximum Day Usage trends, Peak Hour trends, and contract terms generally. Information such as meter locations and emergency connections are also reviewed. Presented for Council's consideration is Amendment 4 to the Water Service Contract between GLWA and the City of Madison Heights.

RECOMMENDATION:

Please see attached. Staff recommends that Council approve Amendment 4 to the Water Service Contract between GLWA and the City of Madison Heights, and authorize the Mayor, City Manager, and City Clerk to sign on behalf of the City.

DATE: July 27, 2022

TO: Melissa R. Marsh, City Manager

FROM: Sean P. Ballantine, Public Works Supervisor
R. Corey Almas, Director of Public Services

SUBJECT: Report – GLWA Contract Reopener

The current agreement between the Great Lakes Water Authority (GLWA) and the City of Madison Heights calls for a contract reopener every four years to evaluate Maximum Day Usage trends, Peak Hour trends, and contract terms generally. Information such as meter locations and emergency connections are also reviewed. As a well-established water system, it is a very rare occurrence that the latter would require any modifications. The contract was last reopened in 2018, resulting in the presentation and adoption of Amendment 3.

Amendment 4 as presented includes the following changes to the contract:

- Removal of Section 5.06. This relates to the former minimum “take or pay” clause (essentially a minimum bill), which was made irrelevant with GLWA changing their billing methodology. This is a housekeeping issue related to contract language.
- Exhibit A, specifically the drawing of meter site MH-01, was changed to reflect the relocation of a meter bypass related to the Wolverine Pump Station removal in 2008. This is a housekeeping issue related to accuracy of the prints.
- All other contract terms and amendments continue as written.

After an analysis of current trends, which took into account potential data irregularities related to COVID-19, and the resulting economic shutdowns, Staff did not recommend changing the Maximum Day or Peak Hour usage amounts. GLWA was amenable to keeping these values at their existing numbers, which were last established with the contract reopener in 2018.

Staff recommends that Council approve Amendment 4 to the Water Service Contract between GLWA and the City of Madison Heights, and authorize the Mayor, City Manager, and City Clerk to sign on behalf of the City.

Department of Public Services

City of Madison Heights
801 Ajax Drive
Madison Heights, Michigan 48071

p (248) 589-2294 | f (248) 589-2679

**AMENDMENT NO. 4 TO WATER SERVICE CONTRACT
BETWEEN
GREAT LAKES WATER AUTHORITY
AND
CITY OF MADISON HEIGHTS**

This Amendment No. 4 (“Amendment”) is made between the Great Lakes Water Authority, a municipal authority and public body corporate (“GLWA”), and the City of Madison Heights, a municipal corporation (“Member Partner”). GLWA and Member Partner are collectively referred to as the “Parties”.

RECITALS

- A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit (“System”); and
- B. On September 15, 2009, the Parties entered a Water Service Contract (“Contract”) reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and
- C. GLWA has determined that its charge methodology renders irrelevant the “minimum take or pay” terms of Section 5.06 of the Contract; and
- D. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and
- E. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

- 1. Section 5.06 of the Contract is deleted in its entirety.
- 2. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.
- 3. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.
- 4. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.
- 5. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner’s governing body and the GLWA Board of Directors.

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

City of Madison Heights:

By: _____
Roslyn Grafstein
Mayor

By: _____
Melissa R. Marsh
City Manager

By: _____
Cheryl E. Rottmann
City Clerk

APPROVED BY
MADISON HEIGHTS CITY COUNCIL ON: _____
Date

Great Lakes Water Authority:

By: _____
Suzanne R. Coffey, P.E.
Chief Executive Officer

Dated: _____

APPROVED BY
GLWA BOARD OF DIRECTORS ON: _____
Date

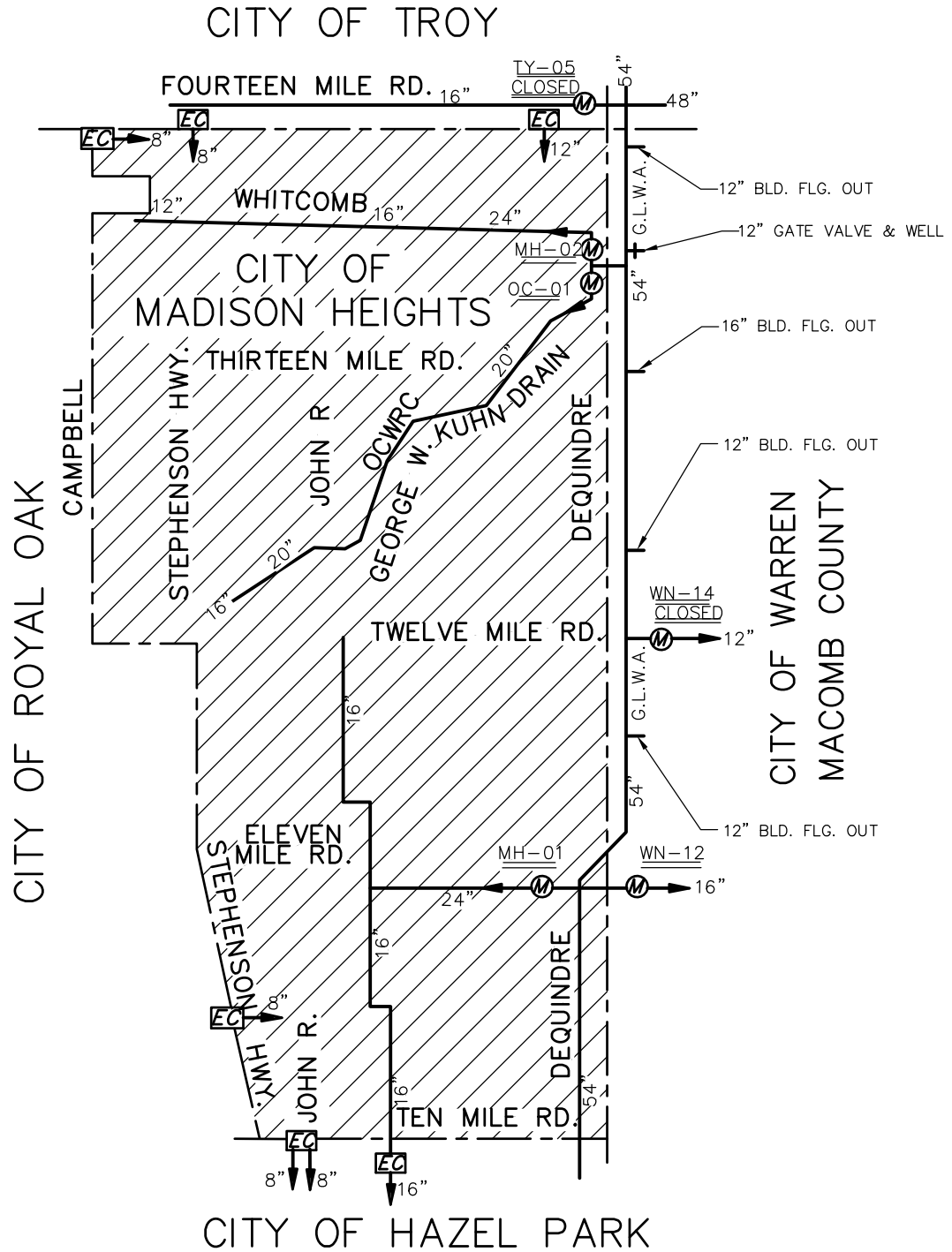
APPROVED AS TO FORM BY
GLWA GENERAL COUNSEL ON: _____
Signature/Date

EXHIBIT A

Customer's Water Distribution Points

This Exhibit contains the following information:

1. The corporate limits of Customer;
2. The agreed upon water Service Area of Customer which (a) may or may not be entirely within the corporate limits of Customer and (b) which may or may not include the entire area within the Customer's corporate limits;
3. The specific location of the Water Distribution Points, including any Board approved emergency connections;
4. The designation of appurtenances to be maintained by Customer and those to be maintained by the Board; and
5. A list of any closed meter locations.



LEGEND

SYMBOL	DESCRIPTION
	COMM METER PIT
	GLWA METER PIT
	SERVICE AREA
	MUNICIPAL BOUNDARY
	EMERGENCY CONNECTION



NOTE:
WATER DISTRIBUTION POINTS
ARE METER PITS MH-01 AND MH-02

EXHIBIT-A

SERVICE AREA LOCATION MAP
CITY OF
MADISON HEIGHTS

EXHIBIT A**City of Madison Heights Emergency Connections:**Connection to City of Royal Oak

8" At I-75 south of Hudson

8" At the intersection of 14 Mile and Campbell

Connection to City of Hazel Park

16" GV&W at the intersection of Ten Mile Road and Battelle

8" GV at John R and Ten Mile Road (east side)

8" GV at John R and Ten Mile Road (west side)

Connection to City of Troy

12" GV at 1200 E. 14 Mile Rd

8" GV at NB Stephenson and W. 14 Mile Rd

City of Madison Heights Water Customers Outside Municipal Limits:City of Royal Oak:

1716 North Stephenson Hwy

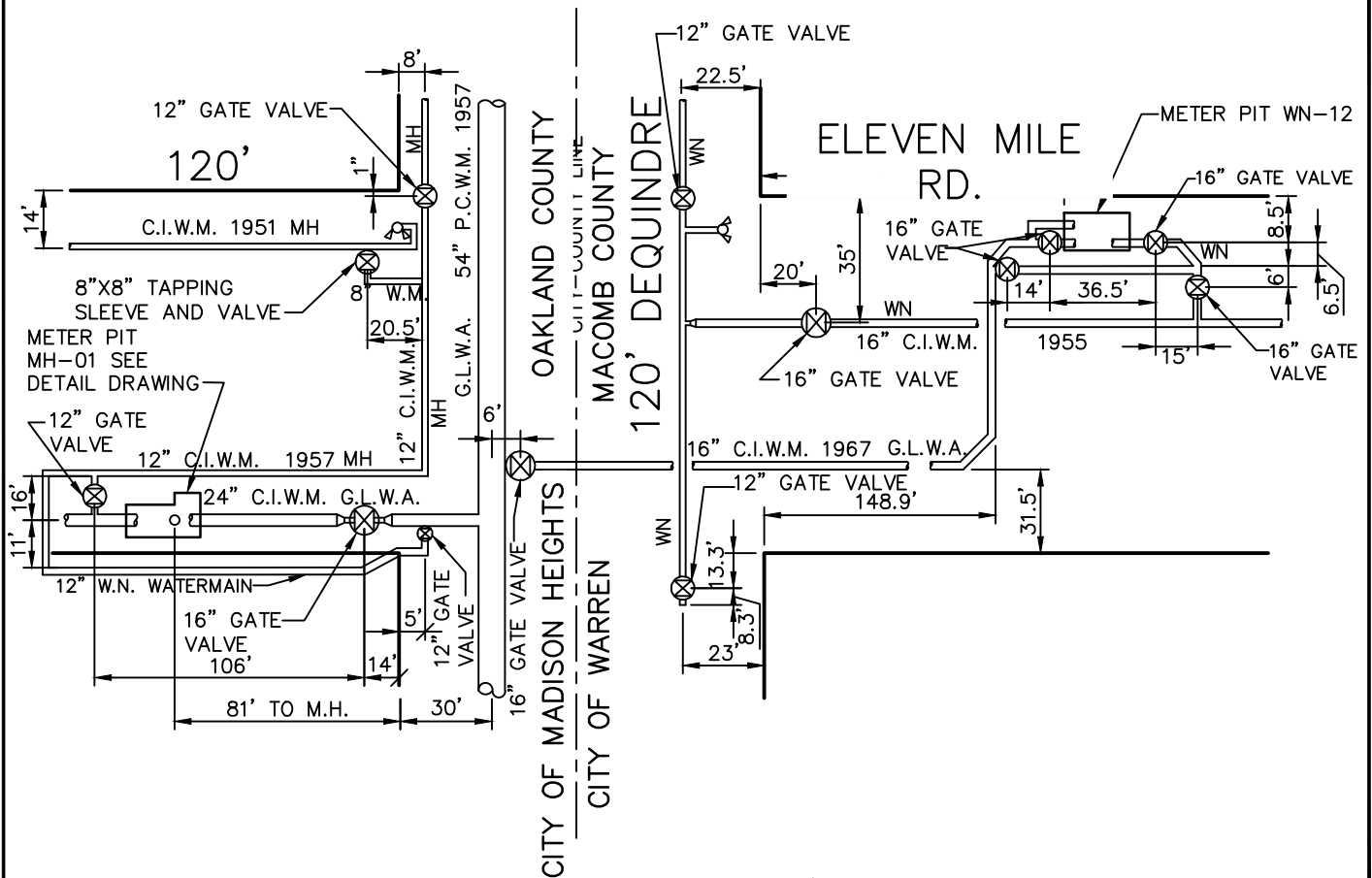
City of Madison Heights Master Meters Not In Service:

None.

EXHIBIT-A

MH-01

ELEVEN MILE RD. W. OF DEQUINDRE CITY OF MADISON HEIGHTS



SITE PLAN
NOT TO SCALE



MH—CITY OF MADISON HEIGHTS
OWNERSHIP AND MAINTENANCE

WN—CITY OF WARREN
OWNERSHIP AND MAINTENANCE

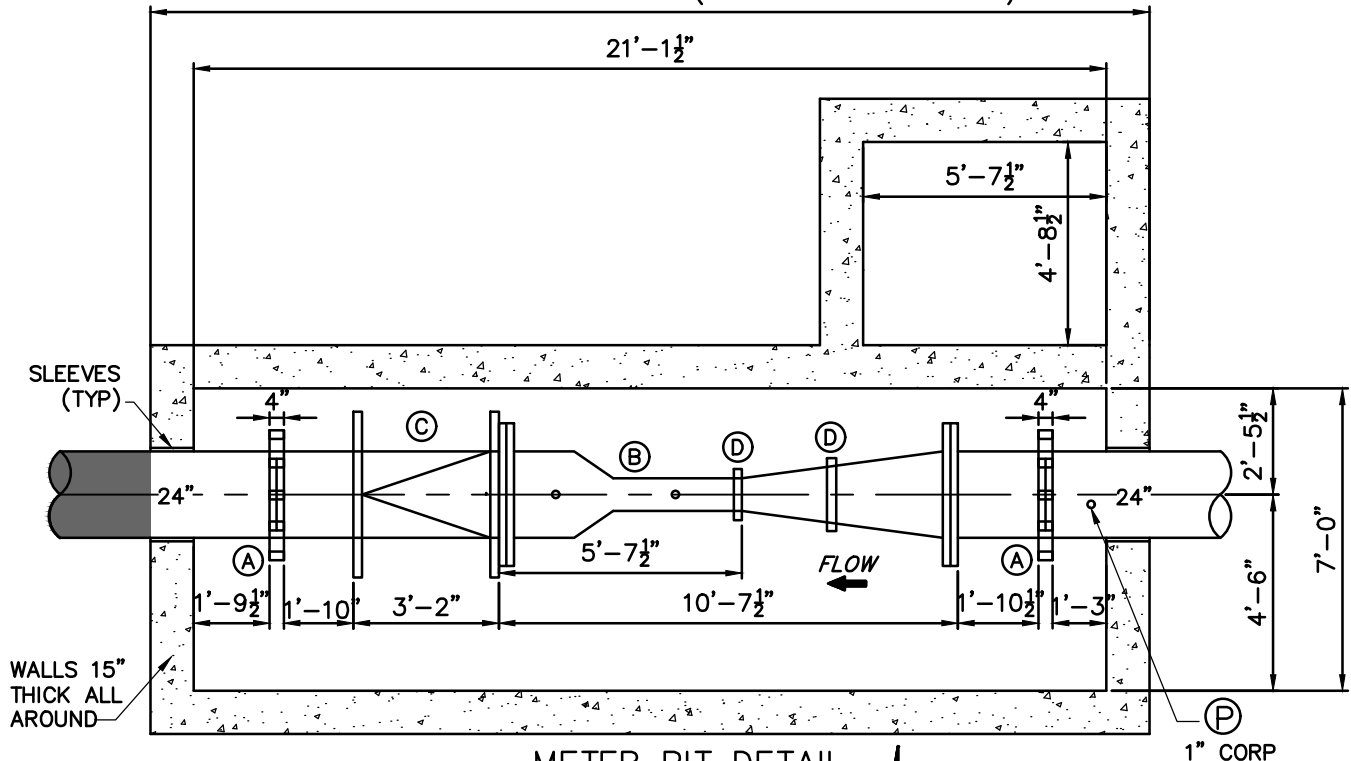
GLWA— GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO
VERIFICATION IN THE FIELD.

MH
01

EXHIBIT-A MH-01 ELEVEN MILE RD. W. OF DEQUINDRE CITY OF MADISON HEIGHTS

GLWA OPERATION AND MAINTENANCE (CITY OF DETROIT OWNERSHIP)



METER PIT DETAIL

NOT TO SCALE

■ CITY OF MADISON HEIGHTS
OWNERSHIP AND MAINTENANCE

LEGEND			
TAG	QTY	DESCRIPTION	SIZE
A	2	VICTAULIC COUPLING	3.5"
B	1	SIMPLEX VENTURI TUBE	24"x9.626"
C	1	CHECK VALVE	24"
D	2	PRESSURE RING	-

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 - 2
MAG	0
TURBINE	4 - 6

Ⓟ-UPSTREAM PRESSURE TRANSMITTER,
G.L.W.A. OPERATION & MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

ADDRESS.....1822 ELEVEN MILE ROAD
FEED TO.....CITY OF MADISON HEIGHTS
FEED FROM.....G.L.W.A. TRANS. MAIN
TYPE OF METER.....SIMPLEX VENTURI
SIZE OF METER.....24" X 9.626"
METER NUMBER.....2464110855
DATE METER SET.....10/15/1957
METER PIT CONST & SIZE.....REINF. CONC. 21'-1.5" X 6'-11.5" I.D.
GATE BOOK No.....1045
REMARKS.....-

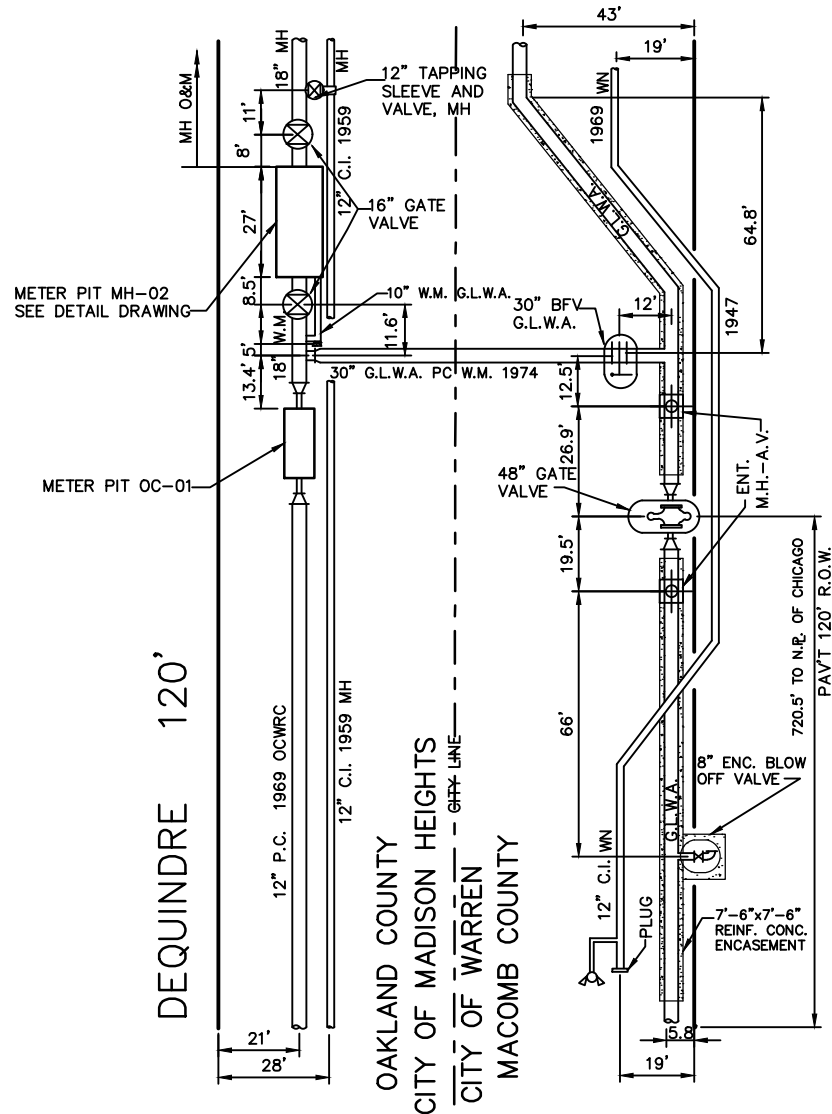
MH
01

EXHIBIT-A

MH-02

DEQUINDRE SOUTH OF WHITCOMB

CITY OF MADISON HEIGHTS



MH-CITY OF MADISON HEIGHTS
OWNERSHIP AND MAINTENANCE

WN-CITY OF WARREN
OWNERSHIP AND MAINTENANCE

OCWRC-OAKLAND COUNTY WATER RESOURCES COMMISSIONER
OWNERSHIP AND MAINTENANCE

GLWA- GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

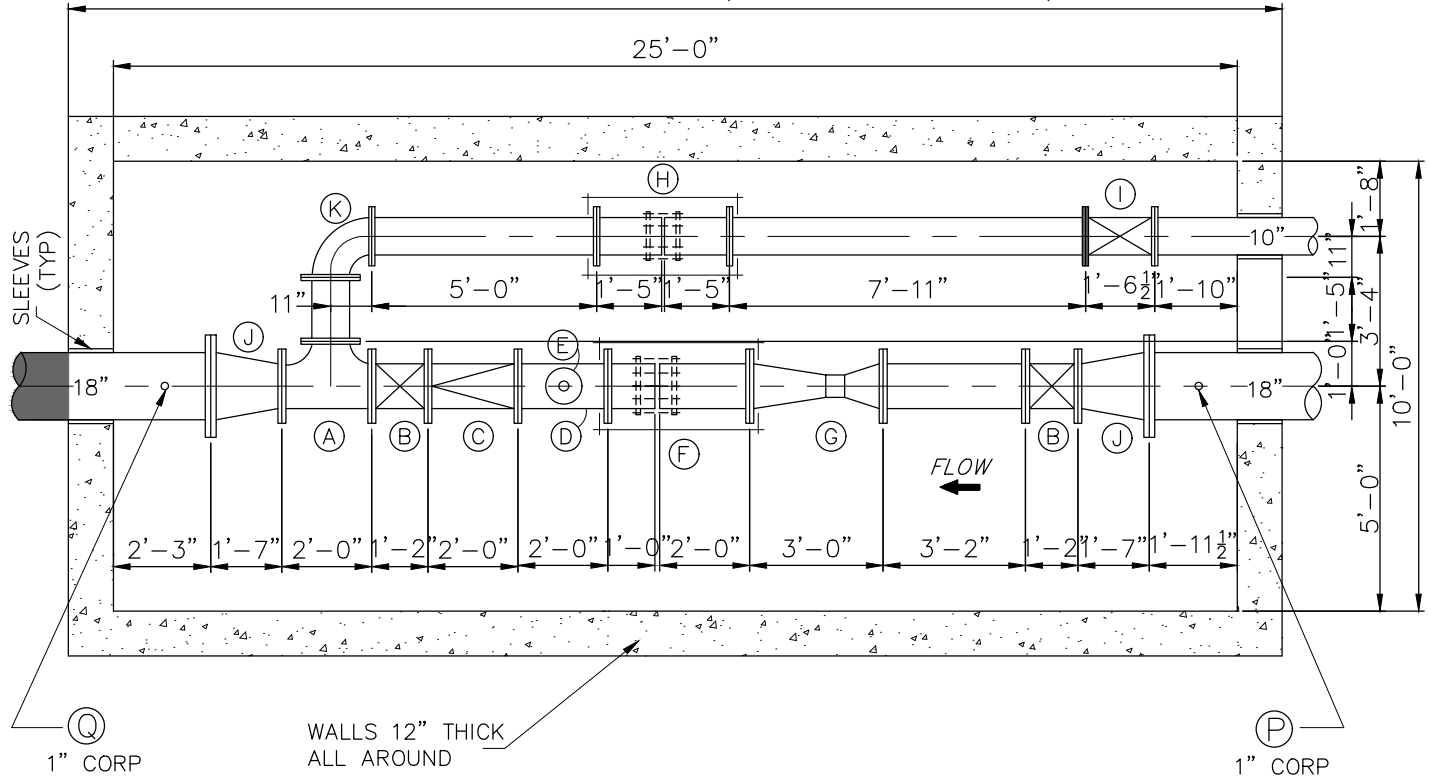
LOCATIONS SUBJECT TO
VERIFICATION IN THE FIELD.

SITE PLAN
NOT TO SCALE



EXHIBIT-A MH-02 DEQUINDRE AND SOUTH OF WHITCOMB CITY OF MADISON HEIGHTS

GLWA OPERATION AND MAINTENANCE (CITY OF DETROIT OWNERSHIP)



CITY OF MADISON HEIGHTS
OWNERSHIP AND MAINTENANCE

LEGEND

TAG	QTY	DESCRIPTION	SIZE
A	1	FLGD. REDUCING TEE, D.I., 12" C-F	12"x10"
B	2	FLGD. GATE VALVE	12"
C	1	FLGD. CHECK VALVE	12"
D	1	FLGD. TEST TEE, D.I., 12" C-F	8"
E	1	TEST TEE ASSEMBLY	-
F	1	DRESSER STYLE PIPE COUPLING	12"
G	1	FLGD. VENTURI METER, 36.625" F-F	12"x6"
H	1	DRESSER STYLE PIPE COUPLING	10"
I	1	GATE VALVE	10"
J	2	FLGD. CONCENTRIC REDUCERS, D.I.	18"x12"
K	1	FLGD. 90 DEGREE BEND, D.I.	10"

TYPICAL PRESSURE LOSS THRU METER

METER TYPE	P.S.I. LOSS
VENTURI	1 - 2
MAG	0
TURBINE	4 - 6

(P) UPSTREAM PRESSURE TRANSMITTER,
G.L.W.A. OPERATION & MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

(Q) DOWNSTREAM PRESSURE TRANSMITTER,
G.L.W.A. OPERATION & MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

ADDRESS _____ 31583 DEQUINDRE
FEED TO _____ CITY OF MADISON HEIGHTS
FEED FROM _____ G.L.W.A. TRANS. MAIN
TYPE OF METER _____ BIF VENTURI
SIZE OF METER _____ 12" X 6"
METER NUMBER _____ 5148-3
DATE METER SET _____ 1/2/2000
METER PIT CONST & SIZE _____ REINF. CONC. 10'-0" X 25'-0" I.D.
GATE BOOK No _____ E-1055
REMARKS _____

MH
02

EXHIBIT B

Projected Annual Volume and Minimum Annual Volume (Table 1)
Pressure Range and Maximum Flow Rate (Table 2)
Flow Split Assumptions (Table 3)
Addresses for Notice (Table 4)

Table 1 and Table 2 set forth the agreed upon Projected Annual Volumes, Minimum Annual Volumes, Pressure Ranges and Maximum Flow Rates for the term of this Contract provided that figures in bold type face are immediately enforceable pursuant to the terms of Section 5.07 and italicized figures are contained for planning purposes only but will become effective absent the negotiated replacements anticipated in Section 5.07.

The approximate rate of flow by individual meter set forth in Table 3 is the assumption upon which the Pressure Range commitments established in Table 2 have been devised. Should Customer deviate from these assumptions at any meter(s), the Board may be unable to meet the stated Pressure Range commitments in this Contract or in the contract of another customer of the Board and Section 5.08 of this Contract may be invoked.

EXHIBIT B

Table 1
Projected Annual Volume and Minimum Annual Volume

Fiscal Year Ending June 30	Projected Annual Volume (Mcf)	Minimum Annual Volume (Mcf)
2009	200,000	100,000
2010	200,000	100,000
2011	159,200	79,600
2012	167,200	83,600
2013	175,600	87,800
2014	175,600	87,800
2015	156,000	78,000
2016	155,000	77,500
2017	154,000	77,000
2018	153,000	76,500
2019	152,000	76,000
2020	135,700	67,850
2021	135,700	67,850
2022	135,700	67,850
2023	135,700	67,850
2024	135,700	67,850
2025	135,700	67,850
2026	135,700	67,850
2027	135,700	67,850
2028	<i>135,700</i>	<i>67,850</i>
2029	<i>135,700</i>	<i>67,850</i>
2030	<i>135,700</i>	<i>67,850</i>
2031	<i>135,700</i>	<i>67,850</i>
2032	<i>135,700</i>	<i>67,850</i>
2033	<i>135,700</i>	<i>67,850</i>
2034	<i>135,700</i>	<i>67,850</i>
2035	<i>135,700</i>	<i>67,850</i>
2036	<i>135,700</i>	<i>67,850</i>
2037	<i>135,700</i>	<i>67,850</i>
2038	<i>135,700</i>	<i>67,850</i>
2039	<i>135,700</i>	<i>67,850</i>

EXHIBIT B

Table 2
Pressure Range and Maximum Flow Rate

Calendar Year (Reopener Schedule in bold type)	Pressure Range (psi)		Pressure Range (psi)		Maximum Flow Rate (mgd)	
	Meter MH-01		Meter MH-02		<u>Max Day</u>	<u>Peak Hour</u>
	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>		
2009	56	78	58	80	6.61	8.76
2010	56	78	58	80	6.61	8.76
2011	51	78	53	80	5.65	7.15
2012	51	78	53	80	5.65	7.15
2013	51	78	53	80	5.65	7.15
2014	56	78	58	80	5.50	7.05
2015	56	78	58	80	5.45	7.00
2016	56	78	58	80	5.45	6.95
2017	56	78	58	80	5.40	6.90
2018	56	78	58	80	5.35	6.85
2019	56	78	58	80	4.75	6.50
2020	56	78	58	80	4.75	6.50
2021	56	78	58	80	4.75	6.50
2022	56	78	58	80	4.75	6.50
2023	56	78	58	80	4.75	6.50
2024	56	78	58	80	4.75	6.50
2025	56	78	58	80	4.75	6.50
2026	56	78	58	80	4.75	6.50
2027	56	78	58	80	4.75	6.50
2028	56	78	58	80	4.75	6.50
2029	56	78	58	80	4.75	6.50
2030	56	78	58	80	4.75	6.50
2031	56	78	58	80	4.75	6.50
2032	56	78	58	80	4.75	6.50
2033	56	78	58	80	4.75	6.50
2034	56	78	58	80	4.75	6.50
2035	56	78	58	80	4.75	6.50
2036	56	78	58	80	4.75	6.50
2037	56	78	58	80	4.75	6.50
2038	56	78	58	80	4.75	6.50

EXHIBIT B

Table 3
Flow Split Assumptions

Meter	Assumed Flow Split (2023-2026)
MH-01	30 – 70 %
MH-02	30 – 70 %

Table 4
Addresses for Notice

If to the Board: General Counsel Great Lakes Water Authority 735 Randolph, Suite 1901 Detroit, Michigan 48226	If to Customer: City Clerk City of Madison Heights 300 W. Thirteen Mile Road Madison Heights, MI 48071-1899 Cc: Director of Public Services
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AGENDA ITEM SUMMARY FORM

MEETING DATE: August 8, 2022

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Ambassador Park Lease - Letter of Intent with Oakland County

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: \$0

FUNDS REQUESTED: \$0

FUND:

EXECUTIVE SUMMARY:

City Staff has been working with Oakland County Parks and recreation on a possible lease for Ambassador Park. Once completed the lease will come before City Council for their consideration.

This letter of intent acknowledges that the City and County desire to negotiate a mutually acceptable lease for Ambassador Park for an estimated time period of 25-30 years including operation, planning and maintenance of the Park and park features to be updated to include the conversion of the existing tennis courts into pickleball courts, construction of accessible bathroom facilities of the Park, conversion of the existing practice athletic field and bleachers to an alternative use agreed upon by the Parties.

RECOMMENDATION:

Staff recommends City Council approve the letter of intent between the City of Madison Heights and Oakland County Parks and Recreation Commission for the lease of Ambassador Park and authorize the Mayor to sign on behalf of the City.

City of Madison Heights - County of Oakland

LETTER OF INTENT ("Letter")

By and Between:

The City of Madison Heights ("City") and the County of Oakland ("County"), a Municipal and Constitutional Corporation, by and through its statutory agent, the Oakland County Parks and Recreation Commission ("OCPRC").

The City and the County desire to negotiate a mutually acceptable lease for the operation, planning, and maintenance of approximately 7 acres of real property which presently includes the jogging/walking trail, play structure, tennis courts and soccer practice field commonly known as Ambassador Park, which is specifically described and depicted in the diagram attached and incorporated into this Letter as Exhibit A (hereinafter "Park").

Now, Therefore, the City and the County acknowledge the following mutual understandings:

1. The City and the County will work together in good faith to negotiate a lease that will govern the operation, planning, and maintenance of the Park. The Lease must address the following:
 - a. The term of the Lease, desired to be 25 to 30 years;
 - b. The application for and/or receipt of grants, donations, and other monetary contributions by the Parties for the Park;
 - c. The creation and implementation of a Park Capital Improvement Plan and a Park Operation and Maintenance Plan;
 - d. The Park Capital Improvement Plan will include, but not be limited to, examination of the following: (1) conversion of the existing tennis courts (located at the Park) into pickle ball courts; (2) construction of accessible restroom facilities for the Park; and (3) conversion of the existing athletic fields and bleachers at the Park to an alternative use agreed upon by the Parties;
 - e. The Park Operation and Maintenance Plan will address City use of the Park for special events;
 - f. A provision that the "Ambassador Park" expansion of Red Oaks County Park shall be recognized as a partnership between the City and County with appropriate signage within the Park through the duration of the Lease;

- g. A provision that the City shall retain legal title to the Park; and
 - h. A provision that the Park will be included in the OCPRC system and subject to OCPRC Rules and Regulations.
2. OCPRC will request an allocation of American Rescue Plan of 2021 ("ARPA") funds from the Oakland County Board of Commissioners and an appropriation of Oakland County Parks and Recreation funds to make improvements at Red Oaks County Park and the projects associated with the Lease, including the Park Capital Improvement Plan authorized by the Lease, provided that this Letter does not guarantee an allocation of ARPA funds or Oakland County Park and Recreation funds by the Oakland County Board of Commissioners.
 3. The Parties acknowledge and agree that the ARPA funds will be administered by the County. The City will make all reasonable efforts to support the County's administration of the funds. The County will administer and allocate the funds at its own expense and will not impose any fee for its administration of the funds upon the City.
 4. This Letter authorizes the Parties to attempt to negotiate a lease meeting the objectives set forth herein and to request ARPA funds.
 5. This Letter does not constitute or guarantee that the Parties will negotiate a lease, agreement, or contract for the operation, planning, and maintenance of the Park.
 6. The Parties have taken all actions and secured the approvals necessary to authorize and complete this Letter. The individuals signing this Letter on behalf of each party have legal authority to sign and bind the Parties to the terms and conditions contained herein.

In Witness Whereof, the City and the County have executed this Letter as of the date, last in time, shown below.

CITY OF MADISON HEIGHTS
A Michigan municipal corporation

By: _____
Roslyn Grafstein, Mayor
City of Madison Heights, MI

Date: _____

OAKLAND COUNTY
A Michigan municipal and Constitutional Corporation

By: _____
Gary McGillivray, Chairperson
Oakland County Parks and Recreation Commission

Date: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/8/22

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Purchase of Communications Conduit and SM Fiber

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$0

FUNDS REQUESTED: \$25,527.15

FUND: 470 - Municipal Building

EXECUTIVE SUMMARY:

As part of the Civic Center project staff has located and tracked the existing fiber line which runs underground through the construction site. This fiber is critical for not only City Hall operations but also phones and data connects at the Police and Fire Department. Therefore we issued a request for proposals (RFP) for a replacement fiber connection from City Hall to the Police Department. This (RFP) resulted in no bids being received. Staff worked with our construction manager, FRS, who contacted the vendors that attended a mandatory walk through and was able to get a quote from one company, Amcomm Telecommunication Inc.

RECOMMENDATION:

Demolition of the area containing the current fiber is scheduled to begin in late September, therefore staff is requesting City Council approve the quote from Amcomm Telecommunication in the amount of \$25,527.15 for the installation of 4 inch Underground Communication Conduit and single-mode Fiber Cable.



AMCOMM TELECOMMUNICATIONS INC.
12482 Emerson Dr. Brighton , MICHIGAN 48116
 Email jwieling@amcomminc.com
PHONE: (248)-698-8868 FAX: (248)-698-8869

Quote # 0001

City of Madison Heights

This quote is good for 60 days

Payment Terms - Net 30

DATE

8/2/2022

Scope of Work: City Hall-Police Station Fiber Reroute-Provide and Place 4" Undreground Conduit & 12fo SM Fiber

See Line Items and Discriptions Below-

DESCRIPTION	UNITS	PRICE	TOTAL
Installation- Materials	1	\$7,921.15	\$7,921.15
Installation- Labor	1	\$17,606.00	\$17,606.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00

Total Quote price: \$25,527.15

IF ACCEPTED, Please sign, fax or email

SIGNED _____

Authorizing Signature

Title

SIGNED -Jeffery A. Wieling

Amcomm Authorization

DATE:

BASE BID O.S.P MATERIALS			
Material Description	Quantity	EX. Total	
72 CT SASJ	0	\$ -	
48 CT SASJ	0	\$ -	
24 CT SASJ	0	\$ -	
6 CT SM OS2 OSP Dielectric Fiber Cable	0	\$ -	
12 CT SM OS2 PLENUM Indoor Corrugated Armored Fiber Cable	600	\$ 1,778.70	
Oct	0	\$ -	
Oct	0	\$ -	
Oct	0	\$ -	
Oct	0	\$ -	
Oct	0	\$ -	
I.D TAGS	0	\$ -	
Strand (6.6mm)	0	\$ -	
pole hardware	0	\$ -	
anchors	0	\$ -	
preforms	0	\$ -	
J-ball	0	\$ -	
guy guard	0	\$ -	
lash-wire	0	\$ -	
bug nuts	0	\$ -	
weavers	0	\$ -	
split bolts	0	\$ -	
10" straps	0	\$ -	
1/4" spacers	0	\$ -	
guy strap	0	\$ -	
storage shoes	0	\$ -	
SPLICE CASE 450B	0	\$ -	
SPLICE CASE LG	0	\$ -	
SPLICE TRAYS -OSP	0	\$ -	
new pole 30'	0	\$ -	
SUPPLY 1.25" PIPE	0	\$ -	
SUPPLY 4" PIPE	300	\$ 3,000.00	
TRACER WIRE/FT	300	\$ 75.00	
RISER GUARD	0	\$ -	
HANDHOLE 24 x 36 20 K	0	\$ -	
HANDHOLE 17 X 30 20 K	0	\$ -	
HANDHOLE-OTHER	0	\$ -	
1.25 Wall Cores	4	\$ 363.00	
4" Sched. 40 PVC 24" Sweep	2	\$ 137.94	
4" Sched. 40 PVC LB	1	\$ 90.75	
Below Grade Building Hit 4" PVC 4" Sched. 40 Inc.-Fasteners, Couplers & Connectors	1	\$ 302.50	
4" Seal off Kits	2	\$ 108.90	
WORKBOXES	0	\$ -	
OSP Rigid 1.25"- INC FASTENERS, COUPLERS AND 90 DEG/ FT	0	\$ -	
OSP Rigid 1.25"- INC FASTENERS, COUPLERS AND 90 DEG/ FT	0	\$ -	
ISP PLENUM 1.25" INNERDUCT/FT	0	\$ -	
J-HOOKS W/CLAMPS	50	\$ 238.98	
RIGID-SPECIAL-3" SERVICE ENTRANCE MAST-AERIAL W/ BOX & WEATHERHEAD	0	\$ -	
RIGID-SPECIAL	0	\$ -	
RIGID-SPECIAL	0	\$ -	
RIGID-SPECIAL	0	\$ -	
RIGID-SPECIAL	0	\$ -	
RIGID-SPECIAL	0	\$ -	
24" x 36" Fire-rated 3/4" plywood backboard for wall mount cabinet	0	\$ -	
24" 12U Wallmount Cabinet- Sever Depth	0	\$ -	
Transition Splice OSP/ISP Enclosure	0	\$ -	
TERMINATION SHELF- 1RU W/ 1- 12fo SM LC ADAPTER PANEL	2	\$ 847.00	
PIGTAILS- 12 CT SM SC	2	\$ 423.50	
PIGTAILS- 6 CT SM LC	0	\$ -	
GROUNDING KIT	2	\$ 67.76	
SPLICE TRAY	2	\$ 87.12	
LC- LC SM Duplex 3 Mtr P. Cords	0	\$ -	
SPECIAL	0	\$ -	
SPECIAL	0	\$ -	
PLACE MARKER POST	0	\$ -	
MISC RESTORATION	1	\$ 400.00	

\$ 7,921.15

City of Madison Heights- City Hall - Police 4" Communications Underground
Conduit & SM Fiber Quote 8.2.2022

BASE BID O.S.P LABOR					Item 8.
Job Description	Per	Units	Tot		
Install 24" x 36" Fire-rated 3/4" plywood backboard	ea.	0	\$ -		
Install 24" 12U Wallmount Cabinet- Sever Depth	ea.	0	\$ -		
Install Additional Fiber Optic Cable (each cable)	ft.	0	\$ -		
Overlash Fiber Optic Cable	ft.	0	\$ -		
Pull Fiber (New Duct)	ft.	300	\$ 300.00		
Pull Fiber (Exist. Duct)	ft.	0	\$ -		
Pull Tracer Wire (Clean Duct)	ft.	300	\$ 75.00		
Rod & Rope (Exist. Duct)	ft.	0	\$ -		
Tree Trimming	ft.	0	\$ -		
Install Snowshoe	ea.	0	\$ -		
Install Fiberglass EXT. Arm	ea.	0	\$ -		
Install Anchor and Downguy	ea.	0	\$ -		
Install Sidewalk Anchor and Downguy	ea.	0	\$ -		
Install Power Bond	ea.	0	\$ -		
Install Riser Guard	ea.	0	\$ -		
Install Vertical Ground	ea.	0	\$ -		
Install Tree Guard Including Material	ea.	0	\$ -		
Place New Pole	ea.	0	\$ -		
Make Ready First Contact	ea.	0	\$ -		
Make Ready Second Contact	ea.	0	\$ -		
Make Ready Third Contact	ea.	0	\$ -		
Make Ready Fourth Contact	ea.	0	\$ -		
Make Ready All Additional Contacts	ea.	0	\$ -		
Per Pole Will Remain 20.00ea.	ea.	0	\$ -		
Splice 1-12 Fibers	ea.	24	\$ 888.00		
Splice 13-24 Fibers	ea.	0	\$ -		
Splice 25-48 Fibers	ea.	0	\$ -		
Splice 49-96 Fibers	ea.	0	\$ -		
Splice 97-144 Fibers	ea.	0	\$ -		
Splice 144+ Fibers	ea.	0	\$ -		
Cable Prep:	ea.	2	\$ 130.00		
Install new osp splice capsule	ea.	0	\$ -		
ENTER EXISTING ENCLOSURE	ea.	0	\$ -		
Mid-Sheath Splice (Loop Splice)	ea.	0	\$ -		
OTDR Testing / Power Meter Test:	strand	24	\$ 648.00		
Down Time - Splice Crew.	per hour	0	\$ -		
Tie into Fiber Enclosure on Light pole- 1.25" OSP Rigid	ea.	0	\$ -		
Below Grade Building Hit 4" PVC 4" Sched. 40	ea.	1	\$ 1,100.00		
1.25 Wall Cores/ Sleeves	ea.	4	\$ 1,000.00		
Police- Tie into Exist. Pull Box PVC Sched. 40 PVC 4"	ft.	1	\$ 250.00		
PLACE PLENUM INNERDUCT 1.25" inc J-hooks	ft.	0	\$ -		
PLACE FIBER IN J-HOOKS OPEN/SUSP CEILING	ft	300	\$ 1,050.00		
INSTALL FIBER SHELF/SPLICE ENC ISP	ea.	2	\$ 65.00		
	ea.	0	\$ -		
	ft.	0	\$ -		
BORE 2" HDPE-	ft.	300	\$ 9,000.00		
BORE 4" HDPE	ea.	0	\$ -		
HAND DIG/ Exist. Hand Hole Tie-in	ea.	0	\$ -		
3'x4' CONCRETE REMOVE AND RESTORE	ea.	0	\$ -		
ASPHALT REMOVE AND REPLACE w/ STONE	ea.	2	\$ 1,500.00		
RESTORATION	ea.	1	\$ 400.00		
PLACE HANDHOLE	ea.	0	\$ -		
PLACE MARKER POST	ea.	0	\$ -		
County Permit	ea.	0	\$ -		
GPR- Locating	ea	1	\$ 1,200.00		
	ea	0	\$ -		
	ea	0	\$ -		
	ea.	0	\$ -		
	ea.	0	\$ -		
	ea.	0	\$ -		
	ea	0	\$ -		
			\$ 17,606.00		

Any Additional Asphalt Saw cutting & Removing- Additional \$750.00 per cut & Removal

TOTAL	\$ 25,527.15
BOND	\$ -
GRAND TOTAL	\$ 25,527.15

City Council Regular Meeting
Madison Heights, Michigan
July 25, 2022

A City Council Regular Meeting was held on Monday, July 25, 2022 at 7:30 PM at Fire Station 1 Training Room - 31313 Brush Street

PRESENT

Mayor Roslyn Grafstein
Councilwoman Toya Aaron
Mayor Pro Tem Mark Bliss
Councilman Sean Fleming
Councilor Emily Rohrbach
Councilman David Soltis
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
City Attorney Larry Sherman
City Clerk Cheryl Rottmann

Councilor Rohrbach gave the invocation and the Pledge of Allegiance followed.

CM-22-230. Presentation - Bicycle Rodeo Winners.

Chief Haines announced the Bike Rodeo winners Kaydain Stafford and Morgan Kaczor. He presented Morgan Kaczor with a bike from American Cycle purchased by sponsor Michigan Schools & Government Credit Union and thanked American Cycle for helping with the Rodeo. Michigan Schools & Government Credit Union representative Shelia Tuynman gave a brief statement on behalf of MSGCU reiterating their commitment to the community.

MEETING OPEN TO THE PUBLIC:

Rob Pacquet, resident, asked Council to look into the the new sound barrier that was installed in the I-75 Modernization Project, noting it is half of the height of the barrier they removed. He also requested that the police watch for excessive traffic through the neighborhoods and suggested that engine brakes be prohibited.

CM-22-231. Bruce Conn - Resignation from the Planning Commission.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to accept the resignation of Bruce Conn from the Planning Commission, issue a Certificate of Appreciation and declare the seat vacant.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

**CM-22-232. DPS Director - 2022-27 Macomb County Road Commission Winter
Maintenance Agreement.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright, to approve the
2022-27 Macomb County Road Commission Winter Maintenance Agreement and
authorize the Mayor and City Clerk to sign on behalf of the City.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

CM-22-233. Tri -Party Cost-Sharing Agreement (Budget Amendment).

Motion made by Councilor Rohrbach, Seconded by Councilwoman Aaron, to approve
the Budget Amendment in the amount of \$52,471, to Major Roads, account 202-450-
988-0445 for the Tri -Party Cost-Sharing Agreement

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

CM-22-234. Tri -Party Cost-Sharing Agreement.

Motion by Councilor Rohrbach Seconded by Councilwoman Aaron, to approve the Tri-
Party Cost Participation Agreement for RCOC Board Project 55031, the resurfacing of
14 Mile Road from Barrington Street to Dequindre Road, and authorize the Mayor to
sign on behalf of the City.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

**CM-22-235. Michigan Employees' Retirement System (MERS) - Delegates and
Alternates to Annual Meeting.**

Motion made by Mayor Pro Tem Bliss, Seconded by Councilman Fleming, to appoint
Melissa Marsh and Amy Misczak as the Officer Delegate and the Officer Alternate
respectively, and certify the election of Johnnie Browner as Employee Delegate
and John Brackett as Employee Alternate to attend the 76th Annual MERS Meeting on
September 26-27 at the Grand Traverse Resort, Acme, Michigan.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

CM-22-236. Regular City Council Meeting Minutes of July 11, 2022.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilor Wright.to approve the
Regular City Council Meeting Minutes of July 11, 2022, as amended:

...to permit an auto wash at 29022 Stephenson Hwy ~~due to an auto wash use
being prohibited in the M-1 zoning district and~~ for the reasons stated above by
Council.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss,
Councilman Fleming, Councilor Rohrbach, Councilman Soltis, Councilor
Wright

CM-22-237. Council Comments.

Councilwoman Aaron noted that she attended a meeting with Oakland County Parks and Recreation about the future of Red Oaks Golf Course and Ambassador Park. There was a lot of discussion on the golf course and potential for future development of this park. There is an online survey regarding future vision for the golf course. These are Madison Heights parks and we have a voice on what is being discussed. The week of August 8th there will be another meeting, please come out and have your voice heard. She noted that it is Minority Mental Health month, but we need to maintain mental health awareness at all times. There is a new number for suicide awareness, 988.

Mayor Pro Tem Bliss noted that the discussion on Red Oaks Golf Course is surprising to some. He provided a brief history of Soccer Complex and how the vision for that property changed over the years. The County is looking to how best invest in this park; what may be a better use of the space. There is an online survey for residents to have a say on what may happen to the space and he encouraged residents to participate. Change is hard, but good things may come from change. He stated that he is glad we are having open discussion and excited to see where it leads; your voices are important.

Councilor Wright stated he too attended the focus group and he appreciates how they want to make the area more accessible/usable for more in the community. Some ideas discussed benefit a broader number in the community. Take an opportunity to take the survey and please give your feedback. Remember to be kind.

City Clerk Rottmann noted that all precincts would be open for the August 2nd Primary Election from 7 a.m. to 8 p.m. She reminded voters of Precinct 8 that their new polling location is Page Middle School and parking is off of Edwards. This Saturday, the City Clerk's office will be open from 8 a.m. to 4 p.m. so come in and do your election business.

Councilor Rohrbach expressed thanks to the Recreation staff for the Parks and Rec summer camps, noting the program has been wonderful. Please remember to vote, it is very important and you can check the status of your absentee ballot online.

Councilman Fleming noted that the Gardenia and Lincoln bridges are now open and they look great. Please remember to drive cautiously, there is still construction work taking place on the bridges. The Madison Heights Animal Shelter has an amazon shopping list you can find on their shelter webpage, please consider purchasing these much needed items. The Crime Commission is sponsoring an event on September 6th featuring Attorney General Dana Nessel on fraud and consumer protection.

Councilman Soltis acknowledged fallen Detroit Police Officer Loren Courts and asked that he be kept in everyones prayers. He commented that the Detroit School District has a lot of issues and leadership needs to be in place in order to make improvements.

Mayor Grafstein stated please consider filling out survey regarding the golf course. She noted that due to construction, City emails and phones are down currently and will hopefully be up sometime tomorrow. The next City Council meeting is August 8th.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:58 p.m.

**CITY OF MADISON HEIGHTS
PROPOSED TENTATIVE AGREEMENT
07/25/2022**

**AFSCME LOCAL 1917.34 – DEPT HEADS UNION
AND THE
CITY OF MADISON HEIGHTS**

1. Duration:

Three Years (July 1, 2022 – June 30, 2025)

2. Wages:

A. 3.0% Effective August 1, 2022

i. \$700 signing bonus, plus the equivalent of base wage increase retroactive to July 1, 2022
- not rolled into base wage

B. 2.5% Effective July 1, 2023

C. 2.25% Effective July 1, 2024

3. Medical Opt Out Payment:

Increase to \$4,000 annually

4. Maternity/Paternity Leave:

Provide five (5) paid days for Maternity/Paternity Leave

5. Defined Contribution Pension

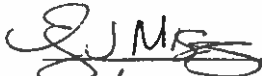
Increase to 8% employer contribution, Decrease to 7% employee contribution

5. KEIP Plan


The Parties agree that the City shall establish a Key Employee Incentive Program ("KEIP") for bargaining unit members who are eligible to retire from the City of Madison Heights Police and Fire Retirement System as of September 29, 2022. In the event a bargaining unit member elects to participate in the KEIP Program he/she shall be subject to an at-will employment agreement. Should this occur and the member separates service this position shall revert back to the bargaining unit upon the vacancy.

6. All other provisions will be carried forward.

FOR THE CITY


Julie Marsh
8/2/2022
DATE

FOR THE UNION


Denis J. Martin 8/1/22
8/1/22
DATE

Melissa Marsh

From: Melissa Marsh
Sent: Monday, August 8, 2022 4:38 PM
To: Roslyn Grafstein; Mark Bliss; Mark Bliss; Dave Soltis; Emily Rohrbach; Sean Fleming; Quinn Wright; Toya Aaron
Cc: Cheryl Rottmann
Subject: FW: Madison Heights - 901 East Ten Mile
Attachments: Sayers Invoice #2.pdf; 901 E 10 Mile invoice 8322.pdf; Supporting Documentation - Invoice 901-3.pdf

Importance: High

I apologize for the late addition to the agenda; however, this is a testament to all the activities we have going on now.

I am emailing to request a third addition:

Under Bid Awards/Purchases – Emergency Purchase – Change Order 901 E. Ten Mile

Details are included below. The total of the change order is \$73,991 and will be 100% reimbursed from the grant with Oakland County related to this project. Due to timing, I have worked with EGLE and their consultant Wood Consulting to review and verify this addendum before authorizing it under emergency purchasing authority to keep the project moving.

Staff and I recommend City Council approve the change order with Adam Demolition Group for 901 East Ten Mile in the amount of \$73,991.

- We will have at least one more change order that is currently under review by EGLE related to the recent rain events causing water retention in the basement of 945 E. Ten Mile. I anticipate placing this on the next agenda.

Thank you
Melissa

From: Melissa Marsh
Sent: Monday, August 8, 2022 3:48 PM
To: winterb@oakgov.com; Gary McGillivray (gary.mcgillivray@yahoo.com) <gary.mcgillivray@yahoo.com>
Cc: Adam Owczarzak <AdamOwczarzak@madison-heights.org>
Subject: FW: Madison Heights - 901 East Ten Mile
Importance: High

Hello Barb and Gary,

I am excited to tell you that the Electroplating site is almost 100% complete with demolition and ready to move into the remediation phase with the State. Thank you very much for your assistance; as you know, without Oakland County's financial assistance, the City would not have been able to demo the hazardous site located at 901 East Ten Mile. This building and site restoration is complete, and we have processed all the invoices for \$188,198.84.

This project was most recently estimated at \$114,207; however, during the demolition process, the concrete slab/foundation was found to have previously been impacted by hazardous material resulting in the need to test the

slab before removal. The concrete pad was cored in four strategic locations and tested. Testing did show a section of the slab as contaminated and needing to be disposed of as hazardous material. Upon removing the concrete foundation, an underground hoist system was also discovered. This hoist was removed, leaving soil material around the hoist questionable. This soil was also tested to determine the extent of the contamination. Limited soil was identified as hazardous and was removed and disposed of accordingly. These activities resulted in an increase of \$73,991 for a total project cost of \$188,198.84.

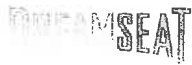
I have also attached the final invoice.

Let me know if you have any questions or need anything else from me.

Melissa

		Project		Invoice
		Base		901-1
901 E. Ten Mile	Provide and Place MDOT 21AA Dense Graded Aggregate	40,800.00		
901 E. Ten Mile	Building Demolition	10,000.00		10,000.00
901 E. Ten Mile	Staging, Transportation and Disposal of Non-Hazardous	52,324.50		34,208.50
901 E. Ten Mile	Recovered Steel Recycling	-		
901 E. Ten Mile	Site Restoration	5,000.00		
901 E. Ten Mile	Hoist Removal	13,407.00		
901 E. Ten Mile	C-Soil Removal	5,000.00		
	Contaminated Soil Removal	2,974.50		
	Hazardous Concrete Removal	37,991.84		
	HazMat Characterization and Testing	20,701.00		
		188,198.84		44,208.50
				pd 6/15/22

Thank you for your business	Payments/Credits
	Balance Due \$ 100,479.98

**Bill To:**

Kevin Powers
 Madison Heights FD (MI)
 31313 Brush St
 Madison Heights MI 48071

Ship To:

Quote Date: 6/29/2022

Quote No: ES00014077

Salesperson: PCAT

Dear Kevin Powers

Thank you for your interest in our DreamSeat family of products. Each piece of XZipit furniture features our patented hidden interchangeable logo system, allowing for endless customization possibilities. Choose from an endless array of logo panels or customize your own. Change the look of your furniture in seconds. You can select from a full line of commercial and residential furniture all designed with top quality materials with superior comfort and style. DreamSeat LLC, is proud to offer you the following:

Item Code	Description	Qty	Unit Price	Total
XZ2000SCBLK	XZipit Side Chair 2000 Black 2	6.000	249.00000	1,494.00
XZ4105032MFRRDBLK	Freedom Rocker Recliner, Dillon Blk	5.000	899.00000	4,495.00
DIGITIZING	One Time Set Up Fee for Custom	1.000	250.00000	250.00
POCUSTOM	Custom 30" Dillon Black XZipit Panel	11.000	0.00000	0.00
1101TX-418250-PL-TE	Twin XL Metal Bed with HPL Hea	5.000	429.00000	2,145.00
MDR100TXLOOT	Dreamer Twin XL 10" Thick	5.000	449.00000	2,245.00
CCG48REB	4x8 Rect Gloss Finish Conf table Exe	1.000	2,799.00000	2,799.00
DSTMETGF242422BKL	TM Printed Logo Top End Tbl, Gloss Blk L	8.000	349.00000	2,792.00
FREIGHT	Freight Charge	1.000	2,232.41000	2,232.41

	Sale Amount:	18,452.41
	Order Disc(0.0000%):	
	Sales Tax:	0.00
	Total Amount:	18,452.41

Thank you for allowing us to quote you for your project. If you have any questions or need any additional information, please feel free to contact me at your earliest convenience at (631) 656-1066.

Terms:

Dream Seat is not the importer of record and the purchaser of the product will take ownership at the border.

Quote valid for 30 days.

