



LINCOLN PARK PLANNING COMMISSION

April 14, 2021 at 7 p.m.

REMOTE MEETING VIA ZOOM

Call: 1 646 558 8656

Web: www.zoom.us

Meeting ID: 734 663 2622

Participant ID is #

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
 - A. Site Plan Review: 3727 Dix – Car Wash
 - B. Public Hearing: 3727 Dix – Car Wash
 - C. Special Land Use: 3727 Dix – Car Wash
- VI. **New Business**
 - A. Site Plan Review: 2911 Fort – Beauty Salon
- VII. **Policy Review and Discussion**
 - A. Zoning Text Amendment: Online Retail
- VIII. **Education and Training**
 - A. 5 pm – 8 pm on April 29, 2021 (Site Plan Review Part II)
- IX. **Reports from Department and Other Boards and Commissions**
- X. **Public Comments**
- XI. **Comments from Planning Commissioners**
- XII. **Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF MARCH 10, 2021**

A Planning Commission meeting of March 10, 2021, via Zoom for Lincoln Park, Michigan was called to order at 7:07 p.m. by Mr. Kissel, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Kissel, Horvath, Persinger, LoDuca, Duprey

ABSENT: Briones

EXCUSED: Graczyk

ALSO PRESENT: Leah DuMouchel, Elizabeth Gunden, John Meyers, Maureen Tobin, Thomas Roberts, Lilian Ross, Gina Valentine, Jason Ordiard, Andy Nevel, Kendall Beck, Beau Tomlinson, Gerdy Schermschoen, Jack Berdan, Matt Calaro, Alex Sturword, Rome Gomez, Wayne Dutton, Mike Labadie, Matt Motz

APPROVAL OF MINUTES

Moved by: Persinger to approve the minutes as submitted

Supported by: Horvath

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Moved by: Persinger to approve the agenda as submitted

Supported by: Loduca

MOTION CARRIED unanimously

OLD BUSINESS

(A) Zoning Text Amendment: Flatwork Replacement Criteria

The request is to amend the Provision relating to all districts - Ordinance (Chapter 1494). The purpose and intent of this amendment is to create replacement criteria for all concrete flat work, including sidewalks, service walks, patios, driveway approaches, driveways and garage flooring. This amendment is intended to provide clarity for all flat work replacement criteria in alignment with the Department of Public Services replacement criteria adopted in 2005 for public sidewalks and in 2017 for the public sidewalk replacement program. This will support the Building Department's ongoing exterior inspections of Rentals, Resales, Vacancy and Certificate of Occupancy registrations.

The following concrete Flat Work Replacement Criteria may include but not limited to: public sidewalks; service walks; driveway approaches; driveways; garage slabs; steps; porch caps; and patios.

- 1) Trip hazards exceeding three quarters (3/ 4) of one inch.
- 2) Cross slopes exceeding one (1) inch per foot from the inside edge toward the outside edge (the outside edge being the edge of the sidewalk nearest the street line).
- 3) Individual slabs that are broken into more than three pieces.
- 4) Significant surface deterioration from spalling or pitting over 33% of an individual slab.
- 5) Holes in excess of three quarters (3/4) of one inch in depth or width.

- 6) If any section of the sidewalk is tilted from the outside edge toward the inside edge (the outside edge being the edge of the sidewalk nearest the street line).
- 7) Any section or sections where water ponding is evident.
- 8) Milling or grinding will not be permitted if at any point the trip hazard exceeds three quarters (3/4) of one inch.
- 9) No surface patch work will be permitted.

Moved by: Horvath

Supported by: Persinger

MOTION CARRIED unanimously

(B) PUBLIC HEARING – ZONING TEXT AMENDMENT: FLAWORK REPLACEMENT CRITERIA

Public Hearing opened at 7:15 p.m.

Seeing no public comment and hearing no public comment.

Public Hearing closed at 7:16 p.m.

NEW BUSINESS

(A) CONCEPTUAL REVIEW: 3727 DIX HWY – CAR WASH

The applicant proposed to build an automatic automobile wash facility (car wash). The property is a 0.91-acre lot that is currently vacant. The site is located on the corner of Dix Highway and Emmons Boulevard. There is an existing 6-ft. concrete sidewalk along both Dix Hwy. and Emmons Blvd., and the rear (east) side of the property abuts an unpaved alley. The site currently has four access points – three along Dix Hwy. and one along Emmons Blvd. The proposed project will result in only two access points – one along Emmons Blvd. and one along Dix Highway, to be a shared access point with the neighboring Sonic establishment.

There is no recommendation, this item is advisory only.

(B) SITE PLAN REVIEW: 3464 & 3468 FORT - FOOD PREPARATION & RETAIL – DETROIT SALSA CO

The applicant proposes to use the 3464 side of the building for salsa preparation with a small retail area up front. Most of the product made in the prep kitchen will be delivered to stores and markets in the area; however, the retail area onsite will allow for walk-ins and customers picking up orders. The 3468 side is to be used for future salsa preparation expansion.

Discussion

MOTION CARRIED

POLICY REVIEW AND DISCUSSION

A. ZONING TEXT AMENDMENT – ONLINE RETAIL

The City of Lincoln Park is increasingly getting requests for “online retail” uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. “Online retail” is non-customer-facing, which is inherently different than retail in traditional customer-facing commercial districts. The Zoning Ordinance does not currently have a definition for an “online retail” use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance. Below are some possible solutions for incorporating online-retail-type uses, accompanied by discussion questions, as well as preliminary recommendations for how to incorporate

the use into the Zoning Ordinance.

Discussion

Tabled for further discussion on the next agenda.

EDUCATION AND TRAINING

A. Select April Training Date (Site Plan Review Part II)

- i. Site Plan Review – April 29, 2021 from 5-8 PM.

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

PUBLIC COMMENTS

Comments from Lillian Ross regarding Detroit Salsa, asking about screening behind the business. Also questioned online retail definition.

COMMENTS FROM PLANNING COMMISSIONERS

ADJOURNMENT

Moved by: Persinger to adjourn

Supported by: Duprey

MOTION CARRIED unanimously

Meeting adjourned at 8:57 p.m.

MICHAEL HORVATH, Secretary

3727 Dix – Car Wash

Site Plan Review

Applicant	Clearwave Management, LLC
Project	Car Wash
Address	3727 Dix Hwy. Lincoln Park, MI 48146
Date	April 14, 2021
Request	Site Plan Review
Recommendation	Approval with Conditions

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description



Figure 1: Aerial View

The proposed project is an automatic automobile wash facility (carwash). The property is a 0.91-acre lot that is currently vacant.

Site Conditions

The site is located on the corner of Dix Highway and Emmons Boulevard. There is an existing 6-ft. concrete sidewalk along both Dix Hwy. and Emmons Blvd., and the rear (east) side of the property abuts an unpaved alley. The site currently has four access points – three along Dix Hwy. and one along Emmons Blvd. The proposed project will result in only two access points – one along Emmons Blvd. and one along

Dix Highway, to be a shared access point with the neighboring Sonic establishment.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of a carwash is consistent with the designation.

Intent, Desirable Uses, and Elements

The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional scale that draw customers from within and outside the City. This is a suitable location for automobile-oriented uses that are not appropriate in pedestrian-oriented City areas such as the downtown, including as restaurants with car service, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards.

Land Use and Zoning

Zoning

The site is zoned Municipal Business District (MBD). The proposed use of an Automobile Wash Establishment is permitted after special approval under section 1278.03.

Proposed and Existing Uses

Site	Vacant – Municipal Business District (MBD)
North	ROW, then Commercial – Municipal Business District (MBD)
East	Public alley, then Residential – Single-Family Residential District (SFRD)
South	Commercial (Sonic) – Municipal Business District (MBD)
West	ROW then Commercial (Meijer) – Regional Business District (RBD)

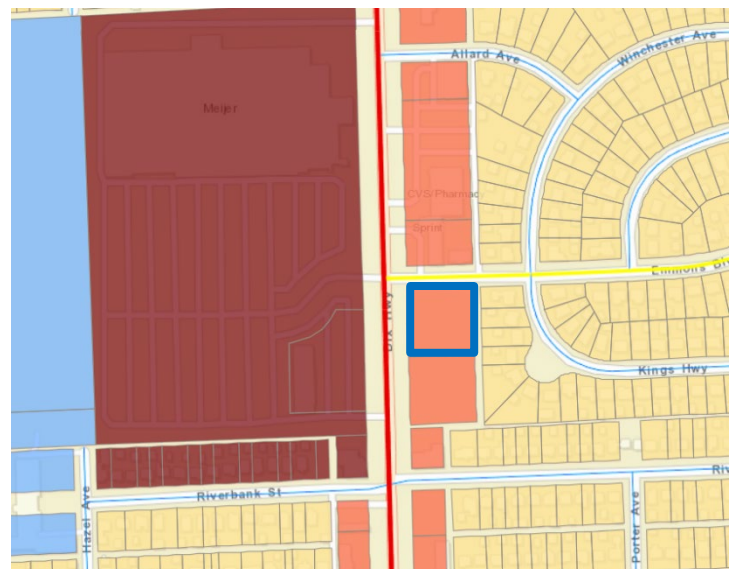


Figure 2: Zoning Map

Site Plan Documents

The following site plan drawings have been used to perform this review and are part of the public record.

Page	Sheet Title	Original Date	Last Revision
CS	Cover Sheet	03/17/2021	–
C1.0	General Notes Sheet	03/17/2021	–
C1.1	Legend Sheet	03/17/2021	–
–	ALTA Survey	10/16/2020	–
C1.2	Survey, Removals & SESC Plan	03/17/2021	–
C1.3	Details Sheet	03/17/2021	–
C1.4	Details Sheet	03/17/2021	–
C2.0	Site & Utilities Plan	03/17/2021	–
C3.0	Grading & Stormwater Plan	03/17/2021	–
C4.0	Landscape Planting Plan	03/17/2021	–
C5.0	Site Lighting – Photometrics Plan	03/16/2021	–
C5.1	Lighting - Schedules	03/16/2021	–
SK-100	Floor Plan and Elevations	02/12/2021	03/16/2021

Dimensional Standards

The dimensional requirements of the Municipal Business District (MBD) district are described in the chart below. (§1294.32, except where noted)

	Required	Provided	Compliance
Lot Width (§1294.14)	Min. 40 ft	220 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	No low retaining wall proposed; proposed shrubbery along Dix Hwy are 2' tall; 25' clear visibility triangle shown on plan	Met
Lot Area (§1294.14)	Min. 4,000 sq ft	39,600 sf (0.91 acres)	Met
Lot Coverage	Max. 50%	Approximately 12% (4,560/39,600)	Met
Height	Two story; 25 ft	One story; 21' 11"	Met
Setback – Front (§1296.02B)	>20 ft from street lot line	Dix Highway: 89 ft. Emmons Blvd: 40 ft.	Met
Setback – Sides (§1294.32)	0	45 ft. to south side property line	Met

	Required	Provided	Compliance
Setback – Rear	0 adjoining public alley	58 ft. to rear property line	Met

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	Met
<ul style="list-style-type: none"> Architectural variety Similar materials and entrances to buildings within 500'  <p>1 block north on Dix Hwy. – single-story, square, flat roofs, auto-oriented.</p>  <p>1 block south on Dix Hwy. – single-story, square, flat roofs, auto-oriented, drive-thru.</p>	Met

Required	Compliance
<ul style="list-style-type: none"> • Main entrances: doors larger • Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) <i>Proposed awnings, distinctive door pulls</i> 	Met
<ul style="list-style-type: none"> • Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 <i>Flat roof proposed.</i> • Rooflines >100' = roof forms, parapets, cornice lines <i>Flat roof proposed, applicant indicates that the "clean lines" are preferred for this design</i> • Roof-top mechanical equipment screened by roof form. <i>No roof-top mechanical equipment proposed</i> 	Met NOT MET Met

Items to be addressed

- Applicant shall revise façade to comply with transparency percentage requirements.*
- Planning Commission to consider applicant preference for a flat roof with "clean lines" over ordinance requirement for roof form embellishment.*

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

There are no significant natural features to preserve.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

The site is served by a 6-ft. public sidewalk on two sides of the building (Dix Highway to the west and Emmons Boulevard to the north) which provides pedestrian circulation separated from the vehicular circulation. There is a proposed paved internal sidewalk that runs along the west, south, and part of the east sides of the building (4 ft. wide); however, this sidewalk is internal only and does not connect to the sidewalks along the roadways. There are no bicycle lanes on the ROW or bicycle parking facilities proposed. Any broken, cracked, or unsafe sidewalks in the Dix Highway and Emmons Boulevard rights-of-way must be repaired.

Items to be addressed

- Applicant shall ensure that concrete sidewalks are brought up to City standards.

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Automobile wash establishment (automatic)	Two (2), plus one (1) for each employee and manager, plus a minimum of sixteen (16) for cars waiting to be washed for each conveyor system, plus one (1) upon exiting each conveyor system, plus two (2) for post-wash detailing. <i>2 + 4 (employees) + 1 (conveyor system) + 2 (post-wash detailing) = 9 spaces</i> <i>16 stacking spaces</i>	23 parking spaces 21 stacking spaces	Met

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Ingress provided from Emmons Blvd. and egress provided on Dix Hwy. at shared egress point with property to the south.	Met
	Parking facilities, access drives, and maneuvering aisles shall be hard surfaced with concrete or plant-mixed bituminous material, maintained in a usable dustproof condition and graded and drained appropriately	Parking facilities and circulation drives will be asphalt and concrete.	Met
	Concrete curbs and gutters	Concrete curbs and gutters are indicated along all parking area, circulation aisles, landscaping areas, and sidewalks. Curb and gutter details provided on sheet C1.3.	Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	A wall is shown on the east side of the property adjacent to the residential neighborhood. Wall details provided on sheet C1.3.	Met

	Required	Proposed	Compliance
	All street boundaries of such parking facilities, where residential property is located on the opposite side of the street, shall be treated the same as set forth in Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts.	Residential properties are located on the opposite side of public alley to the east of the property. 6-ft. masonry wall should adequately screen the residential properties.	Met
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Proposed ingress only on Emmons Blvd; backing in ROW is not required.	Met
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	Proposed 12 parking spaces about the public sidewalk along Dix Hwy. 6-inch curbs and shrubbery provided.	Met

Items to be addressed

None

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
1 to 25	1	1	Met

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
5,001 to 20,000	0	Proposed loading area in internal access aisle north of the building, to occur during off hours.	Met

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

The standards of this section shall be applied to the following major traffic routes (arterials) identified in the City of Lincoln Park Comprehensive Development Plan: Southfield Road, Fort Street, Dix Avenue, and Outer Drive.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways. • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained. • 25' radii; 30' radii where daily truck traffic expected. • Corner lots: one access point per street with >100' frontage. • If frontage >300' and documented need (ITE), may allow additional access with design restrictions. • If frontage >600', max of 3 drives may be allowed; one with design restrictions. 	<ul style="list-style-type: none"> • One single-way driveway (shared) on Dix Hwy. • Throat width of driveway on Dix is 25' (includes portion of Sonic property). Sidewalks continue. • Radii not provided. • One access per street. • 220' frontage on Dix Hwy.; 180' frontage on Emmons Blvd. 	<p>Met</p> <p>Met</p> <p>INQUIRY</p> <p>Met</p> <p>N/A</p>
<ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments. • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property. • Letters of agreement or access easements required. 	<ul style="list-style-type: none"> • Shared egress access point on Dix Hwy • N/A • Shared access agreement not provided. The plan notes an existing easement, but no record of easement provided. 	<p>Met</p> <p>N/A</p> <p>INQUIRY</p>
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW. • Grass / groundcover only in 3' strip abutting driveway and ROW. • Trees permitted if trimmed between 30" and 6' from ground level 	<ul style="list-style-type: none"> • Triangular unobstructed view area provided on northwest corner. • Grass / groundcover only in 3' strip • No trees proposed 	<p>Met</p> <p>Met</p> <p>N/A</p>

Required	Provided	Compliance
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections. • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection. • >100' otherwise • >200' from centerline of I-75 access ramps 	Proposed egress drive on Dix is located ~213' from intersection.	Met
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10. <i>Minimum 185 ft. for 40 mph</i> • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only). • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential. 	<ul style="list-style-type: none"> • Speed limit on Dix Hwy. is 40 mph. Distance to next driveway is ~100' to the south which is Sonic's ingress only access point. • Access point on Dix Hwy. is offset ~115' from driveway to the south across Dix Hwy. • The existing egress point does not have any directional restrictions. 	<p>Met as possible</p> <p>Met as possible</p> <p>N/A</p>

The proposed shared access point meets the goal of minimizing curb cuts on the major traffic arterials in the City. The shared egress point is an existing curb cut, but does not currently meet distance standards for driveways. If the applicant were to move the access point, it would no longer be a shared drive, and it is not possible to meet both the driveway spacing requirements and the distance from an intersection requirements. Therefore, the proposed shared access point is the best possible option for safe egress.

Items to be addressed

- Applicant shall provide drive radii on plan.
- Applicant shall provide the shared access agreement for the egress drive.
- Applicant shall provide documentation of the access easement for the egress drive.

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

Emergency vehicles may access the building via either Dix Highway or Emmons Boulevard. The Police Department has indicated that it has no concerns with the proposal.

Items to be addressed

None

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	Proposed 10' greenbelt along Emmons Blvd. Proposed 10' greenbelt along Dix Hwy. that includes crushed stone and grass area.	Met
	1 tree and 4 shrubs per 40' of street frontage <i>220' (Dix Hwy.) + 180' (Emmons Blvd.) = 400' = 10 trees and 40 shrubs required.</i>	5 deciduous shade trees and 52 shrubs proposed.	NOT MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Obscuring hedge provided along Dix Hwy.	Met
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(39,600 sf * 0.1) = 3,960 sf landscaping</i>	~12,041 sf of total lot area will be landscaped.	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Interior landscaping grouped near entrances, walkways, and services areas	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>3,960 sf = 10 trees and 16 shrubs</i>	5 deciduous shade trees, 5 deciduous ornamental trees, and 29 shrubs proposed	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>23 parking spaces = 2 trees</i>	2 deciduous shade trees provided.	Met
	100 sf of planting area per tree		

	Required	Proposed	Compliance
Screening	Waste receptacle: Decorative masonry wall of at least 6’ with solid or impervious gate	Dumpster with 6-ft. masonry enclosure proposed.	Met
	Abutting residential: greenbelt, 15’ with 5’ evergreens (PC may waive), and/or solid 6’ masonry wall ornamental on both sides	Proposed ornamental masonry wall east side of the property adjacent to the residential neighborhood. Wall details provided on sheet C1.3.	Met

Items to be addressed

- Applicant shall provide the required number of street trees.

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

All erosion and sedimentation measures are under the jurisdiction of Wayne County.

Items to be addressed

- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

The site will be served by the existing public sanitary sewer in the adjacent alleyway and by the existing public watermain on the east side of Dix Highway. Engineering comments state that the alley will need to be sawcut, removed, and replaced as directed by the engineer. The size and slopes of the proposed sewer and the size of the proposed water service will need to be determined by the engineer and shown on the detailed engineering plans.

Items to be addressed

- Applicant shall obtain a Wayne County permit for the proposed water service tying into the water main on Dix Highway.
- The alley will need to be sawcut, removed, and replaced as directed by the engineer.
- The size and slopes of the proposed sewer with need to be determined by the engineer and shown on the detailed engineering plans.
- The size of the proposed water service will need to be determined by the engineer and shown on the detailed engineering plans.

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management is under the jurisdiction of Wayne County. The project narrative indicates that there will be catch basins to collect onsite runoff, which will then be directed to an underground storm chamber system. The applicant also proposes a water quality device to pretreat runoff discharged into the public storm sewer system. Engineering comments state that the applicant must develop a site grading plan to be approved by the Engineering Department.

Items to be addressed

- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

The project narrative describes the proposed site lighting as “full cut-off and downward facing to minimize light from bleeding onto neighboring sites.” The applicant provided a photometrics plan (sheets C5.0 and C5.1) that is in compliance with the foot-candle requirements the Zoning Ordinance and shows that the proposed site lighting is downward facing to deflect away from adjacent properties and will not impede the vision of traffic along adjacent streets.

Items to be addressed

None

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No indication of adverse noise impacts are anticipated from the development.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

No ground- or roof-mounted mechanical equipment is proposed. While not mechanical equipment, there are two proposed vacuum stations, both of which will be adequately screened with landscaping.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signs shall be permitted by the Building Department in accordance with the Lincoln Park Sign Ordinance.

Items to be addressed

- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

Car washes have the potential to generate some quantity of hazardous materials or waste. Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal.

Items to be addressed

- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards for uses permitted after special approval are met.

	Required	Proposed	Compliance
Setback	Building >20' from street lot line	Dix Highway: 89 ft. Emmons Blvd: 40 ft.	Met
Stacking Spaces	<ul style="list-style-type: none"> • Number: 16 per wash line, plus 1 upon exit • Size: 10 ft. wide x 24 ft. long • Do not include use of any public space, street, alley, or sidewalk 	21 stacking spaces shown, roughly 7.5 ft. wide and 18 ft. long. The aisles are 12 ft. wide, and there appears to be adequate space to provide the required 24-ft. long length.	INQUIRY

Items to be addressed

- Applicant shall provide the required stacking space dimensions (10 ft. wide x 24 ft. long).

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

Dix Highway is under the jurisdiction of Wayne County. All work within the right-of-way shall be approved by the Wayne County Road Commission.

Items to be addressed

- Work in the Dix Highway right of way requires a permit from the Wayne County Road Commission.
- Applicant to secure all appropriate agency reviews as needed.

VARIANCES

No variances are anticipated from this proposal.

Items to be addressed

None

RECOMMENDATIONS

Findings

The information submitted with this proposal is substantially in compliance with §1296.01, Site Plan Review.

Conditions of Approval

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall revise façade to comply with transparency percentage requirements.
- Planning Commission to consider applicant preference for a flat roof with “clean lines” over ordinance requirement for roof form embellishment.
- Applicant shall provide drive radii on plan.
- Applicant shall provide the shared access agreement for the egress drive.
- Applicant shall provide documentation of the access easement for the egress drive.
- Applicant shall provide the required number of street trees.
- Applicant shall provide the required stacking space dimensions (10 ft. wide x 24 ft. long).

Conditions of Approval

- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to comply with soil erosion control standards.
- A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
- Applicant shall obtain a Wayne County permit for the proposed water service tying into the water main on Dix Highway.
- The alley will need to be sawcut, removed, and replaced as directed by the engineer.
- The size and slopes of the proposed sewer with need to be determined by the engineer and shown on the detailed engineering plans.
- The size of the proposed water service will need to be determined by the engineer and shown on the detailed engineering plans.
- Applicant shall work with the City Engineer to review stormwater system to determine the appropriate permitting process.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.
- Work in the Dix Highway right of way requires a permit from the Wayne County Road Commission.
- Applicant to secure all appropriate agency reviews as needed.

Proposed Motion

I move that the City of Lincoln Park Planning Commission **approve** the site plan numbered PPC21-0007, proposing a car wash at 3727 Dix Highway and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

3727 Dix – Car Wash
Special Land Use Review

Applicant	Clearwave Management, LLC
Project	Car Wash
Address	3727 Dix Hwy. Lincoln Park, MI 48146
Date	April 14, 2021
Request	Special Land Use Approval
Recommendation	Approval

REQUEST

The proposed Special Land Use approval would permit an automatic automobile wash facility (car wash) on a currently vacant lot. The site is located on the corner of Dix Highway and Emmons Boulevard. The proposed use of an automatic automobile wash facility is permitted within the Municipal Business District (MBD) after Special Land Use approval under §1278.03 of the Lincoln Park Zoning Code, and subject to §1296.02.

The property is legally described as:

LOTS 428 THROUGH 438, INCLUSIVE OF "HOMESTEAD VILLA SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 72 OF PLATS, PAGES 38 AND 39, WAYNE COUNTY RECORDS.

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;

This condition is MET.

- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;

The Future Land Use classification for the site is General Commercial.

The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional scale that draw customers from within and outside the City. This land use is

appropriate location for automobile-oriented uses such as restaurants, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards that are not appropriate in other City areas such as the downtown.

This condition is MET.

- 3) The special use is necessary for the public convenience at that location;

This condition is MET.

- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;

Adjacent commercial uses are auto-oriented, and adjacent residential properties to the east will be adequately screened.

This condition is MET.

- 5) The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

The proposed car wash facility will develop an existing vacant lot to meet the City's standards.

This condition is MET.

- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;

This condition is MET.

- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;

This condition is MET.

- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

This condition is MET.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and

The site design as proposed conforms with the Site Design Standards for Uses Permitted After Special Approval listed in section 1296.02.

This condition is MET.

10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

This condition is MET.

PROPOSED MOTION

I move that the Lincoln Park Planning Commission grant Special Land Use **Approval** for a car wash facility at 3727 Dix Highway, as requested in PPC 21-007, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

PROJECT DESCRIPTION FOR A
PROPOSED COMMERCIAL DEVELOPMENT

CLEAR WAVE CAR WASH

Applicant:

Clear Wave Car Wash
Attn: Alex Sturwold, President
12121 S Pulaski
Alsip, IL 60803
P: 847.971.5577

DCC Construction
Attn: Jason Orchard, COO
9100 Lapeer Road, Suite A
Davison, MI 48423
P: 810.658.4322

Objective:

The proposed project is a 4,300 square foot commercial car wash building with associated parking and circulation aisles. The project will be serviced by a reconstructed drive from Emmons Boulevard and an existing drive to Dix Highway along with public sanitary sewer and public water. The project will be developed as a Special Use in conformance with the City of Lincoln Park ordinances for MBD Municipal Business Districts.

Parcel Information:

Property Address: 3727 Dix Highway
Permanent Parcel Number: 45-017-08-0428-301

Zoning & Unit Size:

The parcel is in the MBD Municipal Business Districts which permits this use as a Special Use. The total acreage is approximately 0.909 acres.

The setbacks for MBD zoning and this property are:

- Front: 40% of commercial businesses in the block; 60% of commercial businesses in adjacent block
- Side: 0 feet (when abutting a R.O.W. or interior side lot line)
- Rear: 0 feet (when abutting an alley)

Neighborhood:

The parcel is currently vacant, and the proposed use is commercial. The adjacent parcels are as follows:

- North: Zoned MBC – Park Plaza strip mall.
- East: Alleyway; then zoned Single Family Residential.
- South: Zoned MBC – Sonic Drive-In.
- West: Zoned Regional Business – Meijer / Pro-Tech strip mall.

Access & Parking:

Access to the site is provided from public rights-of-way via commercial drives:

- Ingress: Reconstructed commercial drive from Emmons Boulevard (to city's commercial standards; location to remain essentially the same)
- Egress: Existing drive to Dix Highway through a shared use agreement.

Two existing commercial drives onto Dix Highway will be removed.

On-site parking will be provided via 22 parking spaces and 1 barrier free space, in conformance with city requirements of at least 9 spaces.



On-site vehicle stacking space will be provided for 21 vehicles, accommodating anticipated customers and the 16 stacking spaces required by the city.

An on-site loading/unloading space will be provided in the internal access aisle north of the proposed building. All deliveries are anticipated to occur off hours.

An on-site trash enclosure is proposed in the southeast corner of the site. The location is adjacent to the neighboring commercial facility's enclosure and it will be screened in accordance with the city's ordinances. An 8-inch reinforced concrete pad will extend a minimum of 15-feet beyond the enclosure's doors to accommodate the heavier loads anticipated from trash removal equipment.

Trash removal is anticipated to occur off hours with the removal equipment presumably entering through the egress drive on Dix Highway, approaching the enclosure 'head-on', and then backing up into the site, prior to leaving the site in a forward-facing direction back onto Dix Highway.

A 'clear-vision' zone (triangular in shape with legs of 25-feet along the frontage of both rights-of-way) will be maintained (with the exception of the existing pylon sign that currently exists in an easement at the northwest corner of the site).

Lighting:

Site lighting is to be full cut-off and downward facing to minimize light from bleeding onto neighboring sites. Proposed site lighting is anticipated to consist of pole-mounted lights (max height of 25 feet).

Additional 'accent lighting' may be featured on the building to provide a clean, modern feeling / façade.

A site photometrics plan is provided.

Utilities:

The site will be served by the existing public sanitary sewer in the adjacent alleyway.

The site will be served by the existing public watermain in Dix Hwy. (It is anticipated that this facility will be a 'fresh-water' car wash with provisioning for potential future conversion to a 'recycled-water' facility. This potential conversion will be eased by pre-installing underground storage tanks on the east side of the building for the recycling process.)

Private utilities (electrical, communication, gas services, etc.) will also be proposed within the project.

Stormwater Management:

The proposed storm water management system will be in accordance with the County standards. The current site is predominantly impervious.

According to Wayne County's storm water standards, a detention volume of approximately 5,300 cubic feet is required. This will be provided via an underground detention system in the northeast corner of the property. Onsite run-off will be collected in catch basins and directed to the underground storm chamber system which will be designed to contain run-off to 'pre-development' conditions. A water quality device is also anticipated to pretreat run-off discharged into the public storm sewer system in Emmons.

Landscaping:

A site landscaping plan is provided in accordance with the city's ordinances.

Signage:

The existing pylon sign will be retrofitted to meet the proposed project's needs.

Environmental Concerns:

No regulated wetlands are known to exist on the site.

No 100-year floodplain is known to exist on the site.

No other environmental concerns are known at this time.

SITE PLAN SUBMITTAL FOR CLEAR WAVE CAR WASH

3727 DIX HWY.
LINCOLN PARK, MICHIGAN

PROJECT DESCRIPTION

DEVELOP THE SITE INTO A ULTRA HIGH-END AND EFFICIENT EXPRESS CAR WASH WITH PAVED DRIVES, AISLE AND PARKING.

THE SITE WILL BE SERVICED BY PUBLIC UTILITIES (WATER AND SEWER).

THE PROJECT WILL BE DEVELOPED IN CONFORMANCE WITH THE CITY OF LINCOLN PARK ORDINANCES.

OWNER

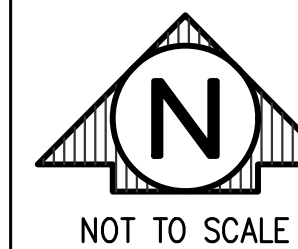
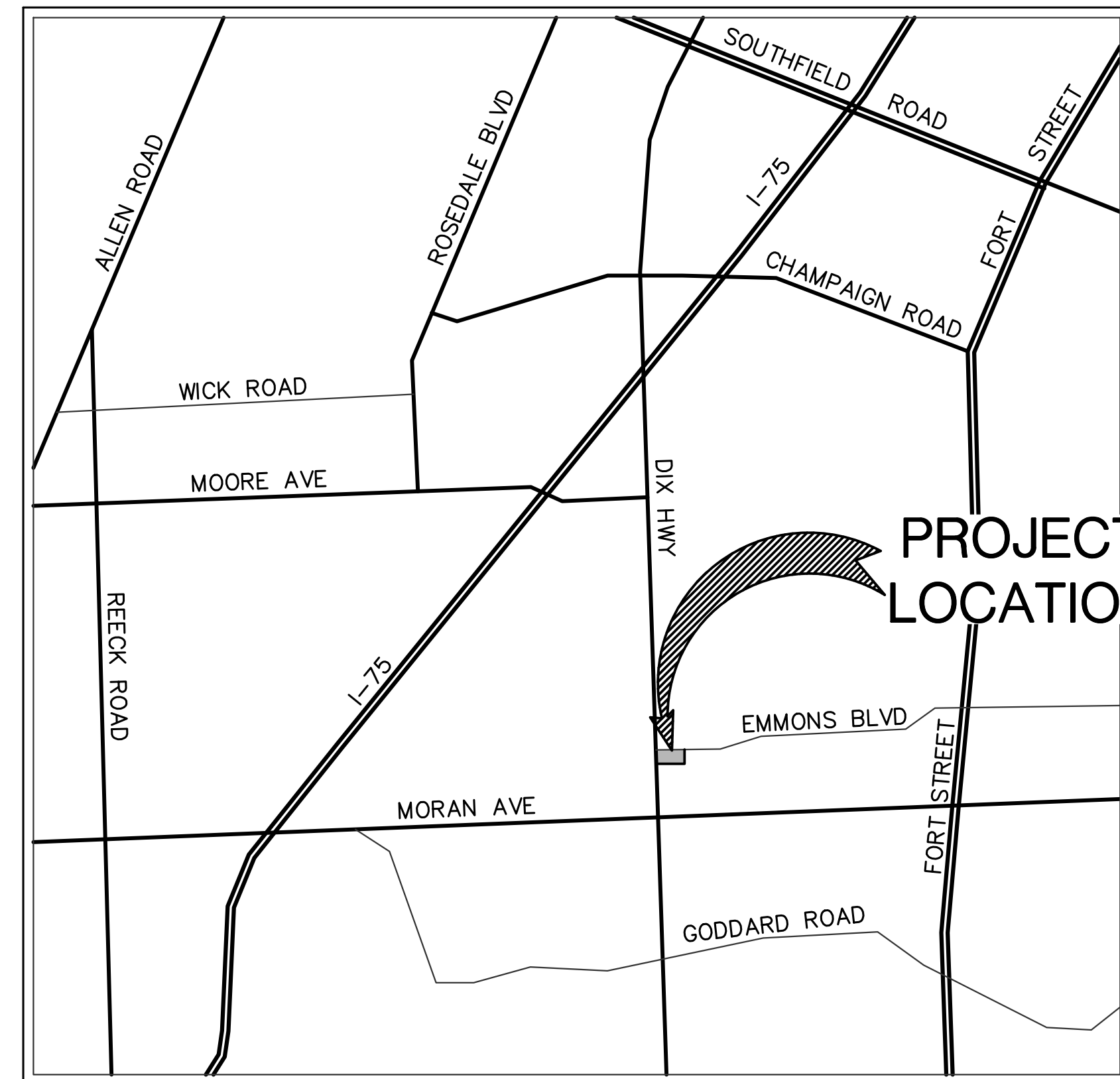
CLEAR WAVE CAR WASH
ATTN: ALEX STURWOLD, PRESIDENT
12121 S PULASKI
ALSIP, IL 60803
(847) 971-5577

CONTRACTOR

DCC CONSTRUCTION, INC.
9100 LAPEER ROAD, SUITE A
DAVISON, MI 48423
(810) 658-4323

SHEET INDEX

- CS COVER SHEET
- C1.0 GENERAL NOTES SHEET
- C1.1 LEGEND SHEET
- ALTA SURVEY
- C1.2 SURVEY, REMOVALS & SESC PLAN
- C1.3 DETAILS SHEET
- C1.4 DETAILS SHEET
- C2.0 SITE PLAN
- C3.0 GRADING & STORMWATER PLAN
- C4.0 LANDSCAPE PLANTING PLAN
- C5.0 SITE LIGHTING - PHOTOMETRIC PLAN
- C5.1 SITE LIGHTING - SCHEDULES



LOCATION MAP

ISSUED FOR SITE PLAN
APPROVAL
NOT ISSUED FOR
CONSTRUCTION



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

MATERIALS AND WORKMANSHIP FOR SANITARY SEWER AND WATERMAIN SHALL BE IN ACCORDANCE WITH CITY OF LINCOLN PARK DEPARTMENT OF PUBLIC SERVICES STANDARDS.

MATERIALS AND WORKMANSHIP FOR DRAINAGE AND STORM SEWER SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY ENVIRONMENTAL SERVICES STANDARDS.

MATERIALS AND WORKMANSHIP FOR STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY ROADS DEPARTMENT AND CITY OF LINCOLN PARK STANDARDS.

PLAN SUBMITTALS AND CHANGES

SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

REV:

SHT# **CS**
JOB No: 21W0009

PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER: _____
SCALE: NO SCALE

ROWE PROFESSIONAL SERVICES COMPANY



O: (616) 272-7125
F: (800) 974-1704
www.rowepsc.com

4345 44th Street SE, Suite A
Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
COVER SHEET

GENERAL CONSTRUCTION NOTES

EMERGENCY CONTACTS

BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

UNDERGROUND UTILITY IDENTIFICATION AND LOCATION

THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

PUBLIC UTILITIES

EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

VERIFICATION OF UNDERGROUND UTILITIES

THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

UTILITY SERVICE

UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

MAILBOXES

MAILBOXES LOCATED WITHIN THE LIMITS OF EXCAVATION, GRADING, OR CONSTRUCTION SHALL BE REMOVED AND PROTECTED FROM DAMAGE BY THE CONTRACTOR. TEMPORARY MAILBOXES SHALL BE PROVIDED AND MAINTAINED DURING THE PROJECT. UPON COMPLETION OF GRADING OR CONSTRUCTION ACTIVITIES, THE ORIGINAL MAILBOX SHALL BE REINSTALLED.

MAILBOXES (AND/OR SUPPORTS) WHICH ARE DAMAGED AS A RESULT OF THE PROJECT SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE. MAILBOXES SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE U.S. POSTAL SERVICE AND THE REGULATIONS OF THE AGENCY HAVING JURISDICTION OVER THE ROADS AND STREETS IN THE PROJECT AREA.

PRIVATE IRRIGATION SYSTEMS

WHERE IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON THE OWNER'S PROPERTY.

SOIL BORINGS / PAVEMENT CORES

IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

MAINTAINING TRAFFIC

LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

TRAFFIC SIGNS

TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

SCHEDULE

THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

STORM WATER STRUCTURES

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS THE ELEVATION OF THE FLOW LINE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

CONSTRUCTION STAKING

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS

THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES, A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

PROTECTION OF TREES, SHRUBS, AND LANDSCAPING

ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION SIGNING AND BARRICADING

THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

TURF ESTABLISHMENT

ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

ADA COMPLIANCE

ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

EARTHWORK

EARTHWORK QUANTITIES, IF PROVIDED, ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE HIS BID ON HIS DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR 'BLENDING IN' THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

BACKFILL AND EMBANKMENT

BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

DENSITY TESTING

THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

WORK HOURS

UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER: MONDAY THROUGH FRIDAY 7 A.M. TO 8 P.M. SATURDAY 8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

DRAINAGE

THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

ROAD PROJECTS

ADJUSTING STRUCTURES

WHERE CASTINGS FOR MANHOLES, CATCH BASINS, INLETS, VALVE BOXES, AND MONUMENT BOXES ARE TO BE ADJUSTED TO MEET A NEW PAVEMENT SURFACE ELEVATION, THE FINAL ADJUSTMENT SHALL NOT BE COMPLETED UNTIL ALL PAVEMENT COURSES HAVE BEEN PLACED EXCEPT THE FINAL COURSE. THE FINAL ADJUSTMENT SHALL BE COMPLETED JUST PRIOR TO PLACEMENT OF THE FINAL COURSE OF PAVEMENT.

THE MATERIALS AND PROCEDURES FOR ADJUSTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION OVER THE ROAD AND UTILITIES.

SUBGRADE PREPARATION

TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENT ON A SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY, THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT, PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

CURB AND GUTTERS

THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DIMENSIONS OF CURB OPENINGS FOR DRIVEWAYS, RAMPS, AND DRAINAGE STRUCTURES.

HOT MIX ASPHALT (HMA) PAVING

PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEEPED TO REMOVE ALL DIRT AND DEBRIS.

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

DRIVEWAY CONSTRUCTION

DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

SIDEWALK CONSTRUCTION

SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT SURFACES.

EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

IN TURF AREAS, THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4 INCH HIGHER THAN THE ADJACENT GROUND SURFACES, EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS, OR PAVEMENTS.

SIDEWALK SHALL BE CONSTRUCTED ON A SAND BASE, COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SIDEWALK FORMS HAVE BEEN SET AND THE SAND BASE PREPARED. CONCRETE SHALL NOT BE PLACED UNTIL THE ENGINEER HAS OBSERVED THE FORMS. CONCRETE DELIVERY SHALL BE SCHEDULED TO ALLOW SUFFICIENT TIME FOR ADJUSTMENT OF THE FORMS, IN THE EVENT THAT ADJUSTMENT IS NECESSARY.

THE CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC, OR VANDALISM. DAMAGED CONCRETE SHALL BE REPLACED BY THE CONTRACTOR'S EXPENSE.

SANITARY SEWER CONSTRUCTION NOTES

THE NEW SANITARY SEWER SHALL NOT BE CONNECTED TO THE EXISTING SEWER UNTIL APPROVED BY THE ENGINEER.

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE SEWER AND EXISTING WATER MAINS.

MANHOLES SHALL BE LOCATED NEAR PROPERTY LINES, WHEN POSSIBLE.

MANHOLES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS, MEETING ASTM C443. MANHOLE JOINTS SHALL BE MADE WITH RUBBER O-RING GASKETS. THE SECTION BETWEEN THE TOP OF THE PRECAST CONE AND THE BOTTOM OF THE CASTING SHALL BE CONSTRUCTED OF PRECAST GRADE RINGS, OF TOTAL THICKNESS SO THAT THE MANHOLE CASTING IS PLACED AT THE PROPER FINAL ELEVATION, EXCEPT THAT THE TOTAL THICKNESS SHALL NOT EXCEED TEN INCHES.

MANHOLE STEPS SHALL BE EQUALLY SPACED AT 15 INCHES. THE DISTANCE FROM THE TOP STEP TO THE TOP OF THE MANHOLE CASTING SHALL NOT EXCEED 16 INCHES.

THE CONTRACTOR SHALL CONDUCT A LOW PRESSURE AIR TEST ON ALL SANITARY SEWERS LESS THAN 24 INCHES IN DIAMETER. THE AIR TEST SHALL MEET THE REQUIREMENTS OF ASTM C 924 FOR CONCRETE PIPE AND ASTM F1471 FOR PLASTIC PIPE. IN AREAS WHERE GROUNDWATER IS OVER THE PIPE, THE TEST PRESSURE SHALL BE INCREASED EQUAL TO THE HYDRAULIC PRESSURE EXERTED BY THE WATER OVER THE PIPE, AS DETERMINED BY THE ENGINEER.

WATER MAIN CONSTRUCTION NOTES

HYDRANTS, VALVES, AND OTHER MATERIALS SHALL MEET THE OWNER'S STANDARDS, WITH REGARD TO MANUFACTURER AND MODEL, AND DETAILS SUCH AS OPENING DIRECTION, HYDRANT COLOR, HYDRANT CONFIGURATION, AND HYDRANT THREAD PATTERN.

NEW WATER MAIN SHALL NOT BE CONNECTED TO THE EXISTING WATER MAIN WITHOUT THE APPROVAL OF THE OWNER.

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND SEWERS (STORM OR SANITARY).

THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE PROVIDED, AS A MINIMUM, OVER THE TOP OF THE WATER MAIN PIPE TO THE FINISHED GROUND OR PAVEMENT SURFACE, UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE DRAWINGS, THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE MAINTAINED BETWEEN THE BOTTOM OF DITCHES AND THE TOP OF THE PIPE.

ALL BENDS, TEES, PLUGS, HYDRANTS, VALVES, AND OTHER FITTINGS WHERE THRUST MAY OCCUR SHALL BE RESTRAINED APPROPRIATELY BY THRUST BLOCKS OR JOINT RESTRAINT.

HYDRANTS SHOULD BE LOCATED NEAR PROPERTY LINES, WHERE POSSIBLE.

EXISTING WATER VALVES SHALL BE OPERATED ONLY BY THE WATER DEPARTMENT'S PERSONNEL.

THE SHUTTING DOWN OF EXISTING WATER MAINS TO ALLOW FOR COMPLETING THE CONTRACTOR'S WORK SHALL BE SCHEDULED IN ADVANCE BY THE CONTRACTOR WITH THE OWNER. THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO AFFECTED WATER CUSTOMERS IN AT LEAST A DAY IN ADVANCE OF ANY SCHEDULED SERVICE DISRUPTIONS.

THE CONTRACTOR SHALL EXPOSE EXISTING MAINS TO VERIFY THE SIZE, MATERIALS, AND ANY FITTINGS NECESSARY BEFORE SHUTTING DOWN EXISTING WATER MAINS FOR NEW CONNECTIONS. ALL FITTINGS, PARTS, AND EQUIPMENT NECESSARY TO COMPLETE THE PROPOSED CONNECTIONS TO THE EXISTING MAIN SHALL BE AVAILABLE AT THE SITE BEFORE THE EXISTING MAIN IS SHUT DOWN.

THE COMPLETED WATER MAIN SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE. THE TEST PRESSURE SHALL BE 150 PSF. THE TEST DURATION SHALL BE 2 HOURS. THE CONTRACTOR SHALL CONDUCT SUCH PRELIMINARY TESTING TO EXPEL AIR AND VERIFY THAT THERE ARE NO LEAKS IN THE PIPELINE. THE TEST SHALL BE WITNESSED BY THE ENGINEER OR OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER AT LEAST 24 HOURS IN ADVANCE OF THE TIME FOR TESTING.

IF THE CONTRACTOR ELECTS TO PRESSURE TEST AGAINST AN EXISTING VALVE, THE OWNER DOES NOT GUARANTEE THAT EXISTING VALVES CAN RESIST THE TEST PRESSURE. IF THE CONTRACTOR BELIEVES THAT AN EXISTING VALVE IS THE CAUSE OF A FAILED PRESSURE TEST, HE SHALL EITHER REPAIR THE VALVE AND RETEST OR TEST AGAINST A PLUG, AT HIS EXPENSE.

UNLESS SPECIFICALLY PROVIDED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE TO FURNISH WATER FOR TESTING AND DISINFECTION.

WATER FROM THE CONTRACTOR'S FLUSHING AND DISINFECTION ACTIVITIES SHALL BE DISPOSED OF TO PREVENT EROSION OR FLOODING.

THE CONTRACTOR SHALL FURNISH AND INSTALL CORPORATIONS, TAPS, PIPING, AND FITTINGS AS NECESSARY TO COMPLETE THE REQUIRED FLUSHING AND TESTING FOR ACCEPTANCE. AFTER ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL CORPORATIONS, TAPS, PIPING, AND FITTINGS USED FOR FLUSHING AND TESTING. TAPS TO THE WATER MAIN SHALL BE PLUGGED WITH BRASS PLUGS.

TAPS FOR SERVICE CONNECTIONS SHALL BE COMPLETED UNDER PRESSURE. THE CORPORATION AND SERVICE LEAD SHALL BE VISUALLY CHECKED FOR LEAKAGE WHILE UNDER PRESSURE. ALL JOINTS SHALL REMAIN EXPOSED UNTIL THE ENGINEER HAS OBSERVED THEM.

CORPORATIONS SHALL BE LEFT IN THE 'OPEN' POSITION. CURB STOPS FOR FUTURE CONNECTIONS SHALL BE LEFT 'CLOSED'; CURB STOPS FOR CURRENT WATER CUSTOMERS SHALL BE LEFT 'OPEN' ONCE CONNECTED.

STORM SEWER CONSTRUCTION NOTES

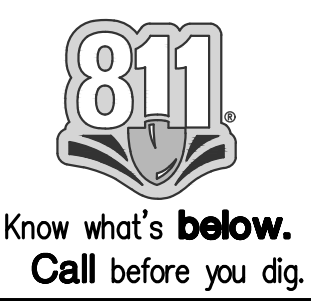
DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS, MEETING ASTM C478.

SUMPS IN DRAINAGE STRUCTURES AND PIPELINES SHALL BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF ACCEPTANCE BY THE OWNER.

PLAN DATE: MARCH 2021 PROJECT MGR: KAB REVIEWER: NO SCALE

ROWE PROFESSIONAL SERVICES COMPANY (Logo) O: (616) 272-7125 F: (800) 974-1704 www.rowepsc.com 4345 44th Street SE, Suite A Kentwood, MI 49512

PREPARED FOR DCC CONSTRUCTION CLEAR WAVE CAR WASH GENERAL NOTES SHEET



PLAN SUBMITTALS AND CHANGES	
PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

REV: SHT# C1.0 JOB No: 21W0009

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STRUCTURE SYMBOLS

- ◻ EXISTING CATCH BASIN IN CURB LINE
- ◻ PROPOSED CATCH BASIN IN CURB LINE
- EXISTING CATCH BASIN IN GREEN SPACE
- PROPOSED CATCH BASIN IN GREEN SPACE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- ▶ PROPOSED CULVERT END SECTION
-) EXISTING HEADWALL
-) PROPOSED HEADWALL
- EXISTING GATE VALVE AND BOX
- EXISTING WATER SHUT OFF (CURB BOX)
- PROPOSED GATE VALVE AND BOX
- EXISTING GATE VALVE AND WELL
- PROPOSED GATE VALVE AND WELL
- ✱ EXISTING SPRINKLER HEAD
- EXISTING WATER WELL
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER MAIN FITTINGS
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- ⊠ EXISTING MONITORING WELL

EXISTING TOPOGRAPHICAL SYMBOLS

- ⊕ SIGN
- ⊕ STREET SIGN
- END OF PIPE
- ⊕ SWAMP OR WETLAND
- DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ TREE STUMP
- ⊕ MAIL BOX
- ⊕ SOIL BORING
- ROCK
- METAL POST
- BUMPER BLOCK

UTILITY SYMBOLS

- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR CABLE
- ⊕ LIGHT POLE / ORNAMENTAL LIGHT
- ⊕ POWER LIGHT POLE
- TELEPHONE MANHOLE
- ⊕ UNDERGROUND GAS LINE MARKER
- GAS RISER
- GAS VENT
- GAS VALVE
- ⊕ RAILROAD SIGNAL
- ⊕ METAL LIGHT POLE
- OUTLET
- CIRCUIT BREAKER PANEL
- ⊠ ELECTRICAL TRANSFORMER PAD
- ⊠ ELECTRICAL TRANSFORMER RISER
- ⊕ ELECTRIC METER
- TELEPHONE PEDESTAL / RISER
- ⊕ TRAFFIC SIGNAL ON POLE
- PHONE BOOTH / PAY PHONE

SURVEY SYMBOLS

- ⊕ MONUMENT
- ⊕ BENCHMARK
- ⊕ TRAVERSE POINT
- ⊕ SECTION CORNER
- FOUND SURVEY MONUMENTATION

MISCELLANEOUS SYMBOLS

- ⊕ EXISTING STORM SEWER STRUCTURE NUMBER
- ⊕ EXISTING SANITARY SEWER STRUCTURE NUMBER
- ⊕ PROPOSED STORM SEWER STRUCTURE NUMBER
- ⊕ PROPOSED SANITARY SEWER STRUCTURE NUMBER
- ⊕ FLOW DIRECTION
- ⊕ EXISTING RIP-RAP
- ⊕ PROPOSED RIP-RAP

CAUTION SYMBOLS

- ⊕ CAUTION HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND USED WITH UNDERGROUND GAS & ELECTRICAL LINES
- ⊕ CAUTION FIBER OPTIC USED WITH FIBER OPTICS LINES

PLAN VIEW LINE TYPES

- 12" STM --- EXISTING STORM SEWER
- 12" CONC --- EXISTING CULVERT
- PROPOSED STORM SEWER LESS THAN 24"
- PROPOSED STORM SEWER 24" AND GREATER
- 12" SAN --- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- 12" WM --- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- SECTION LINE
- 60' ROW --- EXISTING RIGHT OF WAY
- 60' ROW --- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING CENTER LINE DITCH
- PROPOSED DITCH CENTERLINE
- EXISTING CENTER LINE ROADWAY
- PARCEL LINE / LOT LINE
- 0/H --- EXISTING OVERHEAD UTILITIES
- U/G ELEC --- UNDERGROUND ELECTRICAL LINE
- 6" S-MP GAS --- GAS LINE OR PETROLEUM PIPELINE
- U/G TEL --- UNDERGROUND TELEPHONE LINE
- U/G CATV --- UNDERGROUND CABLE TV LINE
- U/G FIBER OPTIC --- UNDERGROUND FIBER OPTIC
- 11+00 --- PROJECT CONTROL LINE
- TREE LINE
- BRUSH LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUARD RAIL
- PROPOSED SLOPE STAKE LINE
- PROPOSED SILT FENCE

TOPOGRAPHY

- 960 --- EXISTING CONTOURS MAJOR
- 958 --- EXISTING CONTOURS MINOR
- 960 --- PROPOSED CONTOUR MAJOR
- 958 --- PROPOSED CONTOURS MINOR

PARCEL INFORMATION

- 401-069 PARCEL/TAX IDENTIFICATION NUMBER
- #5324 ADDRESS/BUSINESS NAME

PAVEMENT IDENTIFICATION

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING PAVEMENT
- EXISTING GRAVEL

HATCHING LEGEND

- REMOVE PAVEMENT
- COLD MILLING EXISTING PAVEMENT
- REMOVE SIDEWALK
- REMOVE CURB AND GUTTER
- REMOVE AND REPLACE CURB AND GUTTER
- SAND BACKFILL (PROFILE)
- PROPOSED HMA APPROACH

PROPOSED CALLOUTS

- | | | |
|----------------------|------------------|-------------------------------|
| TOPO CALLOUTS | PLAN VIEW | |
| ADJ | ADJ | ADJUST STRUCTURE |
| ADJ-X | ADJ-X | ADJUST STRUCTURE W/ NEW COVER |
| ADJ-B/O | ADJ-B/O | ADJUST STRUCTURE BY OTHERS |
| REC | REC | RECONSTRUCT STRUCTURE |
| REL | REL | RELOCATE |
| REL-B/O | REL-B/O | RELOCATE BY OTHERS |
| REM | R | REMOVE |
| R&R | R&R | REMOVE AND REPLACE |
| SALV | SALV | SALVAGE |
| SAVE | S | SAVE |
| ABN | A | ABANDON |
| CLR | C | CLEARING |
| | B | BULKHEAD |
| | SR-F | SIDEWALK RAMP TYPE |
| | 6 | SOIL EROSION CONTROL MEASURE |



PLAN SUBMITTALS AND CHANGES

PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

REV:

SHT# C1.1
JOB No: 21W0009

PLAN DATE: MARCH 2021
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PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
 LEGEND SHEET

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LEGAL DESCRIPTION

LAND IN THE CITY OF LINCOLN PARK, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:
 LOTS 428 THROUGH 438, INCLUSIVE OF "HOMESTEAD VILLA SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 72 OF PLATS, PAGES 38 AND 39, WAYNE COUNTY RECORDS.

SCHEDULE "B" ITEMS

- 7 BUILDING AND USE RESTRICTIONS AND OTHER TERMS COVENANTS AND CONDITIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), DISCLOSED BY INSTRUMENT RECORDED IN L.10680, P.57 AND L.11136, P.103. APPLIES & EFFECTS, NOTHING TO PLOT.
- 8 INTEREST OF LINCOLN PARK PLAZA ASSOCIATES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, TO THE NORTH 10 FEET OF THE WEST 28 FEET OF LOT 428 FOR THE RIGHT TO RETAIN AND MAINTAIN Pylon SIGN THEREOF SET FORTH IN NOTICE OF CLAIM RECORDED IN L.38686, P.1369. APPLIES & EFFECTS, PLOTTED AS SHOWN.
- 9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT AGREEMENT" RECORDED MAY 17, 2007 AS L.46318, P.1135 OF OFFICIAL RECORDS. APPLIES & EFFECTS, NOTHING TO PLOT.
- 10 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRIVEWAY EASEMENT AGREEMENT" RECORDED MAY 17, 2007 AS L.46318, P.1149 OF OFFICIAL RECORDS. APPLIES & EFFECTS, PLOTTED AS SHOWN.
- 11 RIGHTS OF TENANTS UNDER UNRECORDED LEASES. APPLIES & EFFECTS, NOTHING TO PLOT.
- 12 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. APPLIES & EFFECTS, NOTHING TO PLOT.
- 13 ANY LIEN OR RIGHT TO A LIEN IN FOR LABOR, SERVICES OR MATERIALS PROVIDED IN CONNECTION WITH THE CONSTRUCTION OF THE IMPROVEMENTS REFERRED TO IN THE NOTICE OF COMMENCEMENT FILED JULY 20, 2018, RECORDED IN L.54517, P.1203. APPLIES & EFFECTS, NOTHING TO PLOT.

ZONING DATA

ZONING ITEM	REQUIRED	OBSERVED	PARKING REQUIREMENTS
PERMITTED USE	MBD	VACANT LOT	
MINIMUM LOT AREA (SQ.FT.)	4,000	39,600 SF	
MAX OPEN SPACE	N/A		TYPE EXISTING REQUIRED
MAX BUILDING HEIGHT	25'	N/A	REGULAR
BUILDING SETBACKS			HANDICAP
FRONT	(o)		TOTAL
SIDE	(p)		CONTACT: ZONING ORD. ONLINE
REAR	(s)		DATE CONTACTED:
NOTES: MUNICIPAL BUSINESS DISTRICT			PHONE/FAX/EMAIL:

FOOTNOTES:
 (o) Where an existing front setback line has been established by existing commercial buildings occupying forty percent (40%) or more of the frontage within the same block, or by commercial buildings occupying sixty percent (60%) or more of the frontage with adjacent blocks, such established setback shall apply.

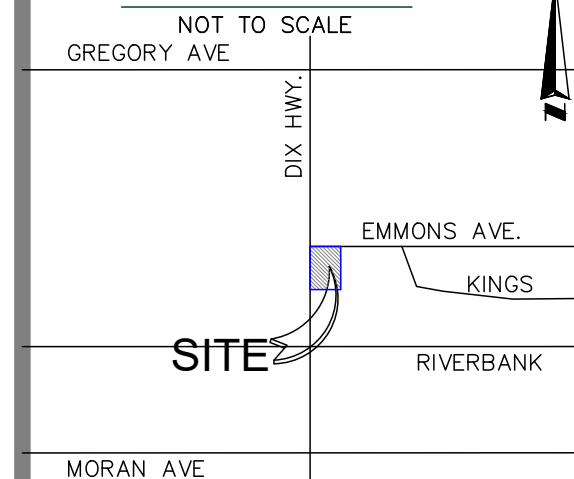
(p) In any Commercial District, except for the Regional Business District (RBD), side yards are not required along interior side lot lines directly abutting a public right-of-way, or along interior side lot lines.

(s) No rear yard setback is required where property abuts a public alley.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF LOTS 428 & 438 PER PLAT

VICINITY MAP



LAND AREA

39,600 S.F.
OR 0.909 AC.

PARKING STALLS

PARCEL
VACANT LOT

STATEMENT OF ENCROACHMENTS

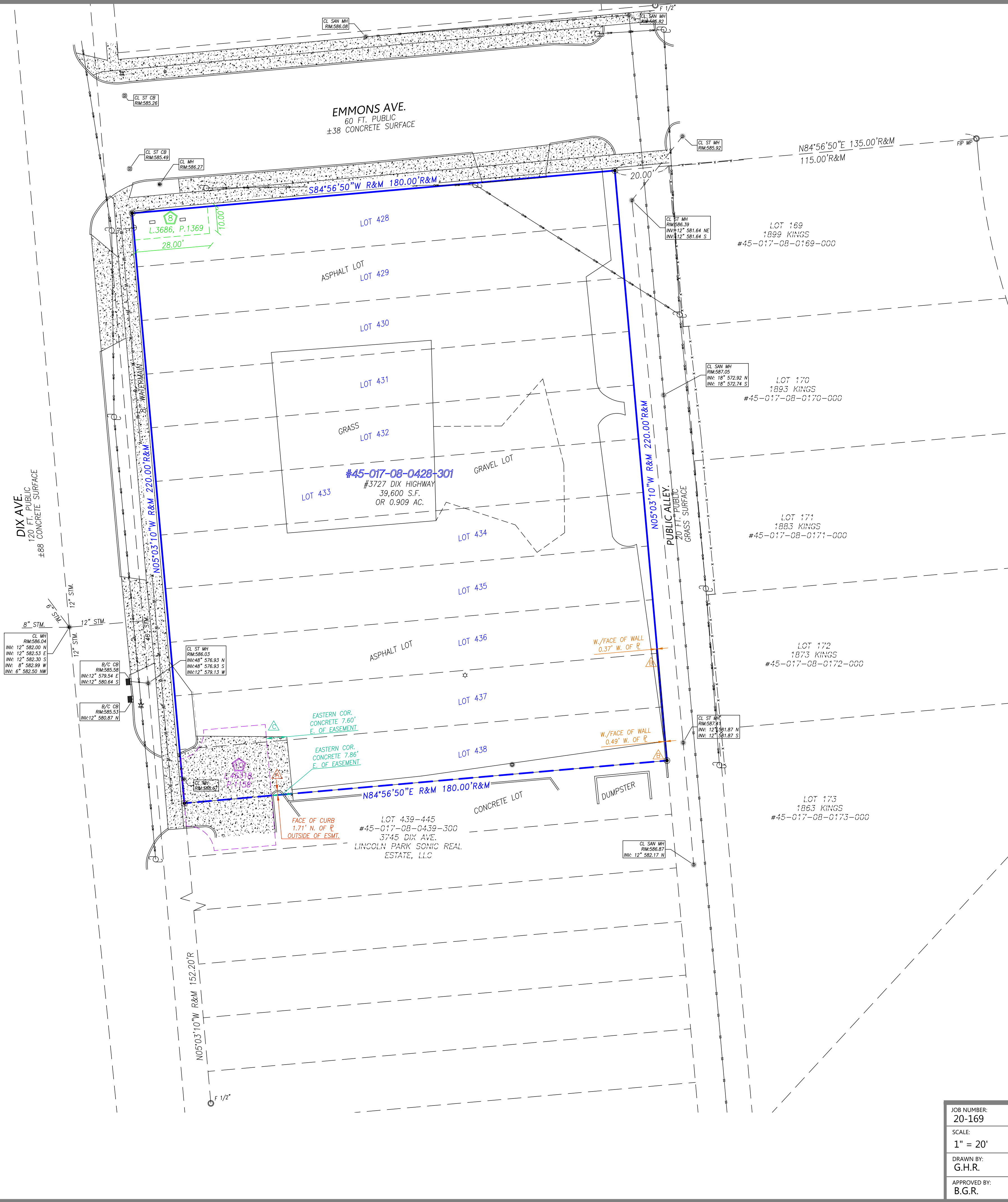
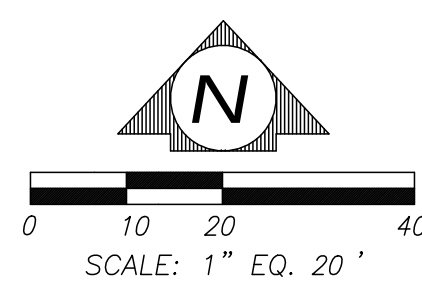
- ADJONING CURB ISLAND EXTENDS OVER PROPERTY LINE AS NOTED
- SCREEN WALL OVER PROPERTY LINE AS NOTED
- CONCRETE ENTRANCE AS NOTED OUTSIDE OF EASEMENT

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 26163C0402E, COMMUNITY NUMBER 260234, WHICH BEARS AN EFFECTIVE DATE OF 2/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- FOUND IRON - FCI (FOUND CAPPED IRON), FI (FOUND IRON), FIP (FOUND IRON PIPE)
- SET IRON - SCI#55923
- RECORD DISTANCE
- MEASURED DISTANCE
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING WIRE FENCE
- EXISTING VINYL FENCE
- EXISTING STORM SEWER
- EXISTING UTILITY PED
- EXISTING LIGHT POLE
- EXISTING STREET SIGN
- EXISTING UTILITY POLE
- EXISTING GATE VALVE
- GUY WIRE
- EXISTING CLEAN OUT
- HYAC = HEATING VENTILATION, A/C
- SQ. FT., S.F. = SQUARE FEET
- MONITORING WELL
- PARKING COUNT
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING STORM CATCH BASIN
- EXISTING MANHOLE (UNKNOWN)
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING BUILDING
- MAN DOOR
- GAS METER
- ELEC. METER



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1037911-MPLS, WITH AN EFFECTIVE DATE OF AUGUST 14, 2020 AT 8:00 A.M.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS ACCESS TO DIX AVE. AND EMMONS AVE., A PUBLIC STREET OR HIGHWAY AND ADJOINS A 20 FT. WIDE PUBLIC ALLEY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. NO BUILDING ARE LOCATED ON THE PROPERTY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A MICHIGAN SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

ALTA/ACSM LAND TITLE SURVEY

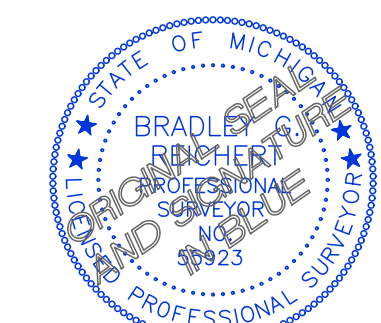
PROJECT NAME
 CLEAR WAVE MANAGEMENT, LLC
 3727 DIX AVE.
 WAYNE COUNTY LINCOLN PARK, MI

SURVEYOR'S CERTIFICATE

TO: CLEAR WAVE MANAGEMENT, LLC AN ILLINOIS LIMITED LIABILITY CORPORATION, TO BE DETERMINED ENTITY, AND TCF NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND FIRST AMERICAN 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, 6B, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2020.

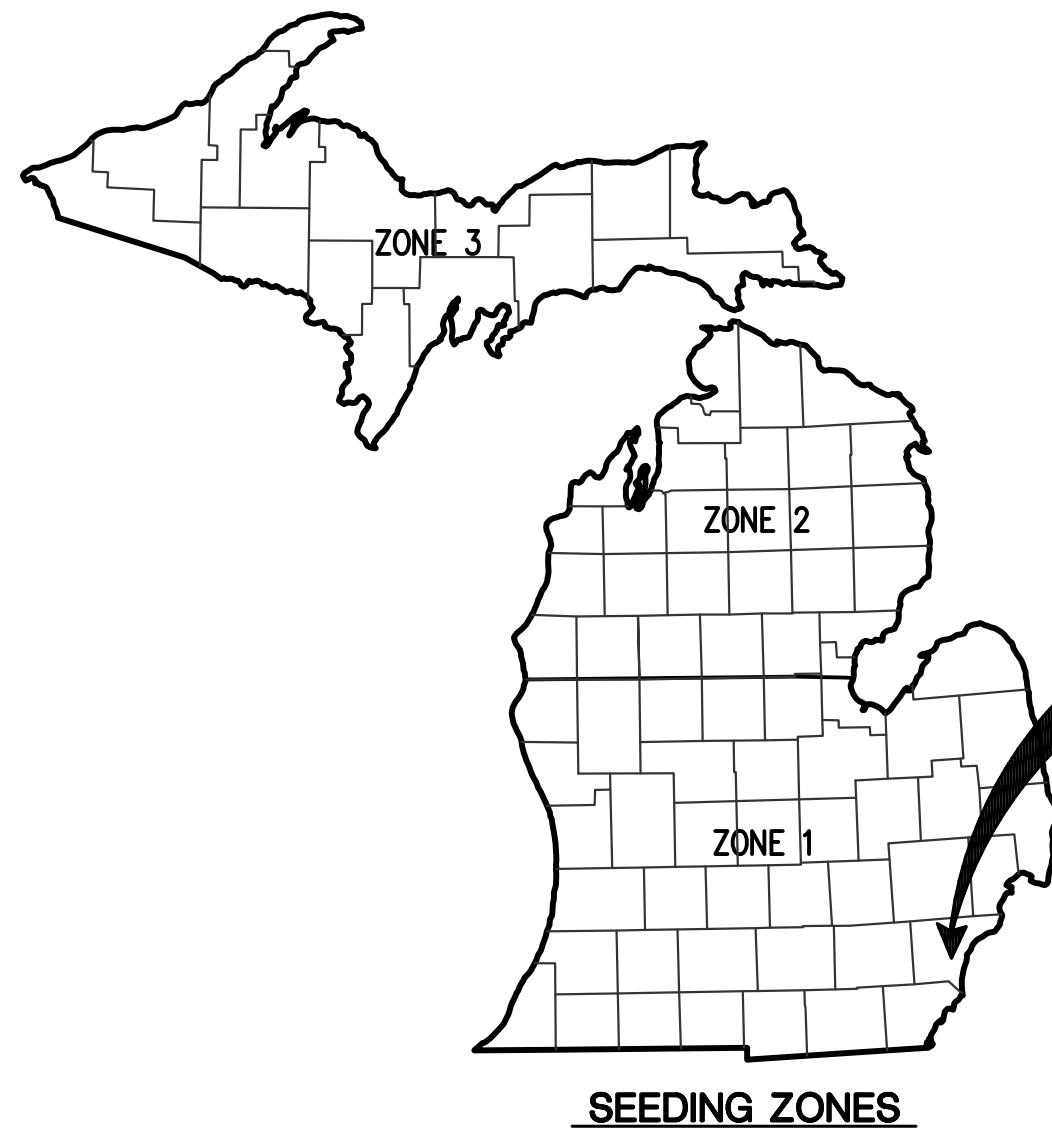
DATE OF PLAT OR MAP: DECEMBER 2, 2020



REGISTERED SURVEYOR: BRADLEY G. REICHERT
 PROFESSIONAL LAND SURVEYOR NO. 55923
 STATE OF MICHIGAN

JOB NUMBER:
20-169
 SCALE:
1" = 20'
 DRAWN BY:
G.H.R.
 APPROVED BY:
B.G.R.

REICHERT SURVEYING INC.
 140 Flumerfelt Lane
 Rochester, MI 48306
 P 248.651.0592 F 248.656.7099
 Mat@ReichertSurveying.com



PROJECT LOCATION

SEEDING ZONES

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION SEDIMENTATION CONTROL MEASURES

36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF USE INLET PROTECTION - FABRIC DROP
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

PERMANENT SEEDING GUIDE

	APR	MAY	JUN	JUL	AUG	SEP	OCT	
IRRIGATED AND/OR MULCH								ZONE 1
WITHOUT IRRIGATION OR MULCH								ZONE 2
IRRIGATED AND/OR MULCH								ZONE 3
WITHOUT IRRIGATION OR MULCH								ZONE 3

TEMPORARY SEEDING GUIDE
ZONE 1

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT	
SPRING OATS BARLEY OR DOMESTIC RYEGRASS								
SUDANGRASS								
RYE OR PERENNIAL RYE								
WHEAT								15TH/15TH

SOIL EROSION & SEDIMENTATION CONTROL

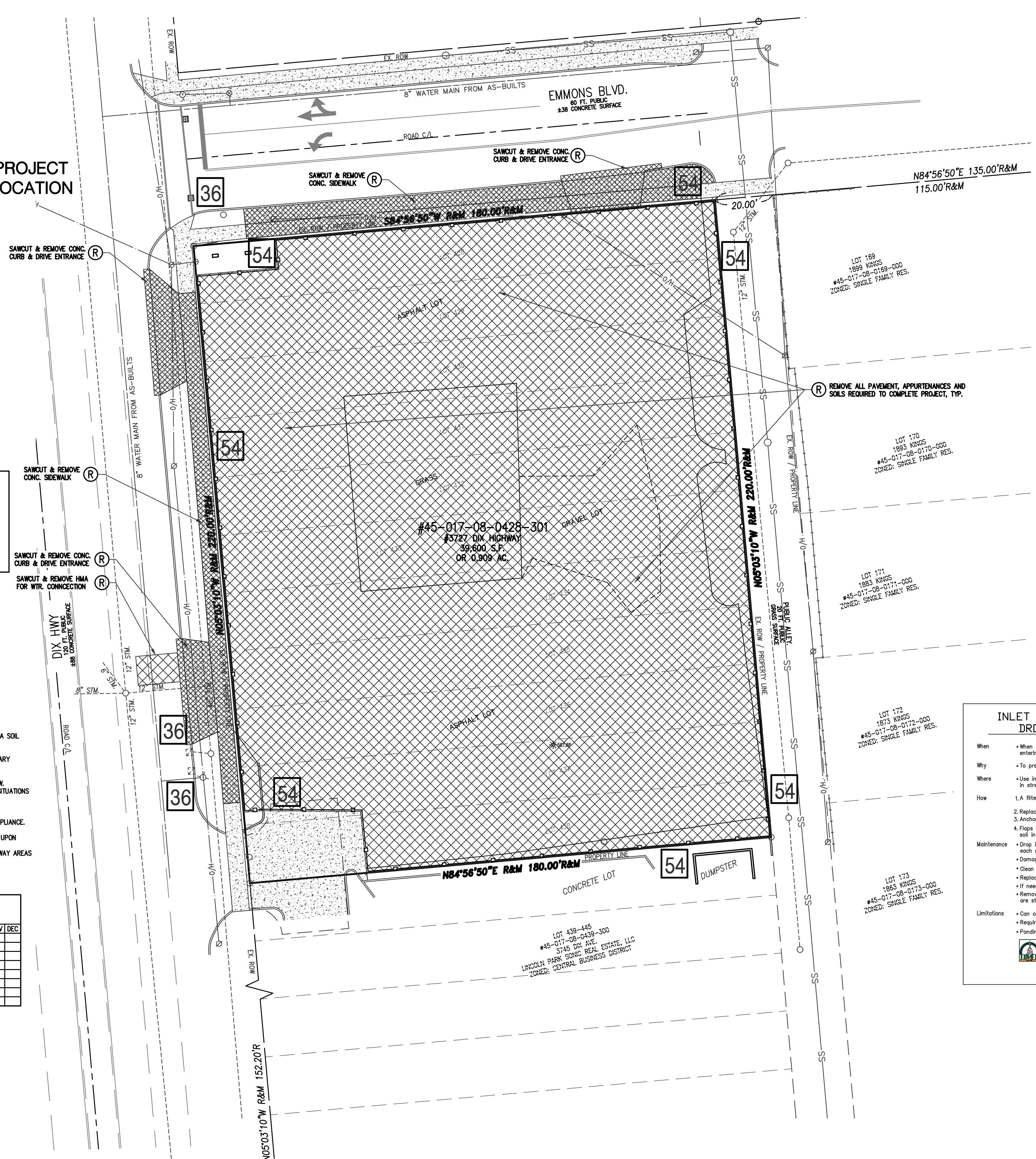
- DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
- CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND/OR TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
- BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
- SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
- ALL TEMPORARY SOIL EROSION CONTROL MEASURES MUST BE REMOVED FROM ROAD RIGHT-OF-WAY AREAS PRIOR TO ACCEPTANCE OF STREETS FOR ROUTINE MAINTENANCE.
- VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEE BY THE DESIGNATED SOIL EROSION SEDIMENTATION CONTROL AGENT.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE SEDIMENT CONTROL												
TEMP. CONTROL MEASURES												
STORM FACILITIES												
TEMP. CONSTRUCTION ROADS												
SITE CONSTRUCTION												
PERM. CONTROL MEASURES												
FINISH GRADING												

CONSTRUCTION SEQUENCE

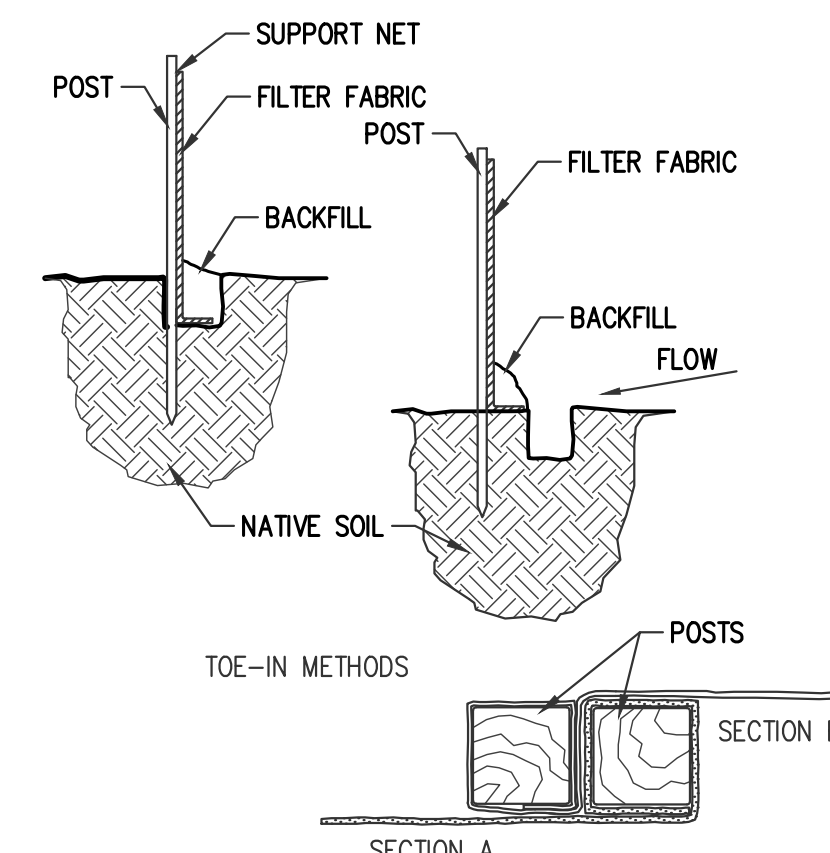
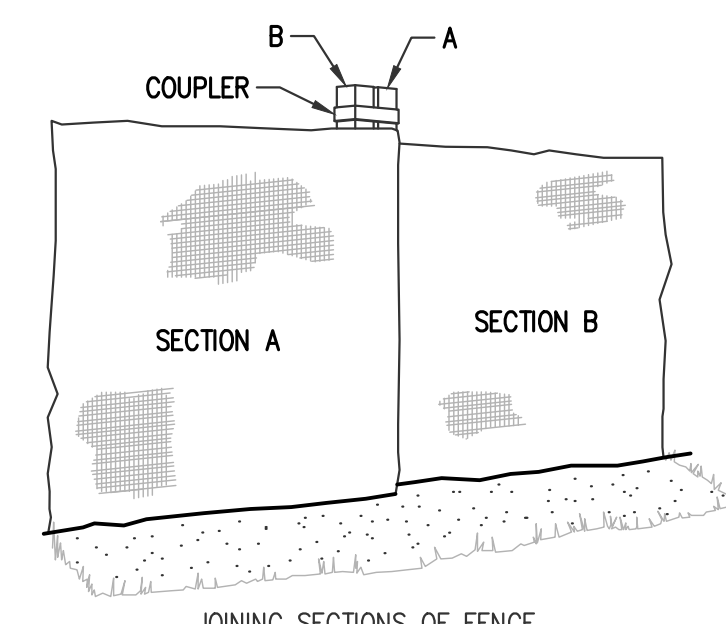
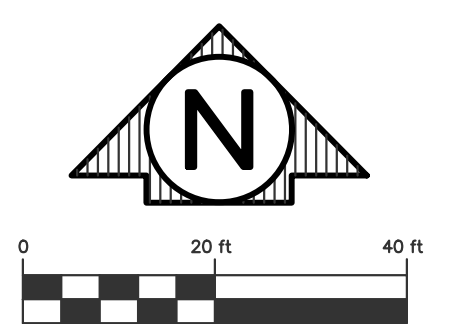
- EXCAVATION AND STOCKPILING OF SOIL.
- IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
- PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
- PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.



REMOVAL NOTES:

- CONTRACTOR TO REMOVE ALL EXISTING SIDEWALK THAT DOES NOT MEET THE CITY'S ORDINANCE FOR CRACKED & UNLEVEL SIDEWALKS.

LEGAL DESCRIPTION:
LAND IN THE CITY OF LINCOLN PARK, WAYNE COUNTY, MI DESCRIBED AS FOLLOWS:
LOT 428 THROUGH 438, INCLUSIVE OF "HOMESTEAD VILLA SUBDIVISION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 72 OF PLATS, PAGES 38 AND 39, WAYNE COUNTY RECORDS.

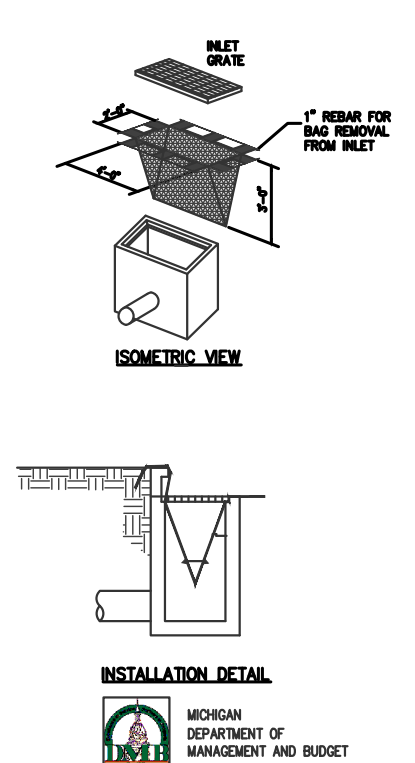


FABRIC SILTATION FENCING
NOT TO SCALE

INLET PROTECTION - FABRIC DROP SPECIFICATIONS (36)

- When** - When sediment laden stormwater requires treatment before entering a stormwater drainage system.
- Why** - To prevent sediment from entering stormwater systems.
- Where** - Use in or at stormwater inlets, especially at construction sites or in streets.
- How** - 1. A filter fabric bag is hung inside the inlet, beneath the grate.
2. Replace grate, which will hold bag in place.
3. Anchor filter bag with 1" rebar for removal from inlet.
4. Flaps of bag that extend beyond the bag can be buried in soil in earth areas.
- Maintenance** - Drop inlet filters should be inspected routinely and after each major rain event.
- Damaged filter bags should be replaced.
- Clean and/or replace filter bag when 1/2 full.
- Replace clogged fabric immediately.
- If needed, initiate repairs immediately upon inspection.
- Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.
- Limitations** - Can only accommodate small flow quantities.
- Requires frequent maintenance.
- Ponding may occur around storm drains if filter is clogged.

INLET PROTECTION - FABRIC DROP (36)



ROWE PROFESSIONAL SERVICES COMPANY

PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER:
SCALE: 1" = 20'

O: (616) 272-7125
F: (800) 974-1704
WWW.ROWEPS.COM

4345 44th Street SE, Suite A
Kentwood, MI 49512

PREPARED FOR

DCC CONSTRUCTION

CLEAR WAVE CAR WASH

SURVEY, REMOVALS & SESS PLAN

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

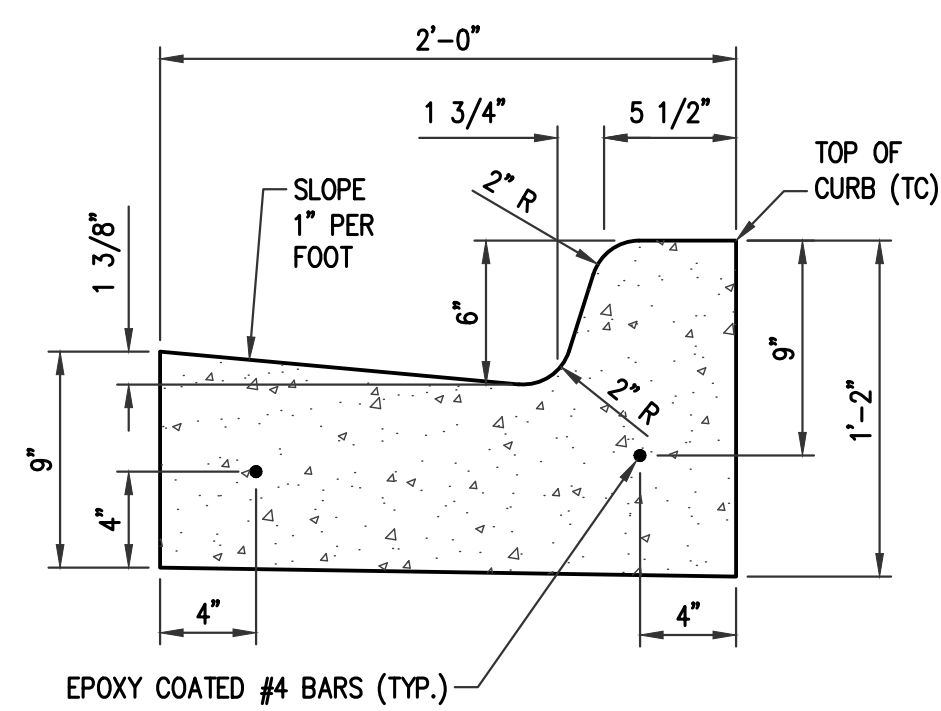
PLAN SUBMITTALS AND CHANGES

DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

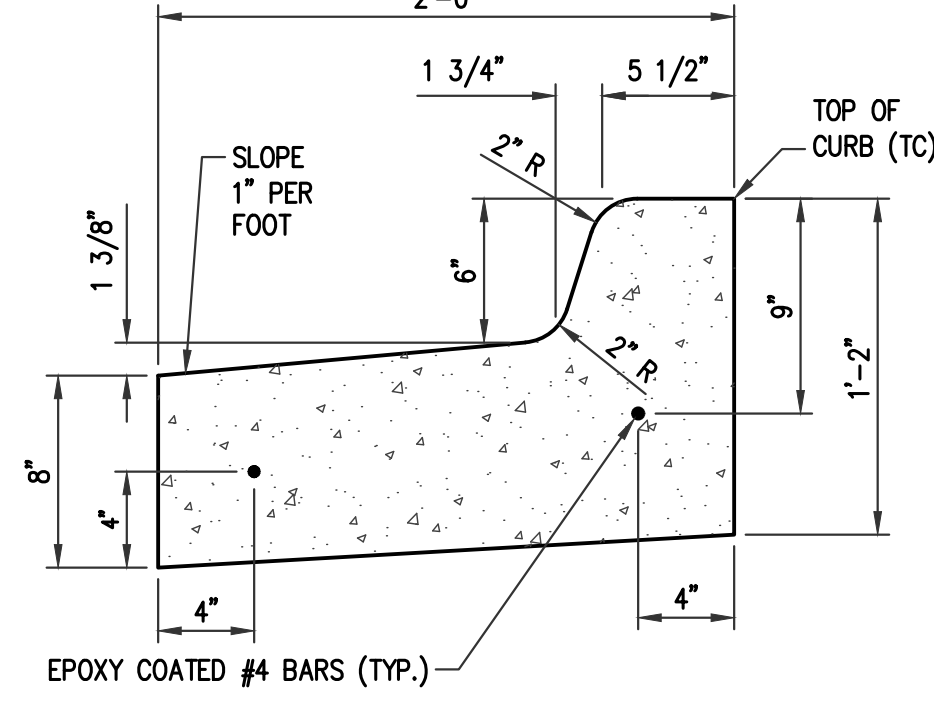
REV:

SHT# C1.2
JOB No: 21W0009

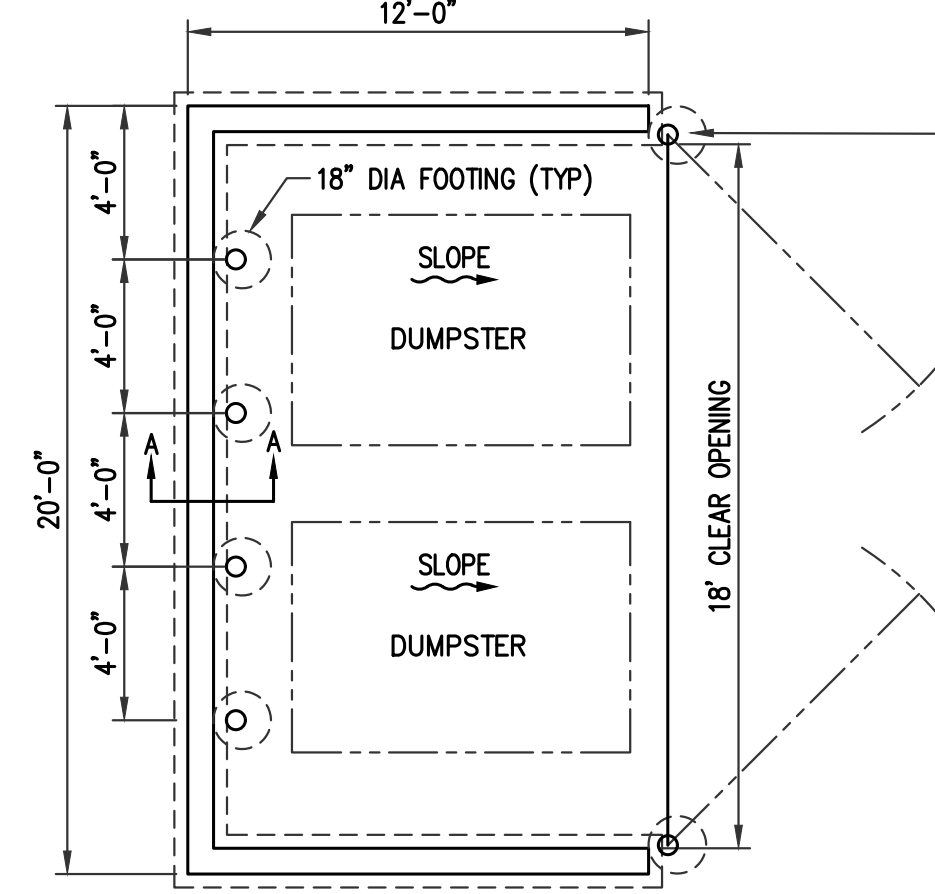
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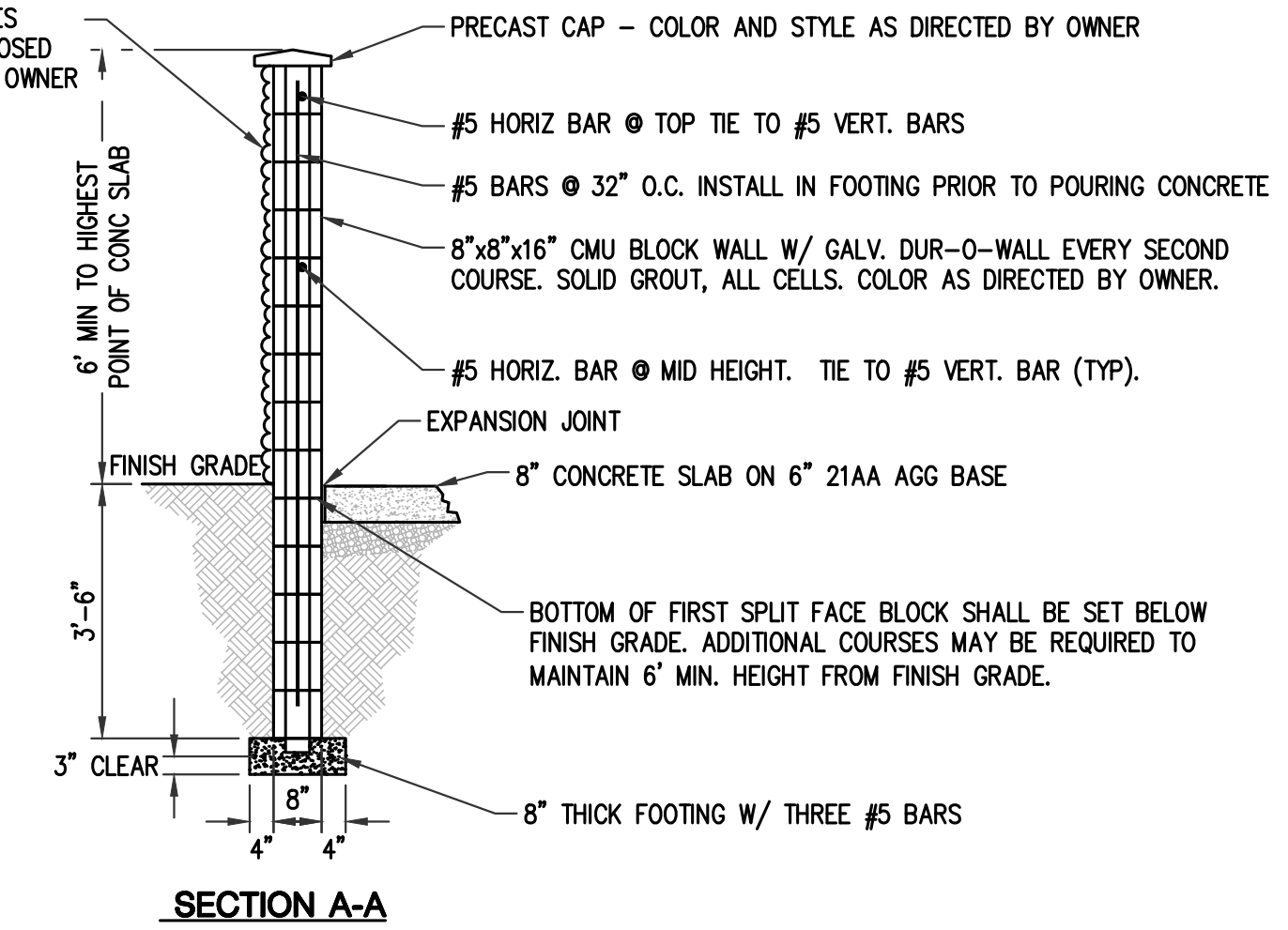
CONCRETE CURB AND GUTTER DETAIL F4, CATCH
NOT TO SCALE



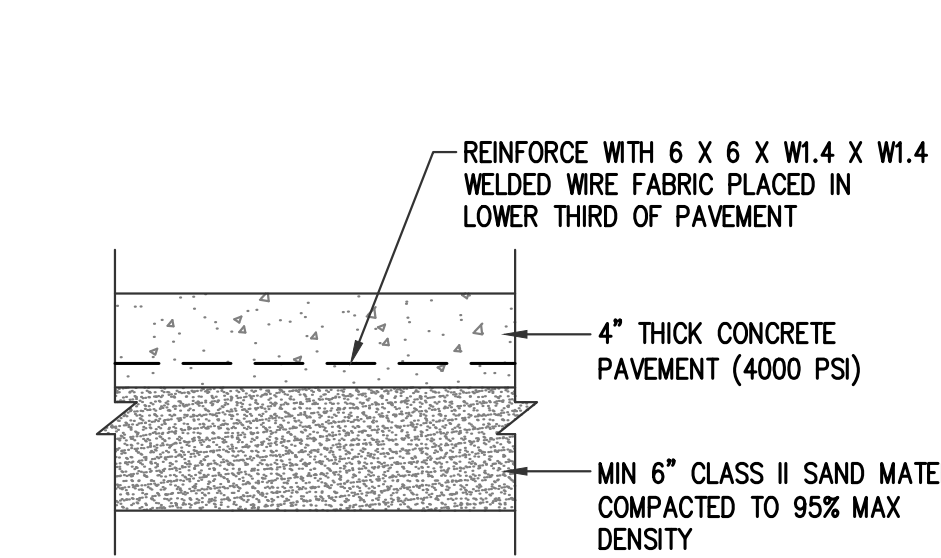
CONCRETE CURB AND GUTTER DET F4, SPILL
NOT TO SCALE



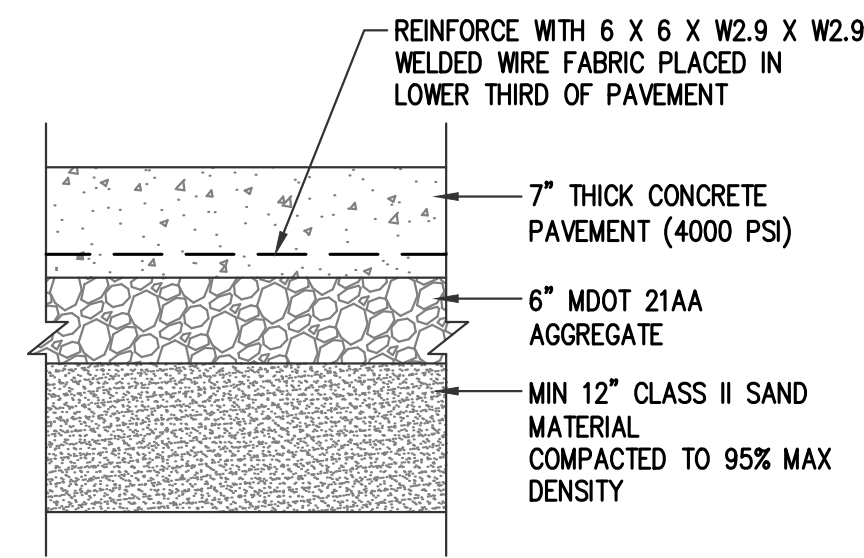
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



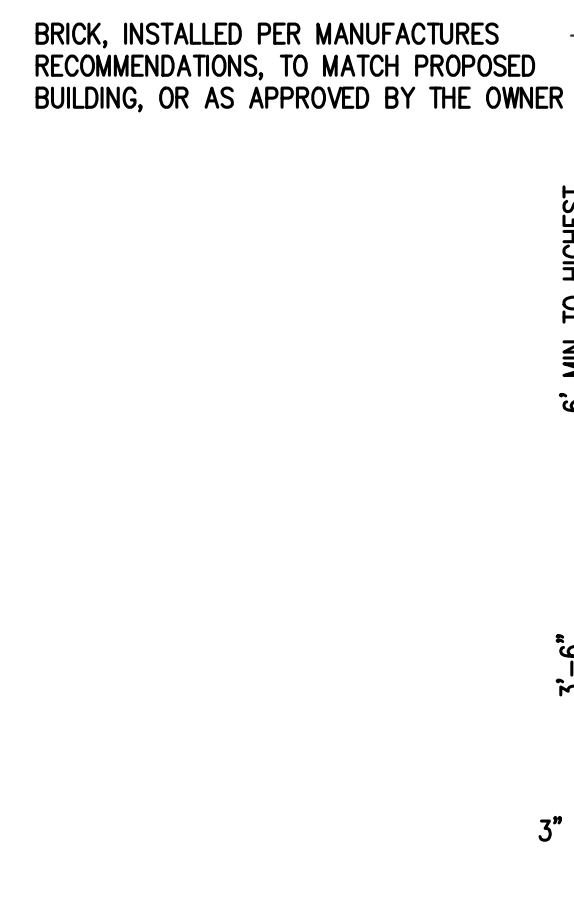
SECTION A-A



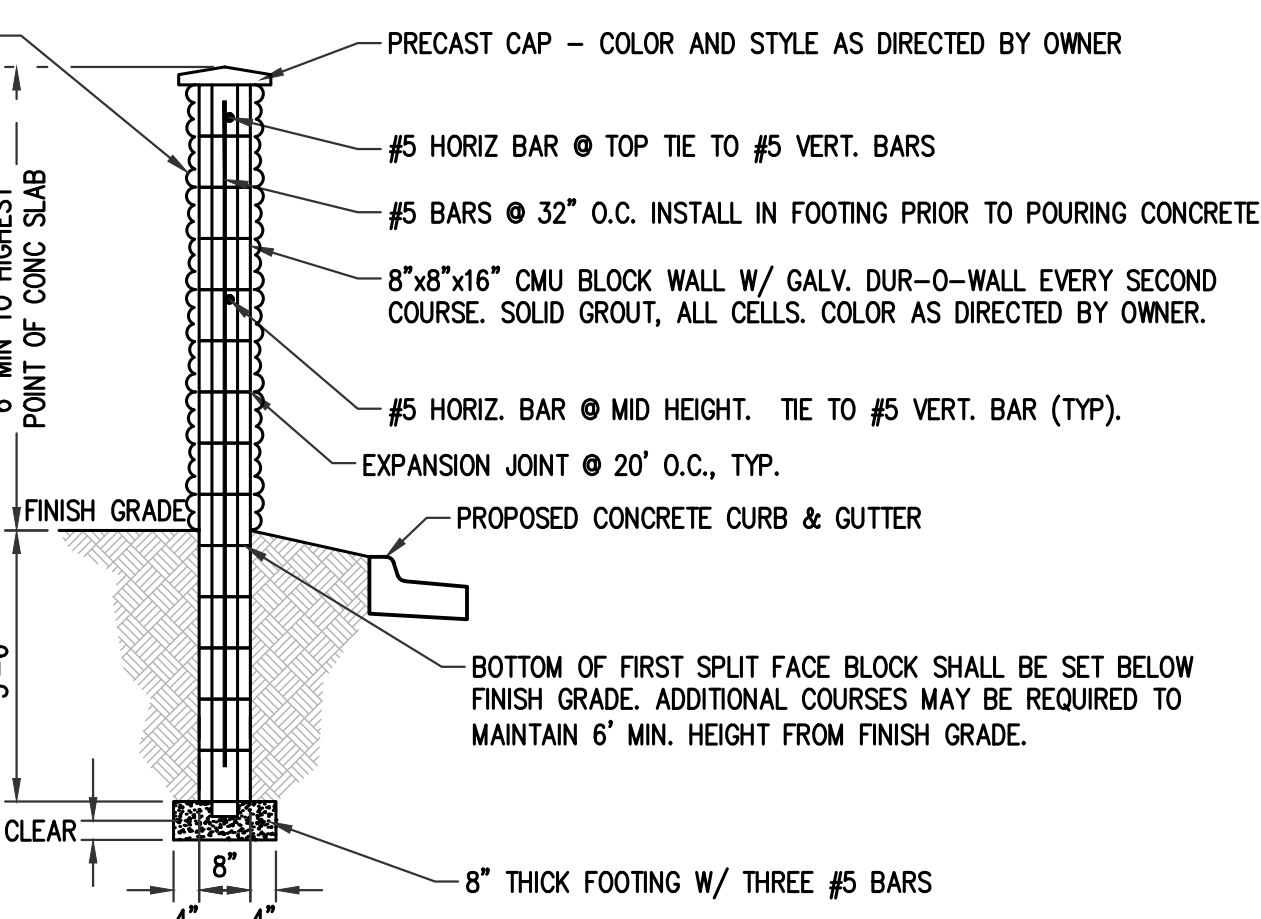
CONCRETE SIDEWALK
NOT TO SCALE



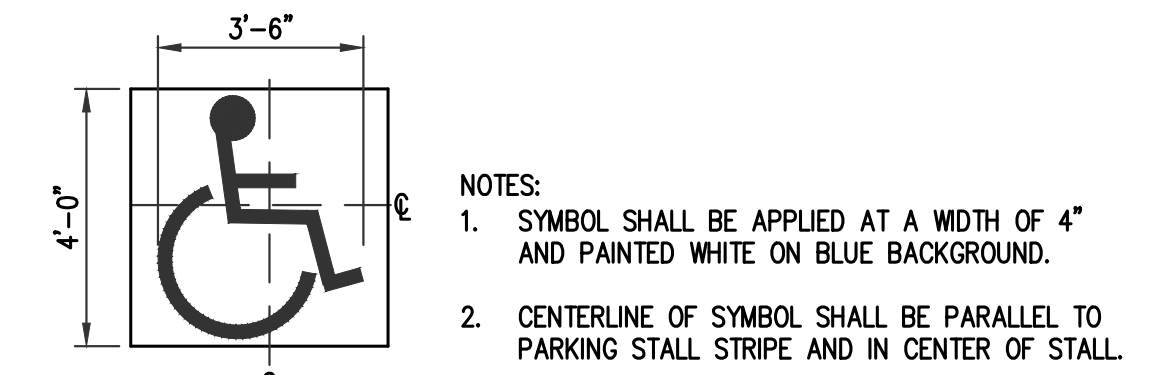
CONCRETE PAVEMENT
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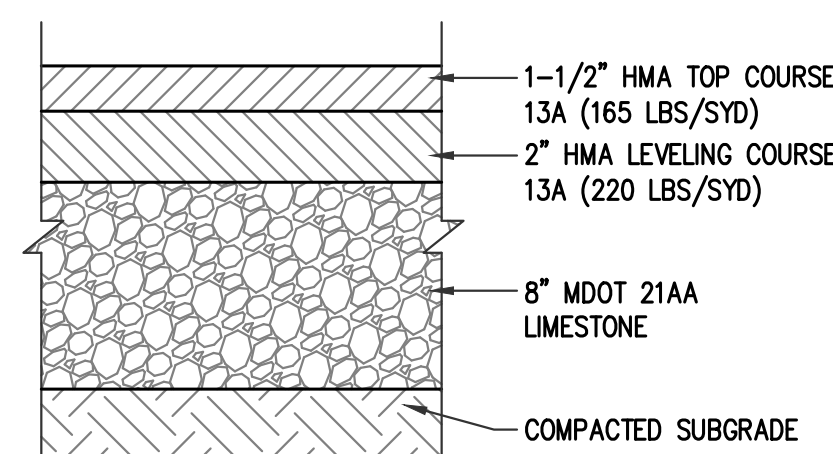
SCREEN WALL - SECTION
NOT TO SCALE



BARRIER FREE PARKING SIGNAGE
NOT TO SCALE



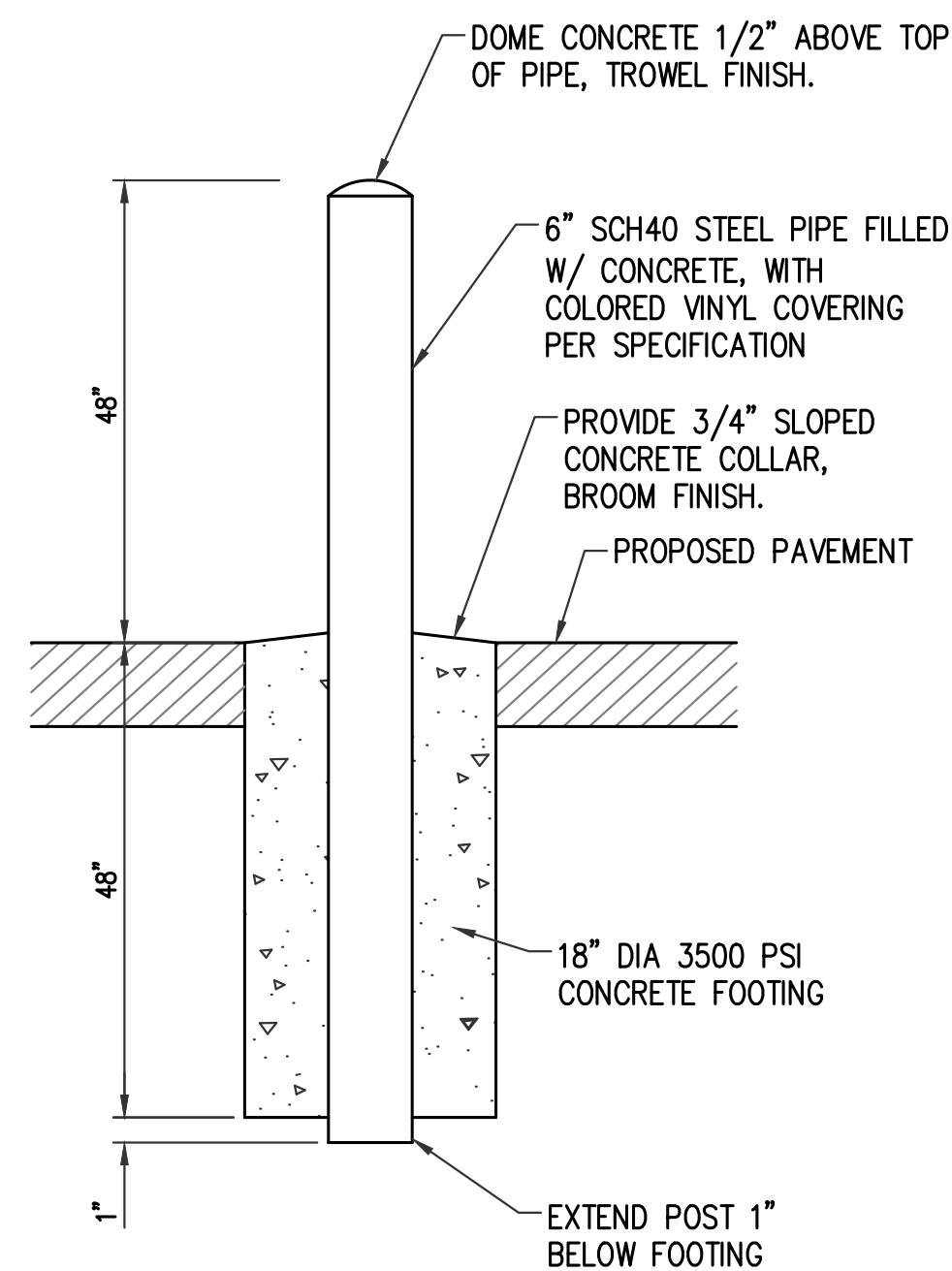
BARRIER FREE PARKING PAINTING
NOT TO SCALE



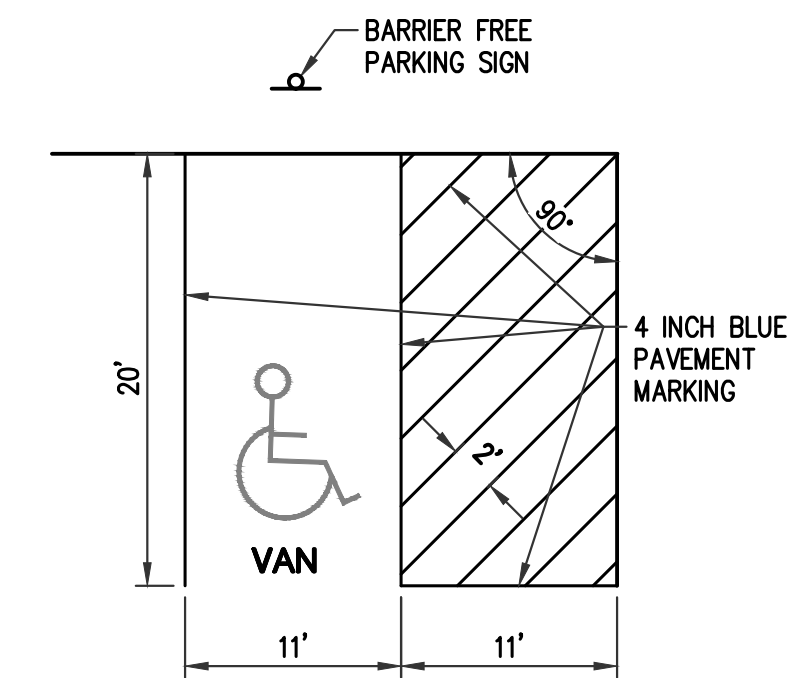
STANDARD HMA - SECTION
NOT TO SCALE

HMA APPLICATION CHART						
IDENT NO	ITEM	HMA PAVEMENT	RATE OF APPLICATION	ESTIMATED THICKNESS	PERFORMANCE GRADE	COMMENTS
13A-T	HMA, 13A, TOP	HMA, 13A	165#/SYD	1.5"	58-28	TOP COURSE (AW = 220 MINIMUM)
13A-L	HMA, 13A, LEVELING	HMA, 13A	220#/SYD	2.0"	58-28	LEVELING COURSE
-	HMA BOND COAT	-	0-0.10 GAL	-	-	NOT A PAY ITEM; FOR INFORMATION ONLY

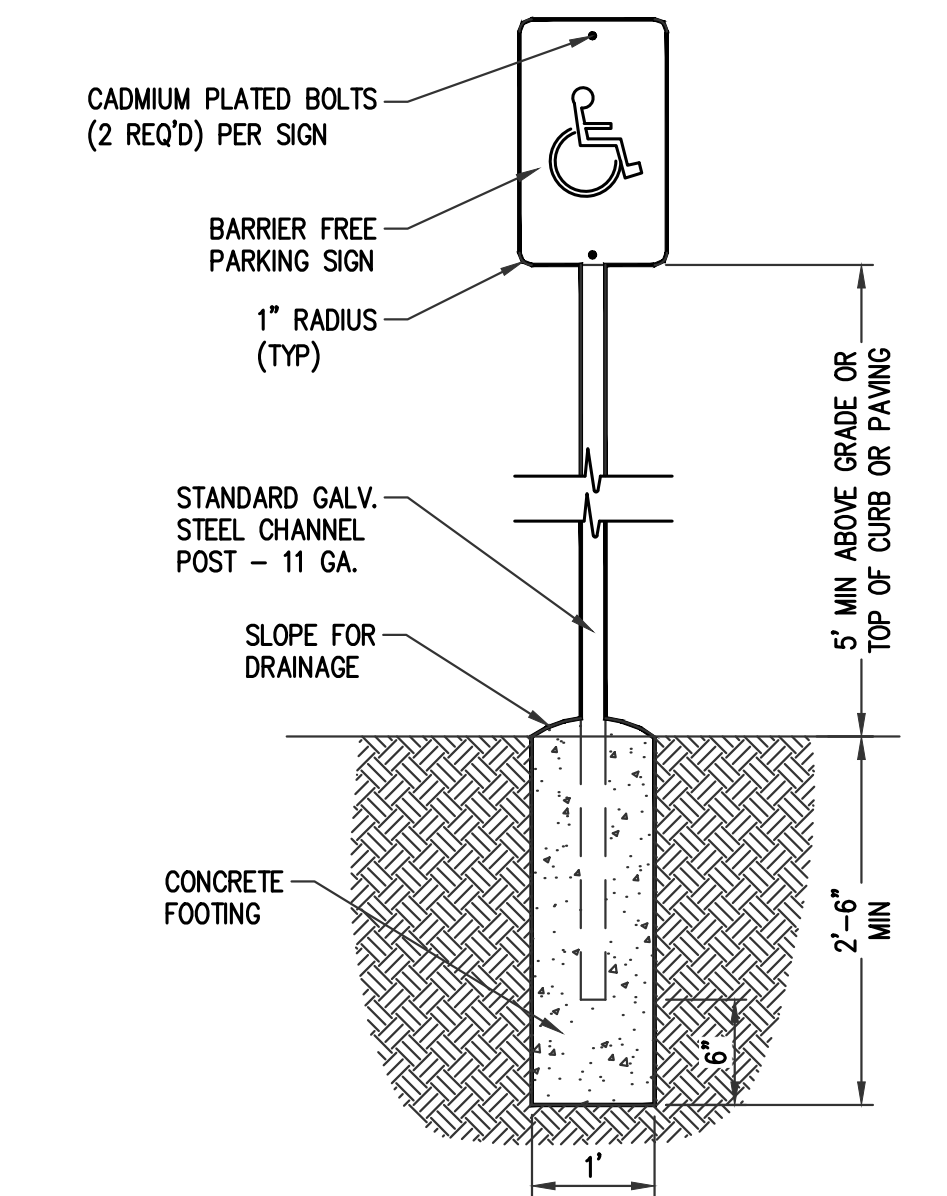
NOTE: ALL SUBGRADE SHALL BE PROPERLY PROOF ROLLED AND APPROVED BY THE OWNER PRIOR TO PLACING BASE MATERIAL. IF UNSUITABLE SUBBASE MATERIAL IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH COMPACTED CLASS II SAND. ALL ENGINEERED FILL SHALL BE PLACED ON GEOTEXTILE FABRIC.



BOLLARD DETAIL
NOT TO SCALE



BARRIER FREE SPACE DETAIL
NOT TO SCALE



BARRIER FREE SIGN DETAIL
NOT TO SCALE



PLAN SUBMITTALS AND CHANGES	
PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

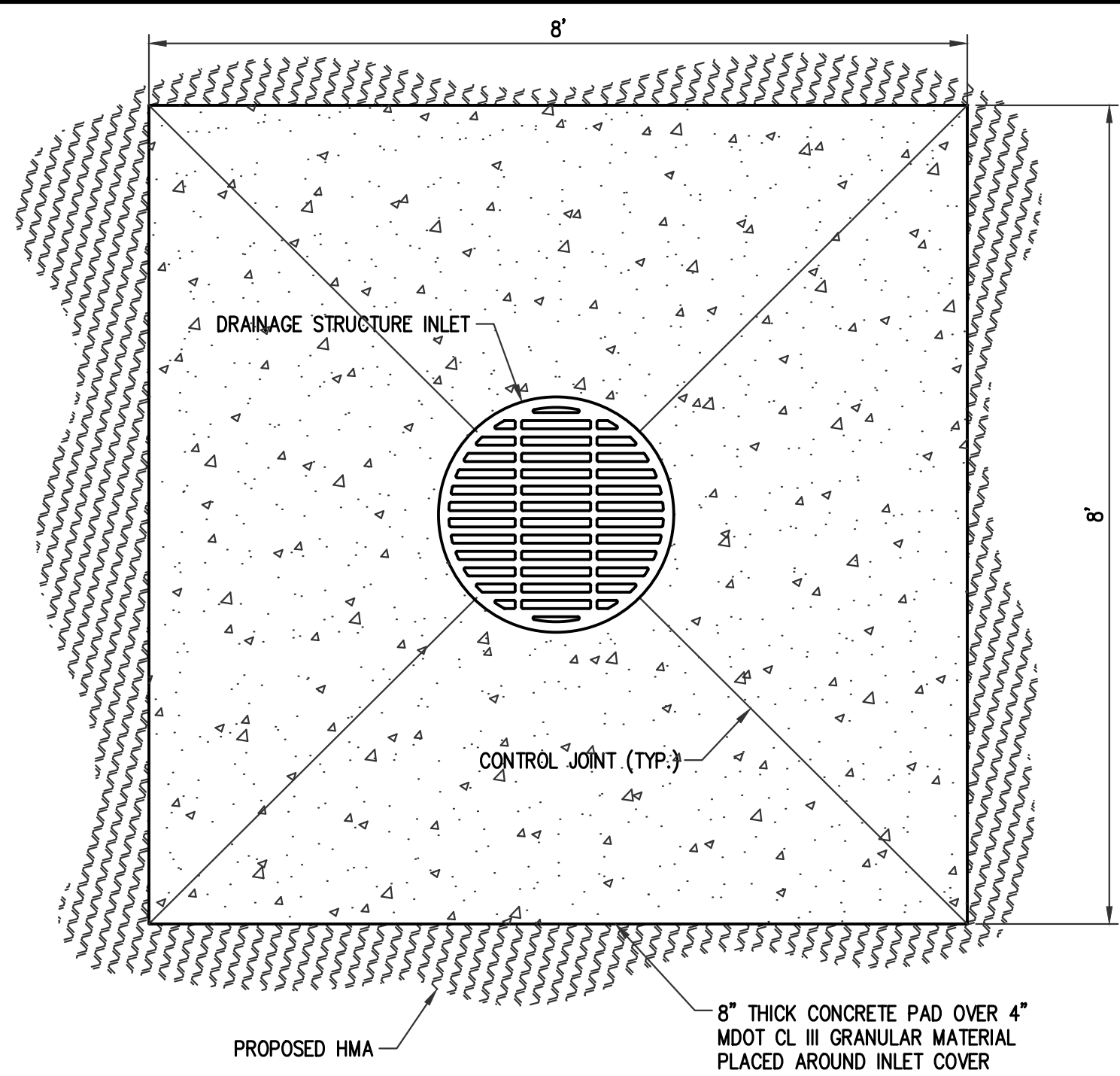
PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER:
SCALE: NO SCALE

ROWE PROFESSIONAL SERVICES COMPANY
O: (616) 272-7125
F: (800) 974-1704
www.rowepsc.com

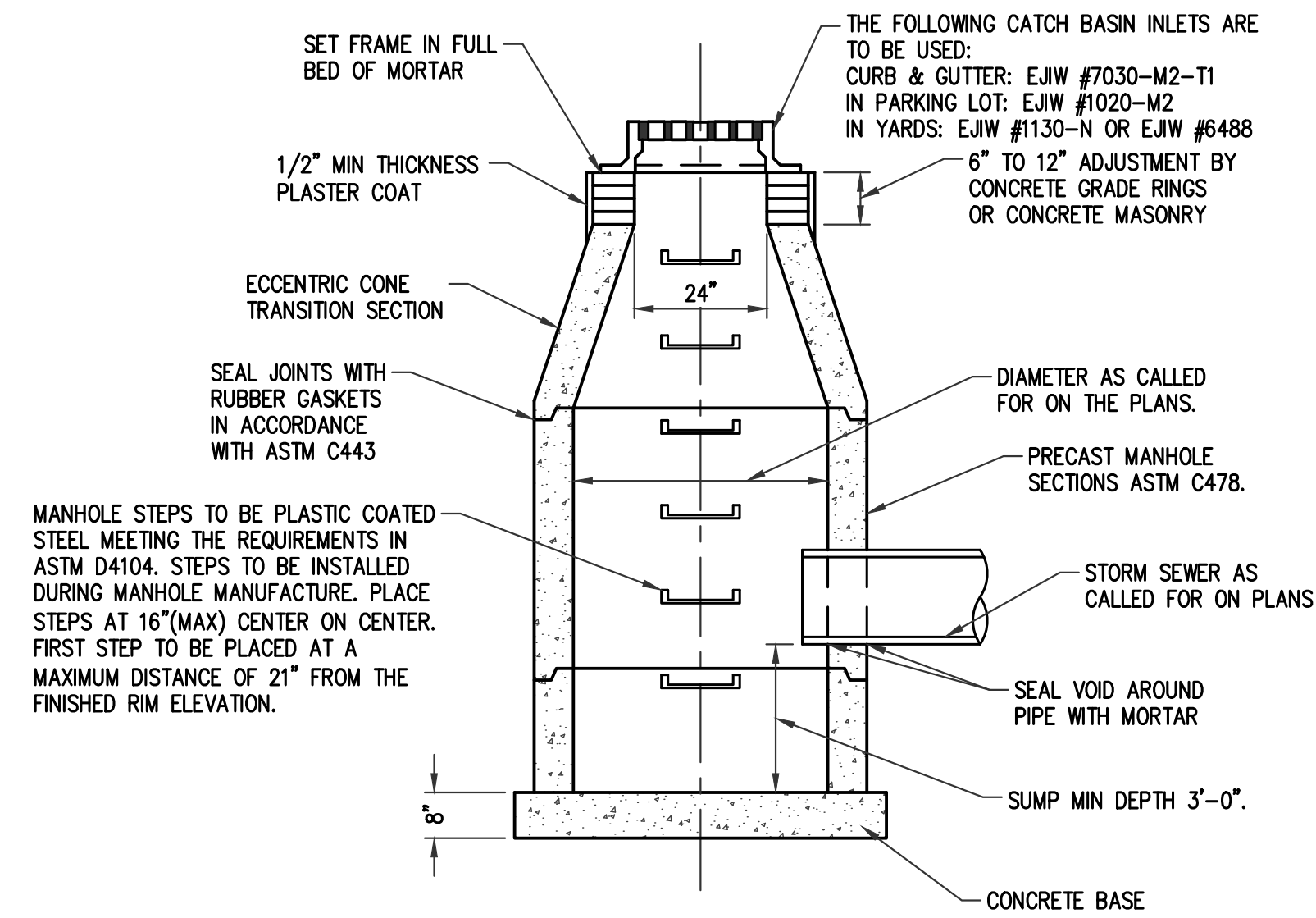
4345 44th Street SE, Suite A
Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
DETAILS SHEET

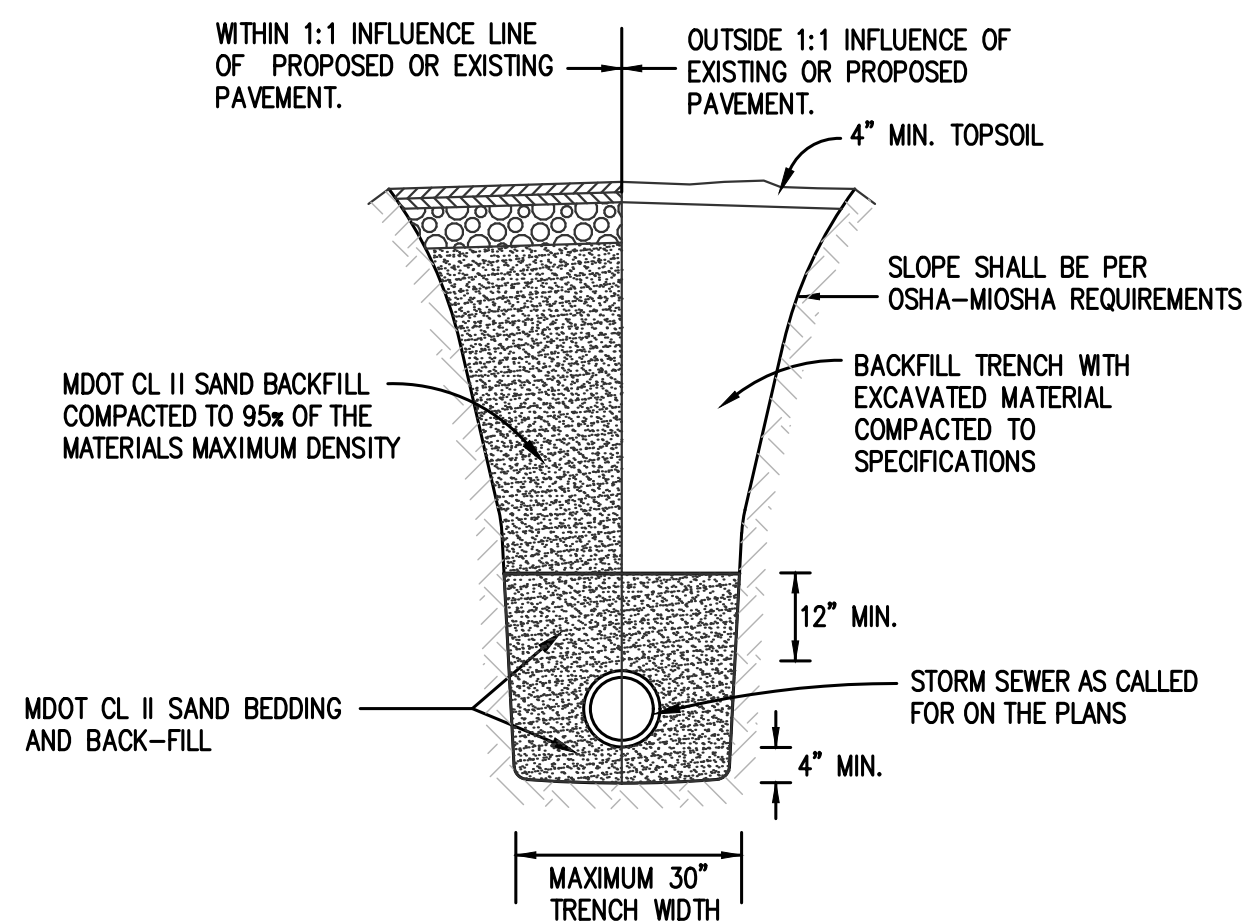
REV:
SHT# **C1.3**
JOB No: 21W0009



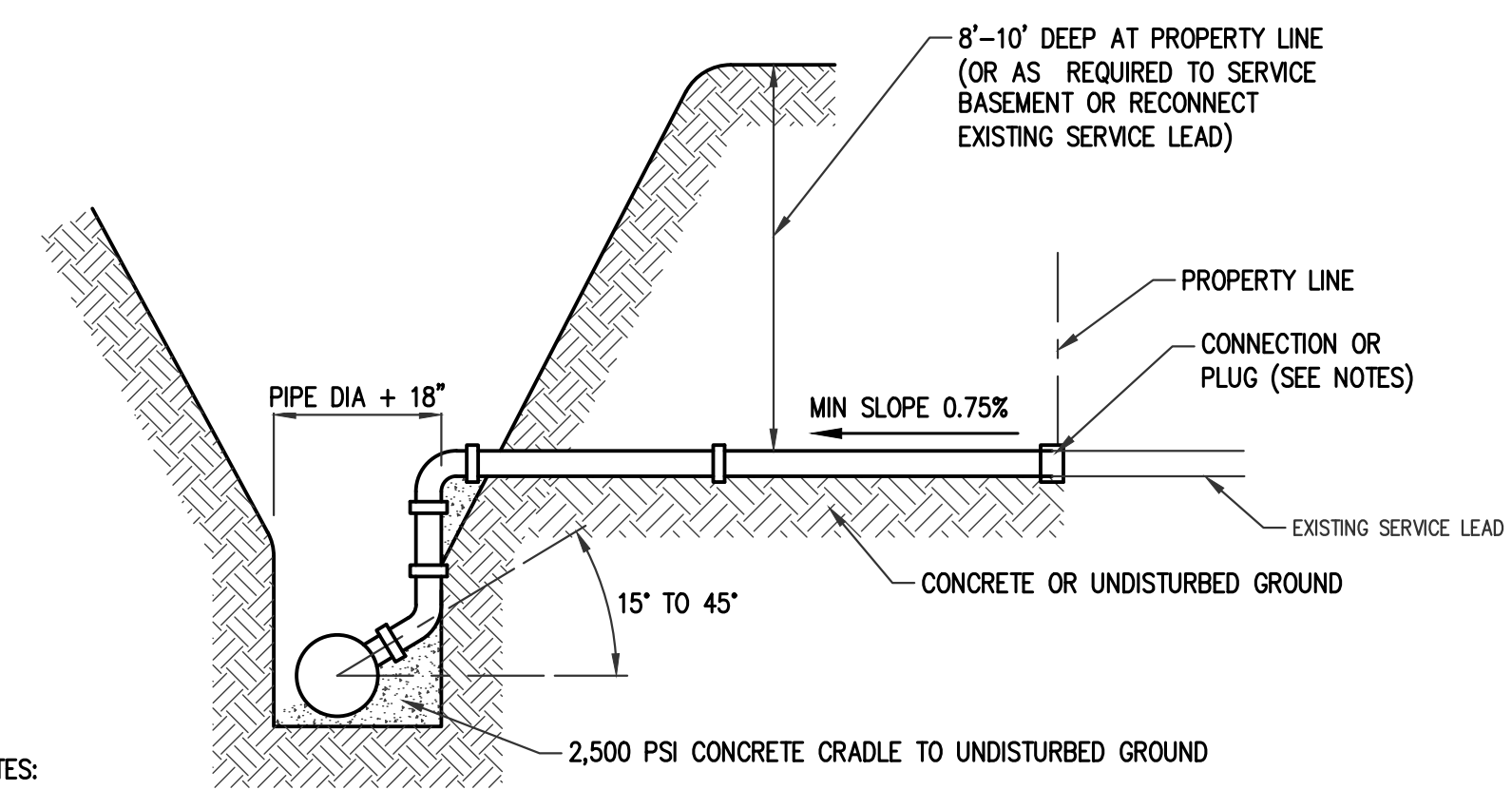
PARKING LOT STRUCTURE CONCRETE COLLAR
NOT TO SCALE



STANDARD DRAINAGE STRUCTURE WITH 2' SUMP
NOT TO SCALE

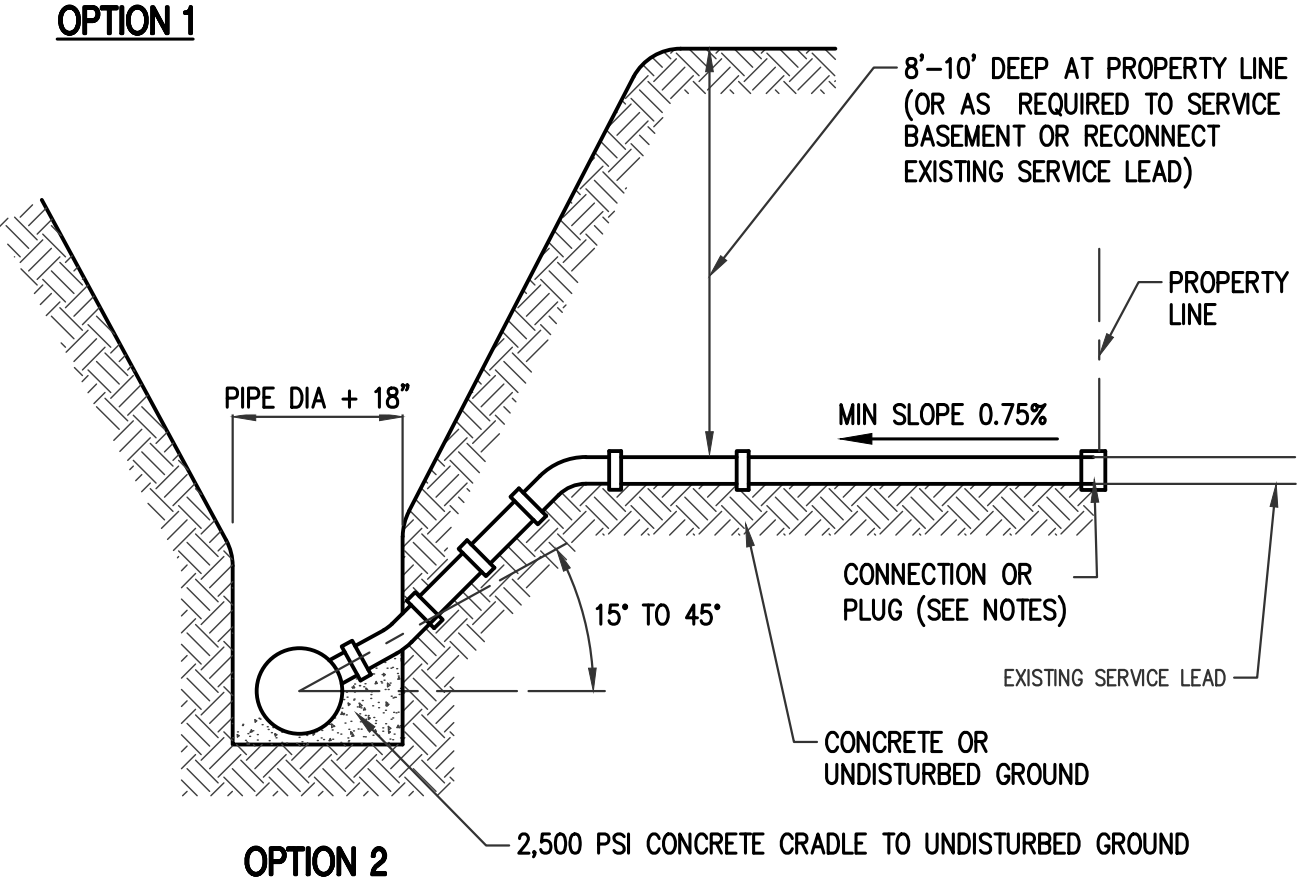


GRAVITY PIPE BEDDING DETAIL
NOT TO SCALE

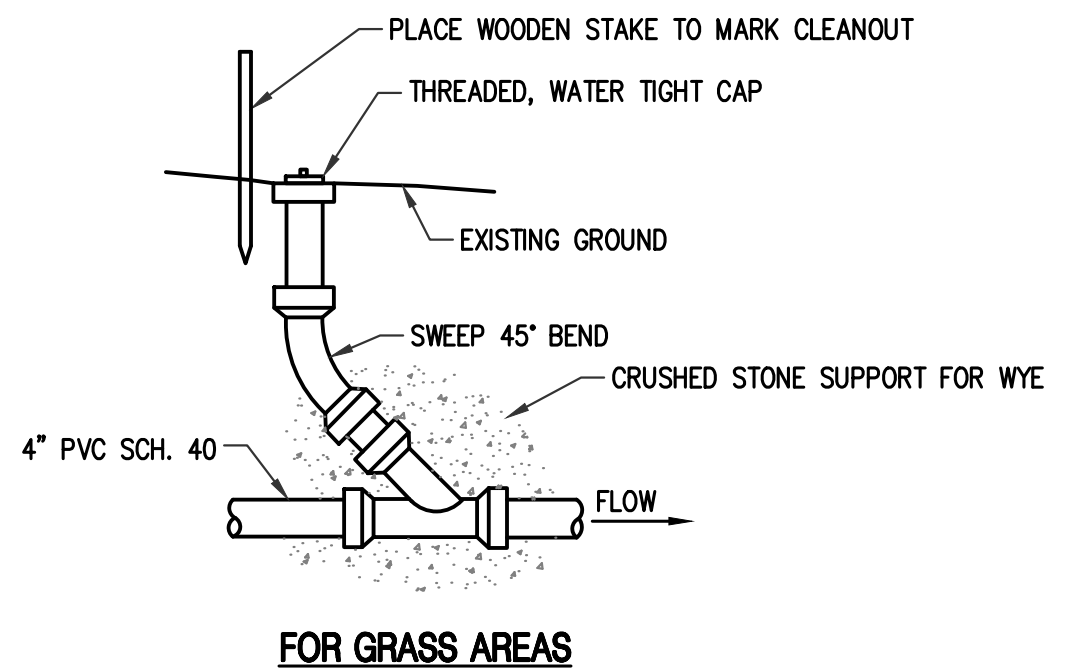


NOTES:

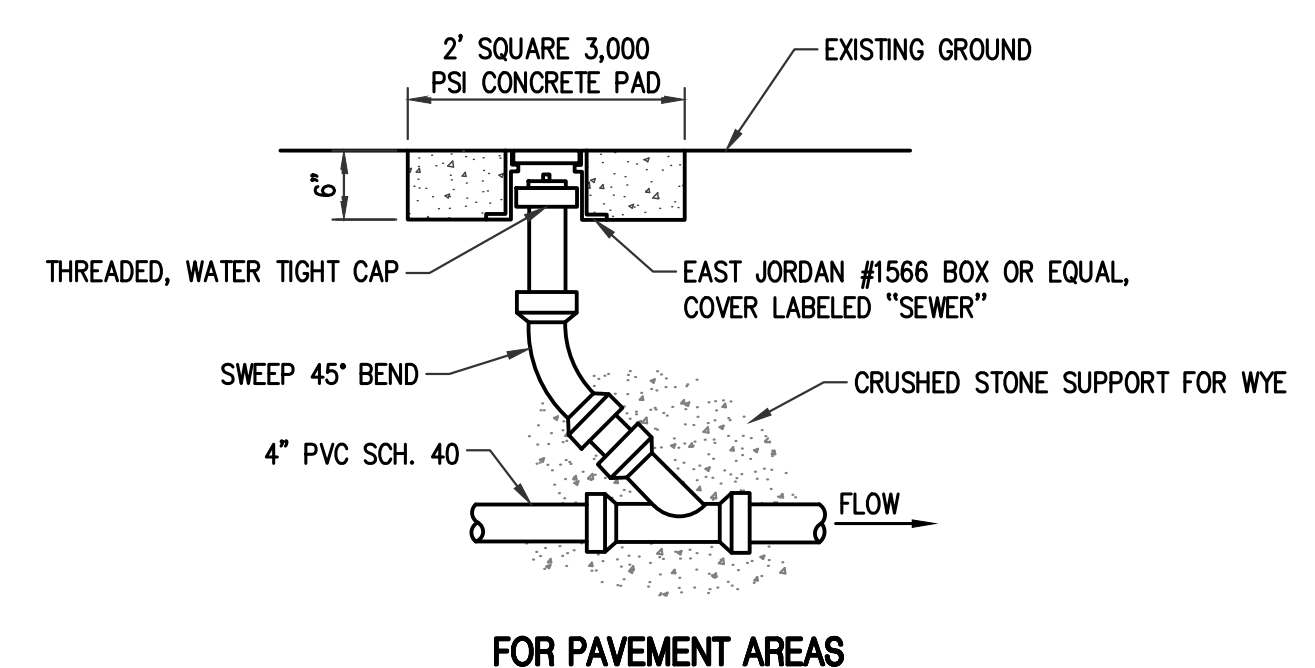
1. THE CONTRACTOR SHALL VERIFY THE EXISTING SERVICE LEAD MATERIAL, SIZE AND ELEVATION AND CONNECT EXISTING SERVICE LEAD TO THE NEW SERVICE LEAD USING SUITABLE ADAPTERS, COUPLINGS, SLEEVES, AND FITTINGS. SADDLES AND FERRO'S ARE NOT PERMITTED UNDER THE ROAD OR DRIVEWAYS.
2. IF THE NEW SERVICE LEAD IS NOT CONNECTED TO AN EXISTING SERVICE LEAD, THE NEW SERVICE LEAD SHALL BE CARRIED TO WITHIN 1 FOOT OF THE PROPERTY LINE, SEALED WITH AN AIRTIGHT PLUG AND MARKED WITH A HARDWOOD STAKE AT GROUND SURFACE.
3. SERVICE LEAD MEASUREMENT IS ALONG THE CENTERLINE OF THE LEAD AS CONSTRUCTED FROM THE MAIN TO THE PLUG. THE LENGTH OF THE RISER AND FITTINGS WILL BE INCLUDED IN THE MEASUREMENT FOR PAYMENT OF THE SEWER LEAD. PAYMENT SHALL BE MEASURED HORIZONTAL, NOT VERTICAL.
4. IN AREAS OF HIGH WATER TABLE, PROVIDE RISER AT PROPERTY LINE TO ELEVATION ABOVE WATER LEVEL.



SERVICE LEAD AND RISER DETAIL
NOT TO SCALE



FOR GRASS AREAS



FOR PAVEMENT AREAS

CLEANOUT RISER DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.

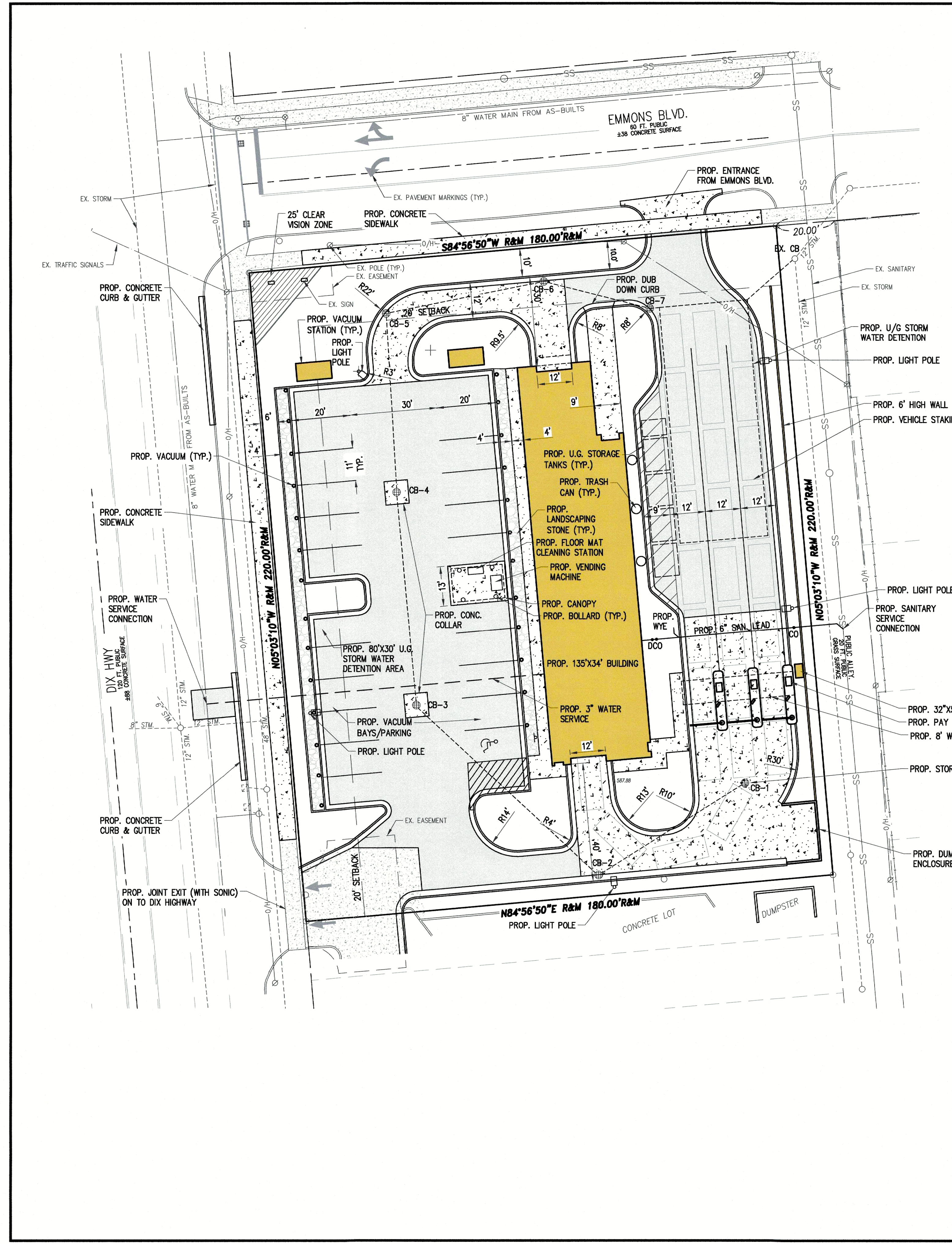
PLAN SUBMITTALS AND CHANGES	
PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

PLAN DATE: MARCH 2021
 PROJECT MGR: KAB
 REVIEWER: NO SCALE
ROWE PROFESSIONAL SERVICES COMPANY
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 www.rowepsc.com
 4345 44th Street SE, Suite A
 Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
 DETAILS SHEET

REV: _____
 SHT# **C1.4**
 JOB No: 21W0009

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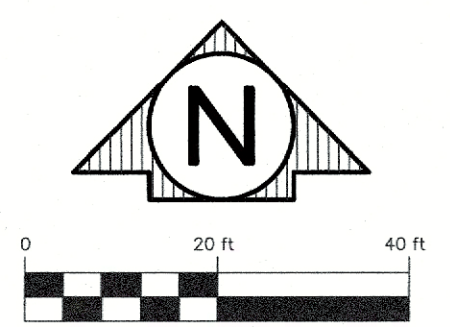


SITE PLAN NOTES:

- 1. APPLICANT**
CLEAR WAVE CAR WASH
ATTN: ALEX STURWOLD, PRESIDENT
12121 S PULASKI
ALSP IL 60803
P: 847.971.5577
- 2. PARCEL**
3727 DIX HIGHWAY
45-017-08-0428-301
AREA: 0.909 ACRES (39,600 SFT)
- 3. EXISTING LAND USE**
ZONED - MBD (MUNICIPAL BUSINESS DISTRICT)
USE - VACANT LAND
- 4. PROPOSED LAND USE**
ZONING - MBD (MUNICIPAL BUSINESS DISTRICT)
USE - CAR WASH FACILITY
- 5. ZONING REQUIREMENTS**
LOT AREA (MINIMUM) 4,000 SFT
LOT WIDTH (MINIMUM) 40 FT
LOT COVERAGE (MAXIMUM) 50%
SETBACKS:
FRONT DETERMINED BY 40% OF COMMERCIAL BUSINESS IN THE BLOCK; OR 60% OF COMMERCIAL BUSINESS IN ADJACENT BLOCKS
SIDE 0 FT (WHEN ABUTTING A R.O.W OR INT. SIDE LOT LINES)
REAR 0 FT (WHEN ABUTTING ALLEY)
BUILDING HEIGHT (MAXIMUM) 25 FT
PARKING
REQUIRED SPACES 9
PROPOSED SPACES 23
DIMENSIONS
WIDTH 9.5 FT
LENGTH 20 FT
AISLE WIDTH 22 FT
- 6. SITE ACCESS**
A COMMERCIAL DRIVE ENTRANCE FROM EMMONS AVENUE WILL MEET LOCAL STANDARDS.
A COMMERCIAL DRIVE EXIT ONTO DIX HIGHWAY WILL MEET WAYNE COUNTY STANDARDS.
DRIVE PERMITS WILL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
- 7. LOADING AREA**
A DESIGNATED LOADING / UNLOADING AREA IS RESERVED NORTH OF THE PROPOSED BUILDING, TO BE USED OFF-HOURS.
- 8. UTILITIES**
PROPOSED PROJECT WILL BE SERVED BY PUBLIC SEWER AND WATER.
PRIVATE UTILITIES (GAS, ELECTRIC, PHONE) SHALL BE UNDERGROUND.
- 9. STORMWATER MANAGEMENT**
STORMWATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND DETAINED IN ACCORDANCE WITH THE COUNTY STORMWATER ORDINANCE.
THE PROJECT IS NOT WITHIN A 100-YEAR FLOODPLAIN.
THE PROJECT IS NOT AFFECTED BY REGULATED WETLANDS.
- 10. SITE LIGHTING**
ALL PROPOSED SITE LIGHTING WILL BE IN ACCORDANCE WITH LOCAL ORDINANCES.
FIXTURES WILL BE SHOE-BOX WITH FULL CUT-OFF. LIGHT POLES WILL NOT EXCEED 25 FT IN HEIGHT.
- 11. SIGNS**
A SEPARATE SIGN PERMIT WILL BE SUBMITTED WITH THE BUILDING PERMIT REQUEST.
- 12. DUMPSTER ENCLOSURE**
THE PROPOSED DUMPSTER ENCLOSURE WILL BE SCREENED WITH MATERIALS SIMILAR TO THE PROPOSED BUILDING AND IN ACCORDANCE WITH LOCAL ORDINANCES.

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING/STRUCTURE
- PROPOSED LANDSCAPING STONE



PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER:
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY

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Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH

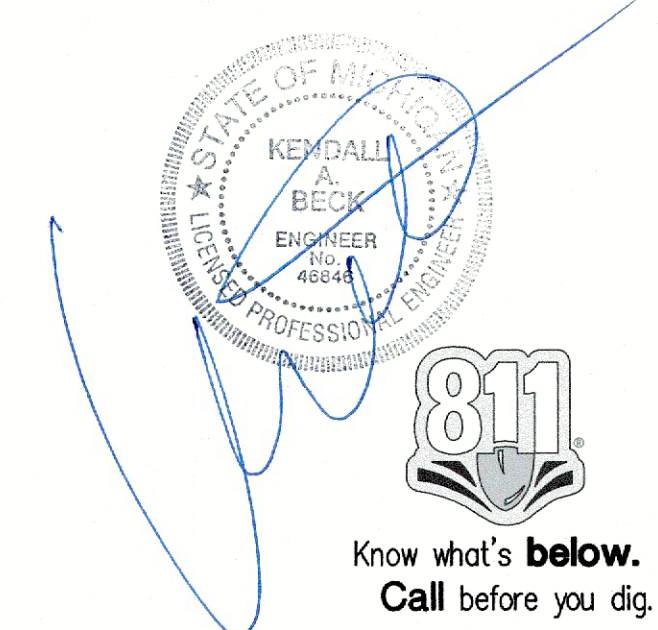
SITE & UTILITIES PLAN

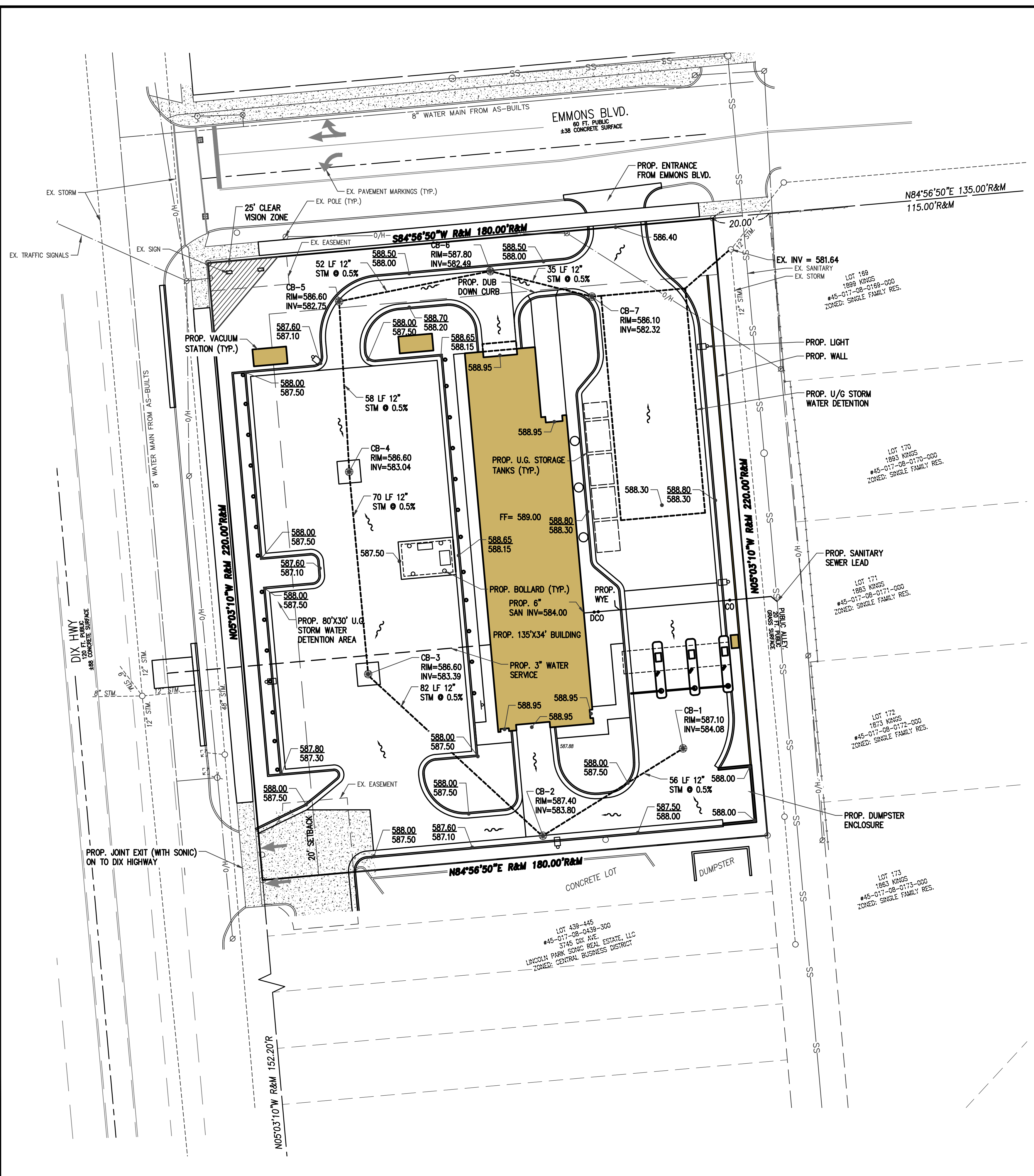
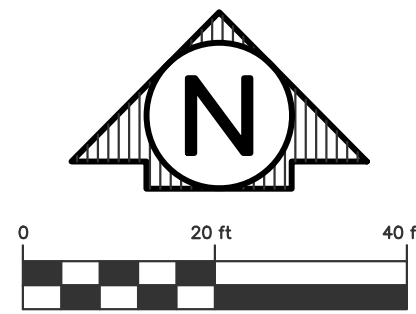
NOTE:
THE CONTRACTOR SHALL VERIFY
THE LOCATION AND ELEVATION OF
EXISTING SANITARY SEWER, STORM
AND WATERMAIN PRIOR TO
CONSTRUCTION

PLAN SUBMITTALS AND CHANGES

DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

REV:
SHT# **C2.0**
JOB No: 21W0009





GRADING & UTILITY NOTES:

- UTILITIES SHOWN ARE APPROXIMATE LOCATION FROM AVAILABLE RECORDS. THIS PLAN IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE DAYS BEFORE YOU DIG, CALL MISS DIG AT 800.482.7171.
- CONTOUR INTERVAL: 1 FT
- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPES SHALL NOT EXCEED 8.33%. ALL SIDEWALKS SHALL BE ADA COMPLIANT AND PLACED IN ACCORDANCE WITH CITY'S ORDINANCE FOR CRACKED AND UNLEVEL SIDEWALKS.
- STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, ASTM C76-III OR ADS N-12 (PLASTIC) PIPE UNLESS OTHERWISE NOTED. REFER TO DETAILS FOR SPECIFIC BEDDING REQUIREMENTS. SUBBASE-UNDERDRAIN SHALL BE POLYETHYLENE, PERFORATED PIPE (CORRUGATED WITH FILTER SOCK LAID AT 1.0% GRADE. CONNECT TO DOWNSTREAM CATCH BASIN.
- MANHOLES SHALL BE PRECAST CONCRETE, ASTM C478.
- INSTALLATION OF SEWERS AND DRAINAGE STRUCTURES, INCLUDING TRENCHING AND BACKFILLING METHODS AND MATERIALS, SHALL BE IN ACCORDANCE WITH LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL CATCH BASINS TO HAVE A 3 FT SUMP (MIN.).
- THE FOLLOWING CATCH BASIN INLETS ARE TO BE USED:
CURB & GUTTER: E.I.W #7030-M2-T1
IN PARKING LOT: E.I.W #1020-M2
IN YARDS: E.I.W #1130-N OR E.I.W #6488
- TRENCH DRAINS TO HAVE CLOSE MESH BRONZE OR STAINLESS GRATING (AS SELECTED BY ARCHITECT).
- SANITARY SEWER PIPE TO BE PVC SDR-26.
- REFER TO MECHANICAL PLANS FOR EXACT BUILDING SANITARY, STORM AND WATER SERVICE CONNECTION LOCATIONS (FIELD ADJUST AS NECESSARY). MAINTAIN 10 FT CLEARANCE BETWEEN SANITARY AND WATER.
- REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES, UNSUITABLE FILL, AND DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHALL BE COMPLETELY REMOVED. DISPOSE OF EXCESS EXCAVATED MATERIALS OFF-SITE.
- EXCAVATE TO FILL TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND PLACEMENT OF THE PAVEMENT SYSTEM.
- THE TOP 12 INCHES OF THE EXPOSED SUBGRADE, AS WELL AS INDIVIDUAL FILL LAYERS, SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.
- THE FINAL SUBGRADE SHALL BE THOROUGHLY PROOF-ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL / PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHALL BE REMOVED AND REPLACE WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- THE AGGREGATE BASE SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 95% MAXIMUM MODIFIED PROCTOR DRY DENSITY.
- ALL BITUMINOUS MATERIAL SHALL BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
- CONSTRUCTION TRAFFIC SHALL BE MINIMIZED ON NEW PAVEMENT. SPECIFIC HAUL AND DELIVERY ROUTES AND SEPARATE STAGING AREAS SHALL BE DEVELOPED. IN THESE AREAS, THE LEVELING COURSE THICKNESS CAN BE INCREASED TO REDUCE DAMAGE. PLACEMENT OF THE FINAL LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- TRAFFIC SHALL NOT BE ALLOWED ON NEW PORTLAND CEMENT CONCRETE UNTIL THE CONCRETE HAS REACHED AT LEAST 75% OF THE DESIGN FLEXURAL STRENGTH.
- WATER MAINS AND SERVICES ARE TO CONFORM WITH CITY OF LINCOLN PARK STANDARDS.
- ALL WORK WITHIN THE CITY'S RIGHT-OF-WAY AND EASEMENTS SHALL BE CONSTRUCTED TO CITY OF LINCOLN PARK STANDARDS.
- A SEWER PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- PRIOR TO WORKING ON SIDEWALK, CURB AND GUTTER, OR DRIVE APPROACHES WITHIN THE RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY.



PLAN SUBMITTALS AND CHANGES

SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

NOTE:
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SANITARY SEWER, STORM AND WATERMAIN PRIOR TO CONSTRUCTION

REV:

SHT# **C3.0**
JOB No: 21W0009

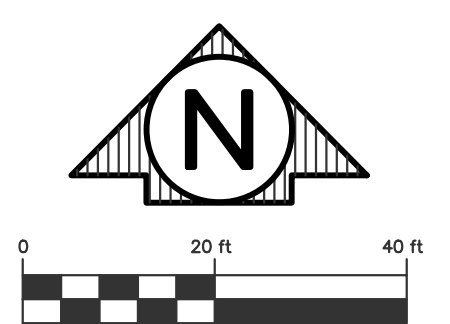
PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER:
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY



4345 44th Street SE, Suite A
Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
GRADING & STORMWATER PLAN

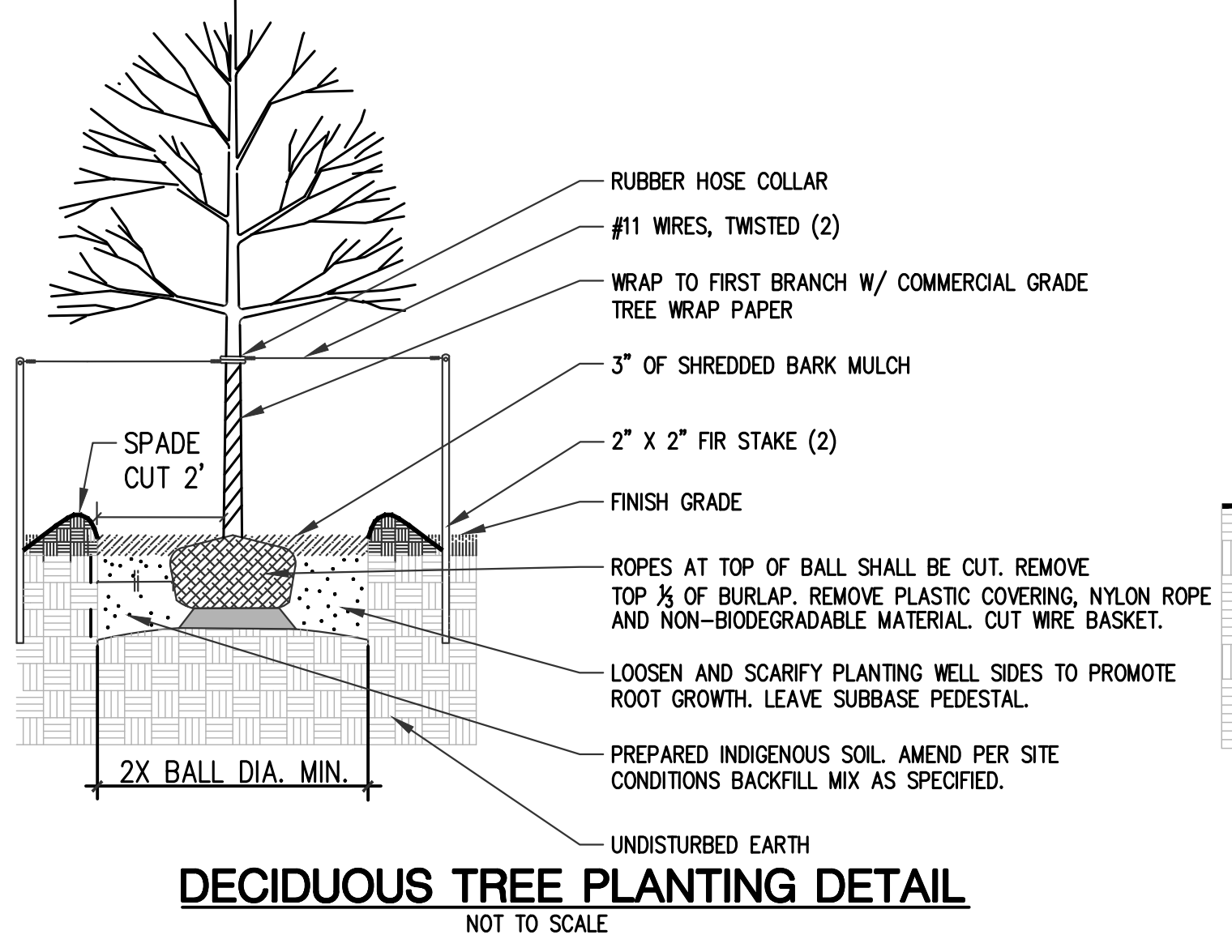


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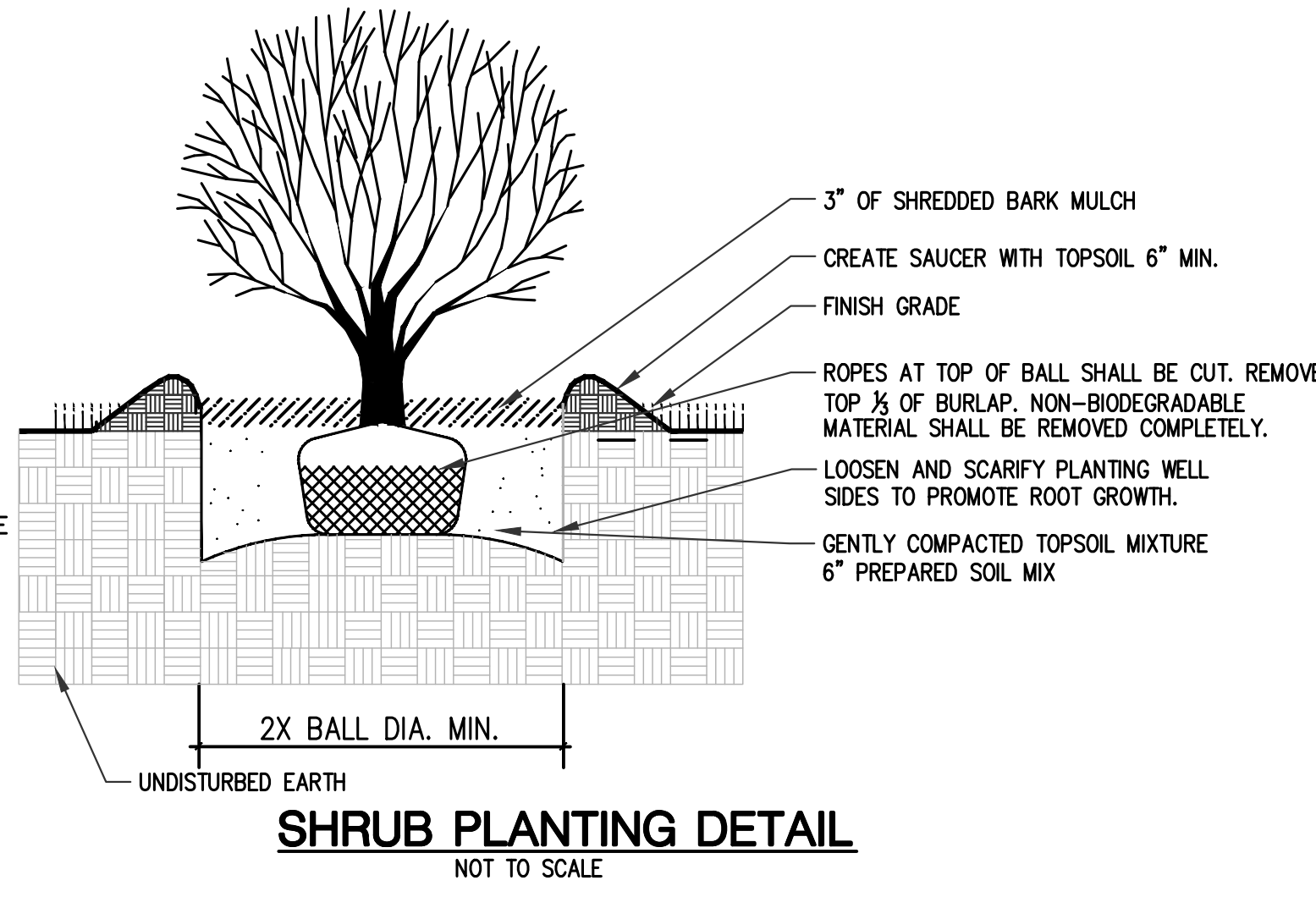
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GREEN SPACE
- PROPOSED BUILDING/STRUCTURE
- PROPOSED LANDSCAPING STONE
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB

LANDSCAPE PLANTING PLAN NOTES:

1. ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION.
2. CONTRACTOR SHALL SUPPLY FINISH GRADE AND EXCAVATE AS NECESSARY TO SUPPLY A MINIMUM 6" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 3" TOPSOIL IN ALL LAWN AREAS UNLESS NOTED OTHERWISE.
3. ALL TOPSOIL SHALL BE IMPORTED AND SCREENED. EXISTING TOPSOIL MAY ONLY BE REUSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE DURING AND AT THE END OF THE GUARANTEE PERIOD.
5. ALL PLANTINGS SHALL CONFORM TO ANSI Z60.1 OR CURRENT EDITION.
6. AREAS NOT SPECIFIED WITH PLANT MATERIAL SHALL BE FINE GRADED AND SEEDED FOR TURF ESTABLISHMENT.
7. ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
8. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
10. THE CONTRACTOR SHALL PLACE 3" OF SHREDDED BARK MULCH IN LANDSCAPE BEDS PER SPECIFICATIONS.
11. ALUMINUM LANDSCAPE EDGING IS TO BE INSTALLED ALONG PLANTING BED EDGES WHERE MULCH AND LAWN MEET.
12. LANDSCAPE EDGING SHALL BE ANGLE-STAKED BELOW GRADE PER MANUFACTURERS RECOMMENDATIONS TO SECURE FROM MOVEMENT.
13. LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO COVER LANDSCAPE PLANTINGS, TURF & BEDS.
14. GREENBELT LANDSCAPING (WIDTH: 10 FT. MIN.)
 - DIX HWY. (220 L.F.) EMMONS BLVD. (180 L.F.)
 - DECIDUOUS (2-1/2" CAL.) 1/40 L.F. FRONTAGE, SHRUBS (24" HT.) - 4/40 L.F. FRONTAGE
 - OBSCURING HEDGE WHERE VEHICLE LIGHTS FACE RIGHT-OF-WAY (PLANTED 24" - MAINTAINED 24"-36")
 - REQUIRED: DIX HWY - 6 TREES & 22 SHRUBS EMMONS BLVD. - 6 TREES & 22 SHRUBS
 - PROPOSED: DIX HWY. - OBSCURING HEDGE EMMONS BLVD. - 5 TREES & 18 SHRUBS
15. BUFFER STRIP (WIDTH: 10 FT. MIN.)
 - EAST PROPERTY LINE AT PUBLIC ALLEY
 - PROPOSED: 6 FT. HIGH MASONRY WALL
 - SOUTH PROPERTY LINE ADJUTING COMMERCIAL PROPERTY
 - NO BUFFER STRIP REQUIRED
 - PROPOSED: 5 FT. WIDE TURF AREA
14. OFF-STREET PARKING LOT LANDSCAPING (23 SPACES)
 - REQUIRED PLANT AREA
 - 100 SFT. / 10 PARKING SPACES
 - REQUIRED: 230 SFT.
 - PROPOSED: 1,318 SFT.
 - REQUIRED PLANTINGS
 - 1 DECIDUOUS (2-1/2" CAL.) OR 1 ORNAMENTAL (2" CAL. OR 6 FT. HT.) / 10 PARKING SPACES
 - REQUIRED: 3 TREES
 - PROPOSED: 3 TREES
15. INTERIOR LANDSCAPING
 - REQUIRED PLANT AREA
 - 10% OF TOTAL LOT AREA (LOT AREA = 39,600 S.F.)
 - REQUIRED: 3,960 SFT.
 - PROPOSED: 2,943 SFT.
 - REQUIRED TREE PLANTINGS
 - 1 DECIDUOUS (2-1/2" CAL.) OR 1 ORNAMENTAL (2" CAL.) OR 1 EVERGREEN (5' HT.) / 400 S.F.
 - REQUIRED: 10 TREES
 - PROPOSED: 10 TREES
 - REQUIRED SHRUB PLANTINGS
 - 1 SHRUB / 250 S.F.
 - REQUIRED: 16 SHRUBS
 - PROPOSED: 16 SHRUBS



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



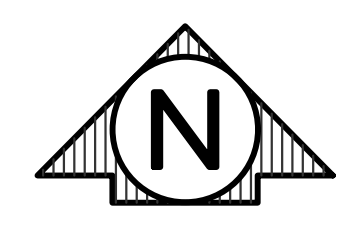
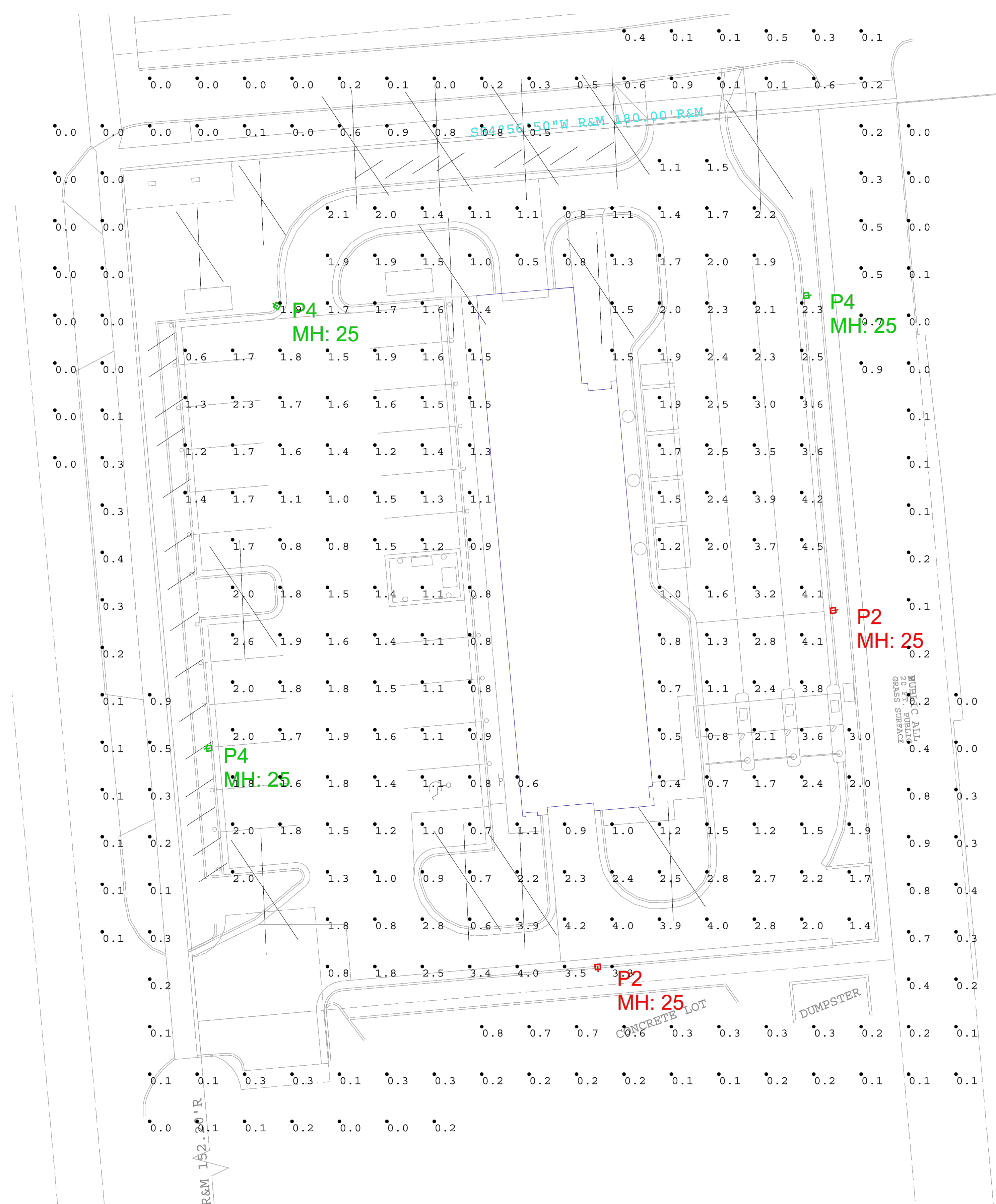
NOTE:
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SANITARY SEWER, STORM AND WATERMAIN PRIOR TO CONSTRUCTION

PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/17/21	SUBMITTED FOR SITE PLAN REVIEW

PLAN DATE: MARCH 2021
 PROJECT MGR: KAB
 REVIEWER:
 SCALE: 1" = 20'
ROWE PROFESSIONAL SERVICES COMPANY

 4345 44th Street SE, Suite A
 Kentwood, MI 49512
 O: (616) 272-7125
 F: (800) 974-1704
 www.rowepsc.com
 PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
 LANDSCAPE PLANTING PLAN
 REV:
 SHT# C4.0
 JOB No: 21W0009

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PLAN DATE: MARCH 2021
 PROJECT MGR: KAB
 REVIEWER:
 SCALE: NO SCALE

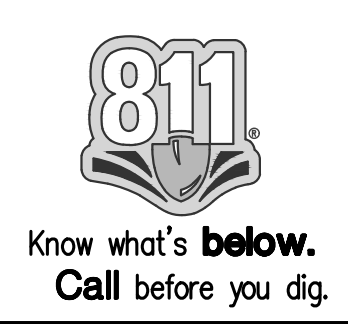
ROWE PROFESSIONAL SERVICES COMPANY
 O: (616) 272-7125
 F: (800) 974-1704
 www.rowepsc.com
 4345 44th Street SE, Suite A
 Kentwood, MI 49512

PLAN PROVIDED BY:



Crites, Tidey & Assoc., Inc
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 616-647-2400
 www.critestidey.com

DISCLAIMER
 The data shown on this lighting design is based on project parameters provided by the client. The design is based on the assumption that the site conditions are as shown and that the design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the data used to ensure the accuracy of the report. Values represent an approximation. Footcandle levels are considered at the end of the site of the lamp and subject.



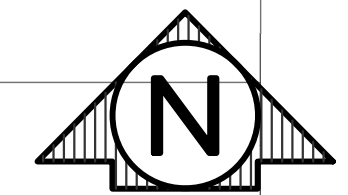
PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/16/21	SUBMITTED FOR SITE PLAN REVIEW

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
 SITE LIGHTING - PHOTOMETRICS PLAN

REV:
 SHT# C5.0
 JOB No: 21W0009

Luminaire Schedule

Scene: GEN



Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description	Mnt. Height	Mnt. Type
	2	P2	SINGLE	0.980	0.940	1.000	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T2-BZ-HSS	25'	POLE
	3	P4	SINGLE	0.980	0.940	1.000	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T4-BZ-HSS	25'	POLE

Calculation Summary

Scene: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.24	0.9	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.82	4.5	0.4	4.55	11.25

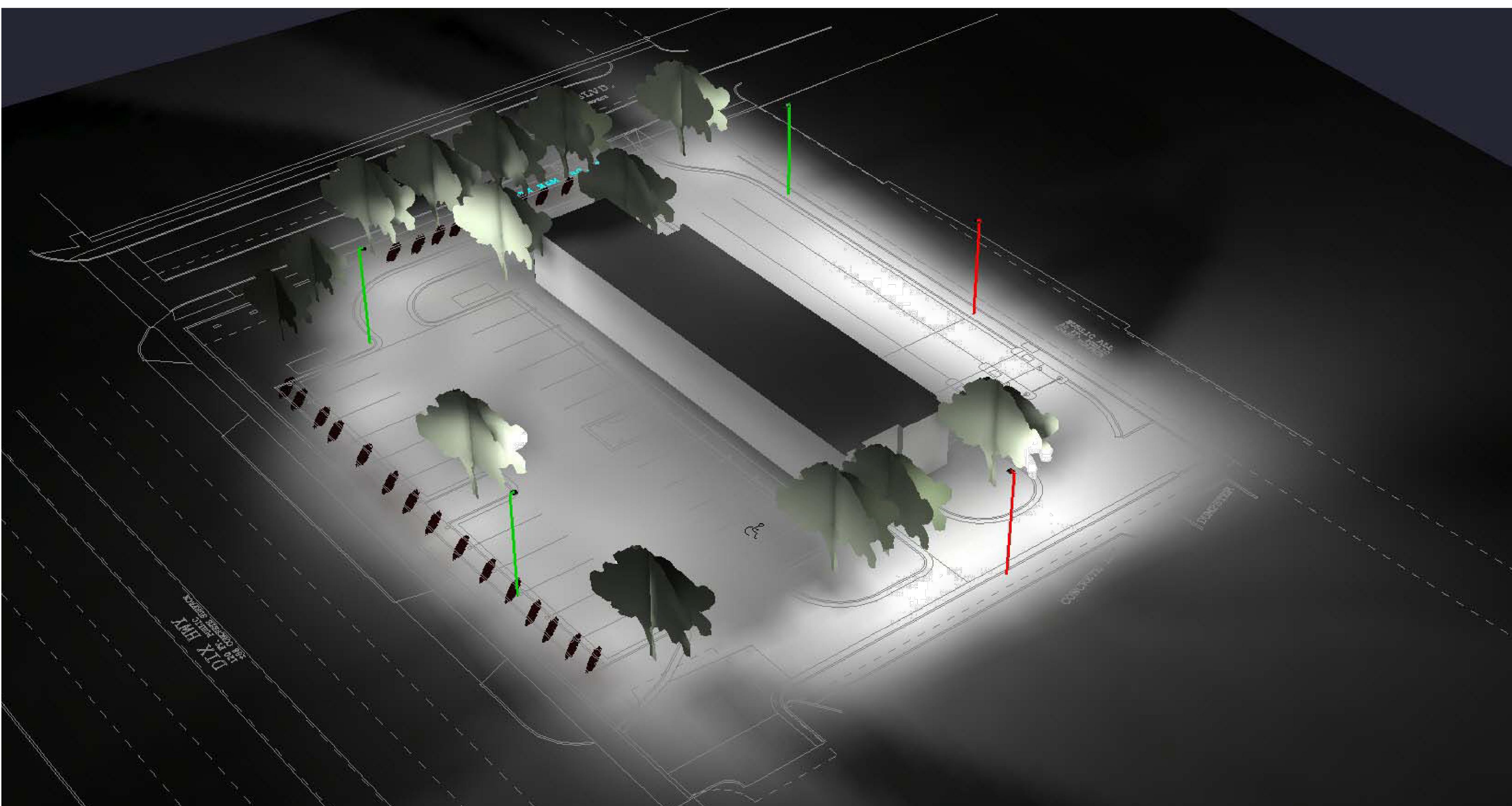
NOTES:
- CALC AT GRADE

PLAN PROVIDED BY:



Crites, Tidey & Assoc., Inc.
908C West River Center Dr
Comstock Park MI 49321
PH: 616-647-2400
www.critestidey.com

DISCLAIMER
Illumination results shown on this lighting design are based on project parameters provided by Crites, Tidey & Assoc. used in conjunction with luminaire field production conditions under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the user reflections and/or calculations set out will alter the light levels. Please verify the data before to ensure the accuracy of the report. Values presented as approximate. Photometric Levels are considered at the end of the life of the lamp and ballast.



Project	Catalog #	Type	
Prepared by	Notes	Date	



Lumark
PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Lumen packages range from 7,100 - 48,600 lumens (50W-350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Product Certifications



Product Features

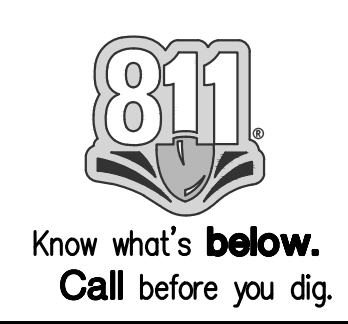


COOPER
Lighting Solutions

PLAN DATE: MARCH 2021
PROJECT MGR: KAB
REVIEWER:
SCALE: NO SCALE

ROWE PROFESSIONAL SERVICES COMPANY
 O: (616) 272-7125
 F: (800) 974-1704
 www.rowepsc.com
 4345 44th Street SE, Suite A
 Kentwood, MI 49512

PREPARED FOR
DCC CONSTRUCTION
CLEAR WAVE CAR WASH
 LIGHTING - SCHEDULES



PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
03/16/21	SUBMITTED FOR SITE PLAN REVIEW

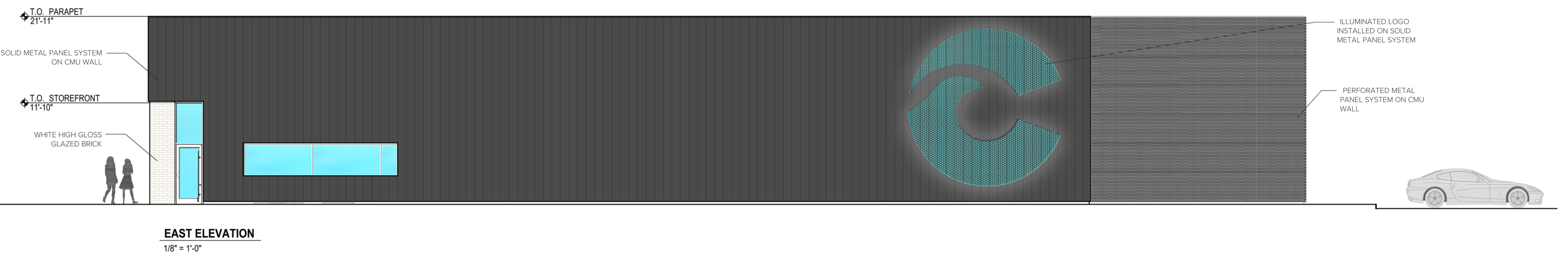
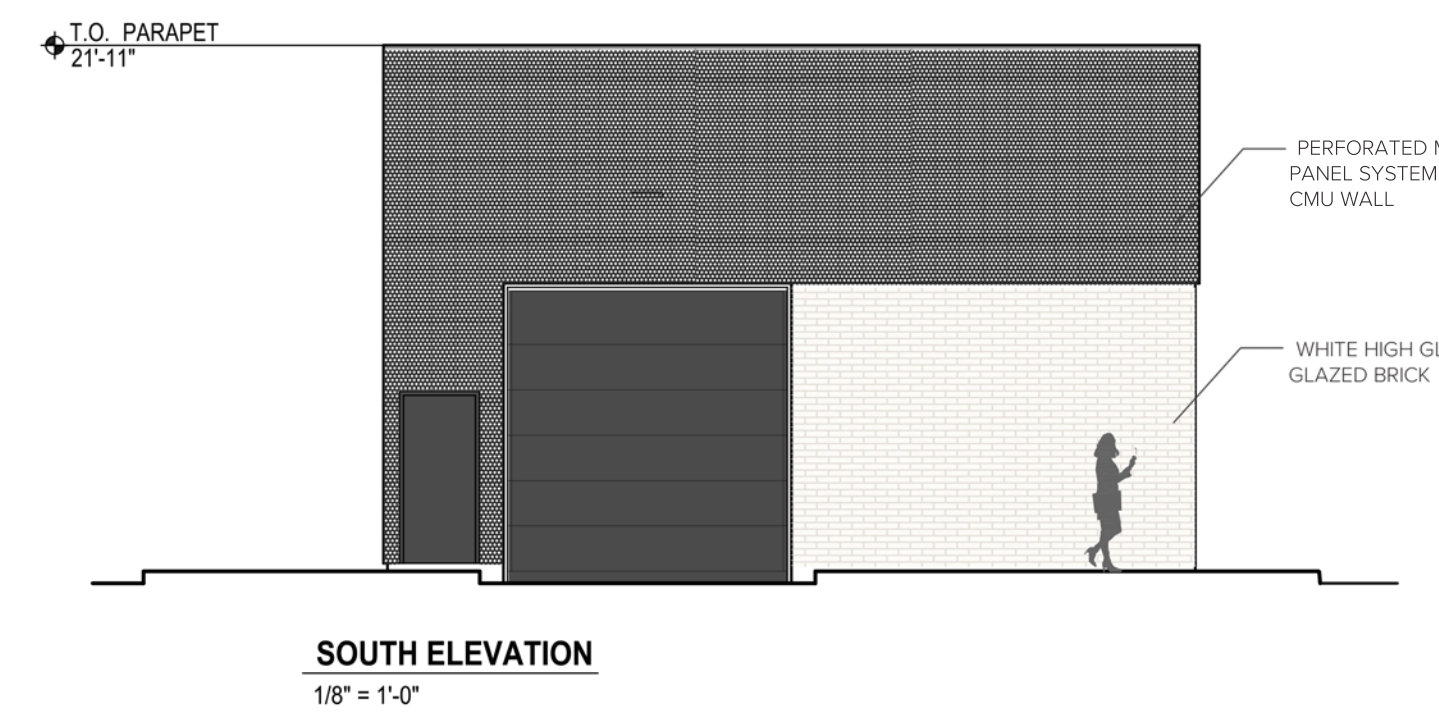
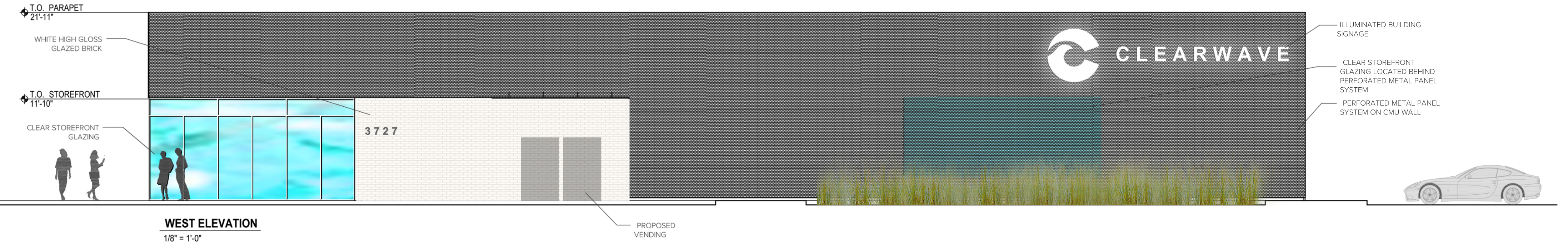
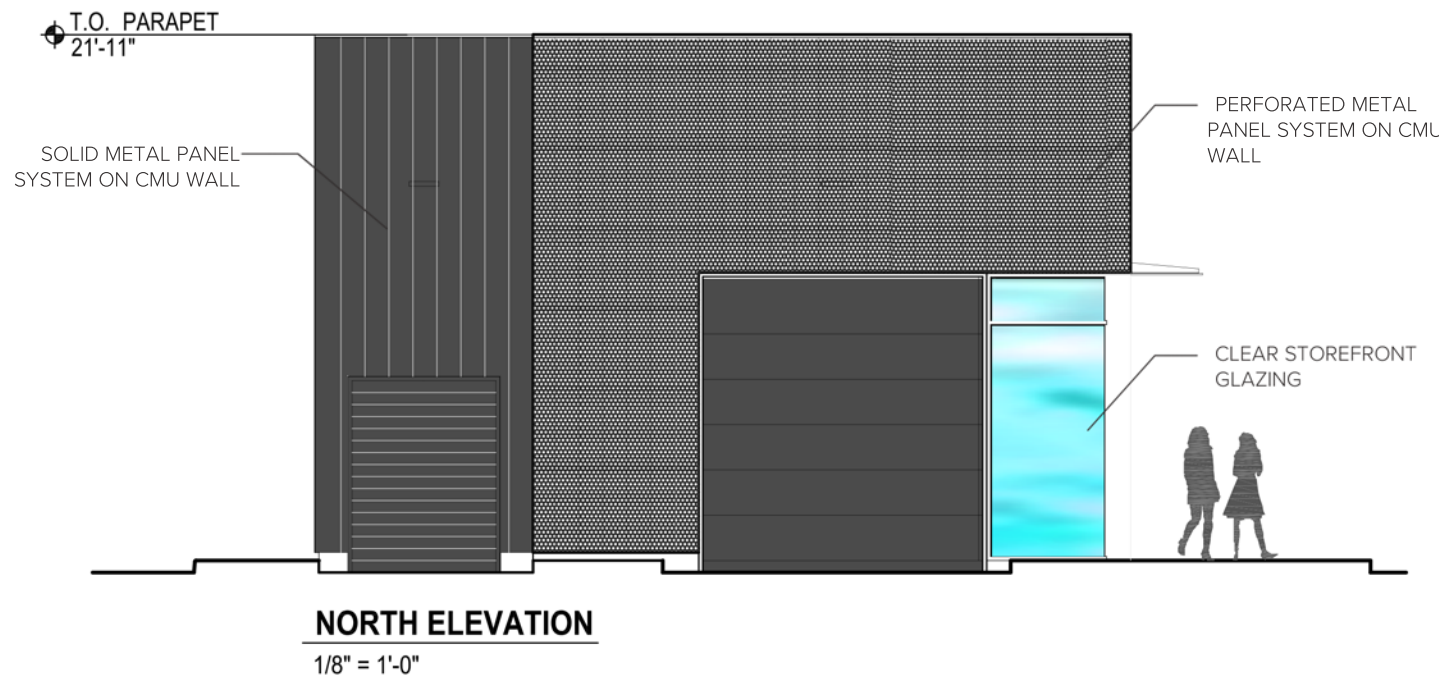
REV: _____

SHT# **C5.1**

JOB No: 21W0009

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NOTE:
NO ROOFTOP EQUIPMENT
BEING PROPOSED.

DATE 03/16/2021
DRAWN CHECKED
CONSULTANT

ISSUANCE
SITE PLAN REVIEW

PROJECT
CLEARWAVE - LINCOLN PARK
3727 DIX HWY.
LINCOLN PARK, MI 48146

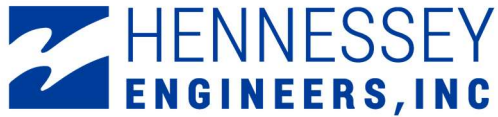
NOT FOR CONSTRUCTION
SHEET TITLE
FLOOR PLAN AND ELEVATIONS

PROJECT NO. 2755.00

SK-100
SHEET NO.

www.informstudio.com
235 E MAIN STREET
SUITE 102B
NORTHVILLE, MI 48167

INFORM



March 21, 2021

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Proposed Car Wash
3727 Dix Hwy.
City of Lincoln Park, MI
Hennessey Project 72138**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc., completed our second Planning Commission review of the Preliminary Plan based on the plan submittal date March 2021 and received via email from your office.

The proposed development is for a commercial car wash site. The square footage, parking requirements and other details were not called out on the site plan.

Listed below are some comments that will need to be addressed during the detailed engineering submittal and prior to start of any construction which should not affect the Preliminary Plan approval:

GENERAL

1. Dix Hwy is under the jurisdiction of Wayne County. A Wayne County approval and permit will be required for any work within the Dix Hwy right of way.
2. The storm sewer system is under the jurisdiction of Wayne County and a permit will be required.
3. A site grading plan will need to be developed and approved by our office.
4. The plans are showing the sanitary sewer lead tying into the sanitary sewer in the public alley east of the site. The alley will need to be sawcut, removed, and replaced as directed by the engineer. The size and slopes of the proposed sewer will need to be determined by the engineer and shown on the detailed engineering plans.
5. The plans are showing the water service tying into the water main in Dix Hwy. A Wayne County permit will be required. The alley will need to be sawcut, removed, and replaced as directed by the engineer. The size of the proposed water service will need to be determined by the engineer and shown on the detailed engineering plans.
6. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.
7. The cover sheet of the plans is signed and sealed by a Michigan Professional Engineer the remaining sheets in the set should be sealed as well. They do not need to be signed. The plans should be sealed for the Planning Commission submittal.

The comments listed above will be required to be addressed in the detailed engineering review. From an engineering feasibility our office does have any objections with the approval of the Preliminary Site Plan submittal. Therefore, from the engineering feasibility review it would be our recommendation for the “**approval**” of the Preliminary Site Plan. This is not a detailed engineering review or approval. Once the Planning Commission approves the Site Plan the engineer shall submit 3 sets of signed and sealed plans and a cost estimate to our office for detailed engineering review. An escrow account will need to be established for the detailed engineering review and construction inspection, test and management. Prior to any start of construction the plans must approved by our office.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.

B.3

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Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Thursday, February 25, 2021 9:33 AM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 3727 Dix - Car Wash

The police department has no issues with the car wash proceeding at 3727 Dix.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Thursday, February 25, 2021 8:53 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>
Cc: Idumouchel@bria2.com <Idumouchel@bria2.com>
Subject: Site Plan Review Request: 3727 Dix - Car Wash

Good morning, all –

This is just a friendly reminder to please submit comments on the attached plans for the proposed car wash at 3727 Dix as soon as possible. Again, the current plans are for conceptual review only at this point – the applicant will be coming back with a final site plan following conceptual review. Thank you!

Liz Gunden
Project Planner

Beckett&Raeder, Inc.

Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103
734.663.2622
Direct Line: 734.239.6615

2911 Fort – Salon

Site Plan Review

Applicant	Jose L. Martinez & Maria Leticia Mares
Project	Beauty Salon
Address	2911 Fort Street, Lincoln Park, MI 48146
Date	April 14, 2021
Request	Site Plan Review
Recommendation	Approve with Conditions

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description



Figure 1: Aerial View

The applicant recently purchased the site, which is currently vacant and was previously a flower shop. The applicant plans to renovate the existing building into a beauty salon.

Site conditions

The approximately 0.25-acre site is located on Fort Street between Champaign Road and Progress Avenue. The site does not have access directly from Fort Street; instead, access is via the alley immediately adjacent to the east, which connects Champaign Road and Progress Avenue. The project site is part of a larger parcel, which includes the existing business to the south and a shared parking lot.

Master Plan

Future Land Use Classification

The Future Land Use classification for this parcel is General Commercial.

Intent, Desirable Uses, and Elements

General commercial properties are intended to serve the whole community and are located along major thoroughfares.

Land Use and Zoning

Zoning

The parcel is zoned Municipal Business District (MBD). A beauty salon is a principally permitted use in the district.

Proposed and Existing Uses

Site	Commercial; Municipal Business District (MBD)
North	ROW; Commercial; Municipal Business District (MBD)
East	ROW (alley); Single-Family Residential (SFRD)
South	Commercial; Municipal Business District (MBD)
West	ROW; Commercial; Municipal Business District (MBD)

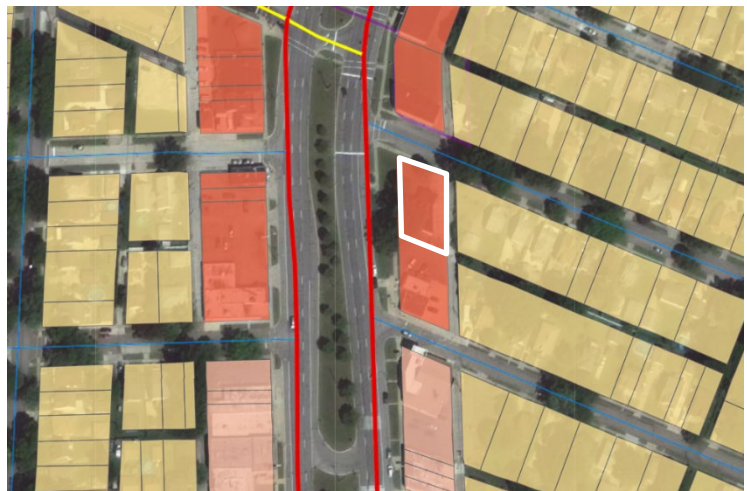


Figure 2: Zoning

Site Plan Documents

The following site plan drawings have been used to perform this review and are part of the public record.

Page	Sheet Title	Original Date	Last Revision
A0-01	Cover Sheet	02-03-2020	10-06-2020
A0-02	Partition Details	02-03-2020	03-05-2021
A2-00	Existing Floor Plan	02-03-2020	03-05-2021
A1-01	Architectural Site Plan	02-03-2020	03-05-2021
A2-01	First Floor Plan	02-03-2020	03-05-2021
A2-02	Enlarged Partial Plan	02-03-2020	03-05-2021
A4-01	Exterior Elevations	02-03-2020	03-05-2021
E2-01	Lighting & Power Plan	02-03-2020	03-05-2021
M2-01	HVAC Floor Plan	02-03-2020	03-05-2021

Dimensional Standards

The dimensional requirements of the Municipal Business District (MBD) are described in the chart below. (§1294.32, except where noted.)



	Required	Provided	Compliance
Lot Width	Min. 40	~110 ft.	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls maximum 2 ½' < height < 8'	No shrubbery or retaining wall proposed within the corners of the lot	Met
Lot Area	Min. 4,000 sq. ft.	~10,402 sq. ft.	Met
Lot Coverage	Max. 50%	1,450/10,402 = 14%	Met
Height	2-Story Building; 25 ft	1 story; ~15 ft.	Met
Setback – Front	0	~56 ft. to Fort St. ~35 ft. to Champaign St.	Met
Setback – Sides	0	~6 ft. to South	Met
Setback – Rear	0	~21 ft. to alley	Met

Items to be addressed

- Applicant shall revise the title of the project (the title sheet indicates that the project is an "Office Building;" however, it should be a "Beauty Salon").

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> • Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	Met
<ul style="list-style-type: none"> • Architectural variety • Similar materials and entrances to buildings within 500' <i>primarily brick or block, single-story, flat roof</i>  <p>1 block north on Fort – single-story, square, brick, flat roof</p>  <p>1 block south on Fort – single-story (excluding 2-story church), brick & block, flat roof</p>	Met
<p>Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW)</p> <p><u>West Elevation (front): 43% brick (335 / 772)</u></p> <p>Brick: ~335 sf Asphalt shingles: ~302 sf Horizontal Siding: ~113 sf Metal Coping: ~22 sf Windows / Door (exempt): ~132 sf Total area: ~904 sf</p> <p><u>East Elevation: 52% masonry block (403 / 774)</u></p> <p>Masonry Block: ~403 sf Asphalt shingles: ~14 sf Vertical Siding: ~305 sf Metal Coping / Door / Mechanical Box: ~52 sf Windows (exempt): ~6 sf Total area: ~780 sf</p> <p><u>North Elevation: 0% brick or masonry block</u></p> <p>Asphalt shingles: ~131 sf Vertical Siding: ~183 sf Metal Coping: ~8 sf Glass Door (exempt): ~25 sf Total area: ~347 sf</p>	NOT MET

Required	Compliance
<p><u>South Elevation: 15% brick (51 / 333)</u> Brick: ~51 sf Asphalt shingles: ~7 sf Horizontal Siding: ~266 sf Metal Coping: ~8 sf Total area: ~333 sf</p> <p>25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block)</p> <ul style="list-style-type: none"> Natural colors (bright for decorative features only) <i>Existing colors are natural browns and beiges with dark red accent colors.</i> 	Met
<ul style="list-style-type: none"> Façade: <100' uninterrupted If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches All sides similar 	Met
<ul style="list-style-type: none"> Windows: vertical, recessed, visually obvious sills <i>No windows on south elevation</i> Spaces between windows = columns, mullions, or material found elsewhere on the façade Front facades > 25% windows ~15% transparency (132 / 904) Size, shape, orientation, spacing to match buildings within 500' 	Met Met NOT MET Met
<ul style="list-style-type: none"> Main entrances: doors larger Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) <i>Larger front doors, distinctive door pulls, canopy, pedestrian-scale lighting on building</i> 	Met
<ul style="list-style-type: none"> Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 <i>Existing flat roof with no overhanging eaves.</i> Rooflines >100' = roof forms, parapets, cornice lines Roof-top mechanical equipment screened by roof form. <i>No equipment shown</i> 	NOT MET N/A INQUIRY

The existing building does not meet the standards for transparency or building materials. As the proposal does not include changes to the building façade, the City has historically permitted existing façade conditions to remain.

Items to be addressed

- Applicant shall provide the location of roof-top mechanical equipment and screening, if applicable, or indicate that no such equipment exists.*

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

The three existing deciduous trees onsite will remain.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

The site is served by a public sidewalk on two sides of the building. Engineering comments indicate that the sidewalks along Fort Street and Champaign Avenue are in excellent condition and not in need of repair. There is an existing internal sidewalk that connects the building to Fort Street as well as to both parking areas. There is also an existing bus shelter and stop along Fort Street in front of the site. There are no bicycle lanes or bicycle parking facilities available onsite.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

The Lincoln Park Code of Ordinance §1290.02 Number of Spaces requirements clearly indicates parking formulas for each use under the Business and Commercial category.

Use(s)	Required	Proposed	Compliance
Beauty Salon	3 for each of the first 2 beauty or barber chairs, and 1 ½ for each additional chair <i>11 chairs: 3*(first 2 chairs) + 1.5*(remaining 9 chairs) = 6 + 13.5 = 19.5 = 19 required spaces.</i>	6	NOT MET

The proposed number of the parking spaces does not comply with the parking requirements for the proposed use, and the existing layout of the site prevents the applicant from providing the required 19 parking spaces. However, the applicant has a shared parking agreement with the Lincoln Park Church of Christ for the use of the adjacent parking lot, which will provide 15 additional spaces and accommodate any additional parking that might be needed. It is the Planning Commission’s responsibility to determine whether the proposed parking plan offers adequate provision for the intended use while preserving the public health, safety, and welfare.

§1290.01 (q) Waiver or Modification of Standards for Special Situations.

The Planning Commission may reduce or waive the number of off-street parking and/or loading spaces required

for a specific use, provided they determine that no good purpose would be served by providing the required number of such spaces. In making such a determination to reduce or waive the requirements for off-street parking and/or loading spaces of this chapter, the following may be considered:

- (1) Extent that existing off-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use.
- (2) Extent that existing on-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
- (3) Existing and proposed building placement.
- (4) Location and proximity of municipal parking lots and/or public alleys.
- (5) Agreements for parking and/or loading spaces with adjacent or nearby property owners.

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	Access to the site is via the alley.	Met
	Parking facilities, access drives, and maneuvering aisles shall be hard surfaced with concrete or plant-mixed bituminous material, maintained in a usable dustproof condition and graded and drained appropriately	Existing parking area adjacent to the alley is concrete that is in good condition for the most part, though has a few areas where the concrete is broken and settled.	NOT MET
	Concrete curbs and gutters	There are existing concrete curbs and gutters, though no details provided.	Met
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	There is an existing chainlink fence and shrubbery between the alley and residential area. There is no space on the site for the required masonry wall.	Met
	All street boundaries of such parking facilities, where residential property is located on the opposite side of the street, shall be treated the same as set forth in Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts.	There is an existing chainlink fence and shrubbery between the alley and residential area. There is no space on the site for the required masonry wall and landscaping.	Met
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Access to the site is exclusively via the alley.	Met
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be	No parking facilities abut public sidewalks.	N/A

	Required	Proposed	Compliance
	driven or parked with any part thereof extending within two (2) feet of a public sidewalk.		

Engineering comments state that the concrete parking area at the rear of the building is in good condition for the most part; however, there are some areas where the concrete is broken and settled. These areas should be removed and replaced. Engineering comments also indicate that the existing asphalt parking area to the south of the building, to be used as a shared parking area, is cracked and in poor condition. While this lot is not technically part of the site and this review, it is noted that this existing lot should be resurfaced or reconstructed and brought up to meet the City’s requirements.

Items to be addressed

- *A parking waiver is requested from the Planning Commission to reduce the number of required parking spaces from 19 to 6. Factors for consideration are the size of the site, and the shared parking agreement with the building next door.*
- *Applicant shall remove and replace broken and settled concrete areas in the rear parking area.*

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
1-25	1	2	Met

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
0 to 2,000	None	None	Met

The total gross floor area of the building is 1,450 sq. ft.; therefore, no loading space is required.

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient

traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

The standards of this section shall be applied to the following major traffic routes (arterials) identified in the City of Lincoln Park Comprehensive Development Plan: Southfield Rd., Fort St., Dix Hwy., and Outer Dr.

There is no vehicular access to this site from any of these routes (vehicular access is via the public alley behind the building), so the standards of this section do not apply.

Items to be addressed

None

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

Emergency vehicle access will be via the public alley. The Lincoln Park Police Department has reviewed this plan and indicates no outstanding issues.

Items to be addressed

None

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	~56 ft. of grass area between building and Fort St. and ~35 ft. of grass area between building and Champaign Rd.	Met
	1 tree and 4 shrubs per 40' of street frontage $221/40 = 5$ trees and 22 shrubs. 30% "redevelopment standard": 2 trees and 7 shrubs	2 existing trees and 12 shrubs	Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	No headlights from parked vehicles will shine into the ROW.	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover $10,402\text{ sf} * 0.1 = 1,040\text{ sf}$ landscaping. 30% "redevelopment standard": 312 sf	~6,066 sq. ft. of lot is landscaped (grass, trees, and shrubs)	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Shrubs grouped near entrance and walkways	Met
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping $1,040/400 = 2.6 = 3$ trees $1,040/250 = 4.2 = 4$ shrubs 30% "redevelopment standard": 1 tree and 1 shrub	1 existing tree and 7 shrubs	Met
Parking Lot	1 deciduous or ornamental tree per 10 spaces	There are only 6 spaces proposed, therefore parking lot landscaping requirements do not apply.	N/A
	100 sf of planting area per tree		
	Where parking lot landscaping cannot be provided, additional landscaping along street or in the buffer areas should be considered		
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Screened dumpster enclosure provided, but is noted as 5' 4" tall.	INQUIRY
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	The placement of the building provides no adequate space to deliver the provision of the greenbelt requirements in accordance with §1296.03 landscaping standards.	Met with waiver

Items to be addressed

- A waiver is requested Planning Commission for relief from the abutting residential screening requirement. The abutting residential is on the opposite side of the alley, and the existing site

configuration depends on the alley for access to both the individual and shared off-street parking areas.

- *Applicant shall increase the height of the waste receptacle screening wall to 6-ft.*

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

All erosion and sedimentation measures are under the jurisdiction of Wayne County.

Items to be addressed

- *Applicant shall work with the Building Superintendent, City Engineer, and Lincoln Park Department of Public Services to review soil erosion practices as needed.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

The site is served by public water and sewer, and the existing utilities and lead for the site are being reused. No new water line or sanitary sewer systems are proposed for the site. For sanitary sewer service, Engineering comments state that the applicant will need to verify that the existing sanitary service is adequate to handle the required flows for the building use. If being reused, it is important that the applicant realize that this existing sanitary service is incredibly old and may have reached its life expectancy. It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead. For water service, Engineering comments state that the applicant must verify the water service type and size and that the existing service is adequate to handle the required flows. If it is undersized for the proposed use of the building or if it is a lead-type service, it must be replaced. As with the sanitary sewer, it is important that the applicant realized that the existing water service is incredibly old and may have reached its life expectancy.

Items to be addressed

- *Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.*
- *It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be

encouraged. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management is under the jurisdiction of Wayne County.

Items to be addressed

- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process and shall secure all required permits from Wayne County as needed.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

The applicant has provided details for internal lighting, but not for external lighting. Existing lighting on the front of the building appears to be downward facing and possibly shielded. If the applicant intends to add new lighting to the site, lighting details must be provided.

Items to be addressed

- If new lighting is proposed, applicant shall provide manufacturer specifications to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.*

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No adverse noise impacts are anticipated from the development.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

There may be existing roof-top mechanical equipment per Google Maps. Any roof-top or ground-mounted mechanical equipment must be shown on the plans and screened accordingly.

Items to be addressed

- Applicant shall provide the location of roof-top or ground-mounted mechanical equipment and screening, if applicable, or shall indicate that no such equipment exists.*

SIGNS

The standards of the City's Sign Code are met.

Signs shall be permitted by the Building Department in accordance with the Lincoln Park Sign Ordinance. Sign information presented during site Plan Review is for illustrative purposes only.

Items to be addressed

- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

There is no indication of hazardous substances and polluting materials to be used or stored on-site at the facility.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards for uses permitted after special approval are met.

The proposed beauty salon is a principal permitted use in the district.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

Items to be addressed

- Applicant to secure all appropriate agency reviews as needed.*
- Any work in the Fort Street right-of-way requires approval from Wayne County.*

VARIANCES

No variances are anticipated in conjunction with this development.

Items to be addressed

None

RECOMMENDATIONS

Findings

The information submitted with this proposal is substantially in compliance with §1296.01, Site Plan Review.

Conditions and Waivers

Waivers

- A parking waiver is requested from the Planning Commission to reduce the number of required parking spaces from 19 to 6. Factors for consideration are the size of the site, and the shared parking agreement with the building next door.
- A waiver is requested Planning Commission for relief from the abutting residential screening requirement. The abutting residential is on the opposite side of the alley, and the existing site configuration depends on the alley for access to both the individual and shared off-street parking areas.

Conditions to be Addressed Before Approval Letter is Issued

- Applicant shall revise the title of the project (the title sheet indicates that the project is an "Office Building;" however, it should be a "Beauty Salon").
- Applicant shall increase the height of the waste receptacle screening wall to 6-ft.
- If new lighting is proposed, applicant shall provide manufacturer specifications to ensure that lighting is arranged to deflect away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.
- Applicant shall provide the location of roof-top or ground-mounted mechanical equipment and screening, if applicable, or indicate that no such equipment exists.

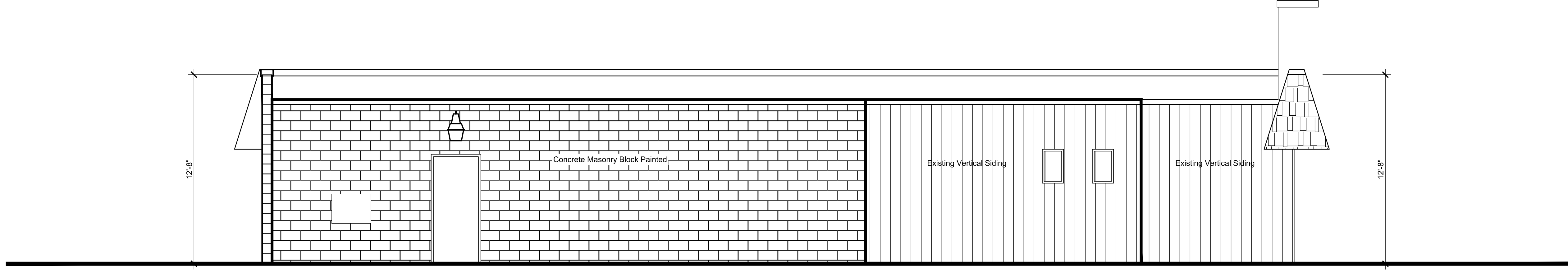
Conditions of Approval

- Applicant shall remove and replace broken and settled concrete areas in the rear parking area.
- Applicant shall work with the Building Superintendent, City Engineer, and Lincoln Park Department of Public Services to review soil erosion practices as needed.
- Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.
- It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead.

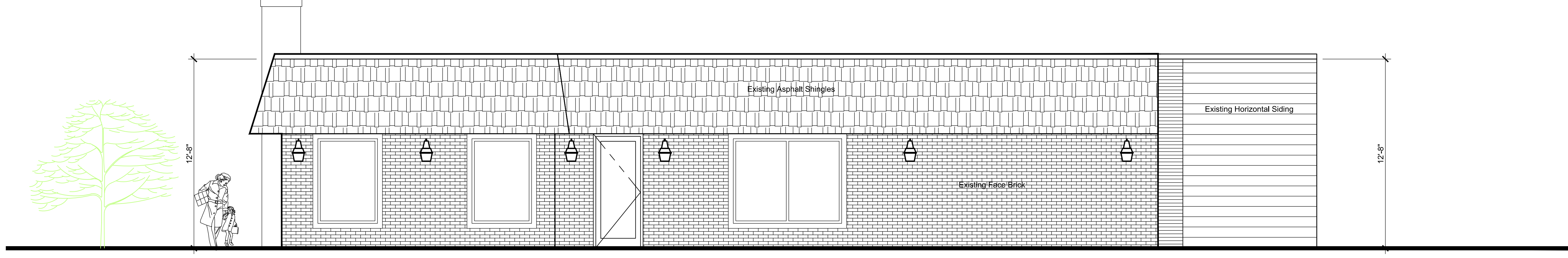
- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process and shall secure all required permits from Wayne County as needed.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant to secure all appropriate agency reviews as needed.
- Any work in the Fort Street right-of-way requires approval from Wayne County.

Proposed Motion

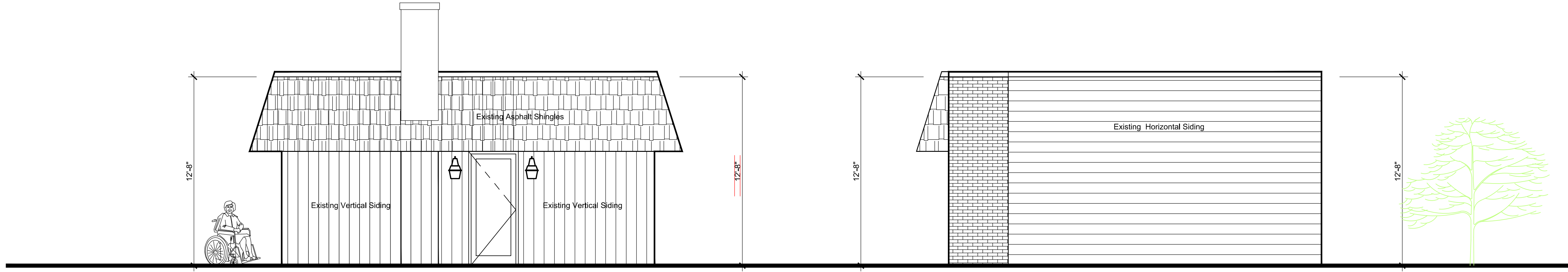
I move that the City of Lincoln Park Planning Commission **approves** the site plan numbered PPC 20-005, proposing a beauty salon at 2911 Fort Street and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.



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



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



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

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

T E E T O R M

McCrory Group, LLC.

DATE: _____

REVISIONS: _____

DATE: _____

T E E T O R M

McCrory Group, LLC.

DATE: _____

REVISIONS: _____

DATE: _____

ISSUED: _____

REISSUED: _____

REISSUED: _____

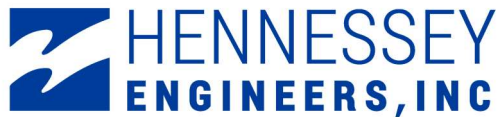
REISSUED: _____

REISSUED: _____

DATE: _____

REVISIONS: _____

SUPERCEDES ALL PRINTS BEARING PREVIOUS REVISION NUMBER



March 21, 2021

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: Beauty Shop
2911 Fort Street
City of Lincoln Park, MI
Hennessey Project 72143**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc., completed our first review of the plans for the Planning Commission submittal dated February 25, 2021 and received via email from you.

The project consists of an existing commercial building to be converted into a Beauty Shop.

Listed below are some comments which are recommended to be addressed in the Preliminary Plan approval but would not be grounds for a reason for denial from an engineering feasibility standpoint:

GENERAL

1. The plans must be signed and sealed by a Professional Engineer or Architect.
2. The cover sheet indicates that this is an Office Building, however the remaining plans indicate it is a Beauty Shop.
3. Based on the plans the existing water and sanitary sewer service leads for each unit are going to be reused.
4. If the existing sanitary sewer service is going to be reused, the architect should verify that the existing sanitary service is adequate to handle the required flows for the building's use. If it is being reused, it is important that the developer realize this existing sanitary service is incredibly old and may have reached its life expectancy. It is highly recommended that the existing sanitary sewer service be videotaped to determine the condition of the service lead.
5. The site plan does not show any new water service connections. If the existing water service is being reused, it is important that the developer realize this existing water service is incredibly old and may have reached its life expectancy. If the existing service is a lead type service, it will be required to be removed and replaced. The engineer or architect must verify existing water service type and size. The engineer/architect should verify that the existing service is adequate to handle the required flows. If it is undersized for the proposed use of the building or if it is a lead type service, it must be replaced. The developer's engineer or architect shall determine the water service lead capacity.

6. The sidewalks along Fort Street and Champaign are in excellent condition. I did not see any sidewalks that were cracked or need to be replaced.
7. The site plan shows some parking in the rear of the building. For the most part the concrete is in good condition. However, there are some areas where the concrete is broken and settled. These areas should be removed and replaced.
8. The plans do not indicate any improvements are going to be made on the existing asphalt parking lot to the south of the building. The parking lot is cracked and is in poor condition. The existing parking lot should be resurfaced or reconstructed and brought up to meet the City's requirements.

The engineer/architect must address the items above before the building is issued a Certificate of Occupancy. From the engineering feasibility review, it would be our recommendation for the "approval" of the Preliminary Site Plan with the conditions listed above. If the water or sewer services need to be replaced plans should be sent to our office for review and approval. Once the plans are approved by the Planning Commission 2 sets of plans should be submitted to our office for the parking lot plan approval.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC



James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John Meyers, Building Official, City of Lincoln Park
Laura Passalacqua (D'Onofrio), Clerk, City of Lincoln Park
Monserrat Contreras, Permit Clerk, City of Lincoln Park
B.3

R:\Municipalities\70000's Lincoln Park\72000's\72143 2911 Fort St. Beauty Shop\2911 Fort St 1st PC Review March 21, 2021.docx

Elizabeth Gunden

From: Ray Watters <RWatters@citylp.com>
Sent: Thursday, March 18, 2021 1:01 PM
To: Elizabeth Gunden
Subject: Re: Site Plan Review Request: 2911 Fort - Beauty Salon

The police department has no issues with the beauty salon moving forward.

Chief R.Watters

From: Elizabeth Gunden <egunden@bria2.com>
Sent: Wednesday, March 17, 2021 8:46 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>; jdhollandsworth@engineers.com <jdhollandsworth@engineers.com>
Cc: Idumouchel@bria2.com <Idumouchel@bria2.com>
Subject: Site Plan Review Request: 2911 Fort - Beauty Salon

Good morning!

Please find attached a set of plans for a proposed beauty salon at 2911 Fort Street. Comments are appreciated by reply to this email by next Wednesday, March 24th. Thank you!

Liz Gunden
Project Planner

Beckett&Raeder, Inc.

Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103
734.663.2622
Direct Line: 734.239.6615

2911 FORT ST
Beauty Salon

Case No. PPC20-0005

Date Submitted 6/29/2020

City of Lincoln Park
APPLICATION FOR SPECIAL USE APPROVAL

NOTICE TO APPLICANT: Applications for Special Use review by the Planning Commission must be submitted to the City in substantially complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by six (6) individual folded copies of the site plan, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned do hereby respectfully request Special Use Review and provide the following information to assist in the review:

Applicant: Jose L. Martinez Maria Leticia Mares ^{③ 690-3628}

Mailing Address: 313 suburban st Ecorse MI 48229
1155 cavalry st Detroit MI 48209

Email Address: martinezbrimch@gmail.com

Telephone: 313-421-6684 Fax: _____

Property Owner(s) (if different from Applicant): Same

Mailing Address: _____

Telephone: _____ Fax: _____

Applicant's Legal Interest in Property: For beauty Salon

Location of Property: Street Address: 2911 Fort St l.p. MI 48146

Nearest Cross Streets: Champaign

Sidwell Number: _____

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Lots 151, 152 and 153 except portions of said lots taken for widening Fort street Washington Gardens Subdivision

Property Size (Square Ft): 1,400 sq. Ft. (Acres): _____

Present Use of Property: Vacant (previously use as a flower shop)

Proposed Use of Property: Beauty Salon "The Beauty Room"

Existing Zoning (please check):

- | | |
|---|--|
| <input type="checkbox"/> SFRD Single Family Residential District | <input type="checkbox"/> RBD Regional Business District |
| <input type="checkbox"/> MFRD Multiple Family Residential District | <input type="checkbox"/> CBD Central Business District |
| <input type="checkbox"/> MHRD Mobile Home Park District | <input type="checkbox"/> GID General Industrial District |
| <input type="checkbox"/> NBD Neighborhood Business District | <input type="checkbox"/> LID Light Industrial District |
| <input checked="" type="checkbox"/> MBD Municipal Business District | <input type="checkbox"/> CSD Community Service District |
| <input type="checkbox"/> PUD Planned Unit Development District | |

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial			
Industrial			
Other			

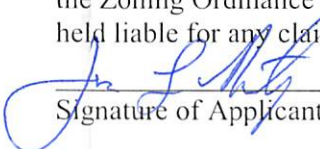
ATTACH THE FOLLOWING:

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner.
- Proof of property ownership.
- A brief written description of the proposed use.

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

	6-28-2020
Signature of Applicant	Date
_____ Signature of Applicant	_____ Date
_____ Signature of Property Owner Authorizing this Application	_____ Date

To be completed by City:
 Date Submitted: 6/29/20 Fee Paid: \$ 2,550.00
 Received By: (initials) Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)
 To Approve: _____ To Deny: _____ Date of Action: _____
 Reasons for Action Taken: _____
CITY COUNCIL ACTION
 Approved: _____ Denied: _____ Date of Action: _____
 Reasons for Action Taken: _____

RECEIVED
 JUN 29 2020
 CITY OF LINCOLN PARK
 BUILDING DEPARTMENT

LAND CONTRACT

MICHIGAN TITLE INSURANCE AGENCY, INC.

File Number: 32-217679

<i>Parties</i>	<p>THIS CONTRACT, made September 20, 2019, between ARLENE E. BAKHAUS REVOCABLE LIVING TRUST, DATED JANUARY 31, 2006, BY CHARLES CONRAD BAKHAUS AND KEVIN LEE BAKHAUS, A/K/A KEVIN L. BAKHAUS, SUCCESSOR CO-TRUSTEES, hereinafter referred to as the "Seller", whose address is 18204 Fort St, Riverview, MI 48193, and JOSE L. MARTINEZ, A MARRIED MAN AND MARIA LETICIA MARES, A MARRIED WOMAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter referred to as the "Purchaser", whose address is 313 Suburban St, Ecorse, MI 48229,</p>
<i>Description of Premises</i>	<p>Witnesseth: 1. THE SELLER AGREES AS FOLLOWS:</p> <p>(a) To sell and convey to the Purchaser land in the CITY OF LINCOLN PARK, COUNTY OF WAYNE, State of Michigan, is described as follows:</p> <p>LOTS 151, 152 and 153 except portions of said Lots taken for widening of Fort Street, "Washington Gardens Subdivision", according to the plat thereof as recorded in Liber 34 of Plats, Page 18, Wayne County Records.</p>
<i>Terms of Payment</i>	<p>Tax Identification Number(s): 45-012-01-0151-301 (FOR INFORMATIONAL PURPOSES ONLY, THE TAX LEGAL IS ASSESSED AS FOLLOWS: JF151A TO 153A LOTS 151 TO 153 INCL. EXC THE WLY 18.49 FT THEROF WASHINGTON GARDENS SUB PC 48 L34 P18 WCR)</p> <p><small>This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.</small></p> <p>Eric R Sabree, Wayne County Treasurer No. E - 88180 Date: 10/09/2019 Clerk: MS</p> <p>Property Address: 2911 FORT ST., LINCOLN PARK, MI 48140</p> <p>together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, Venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, if any, and any bill of sale items if applicable now on the premises, and subject to all applicable building and use restrictions, and easements, if any, affecting the premises.</p> <p>(b) That consideration for the sale of the above described, to the Purchaser, is: NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$99,900.00) of which the sum of: NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$99,900.00) has heretofore been paid to the Seller, the receipt of which is hereby acknowledged, and the balance of: 0 is to be paid to the Seller, with interest on any part thereof at any time unpaid at the rate of 5%, per annum while the Purchaser is not in default, and at the rate of 5% per annum when and as often as the Purchaser is in default. This balance of purchase money and interest shall be paid in monthly installments of: ONE THOUSAND FOUR HUNDRED THIRTEEN AND 46/100 DOLLARS (\$1,413.46) each, or more at the Purchaser's option, on the 1ST day of each month, beginning NOVEMBER 1, 2019. Said payments to be applied first upon interest and the balance on principal; PROVIDED, the entire purchase money and interest shall be fully paid within 5 YEARS from the date hereof, anything herein to the contrary notwithstanding.</p>

LAND CONTRACT

MICHIGAN TITLE INSURANCE AGENCY, INC.

File Number: 32-217679

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<p><i>Description of Premises</i></p>	<p>(a) To sell and convey to the Purchaser land in the CITY OF LINCOLN PARK, COUNTY OF WAYNE, State of Michigan, is described as follows:</p> <p>LOTS 151, 152 and 153 except portions of said Lots taken for widening of Fort Street, "Washington Gardens Subdivision", according to the plat thereof as recorded in Liber 34 of Plats, Page 18, Wayne County Records.</p> <p>Tax Identification Number(s): 45-012-01-0151-301 (FOR INFORMATIONAL PURPOSES ONLY, THE TAX LEGAL IS ASSESSED AS FOLLOWS: JF151A TO 153A LOTS 151 TO 153 INCL. EXC THE WLY 18.49 FT THEROF WASHINGTON GARDENS SUB PC 48 L34 P18 WCR)</p> <p>Property Address: 2911 FORT ST., LINCOLN PARK, MI 48146</p> <p>together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, Venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, if any, and any bill of sale items if applicable now on the premises, and subject to all applicable building and use restrictions, and easements, if any, affecting the premises.</p>
<p><i>Terms of Payment</i></p>	<p>(b) That consideration for the sale of the above described, to the Purchaser, is: NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$99,900.00) of which the sum of: NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$99,900.00) has heretofore been paid to the Seller, the receipt of which is hereby acknowledged, and the balance of: 0 is to be paid to the Seller, with interest on any part thereof at any time unpaid at the rate of 5%, per annum while the Purchaser is not in default, and at the rate of 5% per annum when and as often as the Purchaser is in default. This balance of purchase money and interest shall be paid in monthly installments of: ONE THOUSAND FOUR HUNDRED THIRTEEN AND 46/100 DOLLARS (\$1,413.46) each, or more at the Purchaser's option, on the 1ST day of each month, beginning NOVEMBER 1, 2019. Said payments to be applied first upon interest and the balance on principal; PROVIDED, the entire purchase money and interest shall be fully paid within 5 YEARS from the date hereof, anything herein to the contrary notwithstanding.</p>

<p><i>Seller's Duty to Convey</i></p>	<p>(c) Upon receiving payment in full of all sums owing herein, less the amount then due on any existing mortgage or mortgages, and the surrender of the duplicate of this contract, to execute and deliver to the Purchaser or the Purchaser's assigns, a good and sufficient Warranty Deed conveying title to said land, subject to aforesaid restrictions and easements and subject to any then existing mortgage or mortgages, and free from all other encumbrances, except such as may be herein set forth, and except such encumbrances as shall have accrued or attached since the date hereof through the acts or omissions of persons other than the Seller or his assigns.</p>
<p><i>To furnish Title Evidence</i></p>	<p>(d) To deliver to the Purchaser as evidence of title, at the Sellers option, either a Policy of Title Insurance or Abstract of Title, the effective date of the policy or certification date of Abstract to be approximately the date of this contract, and issued by Michigan Title Insurance Agency, Inc. and it's Underwriter. The Seller shall have the right to retain possession of this evidence of title during the life of this contract and upon demand, shall lend it to Purchaser upon the pledging of a reasonable security.</p>
<p><i>Purchaser's Duties</i></p>	<p>2. THE PURCHASER AGREES AS FOLLOWS:</p>
<p><i>To Pay Taxes and Keep Premises Insured</i></p>	<p>(a) To purchase said land and pay the Seller the sum aforesaid, with the interest thereon as above provided.</p> <p>(b) To use, maintain and occupy said premises in accordance with any and all restrictions thereon.</p> <p>(c) To keep the premises in accordance with all police, sanitary and other regulations imposed by any governmental authority.</p> <p>(d) To pay all taxes and assessments hereafter levied on said premises before any penalty for non-payment attaches thereto, and submit receipts to Seller upon request, as evidence of payment thereof; also at all times to keep the buildings now or hereafter on the premises insured against loss and damage, in manner and to an amount approved by the Seller, and to deliver the policies as issued to the Seller with the premiums fully paid.</p>
<p><i>Alternate Payment Method</i></p>	<p>If the amount of the estimated monthly cost of Taxes, Assessments and Insurance is inserted in the following Paragraph 2 (e), then the method of the payment of these items as therein indicated shall be adopted. If this amount is not inserted, then Paragraph 2 (e) shall be of no effect and the method of payment provided in the preceding Paragraph 2 (d) shall be effective.</p>
<p><i>Insert amount, if advance monthly installment method of taxes and insurance is to be adopted</i></p>	<p>(e) To pay monthly in addition to the monthly payments herein before stipulated, the sum of (), which is an estimate of the monthly cost of the taxes, assessments and insurance premiums for said premises, which shall be credited by the Seller on the unpaid principal balance due on the contract. If the Purchaser is not in default under the terms of this contract, the Seller shall pay for the Purchaser's account, the taxes, assessments and insurance premiums mentioned in Paragraph 2 (d) above when due and before any penalty attaches, and submit the receipts therefor to the Purchaser upon demand. The amounts so paid shall be added to the principal balance of this contract. The amount of the estimated monthly payment, under this paragraph, may be adjusted from time to time so that the amount received shall approximate the total sum required annually for taxes, assessments and insurance. This adjustment shall be made on demand of either of the parties and any deficiencies shall be paid by the Purchaser upon the Seller's demand.</p>
<p><i>Acceptance of Title and Premises</i></p>	<p>(f) That he has examined a Title Insurance Policy covering the above described premises, and is satisfied with the marketability of the title shown thereby, and has examined the above described premises and is satisfied with the physical condition of any structures thereon.</p>
<p><i>Maintenance of Premises</i></p>	<p>(g) To keep and maintain the premises and the buildings thereon in as good condition as they are at the date hereof and not to commit waste, remove or demolish any improvements thereon, or otherwise diminish the value of the Seller's security, without the written consent of the Seller.</p>

3. THE SELLER AND PURCHASER MUTUALLY AGREE AS FOLLOWS:

Mortgage by Seller

(a) That the Seller may, at any time during the continuance of this contract encumber said land by mortgage or mortgages to secure not more than the unpaid balance of this contract at the time such mortgage or mortgages are executed. Such mortgage or mortgages shall be payable in not less than three (3) years from date of execution thereof and shall provide for payment of principal and interest in monthly installments which do not exceed such installments provided for in this contract; or on such other terms as may be agreed upon by the Seller and Purchaser, and shall be a first lien upon the land superior to the rights of the Purchaser herein; provided notice of execution of said mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages, the rate of interest and maturity of the principal and interest shall be sent to the Purchaser by registered mail promptly after execution thereof. Purchaser will, on demand, execute any instruments demanded by the seller, necessary or requisite to subordinate the rights of the Purchaser hereunder to the lien of any such mortgage or mortgages. In event said Purchaser shall refuse to execute any instruments demanded by said Seller and shall refuse to accept such registered mail hereinbefore provided, or said registered mail shall be returned unclaimed, then the Seller may post such notice in two conspicuous places on said premises, and upon making affidavit duly sworn to such posting, this proceeding shall operate the same as if said Purchaser had consented to the execution of said mortgage or mortgages, and the Purchaser's rights shall be subordinate to said mortgage or mortgages as hereinbefore provided. The consent obtained, or subordination as otherwise herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals or extensions or amendments of said mortgage or mortgages, after Seller has given notice to the Purchaser as above provided for giving notice of the execution of said mortgage or mortgages.

Encumbrances on Seller's Title

(b) That if the Seller's interest be that of land contract, or now or hereafter be encumbered by mortgage, the Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to the Purchaser on demand, and in default of the Seller said Purchaser may pay the same. Such payments by Purchaser shall be credited on the sums matured or first maturing hereon, with interest at seven percent, per annum on payments so made. If proceedings are commenced to recover possession or to enforce the payment of such contract or mortgage because of the Seller's default, the Purchaser may at any time thereafter, while such proceedings are pending, encumber said land by mortgage, securing such sum as can be obtained, upon such terms as may be required, and with the proceeds pay and discharge such mortgage, or purchase money lien. Any mortgage so given shall be the first lien upon the land superior to the rights of the Seller therein, and thereafter the Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured on first maturing hereon. When the sum owing hereon is reduced to the amount owing upon such contract or mortgage or owing on any mortgage executed under either of the powers in this contract contained, a conveyance shall be made in the form above provided containing a covenant by the grantee to assume and agree to pay the same.

Non-Payment of Taxes or Insurance

(c) That if default is made by the Purchaser in the payment of any taxes, assessments or insurance premiums, or in the payment of the sums provided in Paragraph 2 (e), or in the delivery of any policy as hereinbefore provided, the Seller may pay such taxes or premiums or procure such insurance and pay the premium or premiums thereon, and any sum or sums so paid shall be a further lien on the land and premises, payable by the Purchaser to the seller forthwith with interest at the rate of 5% per annum.

Assignment by Purchaser

(d) No assignment or conveyance by the Purchaser shall create any liability whatsoever against the Seller until a duplicate thereof, duly witnessed and acknowledged, together with the residence address of such assignee, shall be delivered to the Seller. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt and/or acceptance thereon.

Possession

(e) The Purchaser shall have the right to possession of the premises from and after the date hereof, unless otherwise herein provided, and be entitled to retain possession thereof only so long as there is no default on his part in carrying out the terms and conditions hereof. In the event the premises hereinabove described are vacant or unimproved, the Purchaser shall be deemed to be in constructive possession only, which possessory right shall cease and terminate after service of a notice of forfeiture of this contract. Erection of signs by Purchaser on vacant or unimproved property shall not constitute actual possession by him.

Right to

(f) If the Purchaser shall fail to perform this contract or any part thereof, the Seller immediately after

ADDITIONAL CONDITIONS

1. Purchaser agrees to pay all taxes and special assessments when due and submit proof of payment to seller before any penalty for non-payment attaches thereto. Purchaser also to provide a homeowners and/or flood insurance policy showing the interest of all parties and provide a renewed policy each year.
2. Taxes will be prorated to the date of closing. Interest will begin to run from the date of closing. Purchaser's monthly payments will be due on the first of each month. Purchaser will pay interest, at closing, for the period from the date of closing to the first of the following month. Purchaser's first monthly payment will be due 30 days later.
3. Purchaser and Seller understand that the regular monthly payments called for by the terms of the Land Contract will not pay the Land Contract amount owing in full by the end of the term of the contract. There will be a substantial lump sum payment due from Purchaser to Seller at the time.
4. Purchaser understands that Seller is under no obligation to extend this contract beyond the agreed upon termination date or to refinance the principal balance beyond said termination date, and the acceptance of payments beyond the termination date does not constitute an election of remedies.
5. The property shall not be transferred by Purchaser without the written approval by Seller of the creditworthiness of any new Purchaser or Assignee. Approval will not be unreasonably withheld.
6. Balance of Land Contract after down payments is \$74,900.00, buyer's closing costs are to be added back into the Land Contract balance in the amount of \$2,518.24 which brings the Land Contract balance up to \$77,418.24.

Purchaser(s):


Seller(s):




Jose L. Martinez



Maria Leticia Mares



Arlene E. Bakhaus Revocable Living Trust, Dated January 31, 2006, by Charles Conrad Bakhaus, Successor Co-Trustee

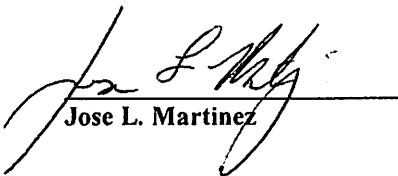


Arlene E. Bakhaus Revocable Living Trust, Dated January 31, 2006, by Kevin Lee Bakhaus, a/k/a Kevin L. Bakhaus, Successor Co-Trustee

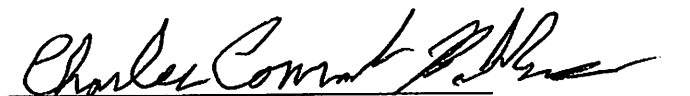
<p><i>Acceleration Clause</i></p>	<p>(g) If default is made by the Purchaser and such default continues for a period of forty-five days or more, and the Seller desires to foreclose this contract in equity, then the Seller shall have at his option the right to declare the entire unpaid balance hereunder to be due and payable forthwith, notwithstanding anything herein contained to the contrary.</p>
<p><i>Notice to Purchaser</i></p>	<p>(h) Time shall be deemed to be of the essence of this contract.</p> <p>(i) The individual parties hereto represent themselves to be of full age, and the corporate parties hereto represent themselves to be valid existing corporations with their charters in full effect.</p> <p>(j) Any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be presumed conclusively to have been served upon the Purchaser if such instrument is enclosed in an envelope with postage fully prepaid, if said envelope is addressed to the Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by the Purchaser and received for in writing by the Seller, and if said envelope is deposited in a United States Post Office Box.</p>
<p><i>Additional Clauses</i></p>	<p>***SEE ATTACHED FOR ADDITIONAL CLAUSES***</p> <p>The pronouns and relative words herein used are written in the masculine and singular only. If more than one join in the execution hereof as Seller or Purchaser, or either be of the feminine sex or a corporation, such words shall be read as if written in plural, feminine or neuter, respectively. The covenants herein shall bind the heirs, devisees, legatees, assigns and successors of the respective parties.</p>

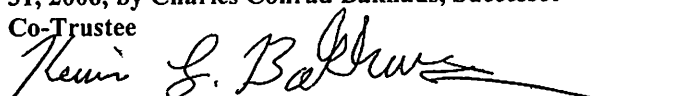
Purchaser(s):

Seller(s):


 Jose L. Martinez


 Maria Leticia Mares


 Arlene E. Bakhaus Revocable Living Trust, Dated January 31, 2006, by Charles Conrad Bakhaus, Successor Co-Trustee


 Arlene E. Bakhaus Revocable Living Trust, Dated January 31, 2006, by Kevin Lee Bakhaus, a/k/a Kevin L. Bakhaus, Successor Co-Trustee

STATE OF MICHIGAN
 COUNTY OF WAYNE

On this 09/20/2019, before me, a Notary Public in and for said County, personally appeared ARLENE E. BAKHAUS REVOCABLE LIVING TRUST, DATED JANUARY 31, 2006, BY CHARLES CONRAD BAKHAUS AND KEVIN LEE BAKHAUS, A/K/A KEVIN L. BAKHAUS, SUCCESSOR CO-TRUSTEES AND JOSE L. MARTINEZ, A MARRIED MAN AND MARIA LETICIA MARES, A MARRIED WOMAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, to me known to be the same persons described in and who executed the foregoing instrument and then acknowledged the same to be their free act and deed.

Notary Public, WAYNE County, MICHIGAN

My Commission Expires:

ADAM DROBET
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF WAYNE
 My Commission Expires March 10, 2024
 Acting in the County of Wayne

Drafted By: Michael Sims, 3033 Van Horn, Trenton, MI 48183

Building Use Agreement

This agreement by and between Lincoln Park Church of Christ 2957 Fort St. L.P., Mich.

(“Owner”), and The Beauty Room 2911 Fort St. L.P., Mich. (“User”),

will take effect on the ___ day of ___ and will continue for a period of 1 year.

WHEREAS, Owner owns premises located at Lots 154 + 155, except the westerly 18.49 ft. thereof Washington Gardens Subdivision City of L.P., Mich.

which is normally used for parking for automobiles and City of L.P., Mich.

WHEREAS, User desires to use the parking lot area of the building for the purpose of parking for user and user customers, and

WHEREAS, Owner has agreed to allow User to use the building provided that the following terms and conditions are met.

It is Therefore Agreed By and Between the Parties:

1. Owner agrees to let User use the above described lot premises for the above described purpose on regular business hours - Sunday thru Sat. Randy Carr is the contact person for Owner and Jose L. Martinez is the contact person for User to coordinate the details of usage.

2. User agrees to pay Owner no fee for the use of the premises.

3. User agrees that it will not use the premises for any unlawful purposes, and will obey all laws, rules, and regulations of all governmental authorities while using the above described facilities.

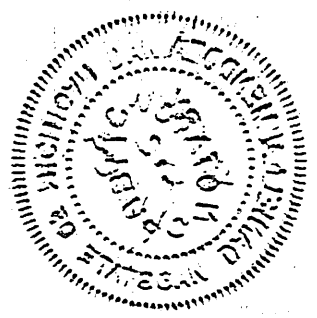
4. User agrees that it will not use the premises for any purpose that is contrary to the mission, purpose or belief of the Owner, which is a biblically-based religious institution.

5. User agrees to abide by any rules or regulations for the use of the premises that are attached to this agreement.

6. User promises and warrants that it carries liability insurance with a minimum liability occurrence limit of \$1,000,000. The User will provide a certificate of insurance to the Owner at least seven days prior to the date upon which the User begins to use the above described premises. The certificate of insurance will indicate that User has made Owner an “additional insured” on User’s policy with respect to the use by User of the above described premises.



This is a sample document only. Your organization is responsible for compliance with all applicable laws. Accordingly, this form should not be used or adopted by your organization without first being reviewed and approved by an attorney. Brotherhood Mutual Insurance Company assumes no liability in the preparation and distribution of this sample form.



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7. User agrees to hold harmless, indemnify and defend Owner (including Owner's agents, employees, and representatives) from any and all liability for injury or damage including, but not limited to, bodily injury, personal injury, emotional injury, or property damage which may result from any person using the above described premises, its entrances and exits, and surrounding areas, for User's purposes, regardless of whether such injury or damage results from the negligence of the Owner (including Owner's agents, employees and representatives) or otherwise.
8. User agrees to be responsible for preparing for use and returning to the pre-use condition all areas of the premises which User will use, including entrances and exits, *including snow and ice removal,*
9. User agrees to conduct a visual inspection of the premises, including entrances and exits, prior to each use, and warrants that the premises will be used only if it is in a safe condition.
10. This agreement may be cancelled unilaterally by either party with 14 days written notice to the other party.
11. User agrees that it will not assign any of its rights under this agreement, and any such assignment will void this agreement at the sole option of the Owner.
12. Owner and User agree that any disputes arising under this agreement will be resolved via a mutually acceptable alternative dispute resolution process. If Owner and User cannot mutually agree upon such a process, the dispute will be submitted to a three-member arbitration panel of the American Arbitration Association for final resolution.
13. This document contains the entire agreement of the parties and supersedes all prior written or oral agreements relating to the subject matter.

Dated this 5th day of November 2020.
day month year

Owner Eduard Stewart

 Signer's Name
Treasurer

 Position with Owner (title)

User [Signature]

 Signer's Name
owner

 Position with User (title)

Daniella Mendoza
 Notary Public of Michigan
 Wayne County
 Expires 02/12/2026
 Acting in the County of Wayne



This is a sample document only. Your organization is responsible for compliance with all applicable laws. Accordingly, this form should not be used or adopted by your organization without first being reviewed and approved by an attorney. Brotherhood Mutual Insurance Company assumes no liability in the preparation and distribution of this sample form.

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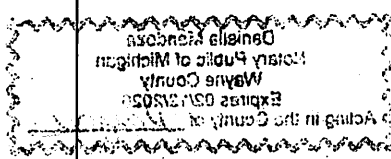
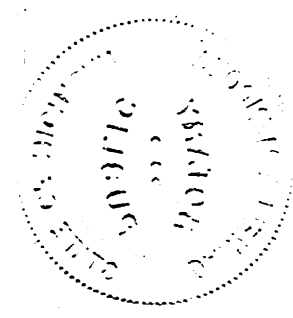
Handwritten text: "District of Columbia"

Handwritten text: "In and for the County of Wayne"

Handwritten text: "Dated this 1st day of March 1902"

Handwritten signature: "D. J. Schaefer"

Handwritten text: "Treasurer"



MICHIGAN NOTARY ACKNOWLEDGMENT

THE STATE OF MICHIGAN

COUNTY OF Wayne.

Acknowledged before me in Wayne County, Michigan, on 11/05/2020
(the date), by Jose Luis Martinez (name of signatory).

Daniella Mendoza

Notary Public Signature

Print Daniella Mendoza

Title Building Use Agreement

My commission expires: 02/12/2026

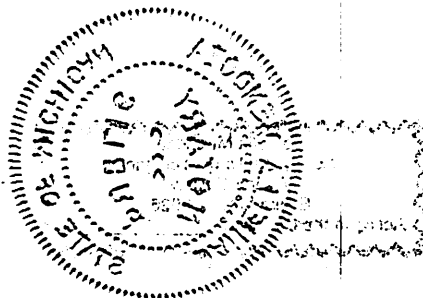
Acting in the County of Wayne.



(Seal)

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MICHIGAN NOTARY ACKNOWLEDGMENT

THE STATE OF MICHIGAN

COUNTY OF Wayne.

Acknowledged before me in Wayne County, Michigan, on 11/05/2020
(the date), by Edward E. Stewart (name of signatory).

Daniella Mendoza

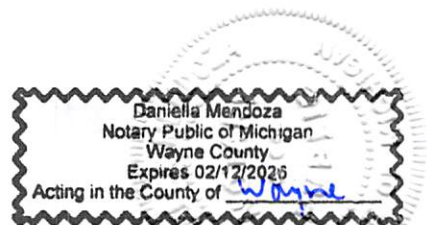
Notary Public Signature

Print Daniella Mendoza

Title Building Use Agreement

My commission expires: 02/12/2026

Acting in the County of Wayne.

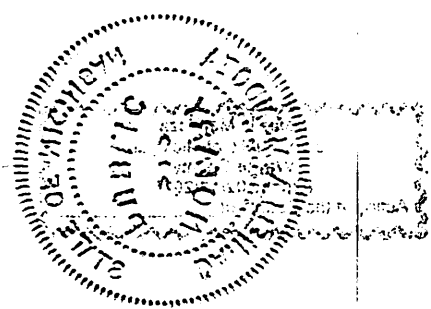


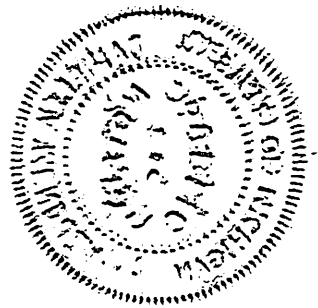
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City of Lincoln Park Planning and Development

Zoning Text Amendment Policy Discussion: Online Retail

March 10, 2021

THE PROBLEM

The City of Lincoln Park is increasingly getting requests for “online retail” uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. “Online retail” is non-customer-facing, which is inherently different than retail in traditional customer-facing commercial districts. The Zoning Ordinance does not currently have a definition for an “online retail” use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance. Below are some possible solutions for incorporating online-retail-type uses, accompanied by discussion questions, as well as preliminary recommendations for how to incorporate the use into the Zoning Ordinance.

POSSIBLE SOLUTIONS

1. Establish a definition of “online retail” and add it as a permitted use to select zoning districts.

The current definition of a Retail Store specifies that the sale of goods is customer-facing: “Any building or structure in which goods, wares, or merchandise are sold to the consumer for direct consumption and not for resale.” Below are two possible definitions for an “online retail” use and an “online retail establishment” that could be added to the list of permitted uses in certain zoning districts:

- *Online Retail: Retail or wholesale sales where the transaction originates on and is completed on the Internet via an individual website or a third-party marketplace. These transactions may include taking orders, closing sales, making purchases, providing customer service, processing and packaging orders, and other similar activities that serve the business’s overall purpose.*
- *Online Retail Establishment: A building that may contain goods which are warehoused, distributed, and/or retailed at the same location. Products may be purchased in-person onsite or online via the Internet. (Could also be called “online retail and warehouse establishment”)*

Analysis

Pros	Cons
Bring the City’s Zoning Ordinance more up to date for today’s retail realities.	Depending on what district(s) the use is permitted, it could result in a proliferation of online retail sales / non-customer-facing establishments on the commercial corridors, which would functionally be warehousing sites.
Allow business owners more flexibility and opportunity for success to have greater online retail prospects.	
Potentially concentrate customer-facing businesses, depending on where online retail is permitted.	

Discussion Questions

- Where should the City allow these non-customer-facing, online-retail-type uses:
 - Limit the scale and restrict the use to the Neighborhood Business District (NBD) – many NBD parcels have limited parking, which may serve the “non-customer-facing aspect” of the online retail use; however, the intent of the district would need to be reconsidered.
 - Concentrate customer-facing retail in the Central Business District (CBD), and allow online retail uses in all commercial zones.
- How much of a business should be devoted to “retail” to be considered customer-facing?
- At what scale should “online retail” be limited to? Should it be limited to small businesses or should larger operations be permitted?
- What concerns does the Planning Commission have for permitting such a use?
- If you live near a commercial area, how would you personally feel about living near an online retail establishment?

2. Establish standards for “online-retail” uses to mitigate potential negative impacts.

The American Planning Association (APA) recommends integrating light industrial uses like warehousing for e-commerce-related activities into existing commercial districts to adapt to the reality of increased online sales in place of in-person retail.¹ Permitting light-industrial-type uses in physical retail store sites accommodates their needs of distribution for online sales on the same site; however, it would be important to have standards that would mitigate possible negative externalities of such uses. Possible limitations could include:²

- No external air emissions.
- All activity must take place within an enclosed building.
- Limit the size of building and/or require that a certain percentage of the building be devoted to in-person retail.
- Limit the size of the delivery trucks.
- Establish curbside management programs and other loading and delivery systems to reduce the impacts of e-commerce on the current road network and the ability to receive and send packages.

Analysis

Pros	Cons
Mitigates negative impacts to neighboring properties.	Increases enforcement needs for the City.
Allows greater flexibility and business opportunities.	More standards for an applicant to meet may make a proposal less viable.

¹ American Planning Association. “Planning for a Resilient Retail Landscape.” PAS Report. 2020. https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-MEMO-2020-01-02.pdf

² Portwood, Paige. “Assessing the Flexibility of Commercial Land Use in Eugene, Oregon: Planning for E-Commerce.” 2018. https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/25086/PPortwood_ExitProj_Final.pdf?sequence=1&isAllowed=y

Discussion Questions

- What are the most important standards to consider for online retail uses in commercial zones?

3. Establish a new zoning district or overlay zoning district.

The Development Team has started drafting language for a “Makerspace” overlay district, which the Planning Commission previewed in August 2020. Online retail-type uses could be incorporated in the proposed new overlay district as these two concepts are interrelated. There are three relatively new needs emerging in the community, which consist of:

1. A place to make things that will be sold online;
2. A place to store things that will be sold online; and
3. A place to make and store things that will be sold online.

Eugene, Oregon has a zoning district that describes this exact scenario:

- *E-2 Zoning District:* The Mixed Employment Zone invites physical retailers to simultaneously thrive in an e-commerce society because it allows a storefront, which is limited in size by the code, while also allowing industrial space which can be utilized for delivery and shipping operations for businesses, particularly for traded sectors.³

Analysis

Pros	Cons
Preserve existing and select commercial areas for customer-facing retail.	Commercial corridors may become more industrial in nature.
Online retail and makerspace-type uses would be concentrated and permitted in designated areas.	May result in a proliferation of warehouses.
Allow more flexibility and business opportunities for aspiring “makers” and business owners.	More drastic change in terms of a zoning text amendment.
Facilitates all three emerging needs in the community (listed above).	

Discussion Questions

- Does the Planning Commission have a preference between an overlay or a new zoning district?
- Where would this new overlay / zoning district be located?
- What concerns does the Planning Commission have for creating a “Makerspace” district or overlay?

³ Portwood, Paige. “Assessing the Flexibility of Commercial Land Use in Eugene, Oregon: Planning for E-Commerce.” 2018. https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/25086/PPortwood_ExitProj_Final.pdf?sequence=1&isAllowed=y

RECOMMENDATIONS

The existing retail landscape is changing rapidly, with people increasingly shopping online. Vacant commercial buildings and storefronts are becoming an ever-expanding reality throughout the country, and it is no different in the City of Lincoln Park. There are currently no provisions in the City's Zoning Ordinance for online retail, and it has become clear to development staff that this is an emerging need in the community.

Preliminary Development Team discussions have indicated a preference for establishing a definition for "online retail" and permitting the use in select zoning districts. Discussions resulted in an indicated preference for concentrating customer-facing businesses in the Central Business District and permitting online-retail-type uses that are non-customer-facing in the other commercial districts, subject to yet-to-be-determined standards. The "Makerspace" district is still evolving and perhaps make more sense to incorporate at a later date. The Development Team recommended bringing this concept to the Planning Commission, discussing the possible solutions, and then proceeding forward with Commission input.

Monthly Planning Report

Serving & Planning Communities throughout Michigan

April 2021

Top
Story

American Rescue Plan Act

"...there is no doubt that revenue backfill needed for Michigan's cities impacted by lost income tax revenue, parking revenue, parks and recreation and event revenue, and the potential coming impacts from expected property tax appeals, among other revenue losses, will all be covered by the critical funding support."

On March 11 2021, the American Rescue Plan Act was signed. It is estimated that coupled with state aid, Michigan's local governments are expected to receive approximately \$4.4 billion. Municipalities have until December 31 2024 to use these funds. The Department of Treasury has issued eligible uses for the funds: to respond to the pandemic or negative economic impacts (i.e. assistances to households and small businesses), to provide premium pay for essential workers, to provide government services to the extent of the reduction in revenue from the pandemic, and to invest in water, sewer, or broadband infrastructure. The federal legislation requires that each state give the money to municipalities within 30 days of receipt to expedite the recovery process.

Michigan Municipal League. More information: <http://blogs.mml.org/wp/inside208/2021/03/15/direct-flexible-federal-aid-for-all-local-governments-signed-by-president/>

News

How to Declare a Local Emergency

The amendment to the Open Meetings Act (OMA) that allowed no-reason virtual meetings expired on March 30, 2021. After March 30, public bodies are not permitted to hold electronic meetings unless a statewide or local state of emergency is declared pursuant to law, charter, or local ordinance by the governor, local official, governing body, or chief administrative officer that would risk the personal health or safety of members of the public or the public body if the meeting were held in person. Each municipality should first check its charter for authority to declare, but a city or home rule village council must act on it by passing a resolution or ordinance, as applicable (example resolution provided in the link). Another action is to adopt an emergency management ordinance under the Emergency Management Act including its requirements for an emergency operations plan and the appointment of an emergency management coordinator. After a local emergency is declared, municipalities must be certain that rules established for remote meetings are consistent with the Open Meetings Act.

Michigan Municipal League. More information: http://www.mml.org/resources/publications/one_pagers/3-24-2021-x%20FS-Declaring-Local-State-of-Emergency-or-Disaster.pdf

Legal and Legislative

Long Lake Township v. Maxon: A Precedent-Setting Case

The Legislature also has ruled drones shouldn't be used to violate privacy or "to perform an act that would be illegal if performed by the operator in person." - Judge Jansen

A Michigan Court of Appeals panel ruled in a 2-1 verdict that Long Lake Township had violated the Maxon's "reasonable expectation of privacy" of their property when the Township used a drone to verify if the household was complying with zoning regulations. Without first seeking a search warrant, the Township took photos of the Maxon's yard with a drone to determine if they were using the property as an illegal salvage yard. The Township argued that it had taken photos of the property in 2010, 2016, 2017, and 2018, but the Maxon's rebutted that the drone footage was a violation of the fourth amendment because unlike previous instances where images came from manned aircraft, drones are unmanned, have high power cameras, and operate at a lower altitude. The Court of Appeals reversed the trial court's order denying the suppression all photographs taken of their property from a drone.

State of Michigan Court of Appeals. More information: <http://www.michbar.org/file/opinions/appeals/2021/031821/75070.pdf> This summary has been edited for length.

Detroit News. Quotation. <https://www.detroitnews.com/story/news/local/michigan/2021/03/19/appellate-court-says-township-violated-michigan-couple-privacy-drone-photos/4764083001/>

Training and Education

APA and MAP Educational Opportunities

National Planning Conference

This year's virtual conference will be based on six core areas: addressing a legacy of inequality, COVID recovery and reinvention, emerging transportation and infrastructure, leveraging rapid technological changes, planning practice innovation, and resilient planning in a changing climate.

May 5 - May 7 members \$300 - \$325, nonmembers \$400 - \$425

American Planning Association. More information: <https://www.planning.org/conference/>

MAP Spring Institute

MAP's annual one-day Spring Institute, the Climate Summit, has confirmed Beth Gibbons as the keynote presenter.

May 20 - more information on cost and logistics to come, check link below.

MAP. More information: https://www.planningmi.org/index.php?option=com_jevents&task=icalrepeat.detail&evid=227&Itemid=115&year=2021&month=05&day=20&title=spring-institute&uid=12ab672f5b41867746a519b2eb015fe6

Grants

FDCVT Grants

Applications for the Financially Distressed Cities, Villages and Townships (FDCVT) Grant Program are due on May 17, 2021. All cities, villages and townships experiencing at least one condition of "probable financial distress" as outlined in the Local Financial Stability and Choice Act are eligible to apply for up to \$2 million. Grant funding may be used to pay for specific projects or services that move

a community toward financial stability. Preference will be given to municipalities where a financial emergency has been declared in the past 10 years, an approved deficit elimination plan for the General Fund is currently in place, and/or the fund balance of the General Fund has been declining over the past five years and the fund balance is less than 3% of the General Fund revenues.

Michigan Municipal League. More information: www.michigan.gov/revenuesharing