



# MEMORANDUM

Date: May 26<sup>th</sup>, 2022  
To: City of Madison Heights Zoning Board of Appeals  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Sign Setback Variance (Ground Sign)  
PZBA 22-06; 30031 Dequindre Rd.

## REQUEST

The applicant, *Hudson Madison LLC d/b/a The Reserve at Red Run*, requests a variance from the minimum ground sign setback requirement of **Section 10.511(IV)(C)(3)**. The subject property is located at 30031 Dequindre Road and is zoned O-1, Office district.

A senior living facility known as ‘The Reserve at Red Run’ is currently under construction on the subject site. Per Section 10.511(IV)(C)(3) of the Zoning Ordinance, ground signs within the O-1 district shall be set back from the front property line a minimum of one-half the setback of the building. Based on the approved site plan for the facility, the principal building is set back approximately 63 feet from the front property line, requiring a minimum ground sign setback of 31.5 feet. Due to the location of the parking lot in front of the building and the narrow width of the approved front yard greenbelt, the applicant proposes a ground sign setback of 1 foot from the front property line, resulting in a variance request of **30.5 feet**.

The ground sign is proposed within a ten-foot wide landscape strip located between the front property line and the parking lot. The proposed sign is 5 feet tall and 8 feet wide (40 square feet) and satisfies the dimensional standards of the O-1 district. The sign is not proposed within any required sight-distance triangles. As proposed, the sign will be designed to contain a brick veneer and decorative limestone caps.

## VARIANCE FINDINGS

Section 10.804(2) outlines criteria for reviewing variance requests, summarized below with staff comments:

- ***Exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property.***

Staff Finding: Staff finds that legal sign placement on the property is limited due to the combination of a fairly large building setback, shallow front landscape strip, and restrictive sign setback standards. Based on the sign setback standard and 63-foot building setback, a ground sign could not be placed within the front landscape strip adjacent to Dequindre Road under existing zoning ordinance regulations. Staff finds that the required 31.5 foot ground sign setback standard would likely be impractical for the property owner.

- ***The strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.***

Staff Finding: Staff finds that approval of the requested sign setback dimensional variance would grant the property owner a property right similar to that possessed by other commercial properties along Dequindre Road and would not result in a substantial detriment to the public good. Further, staff finds that the requested variance, if granted, would not impair the intent and purposes of the Zoning Ordinance.

Additional standards for reviewing variance cases are contained in Section 10.805, listed at the end of this report.

#### **SITE PLAN REVIEW COMMITTEE (SPRC) ACTION**

The SPRC considered the variance request at their May 25<sup>th</sup>, 2022 meeting and stated no objections.

#### **ZBA ACTION**

**Any ZBA motion should include findings of fact relating to the variance criteria listed in Sections 10.804(2) and 10.805.** In granting a variance, the ZBA may attach conditions regarding the location, character and other features of the proposed use(s) as it may deem reasonable in furthering the purpose of the Zoning Ordinance.

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#### **CODE REFERENCES**

##### ***Sec. 10.511(IV)(C)(3) – Sign Regulations – O-1 Office District***

(a) Ground sign: Each office development shall be permitted one ground sign.

1. *Not over eight feet maximum height or ten feet above the adjacent roadway.*
2. *The ground sign must be set back a minimum of one-half of the setback of the building.*
3. *A ground sign under this section is not to exceed 0.5 square foot per each lineal foot of lot frontage to a maximum of 48 square feet in area.*
4. *No sign shall be located closer than 30 feet to any property line of an adjacent residential district.*
5. *Individual ground signs for each tenant within an office building shall not be permitted.*

##### ***Sec. 10.804. - Power of zoning board of appeals.***

**(2) Variance.** *To authorize upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue*

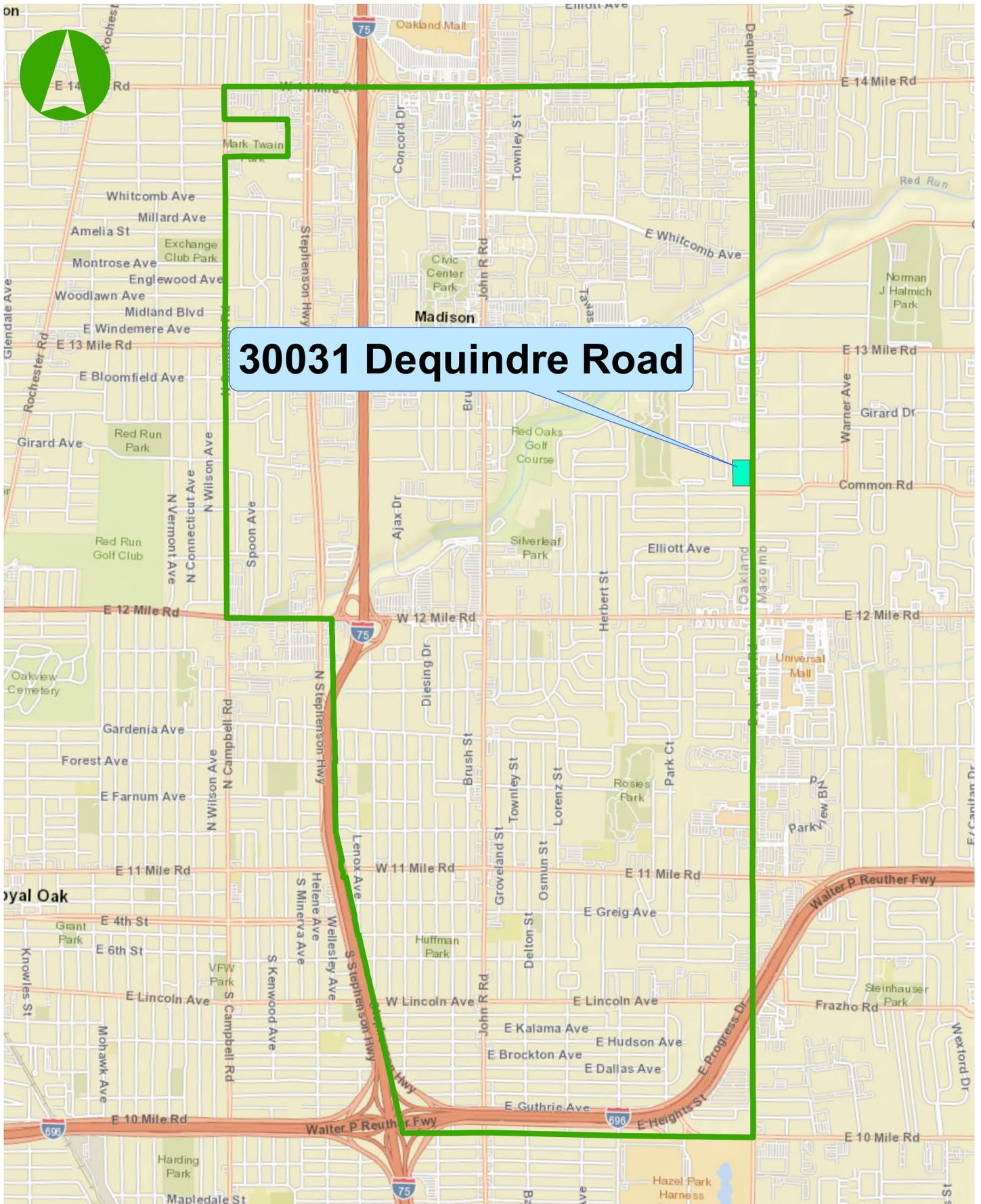
*hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this Ordinance. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting a variance, the board shall state the grounds upon which it justifies the granting of a variance.*

**Sec. 10.805. - Standards.**

*Each case before the city council, zoning board of appeals or plan commission shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such case. All uses as listed in any district requiring approval for a permit shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts. Consideration shall be given to the following:*

- 1) The location and size of the use.*
- 2) The nature and intensity of the operations involved in or conducted in connection with it. (See section 10-319(4).)*
- 3) Its size, layout and its relation to pedestrian and vehicular traffic to and from the use.*
- 4) The assembly of persons in connection with it will not be hazardous to the neighborhood or be incongruous therewith or conflict with normal traffic of the neighborhood.*
- 5) Taking into account, among other things, convenient routes of pedestrian traffic, particularly of children.*
- 6) Vehicular turning movements in relation to routes of traffic flow, relation to street intersections, site distance and the general character and intensity of development of the neighborhood.*
- 7) The location and height of buildings, the location, the nature and height of walls, fences and the nature and extent of landscaping of the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*
- 8) The nature, location, size and site layout of the uses shall be such that it will be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and related characteristics.*
- 9) The location, size, intensity and site layout of the use shall be such that its operations will not be objectionable to nearby dwellings, by reason of noise, fumes or flash of lights to a greater degree than is normal with respect to the proximity of commercial to residential uses, not interfere with an adequate supply of light and air, not increase the danger of fire or otherwise endanger the public safety.*

# ZBA CASE: 22 - 06



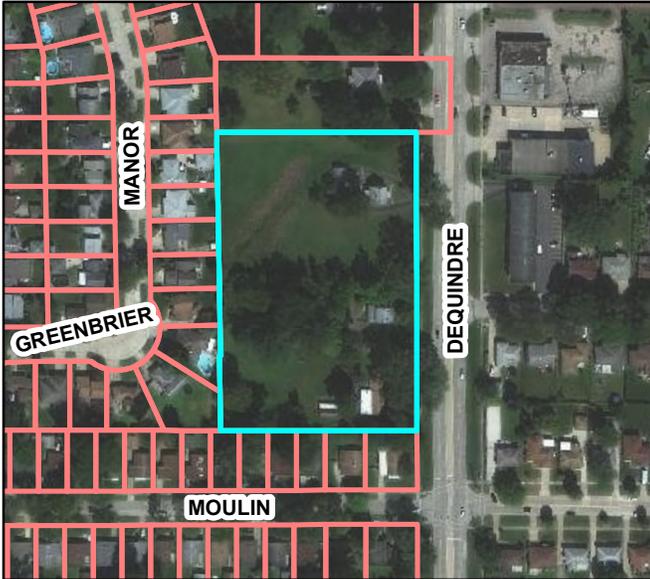
**30031 Dequindre Road**

# Site Address: 30031 Dequindre Road



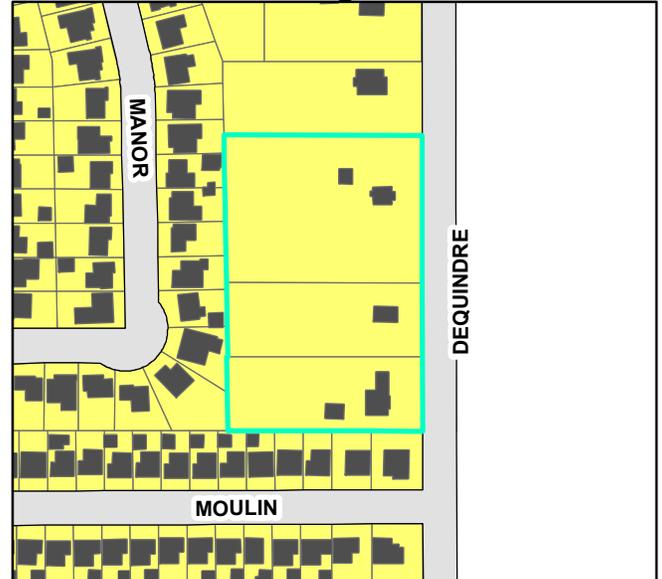
Click for Maps

Aerial



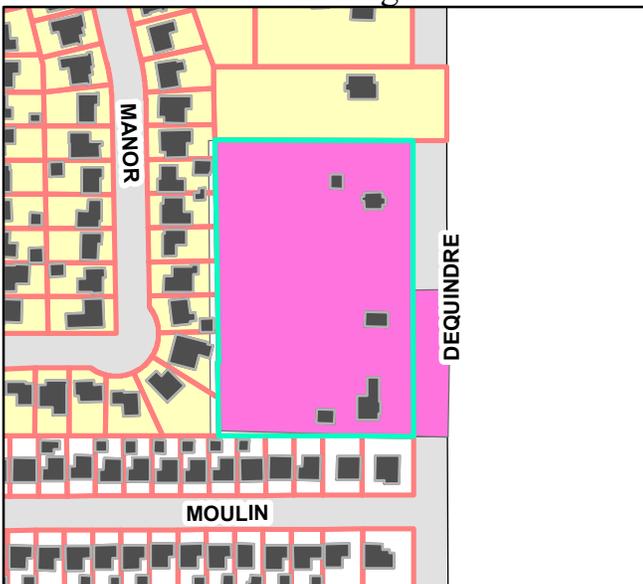
- 30031 Dequindre Road
- Parcels

Existing Land Use



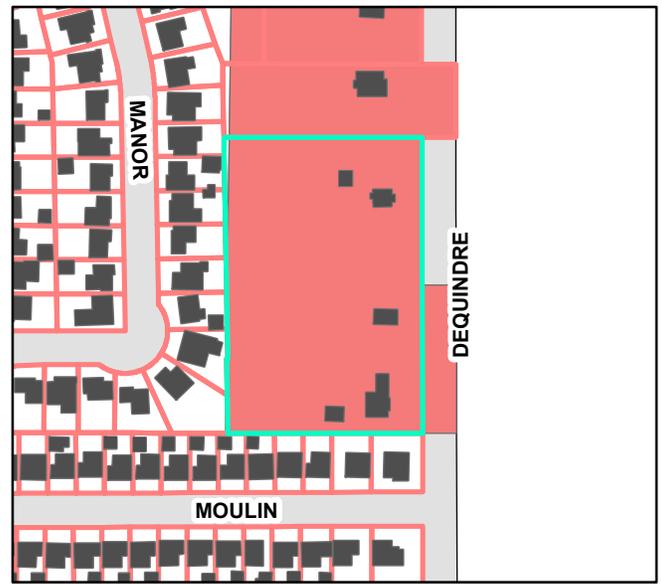
- 30031 Dequindre Road
- Single And Two Family
- Buildings
- Parcels
- Vacant
- Office
- Commercial
- Industrial
- Public

Zoning



- 30031 Dequindre Rd
- R-1 Single Family House
- Buildings
- O-1 Office
- Parcels
- R-3 Residential

Future Land Use



- 30031 Dequindre Rd
- Industrial
- Single Family
- Public and Schools
- Multiple Family
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Innovation

# ZBA CASE: 22 - 06

## BUFFER- 500 FT



**30031 Dequindre Road**



# NOTICE OF PUBLIC HEARING

Notice is hereby a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the **City Council Chambers** of the Municipal Building at **300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **Thursday, June 2<sup>nd</sup>, 2022, at 7:30 p.m.** to consider the following requests:

- 1. Case # PZBA 22-06: 30031 Dequindre Road**  
REQUEST: The applicant, Hudson Madison LLC, requests a variance from Section 10.511(IV)(C)(3) of the Zoning Ordinance pertaining to minimum ground sign setbacks.

The subject property is located at 30031 Dequindre Road (tax parcel # 44-25-12-280-035) and is zoned O-1, Office.

The applications and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda item can be viewed online at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center after 4:00 p.m. on Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: [MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org) and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

CITY CLERK'S OFFICE  
(248) 583-0826



# CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

Application No.:

PZ-BASS-0006

Date Filed:

5-10-22

(This application must be typed)

SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: The Reserve at Red Run  
Address: 30031 Dequindre Road  
City: Madison Heights State: MI Zip: 48071  
Telephone: (248) 540-9300 Fax: \_\_\_\_\_  
Email: jbuck@cypresspartners.biz
2. **Petitioner's Interest in Property:** Business Operations
3. **Property Owner:** (Attach list if more than one owner)  
Name: Hudson Madison LLC  
Address (Street): 280 W. Maple Rd, Suite 230  
City: Birmingham State: MI Zip: 48009  
Telephone: (248) 540-9300  
Email: jbuck@cypresspartners.biz
4. **Property Description:**  
Address: 30031 Dequindre Road  
Tax Parcel #: 44 - 25 - 12 - 280 - 035  
Legal Description - Attach if metes and bounds description.  
If in a subdivision: Lot #: \_\_\_\_\_  
Subdivision name: \_\_\_\_\_  
Lot size: 4.11 Acres  
Size of proposed building or addition: \_\_\_\_\_
5. **Present Zoning of Property:** O-1 Office **Present Use:** Senior Housing
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)  
 **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**

The applicant requests the Board of Appeals to reverse/modify the \_\_\_\_\_  
decision/interpretation of Article \_\_\_\_\_, Section \_\_\_\_\_. The decision should be  
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the  
reason for the request and the desired remedy)

**ZONING BOARD OF APPEALS  
APPLICATION**

6. **Action Requested:** (Continued) (Check the appropriate section and attach response on separate sheets)

**VARIANCE**

Request is hereby made for permission to erect  alter  convert  or use  a monument sign for new under construction senior living community.

Contrary to the requirements of Section(s) 10.511.(IV).(C).(3).(a).2 of the Zoning Ordinance \_\_\_\_\_ of the Zoning Ordinance \_\_\_\_\_ of the Zoning Ordinance

The following questions must be answered fully on a separate sheet of paper:

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.
- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)
- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.
- D. Did the special conditions and/or circumstances result from your actions?
- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?
- F. Will granting the variance change the essential character of the area?

**TEMPORARY PERMIT**

Applicant is requesting a Temporary Use  and/or a Temporary Structure

Describe in detail the proposed use or structure and the length of time requested.

**INTERPRETATION OF ORDINANCE LANGUAGE IN SECTION \_\_\_\_\_**

Describe in detail the nature of the requested interpretation.

**PUBLIC UTILITY BUILDING**

Describe in detail the proposed use or structure.

**OTHER ACTION**

Describe in detail action requested.

7. **CASE HISTORY**

Have you been denied a permit for a building, sign or use on this property? Yes  No

Has there been any previous appeal involving these premises? Yes  No

(If yes, provide character and disposition of previous appeals.)

ZONING BOARD OF APPEALS APPLICATION

Application No.: P2BA22-0706

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

FOR THE APPLICANT IF NOT THE OWNER:

Signature [Handwritten Signature]
Printed Name Jeffrey Buck
Date 5-10-2022

Signature \_\_\_\_\_
Printed Name \_\_\_\_\_
Date \_\_\_\_\_

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant [ ] Owner [X]

ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE FOLLOWING: (All required items must be submitted with this application)

- 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties.
2. Dimensioned elevations of all buildings involved in the requested variance.
3. All required responses to above items.
4. Building permit application if applicable.
5. Letter of authority if applicable
6. Applicable fees:
A. Variance Review (Single Family) \$300.00
B. Variance Review (Dimensional) \$400.00 plus \$300 per variance
C. Use Variance Review \$1,000.00

OFFICE USE ONLY

APPROVALS

Approved for hearing by City Attorney \_\_\_\_\_
Approved for hearing by C.D.D. \_\_\_\_\_
Reviewed by Site Plan Committee \_\_\_\_\_

INTER-DEPARTMENTAL NOTIFICATION

Community Development Department \_\_\_\_\_
Fire Department \_\_\_\_\_
Department of Public Services \_\_\_\_\_

ZONING BOARD OF APPEALS

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

FEE: \$ 750

PAID: 5-10-22

RECEIPT NO. \_\_\_\_\_

## Zoning Board of Appeals Application

**A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.**

We are requesting a variance to construct a ground sign for the new senior living community, The Reserve at Red Run, along Dequindre Road between 12 Mile & 13 Mile. The zoning ordinance requires a ground sign must be set back a minimum of one-half of the setback of the building. The setback of the building in O-1 is 20 feet, therefore the sign would need to be constructed a minimum of 10 feet from the right of way. We are unable to meet those requirements due to the circulation drive starting 10 feet from the right of way.

**B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)**

Our building is a new senior living community in Madison Heights. Typically, a community such as ours would not be in an office zoning district. Because the underlying zoning is O-1 it restricts how a ground sign can be constructed, more than the MF, which would allow us to construct the sign in the proposed location. The scale of ROW for Dequindre has also limited the ability of this property that would not otherwise happen with similar properties in the city.

**C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.**

The ordinance does not take in consideration special uses such as ours. The proposed sign meets all requirements but because of the size and shape of the property, the setback requirements cannot be met. Upon purchasing the property, the ROW line of Dequindre was severely decreased (it was previously from the center of Dequindre). Doing so has decreased the area that we are able to construct the sign in. At the required setback it is unfeasible to construct because it falls within the required circulation drive.

**D. Did the special conditions and/or circumstances result from your actions?**

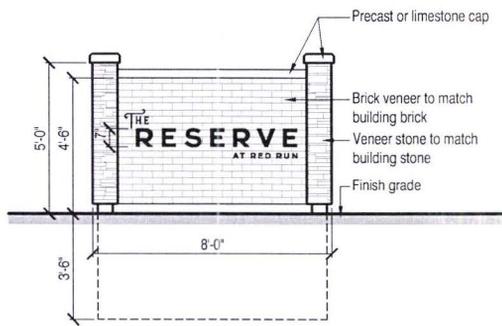
No, the special conditions or circumstances did not result from our actions.

**E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?**

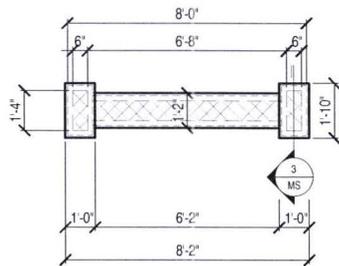
No, we will not be able to construct a ground sign for this senior community project. This is the minimum variance to be able to construct the proper permanent ground sign at the site in order for the residents & prospects to identify the community from Dequindre Road.

**F. Will granting the variance change the essential character of the area?**

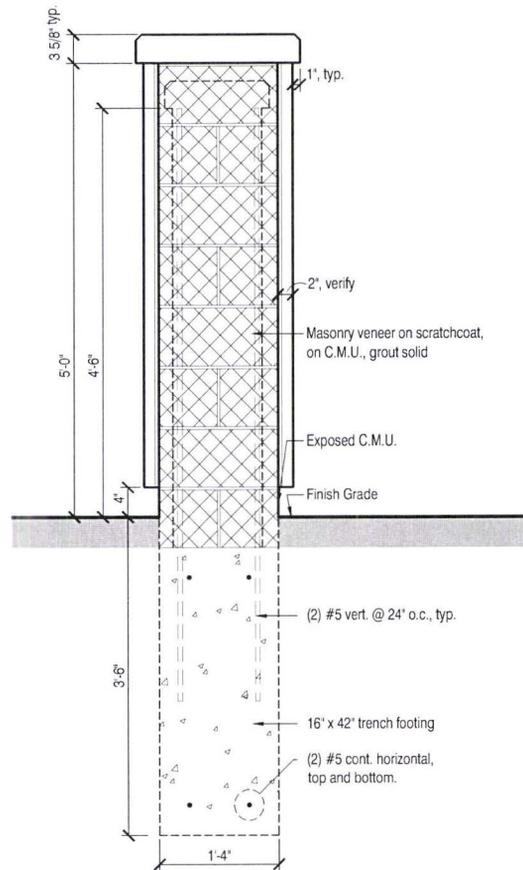
We feel that the granting of the variance will not change the essential character of the area. This type of ground sign would be located in a similar location as the Eastwood Office Center and Edward Swanson & Son Funeral Home to the north.



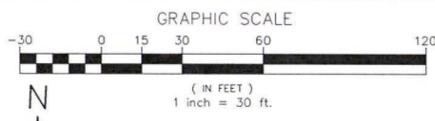
**2** Monument Sign Elevation - Option 2  
 MS-1 SCALE: 1/4" = 1'-0"



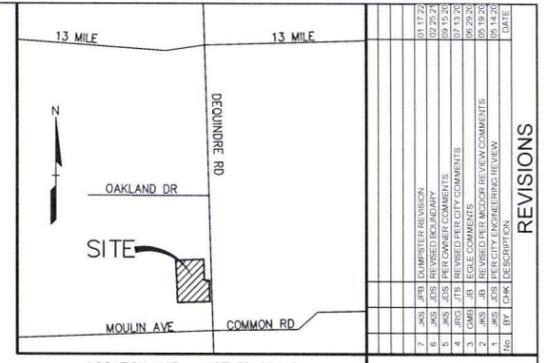
**1** Monument Sign Plan  
 MS-1 SCALE: 1/4" = 1'-0"



**3** Monument Sign Section  
 MS-1 SCALE: 3/4" = 1'-0"

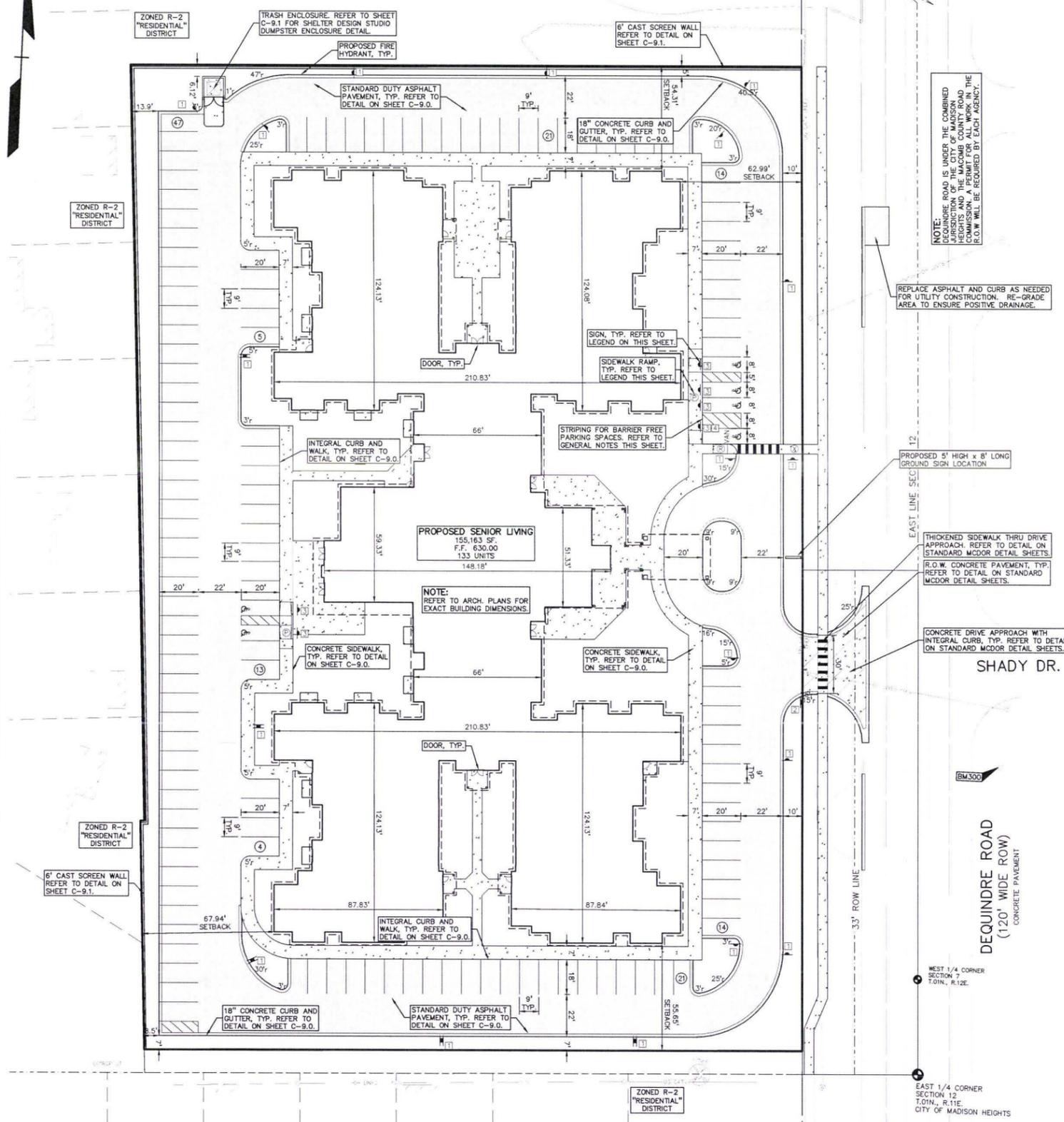


- SIGN LEGEND:**
- 'NO PARKING FIRE LANE' SIGN
  - 'STOP' SIGN
  - 'BARRIER FREE PARKING' SIGN
  - 'VAN ACCESSIBLE' SIGN
  - REFER TO SHEET C-9.0 FOR SIGN DETAILS
- SIDEWALK RAMP LEGEND:**
- SIDEWALK RAMP 'TYPE R'
  - SIDEWALK RAMP 'TYPE P'
  - CURB DROP ONLY
  - REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-9.1

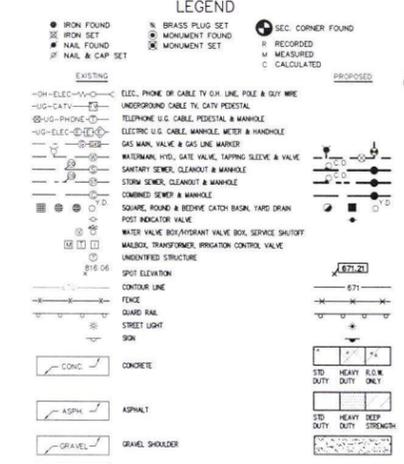


**REVISIONS**

NO.	DATE	DESCRIPTION
1	01.17.20	ISSUE FOR PERMIT REVIEW
2	02.23.20	ISSUE FOR PERMIT REVIEW
3	07.23.20	ISSUE FOR PERMIT REVIEW
4	07.23.20	ISSUE FOR PERMIT REVIEW
5	08.20.20	ISSUE FOR PERMIT REVIEW
6	08.20.20	ISSUE FOR PERMIT REVIEW
7	08.20.20	ISSUE FOR PERMIT REVIEW
8	08.20.20	ISSUE FOR PERMIT REVIEW
9	08.20.20	ISSUE FOR PERMIT REVIEW
10	08.20.20	ISSUE FOR PERMIT REVIEW
11	08.20.20	ISSUE FOR PERMIT REVIEW
12	08.20.20	ISSUE FOR PERMIT REVIEW
13	08.20.20	ISSUE FOR PERMIT REVIEW
14	08.20.20	ISSUE FOR PERMIT REVIEW
15	08.20.20	ISSUE FOR PERMIT REVIEW
16	08.20.20	ISSUE FOR PERMIT REVIEW
17	08.20.20	ISSUE FOR PERMIT REVIEW
18	08.20.20	ISSUE FOR PERMIT REVIEW
19	08.20.20	ISSUE FOR PERMIT REVIEW
20	08.20.20	ISSUE FOR PERMIT REVIEW



- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - REFER TO SHEET C-9.0 FOR ON-SITE PAVING DETAILS.
  - REFER TO SHEET C-9.1 FOR ON-SITE SIDEWALK RAMP DETAILS.
  - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MADISON HEIGHTS CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- NOTE:**
- PROPOSED SIDEWALK IS TO BE INSTALLED THROUGH THE PROPOSED DRIVE APPROACH. NO RAMPS ARE NECESSARY AND ADA DETECTABLE WARNING TILES ARE NOT REQUIRED.



**SITE DATA TABLE:**

SITE AREA: 4.02 ACRES (174,994 SF.) NET AND GROSS

CURRENT ZONING: R-2, RESIDENTIAL

FUTURE LAND USE: OFFICE

PROPOSED ZONING: O-1 OFFICE

PROPOSED USE: SENIOR LIVING (146,734 SF.)

**BUILDING INFORMATION:**

MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FEET (3 STORIES)

PROPOSED BUILDING HEIGHT = 37'-2" (3 STORIES)

GROUND FLOOR = 51,328 SF.  
= 35 (1-BED) UNITS AND 8 (2-BED) UNITS

SECOND FLOOR = 47,703 SF.  
= 36 (1-BED) UNITS AND 8 (2-BED) UNITS

THIRD FLOOR = 47,703 SF.  
= 38 (1-BED) UNITS AND 8 (2-BED) UNITS

TOTAL = 146,734 SF.  
= 109 (1-BED) UNITS AND 24 (2-BED) UNITS  
= TOTAL = 133 UNITS

MAXIMUM BUILDING COVERAGE = 35%  
BUILDING FOOTPRINT AREA = 51,435.4 SF.

BUILDING COVERAGE = 29.4%

**SETBACK REQUIREMENTS:**

O-1 ZONING DISTRICT:	REQUIRED	PROVIDED
FRONT SETBACK (EAST):	20'	62.99'
SIDE SETBACK (SOUTH):	20'	55.65'
SIDE SETBACK (NORTH):	20'	54.31'
REAR SETBACK (WEST):	20'	67.94'

**PARKING CALCULATIONS:**

= 2 SPACES PER UNIT x 133 UNITS = 266 SPACES

TOTAL PARKING REQUIRED = 266 SPACES

PARKING PROVIDED = 139 SPACES (INCL. 6 BARRIER FREE) \*VARIANCE REQUESTED\*



**CAUTION!**

THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE DRAWINGS IS AN ESTIMATE ONLY. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATION AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PEA, INC. ALL COPYRIGHT RIGHTS ARE RESERVED.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY THAT ENTER THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK ON THIS PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
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MISSISSIPPI System, Inc.  
1-800-482-7171 www.missdig.org



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Troy, MI 48063-1672  
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F 248 689 1044  
www.peainc.com

**CYPRESS PARTNERS**  
280 W. MAPLE ROAD, SUITE 230  
BIRMINGHAM, MI 48409

**DIMENSION AND PAVING PLAN**  
**PINE VILLAGE OF MADISON HEIGHTS**  
PART OF THE NE 1/4 OF SECTION 12, T. 01N., R. 11E  
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

DES.	JDS	DN	JKS	SUR	GWC	P.M	JPE
PROJECT NO. 2019-236	DC	MADISON HEIGHTS	CONSTRUCTION	C-3.1	1029	2020	04

ORIGINAL ISSUE DATE: MARCH 13, 2020

PEA JOB NO. 2019-236

SCALE: 1" = 30'

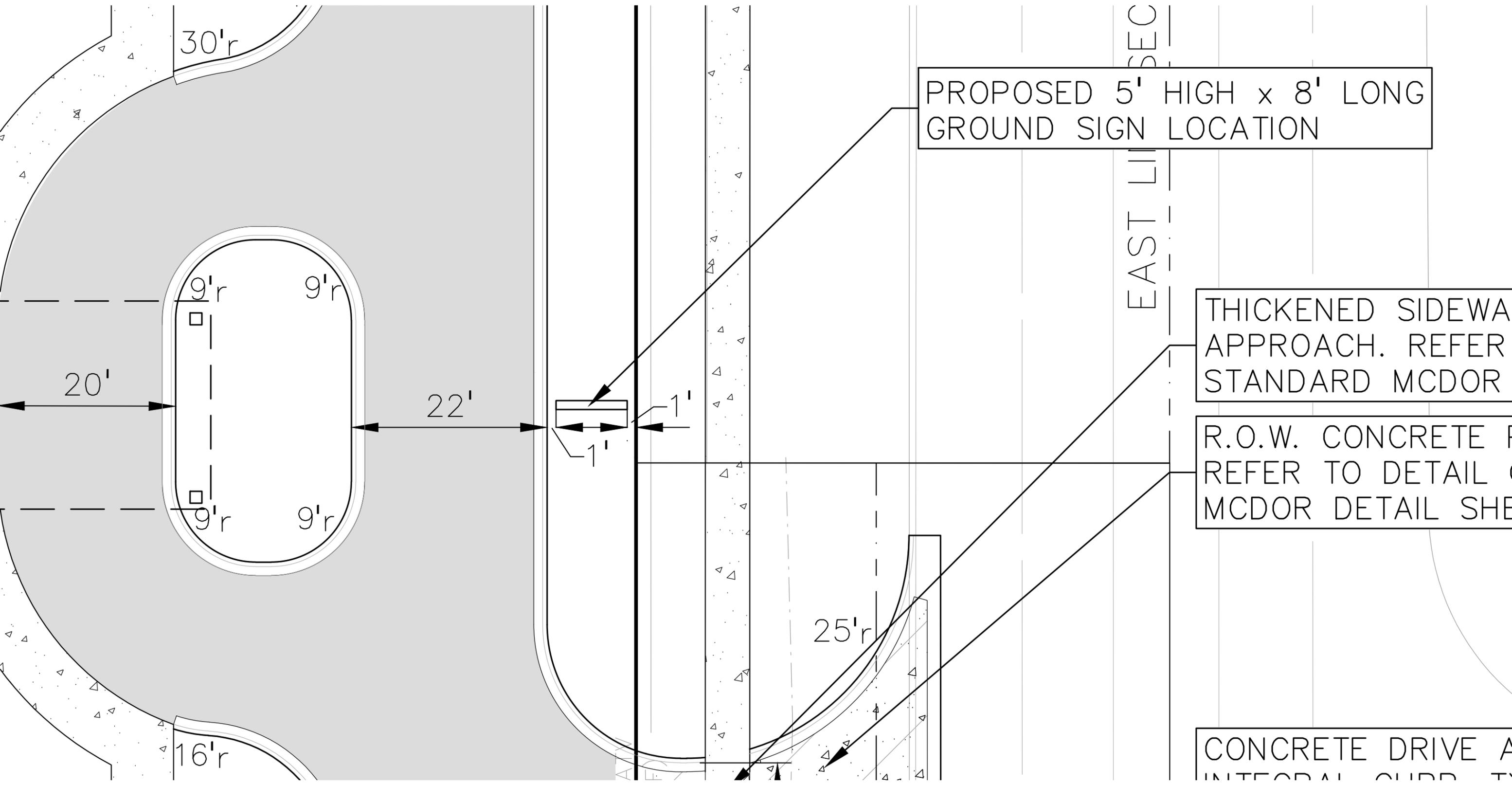
DRAWING NUMBER: C-3.1

PENG 20-0002/2020  
MHER #753/2020

REF: 5 PROJECTS\2019\2019236\DWG\CONSTRUCTION\1-236-1029-2020-04-01-01.DWG  
REF: 5 PROJECTS\2019\2019236\DWG\CONSTRUCTION\1-236-1029-2020-04-01-02.DWG  
REF: 5 PROJECTS\2019\2019236\DWG\CONSTRUCTION\1-236-1029-2020-04-01-03.DWG

30031 Dequindre Rd

P2BA 22-0006



PROPOSED 5' HIGH x 8' LONG  
GROUND SIGN LOCATION

EAST LIM  
SEC

THICKENED SIDEWALK  
APPROACH. REFER TO  
STANDARD MCDOR

R.O.W. CONCRETE DRIVE  
REFER TO DETAIL OF  
MCDOR DETAIL SHEET

CONCRETE DRIVE AND  
INTEGRAL CURB TYPE