



AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/08/22

PREPARED BY: Matt Lonnerstater, AICP

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

AGENDA ITEM SECTION: Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

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



MEMORANDUM

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

Introduction

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

Background and Application

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

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

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

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

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

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

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

Existing Zoning and Land Use

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

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

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

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

Subject Site (Looking West)



Adjacent Auto-Service Uses (across 12 Mile Rd; Looking East)



Future Land Use and Master Plan

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

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

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

Use-Specific Standards

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

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

Staff Analysis

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

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

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

Findings and Recommendation

Staff offers the following findings for City Council consideration:

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

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

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

Next Step

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

Pertinent Zoning Ordinance Sections

Section 10.201 – *Special Approval Use Review Procedures and Requirements*

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

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

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

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

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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

Case # PSP 22-08

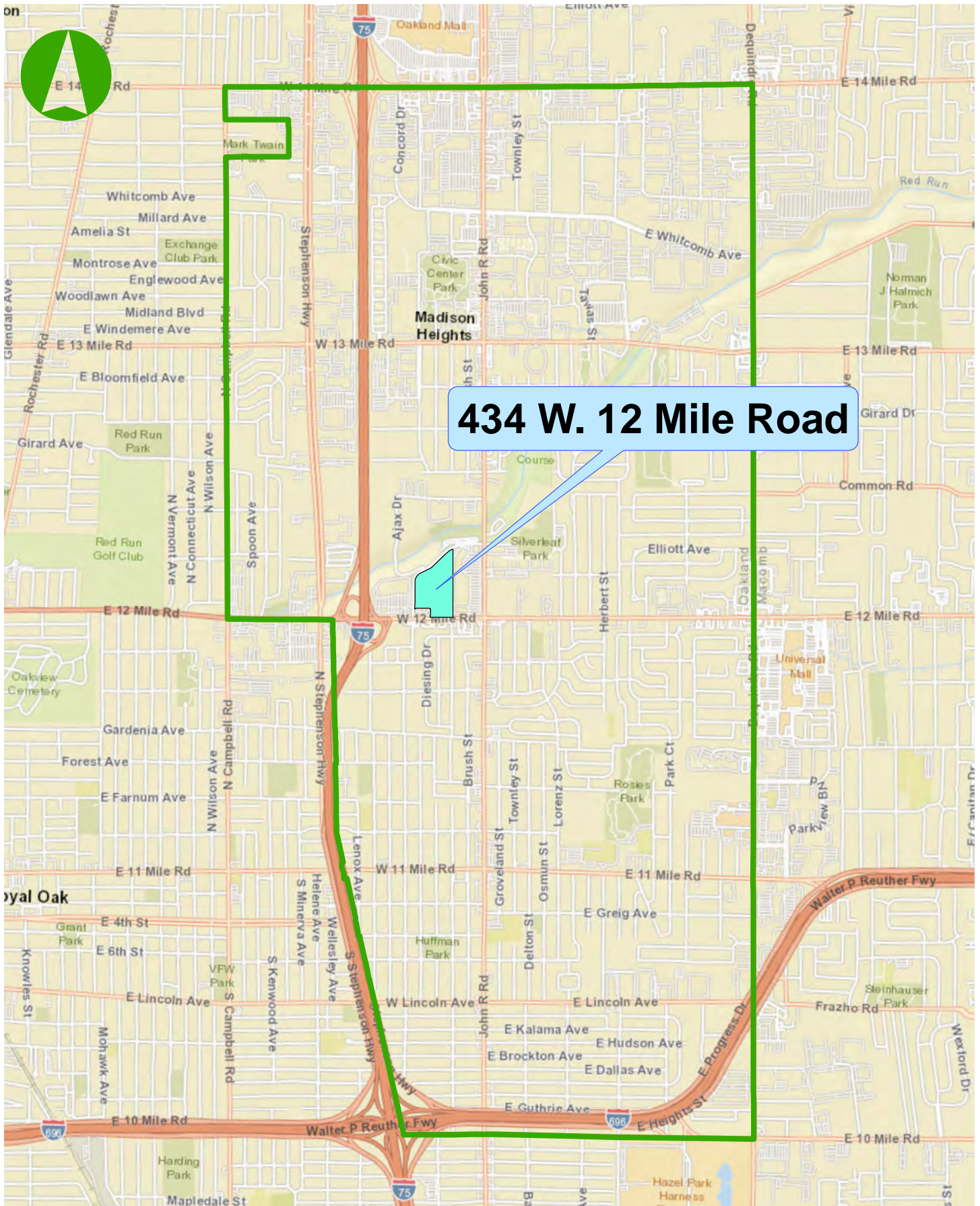
The applicant, Beacon Civil Engineering, LLC, requests Special Approval from City Council under Section 10.329 of the Madison Heights Zoning Ordinance for a motor vehicle maintenance service facility (quick oil change) at a portion of 434 W. 12 Mile Road (PIN 44-25-11-476-015). The property is currently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

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

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

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

SA CASE: 22 - 08



Site Address: 434 W. 12 Mile Road



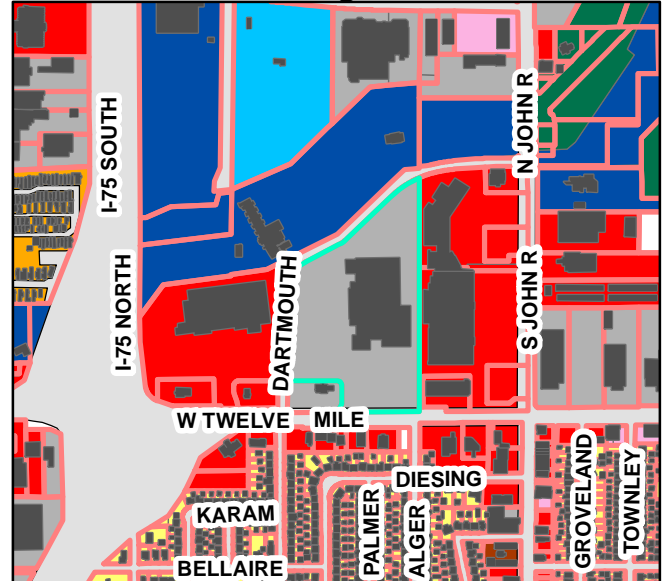
[Click for map](#)

Aerial



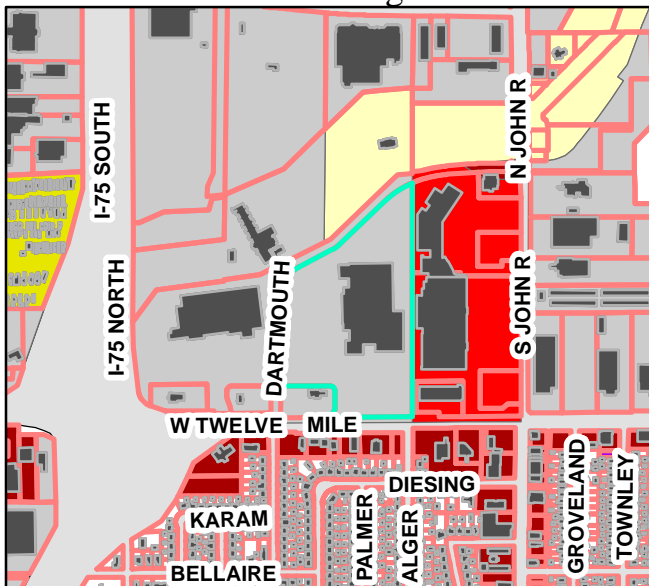
- 434 W. 12 Mile Road
- Parcels

Existing Land Use



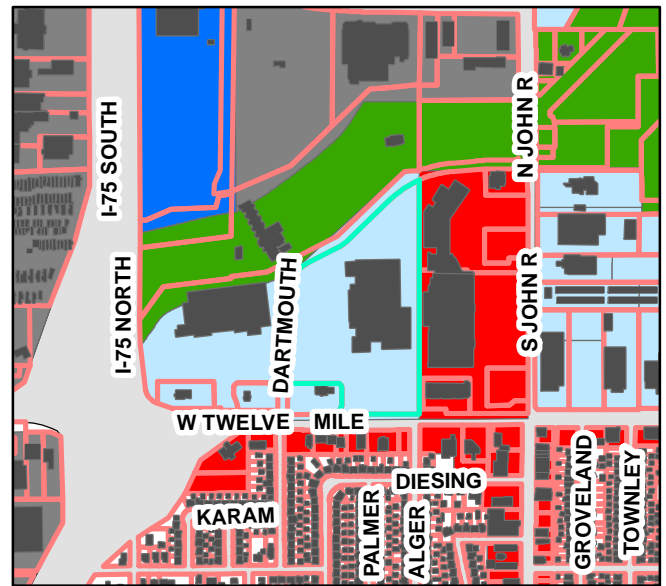
- 434 W. 12 Mile Road
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Quasi- Public
- Office
- Commercial
- Industrial
- Public

Zoning



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

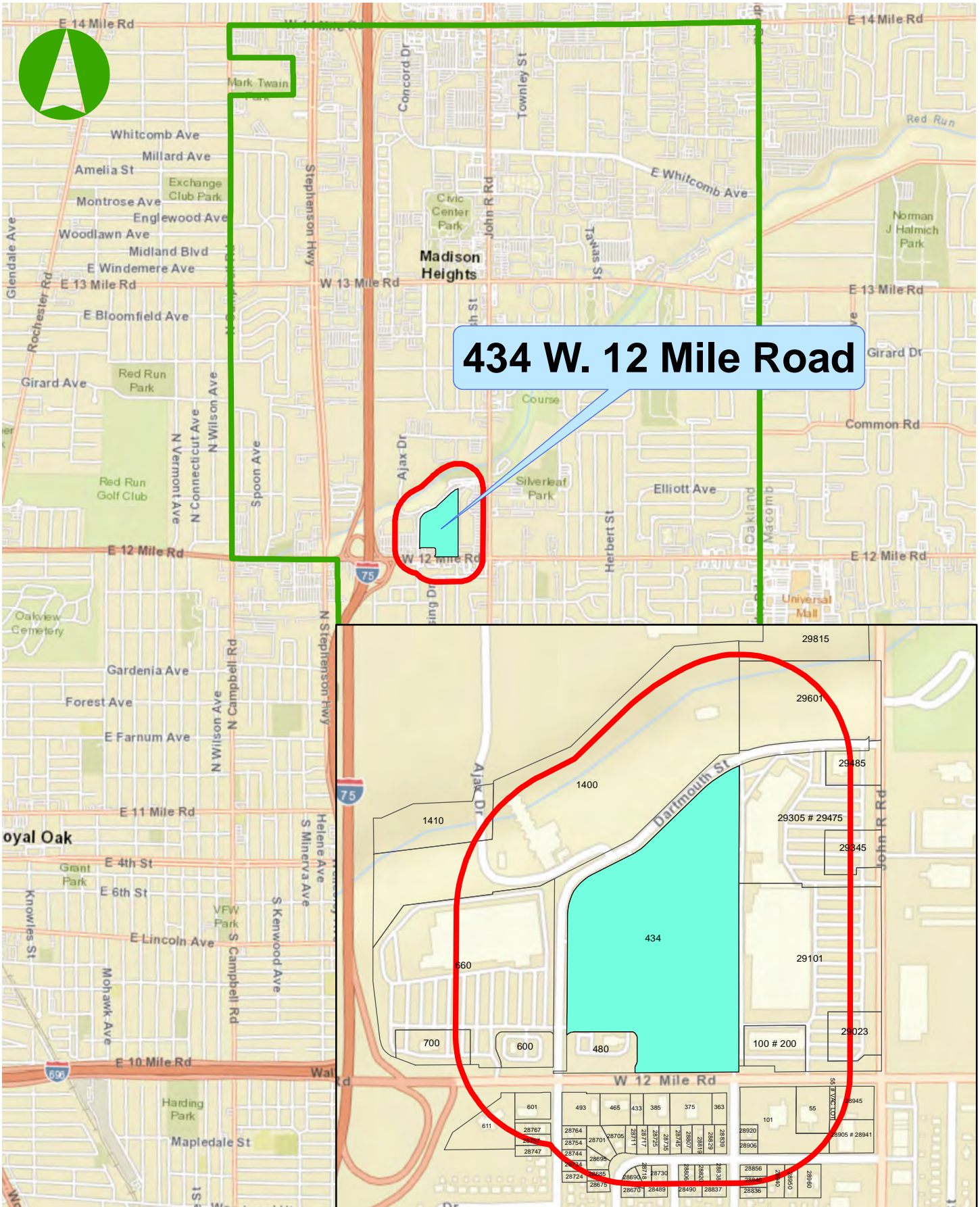
Future Land Use



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

SA CASE: 22 - 08

Buffer 500 Ft





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

FOR OFFICE USE ONLY

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

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

(Application must be typed)

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

APPLICANT INFORMATION

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

Phone No.: 850-209-6109

Fax No.: N/A

Mailing Address: 8345 Gunn Highway

City, State, Zip: Tampa, FL, 33626

(Notices will be mailed to this address)

Driver's License No.: B610-434-93-341-0

Date of Birth: 09/21/1993

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

BUILDING & BUSINESS INFORMATION

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

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

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

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

Hours of Operation: 7am - 8pm

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

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

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

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

Explain: N/A

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

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

Mailing Address: _____ City: _____ Zip: _____

(Notices will be mailed to this address)

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




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

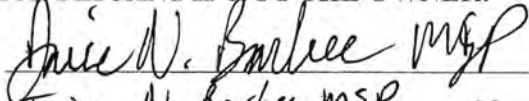
Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

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

FOR THE OWNER:

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

FOR THE APPLICANT IF NOT THE OWNER:

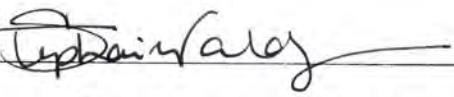
Signature 
Printed Janice W. Barba MSP Name
Date 5/2/22

NOTARY:

On this 14th day of June

Before me personally appeared

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

Notary's
Signature 

Notary's
Printed Name Stephanie Valdez

Notary public, State of Michigan, North Carolina

County of Iredell

My commission expires December 7, 2024

Acting in the County of Iredell

NOTARY:

On this _____ day of _____

Before me personally appeared

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

Notary's
Signature _____

Notary's
Printed Name _____


Notary public, State of Michigan,

County of _____

My commission expires _____

Acting in the County of _____

OFFICE USE ONLY

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

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

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

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

Council Action _____

Meeting Date _____

Matt Lonnerstater

Madison Heights City Hall

ATTN: Community and Economic Development,

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



Beacon
CIVIL ENGINEERING

8345 Gunn Hwy
Tampa, Florida 33626

LETTER OF TRANSMITTAL

DATE:

June 29, 2022

ATTENTION:

Matt Lonnerstater

RE:

Special use application and Site plan review
Hard copy submittal

TRANSMITTED

VIA



ATTACHED



UNDER SEPARATE COVER



MAIL



OVERNIGHT



UPS



Courier

ARE THE FOLLOWING ITEMS:



PRINTS



PLANS



SHOP DRAWINGS



SPECIFICATIONS



COPY OF LETTER



CHANGE ORDER



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

THESE ARE TRANSMITTED as checked below:



FOR APPROVAL



NO EXCEPTIONS TAKEN



RESUBMIT ____ COPIES FOR REVIEW



FOR YOUR USE



CORRECTIONS AS NOTED



SUBMIT ____ COPIES FOR DISTRIBUTION



AS REQUESTED



REJECTED



RETURN ____ CORRECTED PRINTS



FOR REVIEW AND COMMENT



BEACON PROJECT NO.:

21516

COPIES TO:

Matt Lonnerstater

248-837-2649

BEACON CIVIL ENGINEERING

Signed:

CITY OF MADISON HEIGHTS**SPECIAL EXCEPTION****Project:****T5 Oil Change****434 12 Mile Road, Madison Heights, MI****Preface:**

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

Project: T5 Oil Change Madison Heights, MI**Special Exception Request****Introduction**

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

Development Code 10.201.4 Special Use Permit Consistency Statements

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

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

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

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

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

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

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

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

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

- ii. Height of all improvements and structures;

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

- iii. Adjacent conforming land uses;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Response: *The applicant acknowledges this statement.*

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

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



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

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

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

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

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*



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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

5. General stipulations.

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

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

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

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

Applicant Response: *The applicant acknowledges this statement.*

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

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

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

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

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GENERAL NOTES:

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

AS-BUILT:

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

CLEARING AND SITE PREPARATION NOTES:

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

EROSION CONTROL NOTES:

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

CONSTRUCTION SITE WORK TESTING:

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

TESTING AND INSPECTION REQUIREMENTS (SANITARY):

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

PAVING AND GRADING NOTES:

- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNERS ENGINEER, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNERS SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNERS ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- CONTRACTOR SHALL SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, PER DETAILS HEREIN.
- CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF M.D.O.T. STANDARD PLANS AND DETAILS AND SPECIFICATIONS OF ALL M.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
- THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

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

SANITARY SYSTEM NOTES:

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

WATER SYSTEM NOTES:

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

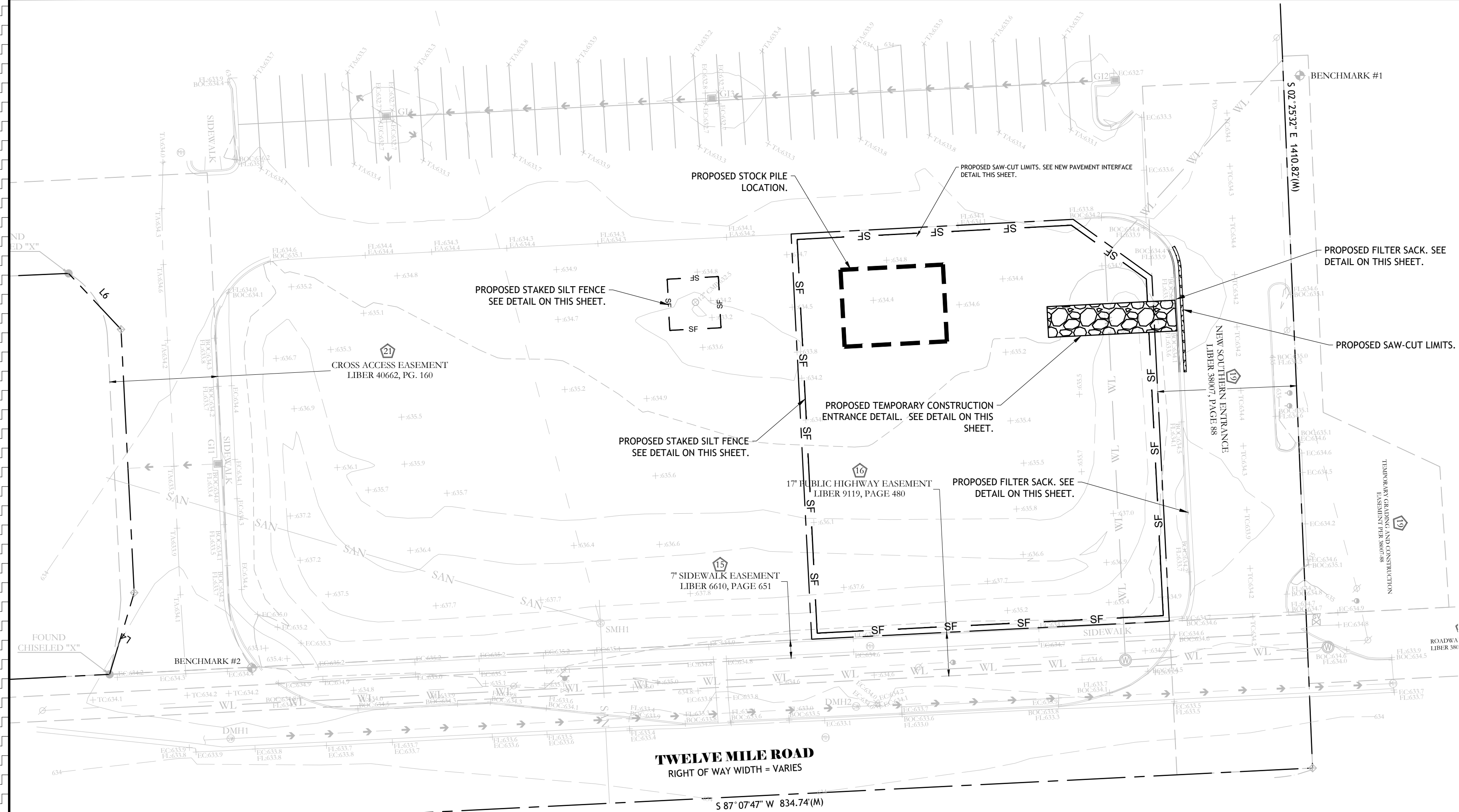
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED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

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

TESTING AND INSPECTION REQUIREMENTS (WATER):

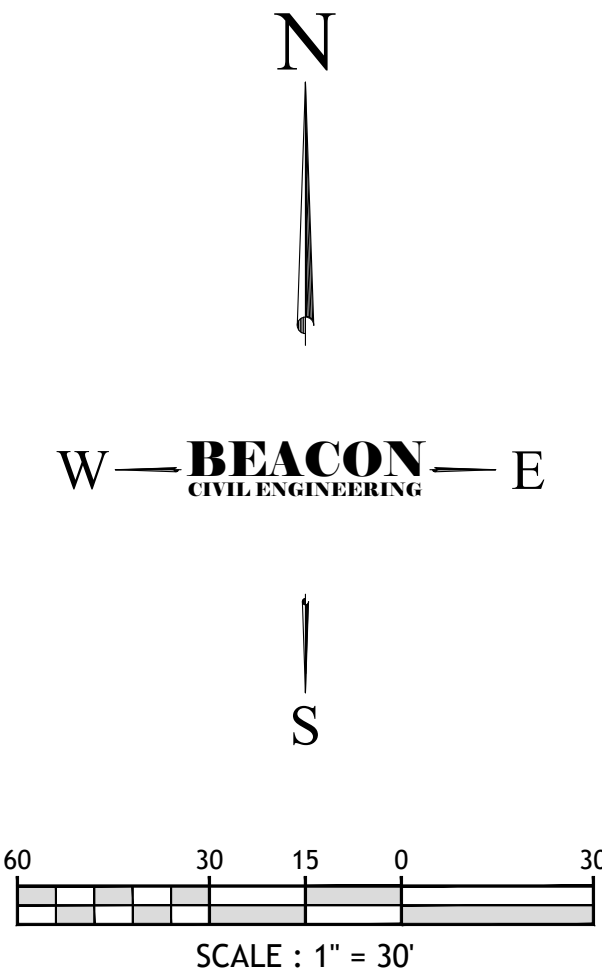
- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED, AS-BUILT, AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH APPLICABLE WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE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

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<div>BEACON CIVIL ENGINEERING</div> <div>LAND DEVELOPMENT ENGINEERS 8345 GUNN HIGHWAY TAMPA, FL 33626</div>						
<div>←</div>						
TAKE 5 OIL CHANGE						
OF MADISON HEIGHTS						
432 12 MILE ROAD, MADISON HEIGHTS, MICHIGAN						
SHEET NAME: CONSTRUCTION NOTES						
SHEET NUMBER: C1.0						

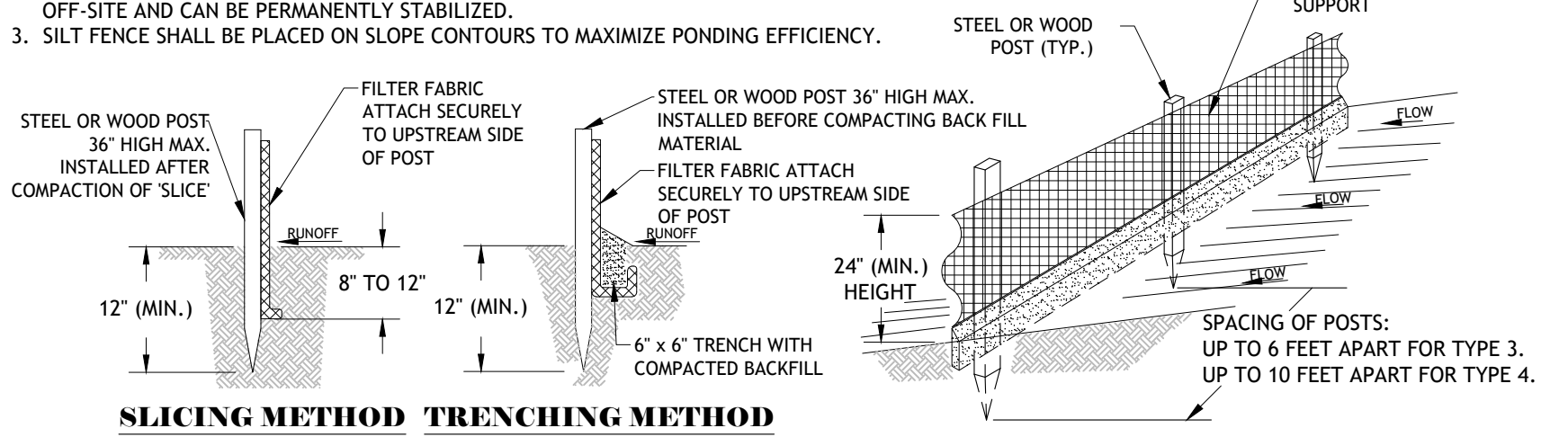


- LEGEND**
- PROPOSED SAW-CUT LIMITS. SEE NEW PAVEMENT INTERFACE DETAIL. THIS SHEET
 - STONE CONSTRUCTION DRIVE. SEE DETAIL THIS SHEET.
 - EXISTING BUILDING TO BE REMOVED
 - SF SILT FENCE. SEE DETAIL THIS SHEET.
 - LOD LIMITS OF DISTURBANCE (X.XX AC)
 - STOCKPILE LOCATION
 - T.B.R. TO BE REMOVED

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

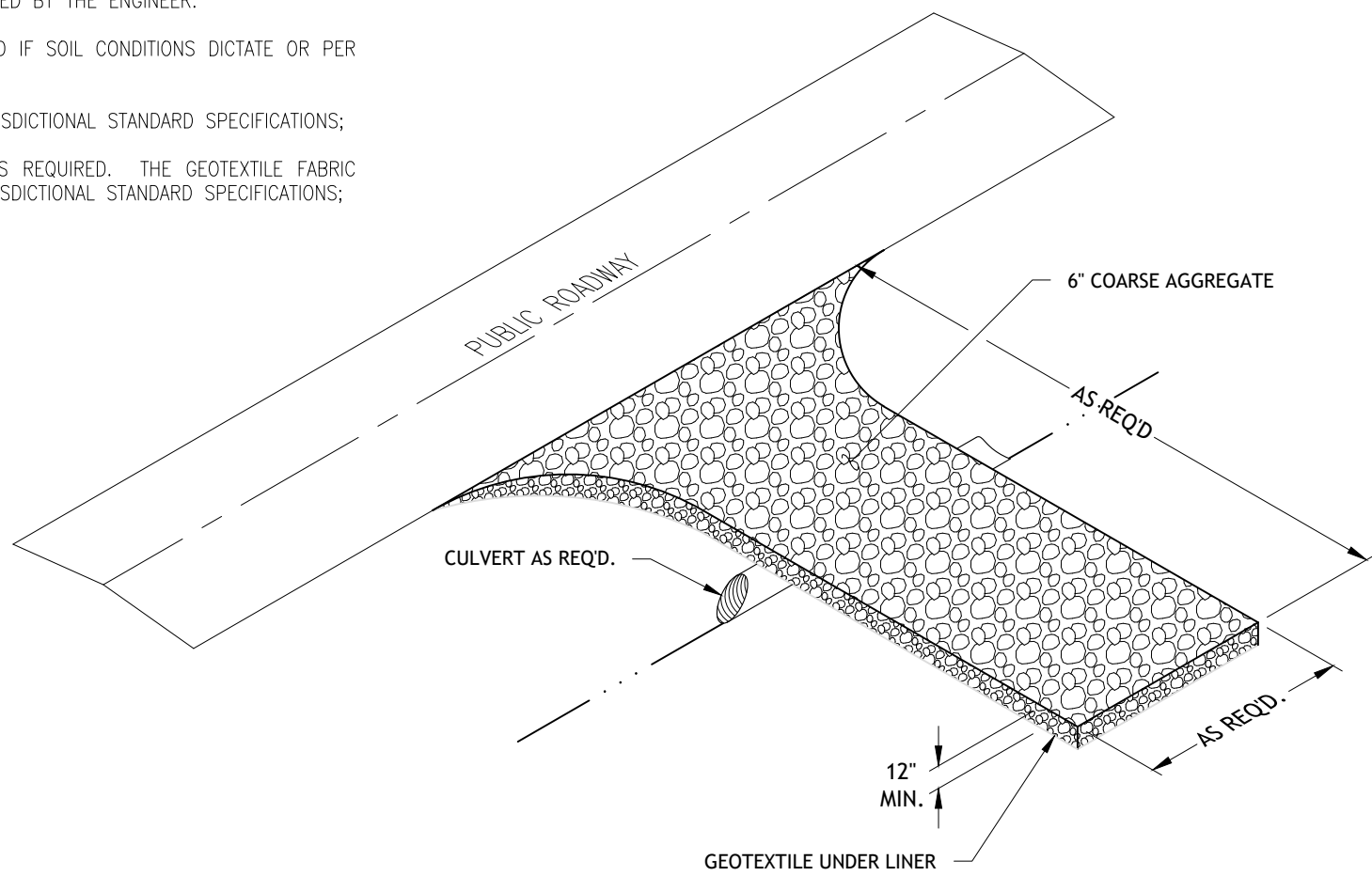


- NOTES:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

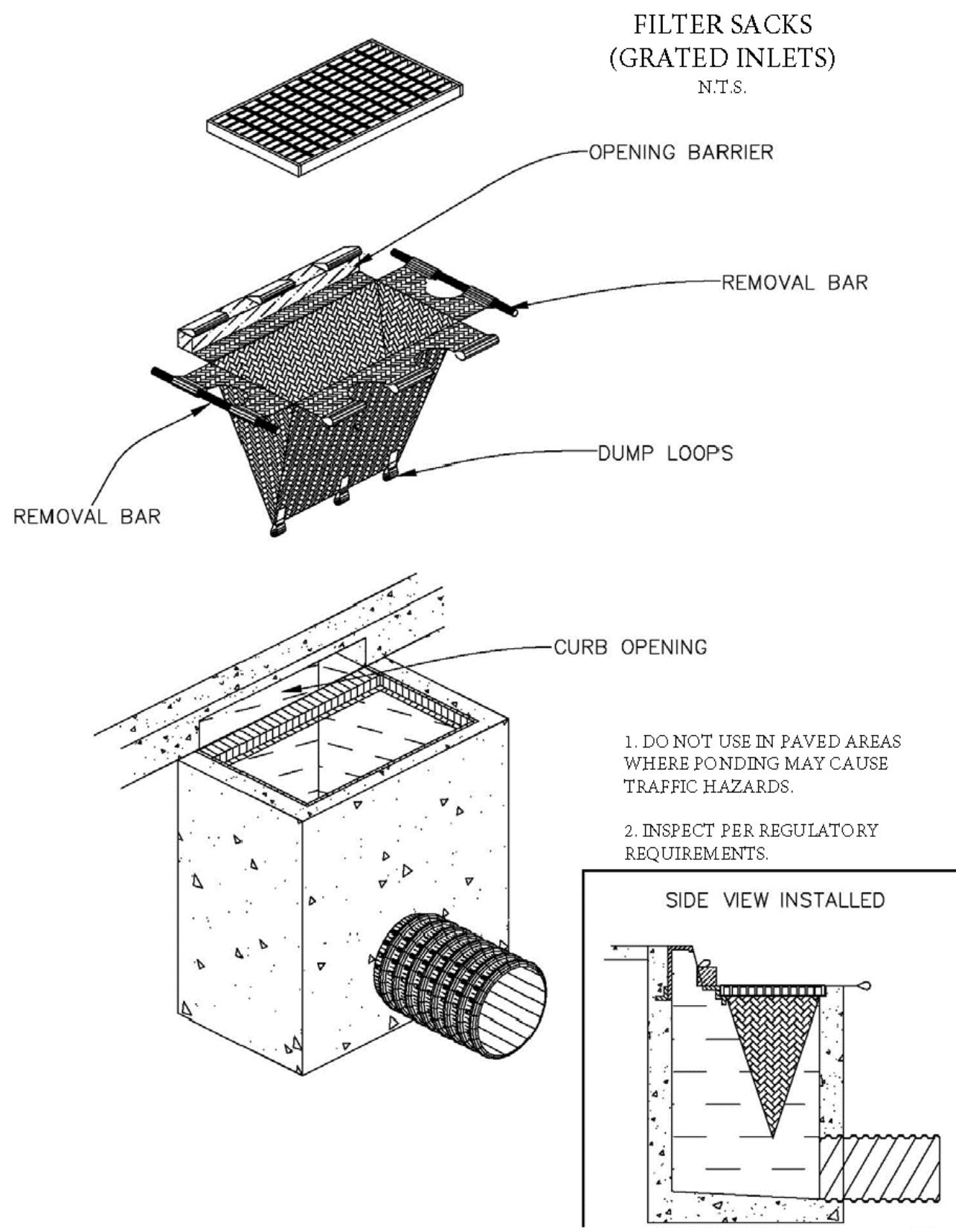


STAKED SILT FENCE DETAIL
N.T.S.

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



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



DEMOLITION NOTES

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

UNDERGROUND UTILITIES NOTE

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

ENVIRONMENTAL NOTE

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

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PRELIMINARY
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CONSTRUCTION

BEACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

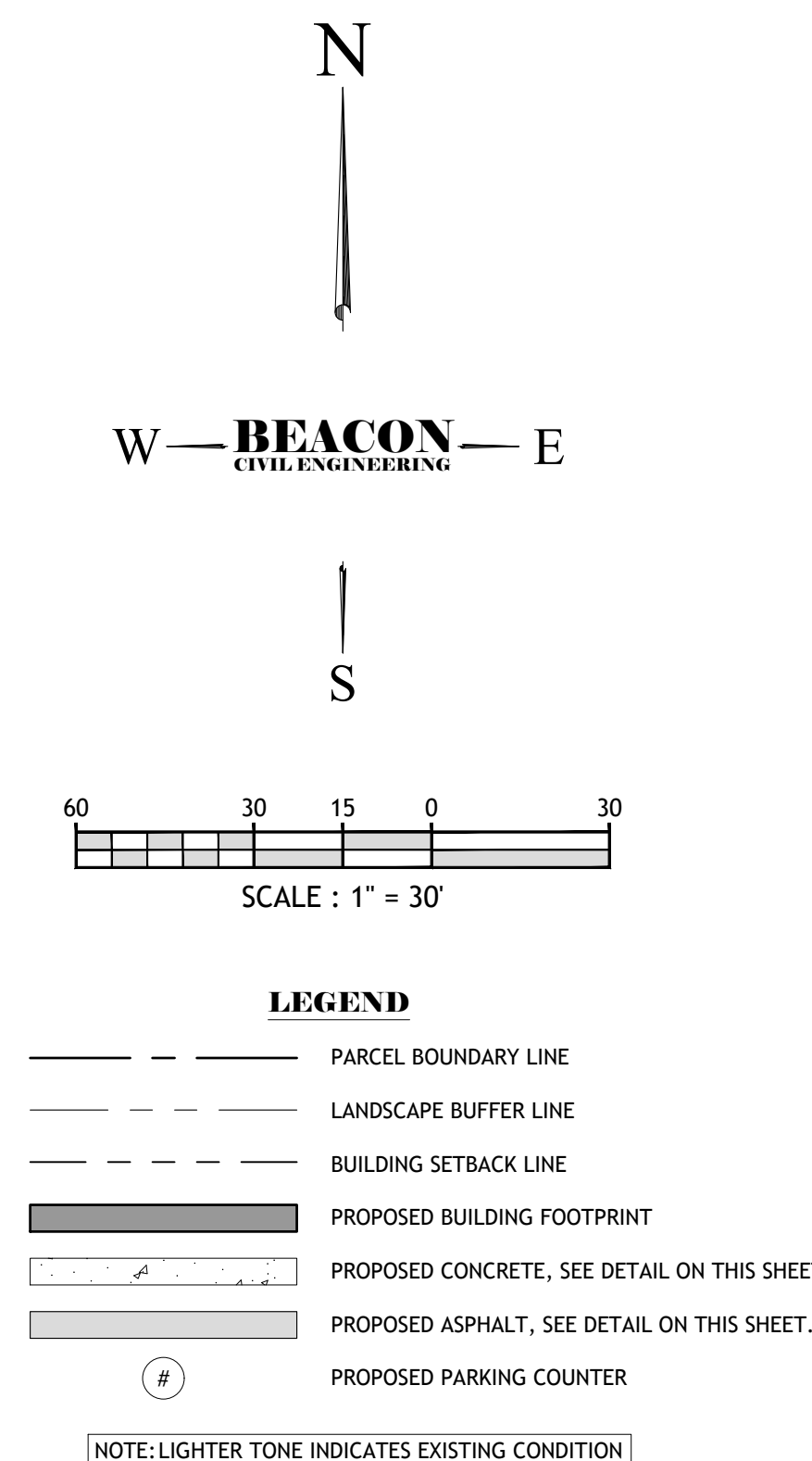
**TAKE 5
OIL
CHANGE**

OF
MADISON HEIGHTS

434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:
**EXISTING
CONDITION &
DEMOLITION PLAN**

SHEET NUMBER:
C2.0



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

N.T.S.

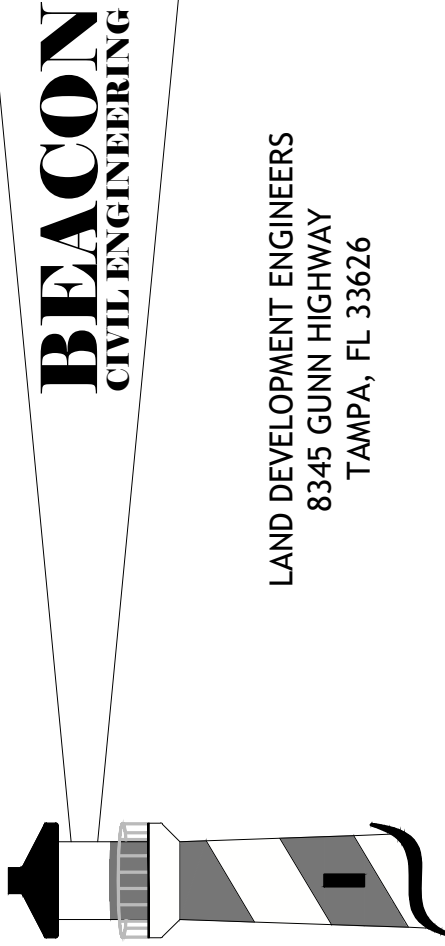
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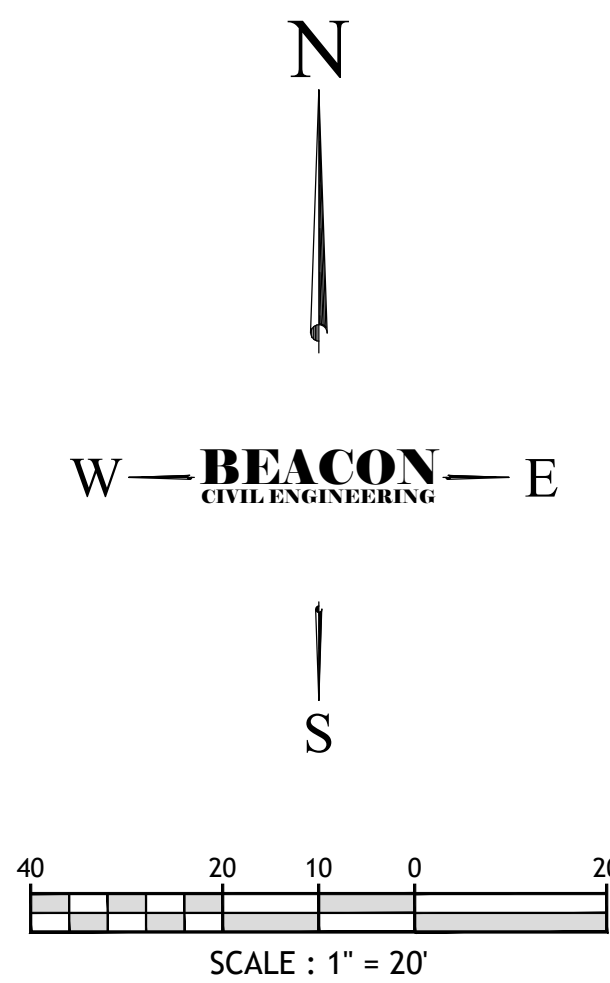
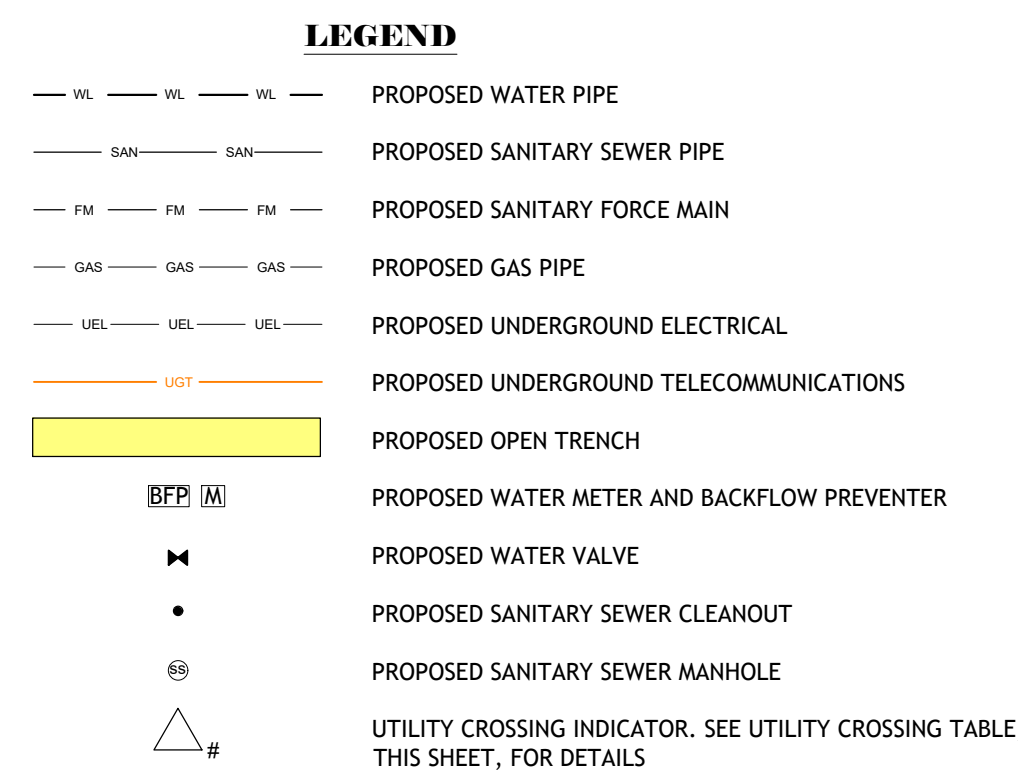
TAKE 5 OIL CHANGE

OF
MADISON HEIGHTS

34 12 MILE ROAD,
ADISON HEIGHTS,
MICHIGAN

SHEET NUMBER:

C3.1



1. REFER TO SHEET C-5.1 FOR UTILITY DETAILS.
2. REFER TO MECP PLANS FOR ALL UTILITY LEADS INTO BUILDING.
3. SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF 1.00%.
4. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS. IF ANY DISCREPANCIES OCCUR, THE CONTRACTOR SHALL ALERT ENGINEER IMMEDIATELY.
5. ALL PUBLIC UTILITIES INSPECTIONS SHALL BE SCHEDULED BY THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL DEMOLITION AND CONSTRUCTION WORK PERFORMED SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING JURISDICTIONAL CODES.
7. ALL UTILITY CONDUIT MATERIAL FOR TELEPHONE, CABLE, AND ELECTRIC SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS BY THE CONTRACTOR.
8. CONTRACTOR SHALL BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PROTECT WITH SWEEPING BENDS, IF APPLICABLE, TO THE ELECTRIC COMPANY.
9. ALL SANITARY GRAVITY PIPES, SERVICE LATERALS, AND FITTINGS SHALL BE MATERIALS APPROVED BY THE GOVERNING JURISDICTION.
10. ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACE WIRE.
11. CONTRACTOR SHALL COORDINATE WITH GOVERNING JURISDICTION(S) FOR ANY PROPOSED WET TAPS AND NEW CONNECTIONS.
12. ALL UTILITIES SHALL MAINTAIN AT LEAST 4 FEET OF COVER FROM TOP OF PIPE TO SURFACE ELEVATION. CONTRACTOR SHALL DEFLECT WATER AND FORCE MAINS AS NECESSARY TO ACHIEVE MINIMUM GOVERNING JURISDICTION(S) SEPARATION REQUIREMENTS.
13. CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER, FIREWATER, OR RECLAIMED WATER MAIN WITH GOVERNING JURISDICTION(S), IF NECESSARY.
14. OVER STORY TREES SHALL NOT BE DETACHED WITHIN 12 FT OF ANY PUBLIC UNDERGROUND OR OVERHEAD UTILITY LINE.
15. CONTRACTOR SHALL VERIFY LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION IF APPLICABLE.
16. CONTRACTOR SHALL PROTECT ALL UTILITIES OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTIONS PLANS OR SPECIFICATIONS.
17. ALL DISTURBED AREAS WITHIN THE SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
18. THE SANITARY SEWER SYSTEM IN ALL ITS ENTIRETY IS PRIVATELY OWNED AND MAINTAINED WITHIN PROPERTY BOUNDARIES.
19. THE CONTRACTOR SHALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT, IF APPLICABLE.
20. IF APPLICABLE, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL FIRMLY INSTALLED FIRE HYDRANTS IN THE GOVERNING JURISDICTION(S) RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO GOVERNING JURISDICTION(S) PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR CODING METHODS AND PROCEDURES.
21. ALL PROPOSED WATER SUPPLY AND FIRE HYDRANT(S) SHALL COMPLY NFPA-1, CHAPTER 18.3
22. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD (E.O.R.) 72 HOURS IN ADVANCE OF ALL INSPECTIONS THAT REQUIRE THE E.O.R. OR E.O.R. REPRESENTATIVE'S PRESENCE.
23. CONTRACTOR SHALL DEFLECT ALL PROPOSED WATER MAINS AND FORCE MAINS TO ACHIEVE 18" MIN VERTICAL CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITIES.
24. CONTRACTOR SHALL ADJUST TOP OF ALL CLEANOUTS, VALVES, AND STRUCTURE RIMS TO BE FUSH WITH FINISH GRADE.
25. ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. SEE SHEET C-5.1 FOR PIPE TRENCHING DETAILS.

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

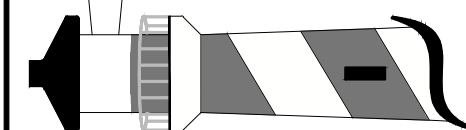
ISSUED FOR PERMITTING					
DESIGNED BY:	TC	DRAWN BY:	TC	ISSUE DATE:	4/25/21
CHECKED BY:	TC	APPROVED BY:	TC	JOB NO.:	21516
NO.	BY	DATE	REVISION DESCRIPTION		



PRELIMINARY
NOT FOR
CONSTRUCTION

BLACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626



TAKE 5 OIL CHANGE

OF
MADISON HEIGHTS

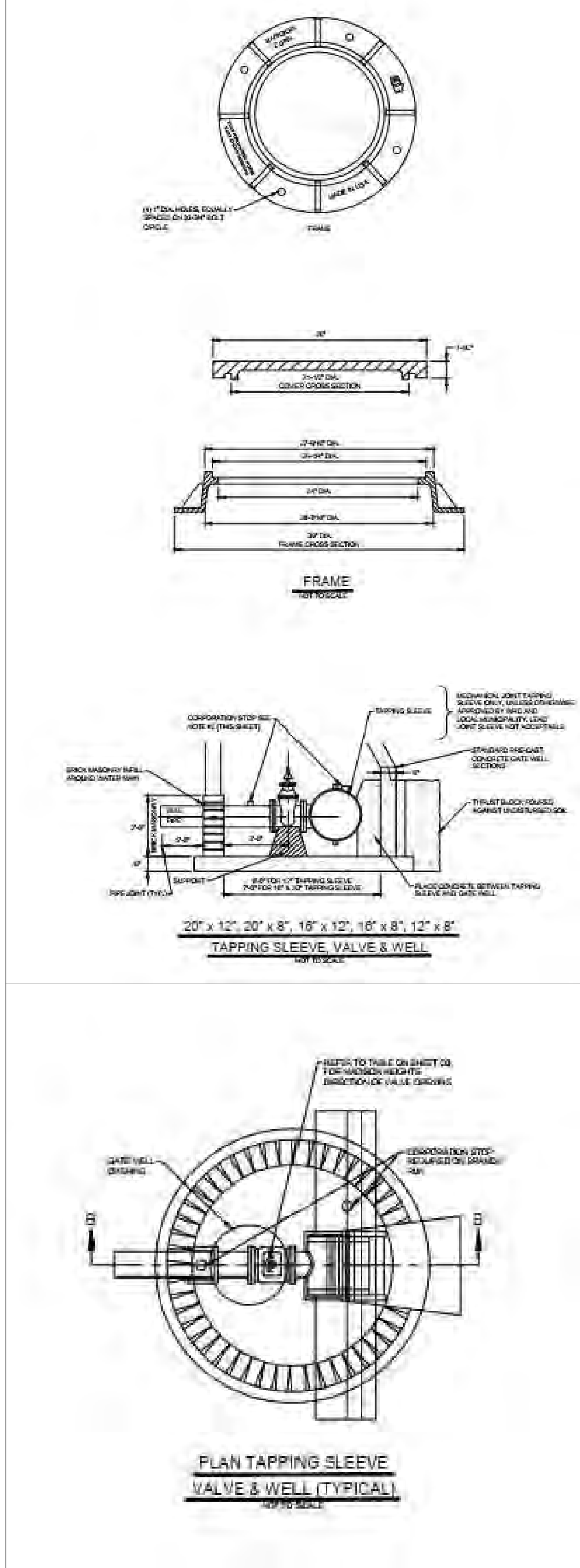
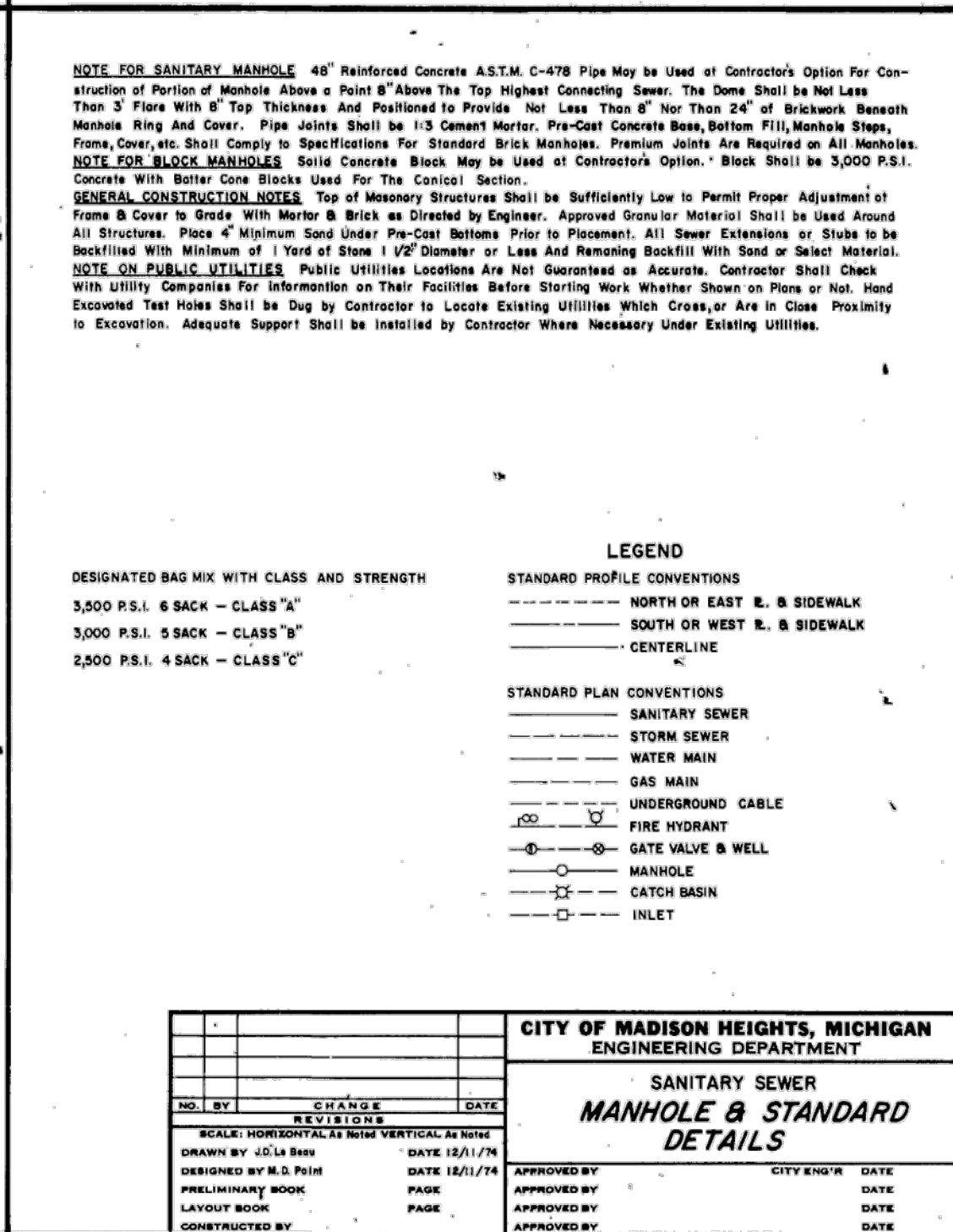
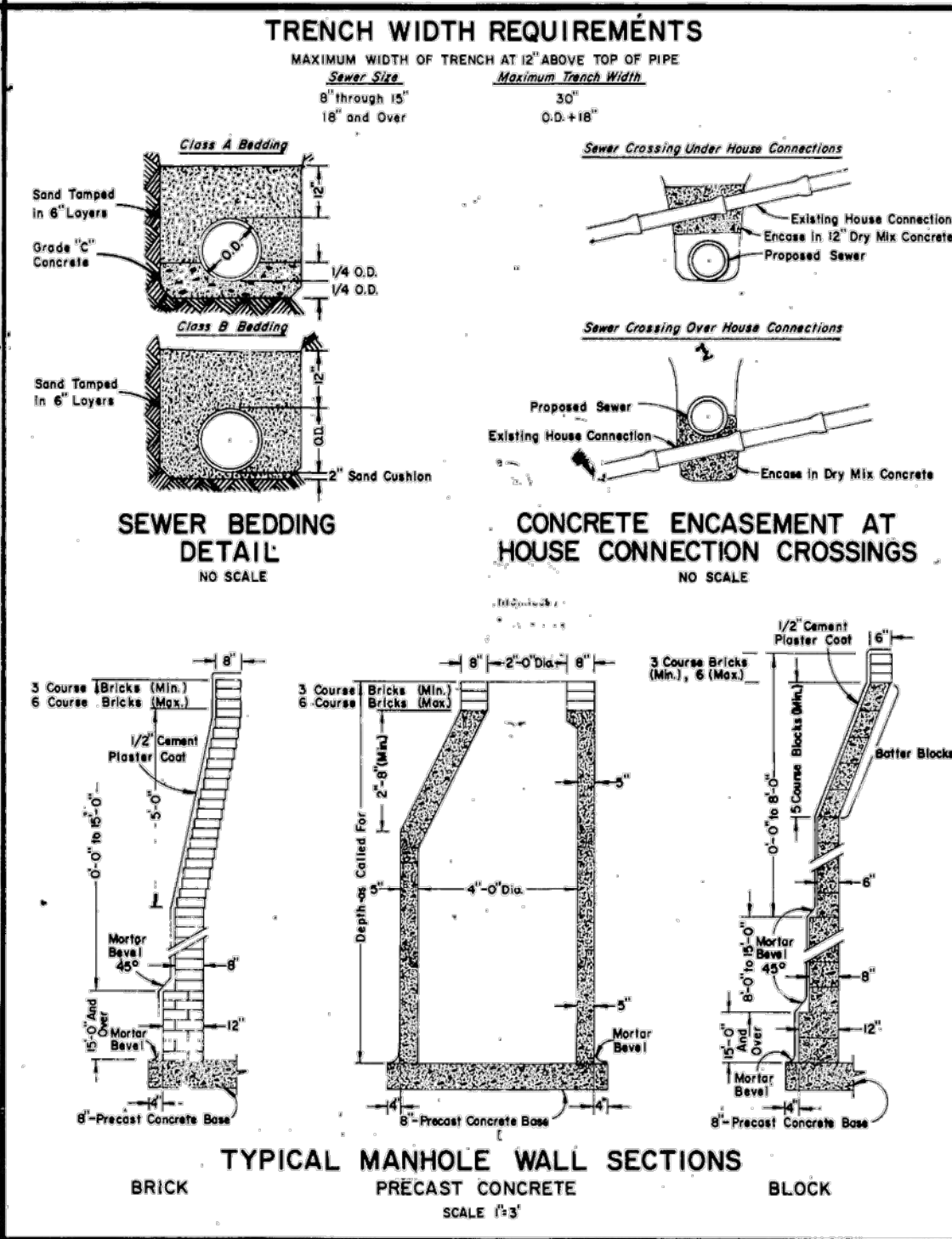
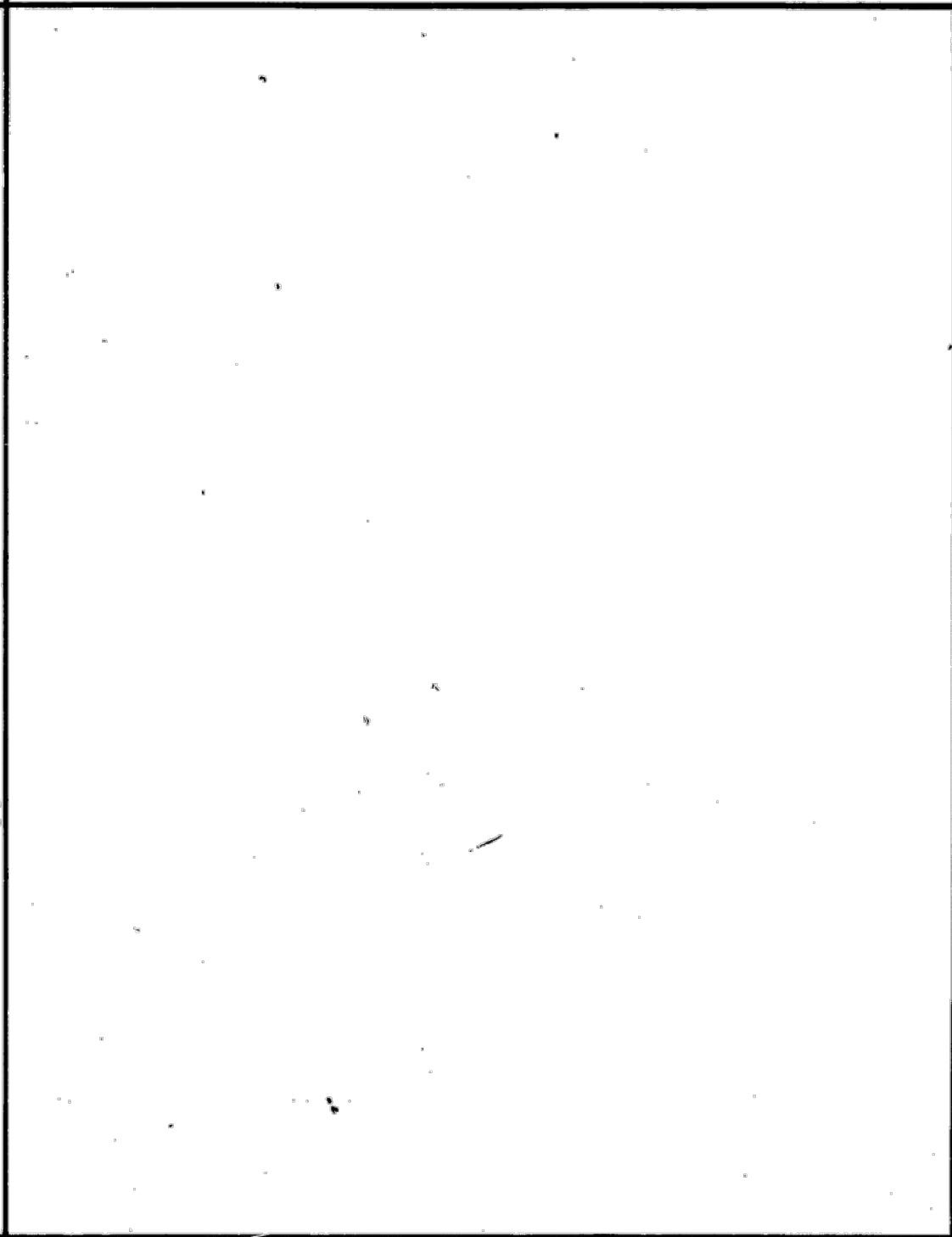
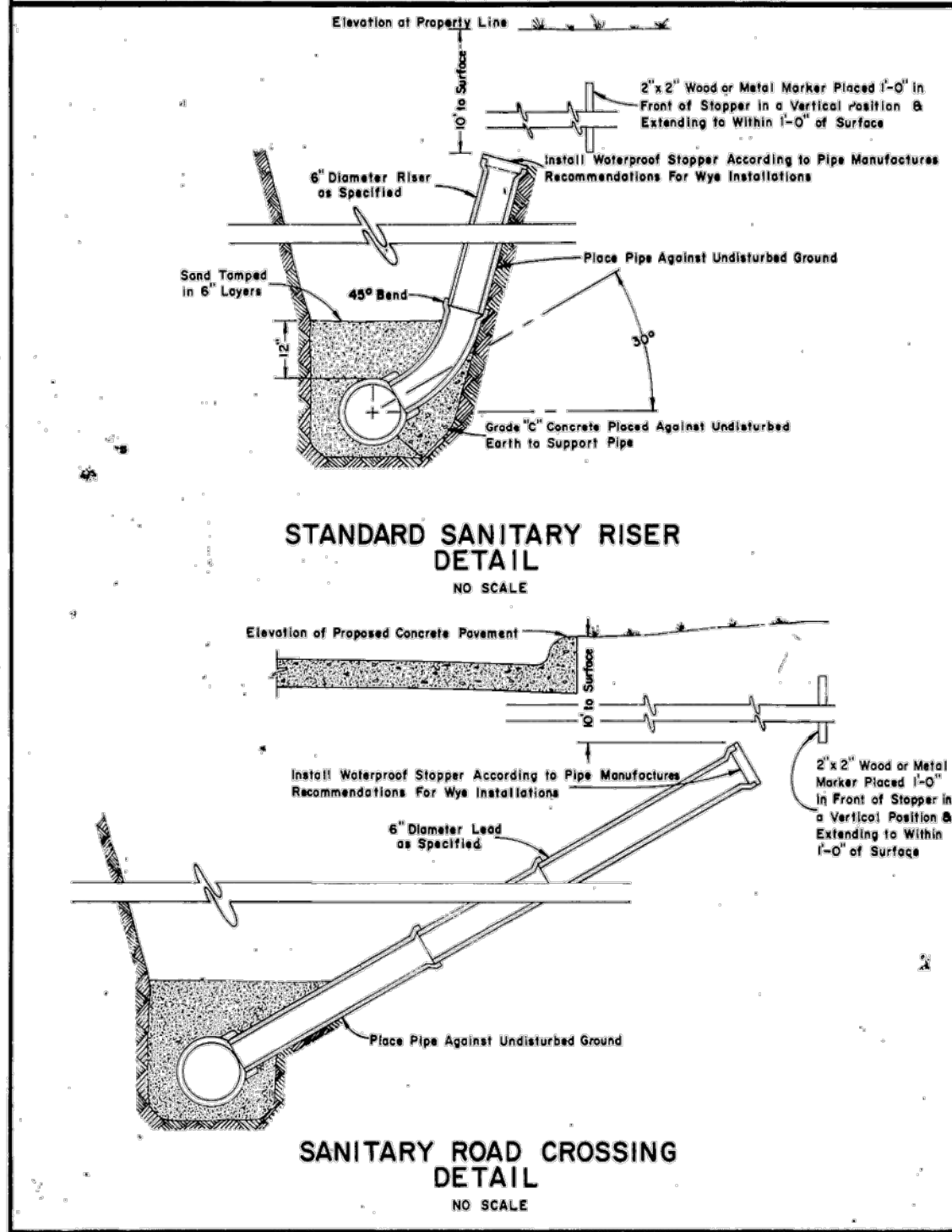
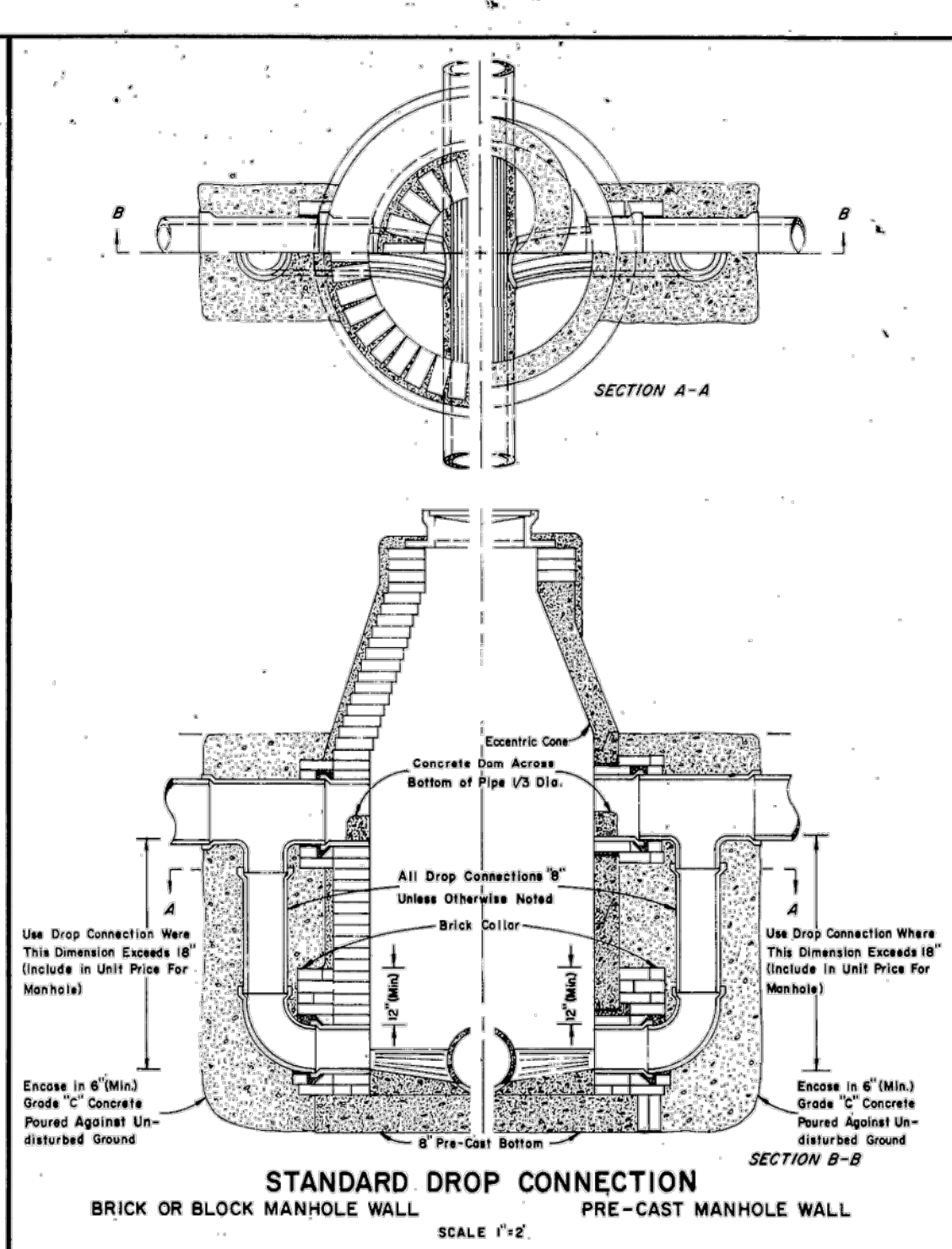
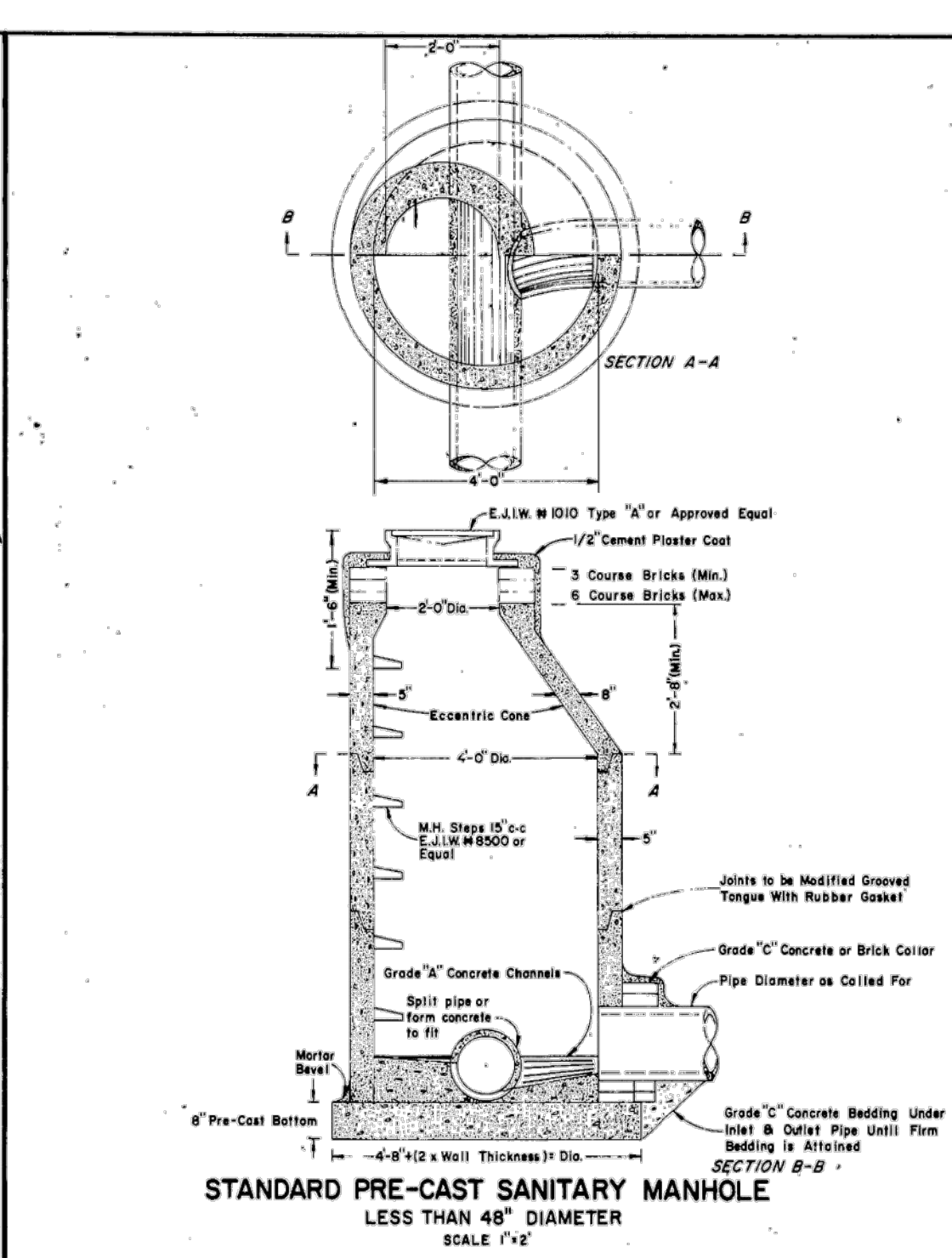
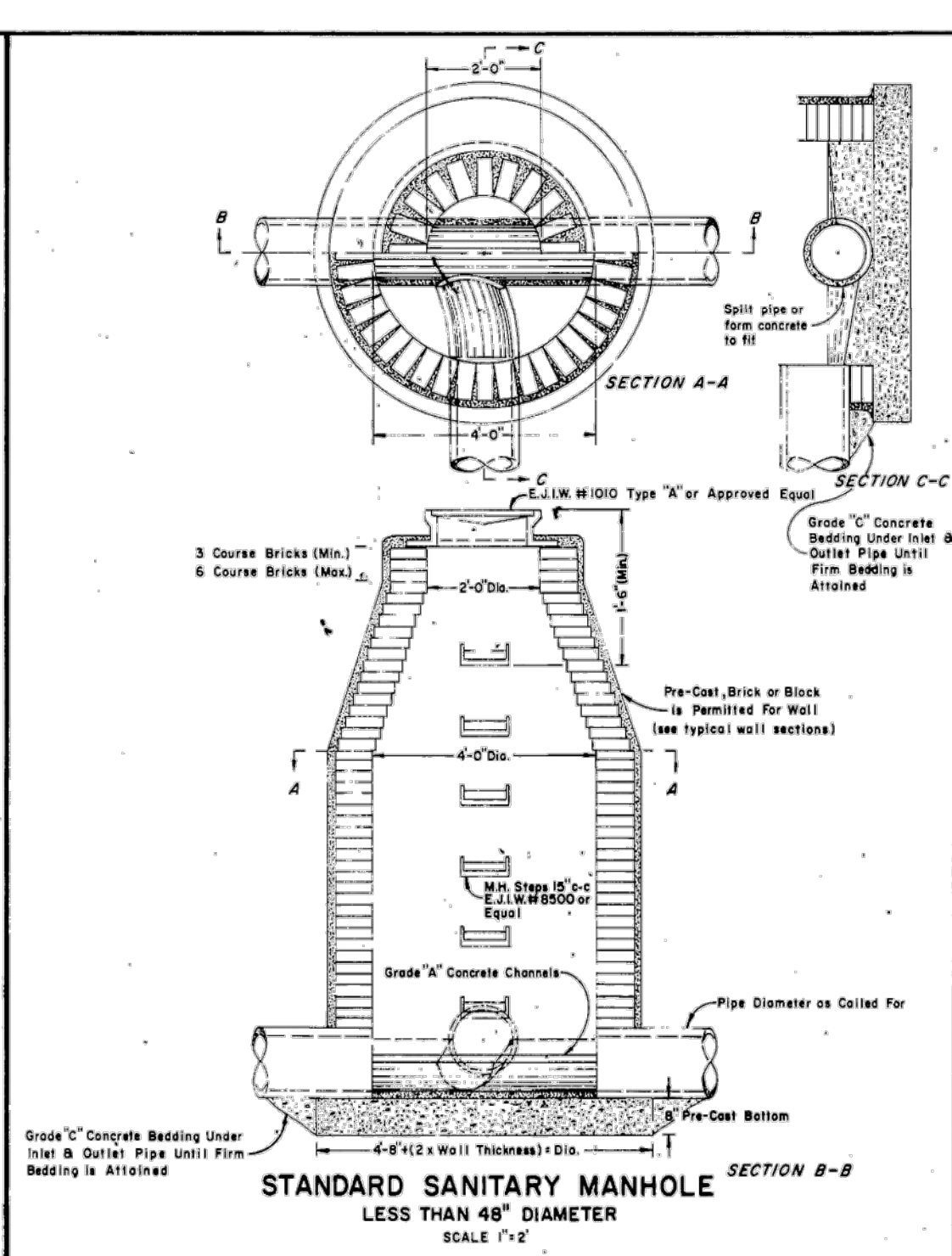
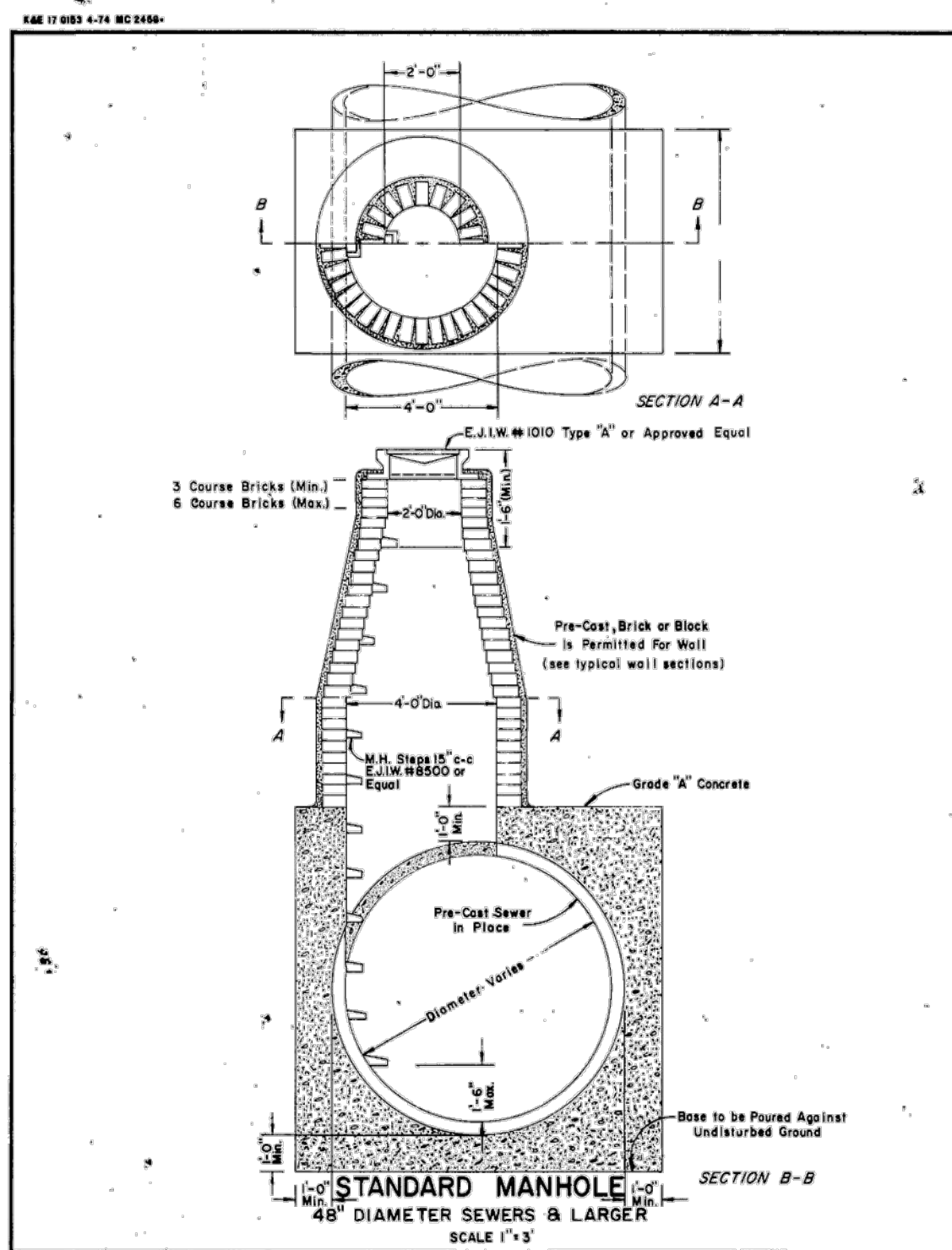
434 12 MILE ROAD,
MADISON HEIGHTS,
MICHIGAN

SHEET NAME:

UTILITY PLAN

SHEET NUMBER:

C5.0



ISSUED FOR PERMITTING

DESIGNED BY: TC

DRAWN BY: TC

CHECKED BY: TC

NO. BY

DATE

DATE

DATE

DATE

ISSUE DATE: 4/25/2022

JOB NO.: 21616

REVISION DESCRIPTION

MISSDIG811

PRELIMINARY NOT FOR CONSTRUCTION

BEACON CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS

8345 GUNN HIGHWAY

TAMPA, FL 33626

TAKE 5 OIL CHANGE

OF MADISON HEIGHTS

434 12 MILE ROAD, MADISON HEIGHTS, MICHIGAN

SHEET NAME: UTILITY DETAILS

SHEET NUMBER: C5.1

C:\p\p\2022\02121616 Madison Hts 2016\GOWC\21616 UTILITY PLAN.dwg 4/25/2022 3:49 PM

Schedule A Description

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

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT DISTANT SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 642.42 FEET FROM SOUTHEAST SECTION CORNER, THENCE NORTH 01 DEGREES 45 MINUTES 23 SECONDS WEST 1466.47 FEET; THENCE SOUTH 83 DEGREES 57 MINUTES 31 SECONDS WEST 88.16 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 15 SECONDS WEST 548.27 FEET; THENCE SOUTH 61 DEGREES 02 MINUTES 16 SECONDS WEST 390.07 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 47 SECONDS EAST 908.35 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 30 SECONDS EAST 834.52 FEET TO BEGINNING. EXCEPT BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST 1417.18 FEET AND NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 43.00 FEET FROM SOUTHEAST SECTION CORNER, THENCE SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST 600.0 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST 285.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 16 SECONDS EAST 600.0 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 40 SECONDS EAST 285.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN ENTRANCE EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 88, OAKLAND COUNTY RECORDS. ALSO, TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN RING ROAD EASEMENT AGREEMENT RECORDED IN LIBER 3807, PAGE 126, OAKLAND COUNTY RECORDS. EXCEPTING THEREFROM, A PARCEL OF LAND, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, MADISON HEIGHTS, OAKLAND COUNTY, DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 1417.18 FEET (RECORDED AS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST 328.00 FEET (RECORDED AS NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH STREET (60 FEET WIDE) FOR THE PLACE OF BEGINNING; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 600.0 FEET (RECORDED AS SOUTH 88 DEGREES 32 MINUTES 16 SECONDS WEST) TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID LINE FOR THE FOLLOWING FOUR COURSES: NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 579.59 FEET (RECORDED AS NORTH 01 DEGREES 25 MINUTES 47 SECONDS WEST), NORTH 61 DEGREES 06 MINUTES 30 SECONDS EAST 390.07 FEET (RECORDED AS NORTH 61 DEGREES 02 MINUTES 30 SECONDS EAST), NORTH 44 DEGREES 10 MINUTES 20 SECONDS EAST 548.25 FEET (RECORDED AS NORTH 44 DEGREES 17 MINUTES 15 SECONDS EAST 548.27 FEET) AND NORTH 63 SECONDS 54 MINUTES 50 SECONDS EAST 86.14 FEET (RECORDED AS NORTH 83 DEGREES 57 MINUTES 31 SECONDS EAST 86.16 FEET); THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 55.35 FEET (RECORDED AS SOUTH 01 SECONDS 45 MINUTES 23 SECONDS EAST) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DARTMOUTH STREET; THENCE ALONG SAID LINE FOR THE FOLLOWING FIVE COURSES: 205.33 FEET ALONG THE ARC OF A 575.30 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 54 DEGREES 21 MINUTES 59 SECONDS WEST 204.24 FEET; SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST 355.70 FEET; 59.12 FEET ALONG THE ARC OF A 2000.0 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING SOUTH 52 DEGREES 38 MINUTES 25 SECONDS WEST 58.90 FEET; SOUTH 61 DEGREES 06 MINUTES 30 SECONDS WEST 211.15 FEET; 218.51 ALONG THE ARC OF A 2000.0 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING SOUTH 29 SECONDS 48 MINUTES 35 SECONDS WEST 207.60 FEET AND SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST 420.70 FEET TO THE PLACE OF BEGINNING.

ALSO, EXCEPTING THEREFROM, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 44 MINUTES 30 MINUTES WEST 1417.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND ALONG THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 600.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST 145.98 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF DARTMOUTH STREET (60 FEET WIDE); THENCE 36.30 FEET ALONG A 47.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS NORTH 66 DEGREES 44 MINUTES 17 SECONDS EAST 35.41 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 21 SECONDS EAST 263.88 FEET; THENCE 31.30 FEET ALONG A 300.0 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT WITH A CHORD WHICH BEARS SOUTH 42 DEGREES 31 MINUTES 52 SECONDS EAST 29.90 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 30 SECONDS EAST 102.90 FEET; THENCE 33.94 FEET ALONG A 49.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS SOUTH 17 DEGREES 23 MINUTES 01 SECONDS WEST 33.28 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST 307.03 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD TO THE PLACE OF BEGINNING.

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

ALTA/NSPS Topographic Survey

Schedule B - Section II

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

Elevation Benchmarks

TEMPORARY BENCHMARK #1
MAG NAIL
NORTHING: 368942.77
EASTING: 1346268.12
ELEVATION: 364.25'

TEMPORARY BENCHMARK #2
MAG NAIL
NORTHING: 368711.58
EASTING: 1346269.27
ELEVATION: 334.48'

Invert Information

SANITARY STRUCTURE INVERTS

SMH1
RIM ELEVATION: 635.45'
8" PVC NORTH: 626.75'
10" PVC WEST: 626.75'
12" CLAY SOUTH: 626.65'

STORM WATER STRUCTURE INVERTS

DMH1
RIM ELEVATION: 633.90'
24" RCP EAST: 628.10'
26" RCP WEST: 628.10'

DMH2
RIM ELEVATION: 633.74'
30" RCP EAST: 626.54'
24" RCP WEST: 626.64'
UNKNOWN RCP SOUTH: N/A

GRATED INLET STRUCTURE INVERTS

GI1
RIM ELEVATION: 633.42'
15" RCP NORTH: 628.24'
12" RCP WEST: 628.50'

GI2
RIM ELEVATION: 632.53'
24" RCP NORTH: 626.13'
24" RCP WEST: 626.53'
18" RCP SOUTHEAST: 626.73'

GI3
RIM ELEVATION: 632.63'
24" RCP EAST: 626.73'
6" CPP NORTHWEST: 628.63'
15" RCP WEST: 627.25'

GI4
RIM ELEVATION: 632.61'
18" RCP EAST: 627.74'
6" CPP NORTHWEST: 629.06'
15" RCP SOUTH: 628.01'
6" CPP SOUTHEAST: 628.51'

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

Miscellaneous Notes

- COMPLETED FIELD WORK WAS MONTH 1 BY YEAR.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 42°50'18.2927" LONGITUDE = -83°06'53.4119" CONVERGENCE ANGLE = 0°05'120.47560" DISTANCE SHOWN ON PLAT ARE GRID.
- COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009262626302
- SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM OAKLAND COUNTY TAX CARDS AND DEEDS.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-H EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THIS SURVEYOR DOES NOT INTEND TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED. CONTOUR INTERVAL = 1 FOOT
- TOTAL NUMBER OF STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE SURVEY IS 75, WHICH INCLUDES 0 DESIGNATED ADA SPACES WITHIN THE TOPOGRAPHIC AREA.
- SURVEYOR NOTES THAT THE PROPERTY ADJUTS THE RIGHT-OF-WAY OF 12 MILE ROAD. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
- THERE WAS NO EVIDENCE OF MONITOR WELLS, OR ANY TEST BORINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLURP OR SANITARY LANDFILL.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, (NAVD 1988 DATUM) AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF TWELVE MILE ROAD AND ALGER STREET, WHICH IS LOCATED AT THE SE CORNER OF THE SUBJECT PROPERTY.
- SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
- REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
- SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.
- NO BUILDINGS WERE VISIBLE AT THE TIME OF THE ALTA SURVEY.
- THE NEAREST FIRE HYDRANT IS SHOWN HEREON.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2612500563, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE DEFINITIONS ACCORDING TO THE FEMA WEBSITE:

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEL FROM 100-YEAR FLOOD.

Utility Notes

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

Encroachments

NONE APPARENT AT THE TIME OF THE SURVEY.

Surveyor's Certification

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

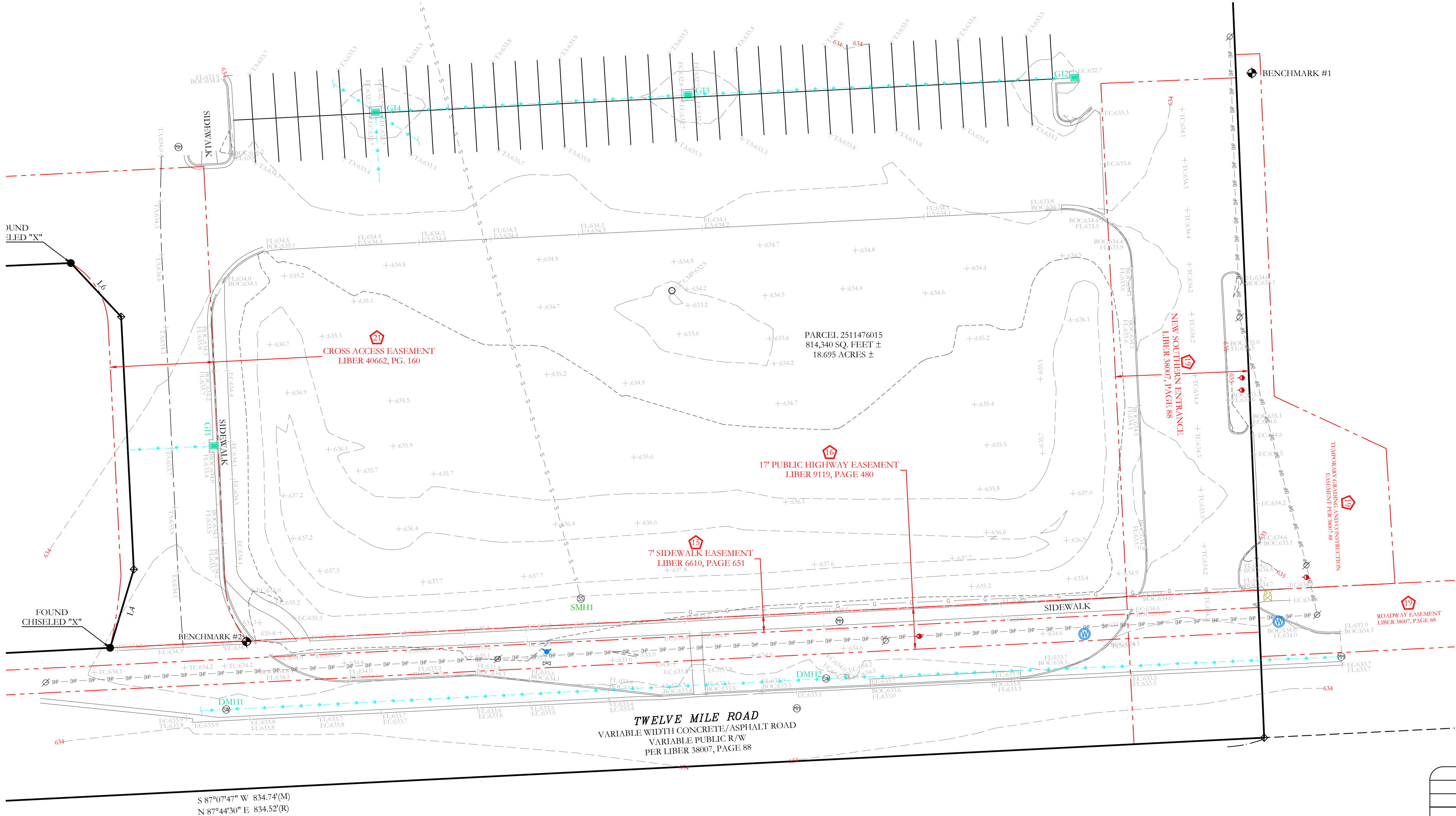
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 11A, 13, 16, 17, & 18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

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

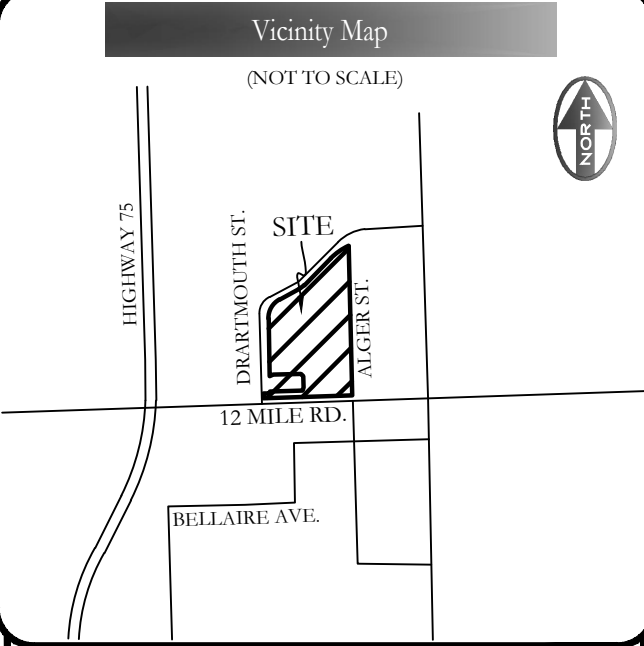
Zoning Information

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

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

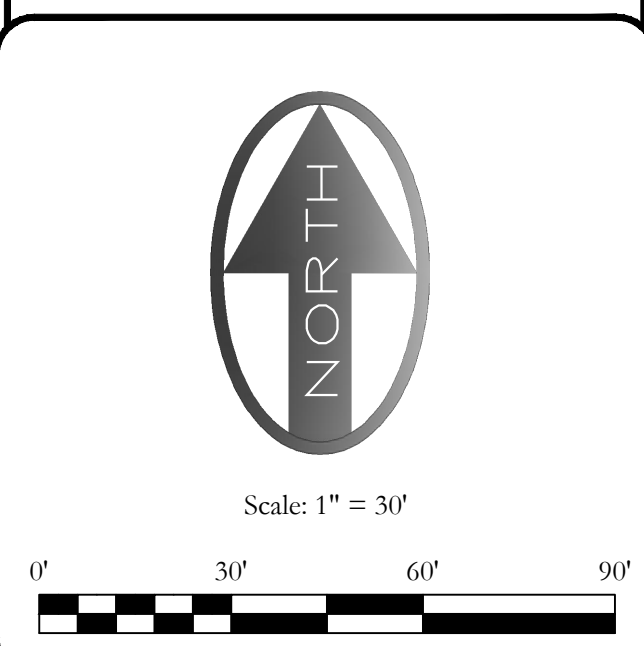


DATE	REVISION	BY



Legend of Symbols & Abbreviations

- COMPUTED POINT
- TEMPORARY BENCHMARK
- SET CAPPED 5/8" REBAR BY PS 841
- FOUND MONUMENT AS NOTED
- LIGHT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM WATER
- DRAIN GRATE
- SIGN
- GAS VALVE
- CUY ANCHOR
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- TR TOP OF BANK
- BB BOTTOM OF BANK
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TA TOP OF ASPHALT
- BOC BACK OF CURB
- FL FLOW LINE
- HL
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- X = X
- W = W
- WATER LINE
- OVERHEAD POWER LINE
- S = S
- SWIRL LINE
- GAS LINE



Preliminary

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

DRAWN BY & DATE	22-0200	REVIEWED BY	R.H.	SURVEYED BY	C.S.
COUNTY & CITY	OAKLAND COUNTY, MI	JOB NUMBER			
LOCATION	434 12 MILE ROAD, MADISON HEIGHTS, MICHIGAN				

FOR THE USE AND BENEFIT OF:

BEACON CIVIL
ENGINEERING, LLC

Line & Curve Table Information

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

	LINE	BEARING	DISTANCE
(M)	L1	S 02°06'39" E	43.00'
(M)	L2	N 87°07'47" E	60.01'
(M)	L3	S 02°06'39" E	17.02'
(M)	L4	N 16°46'18" E	33.28'
(M)	L5	N 02°52'13" W	102.90'
(M)	L6	S 43°08'35" E	29.90'
(M)	L7	S 87°28'38" W	263.88'
(M)	L8	N 66°07'44" E	15.45'
(M)	L9	S 87°07'47" W	60.01'

	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
(R)	G1	200.00'	218.27'	207.60'	N 29°48'35" E
(R)	G2	200.00'	52.11'	58.90'	N 52°38'25" E
(R)	G3	575.30'	205.33'	204.24'	N 54°21'59" E

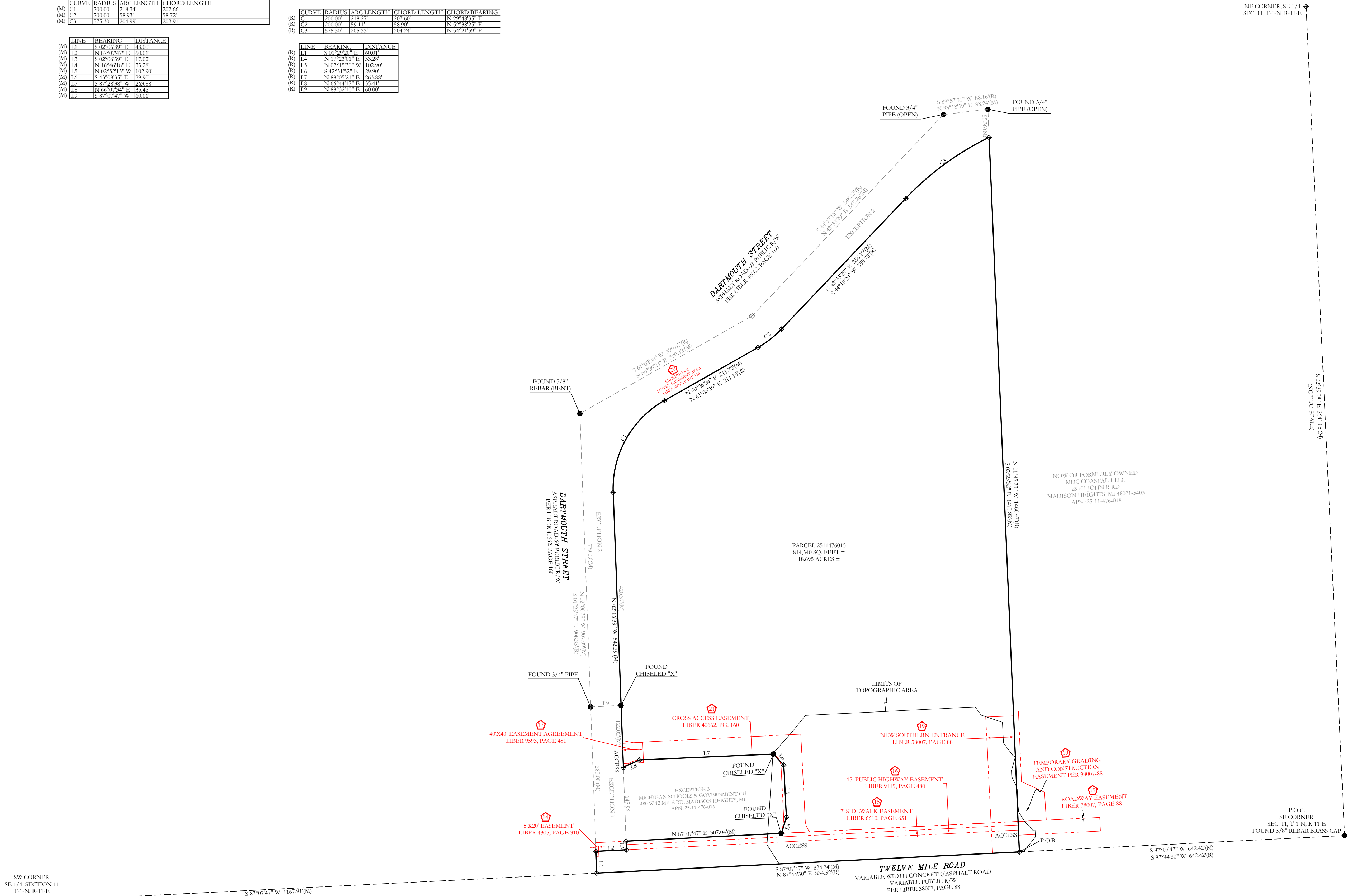
	LINE	BEARING	DISTANCE
(R)	L1	S 01°22'20" E	60.01'
(R)	L4	N 17°23'01" E	33.28'
(R)	L5	N 02°18'30" W	102.90'
(R)	L6	S 42°11'55" E	29.90'
(R)	L7	N 88°05'21" E	263.88'
(R)	L8	N 66°44'17" E	15.41'
(R)	L9	N 88°32'10" E	60.01'



Scale: 1" = 100'

Legend of Symbols & Abbreviations

- COMPUTED POINT
- TEMPORARY BENCHMARK
- SET CAPPED 5/8" REBAR BY PS #541
- FOUND MONUMENT AS NOTED
- LIGHT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- MANHOLE
- TELEPHONE PEDESTAL
- SANITARY SEWER
- STORM WATER
- DRAIN GRATE
- SIGN
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FILE

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COUNTY & STATE:
OAKLAND COUNTY, MI

JOB NUMBER:
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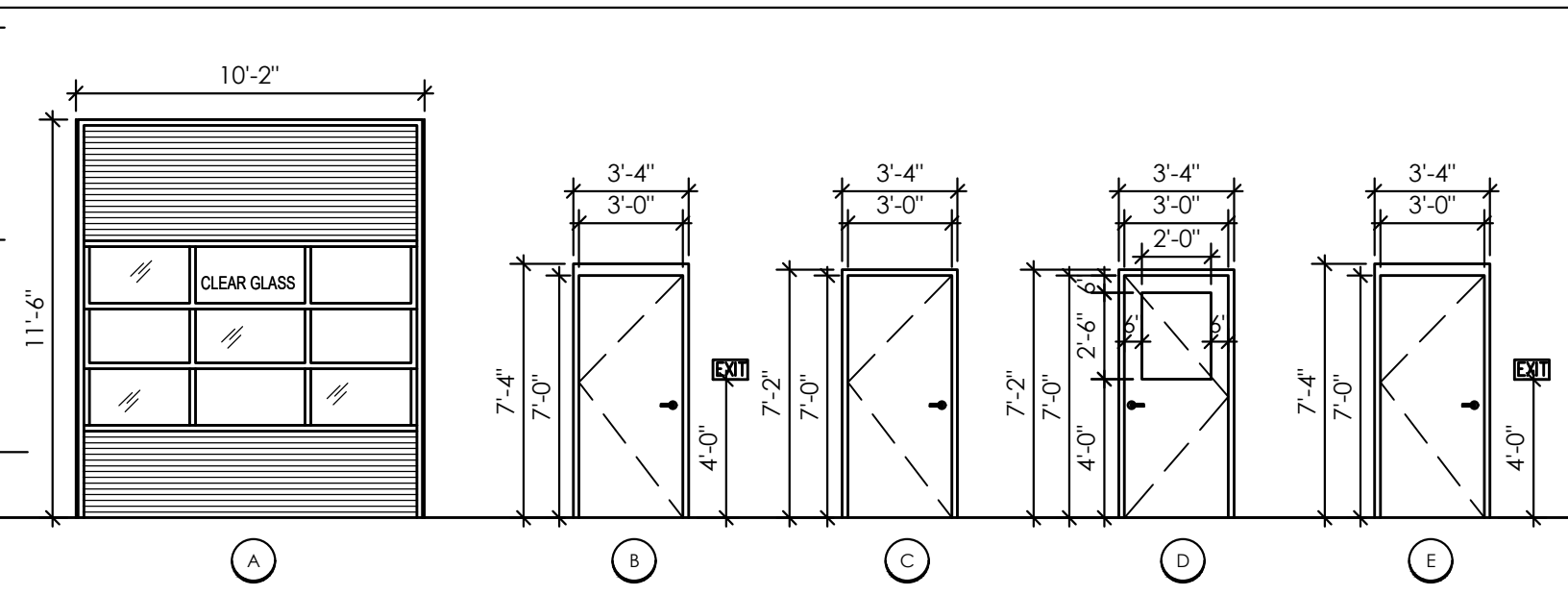
LOCATION:
434 12 MILE ROAD, MADISON
HEIGHTS, MICHIGAN

FOR THE USE AND BENEFIT OF:
**BEACON CIVIL
ENGINEERING, LLC**

DOOR SCHEDULE

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

DOOR TYPES



DOOR AND WINDOW NOTES

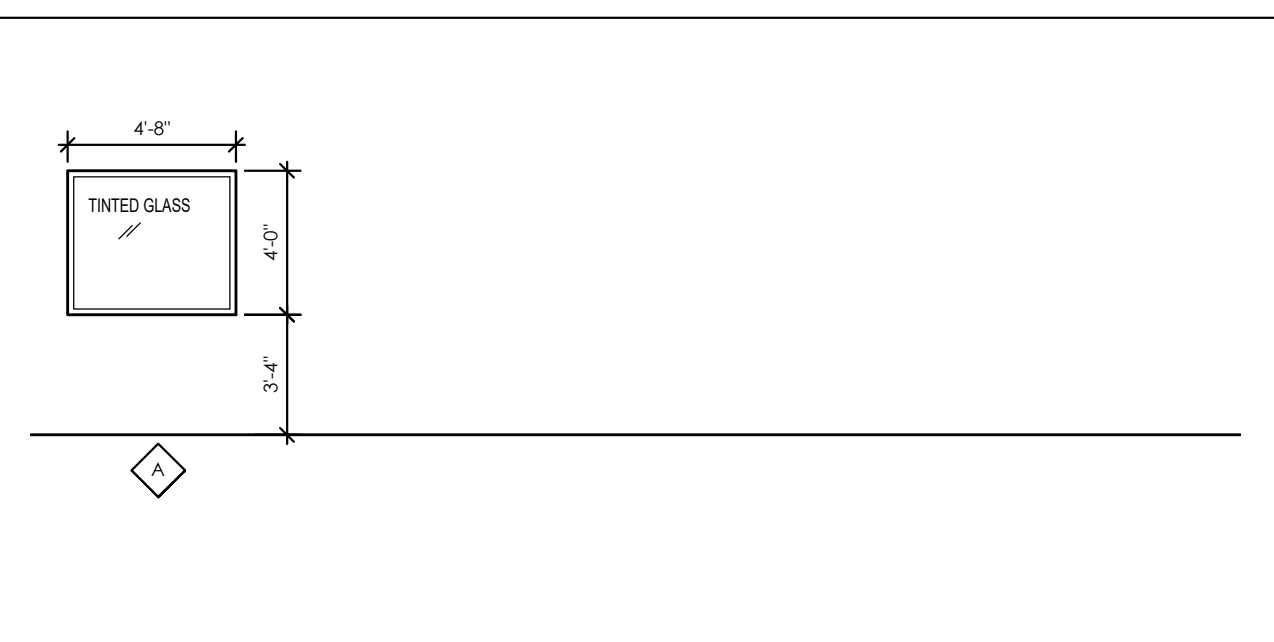
1. HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS
2. HARDWARE TO BE COMMERCIAL GRADE
3. HARDWARE PER MANUF. REQUIREMENTS
4. SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A
5. TACTILE EXIT SIGN PER IBC SECT. 1013.4. LOCATE AS PER ANSI A117.1 SECT 703.3.11

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

WINDOW SCHEDULE

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

WINDOW TYPES



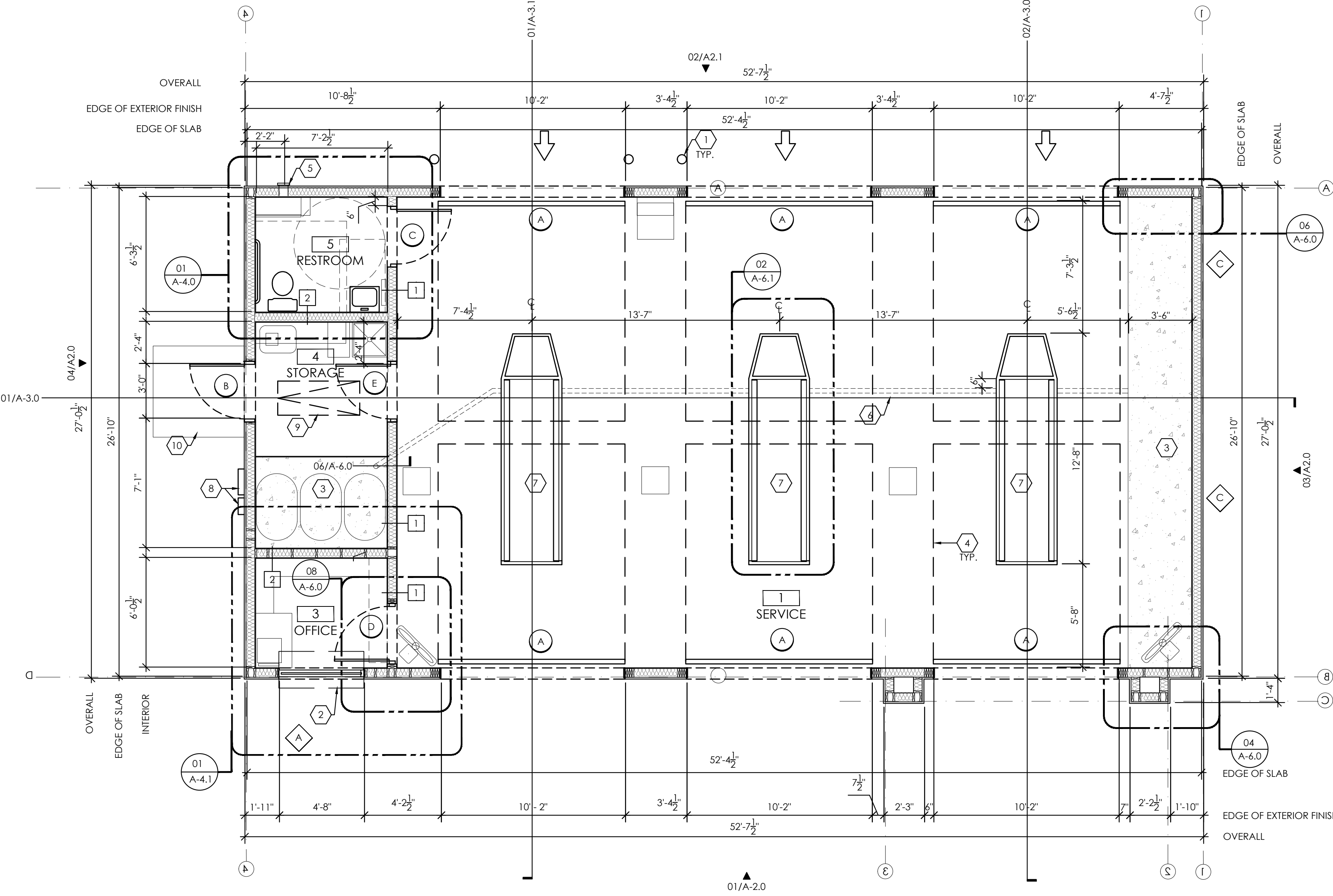
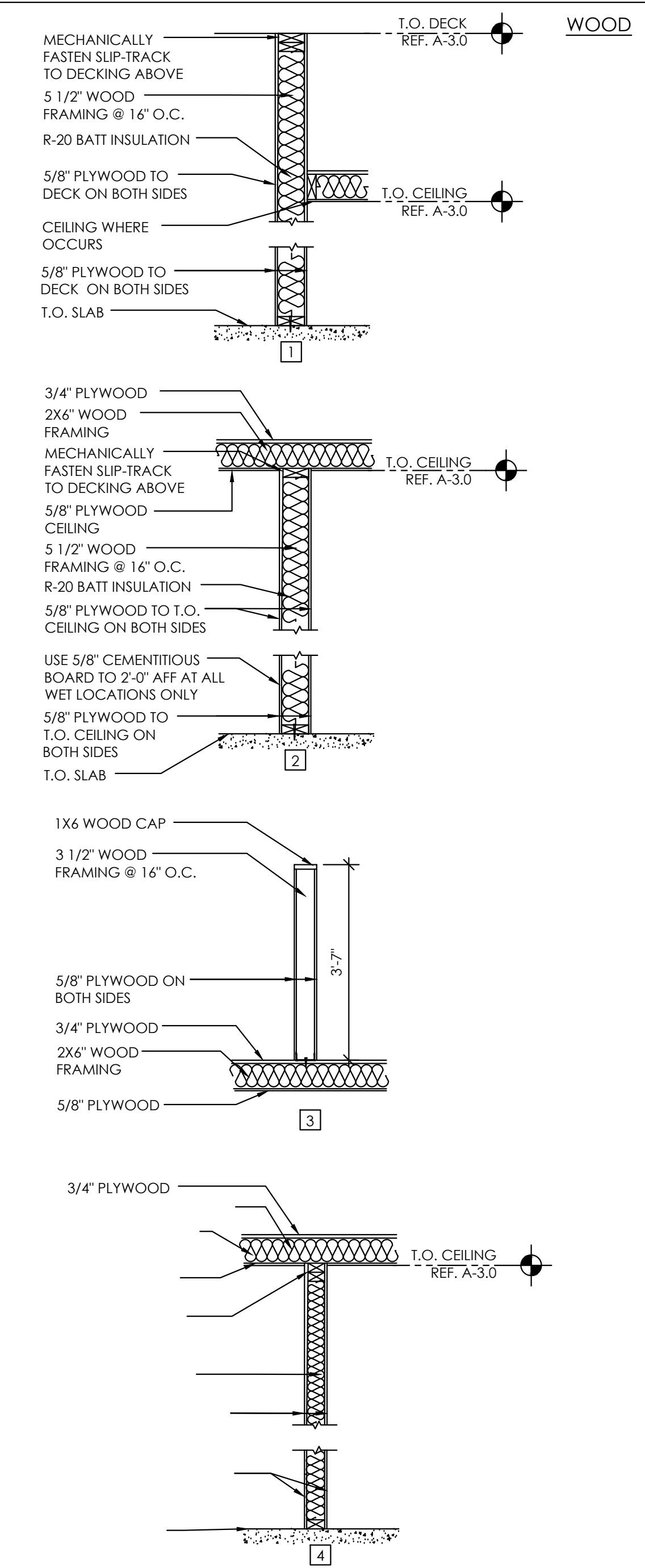
GENERAL NOTES

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

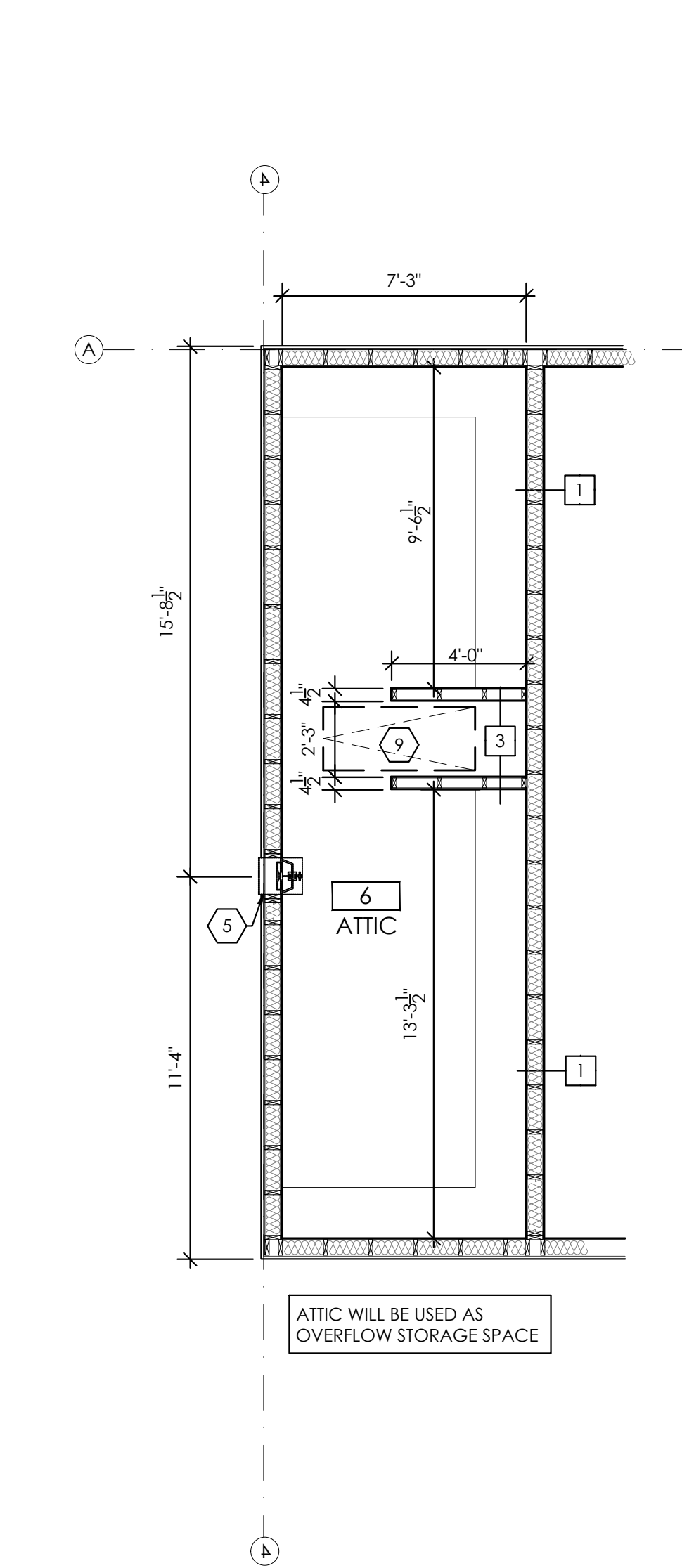
KEYED NOTES

- 1 TYP. 6" PIPE BOLLARD
- 2 PACKAGED TERMINAL AC UNIT. INSTALL TYPICAL STRUCTURAL STEEL ANGLE OVER OPENING. CONFIRM ROUGH OPENING PRIOR TO CONSTRUCTION. REF; MECHANICAL SHEETS
- 3 2" DEPRESSED SLAB. REF. STRUCTURAL
- 4 LINE OF DOOR OVERHEAD WHEN OPEN
- 5 FAN; REF. MECHANICAL SHEETS
- 6 3" DIA. PVC. REF. PLUMBING
- 7 LUBE TRENCH; REF. A-6.1 & STRUCTURAL
- 8 ELECTRICAL PANEL AND METER; REF. ELECTRICAL SHEETS
- 9 WERNER AH2210 ATTIC LADDER; REF. MANUFACTURER SPECS
- 10 5'X5' EXTERIOR LANDING; REF. CIVIL

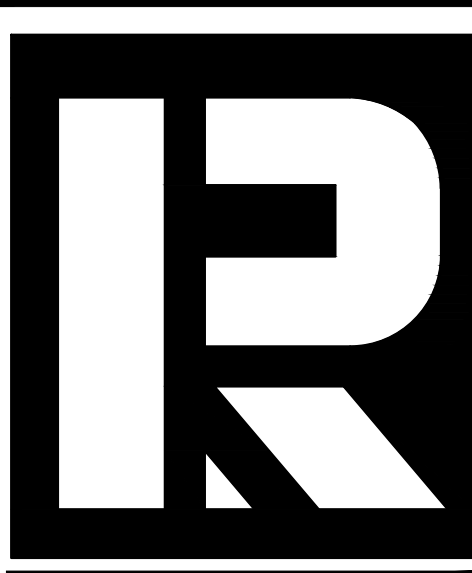
WALL TYPE



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



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



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

PROJECT:
TAKE-5 OIL CHANGE
GROUND-UP

434 12 MILE RD
MADISON HEIGHTS, MI 48701

REVISIONS:
No. Description Date

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

ORIGINAL ISSUE: 04/21/22

SHEET TITLE:

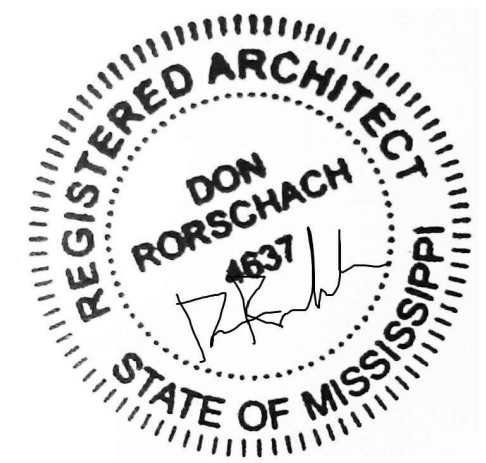
FLOOR PLAN

SHEET NUMBER:

A-1.0

EXTERIOR FINISH SCHEDULE

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



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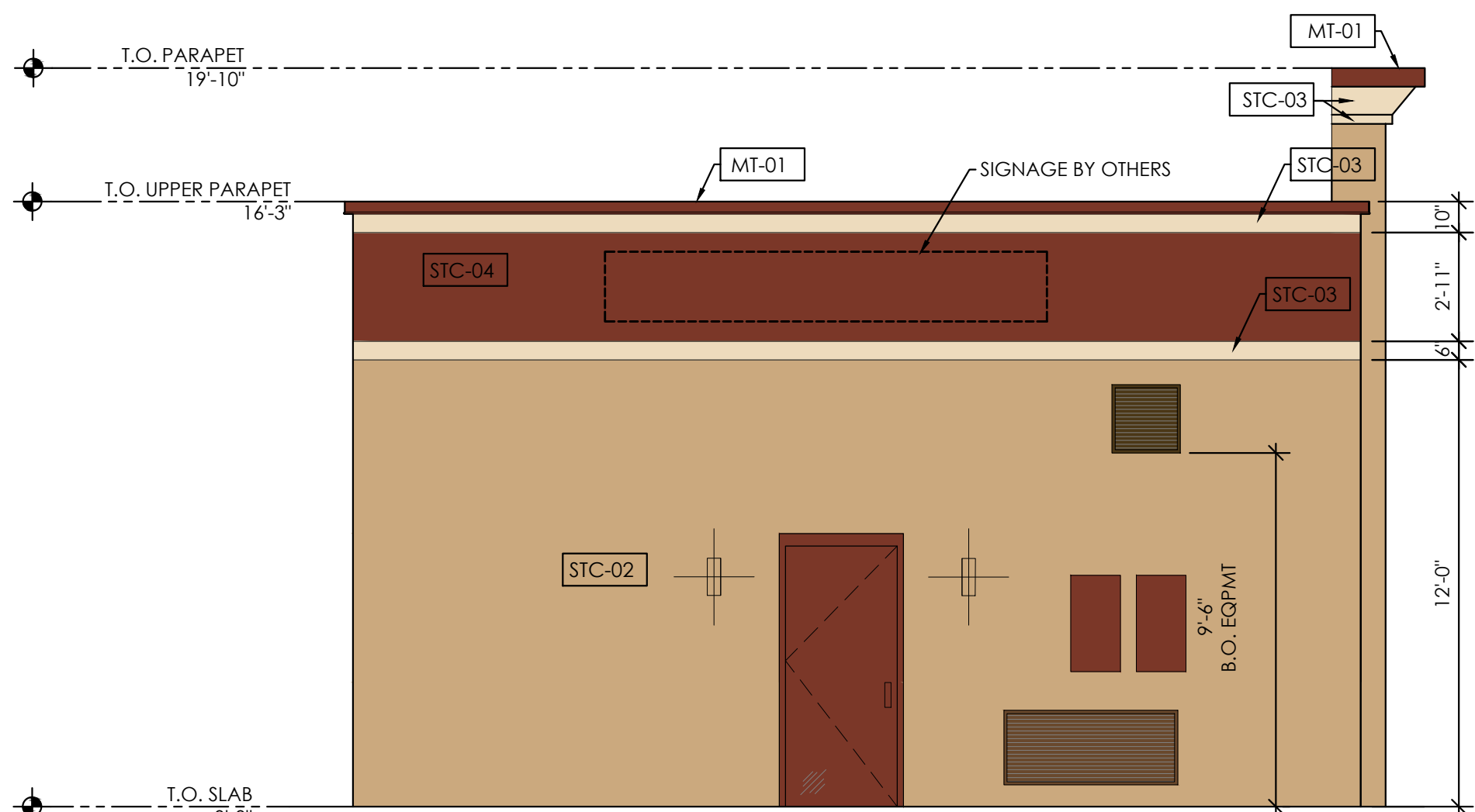
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CONCEPT
ELEVATIONS

SHEET NUMBER:

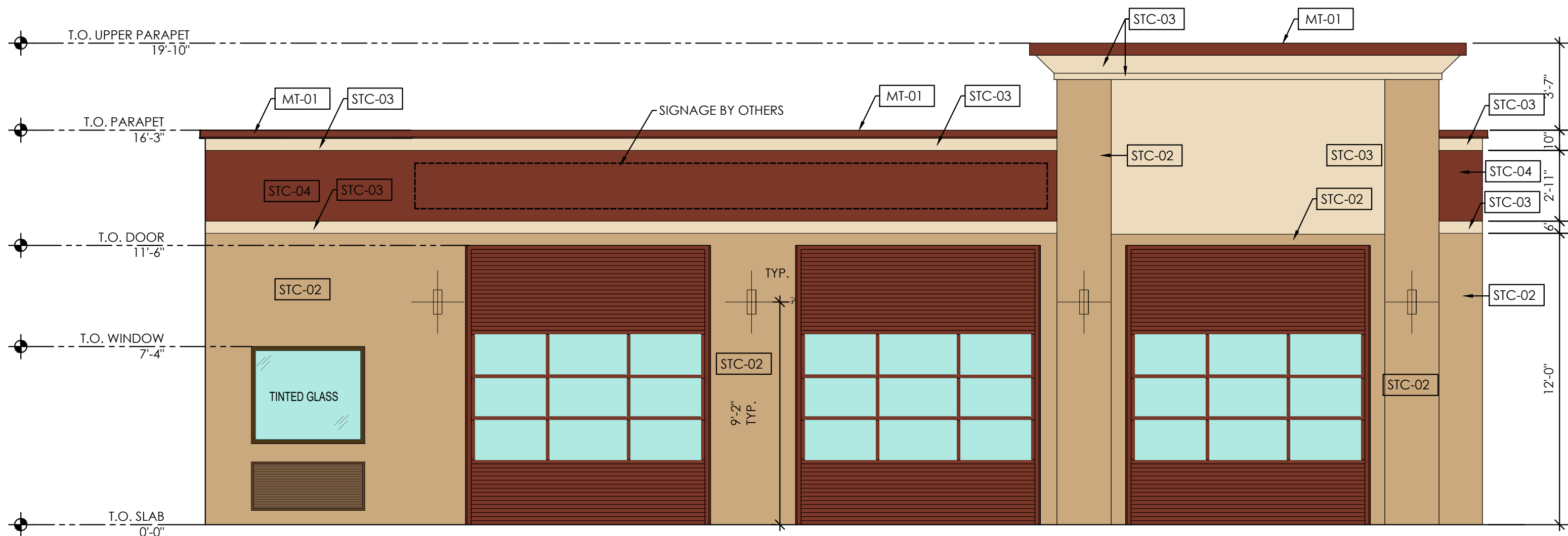
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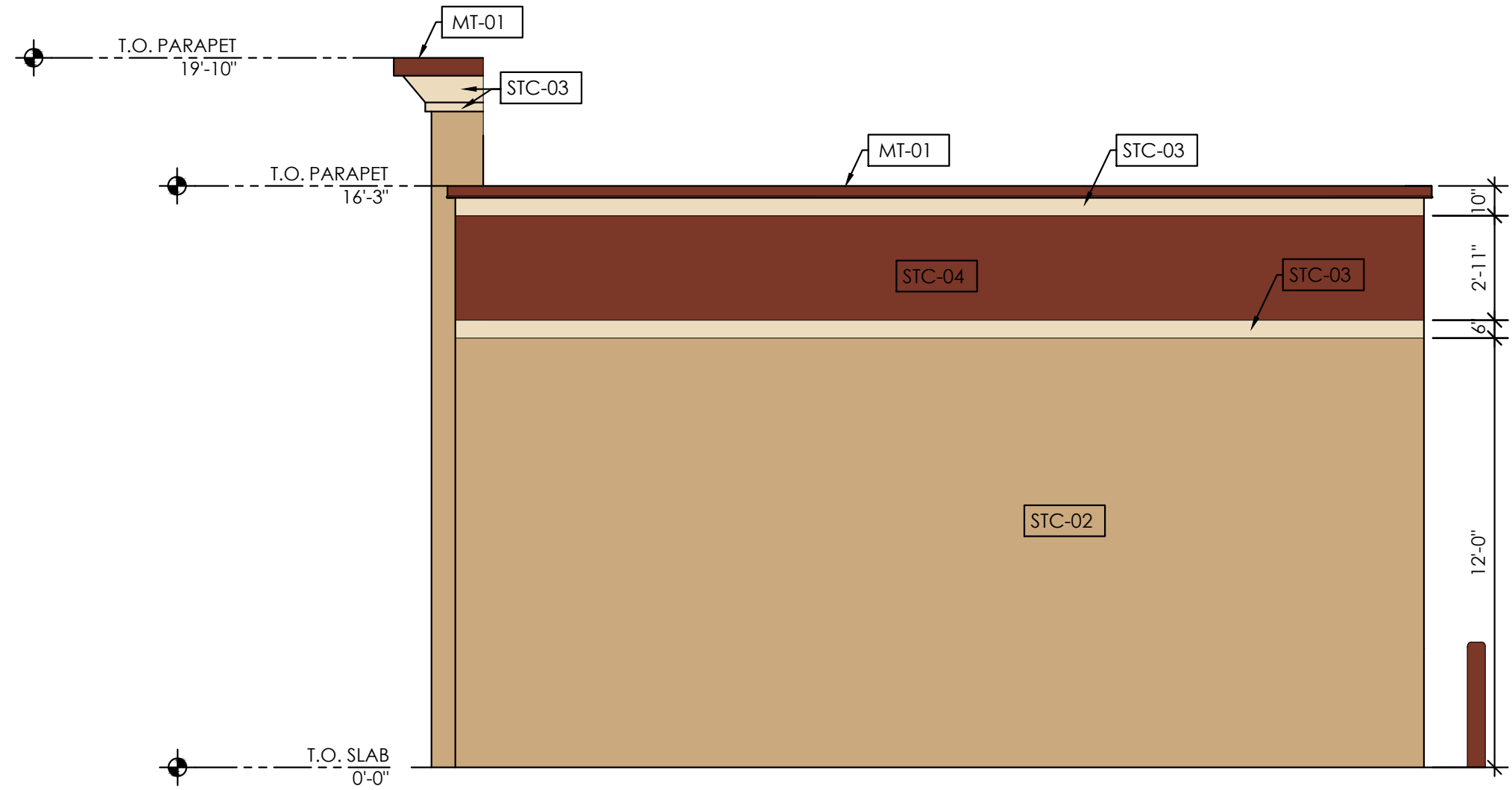
02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



03 EAST ELEVATION
SCALE: 1/4" = 1'-0"