



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION

I. APPLICANT INFORMATION

Applicant Troy Madison Extended Stay
Applicant Address 31100 Stephenson Highway
City Madison Heights State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) Owner
Contact Person Dustin Brockmiller
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION (IF APPLICABLE)

Property Address 32420 Stephenson Hwy, Madison Heights, MI 48071
Tax ID 44-25-02-176-028 Zoning District MUI-2
Owner Name (if different than applicant) _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name Scott Bowers Company Bowers+Associates
Address 2000 Green Road Suite 200
City Ann Arbor State MI Zip 48105
Telephone Number [REDACTED] Email Address [REDACTED]

IV. NATURE OF REQUEST

- ☒ Dimensional (Non-Use) Variance
 ☐ Appeal of Administrative Decision
 ☐ Zoning Text or Map Interpretation
 ☐ Alteration of Non-Conforming Use

Brief Description of Request

Add additional spaces to front yard of existing hotel, entire lot will but updated with additional landscaping buffer and islands.

Required Attachments: Refer to ZBA Review Standards Response Form and Checklist (attached).

V. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Zoning Board of Appeals application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s). I hereby affirm that all of the information submitted with and including this application are correct and truthful to the best of my knowledge.

Printed Name Akram Namou Signature Akram Namou Date 1-27-26

VI. PROPERTY OWNER CERTIFICATION

By signing below, I (property owner) understand that the application to the City of Madison Heights has been made for land use matters to be considered and decision made by the Zoning Board of Appeals that will affect use of my property. I hereby affirm that all of the information submitted with and including this application are correct and truthful to the best of my knowledge.

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name Akram Namou Signature Akram Namou Date 1-27-26

Notary for Property Owner:**Notary Stamp**

Subscribed and sworn before me, this ___ day of _____, 20__.

A Notary Public in and for _____ County, Michigan.

Notary Name (Print): _____

Notary Signature: _____

My Commission Expires: _____

STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE: \$400

- DIMENSIONAL VARIANCE/NON-CONFORMING USE:
 - Single-Family: \$300
 - Multi-Family/Non-Residential: \$400 + \$300 per additional variance
- Appeal/Interpretation: \$400

ZBA NO.: PZBA # 216-0007

DATE APPLICATION RECEIVED: 1/27/26

RECEIVED BY: AE

SECTION D: DIMENSIONAL (NON-USE) VARIANCE

☒ Check here for a Dimensional (Non-Use) Variance (Section 15.06 of Zoning Ordinance)

1. List Section number(s) from which a variance is requested:

Section 10.01.2.B(4)	

2. Provide a description of the proposed work and why the anticipated variances are needed.

Existing drive and entry canopy in front yard, plan to add additional spaces to existing drive to permit additional landscape islands in the existing parking lot and development of a second hotel in the rear of the site. Ordinance states off-street parking in MUI-2 district shall only be in side or rear yard.

3. Explain how strict compliance with area, setbacks, frontage, height, bulk, density, or other dimensional standards would unreasonably prevent the owner from using the property for a permitted purpose, thereby rendering the conformity unnecessarily burdensome for other than financial reasons.

Existing building is oriented with the main entrance and car drop off is in the front yard. Reorienting the interior of the existing building would require significant changes.

4. Explain how a variance would provide and preserve a substantial property right similar to that possessed by other properties within the same zoning district and in the neighboring area, provided that possible increased financial return is not of itself deemed sufficient to warrant a variance.

Many nearby parcels in the neighboring area also have parking and drive in the front yard, often closer to the right-of-way than our proposal. The goal of the variance is to improve the site design to closer meet ordinance intent while preserving the existing building that has not reached the end of it's use.

5. Explain how the plight of the owner is due to the unique circumstances of the property, such as the shape of the parcel, unique topographic environmental conditions, or other physical situation(s) on the land, building, or structure.

The existing location of the building was constructed in compliance with with the previous zoning ordinances.

ZBA APPLICATION

6. Explain how the requested variance(s) is/are the minimum amount necessary to permit reasonable use of the land, building, or structure.

No new drives in the front yard are being proposed, placing parking on both sides of the existing drive is the most efficient way to re-distribute lost spaces around the site.

7. Describe how the authorization of such variance will not be of substantial detriment to adjacent properties and will not materially impair the intent and purposes of the Zoning Ordinance or the public health, safety, and general welfare of the community.

The drive and parking spaces already existing in the front yard not to the detriment of adjacent properties. This additional parking will allow for the creation of more landscape islands in existing parking rows to provide a better environment and improve storm water management

8. Describe how the need for the variance(s) is not the result of actions of the property owner or previous property owners.

The existing building was built to the ordinance and standards as they were at the time of construction, while the standards have changed, the variance is the result of an effort to comply with the intent of the current ordinance on an already developed parcel.

9. Provide conceptual site plan or plot plan, properly scaled, showing: dimensions from street/property lines, sidewalks, building on site and on adjoining properties, easements, and other facilities, structures, and site conditions pertaining to the variance or alteration request. (Refer to Checklist included in this application).

LIVSMART STUDIOS

32420 STEPHENSON HWY
MADISON HEIGHTS, MICHIGAN

OWNER

31100 STEPHENSON HIGHWAY
MADISON HEIGHTS, MI 48071
T: 248.557.9030

CIVIL ENGINEER

SM ENGINEERS
1939 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI

LANDSCAPE ARCHITECT

SM ENGINEERS
1939 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MICHIGAN 48104
T: 734.975.2400

STRUCTURAL ENGINEER

TBD

MEP ENGINEER

TBD

SHEET INDEX:

ARCHITECTURAL

T-100 COVER SHEET
A-001 ARCHITECTURAL SITE PLAN
A-100 FIRST FLOOR PLAN
A-101 TYPICAL UPPER FLOOR PLAN

CIVIL

C3.0 SITE LAYOUT AND PAVING PLAN
C3.1 FIRE TRUCK TURNING PLAN
C3.2 LANDSCAPE PLAN
C4.0 GRADING PLAN
C5.0 UTILITY PLAN



BOWERS + ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
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WWW.BOWERSARCH.COM

CONSULTANT + NAME

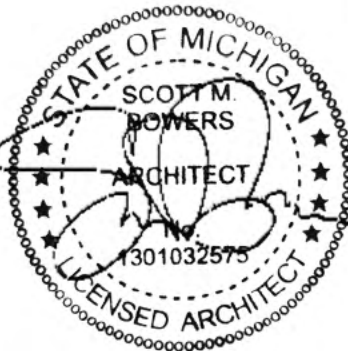
PROJECT + INFORMATION
LIVSMART STUDIOS
32420 STEPHENSON HWY
MADISON HEIGHTS, MI

PROJECT + NUMBER

25-211

ISSUE + DATE

15 AUG 2026 ZBA



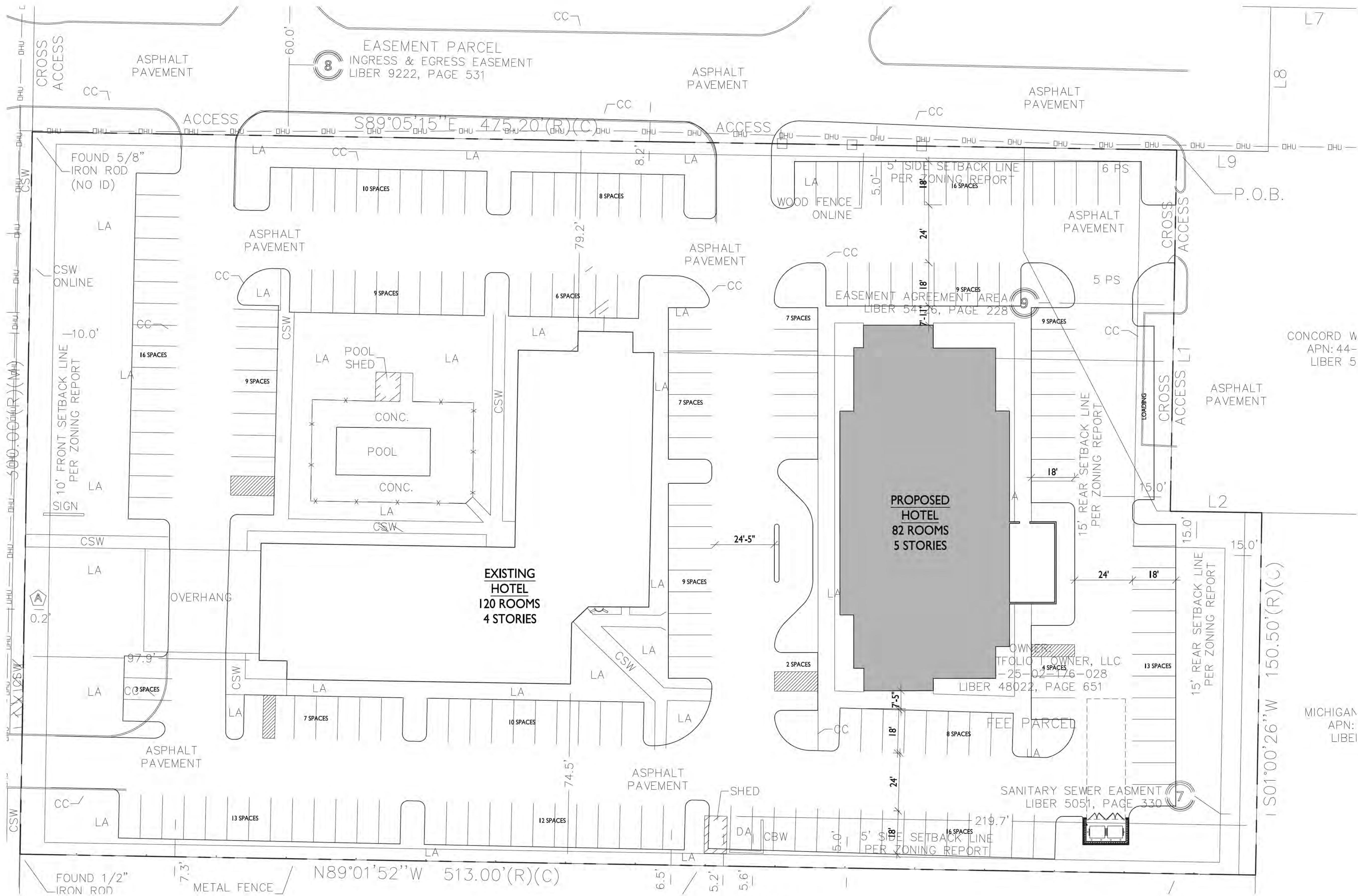
SHEET + TITLE

TYPICAL
UPPER FLOOR PLAN

25211_T100.dwg

SHEET + NUMBER

A-101



PRELIMINARY
SITE PLAN
SCALE: 1" = 20'



BOWERS+ASSOCIATES, INC.
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ANN ARBOR, MI 48104
P: 734.979.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

LIVSMART STUDIOS

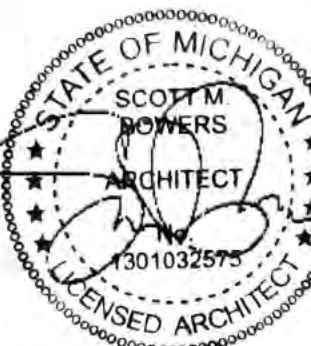
32420 STEPHENSON HWY
MADISON HEIGHTS, MI

PROJECT + NUMBER

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ISSUE + DATE

15 JAN 2026 ZBA



SHEET + TITLE

PREL MINARY
SITE PLAN

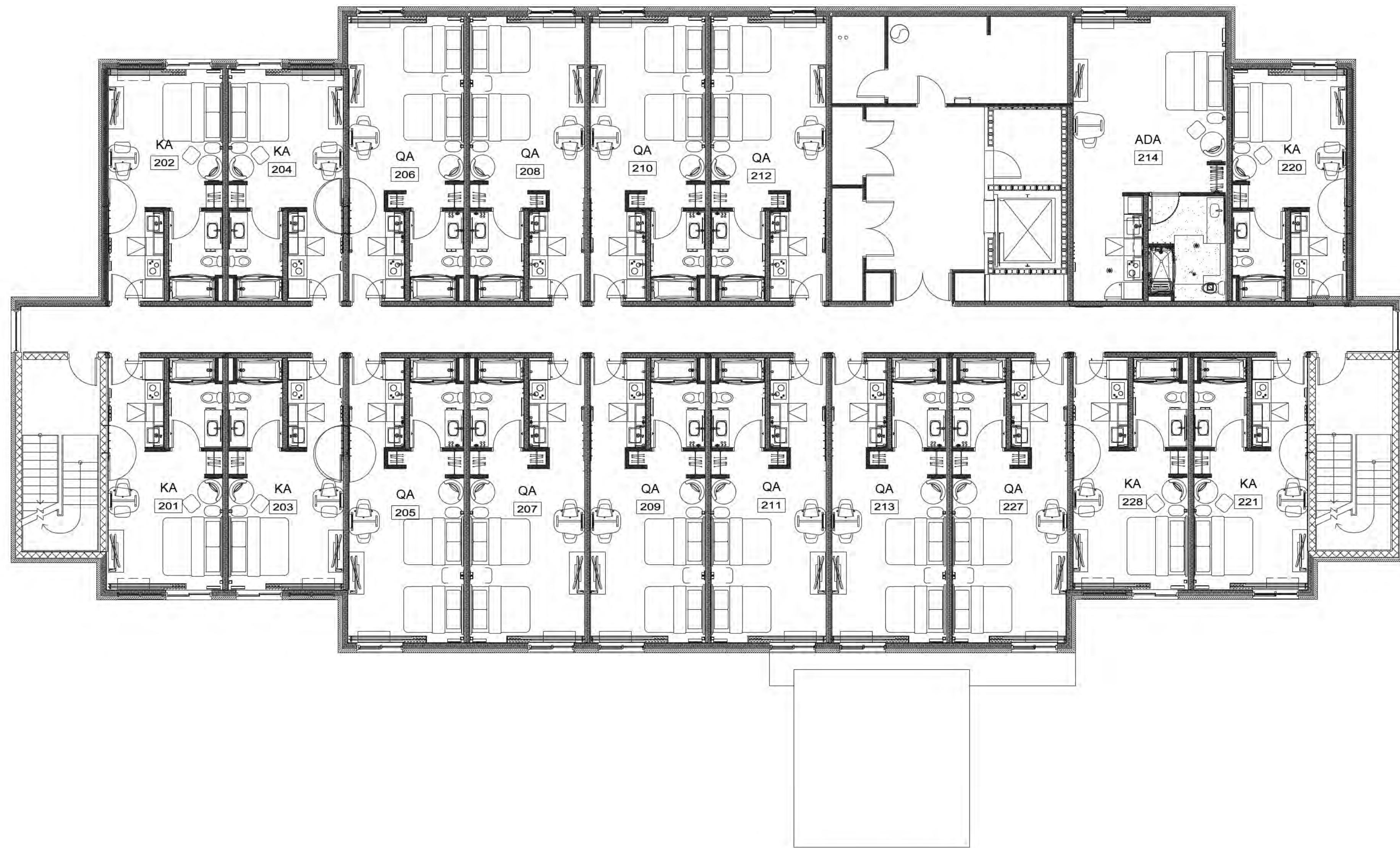
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SHEET + NUMBER

A-001

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TYPICAL UPPER
FLOOR PLAN
SCALE: 1/8" = 1'-0"

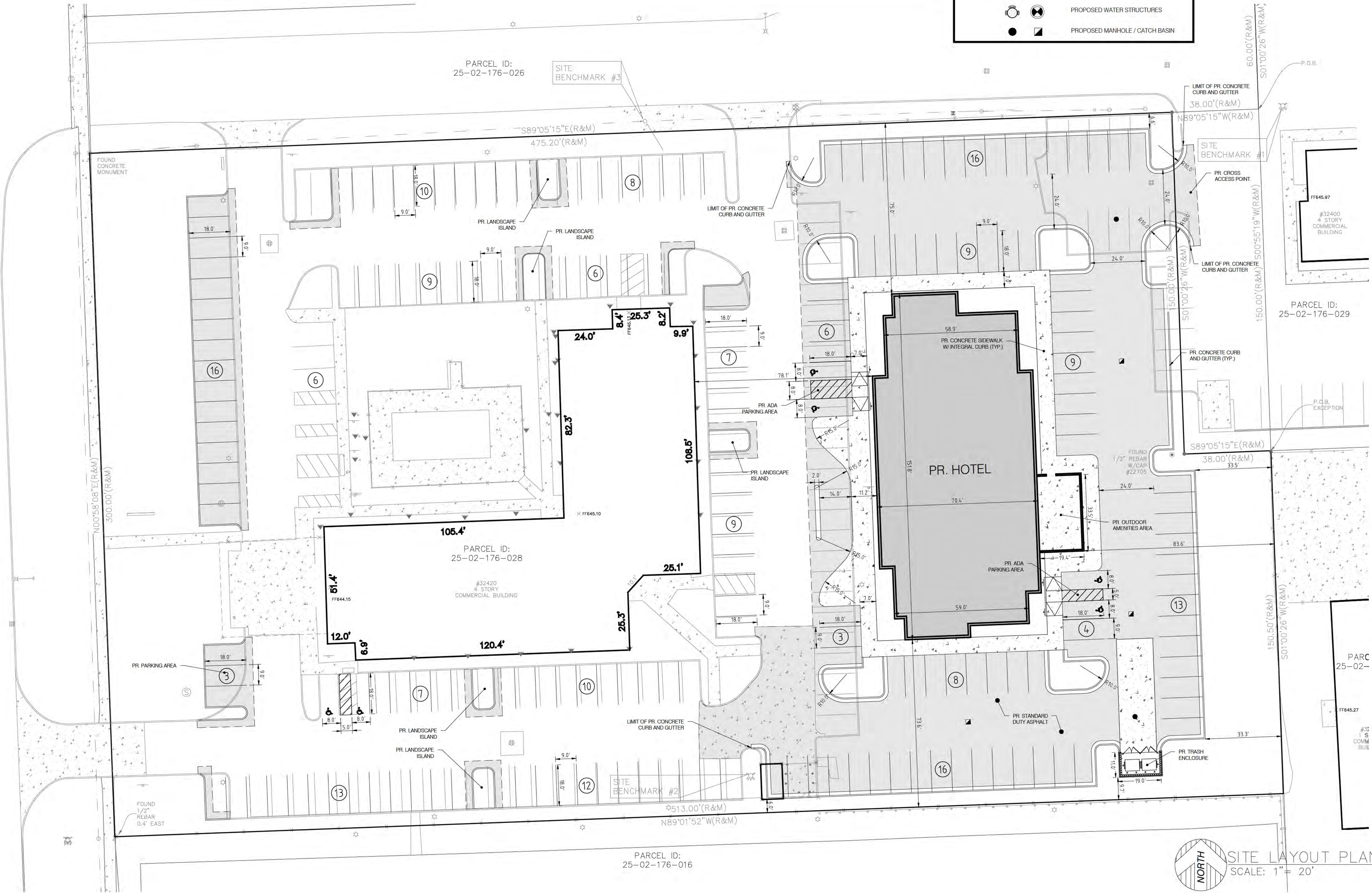
SITE NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT.
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE.
5. NO TRAILER CAMPS OR TENT SITES ESTABLISHED ON-SITE.

SITE LEGEND

PROPERTY LINE
SETBACK LINE
PROPOSED CONCRETE CURB AND GUTTER
PROPOSED BUILDING
PR. FULL DEPTH ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED WATER STRUCTURES
PROPOSED MANHOLE / CATCH BASIN

STEPHENSON HWY
204' RIGHT OF WAY
ASPHALT



S.M. ENGINEERS

CIVIL ENGINEER / SURVEY /
LAND PLANNER /
LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE,
ROCHESTER HILLS, MI
T: 248.835.3553



1	SPA REVIEW	10.08.2025
NO.	SUBMITTAL	DATE

LIVSMART STUDIOS

32420 STEPHENSON HWY,
MADISON HEIGHTS, MICHIGAN

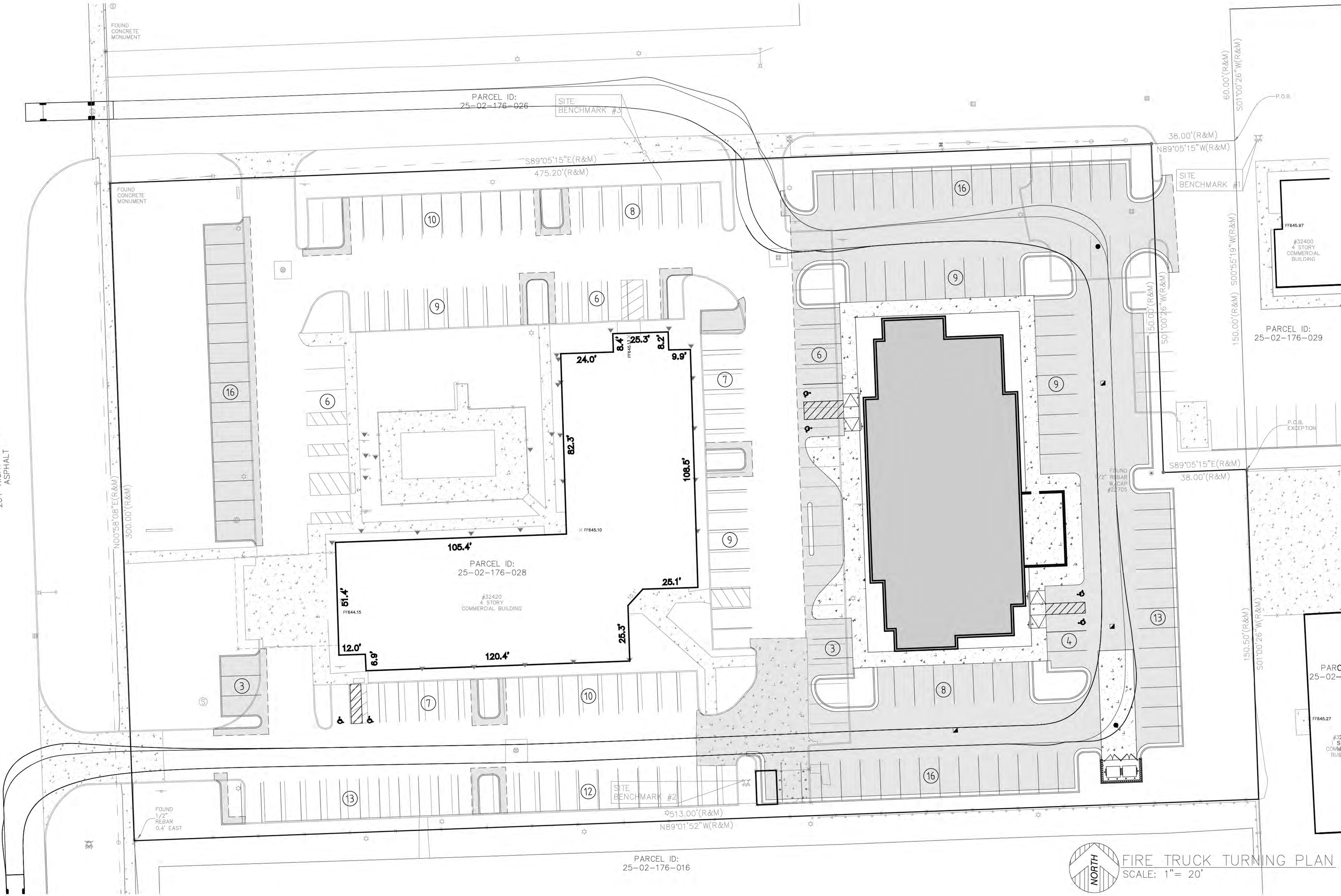
SITE LAYOUT PLAN

C3.0

25036



SITE LAYOUT PLAN
SCALE: 1" = 20'



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LIVSMART STUDIOS
32420 STEPHENSON HWY,
MADISON HEIGHTS, MICHIGAN

FIRE TRUCK TURNING PLAN

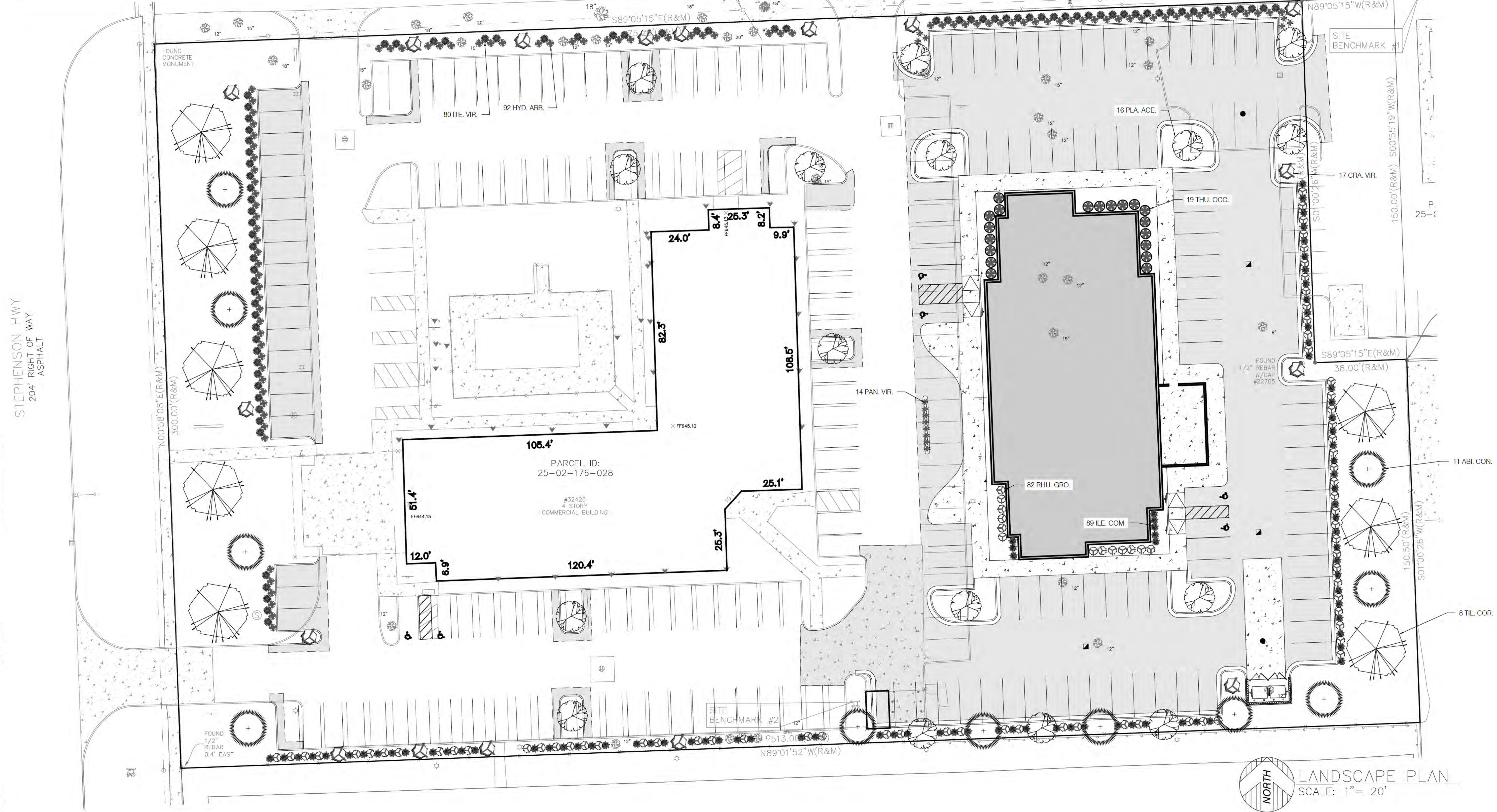
C3.1 **25036**

LANDSCAPE REQUIREMENTS

GREENBELT BUFFER (MUI-2 TO M-2)
GREENBELT
MINIMUM WIDTH 5.0 FT; 6.0 FT PROVIDED
1 EVERGREEN OR DECIDUOUS TREE PER 30 LF OF GREENBELT;
(1 TREE / 30 LF) * 230 LF = 8 TREES REQUIRED, 8 TREES PROPOSED.
4 SHRUBS PER 30 LF OF GREENBELT;
(4 SHRUBS / 30 LF) * 230 LF = 31 SHRUBS REQUIRED, 31 SHRUBS PROPOSED.
INTERIOR PARKING LOT LANDSCAPING
OFF-STREET PARKING AREAS W/ 10 OR MORE SPACES SHALL PROVIDE 5 SF PARKING LOT LANDSCAPING PER PARKING SPACE
200 SPACES * 5 SF = 1,000 SF
1 DECIDUOUS TREE PER 100 SF OF INTERIOR LANDSCAPING
(1 TREE / 100 SF) * 1,000 SF = 10 TREES REQUIRED, 13 TREES PROPOSED.
RIGHT OF WAY LANDSCAPING
1 DECIDUOUS/EVERGREEN TREE PER 40 LF OF ROAD FRONTAGE
(1 TREE / 40 LF) * 300 LF = 8 TREES REQUIRED, 9 TREES PROPOSED.
1 ORNAMENTAL TREE PER 40 LF OF ROAD FRONTAGE
(1 TREE / 100 LF) * 300 LF = 3 TREES REQUIRED, 3 TREES PROPOSED.
1 SHRUB PER 5 LF OF ROAD FRONTAGE
(1 SHRUB / 5 LF) * 300 LF = 60 SHRUB REQUIRED, 72 SHRUB PROPOSED.

PERIMETER LANDSCAPING
1 DECIDUOUS/EVERGREEN TREE PER 40 LF OF PERIMETER
(1 TREE / 140 LF) * 1,227 LF = 9 TREES REQUIRED, 11 TREES PROPOSED / 9 TREES EXISTING
1 ORNAMENTAL TREE PER 100 LF OF PERIMETER
(1 TREE / 100 LF) * 1,227 LF = 13 TREES REQUIRED, 13 TREES PROPOSED.
1 SHRUB PER 5 LF OF PERIMETER
(1 SHRUB / 5 LF) * 1,227 LF = 246 SHRUB REQUIRED, 250 SHRUB PROPOSED.
INTERIOR AND BUILDING FOUNDATION LANDSCAPING
PROVIDED TO AT LEAST 5% OF TOTAL IMPERVIOUS AREA, PROVIDED NEAR BUILDING ENTRANCES, FOUNDATIONS, WALKWAYS, SERVICE AREAS, ETC.
109,923 SF IMPERVIOUS AREA * 5% = 5,496 SF
1 DECIDUOUS TREE PER 400 SF OF INTERIOR LANDSCAPING AREA
(1 TREE / 400 SF) * 5,496 SF = 14 TREES REQUIRED, 13 TREES PROPOSED / 2 TREES EXISTING
2 SHRUBS PER 400 SF OF INTERIOR LANDSCAPING AREA
(2 SHRUBS / 400 SF) * 5,496 SF = 28 SHRUBS REQUIRED, 40 SHRUBS PROPOSED.

PLANT SCHEDULE					
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES (TOTAL: 34)					
T.L. COR.	8	TILIA CORDATA 'GREENSPR'®	GREENSPRING LINDEN	3" CAL.	B&B
PLA. ACE.	16	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3.5" CAL.	B&B
EVERGREEN TREES (TOTAL: 11)					
ABI. CON.	11	ABIES CONCOLOR	WHITE FIR	8"-10"	B&B
ORNAMENTAL TREES (TOTAL: 17)					
CRA. V.R.	17	CRATAEGUS V. R. DIS	WINTER KING HAWTHORN	10"-12"	B&B
SHRUBS (TOTAL: 342)					
RHU. GRO.	82	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	3 GAL.	CONT. 36" O.C.
ILE. COM.	89	ILEX GLABRA 'COMPACTA'	COMPACT HEDGE	24"-30"	CONT.
ITE. VIR.	80	ITEA VIRGINICA	VIRGINIA SWEETSPRING	36"-48"	CONT.
HYD. ARB.	92	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	24"-30"	CONT.
THU. OCC.	19	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	10"-15"	CONT. 36" O.C.
PERENNIALS / GRASSES (TOTAL: 14)					
PAN. V.R.	14	PANICUM VIRGATUM	SWITCHGRASS	2'-3" WIDE	B&B



S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI T: 248.835.3553

STATE OF MICHIGAN

JOSEPH RODRIGO DATTILO

ENGINEER

No. 2021049301

1

SPA REVIEW

10.08.2025

NO.

SUBMITTAL

DATE

LIVSMART STUDIOS

32420 STEPHENSON HWY, MADISON HEIGHTS, MICHIGAN

LANDSCAPE PLAN

C3.2

25036

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF MADISON HEIGHTS AND OAKLAND COUNTY
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MADISON HEIGHTS AND SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
- G = GUTTER GRADE

CB = CATCH BASIN GRADE

EX = EXISTING GRADE
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

GRADING LEGEND

×	900.00	EXISTING GRADES
×	100.00	PROPOSED GRADES
—		PROPERTY LINE
---		PROPOSED RIDGE LINE

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LIVSMART STUDIOS

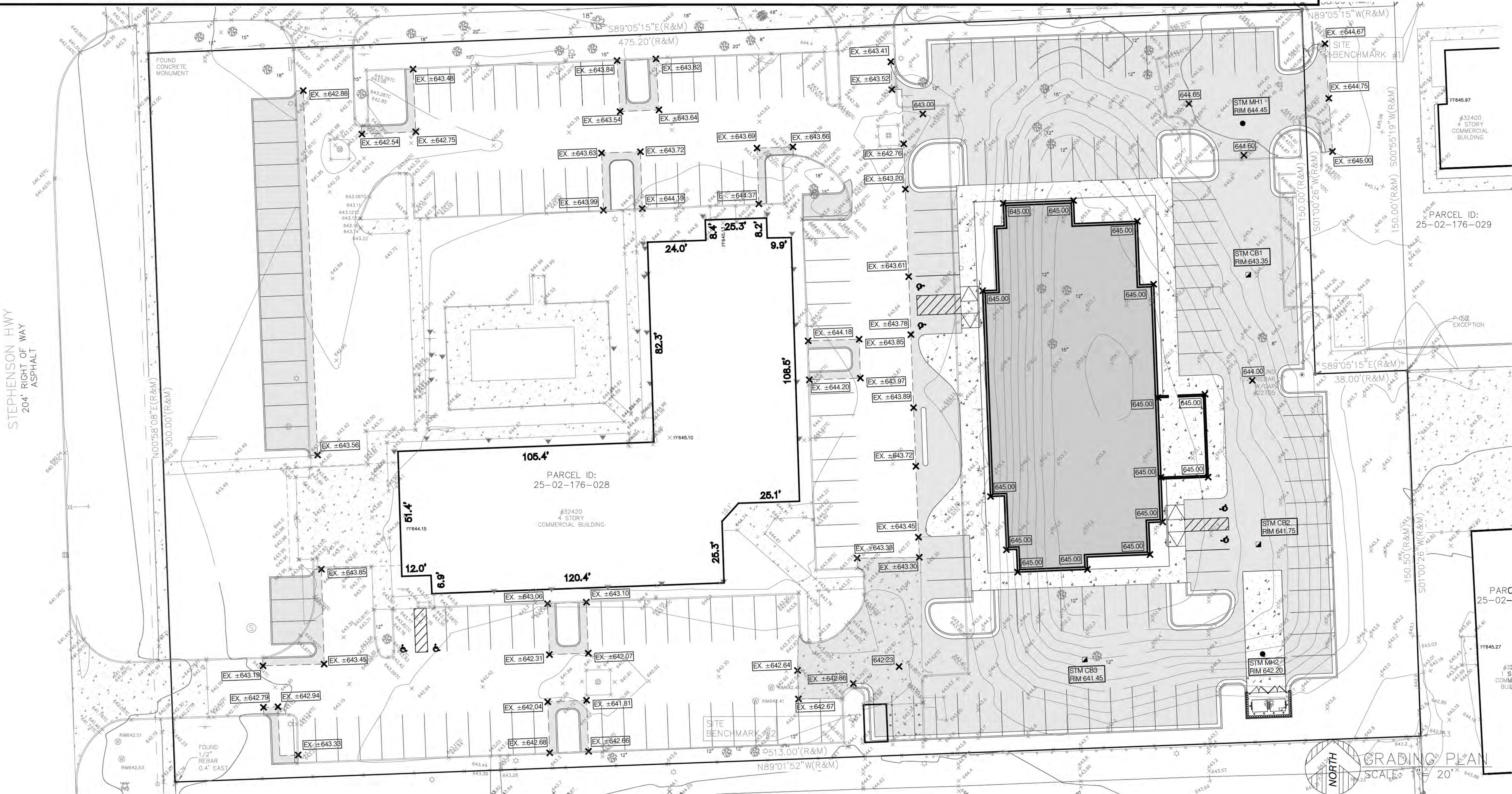
32420 STEPHENSON HWY,
MADISON HEIGHTS, MICHIGAN

GRADING PLAN

C4.0

25036

STEPHENSON HWY
204' RIGHT OF WAY
ASPHALT



GRADING PLAN
SCALE: 1" = 20'

C4.0 Grading Plan.dwg

10/10/2025

GregEzzo

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF MADISON HEIGHTS A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY CITY OF MADISON HEIGHTS AND HELD PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
3. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
4. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
5. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
6. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
7. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2° OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
8. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
9. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
10. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF MADISON HEIGHTS PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
11. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY CITY OF MADISON HEIGHTS, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
12. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY CITY OF MADISON HEIGHTS DEPARTMENT OF PUBLIC SERVICES
13. EASEMENTS FOR ALL UTILITIES TO BE OWNED AND OPERATED BY THE CITY OF MADISON HEIGHTS MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY EASEMENT LEGAL DESCRIPTIONS MUST BE PROVIDED BY THE DEVELOPERS ENGINEER OR SURVEYOR BASED ON AS BUILT MEASUREMENTS

UTILITY LEGEND

SAN

W

PROPOSED SANITARY LINE

PROPOSED WATER LINE

PROPOSED STORMWATER PIPING

PROPOSED WATER STRUCTURES

PROPOSED CATCH BASIN STRUCTURE

PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT

PROPOSED SANITARY CLEANOUT

S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

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JOSEPH FODDO DATTILO ENGINEER No. 2021049301

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32420 STEPHENSON HWY, MADISON HEIGHTS, MICHIGAN

UTILITY PLAN

C5.0

25036