



PLANNING COMMISSION MEETING
Monday, June 10, 2019 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. May 13, 2019 Minutes**
- 4. Site Plan Review for Single-Family Residential Home Construction – Fabio Cervi, 33427 Shiawassee Road**
- 5. Final PUD Site Plan Review – Blue Hat Coffee (Farmington Masonic Temple), 23715 Farmington Road**
- 6. Request to Schedule Public Hearing for Special Land Use and Site Plan Review for Proposed Burger King – Paramount Home Care, Inc., 31806 Grand River Avenue**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
May 13, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, May 13, 2019.

ROLL CALL

Present: Chiara, Crutcher, Majoros, Perrot, Waun, Westendorf
Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Waun, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 8, 2019 Minutes

MOTION by Chiara, seconded by Waun, to approve the items on the Consent Agenda.
Motion carried, all ayes.

REVIEW AND SCHEDULE OF PUBLIC HEARING – DRAFT CITY OF FARMINGTON MASTER PLAN UPDATE 2018-2019

Chairperson Crutcher introduced this item and turned it over to staff.

Christiansen stated this item is a brief discussion and review of the Draft City of Farmington Master Plan Update 2018-2019. The City administration, City consultants, and the Master Plan Update Committee have been working diligently on the update and are moving it forward to the Planning Commission for review and consideration and also to schedule the required public hearing for the August 2019 Planning Commission meeting.

With the staff packet is a copy of the Draft City of Farmington Master Plan Update 2018-2019. With us this evening are representatives of OHM Advisors, Marguerite Novak is here and she represents OHM as consultant to the City regarding a number of responsibilities and was very much involved and engaged with the City's Master Plan

Steering Committee on behalf of OHM and is here this evening to discuss briefly the Draft Master Plan and to take any questions that you may have.

Also here from OHM tonight is Matt Parks and I think you all know Matt as well. Matt, in his various capacities, has also been involved in the Master Plan and is also here as a resource this evening.

The purpose again this evening is to briefly review this item and also then as indicated to schedule the required public hearing.

The Master Plan Update is a responsibility by State Statute, by the Michigan Planning Enabling Act, of the City Planning Commission. And you may recall we've had discussion on several different occasions. The City solicited via an RFP, Request for Proposal, consulting services to update the Master Plan back in 2018. And based upon the proposals that were provided, the responses that were submitted to the City. Ohm Advisors was selected by the City to work together with the City to update the City Master Plan. The City Master Plan, the current Master Plan as you're aware is a 2009 Master Plan, that was when it was last updated. And as you're aware many planning tools since 2009 have been created and have been adopted by the City including the 2013 Vision Plan, the 2013 Grand River Corridor Improvement Authority Vision Plan, the 2015 Downtown Area Plan, the 2017 Downtown Master Plan Update, the 2016 which is about to become the 2019 City of Farmington Recreation Master Plan Update. Some additional tools that the City was engaged in and brought forth was the Ten Mile and Orchard Lake Area Plan, you might recall that lengthy discussion, and also the Grand River Corridor Improvement Authority worked with a graduate student group and put together a review and plan for the Farmington branch of the Rouge, the Rouge River Nature Trail Project. So all these tools have been put together over the last number of years up until the recent Recreation Master Plan Update which was just a few months ago.

In light of all of that and the City Master Plan had last been updated in 2009, it's time to update the City Master Plan again and to incorporate all those tools that I just mentioned. So, in an effort to do that and to be current and then the City moving forward with their RFP and OHM Advisors being selected to provide that service to update the plan with the City, it has moved forward and moved forward from what was originally the Steering Committee level, and I think we had this discussion and you may recall that the City created a Steering Committee with representatives throughout the community. And those representatives sitting on the Master Plan Steering Committee then participated in a series of Steering Committee meetings working with OHM Advisors and City administration and staff to put together a Draft Master Plan. The five Steering Committee meetings that were held over the last year up until the end of 2018, beginning of 2019, also that included two Open House meetings. And the most recent Open House meeting,

the second of two, one was held last fall, one was held earlier at the end of the winter, beginning of the Spring. So, now, with the Draft Master Plan has been forwarded from the Steering Committee, the Open Houses having been held, and the Final Draft prepared, it now has been forwarded to the Planning Commission so it's now in your hands.

The next step in the process then is to have a brief introduction of the Master Plan Update tonight and then for you to schedule the required public hearing. That public hearing is required by State statute, again, the Michigan Planning Enabling Act. There is a public notification period that is required and this meeting tonight and the action of the Planning Commission if you so choose to schedule the public hearing, initiates that 63-day period. Subsequent to tonight's meeting, if you do schedule the public hearing then, tomorrow will be the first day of the 63-day period, the Draft Master Plan will now be posted on the City website. Letters will be sent to adjacent communities as is required notifying them of the notification period commencing, allowing them an opportunity to review the Draft Plan, and to make any comments or provide any response that they so choose to make. Also, once it's posted on the website, then anyone who does have an opportunity to review the draft or anyone concerned or has an interest certainly can also comment on the Draft Master Plan and provide that comment or any concerns they might have.

Once the 63-day period then has been completed, the Public Hearing that you're being asked to schedule, will be held. Right now it's being asked to be held if you so choose to schedule the Public Hearing for the Master Plan Update in your August meeting. So if that then moves forward this way, then we will schedule the Public Hearing for August, the 63-day period will start then tomorrow and will move forward with that time period for public notification and comment. So, it will also afford you an opportunity as a Commission to probably take a deep dive into the Draft if you so choose since it will be available obviously not only on the website but you have your official copy as well of the Draft.

With that, Mr. Chair, again OHM Advisors is here this evening and they're here to just do a brief presentation. We'll go ahead and put this up on screen then. You're certainly then asked to make any comment that you want to make and the action being requested is to schedule the required Public Hearing for your August meeting.

Chairperson Crutcher called Marguerite Novak, OHM Advisors, to the podium.

Marguerite Novak, OHM Advisors, came to the podium. She stated she will be brief since the Commission has a full document in front of them and they will have plenty of time to deep dive and take a look at it.

Kevin mentioned a lot of it, it started in September of 2018, and it the Draft is complete now. They held five Steering Committee meetings in the process, and the Steering

Committee has listed on the first page there, their committee members and they drove the planning process and really helped. There were two public meetings where they also received input and then there was a community survey available to kick off the project as well.

The plan differs from the existing Master Plan by it takes a look at existing conditions today, as compared to 2009, kind of rehaults that. And then as Kevin mentioned all the tools, the plans that were taken into consideration and re-evaluates them as well since some of them are a little bit older but re-evaluate and incorporate them into the plan here.

The main elements in the Master Plan are the existing conditions which are in the beginning and then the Future Land Use Map and Plan and that will reform zoning to use in your Zoning Ordinance. And then it goes into the goals, and strategies, and implementation of those and how those effect Future Land Use Maps and Plans.

There are focus areas in this Master Plan as well and those also are reflected through older plans and revisiting those and take a look and refreshing those.

Lastly, the Plan talks about implementation so that further highlights building ordinance changes, actual implementation steps of those goals, strategies and actions, and then it also talks about the CIP, there was recently a draft on line, they took a look at that and kind of summarized that in that last chapter and just talked about going forward, your Capital Improvement Plan should reflect the recommendations in the Master Plan.

Chairperson Crutcher thanked Novak and opened the floor for questions from the Commissioners.

Majoros said he had one comment, that he felt it was really well done, consistent with all of the things that we've been talking about or doing in these groups, consistent with the other plans that it needs to tie to, it serves as a nice guidepost for it, a one touch reference, and he commended the group on their nice work.

MOTION by Waun, supported by Perrot, to move to schedule the Public Hearing for the Draft City of Farmington Master Plan Update for 2018/2019 for the August 12, 2019 Planning Commission meeting.

Motion carried, all ayes.

REQUEST TO SCHEDULE PUBLIC HEARING FOR SPECIAL LAND USE AND SITE PLAN REVIEW FOR PROPOSED BURGER KING – PARAMOUNT HOME CARE, INC., 31806 GRAND RIVER AVENUE

Crutcher introduced this item and turned it over to staff.

Director Christiansen stated he received some communication earlier today, both a phone call and conversation, and also an email by the Applicant/Petitioner with respect to this particular item that's on the agenda this evening. And they've requested, after my discussion with them today on the phone, and also, too, in accordance with requesting it in an email that this item be rescheduled to next month's meeting. So, instead of this item being heard tonight, being presented tonight, the Petitioner/Applicant has requested this item be rescheduled to the June 10th, 2019 Planning Commission meeting.

Christiansen received phone call and email by Applicant and they've requested after discussion on the phone that this item be rescheduled to next month's meeting. Instead of being heard tonight – applicant rescheduled to June 10, 2019 pc meeting.

Chairperson Crutcher asked if the Planning Commission should take any action on this item tonight.

Christiansen replied to be consistent with the request being made, it would not be unreasonable to have a motion to that effect, rescheduling to the June 10th meeting, as requested by the Petitioner, have that supported, and acted on by the Planning Commission.

MOTION by Majoros, supported by Chiara, to postpone the scheduling of the Public Hearing for the Special Land Use and Site Plan Review for the Proposed Burger King – Paramount Home Care, Inc., 31806 Grand River Avenue, per the Applicant's request until the June 10th, 2019 meeting.

Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Commissioner Chiara asked Christiansen if the owner of the Paramount Home Care, does he own that property, and he wants to build a Burger King on it? He stated they went through this and they were going to redo that building.

Christiansen replied that the owner of the property is not the interested party Applicant/Petitioner of the proposed Burger King on that property that you have on your agenda this evening. It is being sold/brokered right now by a real estate company on behalf of the owner of the property. You might recall there was actually a pending sale of that property back in 2017, that there was a site plan that came before the Planning Commission after it had gone before the Grand River Corridor Improvement Authority and they recommended that site plan for a new medical office. That plan was to demolish the existing construction on the site building, the drive-thru for Paramount Health Care, which was the drive-thru for the NBD Bank in the day. In any event, that site plan for the new medical office which was approved by the Planning Commission back in August of 2017 was not realized. So that approved site plan expired in August of 2018 and since that time now the property has been marketed for sale again and there's an interest right now and Burger King is moving forward with that interest to build a new restaurant building with a drive-thru, so it's going through the process, it's been before the Grand River Corridor Improvement Authority and is now coming before the Planning Commission and as requested by the Applicant it will be moved to the June 10, 2019 meeting.

Chiara asked why if there's already a Burger King building not being occupied, why wouldn't they just use that.

Christiansen replied that owners are not always tenants and some owners discontinue lease agreements with tenants. So, sometimes the tenant may have occupied a particular site or facility is no longer able to do that because they no longer have a lease agreement to do that. And that's the case with the former Burger King that was here in the downtown, that's looking to be repurposed for another restaurant type use and that's moving forward through the process. But Burger King likes our community, they like the Farmington area. There's a process for everything and there's a process here and that was a good question but right now that property is for sale by the current owner.

Commissioner Majoros asked Christiansen if he could provide any insight with what happened at City Council with the City's bid for the Maxfield property and Christiansen replied it's still in process, it's still a process with the Farmington Public Schools. I think everybody is aware the City expressed their interest in acquiring the property. They delivered a communication, a letter of interest to the School Board and they considered that letter of interest and now the City is moving forward with a formal offer and that's in process right now.

Majoros said it's less to him about the timing of where that's at and more about the rationale why or will that come out in due time and Christiansen replied he believes that will be the case.

ADJOURNMENT

MOTION by Chiara, supported by Waun, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** June 10, 2019

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Review – Consideration to Approve New Single family Home, 33427 Shiawassee Road

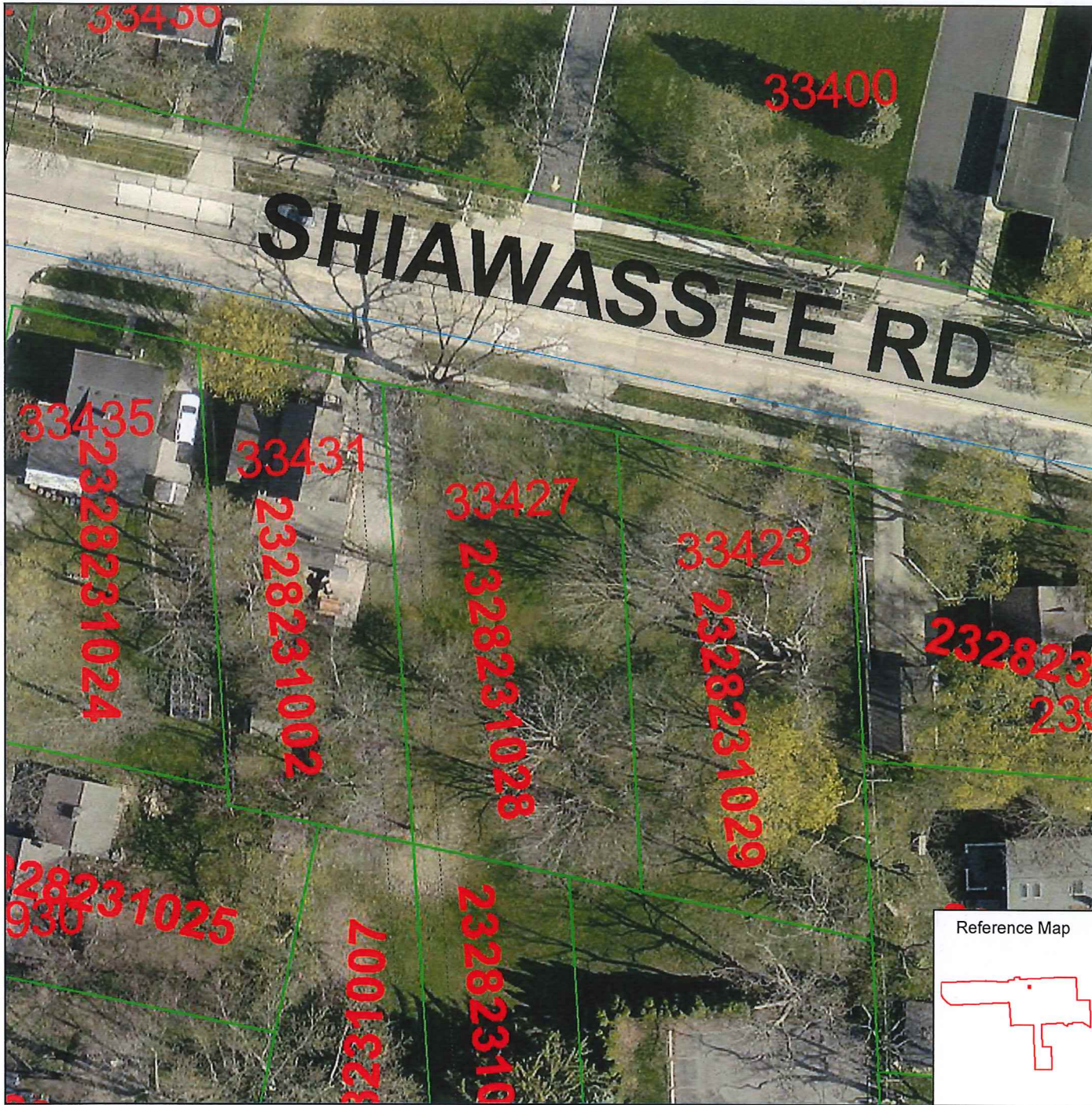
BACKGROUND

Article 13 of the Zoning Ordinance, Site Plan Review, Section 35-162, Uses Subject to Review, specifies uses subject to site plan review and approval. Construction, renovation, and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."

The City received an application from Fabio Cervi to construct a new single family residence with an attached garage on his existing vacant lot located at 33427 Shiawassee Road within the City of Farmington Historic District. The design and location of the new home is shown on the attached information submitted by the applicant.

The Historical Commission has reviewed the plans and has provided their recommendations (see attached copy of recommendations). The responsibility of the Planning Commission is to review the site plan for the proposed new home. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance.

Attachments



City of Farmington
CivicSight Map

MAP LEGEND:

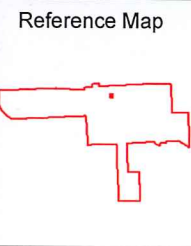
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 46 feet
 Map Date: 6/06/2019
 Data Date: May 3, 2019



Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!





CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Lot #14

2. Location of Property

Address 33427 Shiawassee

Cross Streets Shiawassee & Farmington

Tax ID Number 20-23-28-231-028

3. Identification

Applicant Cervi Construction

Address 12419 Stark Road

City/State/Zip Livonia, MI 48150

Phone 734-261-4300 Fax 734-261-4302

Interest In the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) OWNER

Property Owner Fabio Cervi

Address 12419 Stark Road

City/State/Zip Livonia, MI 48150

Phone 734-261-4300 Fax 734-261-4302

Preparer of Site Plan Jekabson & Associates

Address 1320 Goldsmith

City/State/Zip Plymouth, MI 48170

Phone 734-414-7200 Fax 734-414-7272

4. Property Information

Total Acres 1/4
Lot Width 75' Lot Depth 140'
Zoning District R1
Zoning District of Adjacent Properties to the
North R1 South R1 East R1 West R1

5. Use

Current Use of Property Residents - (Vacant Land)

Proposed Use

G Residential	Number of Units	<u>1</u>
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees _____

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Fabio Cervi (applicant), do hereby swear that the above statements are true.

Fabio Cervi Signature of Applicant Date 5/10/19

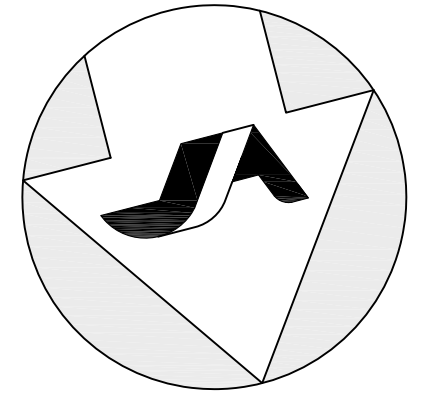
Fabio Cervi Signature of Property Owner Date 5/10/19

Buildings/site plans sent electronically to: Kevin Christensen

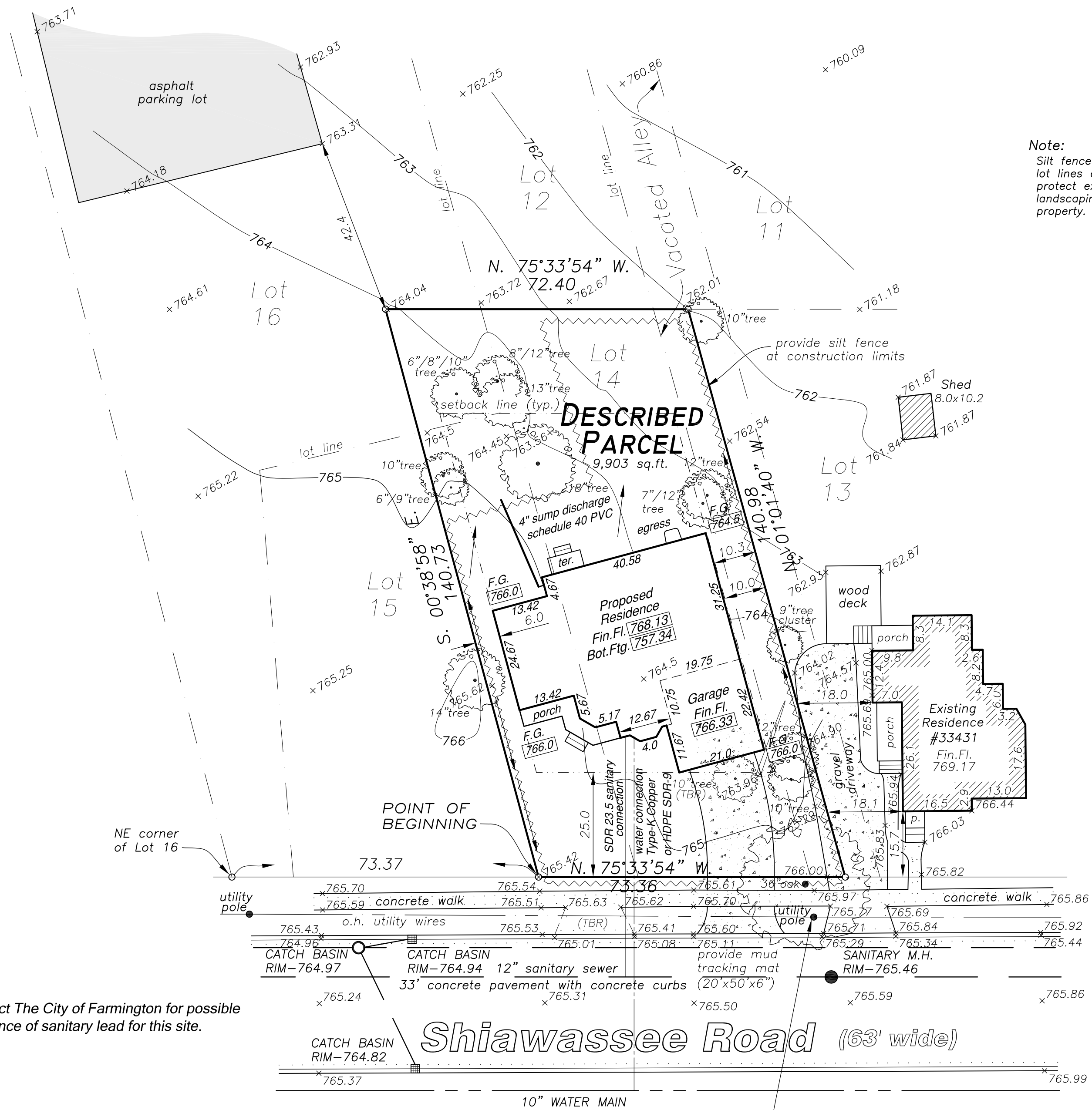
I, _____ (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<u>City Action</u>
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____

Note:
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.



Note:
Silt fence along side & rear lot lines as necessary to protect existing lawn & landscaping on adjacent property.



Note:
Contact The City of Farmington for possible existence of sanitary lead for this site.

LEGAL DESCRIPTION

LOT 14, AND PART OF LOTS 15, 16 AND VACATED ALLEY OF, "ASSESSOR'S PLAT NO. 7", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28 AND REPLAT OF "WILLIAM L. POWER'S PLAT AND DAILY'S PLAT", T.1N., R.9E., CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54A, PAGE 91 OF PLATS, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 75°33'54" WEST, 73.37 FEET ALONG THE SOUTH LINE OF SHIAWASSEE ROAD FROM THE NORTHEAST CORNER OF LOT 16; THENCE SOUTH 00°38'58" EAST, 140.73 FEET; THENCE NORTH 75°33'54" WEST, 72.40 FEET; THENCE NORTH 01°01'40" WEST, 140.98 FEET TO THE SOUTH LINE OF SHIAWASSEE ROAD; THENCE ALONG SAID LINE SOUTH 75°33'54" EAST, 73.36 FEET TO THE POINT OF BEGINNING.

NAVD88 BENCH MARK
MAG NAIL IN EAST
FACE OF UTILITY POLE
ELEVATION = 766.73

Zoning: R1 Single-Family Residential	
Setbacks:	
Front	- 25'
Side	- 6'
Side total	- 16'
Rear	- 25'
Check title policy for subdivision deed restrictions that may affect setback requirements.	



Legend

000.00	= Existing Elevation
000.00	= Proposed Elevation
→	= Drainage Course
~~~~~	= Silt Fence
F.G.	= Finish Grade
~~~~~	= Existing Contour
TBR	= To be Removed

PLOT PLAN

PREPARED FOR: CERVI CONSTRUCTION, LLC
12419 STARK RD.
LIVONIA, MI 48150
(734) 261-4300

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax



REVISIONS	
DATE	11 APR 17
JOB NO.	17-01-009
SCALE	1" = 20'
DRAWN	JRN
CHECKED	JGE
SHEET	1 OF 1

PROJECT:

SINGLE FAMILY RESIDENCE

LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

PROJECT:
SINGLE FAMILY RESIDENCE

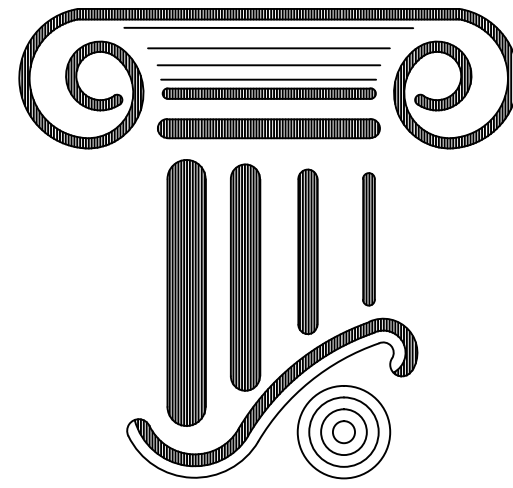
LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

ARCHITECT/ENGINEER

SCOPE OF WORK

DRAWING INDEX

**A&M
CONSULTANTS**



835 MASON ST. | PHONE: (313) 582-0022
SUITE B 290, | DEARBORN, MI 48126 | FAX: (313) 582-0028

(NOTE: ALL WORK TO COMPLY WITH MICHIGAN RESIDENTIAL CODE 2015)

- 1- EXCAVATION FOR FOUNDATION -BRING IN UTILITY PIPES TO INSIDE BASEMENT LOCATION.
- 2- FORM POUR FOUNDATION, BASEMENT WALLS FOOTING
- 3- BACK FILL-GRADE
- 4- INSTALL STEEL STRUCTURE
- 5- STICK FRAME HOUSE,INSTALL PRE -ENGINEERED TRUSSES, INSTALL WINDOWS & DOORS.
- 6- INSTALL ROOFING SHINGLES
- 7- INSTALL BRICK & STONE ,SIDING EXTERIOR ,POUR CONC. FLOORS
- 8- INSTALL ROUGH PLUMBING HEATING ROUGH ELECTRIC WIRING
- 9- INSTALL INSULATION
- 10- INSTALL DRYWALL INTERIOR WALLS
- 11- INSTALL FINISHING MATERIALS ,TRIMINGS,MOULDINGS & CABINETS.
- 12- INSTALL PLUMBING ELECTRIC FIXTURES
- 13- PAINT SURFACES
- 14- INSTALL OTHER FLOORING & CARPETING

SHEET

TITLE

-

COVER SHEET

A-1

BASEMENT / FOUNDATION PLAN

A-2

FIRST FLOOR PLAN & DETAILS

A-3

SECOND FLOOR PLAN & ROOF PLAN

A-4

FRONT & LEFT ELEVATIONS

A-5

BACK & RIGHT ELEVATIONS

A-6

BUILDING SECTIONS

NOTES FROM MICHIGAN RESIDENTIAL CODE 2015

FRAMING:
-NOTCHES IN SOLID LUMBER JOISTS,RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER,SHALL NOT BE LONGER THAN ONE THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN,NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER,THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER,HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER,OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. -TOP PLATES WOOD STUDS WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. -DRILLING AND NOTCHING STUDS: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH,STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH,ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH,THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD,AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS THE A CUT OF A NOTCH. -WHEN THE TOP PLATE OF AN EXTERIOR OR INTERIOR LOAD BEARING WALL IS CUT BY MORE THAN 50 WIDTH A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1.5 INCH WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16D NAILS. -JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILLED TOGETHER WITH A MIN. OF THREE FACE NAIL. -JOIST FRAMING INTO THE SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIP NOT LESS THAN NOMINAL 2 INCHES BY 2 INCHES. -THE ENDS OF EACH JOIST,BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" INCHES OF BEARING ON WOOD AND NOT LESS THAN 3 INCHES ON CONCRETE.

FOUNDATION:
-BACK FILL PLACEMENT: BACK FILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE,OR HAS BEEN BRACED TO PREVENT DAMAGE BY THE BACK FILL. -FOUNDATION ANCHOR STRAPS SPACED @ 32" AND USED ACCORDING TO MANUFACTURER INSTRUCTIONS.

FLASHING:
-FLASHING INSPECTION WILL BE REQUIRED PRIOR TO INSTALLING THE FULL WALL OF BRICK. -WEEP HOLES: WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WIDTH OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER ,SHALL NOT BE LESS THAN 3/16" IN DIAMETER. -PROVIDE CORROSION-RESISTANT FLASHING AT THE EXTERIOR FRONT PORCH AT THE LINE OF ATTACHMENT WITH THE HOUSE AT THE FLOOR.

FIRE SAFETY:
-FIRE BLOCKING SHALL BE PROVIDED BY USING BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON RIGID MATERIAL AT OPENINGS AROUND VENTS,PIPES AND DUCTS AT CEILING AND FLOOR LEVEL. AT THE CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR LEVEL. -DRAFT STOP SHOULD BE INSTALLED AT THE SECOND FLOOR AND DIVIDE THE FLOOR AREA INTO TWO EQUAL AREAS IF FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS,DRAFT STOPPING MATERIAL SHOULD BE 1/2" GYPSUM BOARD.(R502.12 MI. RES. CODE 2000)

EXTERIOR FINISHES:
-BRICK VENEER IS ANCHORED TO WOOD STUDS BY USING CORRUGATED SHEET METAL TIES, NO.22 U.S. GAGE BY 7/8" CORRUGATED ,SPACED AT 24" HORIZONTALLY AND 16" VERTICALLY. -ADDITIONAL METAL TIES WILL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION.

INTERIOR FINISHES:
-BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF 6 FT ABOVE THE FLOOR. -GYPSUM BACKER: GYPSUM BOARD USED AS THE BASE OR BACKER BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFORM WITH ASTM C 630 OR C1178. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2" THICK OR 16 INCHES FOR 5/8" INCH THICK GYPSUM BOARD. -TEMPERED GLASS SHOULD BE USED OVER THE MASTER TUB.

ROOM CEILING HEIGHTS:
-HABITABLE ROOMS,HALLWAYS,CORRIDORS,BATHROOMS,LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

SMOKE ALARMS:
-THE SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT,THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. -ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. -THE SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM BATTERY WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.

ROOF CONSTRUCTION:
-TRUSS MANUFACTURER SHALL HAVE TRUSS TIES PROVIDED AT BEARING LOCATIONS IN ACCORDANCE WITH TABLE 802.11A OF THE CODE. CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE TRUSS TIES TO THE FOUNDATION. WIND UPLIFT PRESSURE ON ROOF ASSEMBLIES SHALL BE DETERMINED USING THE EFFECTIVE WIND AREA OF 100 SQ. FT. AND ZONE 1 IN TABLE R301.2(2)

EMERGENCY ESCAPE:
EVERY SLEEPING SPACE SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE WINDOW WITH SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. MIN. NET CLEAR OPENING HEIGHT 24" AND MIN. NET OPENING WIDTH OF 20". R310 MICH. RESIDENTIAL CODE 2000.

-FOR ALL HEADERS OVER FOUR FEET AND LVL BEAMS USE TWO JACK STUD UNDER EACH END AND ONE KING STUD

GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH M.R.C. 209, LOCAL CODES AND COMPLIANCE, 2009 MICHIGAN UNIFORM ENERGY CODE.

ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.

SOIL BEARING CAPACITY TO BE 2000 P.S.F.

UNLESS NOTED OTHERWISE (UNO) DIMENSIONS ARE FROM FINISH TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY INTERIOR PARTITIONS THICKNESS TO BE 4 1/2" (UNO).

CONCRETE SHALL BE 3000 P.S.I. AT 28 DAY TESTING.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.

ALL CONCRETE BLOCKS TO BE TYPE N-1. MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SW GRADE, ASTM C-214 TYPE FBS. MORTAR SHALL BE TYPE "N" METAL TYPE FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 1/8" O.C. EACH WAY.

WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.

ALL STRUCTURAL LUMBER JOIST AND HEADERS TO BE MIN. Fb=250, Fv REPETITIVE L450 UNLESS OTHERWISE NOTED. MIN. E=1000000. ALL STUDS TO BE STUD GRADE OR BETTER, Fc MIN. 425.

MICRO-LAM BEAM SHALL HAVE AN Fb=2800 P.S.I. AS MANUF. BY "TRUSS JOIST CORP." OR EQUAL AND SHALL BE FASTENED TOGETHER PER MANUF. SPECIFICATIONS.

ALL FLUSH FRAMING CONNECTIONS, JOIST AND BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE SIMPSON STRONG TIE OR EQUAL.

TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.

PROVIDE CONTINUOUS ROWS OF BRIDGING AT FLOOR JOIST @ 8'-0" O.C. MAX.

ALL SILL PLATES SHALL BE SECURED WITH ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONC. @ 6'-0" O.C. MAX. OR PER MANUF. SPECIFICATIONS.

ALL BUILT-UP WOOD POSTS CONSISTING OF (2)X4S OR GREATER TO BE GLED AND SPIKED TOGETHER.

DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS.

PROVIDE SCREENED ROOF VENTILATION @ 1/300 OF THE TOTAL ENCLOSED AREA WITH 50% OF THE REQUIRED AREA IN THE UPPER 1/3 OF THE ROOF AND 50% IN THE EAVE/GORNICHE SECTION OF THE ROOF.

PROVIDE A 22"x30" ATTIC ACCESS TO ALL ATTIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".

PROVIDE GROUND FAULT INTERRUPTERS AT ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER LOCATIONS REQUIRED BY CODE. EXTERIOR OUTLETS TO BE WATERPROOF.

SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH N.E.C. AND LOCAL BUILDING AUTHORITY, TO BE WIRED AND INTERCONNECTED WITH BATTERY BACK-UP.

CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH R315 ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH R315 AND THE MANUFACTURER INSTALLATION INSTRUCTIONS.

ALL GLAZING 1/8" OR LESS AFF TO BE TEMPERED GLASS AS WELL AS ALL OTHERS SPECIFIED BY M.R.C. SECTION R3208.4 OR LATEST EDITION. LOCATIONS TO BE VERIFIED BY WINDOW MANUFACTURER.

WINDOWS IN SLEEPING AREAS TO MEET M.R.C. REQUIREMENTS FOR EGRESS PER SECTION R310 OR LATEST EDITION. WINDOW MANUFACTURER TO VERIFY.

EXHAUST FANS TO BE VENTED DIRECTLY OUTSIDE.

DESIGN LOADS (P.S.F.)

DESIGN LOADS (P.S.F.)	GENERAL LIVING	BEDROOM	ROOF
LIVE LOAD	40	30	25(TOP CHORD) 10(BOTTOM CHORD)
DEAD LOAD	10(25 W/TILE)	15	7(TOP CHORD) 5(BOTTOM CHORD)
TOTAL	50(45 W/TILE)	45	47

ALL NOTCHES AND HOLES BORED OR CUT INTO JOISTS, RAFTERS OR BEAMS SHALL COMPLY WITH M.R.C. SECTIONS R502.3, R602.4, P2402.2. NOTCHES SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR THE BOTTOM OF THE JOIST OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.

DOOR HARDWARE, DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM HEIGHT OF 48" AFF.

DRAFTSTOPPING SHALL COMPLY WITH M.R.C. SECTION 902.12. DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD 3/8" PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. FIRESTOPPING AND DRAFTSTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

FLASHING SHALL COMPLY WITH M.R.C. SECTION 703.75, 703.8.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL COMPLY WITH M.R.C. SECTION 902.11.

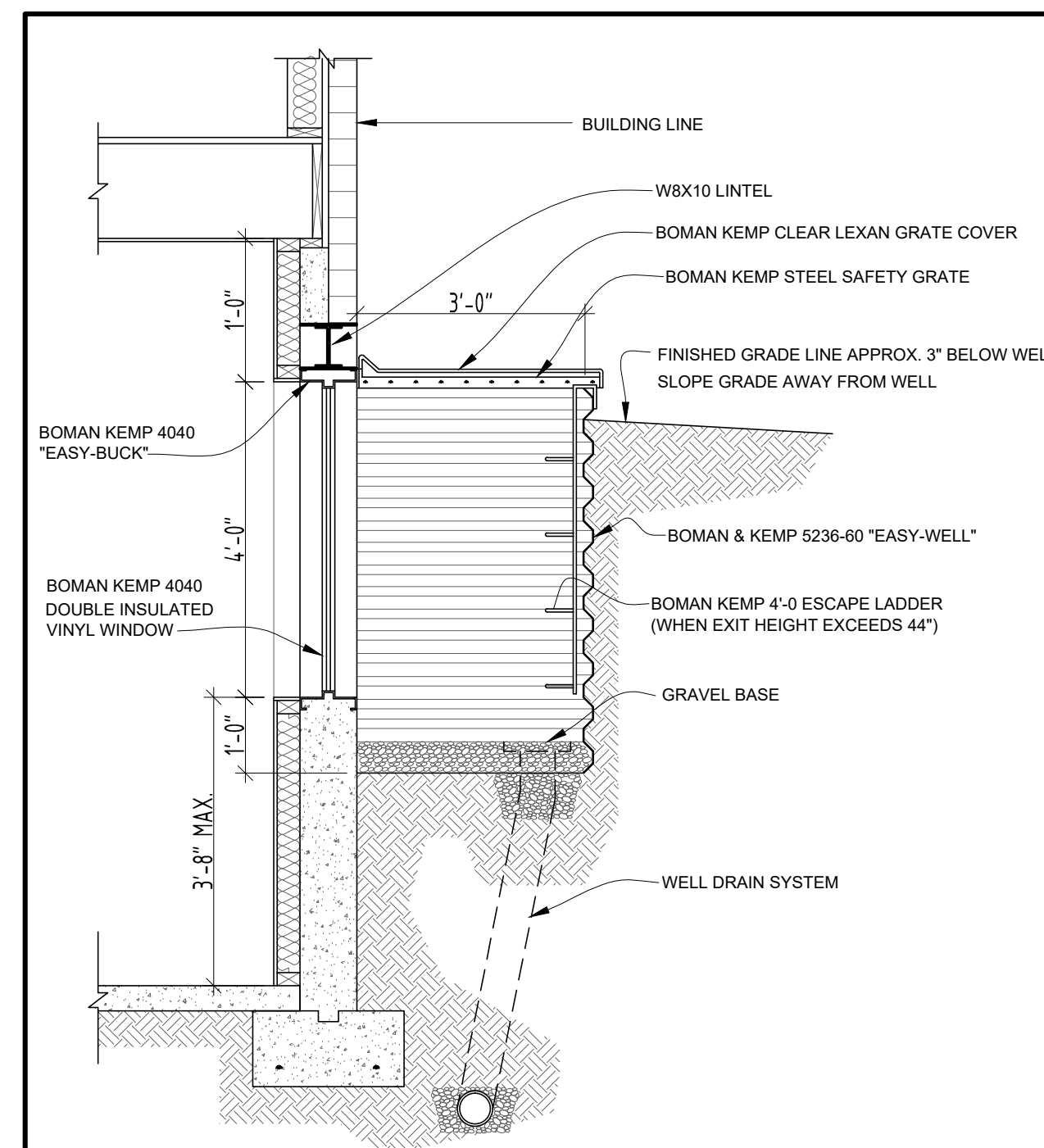
FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

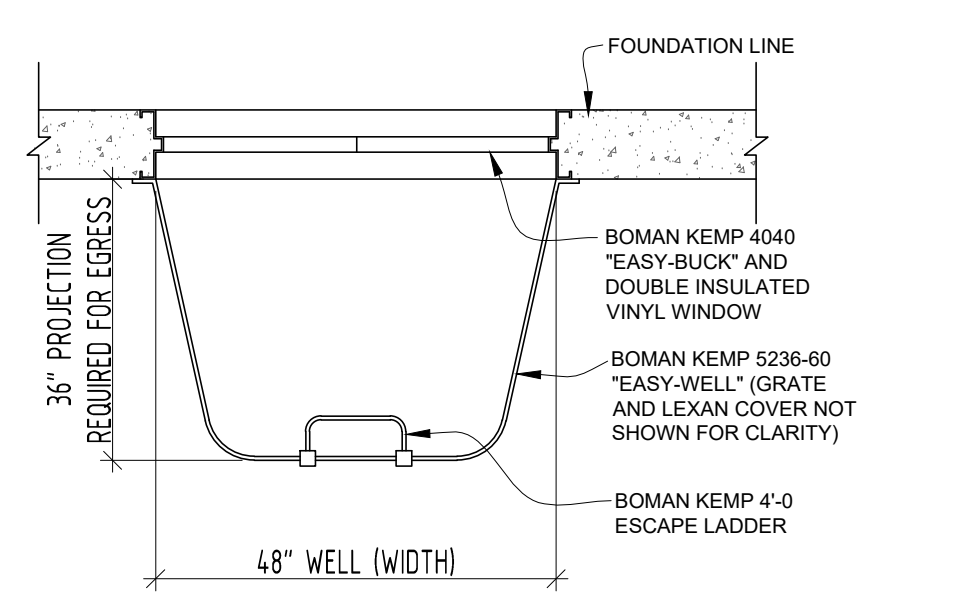
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - (1) VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - (2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SUFFITS, DROP CEILING AND COVE CEILING
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT THE CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF THE FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R102.13.

FIREBLOCKING MATERIALS SHALL COMPLY WITH M.R.C. SECTION R902.11.

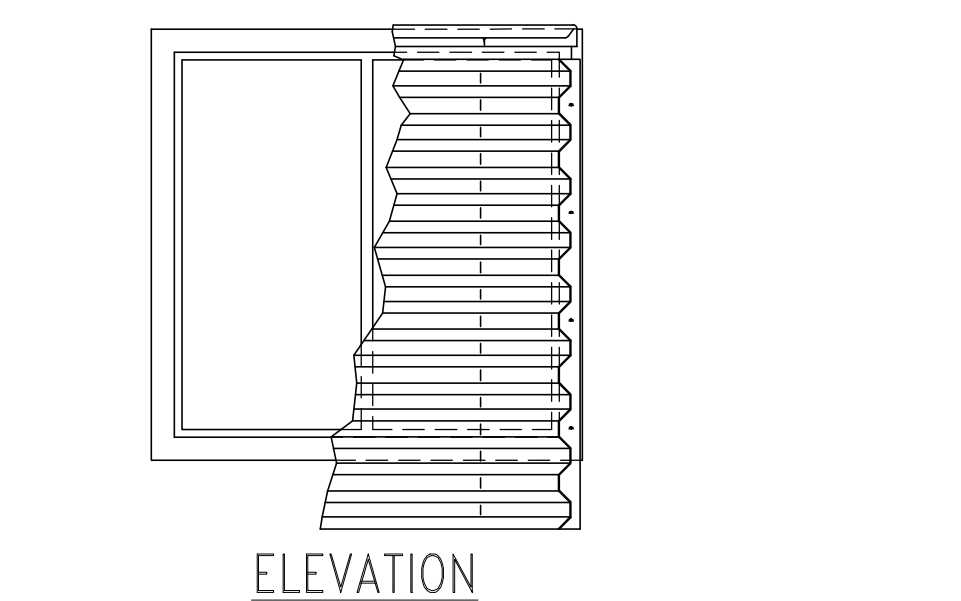
FIREBLOCKING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.



SECTION

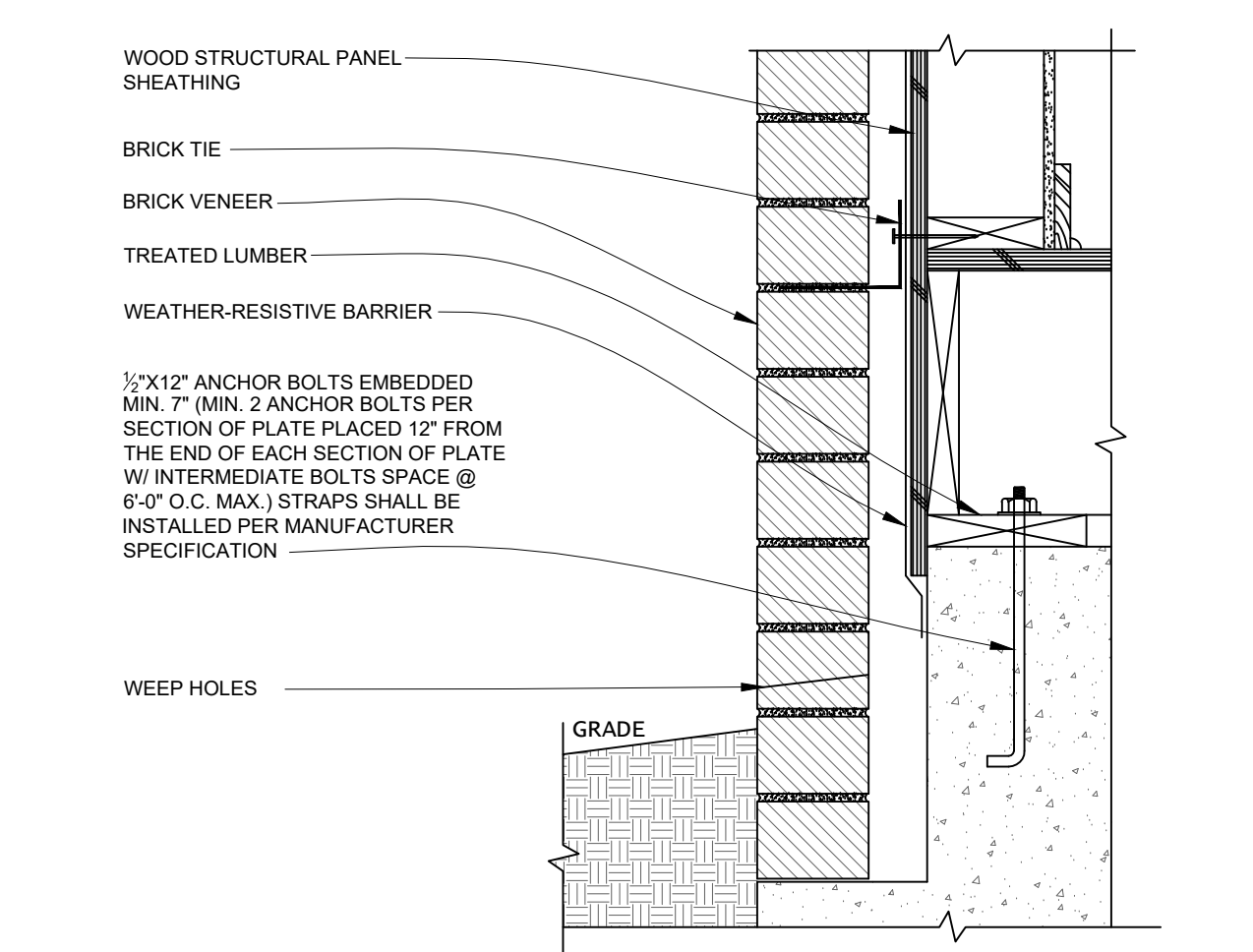


PLAN

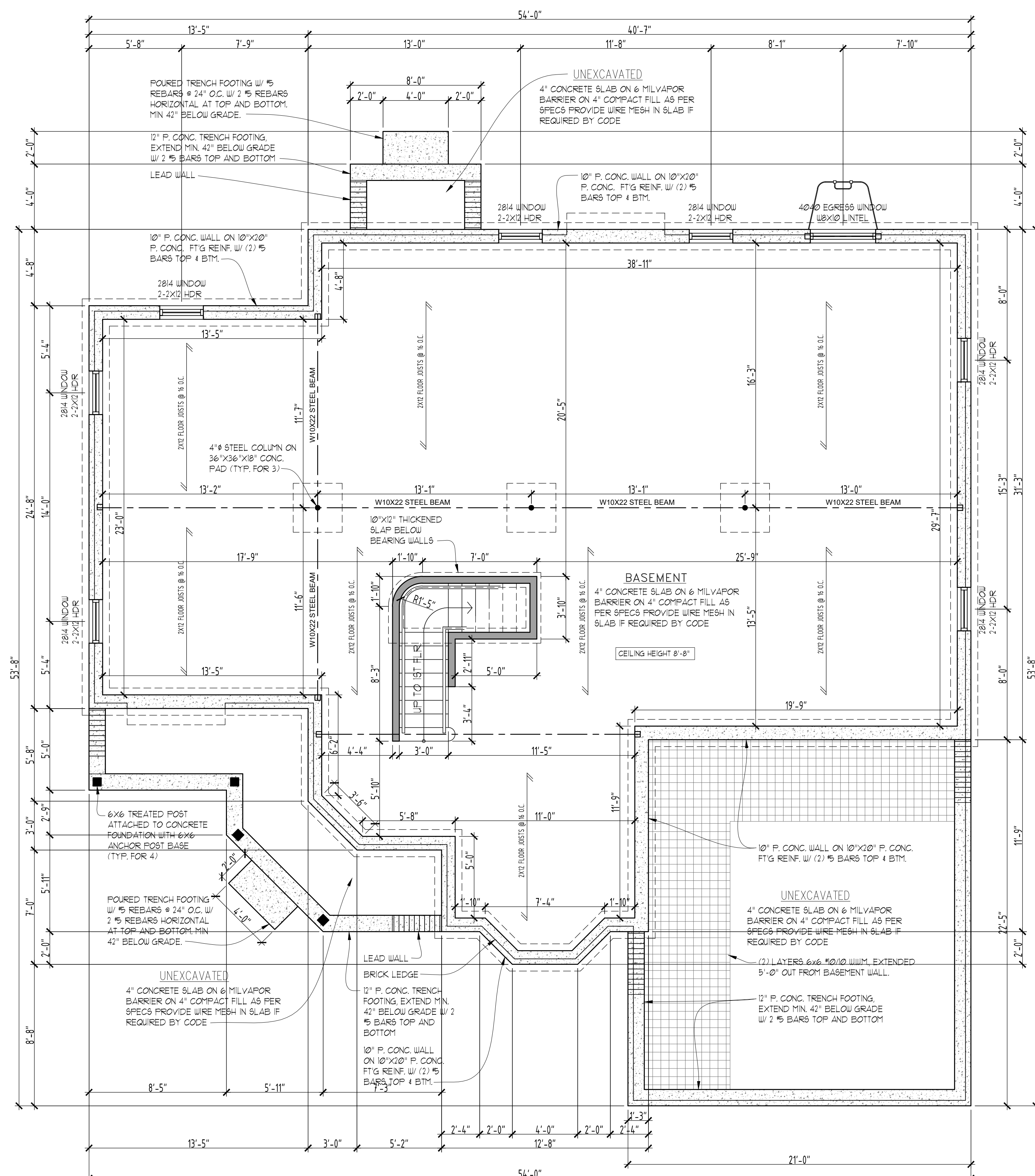


ELEVATION

BASEMENT EMERGENCY ESCAPE WINDOW DETAIL
SCALE: N.T.S.



BRICK LEDGE DETAIL
SCALE: N.T.S.



BASEMENT/FOUNDATION PLAN (1,800 SQ.FT.)
SCALE: 1/4" = 1'-0"

PROJECT:
SINGLE FAMILY RESIDENCE

LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

A & M CONSULTANTS
835 MASON ST.
SUITE B 290,
DEARBORN, MI 48126
PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:
M.A.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE
05/09/2019

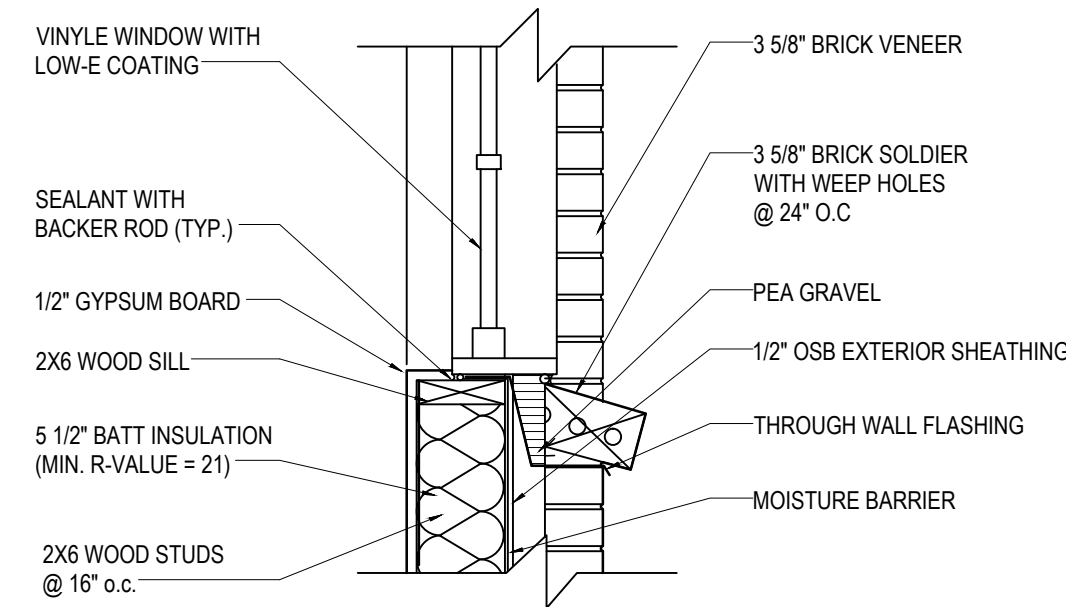
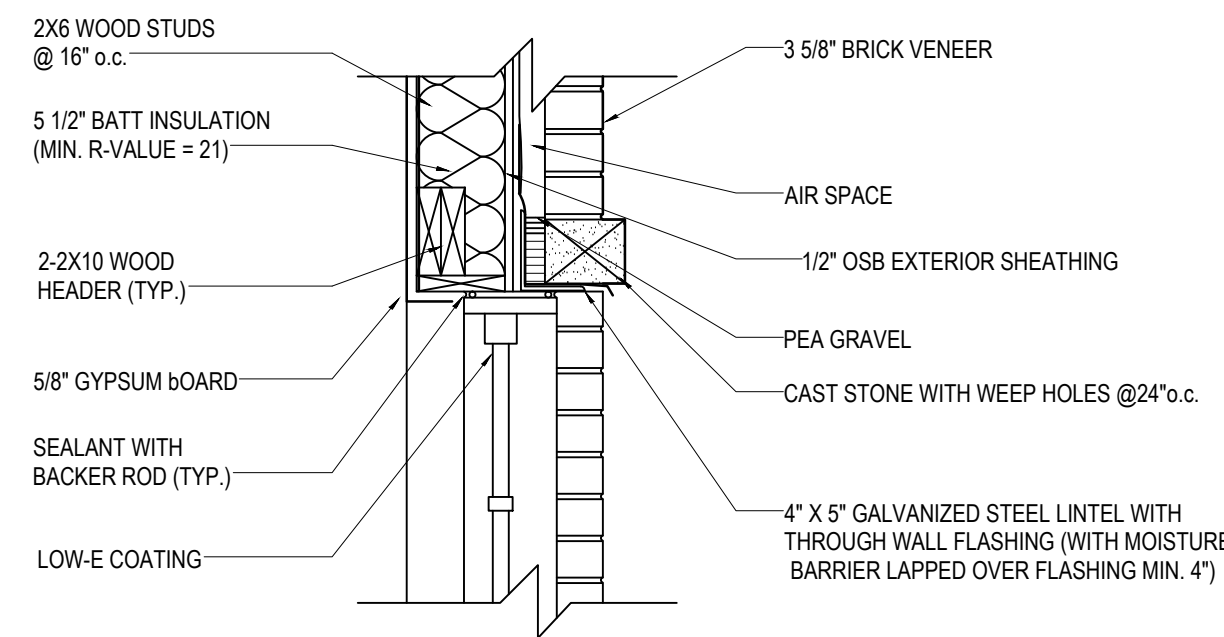
SCALE
NOTED

SHEET TITLE
- BASEMENT / FOUNDATION PLAN

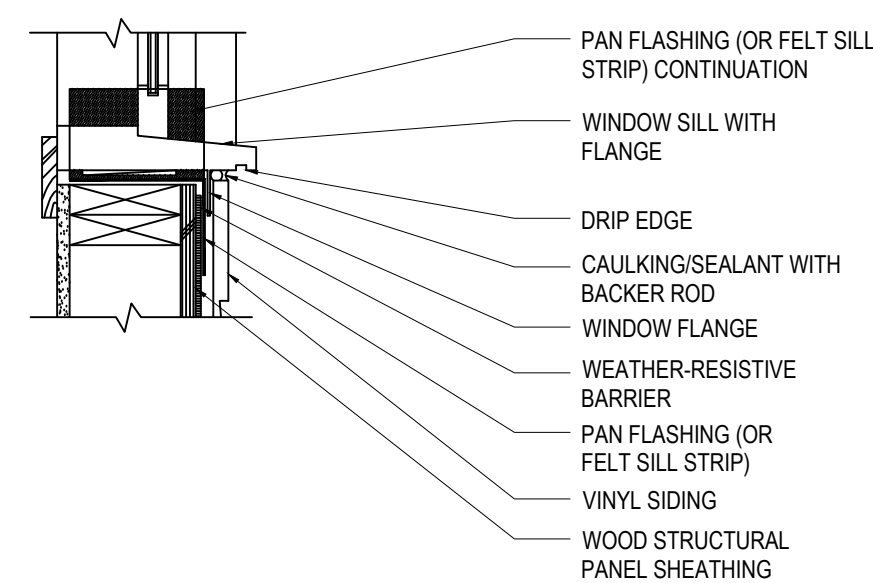
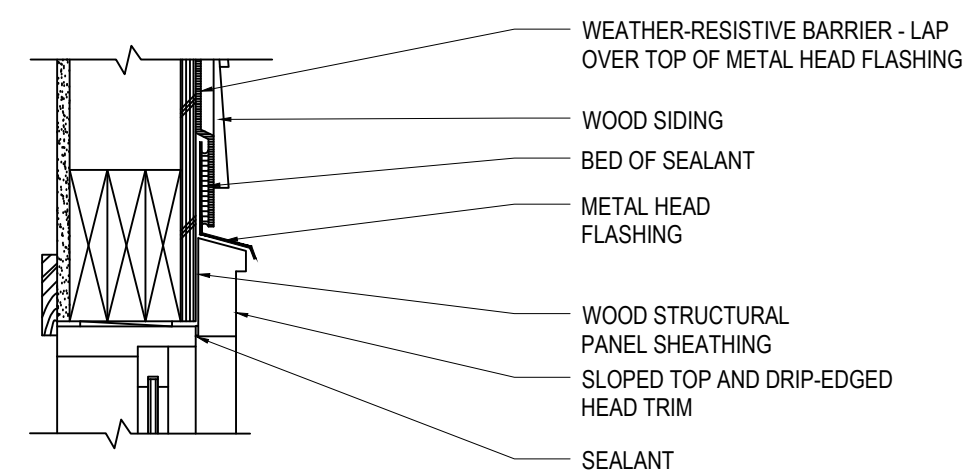
A-1

SEAL

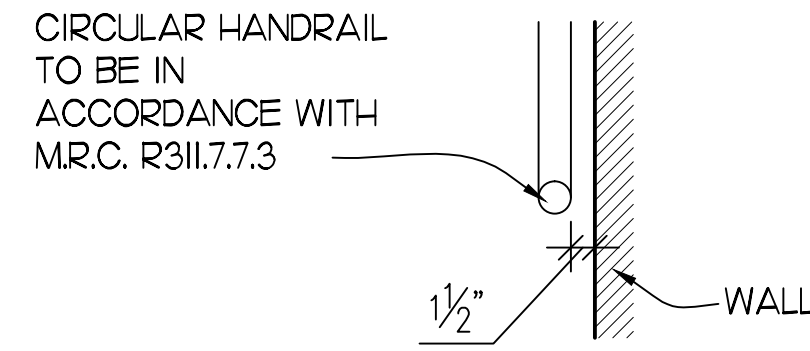




SECTION AT WINDOWS
- BRICK FINISH
SCALE: 1" = 1'-0"

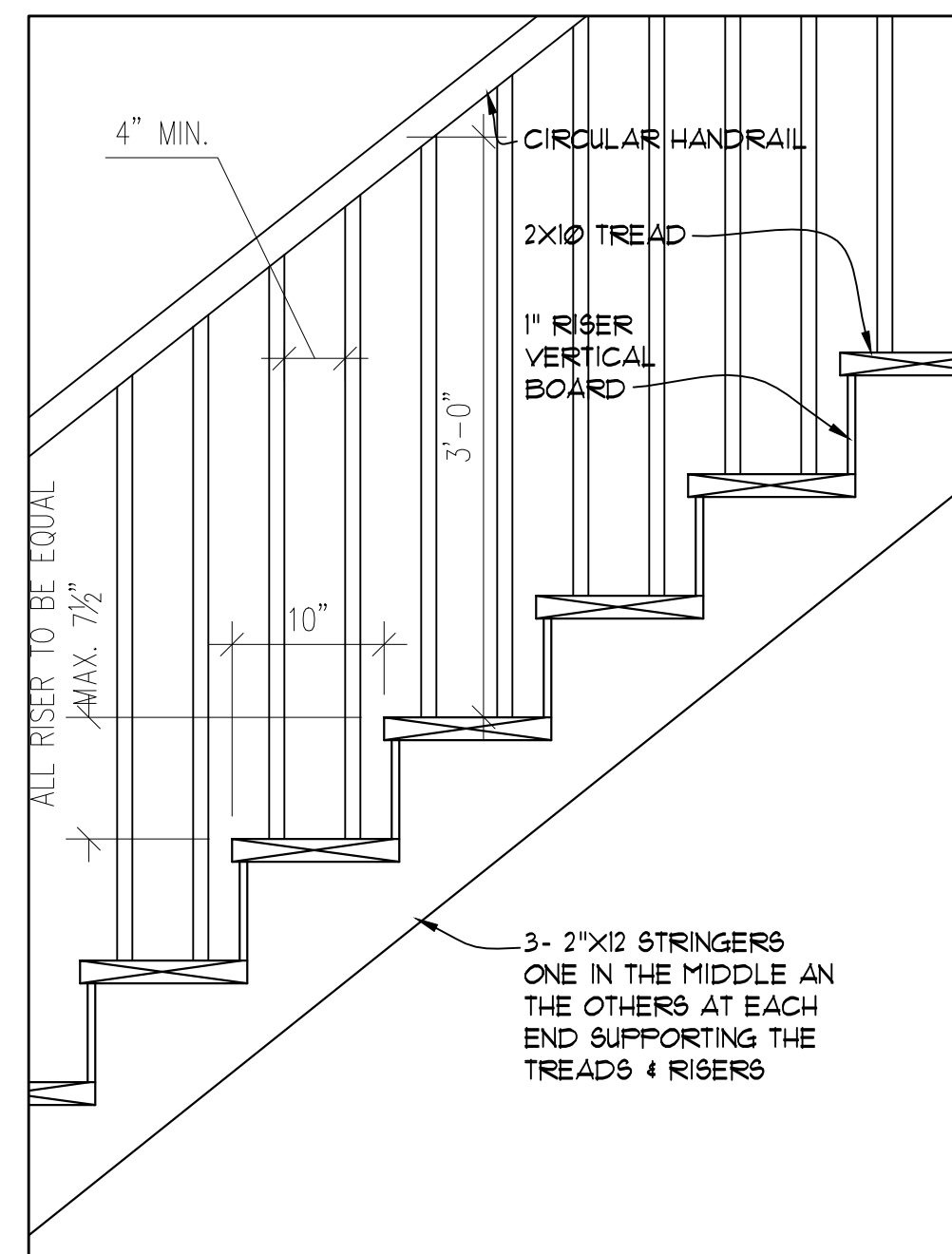


SECTION AT WINDOWS
- SIDING FINISH
SCALE: 1" = 1'-0"

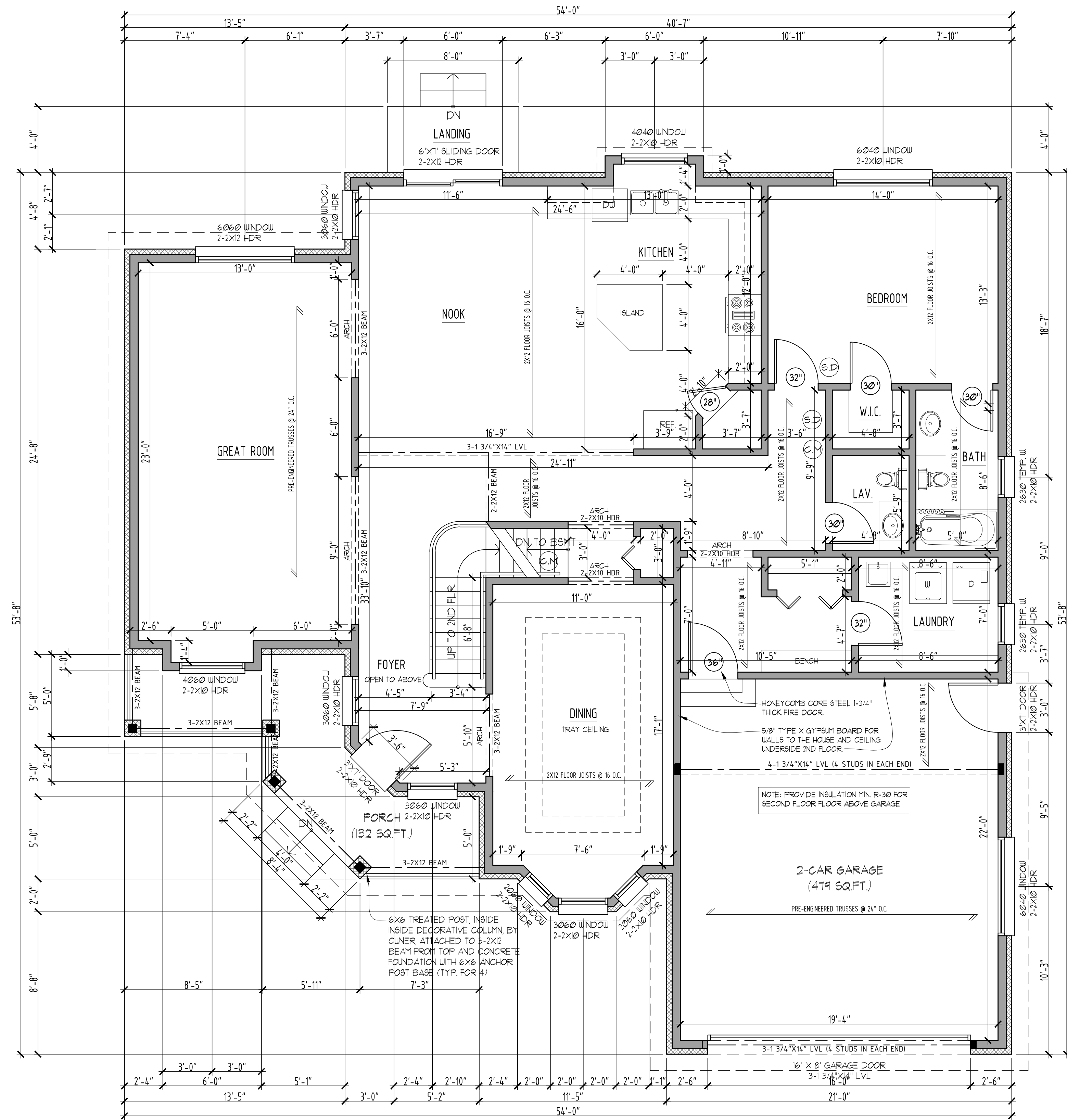


- STAIR NOTE:**
ALL STAIRWAYS SHALL BE IN ACCORDANCE WITH M.R.C. R311.7
- EQUAL RISER, MAX. HEIGHT 8 1/4"
 - MIN. TREAD DEPTH 9"
 - WINDER SHALL COMPLY WITH M.R.C. 311.7.4.2
 - TREAD WITH SHALL BE 10" AT A POINT 12" FROM THE SIDE THE TREADS ARE NARROWER AND MIN. WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6"
 - MIN. HEADROOM SHALL NOT BE LESS THAN 80" MEAS. VERTICALLY FROM TREAD NOSING OR FROM FLOOR SURFACE.
 - HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH M.R.C. R311.7.7 AND R312.
 - HANDRAILS SHALL HAVE MIN. AND MAX. HEIGHTS OF 34" AND 38" RESPECTIVELY.
 - STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH M.R.C. R303.7.

NOTE:
UNDER-STAIR PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH M.R.C. R302.7.
UNCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.



- (5.D)** 9171 SINGLE AND MULTIPLE STATION SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- 1- IN EACH SLEEPING ROOM.
 - 2- OUTSIDE OF EACH SEPARATE SLEEPING AREA MAXIMUM TEN-FOOT FROM THE BEDROOM DOOR.
 - 3- ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- (5.N)** 91951 CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.



FIRST FLOOR PLAN (1,800 SQ.FT.)
SCALE: 1/4" = 1'-0"

PROJECT:

SINGLE FAMILY RESIDENCE

LOCATION:

LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

**A & M
CONSULTANTS**

835 MASON ST.
SUITE B 290,
DEARBORN, MI 48126
PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:

M.A.

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE
05/09/2019

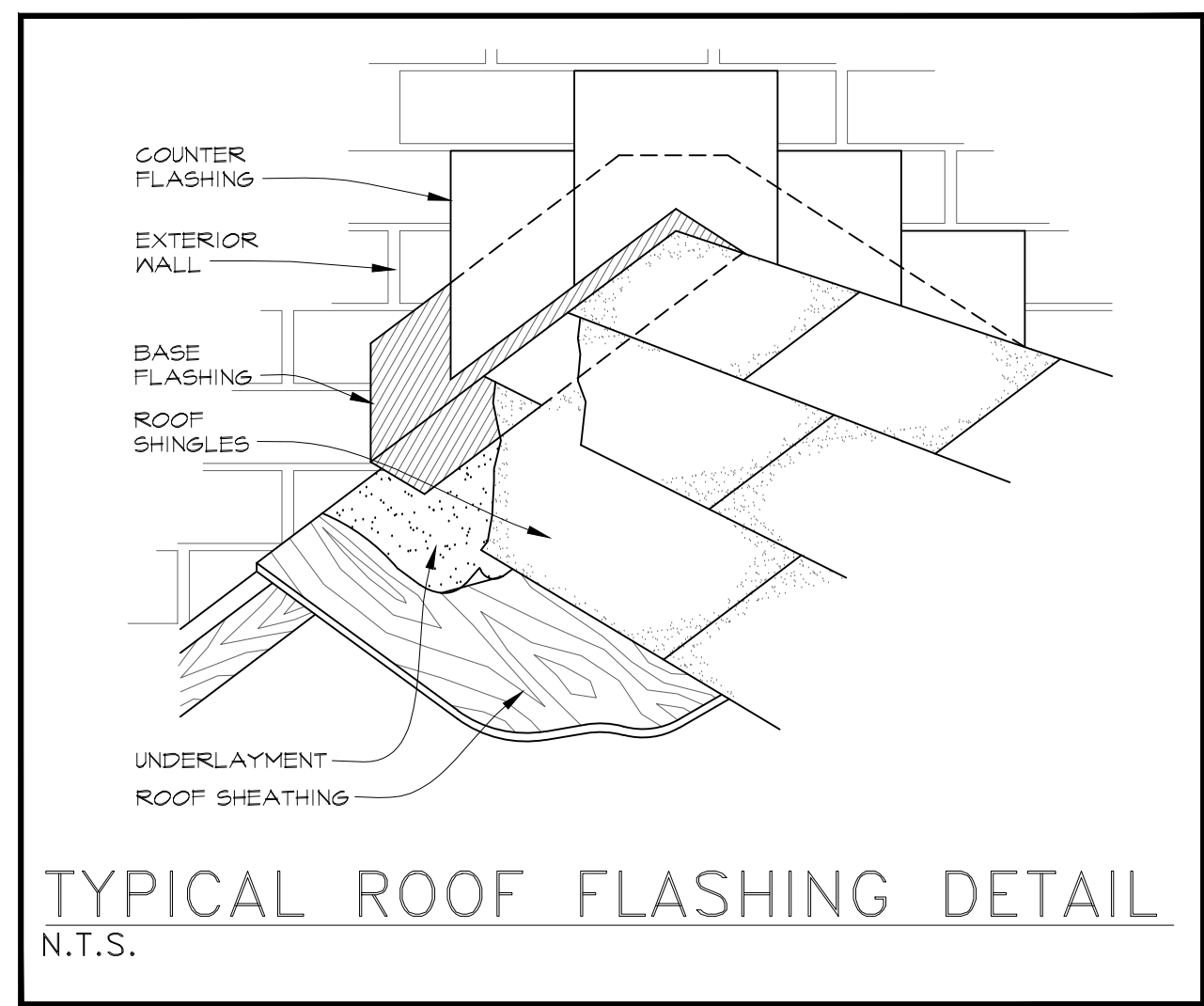
SCALE
NOTED

SHEET TITLE

- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- DETAILS

A-2

SEAL



(S.D) 9/71 SINGLE AND MULTIPLE STATION SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- 1- IN EACH SLEEPING ROOM.
- 2- OUTSIDE OF EACH SEPARATE SLEEPING AREA MAXIMUM TEN-FOOT FROM THE BEDROOM DOOR.
- 3- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

(C.M) R9181 CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

PROJECT:
SINGLE FAMILY RESIDENCE

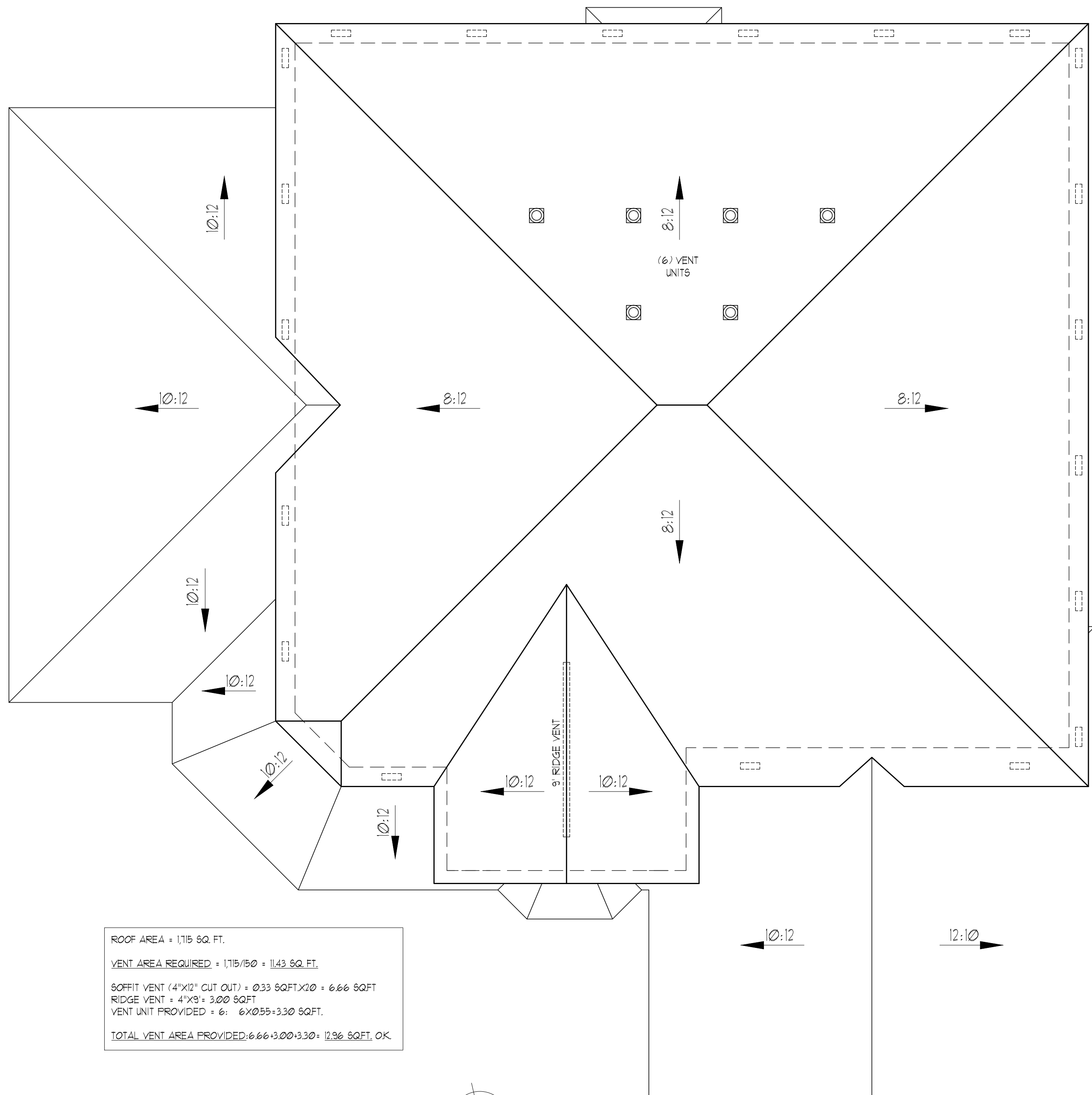
LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

A & M CONSULTANTS

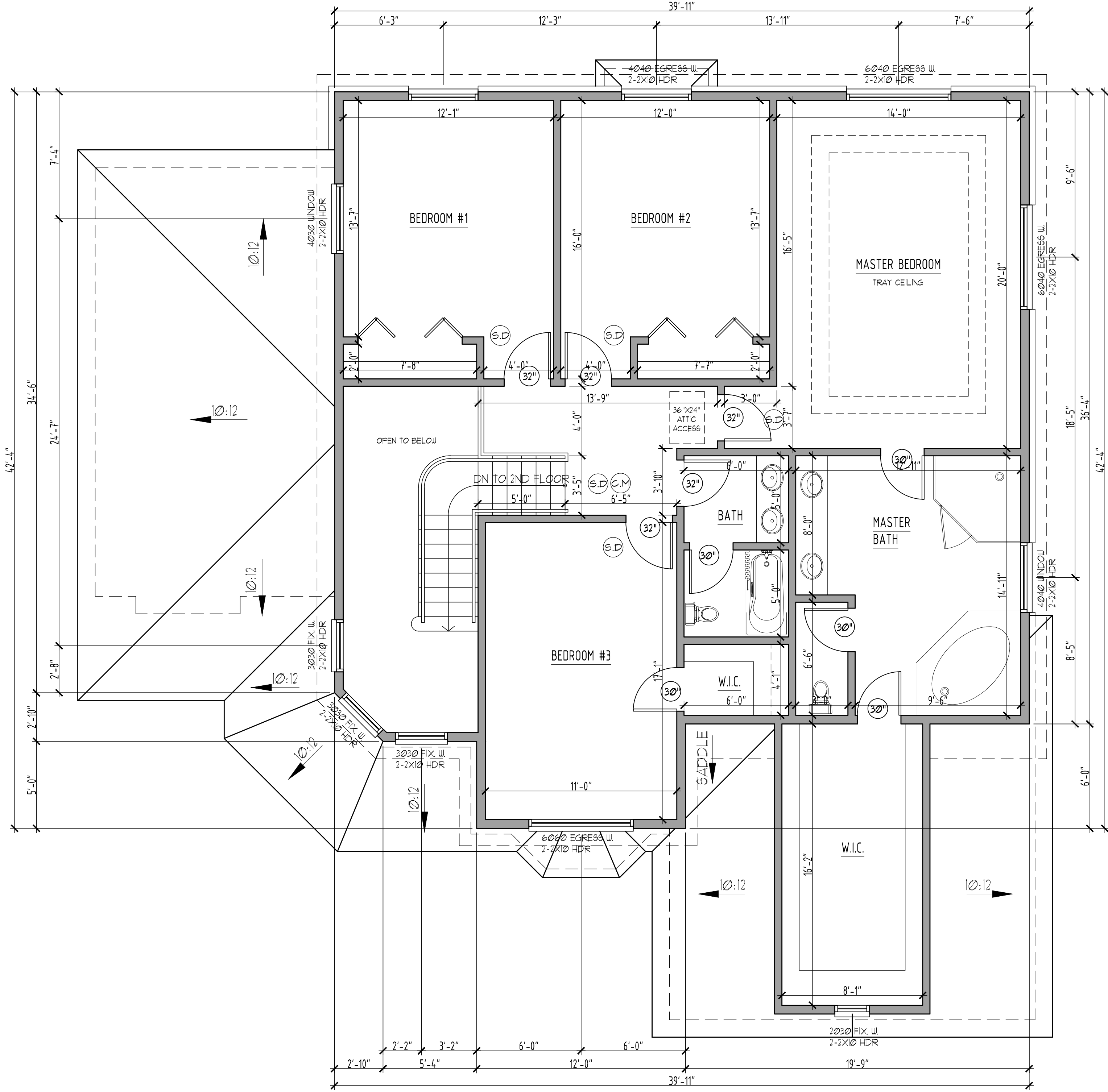
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DRAWN BY:
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APPROVED BY:
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ROOF AREA = 1715 SQ. FT.
VENT AREA REQUIRED = 1715/50 = 1143 SQ. FT.
SOFFIT VENT (4"X12" OUT OUT) = 0.33 SQFT X 10 = 6.66 SQFT
RIDGE VENT = 4"X8" = 3.00 SQFT
VENT UNIT PROVIDED = 6: 6 X 0.55 = 3.30 SQFT.
TOTAL VENT AREA PROVIDED: 6.66 + 3.00 + 3.30 = 12.96 SQFT, OK



SUBMITTALS

REVISIONS:

PROJECT NO

DATE
05/09/2019

SCALE
NOTED

SHEET TITLE
- ROOF PLAN
- DETAILS

A-3

SEAL

PROJECT:
SINGLE FAMILY RESIDENCE

LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

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SUITE B 290,
DEARBORN, MI 48126
PH:(313) 582-0022
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M.A.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE
05/09/2019

SCALE
NOTED

SHEET TITLE
- FRONT ELEVATION
- LEFT ELEVATION

A-4

SEAL



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
SINGLE FAMILY RESIDENCE

LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

A & M CONSULTANTS

835 MASON ST.
SUITE B 290,
DEARBORN, MI 48126
PH:(313) 582-0022
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DRAWN BY:
M.A.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE
05/09/2019

SCALE
NOTED

SHEET TITLE
- BACK ELEVATION
- RIGHT ELEVATION

A-5

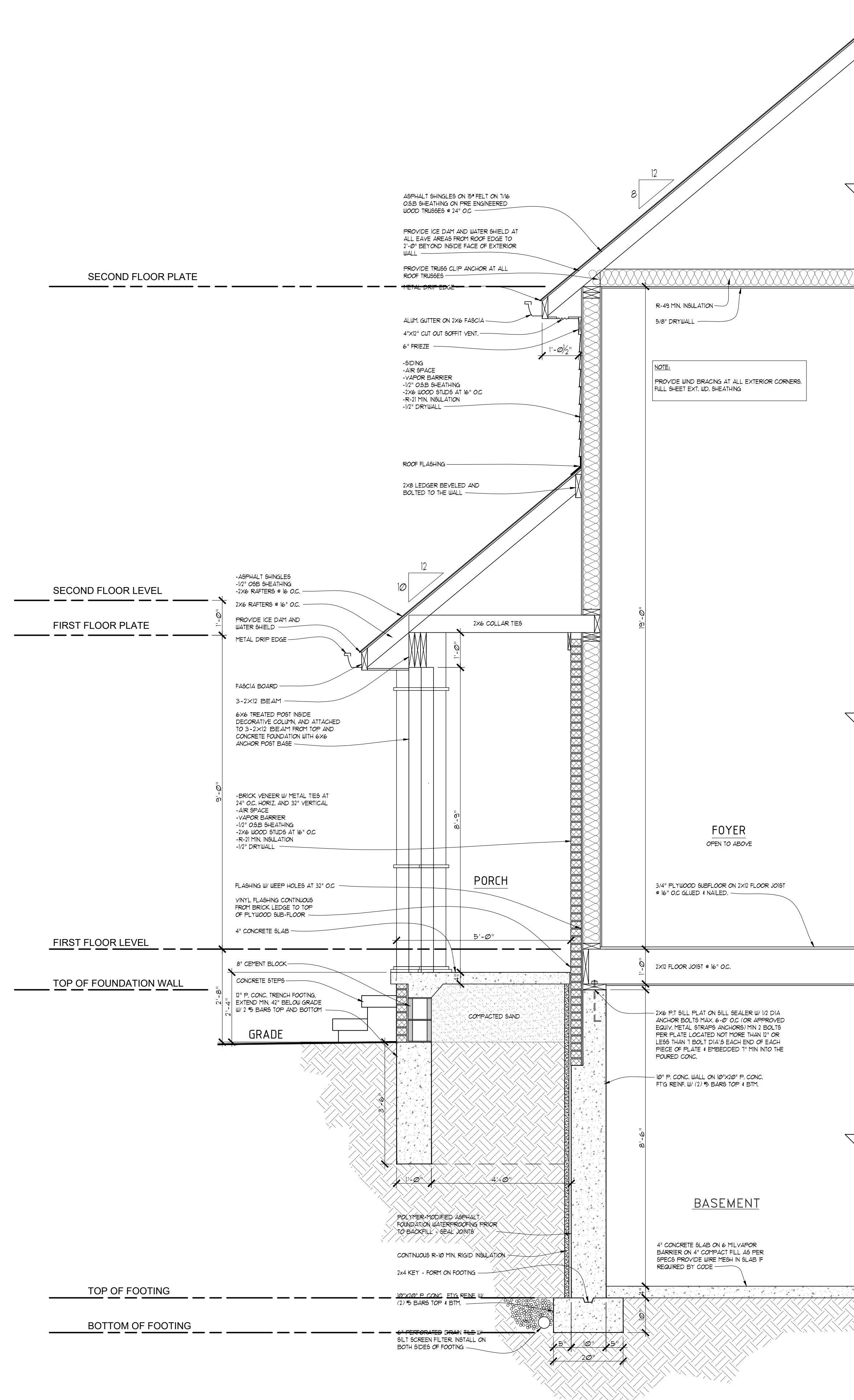
SEAL



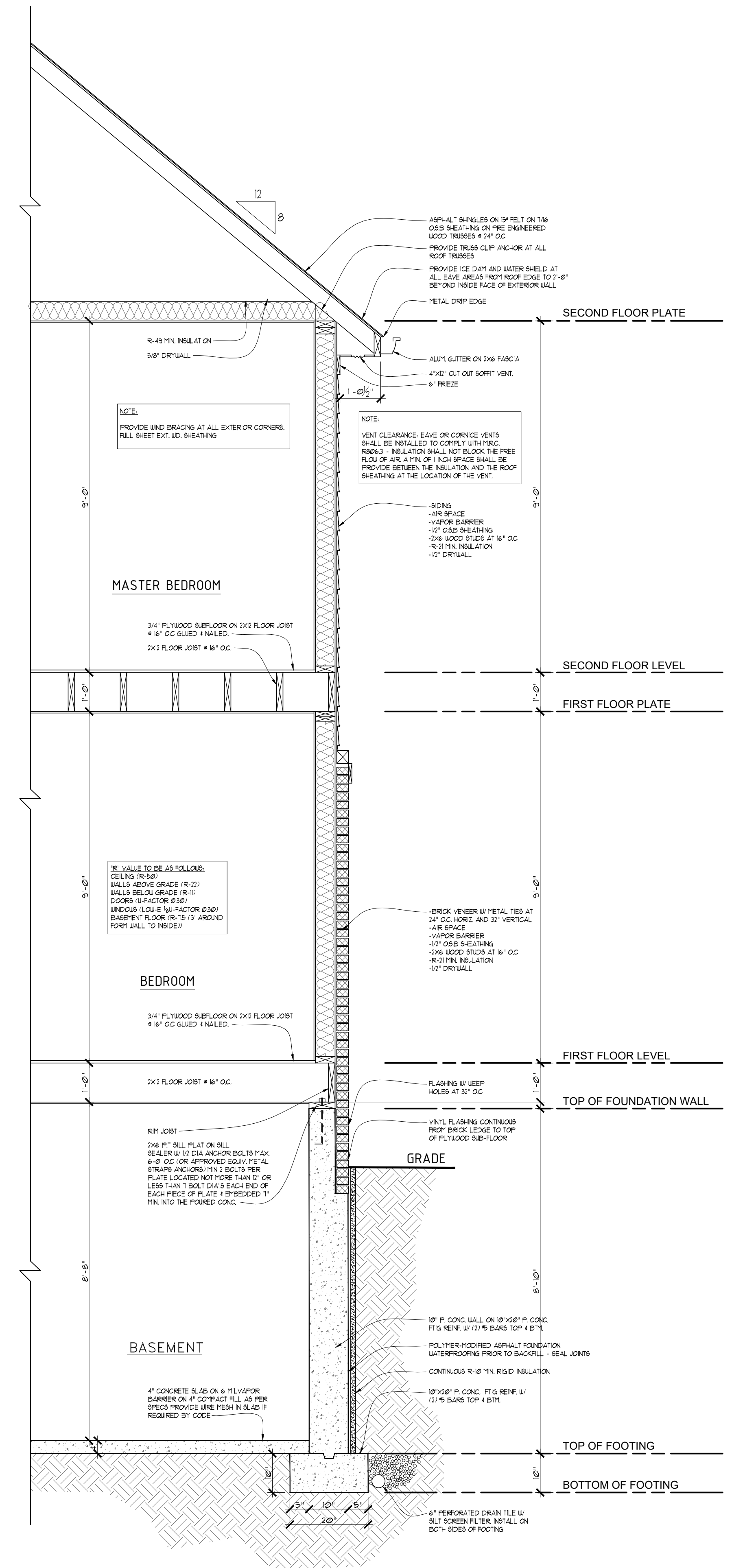
BACK ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SECTION THROUGH FRONT PORCH
SCALE: 1/2" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"

CONCRETE NOTES:
- BASEMENT WALLS, FOUNDATION AND ALL OTHER CONCRETE NOT EXPOSED TO WEATHER TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3500 PSI.
- FORMS AND STEPS EXPOSED TO WEATHER TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3500 PSI AND AIR-ENHANCED.

PROJECT:
SINGLE FAMILY RESIDENCE

LOCATION:
LOT 14 SHIAWASSEE RD.
FARMINGTON, MICHIGAN

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SUITE B 290,
DEARBORN, MI 48126
PH:(313) 582-0028
FAX:(313) 582-0028

DRAWN BY:
M.A.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS
REVISIONS:
PROJECT NO
DATE 05/09/2019
SCALE NOTED
SHEET TITLE - BUILDING SECTIONS
A-6
SEAL



**Farmington Historical Commission
23600 Liberty Street
Farmington, MI 48335**

Dear Farmington Planning Commission:

The Farmington Historical Commission reviewed the plans for a new home at 33427 Shiawassee at our last meeting.

We made a few suggestions to the builder and he seemed agreeable. They are:

Reduce the pitch of the roof to lower the overall height of the structure.

Change the roof over the garage to a regular gable with maybe an arch window instead of an octagon.

Use a stained wood garage door with windows.

Make the front porch deeper so it can be more useful than decorative.

Use dark red brick on the lower half.

Reduce number of different wall surfaces - brick, stone, clapboard, shake, to just brick and clapboard. Use architectural roof shingles on all bays.

We are concerned that the proposed building will be much larger than its neighbor to the west, and set on a slant to make full use of the site within diagonal lot lines.

We are pleased that the builder plans to use Hardie fiber cement siding and Andersen quality wood windows with divided lights.

We discourage the use of any fake "historical" architectural features. A well built, well designed 2020 style house is preferred over a poor copy of a 1910 Craftsman. We ask only that it blend with its neighbors in building materials, color, mass and style.

Sincerely,

Laura Myers

Laura Myers
Chair, Farmington Historical Commission

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** June 10, 2019

**Reference
Number
5**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Final PUD Planned Unit Development Site Plan Review – Blue Hat Coffee (Farmington Masonic Temple), 23715 Farmington Road

Background

This item is a Final PUD Planned Unit Development Site Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan located at the Farmington Masonic Temple. At the March 11, 2019 Planning Commission Meeting, the Commission discussed and reviewed with the applicant on a proposed PUD planned unit development concept plan located at the Farmington Masonic Temple as well as scheduled the required PUD Public Hearing for the April 8, 2019 meeting as requested. At the April 8, 2019 meeting, the Planning Commission recommended approval of the Conceptual/Preliminary PUD Plan to City Council. At their May 20, 2019 meeting, the City Council approved the Conceptual/Preliminary PUD Plan and initial draft PUD Agreement (subject to revisions) for Blue Hat Coffee.

The applicant, Farmington Masonic Temple Association, has submitted a Final PUD Site Plan for Blue Hat Coffee. The Final PUD Site Plan includes a final site plan, floor plans and building elevations. Also attached is a copy of the revised draft PUD Agreement still to be reviewed/approved by City Council.

The applicant will be at the June 10, 2019 meeting to present the Final PUD Site Plan to the Commission.

Attachments

NOTE: PROPERTY AND BUILDING INFORMATION OBTAINED FROM OAKLAND COUNTY RECORDS

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING RIP		
SETBACKS		
FY - GRAND RIVER	25'	±17'-2"
FY - FARMINGTON RD.	25'	±22'-7"
FY - OAKLAND	25'	±49'-5"
SY	6'	±2'-11"
NET LOT AREA (SQ.FT.)	±19,938 SQ. FT.	
EXISTING 1ST FLOOR AREA	3,578 SQ. FT.	
EXISTING 2ND FLOOR AREA	2,684 SQ. FT.	
TOTAL EXISTING GROSS FLOOR AREA	6,262 SQ. FT.	
BUILDING HEIGHT	30'-0"	EXISTING
COFFEE SHOP		
INTERIOR SEATING CAPACITY	56 SEATS	
PATIO SEATING CAPACITY	6 TABLES	
PARKING CALCULATION		
1 SPACE PER 3 SEATS (INTERIOR)	19	17 SPACES
1 SPACE PER TABLE (PATIO)	6	
TOTAL REQUIRED PARKING	25	
HANDICAPPED PARKING	1	2

LEGAL DESCRIPTION - TIN, R0E, SEC 28 ASSESSOR'S PLAT NO 7 LOT 52 - 0.458 ACRES.

EXISTING UTILITIES TO BE RE-UTILIZED.

KNOWN ZONING DEVIATIONS

1. THE PROPOSED USE IS FOR A RESTAURANT USER TO LEASE THE FIRST FLOOR. THIS TYPE OF USE IS NOT PERMITTED IN AN RIP DISTRICT.
2. PARKING - BASED UPON THE PROPOSED PLANS THE RESTAURANT WOULD REQUIRE 25 SPACES. 20 SPACES ARE PROVIDED. (AFTER THE PROPOSED OAKLAND STREET RECONFIGURATION) DUE TO THE MINIMAL FREQUENCY (APPROXIMATELY 6 TIMES PER YEAR) AND INTENSITY OF USE, THE SECOND FLOOR WAS NOT INCLUDED IN THE PARKING CALCULATIONS. THE PROPOSED PARKING INDICATES THAT 5 SPACES WOULD BE SIGNED AS PRIVATE AND THE REMAINING 17 SPACES WOULD CONTINUE TO ALLOW FOR PUBLIC PARKING, HOWEVER THE PARKING SPACES WOULD BE TIME LIMITED TO 3 HOURS.
3. SIGNAGE - AN ADDITIONAL GROUND SIGN WOULD BE PROVIDED ON GRAND RIVER AND ON FARMINGTON ROAD FOR THE RESTAURANT USER. THE SIGN WOULD BE CLOSER THAN 150 FEET TO THE EXISTING MASONIC TEMPLE SIGN WHICH IS TO REMAIN. ADDITIONALLY, THE PROPOSED SIGN FACE IS 20 S.F. WHICH MEETS THE ZONING CODE REQUIREMENT. THE FACE CALCULATION DOES NOT INCLUDE THE SURROUNDING DECORATIVE STRUCTURE OR BRICK BASE, WHICH THE ORDINANCE REQUIRES TO BE INCLUDED IN THE CALCULATION.
4. SIGNAGE - THE EXISTING MASONIC GROUND SIGN WOULD REMAIN.
5. EXISTING CONDITIONS WHICH ARE TO REMAIN WHICH DO NOT MEET CURRENT ZONING REQUIREMENTS HAVE NOT BEEN ADDRESSED.

ARCHITECT:



32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

copyright © 2019

SHEET TITLE:

SITE PLAN

PROJECT:

BLUE HAT COFFEE
23715 FARMINGTON RD.
FARMINGTON, MI

ISSUED FOR:

OWNER REVIEW	2-15-19
CITY SUBMISSION	2-19-19
REVISIONS	4-3-19
CITY SUBMISSION	5-13-19
CITY REVIEW	6-6-19

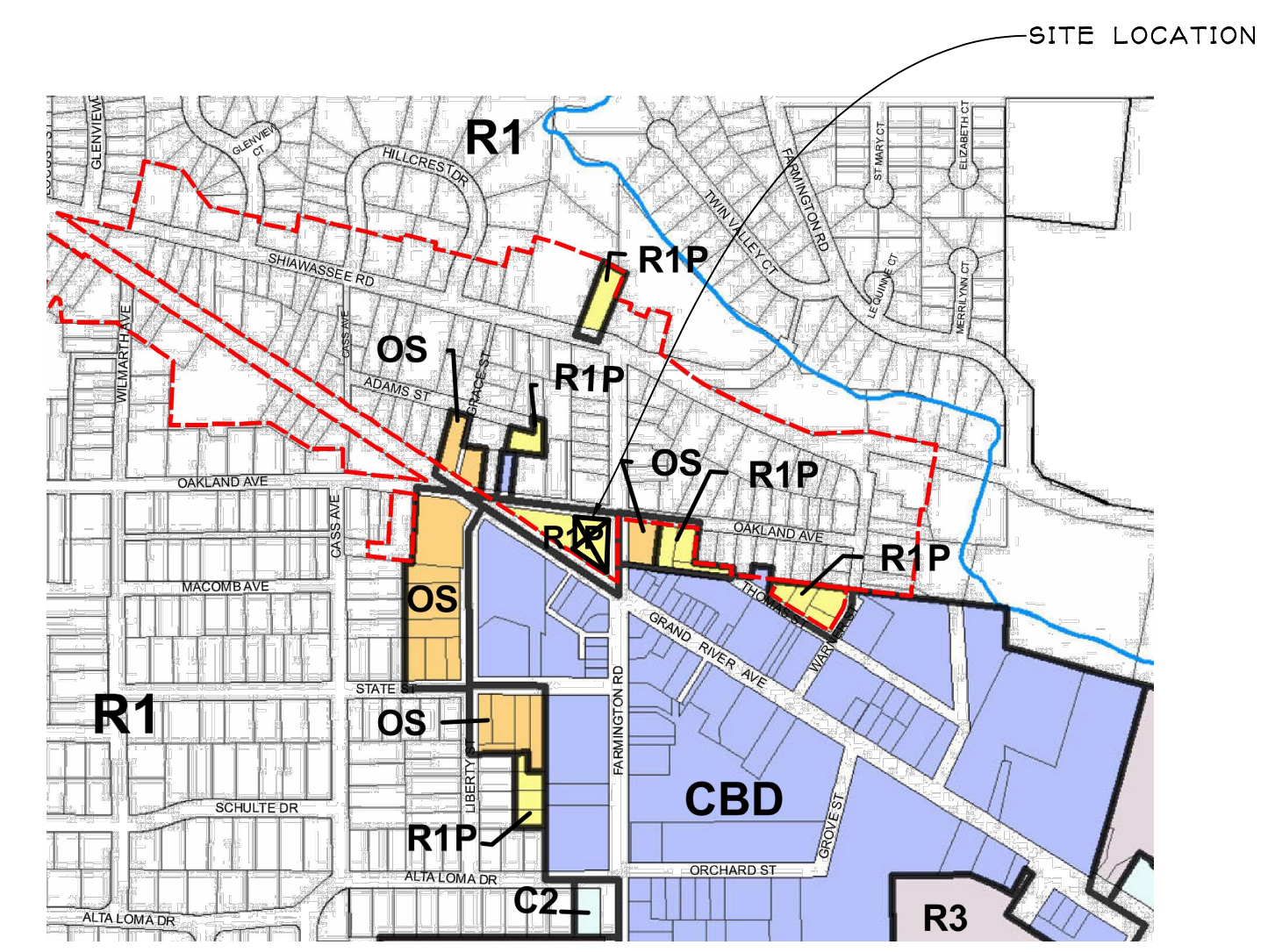
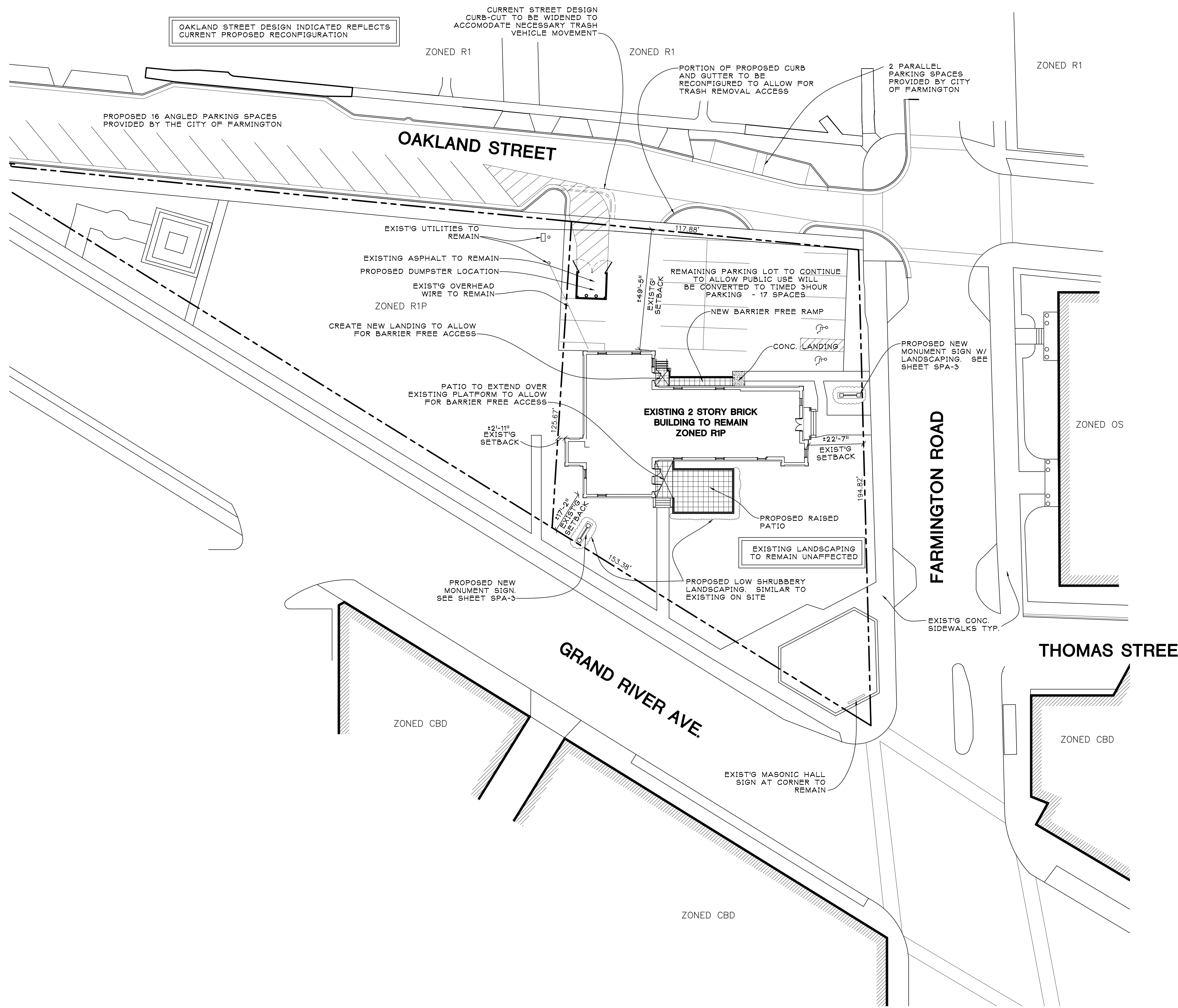
- PRELIMINARY -
NOT FOR CONSTRUCTION

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

19027

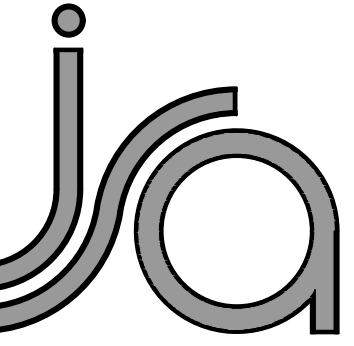
SHEET NO.

SPA-1



SITE PLAN
SCALE: 1" = 20'-0"

LOCATION PLAN
SCALE: NTS



ENLARGED PLAN

BLUE HAT COFFEE
23715 FARMINGTON RD.
FARMINGTON, MI

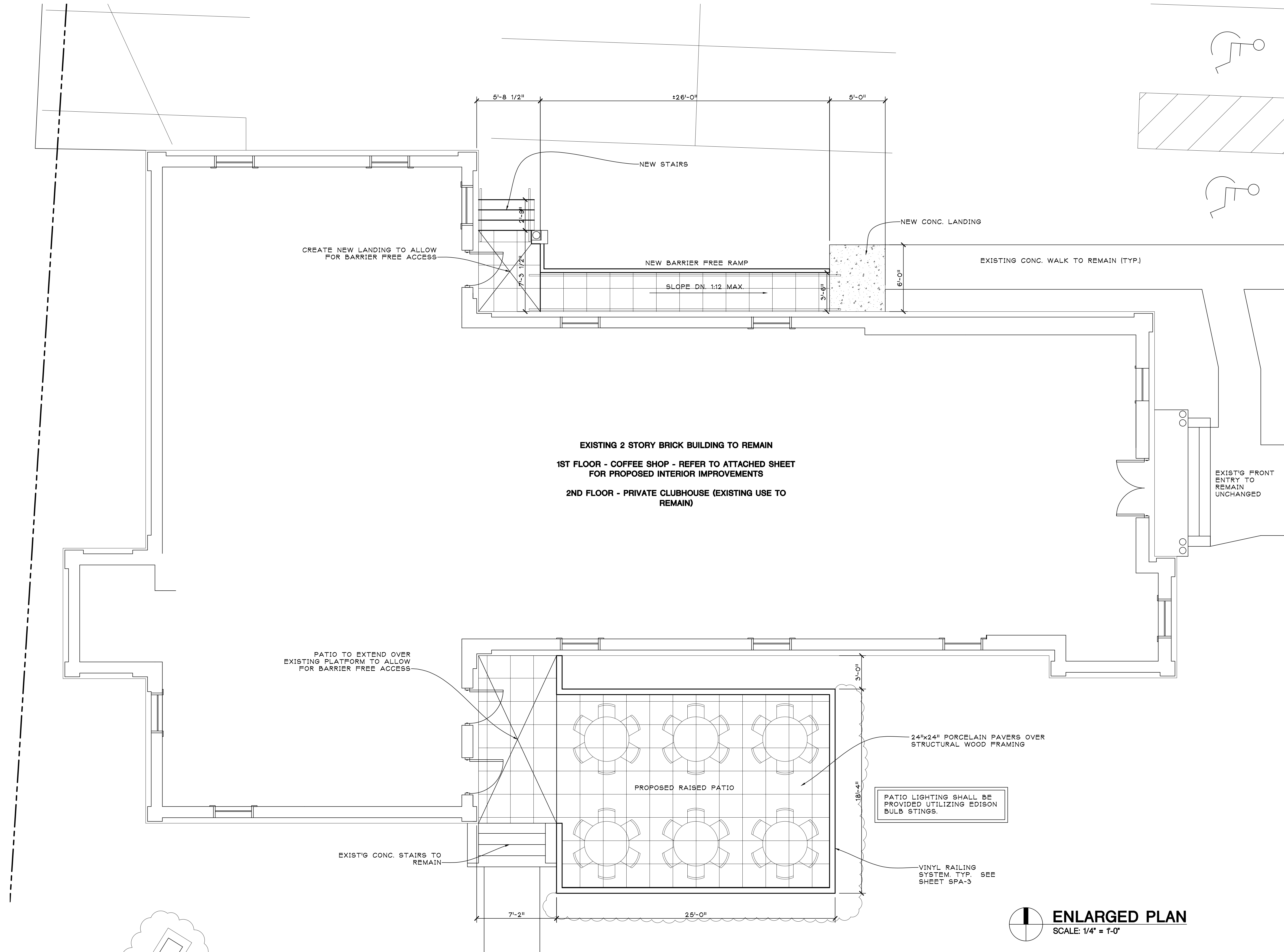
OWNER REVIEW	2-15-19
CITY SUBMISSION	2-19-19
CITY REVIEW	6-8-2019

- PRELIMINARY -
NOT FOR CONSTRUCTION

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

19027

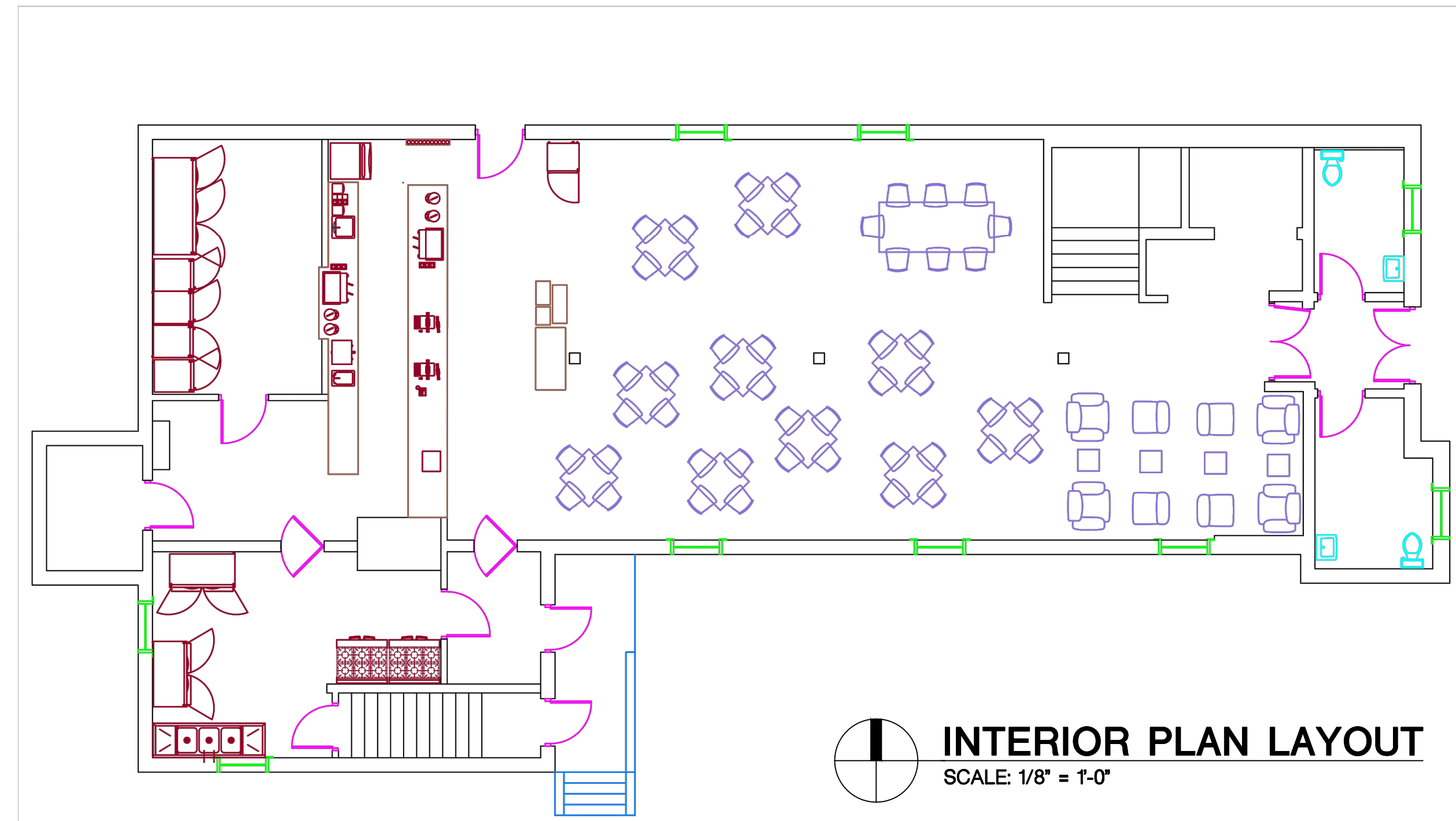
SPA-2



ENLARGED PLAN
SCALE: 1/4" = 1'-0"



TYPICAL RAILING SYSTEM



ARCHITECT:



32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
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SHEET TITLE:

**MISC.
DEVELOPMENT
DETAILS**

PROJECT:

**BLUE HAT COFFEE
23715 FARMINGTON RD.
FARMINGTON, MI**

ISSUED FOR:

OWNER REVIEW	2-15-1
CITY SUBMISSION	2-19-1
CITY REVIEW	4-08-1
CITY REVIEW	6-8-1

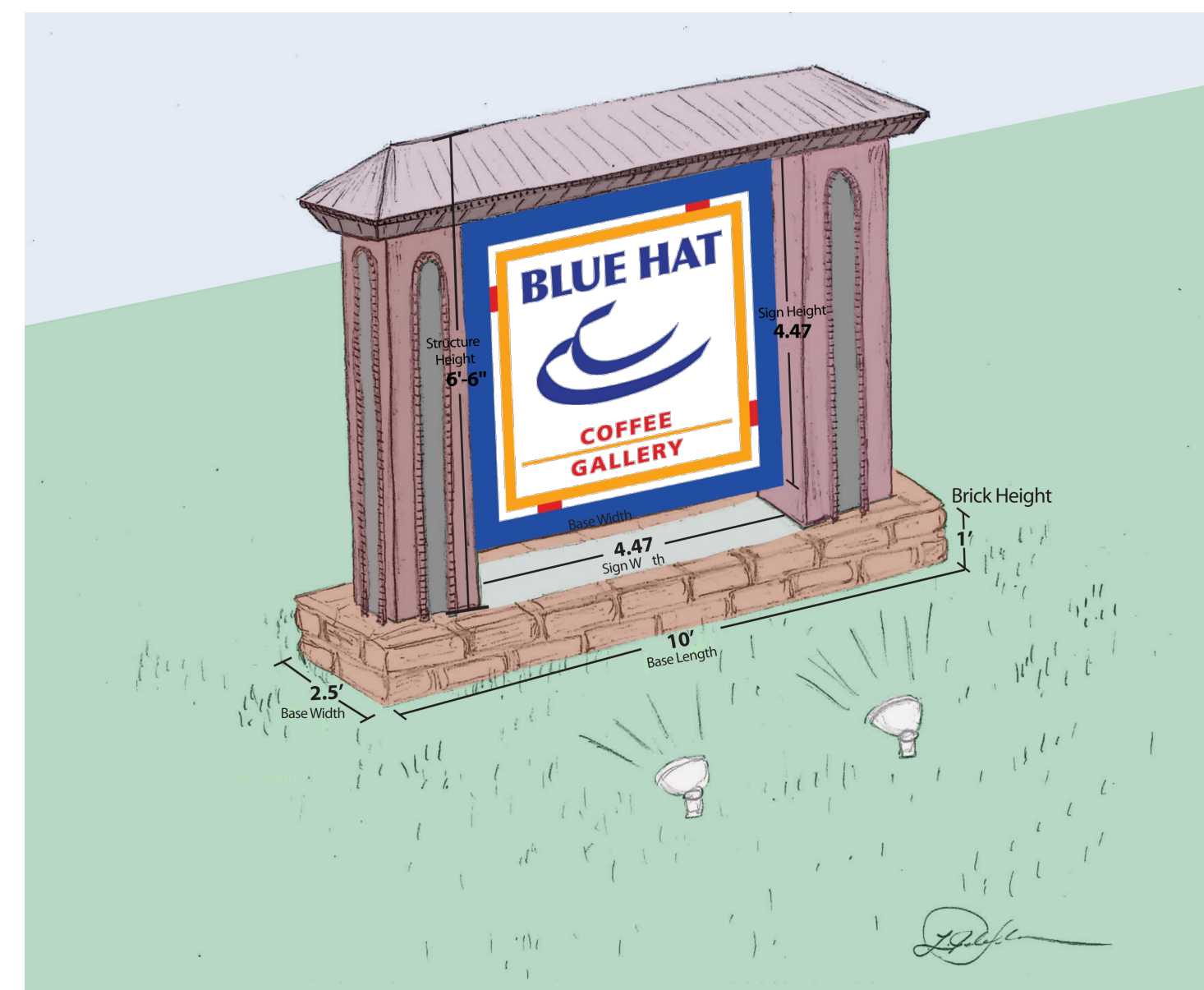
**- PRELIMINARY -
NOT FOR CONSTRUCTION**

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

19027

SHEET NO.

SPA-3

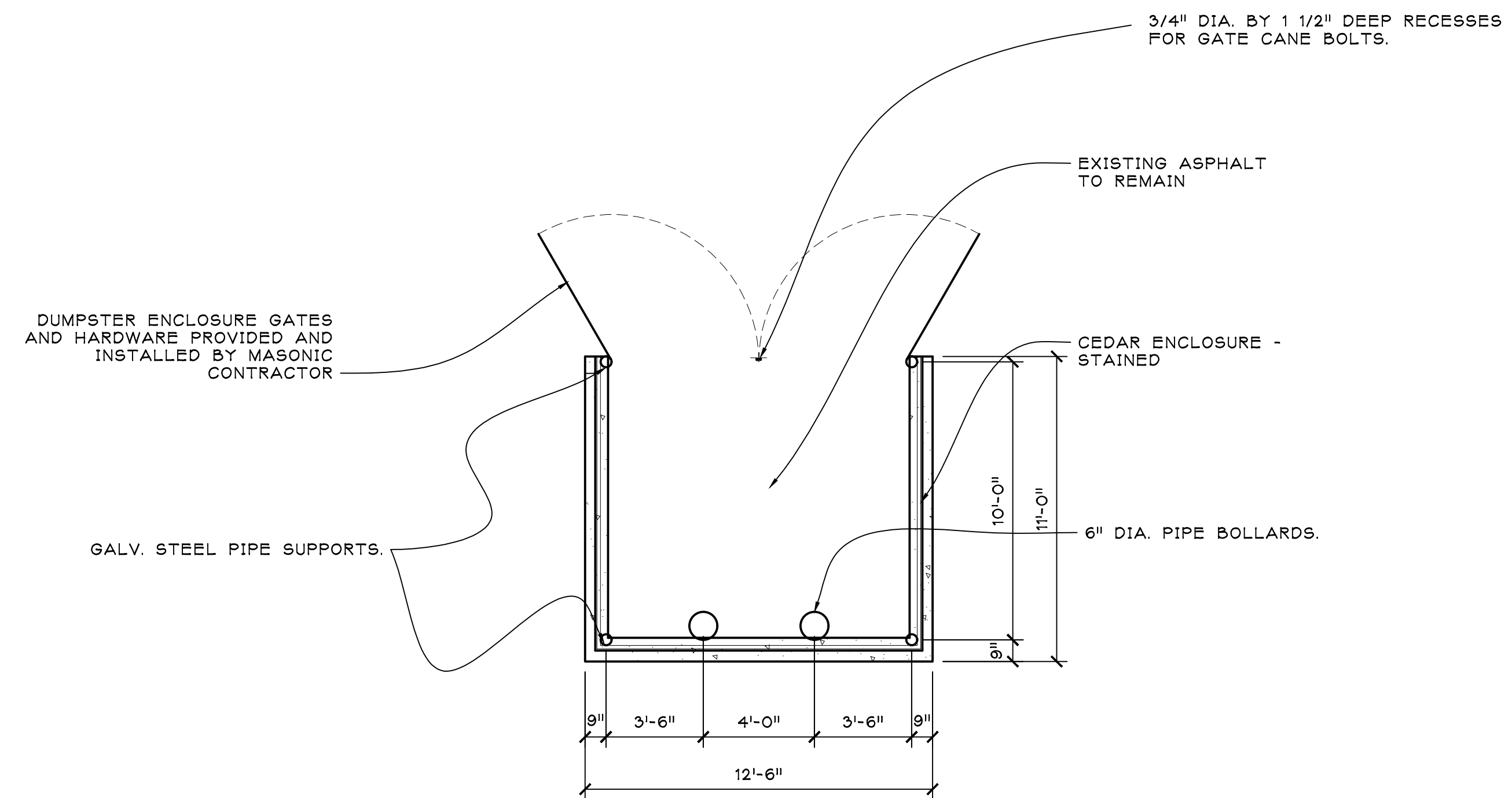
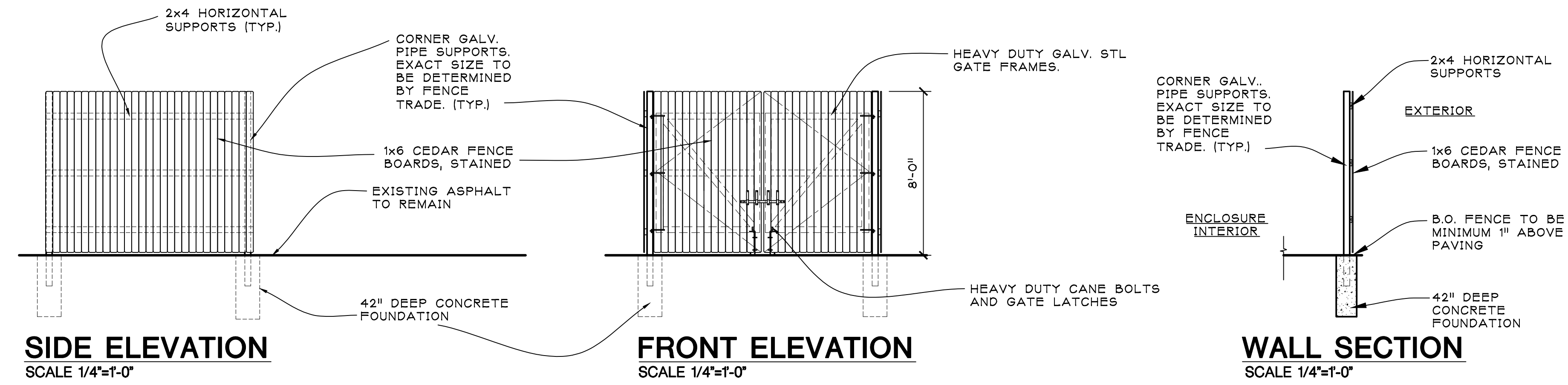


Base Construction: Concrete with brick
Sign Construction: Painted Sheet Steel

PROPOSED MONUMENT SIGN



GRAND RIVER LOOKING NORTH AT PATIO



**- PRELIMINARY -
NOT FOR CONSTRUCTION**

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON**

**MASONIC LODGE – BLUE HAT COFFEE
PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT**

THIS AGREEMENT FOR PLANNED UNIT DEVELOPMENT (referred to herein as the "Agreement") made effective the __ day of _____, 2019, by and between the CITY OF FARMINGTON, Oakland County, Michigan, herein called the "City", 23600 Liberty Street, Farmington, Michigan, 48336, and FARMINGTON MASONIC TEMPLE ASSOCIATION, a Michigan nonprofit corporation, whose address is 23715 Farmington Road, Farmington, MI 48336, and its successors and assigns, herein called the "Owner."

BACKGROUND AND RECITALS:

A. Owner is the owner of a parcel of real property (the "Property") within the City that is proposed to be renovated and used for a commercial use, specifically, a coffee and pastry shop. The building located on the Property is a two-story brick building that has historically been owned by the Farmington Masonic Temple Association and used as the Farmington Masons' Lodge. The Owner now desires to lease the first floor of the building to a separate entity—currently Blue Hat Coffee—while retaining full and exclusive use of the second floor for Owner's purposes. Blue Hat and Owner will share in the cost of various interior and exterior renovations to alter the use. The City has not been given a copy of the Agreement between the two parties and is not privy to the terms with respect to responsibility for specific improvements or the costs thereof. Owner is deemed the contracting party for purposes of this Agreement. The Property is depicted and described in the attached **Exhibit A**.

B. Owner is pursuing approval of the Project as a Planned Unit Development ("PUD") pursuant to Article 10 of the City of Farmington Zoning Ordinance (the "Zoning Ordinance") because the Property is zoned R1-P, and commercial uses such as the current proposed tenant, Blue Hat Coffee, are not permitted within the R1-P District. Conceptual Approval of Owner's PUD Concept Plan, attached as **Exhibit B**, has been granted pursuant to Article 10, subject to certain terms and conditions, by the City Council, following recommendation by the Planning Commission.

C. Article 10 contemplates the preparation of a contract setting forth the conditions upon which the approval of the PUD Concept Plan has been granted, which in turn serves as the basis for site plan approval, and thereafter for the development, use, and maintenance of the Project. City Council approval of the contract is required, and the contract is to incorporate and attach a final PUD plan.

D. The Planning Commission held a public hearing on the PUD Concept Plan on April 8, 2019, and recommended approval to the City Council. The City Council reviewed and approved the Concept PUD Plan and this Agreement on May _____, 2019.

E. The City desires to ensure that all of the real property that is depicted on the PUD Concept Plan is renovated and/or re-developed in accordance with, and used for the purposes permitted by, the approved PUD Concept Plan and this Agreement, the related documents and undertakings of the Owner, and all applicable laws, ordinances, regulations, and standards; and the Owner desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to re-develop the Property in accordance with the approved PUD Plan. Set forth below are the terms and conditions of the contract for the Project, which is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

I. GENERAL PROJECT DESCRIPTION

This PUD is a redevelopment/renovation of the "Masonic Temple" building on Grand River Avenue and Farmington Road (23715 Farmington Road). There currently exists on the Property a two-story building that has historically served as a Masonic Lodge. Owner proposes to make alterations to the building and use the first floor for a coffee/pastry shop and possibly, in the future, a restaurant.

The proposed use is not permitted in the R1-P District. In order to facilitate the renovation/re-use, Owner has applied for a PUD, which allows the City to consider the context of the site and grant flexibility as needed to accommodate the use in exchange for a higher quality development than might otherwise be required under the existing zoning. In this case, Owner is requesting a PUD to allow for the use and to encompass the City's conditions for allowing such use. The building and parking lot are existing improvements. The exterior improvements to the building (outdoor seating area and barrier-free ramp) are otherwise in compliance with City ordinances.

The recognizable benefits to the City in connection with the Project—if developed and used as shown and proposed by Owner—include the renovation of an existing building and grounds within the City's downtown area and the addition of uses that serve to bring more visitors to the downtown, consistent with the goals and objectives of the City's Master Plan for Land Use.

II. EFFECT OF PUD AGREEMENT

Approval of this Agreement authorizes the development of the Property as follows:

1. The Property shall be redeveloped, renovated, and used only in accordance with:
 - a. All applicable provisions of the Farmington Code of Ordinances, including (without limitation) Article 10 of the Zoning Ordinance relating to PUDs;

- b. The PUD Concept Plan, as such PUD Concept Plan was approved by City Council on May __, 2019, consisting of Sheets SPA-1 (5/13/19), SPA-2 (2/19/19), SPA-3 (4/8/19), and SPA-4 (5/13/19) (jointly **Exhibit C**), together with any conditions of approval;
- c. The final site plan to be approved by the Planning Commission in accordance with the Zoning Ordinance and Code of Ordinances, together with any conditions of approval;
- d. Any engineering construction plan review and approval by the City and/or its consultants, which plans have been or shall be submitted by the Proprietors in accordance with all applicable laws, ordinances, regulations and standards, together with any conditions of approval; and
- e. This Agreement.

The items listed in a. through e. above are referred to in this Agreement as the "PUD Documents."

- 2. The permitted uses of the portions of the Property shall be for a coffee ~~and/~~-pastry shop and/or a restaurant (first floor) and Masonic Lodge (second floor), subject to applicable City Code and Zoning Ordinance regulations. ~~The parties acknowledge that the proposed tenant, Blue Hat Coffee, may expand such use to a "full service" restaurant, which may include a liquor license. Any such expansion of the~~ A restaurant -use other than the currently proposed coffee/pastry shop shall be subject to the following:
 - a. Review and approval of a liquor license, if requested, at the City's sole discretion.
 - b. Review and approval for zoning, building, and utilities purposes as a change of use, ~~including determination as to sufficiency of the proposed parking.~~ Amendment to the Concept Plan and this PUD Agreement and/or final site plan may be required in the City's sole determination depending upon the scope of any changes to the building or site.
- 3. The City's approval of the PUD Concept Plan and PUD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:
 - a. Submission and final approval of final site plan and engineering construction plans. Such plans shall be in compliance with all applicable ordinances, standards, rules, regulations, and requirements of the City as determined by the City, and shall substantially conform to the PUD Concept Plan, subject to and in accordance with the text of this Agreement, and as contemplated by Section 35-135.G of the Zoning Ordinance.
 - b. The requirements of the Fire Department, and applicable fire and safety codes adopted by the City.

- c. All improvements shown on the PUD Concept Plan and PUD Documents shall be completed in accordance with applicable ordinances and regulations.
4. Consistent with the City's ordinances and resolutions, as amended from time to time, the City may require Owner to provide financial guarantees for the completion of improvements, including without limitation, roads, water mains, sanitary sewers, pump stations, storm drains, the park improvements, and landscaping.

III. PARKING

~~*OPTION 1 [TO BE DISCUSSED BY CITY COUNCIL]~~

~~The Parties acknowledge that the existing parking lot that serves the building is the subject of a license agreement (the "Parking Agreement") between Owner and the City, dated September 4, 2011. The Parking Agreement provides that the City will undertake certain improvements (which have been completed) and will receive in return the right to use the lot for public parking purposes, subject to certain ongoing maintenance obligations. The Parking Agreement shall remain in place until its termination date (September 4, 2021), with the following amendments that will take effect only upon issuance of an occupancy permit for the proposed tenant, Blue Hat Coffee:~~

- ~~a. The City will take such actions as are in its determination necessary to limit parking to 3 hours (e.g., posting appropriate signage).~~
- ~~b. Owner shall be responsible for snow and ice removal in accordance with requirements under the City's code of Ordinances, and for re-surfacing and re-striping of the lot as and when necessary.~~

~~*OPTION 2 [TO BE DISCUSSED BY CITY COUNCIL]~~

The Parties acknowledge that the existing parking lot that serves the building is the subject of a license agreement (the "Parking Agreement") between Owner and the City, dated September 4, 2011. The Parking Agreement provides that the City will undertake certain improvements (which have been completed) and will receive in return the right to use the lot for public parking purposes, subject to certain ongoing maintenance obligations. The Parking Agreement expires on September 4, 2021. The City and Owner agree that, concurrent with the final site plan approval process, the parties will negotiate toward an extension of the Parking Agreement on terms and conditions mutually agreeable to the parties. However, regardless of whether the Parking Agreement is extended, the following amendments to the Parking Agreement will take effect only upon issuance of an occupancy permit for the proposed tenant, Blue Hat Coffee, for use of the first floor:

- ~~e.a.~~ The City will take such actions as are in its determination necessary to limit parking to 3 hours (e.g., posting appropriate signage). If at any time the first floor is not occupied by a tenant with a use permitted under this Agreement, the City shall have the right, but not the obligation, to remove the time limitation on parking.
- b. Owner shall be responsible for snow and ice removal in accordance with requirements

under the City's code of Ordinances during such times as the first floor is occupied by a tenant for a use permitted under this Agreement. The City shall remain responsible, and for re-surfacing and re-striping of the lot as and when necessary.

d.c. To effectuate the rights and responsibilities of this Section, Owner shall give notice to the City of the fact that the first floor is unoccupied within 7 days of such lack of occupancy.

IV. STORM WATER MANAGEMENT

Owner's PUD Concept Plan does not require stormwater management improvements. The final site plan shall comply with all requirements of City ordinances with respect to stormwater management.

V. WATER AND SANITARY SEWER

Owner's PUD Concept Plan does not require water or sanitary sewer improvements. The final site plan shall comply with all requirements of City ordinances with respect to water and sanitary sewer connections and improvements.

VI. BUILDING ELEVATIONS/ARCHITECTURAL REQUIREMENTS

Any improvements to the exterior of the existing building or other improvements (e.g., outdoor seating area, dumpster enclosure) shall be of good and workmanlike construction and constructed of quality materials. Facades and elevations will be as approved by the City at the time of final site plan approval. The City retains, and the Owner acknowledges, that the City retains, full authority under the Zoning Ordinance to approve, deny, or require alterations to the façade and elevations of all buildings within the Project at the time of final site plan approval for the entire Project or any parcel within the Project, including the grant of waivers/deviations therefrom.

VII. DUMPSTER LOCATION

~~FOR DISCUSSION BY CITY COUNCIL~~**

The dumpster shall be fully enclosed as required by ordinance and shall be located ~~[as shown on the Concept Plan. No concrete pad shall be required for the dumpster, which may be located on the existing asphalt surface. However, Owner shall construct the dumpster enclosure as shown on the Concept Plan. — i.e., with the Council to determine where that is going to be] OR [as determined at the time of final site plan approval and shown on the approved plan].~~

VIII. SIGNAGE

The location of the two proposed monument/ground signs as shown on the Concept Plan are approved. Sign size shall be determined at the time of final site plan approval. Owner shall be responsible for all required permits.

IX. GENERAL PROVISIONS

A. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

B. Except as may be specifically modified by this Agreement, the City Code and all applicable regulations of the City shall apply to the Property. Any substantial violation of the City Code by Owner and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the City Code.

C. A breach of this Agreement shall constitute a nuisance per se which shall be abated. Owner and the City therefore agree that, in the event of a breach of this Agreement by Owner, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance per se. In the event of a breach of this Agreement, the City may notify Owner of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Owner shall not be in the breach hereunder if Owner commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Owner liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, attorneys' fees, expert witness fees and the like.

D. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Owner desires to propose an amendment, an application shall be made to the City's Department of Economic and Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.

E. Both parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

F. The Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.

G. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

H. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

I. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Owner " in this Agreement shall also include all heirs, successors, and assigns of Owner, and all future owners of any parcels created by the proposed land division. The parties also acknowledge that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

J. Owner has negotiated with the City the terms of the PUD Concept Plan and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Owner and the City. Owner fully accepts and agrees to the final terms, conditions, requirements and obligations of the PUD Documents, and Owner shall not be permitted in the future to claim that the effect of the PUD Concept Plan and Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PUD Concept Plan and Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Owner and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Owner has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for the Owner, all of which undertakings and obligations Owner and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of the City and Owner, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Owner fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Owner shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or to claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PUD Concept Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

K. Owner acknowledges that, at the time of the execution of this Agreement, Owner has not yet obtained site plan and engineering approvals for the Project, nor has Owner received a land division to create any separate parcel from the Property as described herein. Owner acknowledges that the Planning Commission and Engineering Consultant may impose additional conditions other than those contained in this Agreement during site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PUD Concept Plan or documents and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement

and shall be enforceable against Owner.

L. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Owner and the City.

M. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

N. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.

O. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

P. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Concept Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PUD Documents and does not change or eliminate any development right authorized by the PUD documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Concept Plan and/or this Agreement, or between such documents and applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

Q. Both parties acknowledge and agree that they have had the opportunity to have the PUD Concept Plan, and this Agreement, reviewed by legal counsel.

R. Notwithstanding the foregoing, Owner retains the right at any time prior to commencement of construction of any improvements on the Property, or any portion or parcel created within the property, contemplated by the PUD Concept Plan and this Agreement to terminate the PUD subject to and in accordance with the requirements of the Zoning Ordinance applicable to such a termination.

CITY OF FARMINGTON

By: _____

Steven Schneemann, Mayor

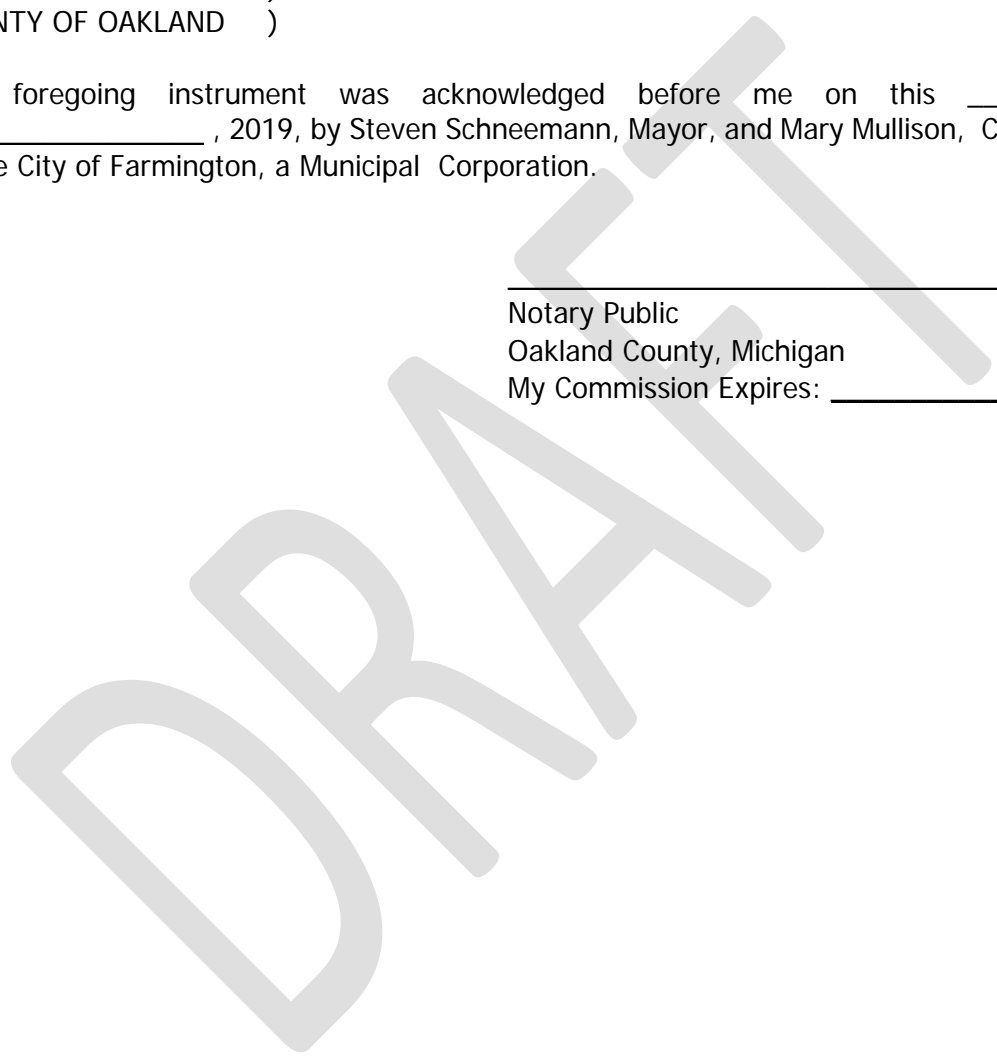
By: _____

Mary Mullison, Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2019, by Steven Schneemann, Mayor, and Mary Mullison, Clerk, on behalf of the City of Farmington, a Municipal Corporation.

Notary Public
Oakland County, Michigan
My Commission Expires: _____



**FARMINGTON MASONIC TEMPLE
ASSOCIATION**
a Michigan nonprofit corporation

By:
Its:

The foregoing instrument as acknowledged before me in Oakland County, Michigan, on this ____ day of _____, 2019, by _____, the FARMINGTON MASONIC TEMPLE ASSOCIATION, a Michigan nonprofit corporation, on behalf of the company.

Notary Public
_____ County, MI
Acting in Oakland County
My Commission Expires: _____

Drafted by:
Thomas R. Schultz
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

When recorded return to:
Mary Mullison, City Clerk
City of Farmington
23600 Liberty Street
Farmington, MI 48375

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** June 10, 2019

**Reference
Number
6**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Request to Schedule Public Hearing for Special Land Use and Site Plan Review for Proposed Burger King – Paramount Home Care, Inc., 31806 Grand River Avenue

Background

This item is a request to schedule the required Public Hearing for Special Land Use and Site Plan Review for a proposed Burger King with a drive-through at the former Paramount Home, Inc. located at 31806 Grand River Avenue. The applicant/petitioner has submitted plans for a 3,065 square foot one-story restaurant building with a drive-through to be constructed on the commercial portion of the property. The existing commercial site is zoned C-2, Community Commercial. Drive-through establishments are a Special Land Use in the C-2, Community Commercial District, and require a public hearing and site plan review. A public hearing and site plan review and approval are required.

The applicant requested and appeared before the Grand River Corridor Improvement Authority (CIA) at the May 9, 2019 meeting for review and discussion of their site plan for the proposed restaurant building with drive-through and other improvements to the existing site (see attached minutes). The CIA Board recommended forwarding the submitted materials included in the CIA packet to the Planning Commission at the June 10, 2019 meeting.

OHM Advisors, the City's planning and engineering consultant, has reviewed the applicant's submitted plans and has provided a planning and engineering review letter dated May 3, 2019 (see attached letter).

The applicant will be at the June 10, 2019 meeting to present his special land use and proposed site plan to the Commission. The requested action of the Planning Commission is to schedule the required public hearing for the July 8, 2019 meeting.

Attachments



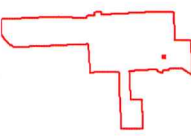
City of Farmington
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - MULTITENANTPAVING
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2012 AERIAL PHOTOS (Image)



Reference Map



Map Scale: 1 inch = 49 feet
 Map Date: 7/11/2017
 Data Date: June 2, 2017



Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Special Land Use Application

1. Project Name Burger King Restaurant with Single Drive-Through

2. Location of Property

Address 31806 Grand River Avenue

Cross Streets Brookdale Street and Lake Way

3. Identification

Applicant Carrols, LLC

Address 968 James Street

City/State/Zip Syracuse, New York 13203

Phone (901) 515-6865 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) Option Holder

Property Owner Paramount Home Care, Inc.

Address 31806 Grand River Avenue

City/State/Zip Farmington, Michigan 48336

Phone (248) 489-9068 Fax (248) 489-9352

Preparer of Site Plan The Mannik & Smith Group, Inc.

Address 1160 Dublin Road, Suite 100

City/State/Zip Columbus, Ohio 43215

Phone (614) 441-4222 Fax (888) 488-7340

4. Property Information

Zoning District C2/R1P Area 0.90 acres

Width 175' frontage Depth Variable

Current Use Paramount Home Care - offices

Zoning District of Adjacent Properties to the

North R1 South R4/C3 East C2 West C2

5. Proposed Use

<input type="checkbox"/>	Residential	Number of Units	_____
<input type="checkbox"/>	Office	Gross Floor Area	_____
<input checked="" type="checkbox"/>	Commercial	Gross Floor Area	<u>3,065 square feet</u>
<input type="checkbox"/>	Industrial	Gross Floor Area	_____
<input type="checkbox"/>	Institutional	Gross Floor Area	_____
<input type="checkbox"/>	Other _____	Gross Floor Area	_____

6. Special Land Use Criteria. The applicant must provide written responses to the special land use criteria as noted on page 3 of this application.

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Amanda Aldridge, Real Estate Manager (applicant), do hereby swear that the above statements are true.

[Signature] 4.25.19
Signature of Applicant Date

[Signature] 4/25/19
Signature of Property Owner Date

I, ZAHID MUNIR (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
--

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

The proposed special land use maintains the existing commercial frontage, while buffering and green space in the R1P area of the site will protect the adjacent neighborhood from adverse effects to its quality, character, and privacy. The parcel's future land use is listed as a Neighborhood Center in the Farmington Master Plan, which as a restaurant with a drive-through, will complement the uses provided throughout the neighborhood and serve the daily needs of the residents in the community.

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

The parcel is zoned C2, Community Commercial, which would be served by the proposed restaurant and drive-through. The intent of the C2 District is to provide convenient services to nearby residents and to harmonize with the character of surrounding uses. The design of the building and layout of the site will coordinate with other businesses in the corridor and positively contribute to the value of the community.

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

Development on the subject parcel is limited to the C2 zoning portion of the site, which preserves the R1P portion of the parcel to act as buffering and green space to the residential district, located north of the site. The development will retain the existing character of the corridor, and provide a new restaurant and business to the community.

- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

The proposed special land use is served by public water and sanitary sewer, and will result in a reduced storm water runoff rate by detaining water on-site and discharging through a metered outlet. The storm water discharge will also be treated to address water quality, in accordance with Federal requirements. The special use proposed will not cause an undue burden on local police or fire protection services, and will result in an attractive redevelopment of an existing building.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

The special land use proposed for this site (drive-through incidental to a restaurant) will complement the proposed development of the site and surrounding areas. The special land use will not be detrimental to the natural environment or the health, safety, or welfare of the public. The site is not located within a floodplain area, and the proposed use will redevelop an existing parcel within the urban area of the corridor.

** The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.*

PROJECT NARRATIVE

PROPOSED DEMOLITION OF A BANK AND CONSTRUCTION OF A BURGER KING RESTAURANT AND ASSOCIATED UTILITIES AND PARKING ON LOTS 82 THRU 85, EXCEPT THE SOUTH 50' FOR ROAD AND ALL OF LOT 118, BROOKDALE SUBDIVISION, RECORDED IN LIBER 12 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS (0.90 ACES). TAX ID: 23-27-403-136.

BENCHMARKS

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY USING THE MICHIGAN DEPARTMENT OF TRANSPORTATION MSRN/RTCM SYSTEM AND GEOID 12B.

BENCHMARK #200

SET MAG NAIL IN N.E. FACE OF POWER POLE AT N.W. QUADRANT OF GRAND RIVER AVENUE AND LAKE WAY. ELEV = 704.26

BENCHMARK #201

SET MAG NAIL IN S.E. FACE OF POWER POLE AT BACK AND N.E. CORNER OF BUILDING, BUILDING ON ADJACENT PROPERTY TO THE WEST. ELEV = 708.39

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE SHOWN PER RECORD PLAN AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL SERVICE LINES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY MISS DIG 811 AT EITHER (811 OR 1-800-482-7171) THREE (3) BUSINESS DAYS IN ADVANCE BUT NOT MORE THAN FOURTEEN (14) DAYS BEFORE CONDUCTING EXCAVATION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E.; CABLES, ELECTRIC WIRES, GAS & WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

UTILITY CONTACTS

GAS COMPANY
CONSUMERS ENERGY
PHONE: (800) 805-0490

ELECTRIC COMPANY
DTE ENERGY
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
PHONE: (734) 397-4321

COMMUNICATION
AT&T
PHONE: (866) 620-6900

WATER, SANITARY SEWERS AND STORM SEWER
CITY OF FARMINGTON DEPARTMENT OF PUBLIC WORKS
23600 LIBERTY STREET
FARMINGTON, MI 48335
CONTACT: CHUCK EUDY
PHONE: (248) 473-7250

AS-SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN: LOTS 82 THROUGH 85, EXCEPT THE SOUTH 50 FEET FOR ROAD, AND ALL OF LOT 118, BROOKDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 118; THENCE SOUTH 05°01'27" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WAY (75 FEET WIDE) 148.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 118; THENCE NORTH 62°30'09" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 25.00 FEET TO THE NORTHEAST CORNER OF LOT 85; THENCE ALONG THE EAST LINE OF LOT 85 SOUTH 05°00'00" EAST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE NORTH 62°30'00" WEST ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE 175.00 FEET TO THE WEST LINE OF LOT 82; THENCE ALONG THE WEST LINE OF LOT 82 NORTH 05°00'04" WEST 149.99 FEET TO THE NORTHWEST CORNER OF LOT 82, ALSO BEING THE SOUTHERLY LINE OF LOT 118; THENCE NORTH 62°30'09" WEST 76.18 FEET TO THE WESTERLY CORNER OF LOT 118; THENCE ALONG THE NORTH LINE OF LOT 118 NORTH 85°00'01" EAST 232.88 FEET TO THE POINT OF BEGINNING. CONTAINS 0.90 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

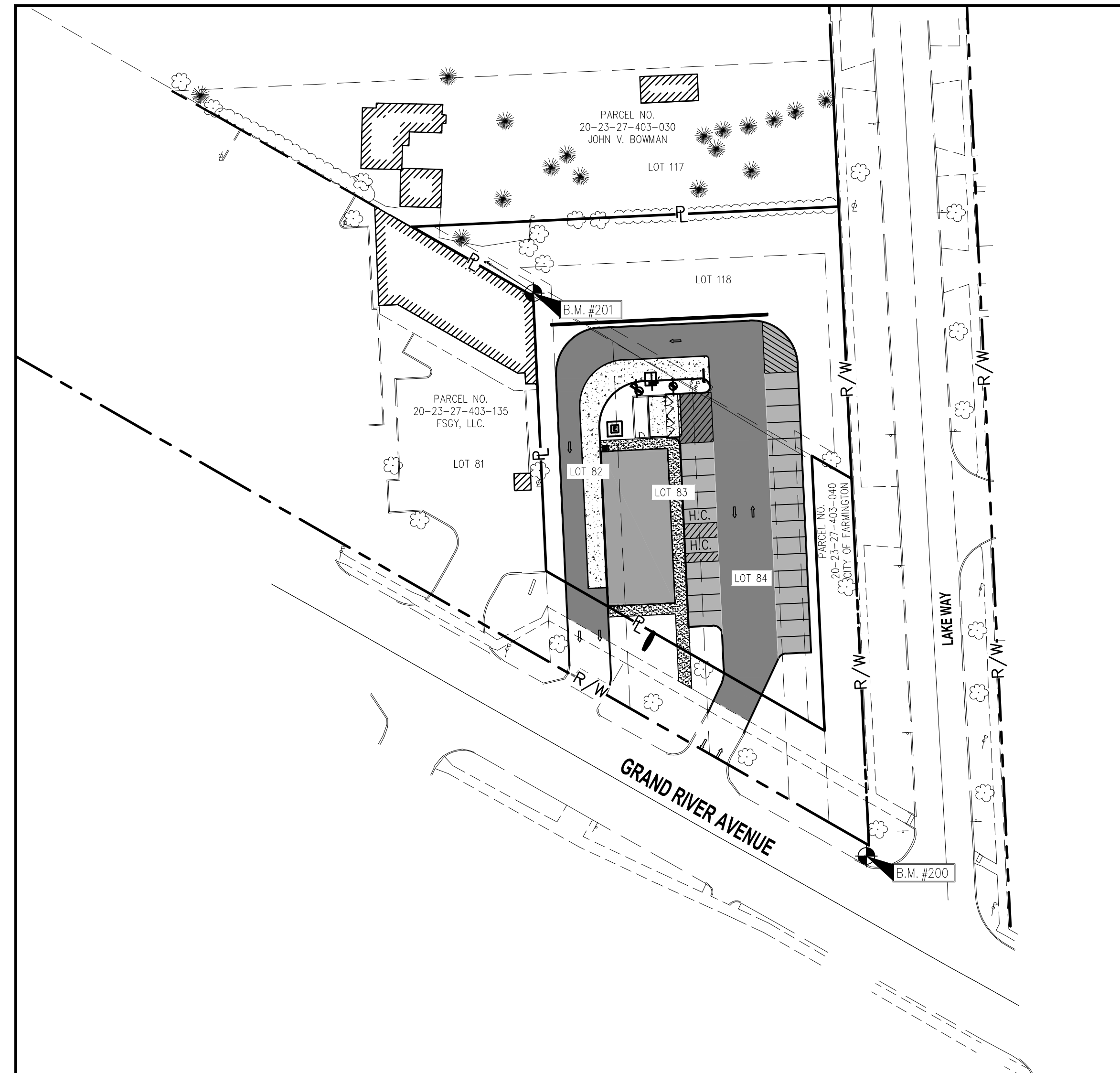
PRELIMINARY SITE PLAN DRAWINGS

FOR

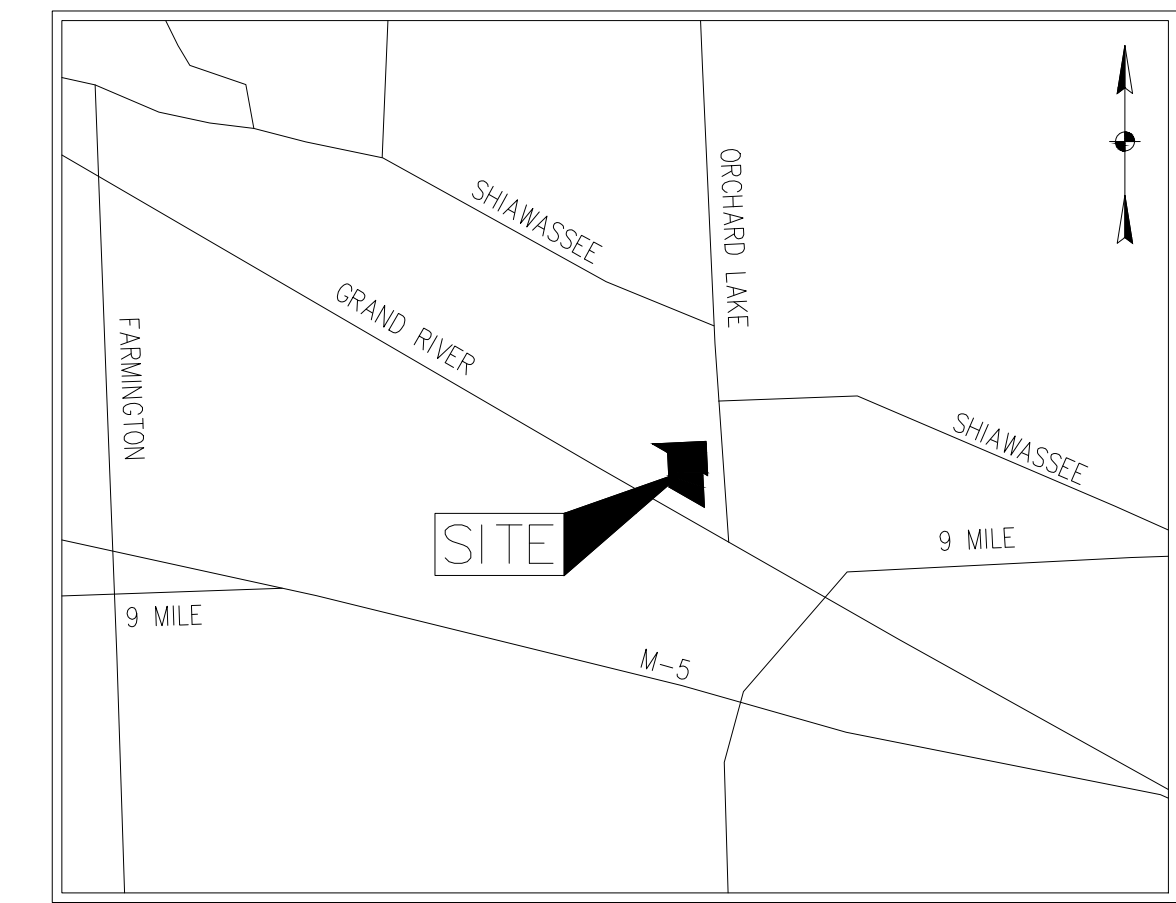
BURGER KING

31806 GRAND RIVER AVENUE FARMINGTON MICHIGAN 48336

201



INDEX MAP
SCALE: 1"=50'



VICINITY MAP
NOT TO SCALE

DEVELOPER

CARROLS CORPORATION
968 JAMES STREET
SYRACUSE, NY 13203
CONTACT: AMANDA ALDRIDGE
PHONE: 901.515.6865

OWNER

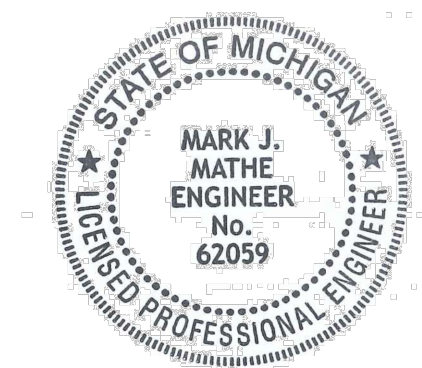
PARAMOUNT HOME CARE
31806 GRAND RIVER AVENUE
FARMINGTON, MI 48336

SHEET INDEX

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GENERAL NOTES.....	C001
SITE DETAILS.....	C002
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EXISTING CONDITION AND DEMO PLAN.....	C100
PRELIMINARY SITE PLAN.....	C200
PRELIMINARY GRADING PLAN.....	C300
PRELIMINARY UTILITY PLAN.....	C400
LANDSCAPE PLAN.....	L100
LANDSCAPE NOTES AND DETAILS.....	L101



CONTACT: MARK J. MATHE, P.E.
MAILING ADDRESS: 1160 DUBLIN ROAD, SUITE 100
CINCINNATI, OH 45242
(614) 441-4222
EMAIL ADDRESS: MMA@MANNIKSMITHGROUP.COM



Mark J. Mathe
4-25-2019

MICHIGAN REGISTERED PROFESSIONAL ENGINEER

DATE

PRELIMINARY NOT FOR CONSTRUCTION

NO. 1	DATE 4/25/2019	BY M/M	DESCRIPTION CITY OF FARMINGTON REVIEW
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 PHONE: (614) 441-4222 FAX: 888-688-7340	4/25/2019	CSS/0009	DES R/JT
PROJECT DATE: 4/25/2019	PROJECT NO: C5530009	DRAWN BY:	CHECKED BY:



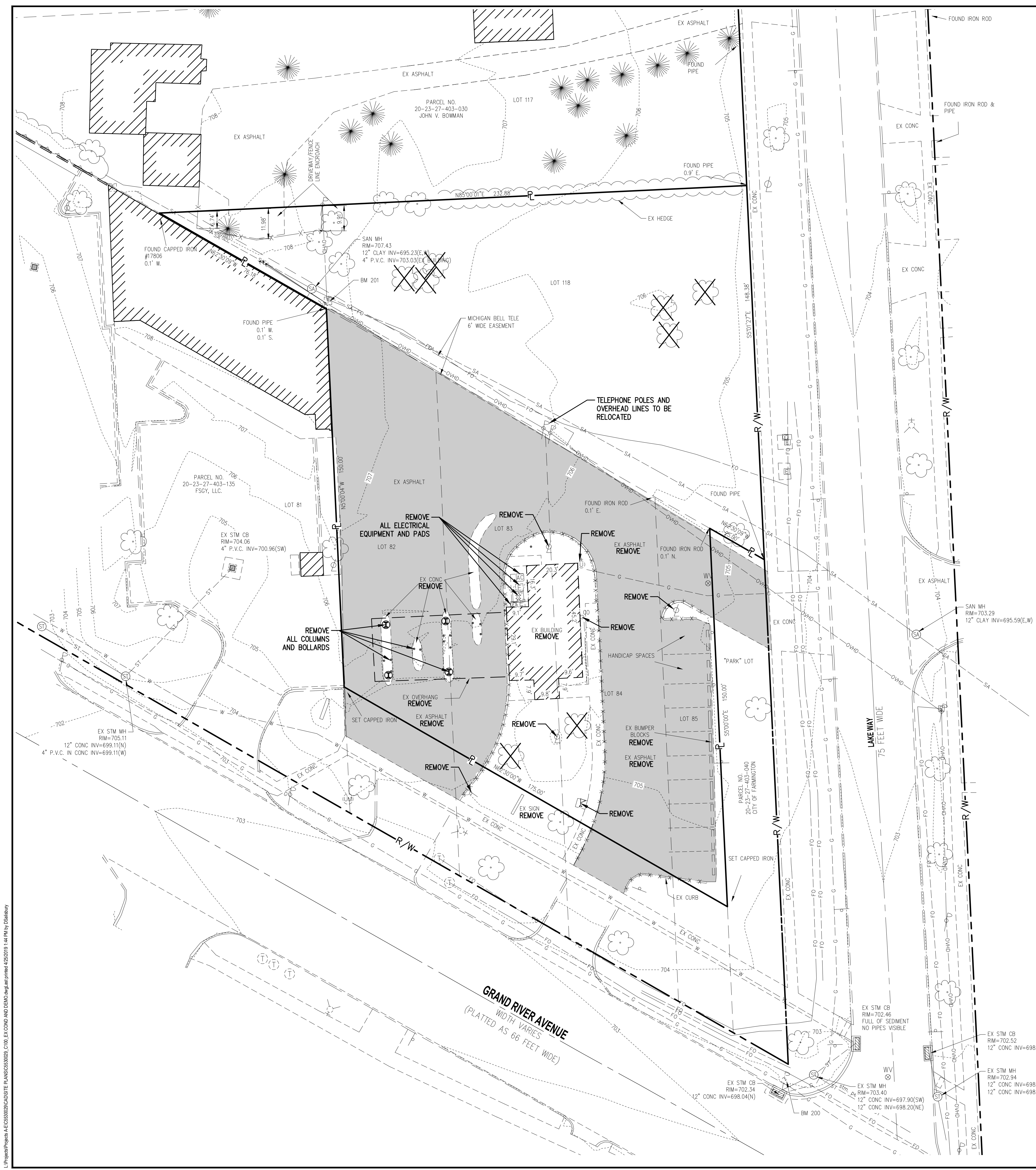
PREPARED FOR:
CARROLS CORPORATION
968 JAMES STREET
SYRACUSE, NY 13203

DEVELOPMENT PLAN FOR
BURGER KING
31806 GRAND RIVER AVENUE
FARMINGTON, MICHIGAN 48336

TITLE SHEET

C000



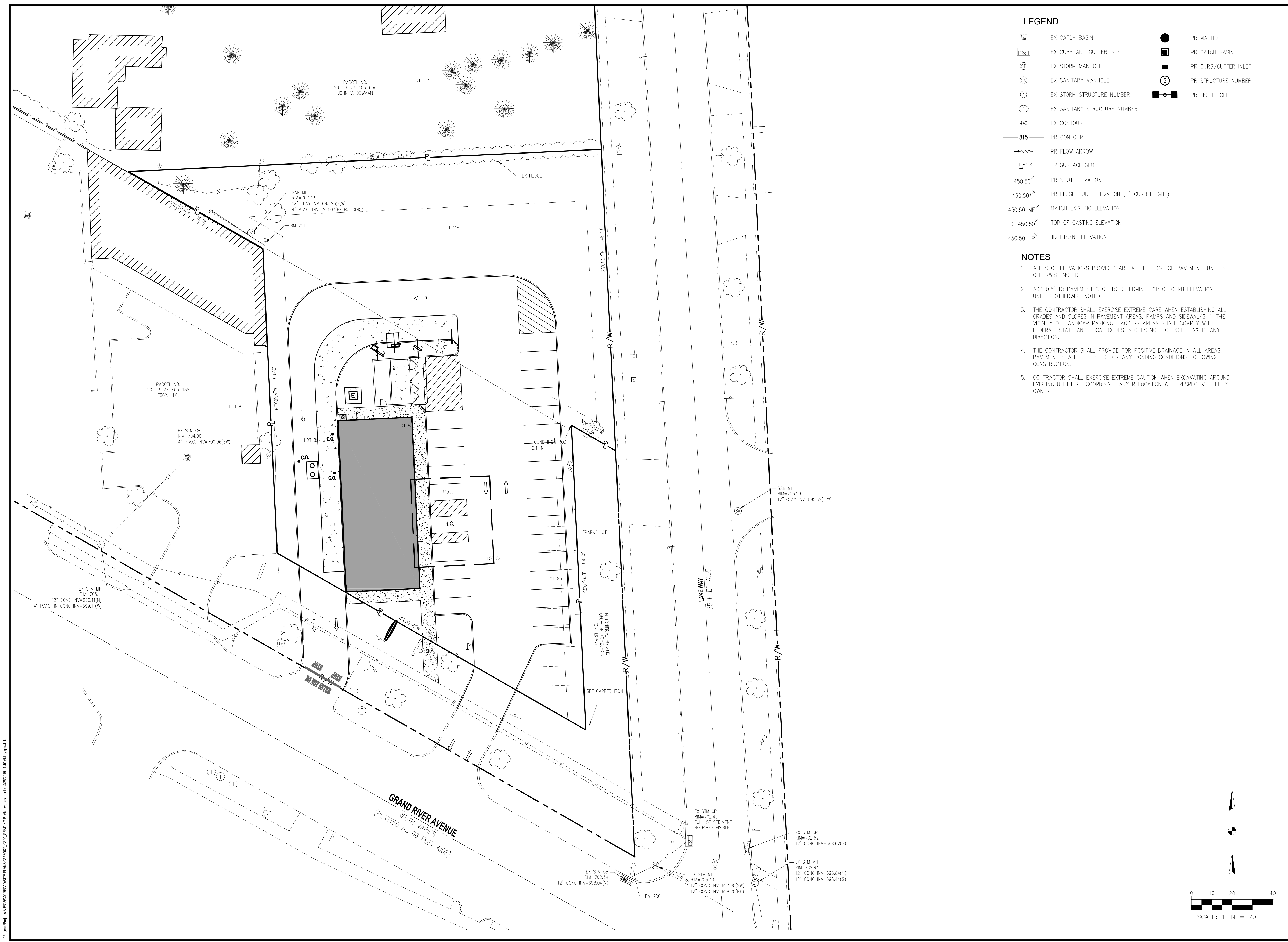


LEGEND

---	W	EX WATER LINE
---	G	EX GAS LINE
-X-X-		EX FENCE
---	FO	EX FIBER OPTICS
---	ST	EX STORM SEWER
---	SA	EX SANITARY SEWER
---	R/W	RIGHT OF WAY
---	P	PROPERTY LINE
---	C	EX CURB
---	G	EX CURB AND GUTTER
---		BENCHMARK
⊙		EX STORM MANHOLE
⊙		EX STORM CLEANOUT
⊙		EX SANITARY MANHOLE
+		EX FIRE HYDRANT
⊙		EX CATCH BASIN, CURB INLET
⊙		EX UNIDENTIFIED VALVE
⊙		EX UNIDENTIFIED MANHOLE
⊙		EX ELECTRIC PEDESTAL
⊙		EX BOLLARD
⊙		EX ELECTRIC METER
⊙		EX ELECTRIC TRANSFORMER
⊙		EX CANOPY COLUMN
⊙		EX AIR CONDITION
⊙		EX LIGHT POLE
⊙		EX POWER POLE
⊙		EX TELEPHONE PEDESTAL
⊙		EX TREE, EX EVERGREEN TREE
⊙		DEMO EX TREE
⊙		DEMO EX CURB
---		REMOVE EX ASPHALT PAVEMENT

- DEMOLITION NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING, CALCULATING & PRICING HIS OWN QUANTITIES.
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING DEMOLITION OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SUPPORT OF ALL EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL GIVE NOTICE TO THE ENGINEER OF ANY CONFLICTS OR REQUIRED RELOCATIONS NOT SHOWN HEREON.
 - CONTRACTOR SHALL MINIMIZE DISRUPTION TO ADJOINING PROPERTIES AND SHALL COMPLETE WORK AS SOON AS PRACTICAL. CONTRACTOR SHALL COORDINATE THE PHASING OF THE PROJECT WITH THE CONSTRUCTION MANAGER AND ADJACENT OWNERS.
 - CONSTRUCTION DEBRIS GENERATED FROM DEMOLITION IS NOT CONSIDERED TO BE SUITABLE FOR USE IN ON-SITE FILLS, UNLESS THE DELETERIOUS MATERIALS CAN BE SORTED AND BROKEN DOWN SUFFICIENTLY TO MEET THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING GRADING ACTIVITIES IN THE VICINITY OF THE EXISTING GAS, UNDERGROUND AND OVERHEAD ELECTRIC, FIBER OPTIC AND TELEPHONE LINES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS ASSOCIATED WITH THE SITE DEMOLITION AND MATERIAL DISPOSAL.
 - ARRANGE WITH THE OWNER A CONVENIENT TIME TO PERFORM DEMOLITION WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS/INGRESS FROM REQUIRED EXITS, INCLUDING TEMPORARY LIGHTING AND SAFETY DEVICES, ALL IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODE AND LANDLORD REQUIREMENTS.
 - TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
 - PROTECTION: PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS, OR OTHER PROTECTION TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. PROVIDE PROTECTION FOR ADJACENT PROPERTIES AS REQUIRED.
 - RESTORE INADVERTENT SITE DAMAGE TO CONDITION EXISTING PRIOR TO START OF WORK.
 - STRIP AND STOCKPILE TOPSOIL THAT IS FREE OF CLAY, LARGE STONES AND DEBRIS, FOR REUSE IN GRASSED AND PLANTED AREAS.
 - REMOVE EXISTING IMPROVEMENTS, BOTH ABOVE-GRADE AND BELOW-GRADE TO EXTENT INDICATED OR AS OTHERWISE REQUIRED TO PERMIT NEW CONSTRUCTION AS FOLLOWS:
 - REMOVE COMPLETELY ALL EXISTING WALLS, FLOORS, FOOTINGS, PIERS, SLABS, AND OTHER OBSTRUCTIONS WITHIN THE GROUND AREA TO BE OCCUPIED BY NEW BUILDINGS, UTILITY LINES OR EQUIPMENT FOR A DISTANCE OF 5' BEYOND PERIMETER OF NEW BUILDINGS OR WALLS.
 - EXISTING WELLS, CISTERNS OR CATCH BASINS NOT TO BE REUSED, THAT ARE WITHIN 5' OF THE NEW BUILDING WALLS, SHALL BE CLEANED OUT TO SOLID SUB-GRADE, THEN FILLED WITH SAND TO UNDERSIDE OF NEW FOOTING OR FLOOR SLAB, EXISTING BASEMENT FLOORS, CISTERNS OR CESSPOOLS, OUTSIDE OF BUILDING AREA, IF OF MASONRY OR CONCRETE AND TO BE LEFT IN PLACE, SHALL BE CLEANED OF ALL DEBRIS AND BOTTOMS BROKEN UP TO PROVIDE DRAINAGE BEFORE ANY FILL IS PLACED OVER THEM. ALL STORM SEWER PIPES AT ABANDONED CATCH BASINS SHALL BE BULKHEADED.
 - IN AREAS TO BE SURFACED OR PLANTED, REMOVE ALL EXISTING WALLS, CURBS, PAVING AND OTHER OBSTRUCTIONS TO DEPTH OF 24" BELOW FINISHED GRADE.
 - SALVAGEABLE ITEMS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED (IF ANY), AND STORE ON OWNER'S PREMISES WHERE INDICATED OR DIRECTED.
 - CONTROL AIR POLLUTION CAUSED BY DUST AND DIRT; COMPLY WITH GOVERNING REGULATIONS.
 - FILL DEPRESSIONS AND VOIDS RESULTING FROM SITE CLEARING OPERATIONS, USING SATISFACTORY SOIL MATERIALS, PLACED IN MAXIMUM 6 INCH LIFTS. COMPACT EACH LIFT TO DENSITY OF SURROUNDING ORIGINAL GROUND. GRADE BACKFILLED SURFACE TO CONFORM TO PROPOSED SITE CONTOURS AND TO PROVIDE POSITIVE DRAINAGE.
 - DISPOSE OF WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND EXCESS TOPSOIL, OFF OWNER'S PROPERTY IN A LAWFUL MANNER.
 - BURNING OF WASTE MATERIALS ON SITE IS NOT PERMITTED.
 - EXISTING UTILITY CONNECTIONS AND TAPS THAT ARE NOT TO BE REUSED ARE TO BE ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLIER.
 - ALL STORMWATER CONNECTIONS TO EXISTING BUILDINGS SHALL BE MAINTAINED OR RE-CONNECTED TO AN ACCEPTABLE OUTLET AS APPROVED BY ENGINEER.

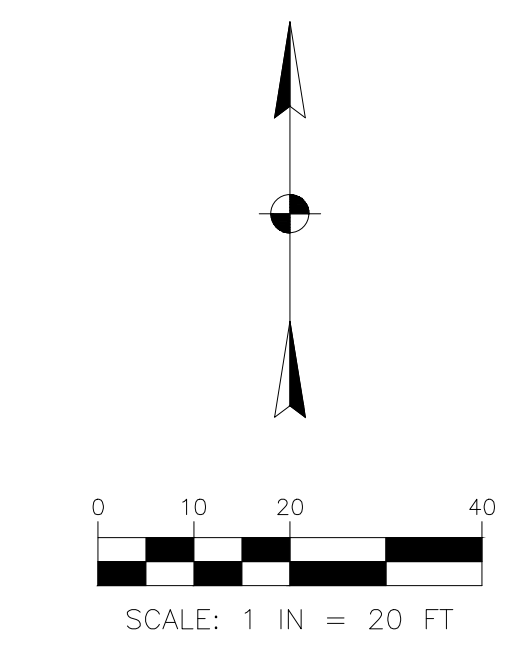
118 DUBLIN ROAD, SUITE 100 COLUMBUS OH 43215 TEL: 614 422 4222 FAX: 614 468 6740	PROJECT NO: 4/25/2019 PROJECT NAME: CS530029	DRAWN BY: DES CHECKED BY: RJT
	PRELIMINARY NOT FOR CONSTRUCTION	
TECHNICAL SKILL: Creative Spirit.	Mannik Smith Group www.MannikSmithGroup.com	
PREPARED FOR: CARROLLS CORPORATION 988 JAMES STREET SYRACUSE, NY 13203	DEVELOPMENT PLAN FOR: BURGER KING 31806 GRAND RIVER AVENUE FARMINGTON, MICHIGAN 48336	
EXISTING CONDITIONS AND DEMOLITION PLAN		C100



LEGEND

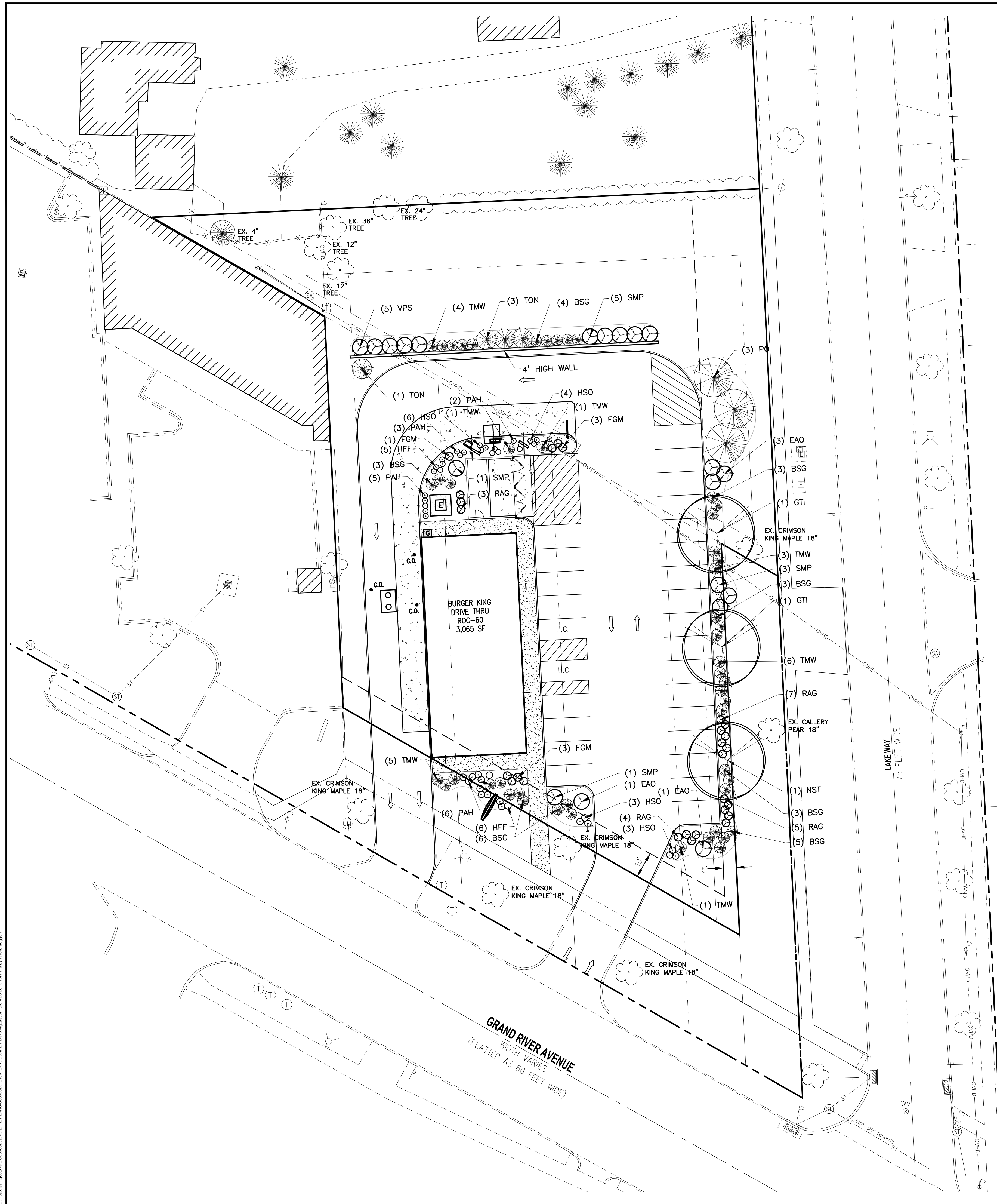
	EX CATCH BASIN		PR MANHOLE
	EX CURB AND GUTTER INLET		PR CATCH BASIN
	EX STORM MANHOLE		PR CURB/GUTTER INLET
	EX SANITARY MANHOLE		PR STRUCTURE NUMBER
	EX STORM STRUCTURE NUMBER		PR LIGHT POLE
	EX SANITARY STRUCTURE NUMBER		
	EX CONTOUR		
	PR CONTOUR		
	PR FLOW ARROW		
	PR SURFACE SLOPE		
	PR SPOT ELEVATION		
	PR FLUSH CURB ELEVATION (0" CURB HEIGHT)		
	MATCH EXISTING ELEVATION		
	TOP OF CASTING ELEVATION		
	HIGH POINT ELEVATION		

- NOTES**
- ALL SPOT ELEVATIONS PROVIDED ARE AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 - ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
 - THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.



<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DESCRIPTION CITY OF FARMINGTON REVIEW</p>	<p>BY M/M</p>	<p>DATE 4/25/2019</p>	<p>NO. 1</p>	<p>PROJECT NO. C5530029</p>	<p>DES RJT</p>
<p>1161 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.442.7222 FAX: 614.442.7222</p>		<p>PROJECT DATE: 4/25/2019</p>		<p>DRAWN BY: C5530029</p>		<p>CHECKED BY:</p>
<p>TECHNICAL SKILL. CREATIVE SPIRIT.</p>						
<p>PREPARED FOR: CARROLS CORPORATION 966 JAMES STREET SYRACUSE, NY 13203</p>						
<p>DEVELOPMENT PLAN FOR BURGER KING 31806 GRAND RIVER AVENUE FARMINGTON, MICHIGAN 48336</p>						
<p>PRELIMINARY GRADING PLAN</p>						
<p>C300</p>						

I:\Project\Projects\425029\29\GRADING\PLAN\ASB\20190425\2019_11_15_Alt1.mxd

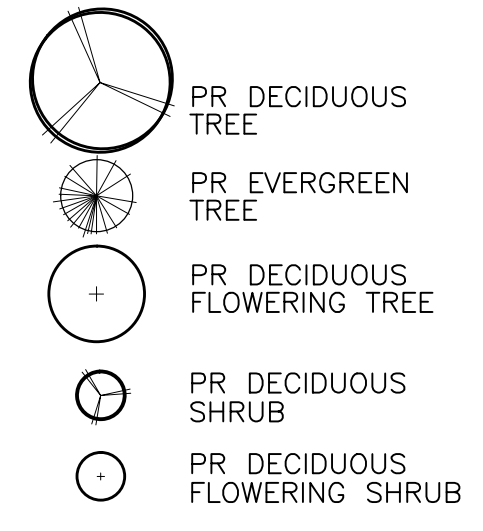


LANDSCAPE PLANT LIST

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
GTI	2	GLEDISIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2-1/2" CAL.	B&B
NST	1	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2-1/2" CAL.	B&B
TON	4	THUJA OCCIDENTALIS 'NIGRA'	NIGRA ARBORVITAE	6' HT	B&B
PO	3	PICEA OMORIKA	SERBIAN SPRUCE	6' HT	B&B

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
HFF	11	HOSTA FURTURENII 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER
HSO	16	HEMORCALLIS SP 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GALLON	CONTAINER
EAO	5	EUONYMUS ALATUS 'ODOM'	LITTLE MOSES BURNING BUSH	30" HT.	B&B
FGM	8	FOTHERGILLA GARDENII 'MOUNT AIRY'	MOUNT AIRY DWARF FOTHERGILLA	2 GALLON	CONTAINER
RAG	19	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24" HT.	B&B
PAH	16	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER
SMP	10	SYRINGA MEYERI 'PALIBINANA'	DWARF KOREAN LILAC	36" HT.	B&B
VPS	5	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLEFILED VIBURNUM	36" HT.	B&B (SHRUB)
BSG	28	BUXUS X SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	18" SPRD.	B&B (EVGRN.)
TMW	21	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	18" SPRD.	B&B

LEGEND



LANDSCAPE IRRIGATION SYSTEM NOTES

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

LANDSCAPE PLANTING NOTES

TOPSOIL
LANDSCAPE CONTRACTOR TO PROVIDE 4" OF TOPSOIL IN LAWN AREAS AND 12" OF TOPSOIL IN LANDSCAPE BED AREAS.

MULCH
LANDSCAPE CONTRACTOR TO PROVIDE 3" OF DOUBLE PROCESSED SHREDDED MULCH AROUND ALL PLANTS AND IN LANDSCAPE BEDS.

METAL EDGING
LANDSCAPE CONTRACTOR TO PROVIDE 1/8" X 4" PERMALOC (OR APPROVED EQUAL) ALUMINUM METAL LANDSCAPE BED EDGING AROUND ALL INDIVIDUAL PLANTS AND LANDSCAPE BEDS NOT ADJACENT CURB OR PAVEMENT.

LANDSCAPE REQUIREMENTS

INCENTIVES FOR PRESERVING EXISTING VEGETATION (ART. 15 SEC. 35-183.C)
CREDIT FOR TREE PRESERVATION SHALL BE APPLIED AT THE FOLLOWING RATE:
GREATER THAN 12 INCHES: TWO (2) TREES.
LESS THAN 11.9 INCHES: ONE (1) TREE.
PROVIDED: COUNT (2) EX. 18" CRIMSON KING MAPLE ADJACENT OR IN GREENBELT FOR GRANDRIVER FRONTAGE GREENBELT TREES.
PROVIDED: COUNT (1) EX. 18" CRIMSON KING MAPLE & (1) EX. CALERY PEAR ALONG FOR LAKE WAY FRONTAGE GREENBELT TREES.

INTERIOR LANDSCAPE (ART. 15 SEC. 35-184.A)
ALL AREAS NOT COVERED BY BUILDINGS, PARKING AREAS, DRIVEWAYS, PEDESTRIAN PATHWAYS AND OTHER PEDESTRIAN IMPERVIOUS SURFACES, SIGNS, WATER SURFACES AND ESSENTIAL SERVICES SHALL INCLUDE ONLY LIVING PLANT MATERIAL AND PLANTING BEDS. PROVIDED: INTERIOR LANDSCAPING AS SHOWN.

FRONTAGE LANDSCAPE (ART. 15 SEC. 35-184.B)
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REQUIRED (GRANDRIVER AVENUE): 65' PARKING LOT FRONTAGE = 3 TREES + 18 SHRUBS. PROVIDED: (5) EX (18") TREES = (4) REQUIRED + 18 SHRUBS.
REQUIRED (LAKE WAY): 183' PARKING LOT FRONTAGE = 7 TREES + 42 SHRUBS. PROVIDED: (2) EX. TREES = 4 REQUIRES + 3 DECIDUOUS TREES + 3 EVERGREEN TREES + 37 SHRUBS.

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A BUFFER SHALL BE PROVIDED BETWEEN THE SUBJECT SITE AND ALL ADJACENT PROPERTIES AS FOLLOWS:
1. MULTIPLE-FAMILY DISTRICT OR USE ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICT OR USE
2. INSTITUTIONAL USES ADJACENT TO ANY RESIDENTIAL DISTRICT OR USE
3. COMMERCIAL AND OFFICE DISTRICT OR USE ADJACENT TO ANY RESIDENTIAL DISTRICT OR USE.
REQUIRED: 4' WALL AND LANDSCAPING ALONG NORTH PROPERTY LINE. PROVIDED: 4' WALL AND LANDSCAPING ALONG NORTH CURB LINE AS SHOWN.

WASTE RECEPTACLES, MECH. EQUIP. AND UTIL. SCREENING (ART. 15 SEC. 35-184.F)
NECESSARY SITE ELEMENTS SUCH AS WASTE RECEPTACLES AND GROUND-MOUNTED AND BUILDING-MOUNTED MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONER UNITS, UTILITY BOXES AND OTHER SIMILAR COMPONENTS SHALL BE APPROPRIATELY SCREENED WITH PLANT MATERIAL WHERE APPROPRIATE AS DETERMINED BY THE PLANNING COMMISSION OR BUILDING OFFICIAL. SCREENS SHALL INCLUDE A WALL, WOOD FENCING OR COMBINATION OF PLANTINGS OF SUFFICIENT HEIGHT, LENGTH, AND OPACITY TO FORM A VISUAL BARRIER. IF THE SCREEN IS COMPOSED OF NONLIVING MATERIAL, SUCH MATERIAL SHALL BE COMPATIBLE WITH MATERIALS USED IN CONSTRUCTION OF THE MAIN BUILDING, BUT IN NO CASE SHALL INCLUDE WIRE FENCING.
PROVIDED:

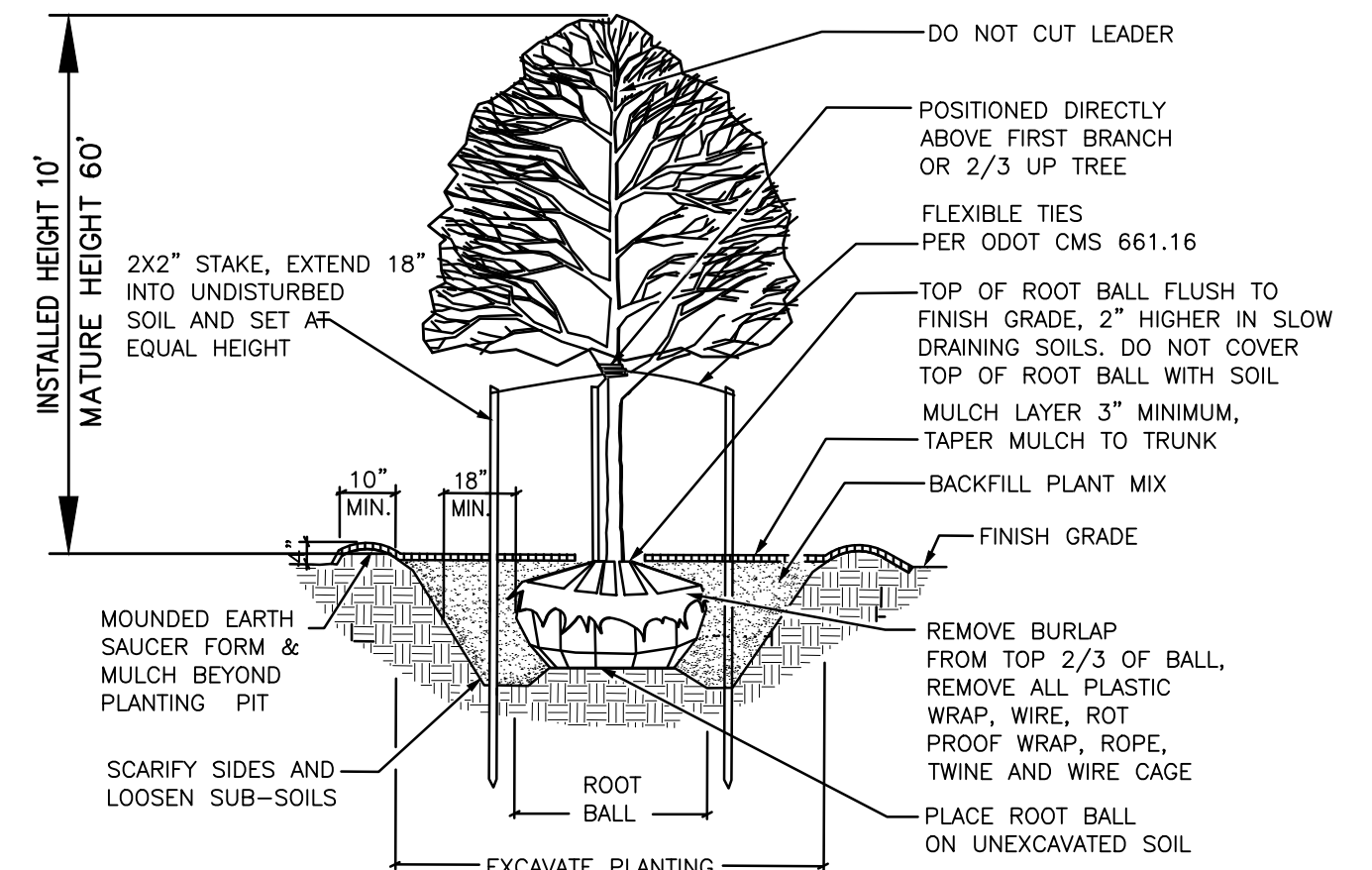
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PROVIDED:

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THE OVERALL LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN THIRTY-THREE (33) PERCENT OF ANY ONE (1) PLANT SPECIES. THE USE OF NATIVE SPECIES AND MIXTURE OF TREES FROM THE SAME SPECIES ASSOCIATION IS STRONGLY ENCOURAGED.
PROVIDED: AS REQUIRED.

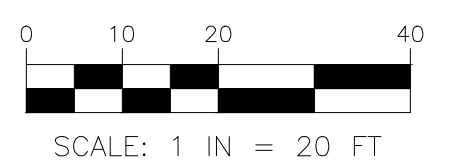
PLANTING BEDS (ART. 15 SEC. 35-185.E)
BARK USED AS MULCH SHALL BE MAINTAINED AT A MINIMUM OF TWO (2) INCHES DEEP. PLANTING BEDS SHALL BE EDGED WITH EITHER PLASTIC OR METAL EDGING IN RESIDENTIAL DISTRICTS AND METAL EDGING IN ALL OTHER ZONING DISTRICTS.
PROVIDED: SEE LANDSCAPE NOTES ABOVE.

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TOPSOIL SHALL CONSIST OF A FOUR-INCH BASE FOR LAWN AREAS AND AN EIGHT-INCH TO TWELVE-INCH BASE WITHIN PLANTING BEDS.
PROVIDED: SEE LANDSCAPE NOTES ABOVE.

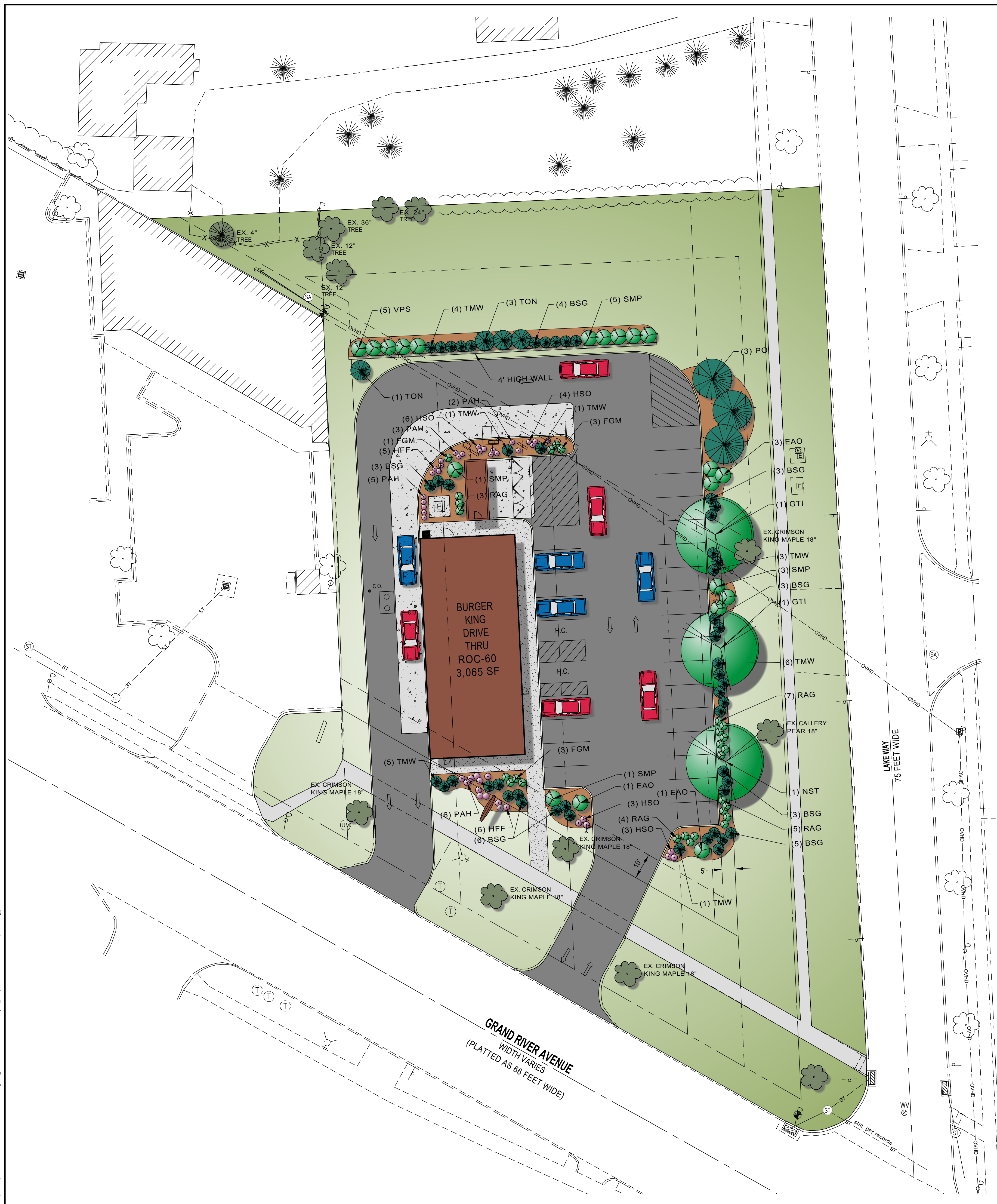
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PROVIDED: SEE LANDSCAPE IRRIGATION SYSTEM NOTES ABOVE.



DECIDUOUS TREE PLANTING DETAIL



PRELIMINARY NOT FOR CONSTRUCTION
 CITY OF FARMINGTON REVIEW
 DATE: 4/25/2019
 NO. 1
 DESCRIPTION: 1160 DUBLIN ROAD, SUITE 100, COLUMBUS, OH 43215
 TEL: 614.441.4222
 FAX: 888.486.7340
 PROJECT DATE: 4/25/2019
 PROJECT NO: C5580029
 DRAWN BY: DES
 CHECKED BY: RUT
 TECHNICAL SKILL: CREATIVE SPIRIT
Mannik Smith Group
 www.MannikSmithGroup.com
 PREPARED FOR: CARROLS CORPORATION
 888 JAMES STREET
 STRACOBE, NY 13203
 DEVELOPMENT PLAN FOR: BURGER KING
 31806 GRAND RIVER AVENUE
 FARMINGTON, MICHIGAN 48336
LANDSCAPE PLAN
 L100

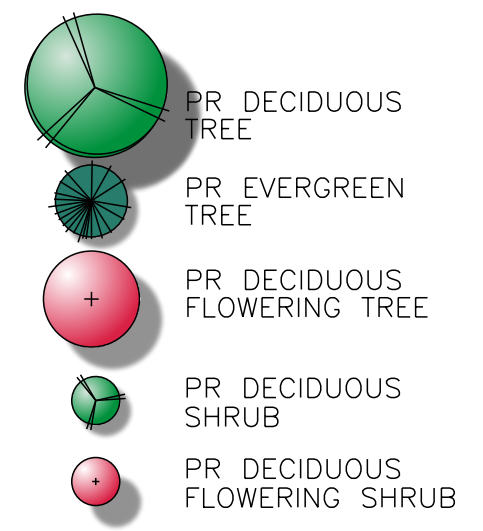


LANDSCAPE PLANT LIST

TREES	ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
GTI	2	2	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2-1/2" CAL.	B&B
NST	1	1	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2-1/2" CAL.	B&B
TON	4	4	THUJA OCCIDENTALIS 'NIGRA'	NIGRA ARBORVITAE	6' HT'	B&B
PO	3	3	PICEA OMORIKA	SERBIAN SPRUCE	6' HT'	B&B

SHRUBS AND PERENNIALS	ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
HFF	11	11	HOSTIA FURTUNEI 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER
HSO	16	16	HEMORCALLIS SP 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GALLON	CONTAINER
EAO	5	5	EUONYMUS ALATUS 'ODOM'	LITTLE MOSES BURNING BUSH	30" HT.	B&B
FGM	8	8	FOTHERGILLA GARDENII 'MOUNT AIRY'	MOUNT AIRY DWARF FOTHERGILLA	2 GALLON	CONTAINER
RAG	19	19	RIBES ALPNUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24" HT.	B&B
PAH	16	16	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER
SMP	10	10	SYRINGA MEYERI 'PALIBINIANA'	DWARF KOREAN LILAC	36" HT.	B&B
VPS	5	5	VIBURNUM PLICATUM 'TOM. SHASTA'	SHASTA DOUBLEFILE VIBURNUM	36" HT.	B&B (SHRUB)
BSG	28	28	BUXUS X SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	18" SPRD.	B&B (EVGRN.)
TMW	21	21	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	18" SPRD.	B&B

LEGEND



LANDSCAPE IRRIGATION SYSTEM NOTES

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

LANDSCAPE PLANTING NOTES

TOPSOIL
LANDSCAPE CONTRACTOR TO PROVIDE 4" OF TOPSOIL IN LAWN AREAS AND 12" OF TOPSOIL IN LANDSCAPE BED AREAS.

MULCH
LANDSCAPE CONTRACTOR TO PROVIDE 3" OF DOUBLE PROCESSED SHREDDED MULCH AROUND ALL PLANTS AND IN LANDSCAPE BEDS.

METAL EDGING
LANDSCAPE CONTRACTOR TO PROVIDE 1/8" X 4" PERMALOC (OR APPROVED EQUAL) ALUMINUM METAL LANDSCAPE BED EDGING AROUND ALL INDIVIDUAL PLANTS AND LANDSCAPE BEDS NOT ADJACENT CURB OR PAVEMENT.

LANDSCAPE REQUIREMENTS

INCENTIVES FOR PRESERVING EXISTING VEGETATION (ART. 15 SEC. 35-183.C)
CREDIT FOR TREE PRESERVATION SHALL BE APPLIED AT THE FOLLOWING RATE:
GREATER THAN 12 INCHES: TWO (2) TREES.
LESS THAN 11.9 INCHES: ONE (1) TREE.
PROVIDED: COUNT (2) EX. 18" CRIMSON KING MAPLE ADJACENT OR IN GREENBELT FOR GRANDRIVER FRONTAGE GREENBELT TREES.
PROVIDED: COUNT (1) EX. 18" CRIMSON KING MAPLE & (1) EX. CALERY PEAR ALONG FOR LAKE WAY FRONTAGE GREENBELT TREES.

INTERIOR LANDSCAPE (ART. 15 SEC. 35-184.A)
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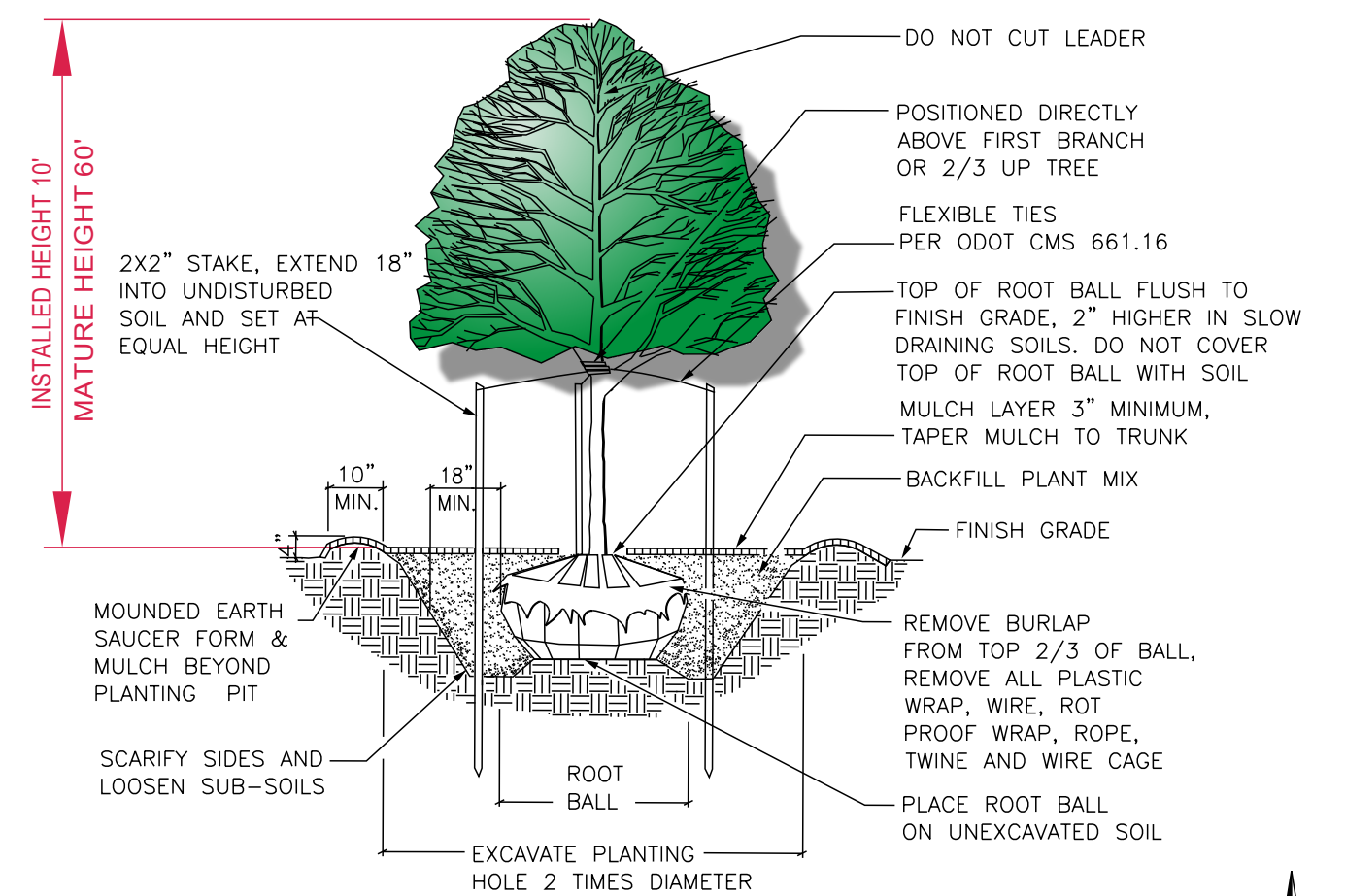
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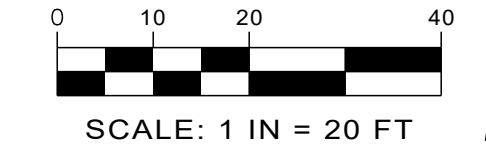
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DECIDUOUS TREE PLANTING DETAIL



DEVELOPMENT PLAN FOR
BURGER KING
 31806 GRAND RIVER AVENUE
 FARMINGTON, MICHIGAN 48336

LANDSCAPE PLAN
 L100

PREPARED FOR
CARROLLS CORPORATION
 988 JAMES STREET
 SYRACUSE, NY 13203

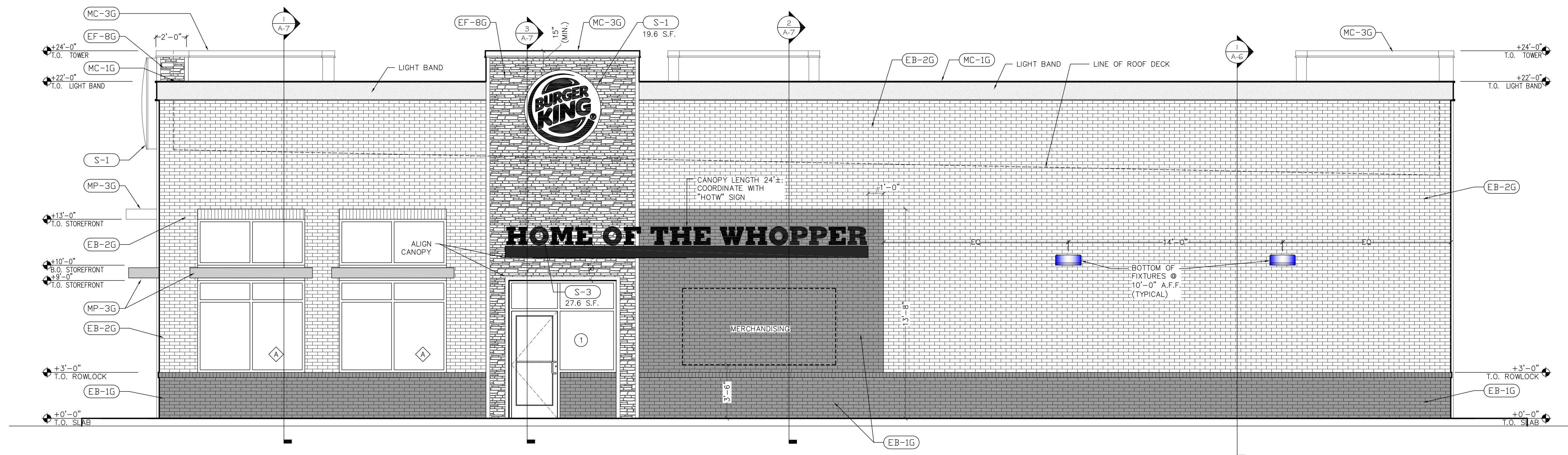
PROJECT NO. 4252019
 PROJECT NO. C5530029
 DRAWN BY: DES
 CHECKED BY: RUT

1160 DUBLIN ROAD, SUITE 100
 COLUMBUS, OH 43215
 TEL: 614.441.4222
 FAX: 688.4687.340

TECHNICAL SKILL
Mannik Smith GROUP
 www.MannikSmithGroup.com

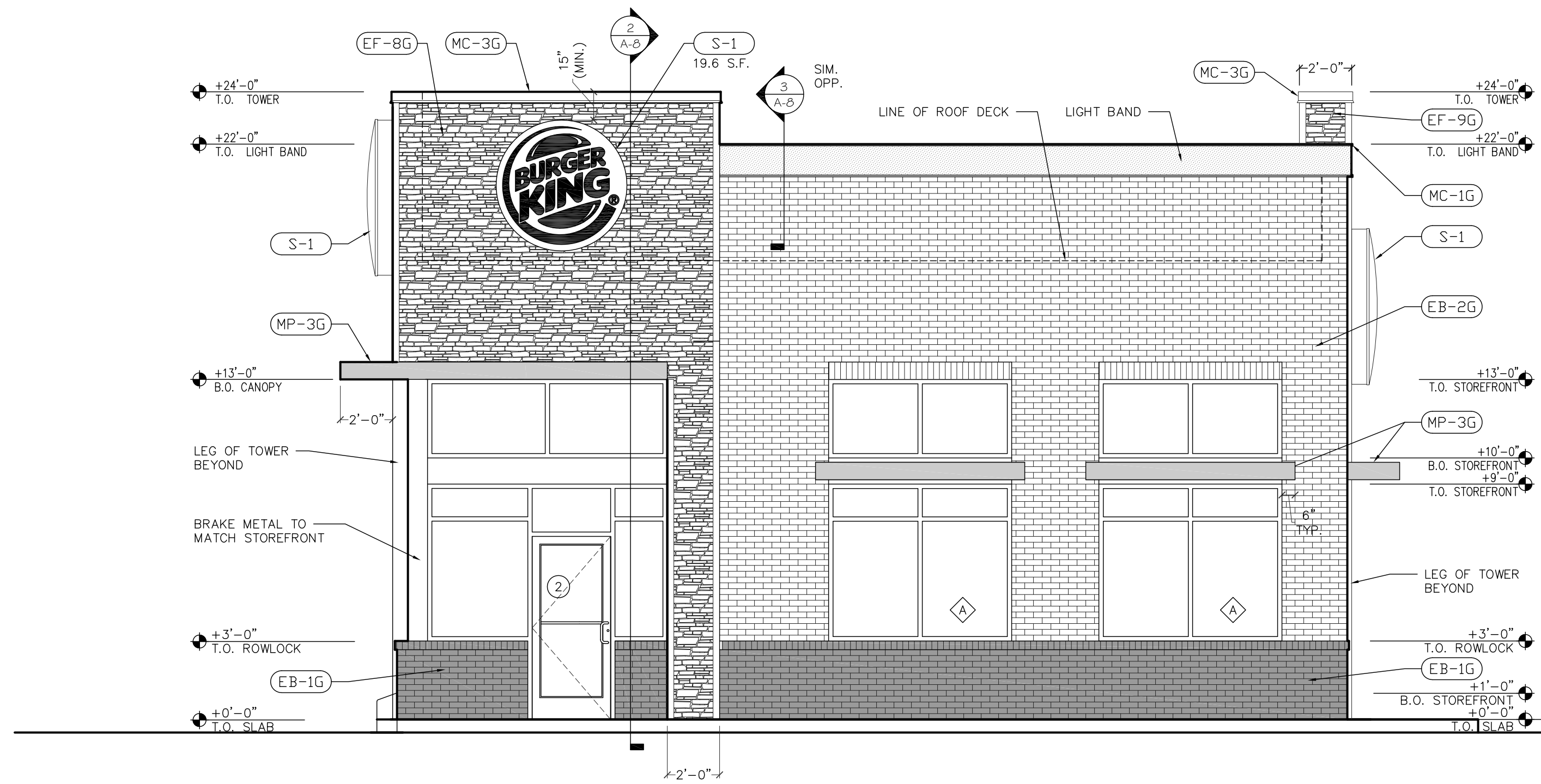
CITY OF FARMINGTON REVIEW
 DATE: 4/25/2019
 BY: MAM

PRELIMINARY
NOT FOR CONSTRUCTION



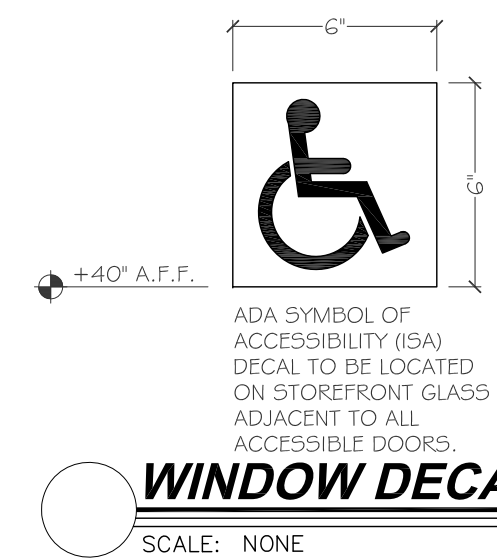
1 MAIN ENTRANCE ELEVATION

SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROJECT #	1900XXXX
PROJ. TALL	20/20
IMAGE	NOVEMBER 2018 DESIGN RELEASE
ADDRESS	TBD
FRANCHISEE	BURGER KING # TBD
DATE	FARMINGTON, MICHIGAN
NO.	
DATE	
DRAWN BY	DHW
CHECKED BY	SAC
REVISION	
DATE	XX-XX-2019



948 INHES STREET
 STROUSE, NY 12203
 O : 315 . 424 . 0613
 F : 770 . 456 . 5238

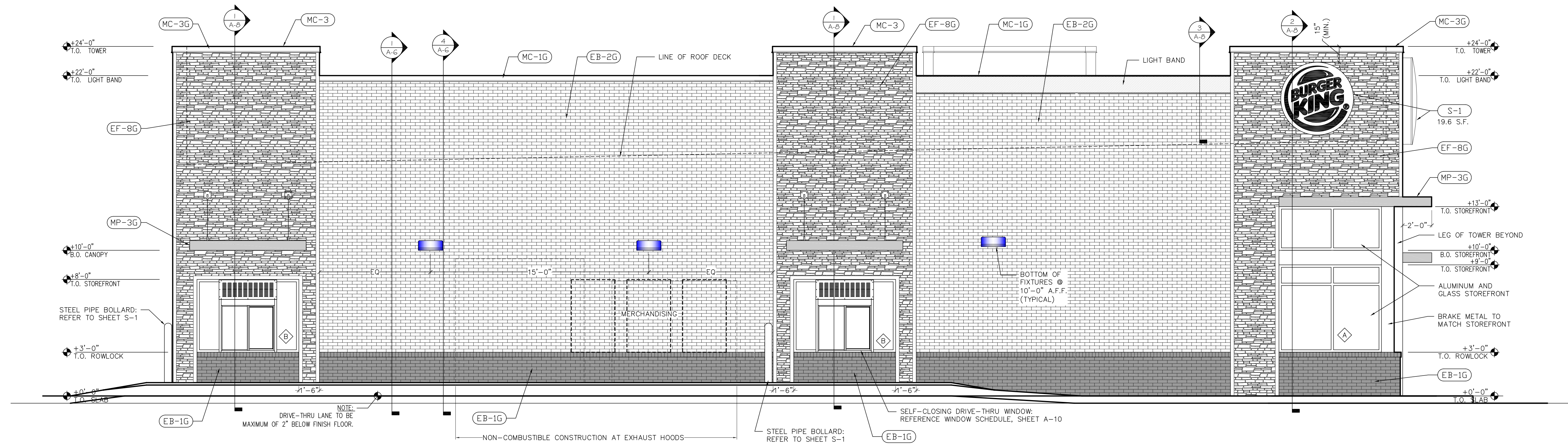


CURRAN
 ARCHITECTURE
 5719 LAWTON LOOP E. DR. #212
 INDIANAPOLIS, IN 46216
 O :: 317 . 288 . 0681
 F :: 317 . 288 . 0753

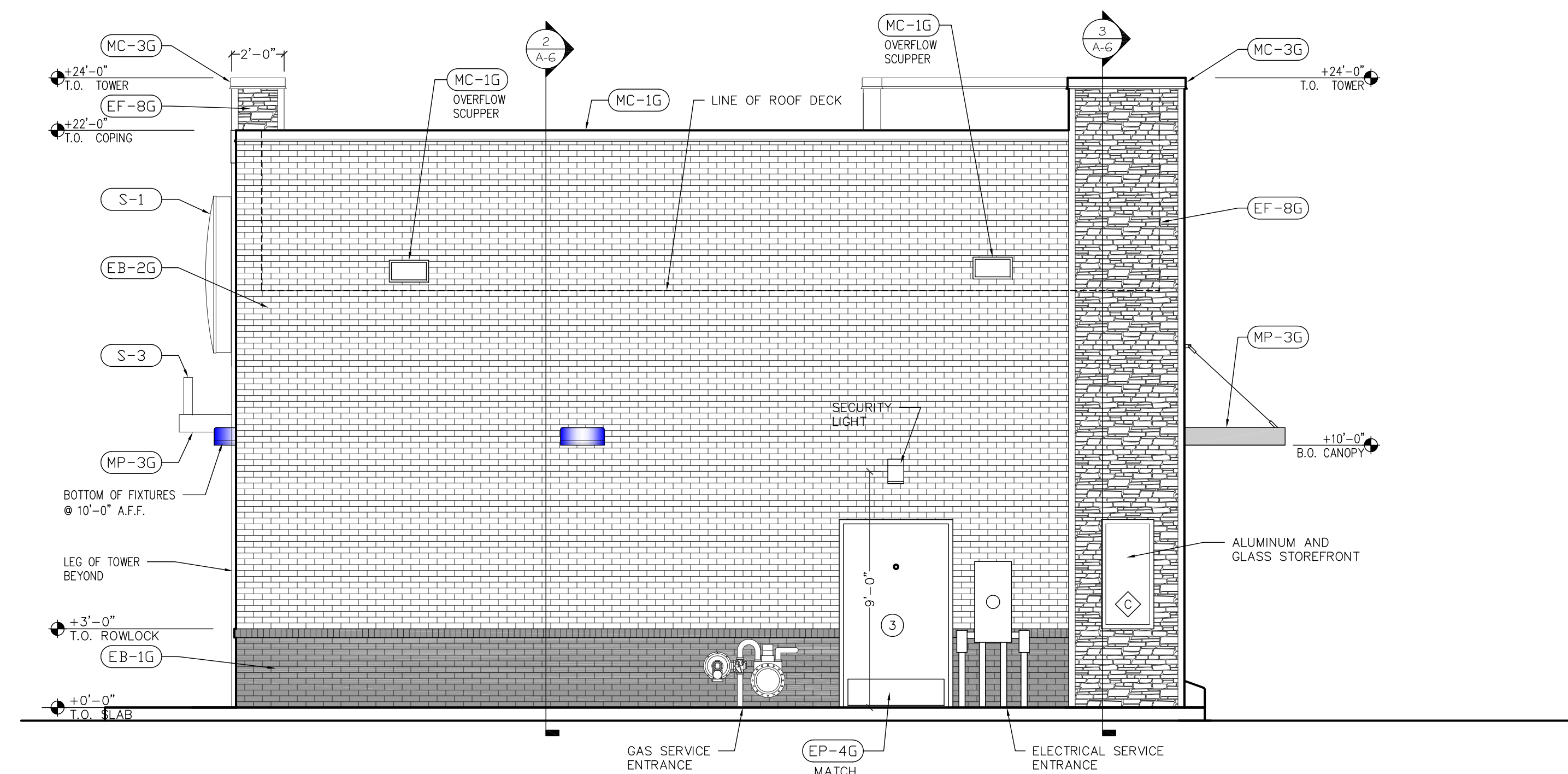


EXTERIOR ELEVATIONS

PROJECT # 1900XXXX
 PROJ. TALL 20/20
 IMAGE NOVEMBER 2018 DESIGN RELEASE
 ADDRESS TBD
 FRANCHISEE BURGER KING # TBD
 DATE FARMINGTON, MICHIGAN



2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

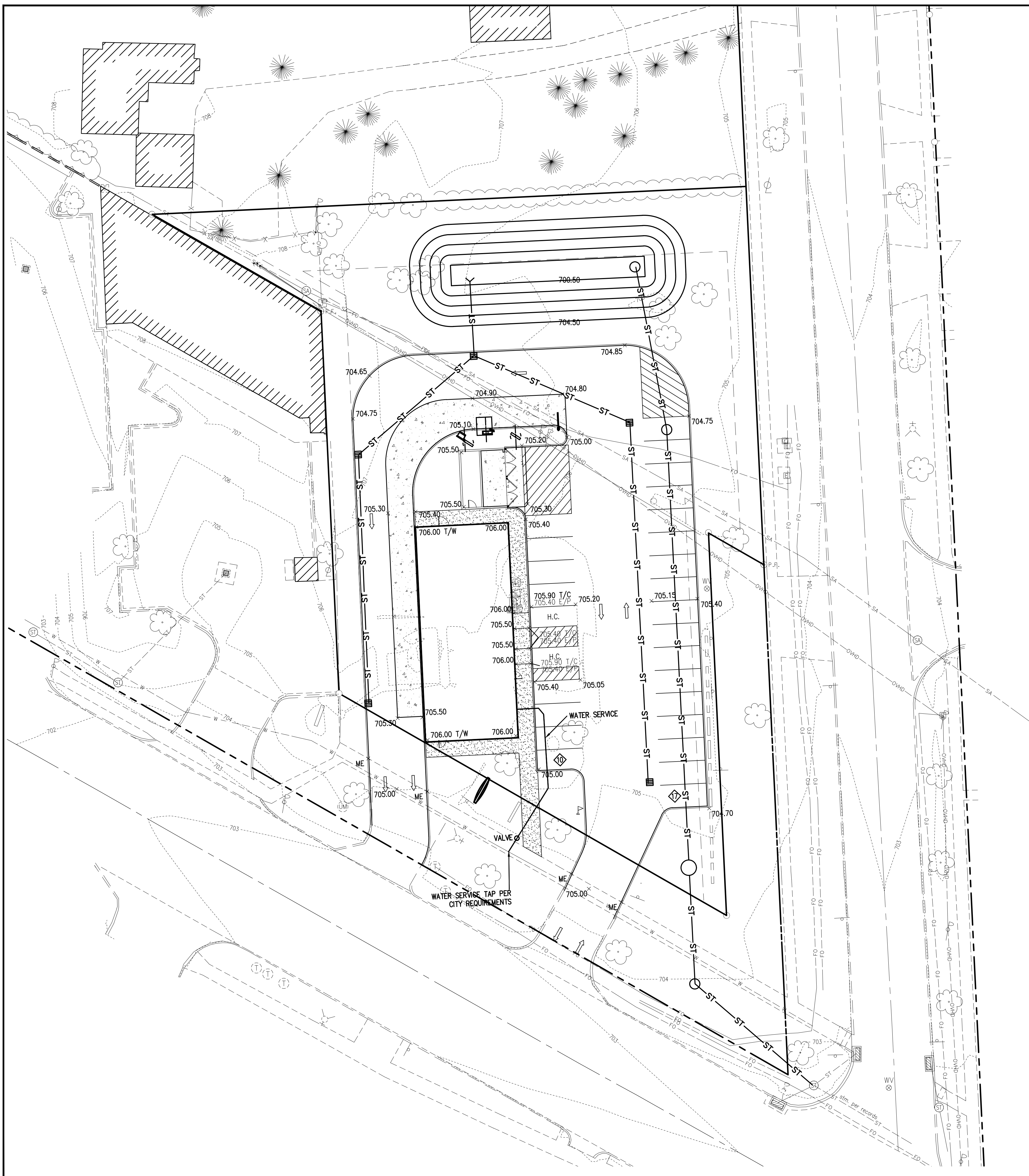
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PROJ. NAME	TALL 20/20 IMAGE
DATE	NOVEMBER 2018 DESIGN RELEASE
FRANCHISEE	BURGER KING # TBD
ADDRESS	TBD
CITY	FARMINGTON, MICHIGAN
STATE	MICHIGAN
ZIP	48310
PHONE	317.288.0681
FAX	317.288.0753
DRAWN BY	DHW
CHECKED BY	SAC
NO.	
DATE	
REVISION	

948 INHES STREET
STROUSE, NY 13203
O :: 315 . 424 . 0613
F :: 770 . 456 . 5338

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753



PROJECT # 1900XXX
PROJ. NAME TALL 20/20 IMAGE
DATE NOVEMBER 2018 DESIGN RELEASE
FRANCHISEE BURGER KING # TBD
ADDRESS TBD
CITY FARMINGTON, MICHIGAN
STATE MICHIGAN
ZIP 48310
PHONE 317.288.0681
FAX 317.288.0753



LEGEND

	EX CATCH BASIN		PR MANHOLE
	EX CURB AND GUTTER INLET		PR CATCH BASIN
	EX STORM MANHOLE		PR CURB/GUTTER INLET
	EX SANITARY MANHOLE		PR STRUCTURE NUMBER
	EX STORM STRUCTURE NUMBER		PR LIGHT POLE
	EX SANITARY STRUCTURE NUMBER		
	EX CONTOUR		
	PR CONTOUR		
	PR FLOW ARROW		
	PR SURFACE SLOPE		
	PR SPOT ELEVATION		
	PR FLUSH CURB ELEVATION (0" CURB HEIGHT)		
	MATCH EXISTING ELEVATION		
	TOP OF CASTING ELEVATION		
	HIGH POINT ELEVATION		

- NOTES**
- ALL SPOT ELEVATIONS PROVIDED ARE AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 - ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
 - THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.

STORMWATER DETENTION CALCULATIONS

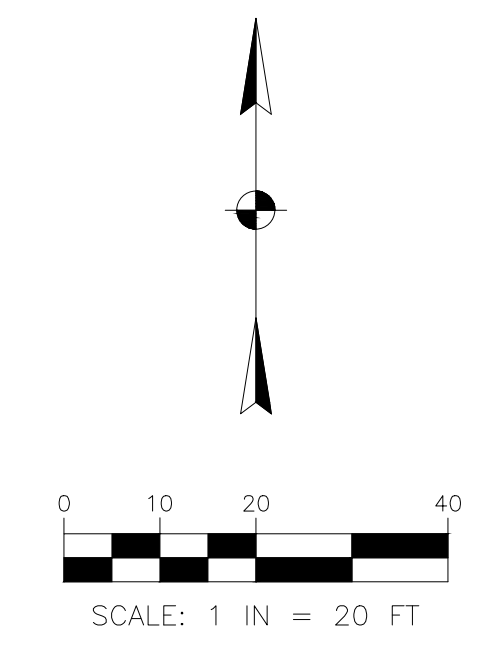
AREA: 1.0 AC.
 C_{ov}: 0.90
 Q_o: 0.20 CFS/AC.
 $Q_o = \frac{0.20}{(1.0)(0.90)} = 0.22 \text{ CFS}$

$T = -25 + \sqrt{\frac{6562.5}{0.22}} = 148 \text{ MIN.}$

$V_s = \frac{10500(148) - 40(0.22)(148)}{(148+25)} = 1,302 \text{ CFT/AC.}$

$V_r = (7.68)(0.90)(1.0) = 6,913 \text{ CFT}$

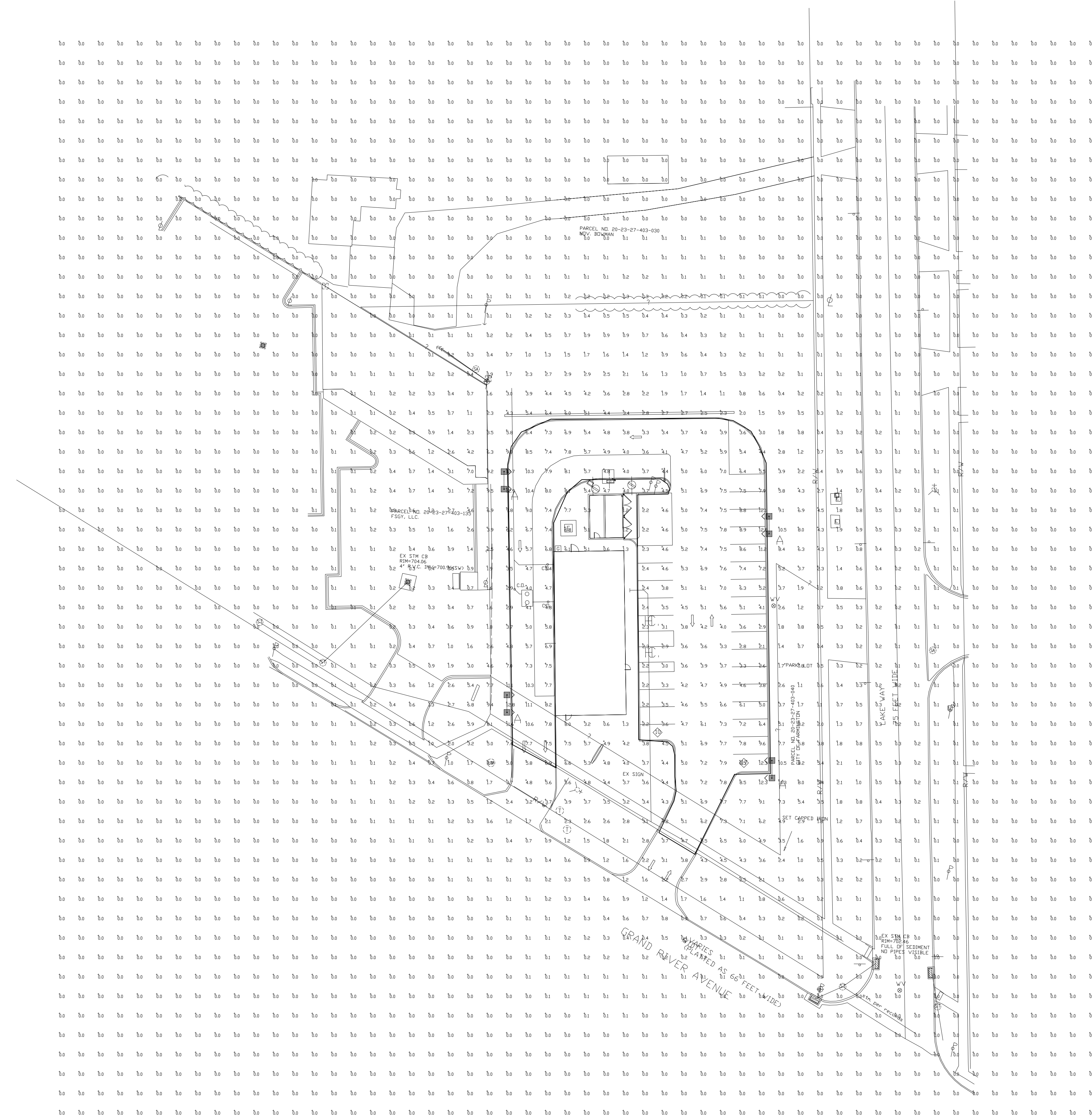
VOLUME PROVIDED: 7,050 CFT.



1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.444.4422 FAX: 614.488.7340	PROJECT DATE: 4/25/2019 PROJECT NO: C5580029 DRAWN BY: DES CHECKED BY: RJT
	PREPARED FOR: CARROLLS CORPORATION 988 JAMES STREET SYRACUSE, NY 13203
DEVELOPMENT PLAN FOR BURGER KING 31806 GRAND RIVER AVENUE FARMINGTON, MICHIGAN 48336	TECHNICAL SKILL: Mannik Smith GROUP CREATIVE SPIRIT. www.MannikSmithGroup.com
PRELIMINARY GRADING PLAN	C300

PRELIMINARY
NOT FOR CONSTRUCTION

L:\Projects\Projects - E-C\5580029\Burger King\5580029.dwg, 4/25/2019 10:17 AM by Klock



Click image to open Product Page

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	0.75	12.9	0.0	N.A.	N.A.
PARKING AND DRIVE SUMMARY	Illuminance	Fc	5.70	12.8	2.1	2.71	6.10

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	D180° 2RTD	SLM-LED-30L-SIL-(1)-FT-L(1)-FT-R-50-70CRI-D180 ON 24' POLE + 2' BASE	1.000	1.000	1.000	63478	497.2

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 1988.8



LIGHTING PROPOSAL LO-147452

BURGER KING
31806 GRAND RIVER AVE
FARMINGTON, MI

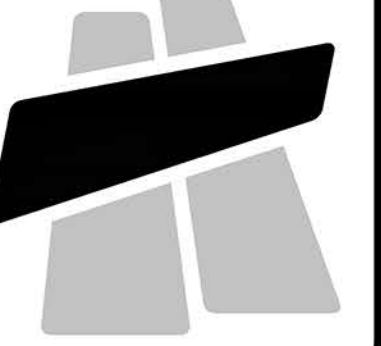
BY:AK DATE:4/29/19 REV: SHEET 1 OF 1

SCALE: 1"=30'



PROJECT #: 1900XXX
 ROC-60 TALL 20/20 IMAGE: NOVEMBER 2018 DESIGN RELEASE
BURGER KING # TBD
 ADDRESS TBD
 FARMINGTON, MICHIGAN

EXTERIOR ELEVATIONS



CURRAN
 ARCHITECTURE
 5719 LAWTON LOOP E. DR. #212
 INDIANAPOLIS, IN 46216
 O :: 317 . 288 . 0681
 F :: 317 . 288 . 0753



948 INNES STREET
 STRASBURG, NY 13283
 O : 315 . 424 . 0313
 F : 710 . 456 . 5338



NO.	DATE	DRAWN BY: DWK	CHECKED BY: SMC	REVISION

DATE: XX-XX-2019



PROJECT # 1900XXX

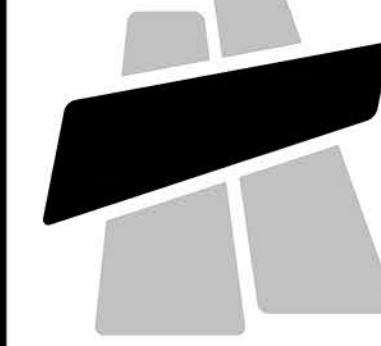
ROC-60 TALL 20/20 IMAGE: NOVEMBER 2018 DESIGN RELEASE

BURGER KING # TBD

ADDRESS TBD
FARMINGTON, MICHIGAN

A-2.2

EXTERIOR ELEVATIONS



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216

O :: 317. 288. 0681
F :: 317. 288. 0753

FRANCHISEE



968 JAMES STREET
SYRACUSE, NY 13203
O : 315 . 424 . 0513
F : 709 . 456 . 5238



DRAWN BY: DWV
CHECKED BY: SMC
NO. DATE REVISION

DATE: XX-XX-2019



May 3, 2019

Kevin Christiansen
Economic & Community Development Director
City of Farmington
23600 Liberty Street
Farmington, MI 48335

RE: Burger King – Site Plan Review #1
31806 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first preliminary site plan review of the plans, dated April 25, 2019, for the proposed Burger King restaurant. The plans were prepared by the Mannik Smith Group, were received by OHM Advisors on April 26, 2019, and reviewed with respect to the Master Plan and other planning documents as well as the City of Farmington Engineering Standards and Design Specifications.

A brief description of the project has been provided below, followed by our comments and a list of required permits/approvals.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to demo the existing building, drive-thru, and pavement onsite to construct a 3,065 square-foot building with associated parking and a single lane drive-thru. Site construction will include new storm sewer and an associated detention basin, as well as sanitary and water main leads to the proposed building. The existing Grand River curb cuts are to remain while the existing curb cut off Lakeway Street is to be abandoned. The development is being proposed on five (5) lots which include; 118 and 82 through 85 as shown on the plans.

PLANNING REVIEW COMMENTS

The applicant shall reference and consider Section 35-152 - Special Land Use Application procedure while reviewing this letter:

Prior to approving a special land use application the planning commission shall require that the following general standards, in addition to the specific standards noted for individual uses in [section 35-158](#), special land use specific requirements, be satisfied. The proposed use or activity shall:

1. Be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan.
2. Promote the intent of the zoning district in which the use is proposed.
3. Be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.



4. Be served adequately by public facilities and services, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools.
5. Not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance.

Properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of [Article 13](#), Site Plan Review. Failure to obtain site plan approval will constitute denial of the approved special land use.

Land Use Compliance Comments:

- Lot 118 is currently zoned as Single-Family Parking (R1P) and Lots 82 through 85 are currently zoned as Community Commercial (C2). The concept proposes a use that requires a Special Land Use permit for both districts. The following bullets outline further requirements of Special Land Uses for each zoning district.
 - R1P Special Land Use requirements for expansion of an existing commercial building onto adjacent lot under the same ownership must meet specific criteria, in addition to general Special Land Use Requirements (as outlined in section 12 of the Zoning Ordinance). Prior to approval, the Planning Commission shall require that the following requirements be met:
 1. An existing commercial building on an adjacent commercially zoned lot may be expanded into a lot that is zoned R1P single-family parking provided the expansion occupies no more than twenty-five (25) percent of total lot area zoned R1P single-family parking.
 2. The expansion must be compatible in design with the existing building.
 3. The design and construction of the expanded building, including the existing building, shall be reviewed by the planning commission for consistency with the area.
 4. Adequate buffering, as determined by planning commission, must be provided and may consist of walls, fencing, landscaping or a combination of these that will adequately protect adjacent residential districts and uses.
 - C2 requirements for a drive-through must meet the following items:
 1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
 4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
 5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.



6. Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.

Plan Compliance

- The CIA Vision Plan included the proposed site in the study area but did not identify the site as a focus area. The Plan called for this site to contain a mix of uses, including small to medium sized retail, office, and residential.
- The Master Plan's Future Land Use Map identifies lot 118 as Residential, while the concept proposes commercial and parking. Lots 82 through 85 are identified in the Future Land Use Map as Neighborhood Centers, which complies with the proposed use of C2.
- Future submittals will need to consider all site design elements such as lightning, landscaping, building design, etc. These items were not reviewed in detail with this submittal considering the other items outlined above.

ENGINEERING SITE PLAN REVIEW COMMENTS

The following comments shall be addressed by the applicant:

1. The existing sidewalk and sidewalk ramps stretching along the Grand River Avenue frontage shall be reviewed for ADA compliance. If the sidewalk and/or sidewalk ramps are not in compliance, they shall be reconstructed.
2. A representation of how a garbage truck will access the proposed dumpster location shall be provided. It is recommended an AutoTurn turning template be added to the plans.
3. It appears that the trash corral details are not shown on the architectural sheets. The applicant shall provide a detail of the proposed dumpster enclosure.
4. The applicant shall provide a detail for the proposed masonry wall to be constructed on the north end of the site.
5. It appears the storm sewer material type is not shown on the plans. All proposed storm sewer shall be a minimum 12-inch RCP.
6. City of Farmington storm sewer standard details shall be provided. OHM can provide these at the applicant's request.
7. The applicant shall show on the plans the locations of the proposed traffic signage to help depict the drive thru/exit lane versus the entrance drive and help to avoid "wrong-way" traffic off Grand River Avenue.
8. It appears the area totals on sheet C200 were left blank. The total site area along with the areas of impervious and pervious surfaces shall be provided.
9. Spot elevations shall be provided for the proposed sidewalk and handicap parking spaces at the proposed building to ensure ADA compliance.
10. Storm sewer conveyance and detention basin calculations shall be provided.
11. The existing sanitary sewer shall be shown on the utility plan.
12. The applicant shall provide a detail of the proposed mechanical treatment structure.

PERMITS/APPROVALS

The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this office.

- This plan will need to be reviewed by the Farmington Grand River Corridor Improvement Authority (CIA).
- A building permit will be required by the City Building Department.
- Any proposed work within the Grand River Avenue right-of-way will require a MDOT permit as Grand River is under MDOT jurisdiction.
- An OCWRC soil erosion and sedimentation control permit will be required if the total site disturbance is greater than 1 acre.



- ▶ A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds and inspection deposits necessary prior to scheduling the preconstruction meeting.
- ▶ Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at matt.parks@ohm-advisors.com.

Sincerely,

Handwritten signature of Matthew D. Parks in black ink.

Matthew D. Parks, P.E.

Handwritten signature of Austin Downie in black ink.

Austin Downie

MDP/abd

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
Kate Knight, City of Farmington
Mark Mathe, P.E., Mannik Smith Group, 1160 Dublin Road, Suite 100, Cincinnati, OH, 45242
File

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CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
May 9, 2019

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:05 a.m. by Economic and Community Development Director Christiansen.

Members Present: Bowman, Carron, Graham, Thomas
Members Absent: Accettura, King, O'Dell
Staff: Christiansen, Murphy, Bowdell

APPROVAL OF AGENDA

Motion by Graham, supported by Bowman to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

A. Motion by Thomas, supported by Graham to approve the April 11, 2019 minutes. Motion approved unanimously.

DISCUSSION AND REVIEW OF SPECIAL LAND USE – BURGER KING (FORMERLY PARAMOUNT HOME CARE), 31806 GRAND RIVER AVENUE

Christiansen introduced this item and provided a review of the proposed Special Land Use and Site Plan to the Board. Representatives of the petitioner/applicant presented the Special Land Use and Site Plan to the Board, Amanda of Burger King and Mark Mathe of Mannik Smith Group. The Board discussed the proposed Burger King, the Special Land Use and the Site Plan-including project details-as proposed. Motion by Bowman, supported by Graham to forward to the Planning Commission with materials submitted by the petitioner/applicant and included in the CIA meeting packet. Motion approved unanimously.

PUBLIC COMMENT

John Bowman – concerned about objections to operation and impacts of the proposed Burger King, which is directly adjacent to his house.

David Gaspard – against Burger King in Farmington.

Mike Smith – concerned about impact of proposed Burger King on Lakeway Street and the adjacent residential area/neighborhood; would like petitioner/applicant to consider an alternative location.

Hallie Bard – appreciates Burger King and their interest in Farmington, but is concerned and is against them at this location.

Mark Baltrasz – thinks Burger King does a great job, but does not want Burger King at this location; believes there would be negative impact, detrimental to the neighborhood, and would negatively impact property value.

Don Kenely – concerned about trash and potential impact that could come from Burger King at this location and in the neighborhood.

BOARD COMMENT

Bowman – appreciates Burger King and their interest in Farmington, but this is not the right location.

Thomas – also appreciates Burger King and their proposal.

Graham – concerned about potential impact.

Carron – understands concerns.

ADJOURNED AT 9:20 a.m.

Lisa McGill - Fw: Proposed Burger King on Grand River and Lakeway

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:25 AM
Subject: Fw: Proposed Burger King on Grand River and Lakeway

-----Forwarded Message-----

From: David Gaspard
Sent: May 7, 2019 6:30 PM
To: "p-thomas@mindspring.com"
Subject: Proposed Burger King on Grand River and Lakeway

Hello Patrick Thomas,

We have been Lakeway residents for 25 years. During that time, we have made countless upgrades and improvements to our home and the surrounding property. Spending a large amount of money, as well as, doing a lot of hard work. Also, during that time, we have happily watched the many upgrades and improvements going on in the City of Farmington, and in our local neighborhood of Lakeway, Valley View, and Prospect. However, we were very upset when we learned that a Burger King is being proposed for the corner of Lakeway and Grand River. We believe this would be highly detrimental to the stability of our local neighborhood, and in turn, to City of Farmington as a whole.

As it is now, we see a lot of traffic, often speeding, by teens going to Farmington High and by other drivers who use Lakeway as a cut through from Grand River to Shiawassee and vice versa. With that traffic, comes both litter and noise. Not to mention the danger to pets and pedestrians, particularly young children.

We can understand the attraction of this location to the owners of a Burger King: Right down from the high school. However, they only work here and don't have to tolerate the increased traffic, noise, litter, and horrendous smell wafting through the neighborhood, at all hours, that a Burger King in that location would entail. Neighborhood residents, on the other hand, eat, sleep and live here. We would see a likely drop in our future property values and a detriment to the stability of the entire neighborhood that would ensue. In addition, there is a strong likelihood of rodents being attracted to the area by the cooking odors and those emanating from the garbage dumpster that a fast food restaurant would require.

It is my understanding that, at present, this location is not zoned for a fast food drive up window and a variance would be required. Again, this would cause additional noise at all hours of the evening and on weekends, as well the additional light that a drive thru window and associated signage would require.

This is a very nice neighborhood and I believe the Farmington Planning Commission, and the Grand River Corridor Improvement Association have been doing a great job of making Farmington one of the most attractive small towns in Southeast Michigan. A Burger King at this location would be a massive setback to all the progress Farmington has made, as well as

the vision we have for the future. For these reasons, I urge you to do everything in your power to deny Burger King permission to locate here and to deny them any variances for a drive thru window, signage or anything else they may require.

Sincerely,

David and Amy Gaspard

22829 Lakeway

Dear city representative,

As a resident of Lakeway within the city of Farmington, I am concerned with the potential that a fast food venue, such as Burger King, could be recommended for installation at the juncture of Grand River and Lakeway. Lakeway is an established neighborhood, and the addition of a mega-conglomerate fast food chain is in complete contrast to the existing area setting. Bright lighting, fatty-greasy stench, obnoxious drive through speakers, and increased vehicle congestion would degrade the quality of the homeowner's environment.

Farmington has been designated as one of the best cities to live by national magazines, such as Money Magazine. Community, history, and charming neighborhoods are always cited when describing the city's appeal. My particular house was built in 1942, has established trees, and matches that of the surrounding streets. A fast food venue would sharply contrast with the neighborhood.

Beyond any gaudy corporate standardized building design, the smell and sounds that accompany such a business would be an even greater contrast to Lakeway's day-to-day atmosphere. If you have ever been stopped at the light at Orchard Lake and 10 mile road, you have assuredly had your senses assaulted by the greasy and oniony fast food smell from less than 40 ft away. Now imagine being in my home on a warm summer evening and having that uncontrollable smell wafting through your home. Now add the exhausting sounds of vehicles and a speaker crackling out "Would you like fries with that?" at 10:50PM.

As I stated above, my house was built in the 1940's. It has baseboard water heat; hence, no central air conditioning. Fortunately, my wife and I enjoy the calming breeze and fresh air that blows through our bedroom on summer nights when we sleep. A neighboring fast food business would eliminate any such further evenings. Yes, my house is the house that is closest to the targeted lot, so the description above would not be an exaggeration. There are plenty of raccoon, opossums, and other wildlife in my yard, so I do not look forward to the sounds of their late night foraging in the smelly-food-waste-filled dumpster that will assuredly be placed in the back corner 30 ft from my house.

The traffic flow on Lakeway is also a major concern. Lakeway already has a continuous stream of vehicles driven by young inexperienced drivers racing towards the high school in order to not be marked tardy. More than once I have been pushed to the curb while exiting my driveway on my way to work. Adding drive through traffic to an already hectic period would only escalate the chances of vehicle accidents and potential injuries. Based upon the distance from the Farmington downtown area, any fast food vehicle this far would subsist solely on vehicular business. After all, folks in Farmington constantly complain about no place to park, and will not walk a few 100 yards to the businesses they want to visit. No one will be walking from the downtown to a Lakeway fast food venue. Lastly, a fast food venue is not the same as all of the 9-5 businesses that line the Grand River corridor outside of downtown Farmington near Lakeway.

The addition of a fast food venue with all of its associated noise, smell, and traffic is clearly not ideal for allowing the homeowners to maintain their existing standard of living. Nor is it fitting with the character that Farmington is known for.

Regards,

John V. Bowman

Home owner 22801 Lakeway

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:25 AM
Subject: Fw: Burger King

-----Forwarded Message-----

>From: carzon@reagan.com
>Sent: May 7, 2019 5:54 PM
>To: maccettura@elderlawmi.com, plazavet@plazavet.net, drcarron@aol.com, regrahan734@aol.com, kingsgarage1@sbcglobal.net, sbowman@farmgov.com, p-thomas@mindspring.com, pastorrandy@freedomgateway.org
>Cc: carzon@reagan.com
>Subject: Burger King
>
>May 7, 2019
>
>Dear CIA and Farmington Planning Commission,
>
>As a resident of the Lake Way/Valley View residential community, I would like to voice my concerns about the addition of Burger King to our neighborhood. Being raised a country girl made it difficult for my husband and I to find a home close to his work in Livonia. But 6 years ago, we were able to make the move to our current home. My husband passed away last year, and there are 2 reasons why I am staying in Farmington.
>
>The City of Farmington has a quaint downtown with unique shops and welcoming people. It is family friendly and I feel that my kids are in a safe environment.
>
>The second reason why I am staying in Farmington and the most important reason is my neighborhood. Our neighborhood is the blueprint of the ideal neighborhood. We have it all. Because there is a neighborhood picnic every year, we know each other. We watch out for each other. We smile and greet each other. How many people can say that about where they live? And we go Christmas caroling throughout the neighborhood! I have told my friends that it is like a step back in time when people felt safe about their kids riding their bikes and climbing trees.
>
>This may all change in a couple of weeks. If Burger King moves in, it will change. Traffic will increase so that our kids won't be able to ride their bikes. Noise will keep the kids awake so we will no longer have peaceful evenings of sitting on our porches. And rodents will become a serious issue. I also realize that customers will be using our neighborhood to turn around, and there will probably be an exit onto our street.
>
>This just does not sound like Farmington, the family friendly city. It is up to you to define what our city stands for, what we want our city to be, and what environment we want to cater to. Burger King or family. Please keep Burger King out of our neighborhoods.
>
>Thank you and God bless,
>Jeanne-Marie Carzon – widow with 6 kids living in the yellow house
>22936 Lake Way
>
>
>
>

Lisa McGill - Fw: Proposed Burger King at Grand River Avenue and Lake Way, Farmington Michigan

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:26 AM
Subject: Fw: Proposed Burger King at Grand River Avenue and Lake Way, Farmington Michigan

-----Forwarded Message-----

From: Mary Archer
Sent: May 7, 2019 2:53 PM
To: maccettura@elderlawmi.com, plazavet@plazavet.net, drcarron@aol.com, regraham734@aol.com, kingsgarage1@sbcglobal.net, sbowman@farmgov.com, p-thomas@mindspring.com, pastorrandy@freedomgateway.org
Subject: Proposed Burger King at Grand River Avenue and Lake Way, Farmington Michigan

TO: CIA and Planning Commissioners for Farmington, Michigan

FROM:
Mary and William Archer
22800 Lake Way
Farmington, MI 48336

We write with great concern of the proposal of having a Burger King at the corner of our street, Lake Way. We wish to object strongly to this development.

We purchased our home and moved in January 2018. I originally lived in Farmington from 1964 - 1984 and graduated from Farmington High School. I convinced my husband to move to Farmington, showing him the love of the area, beautiful homes and wonderful neighborhoods.

When we heard of the potential Burger King, nothing can describe our reaction other than huge disappointment. Farmington is the community we choose because of the strict policies of protecting neighborhoods, keeping property values as high as possible.

Doing a quick review, I will list a few of the objections we have to the Burger King or any fast food restaurant with a drive thru.

I do not believe a drive thru restaurant can have a driveway onto a residential street, and the number of driveways allowed on Grand River is limited. With the property currently as is the driveway onto Lake Way would not be allowed and another entrance from Grand River would also not be allowed.

The waste containers, which I assume they would want to keep at the back of the property would abut a residence. The very back of this property based on the current zone map online has the current grass area to the north listed as residential parking. If this is a correct read, this property would not be available for their use as parking? Having large waste containers in a residential area could bring rodents, litter, and smell to our neighborhood.

Traffic - We are a neighborhood with young children. Lake Way is already a cut through for high school students to and from school causing high traffic twice a day, it is also the bus route to the high school, and a bus stop for elementary students is on Lake Way. Having a fast food restaurant located so close to our children is a serious concern.

Noise - We have a beautiful quiet neighborhood, a drive thru restaurant with an outdoor speaker will create noise during the operating hours, as well as cars coming and going at late and early hours.

Farmington has a friendly neighborhood character. If driving west of Grand River, and coming across a Burger King, this will set the tone of what our city is to persons passing through or coming to Farmington for dinner, shopping or visiting.

I understand the desire to develop properties that are currently vacant and are for sale but not at the expense of the cities vision and the people who live here. This should not be at the expense of pedestrian safety. We have a neighborhood where people walk downtown, walk their dogs and children ride their bikes.

Lighting - the constant glow of bright parking lot lighting will be an annoyance to residents. There are currently houses that are directly across the street and side this property.

Property Values - The concern that a Burger King will cause property values to drop, residents will move out and look for a new home to live. The current residents will have to sell at a loss and the new homeowners might not care to maintain their properties as well as the current homeowners.

The City master plans asks, " Is the proposed change in keeping with the intent to protect the public "health, safety and welfare"? I don't believe this change is keeping with the master plan.

Based on page 5-33 of the master plan.

The city may allow some expansion of rear yard parking into the adjacent residential subdivision where ALL of the following conditions can be satisfied.

The rear parking lot will be across the street from residences, commercial parking lot access should be restricted from residential streets, etc.

Please consider all the residents concerns, other properties are available for Burger King within the city that would not impact residents.

Thank you for taking the time to read my concerns, stop by and visit our neighborhood to view the terrible impact this will have.

Mary Archer

Lisa McGill - Fw: CONCERNED Family Regarding Possibility of New Burger King in Farmington at Grand River and Lake Way

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:27 AM
Subject: Fw: CONCERNED Family Regarding Possibility of New Burger King in Farmington at Grand River and Lake Way

-----Forwarded Message-----

From: Tess Castine
Sent: May 7, 2019 12:35 PM
To: p-thomas@mindspring.com
Subject: CONCERNED Family Regarding Possibility of New Burger King in Farmington at Grand River and Lake Way

Dear Mr. Thomas,

My name is Tess Wolfe. I'm 33 years old and the mother of 5 wonderful children. My husband and I live at 22805 Lake Way road. I am writing to you today to share my deepest concerns with you regarding the possibility of Burger King building a new Fast Food restaurant at the end of our family neighborhood street, on the Northwest corner of Grand River and Lake Way.

I was born and raised in Farmington. I grew up on Brookdale Street, where my parents still reside 45 years after purchasing their house. I met my husband in 9th grade. He also spent the majority of his childhood growing up in Farmington, living off Shiawassee and Tuck Road. We both spent years of our young adult lives in other cities. But when it came time for us to pick a place to raise our family, Farmington was an obvious choice as it held a very special place in both of our hearts.

When we first stepped foot inside of the house with the green door (as our children had lovingly nicknamed it), we instantly fell in love. It had everything a young growing family with young kids could hope for, including a white picket fence, a large backyard, and most of all, the family neighborhood atmosphere, only 0.5 miles from where we both grew up and had shared many memories together. It was perfect! We moved in March 2011 and have enjoyed every minute of it since. We have 5 children. Our boys are 16, 13, and 7. Our girls are 12 and 4. One of the best parts of this neighborhood is the family atmosphere with lots of other kids for our children to play with.

One of the absolute best parts to this street is the close knit friendly neighborhood feel and atmosphere, with lots of other kids for our children to play with. All neighborhood houses are well maintained, yards are clean and taken care of, the air is clean, there is minimal noise and lighting, and we get to enjoy an overall peaceful scenery. The business properties directly surrounding the neighborhood are your traditional 9-5 businesses. Only three businesses have late night hours within a quarter mile of my house. The difference between those three

businesses and the Burger King proposed directly two doors down from our family home is very simple.

If you head West on Grand River at Power Road, there is a 24 hour marathon gas station. This service station does serve food during lunch and dinner times but stops at a reasonable hour during the day. Based on this and the fact that the service station is surround by other commercial businesses, it has no impact to the surrounding residential areas in the ways of car noise, lighting, or overall quality of the air. If you head East on Grand River at Mooney Street, you have Zap Zone Laser Tag and Wendy's on Grand River Ave. Although Wendy's has a drive through and late hours, once again, it is far enough away from the residential areas that it doesn't affect any of the family homes. There is also a large strip mall at Grand River and Mooney Street. However, these businesses are open during normal business operating and none of these business affect the residential area.

When we first bought our house, we used to like to sit on our porch while listening to the football games, marching band, and other events going on at the school. With Middle School and High School aged children, we have a lot of support for our home team, The Farmington Falcons. However, the thought of relaxing outside by the bonfire listening to a loud drive thru speaker, cars, and car radios is less than appealing to our family. Even less appealing is the thought of dumpsters and fry oil disposal literally less than 100' from our door. The thought that our peaceful and neighborhood environment that we have enjoyed for the past 8 years will be so greatly impacted by the addition of a Burger King is very disheartening and upsetting for us.

We are also very concerned for, not only our children's safety, but the safety of all of the neighborhood children. This is based on the additional traffic this Burger King Location will bring to our street. When we purchased this home, there were many things that we took into consideration. Having grown up in Farmington, it is well known that Farmington High School creates a lot of traffic, with Lake Way being one of the busiest routes to the school. Having younger kids, this was a concern. However, based on the timing of the High School traffic, we were able to determine that we would be mostly unaffected by the traffic as it was expected the same time of every weekday. Thankfully, this traffic does not affect our younger children as they are still at school when the High School lets out. Burger King will be busiest during the lunch and dinner hours. Many of the neighborhood children like to play outside together during the evenings. Adding this additional traffic to our street during prime outdoor playtime hours is a major safety risk to our children.

Not only will it affect our outdoor life, based on the location of our house to the proposed location of this Burger King, it will also affect our daily life inside the walls of our house. As our next door neighbors house is set far back on their property, our upstairs bedroom windows have a direct view of the proposed location. During the winter months, when the parking lot of the current proposed location requires snow removal, the plows and snow blowers are typically active in the middle of the night. This noise has woken up our family multiple times. However, I understand that it is a necessity and it does not happen every night of the week. However, having a loud Burger Kind there that operates 7 nights a week will greatly disrupt our family during hours that the kids should be sleeping and resting for the next day of school. Especially when we enjoy opening the windows at night when the weather gets warmer during the year.

Farmington currently has a few restaurants that sit on corner lots of residential subdivisions with no commercial protection around them:

- Chicken King (No Drive Thru) - Grand river and Mayfield hours 11 am- 9pm
- Panera bread (No Drive Thru)- Grand River and Whittaker Rd. 6am - 9:30 pm
- Two Roses restaurant (No Drive Thru/ Not "Fast Food")- 7am- 9 pm

As you can see, those businesses close within normal operating hours. The Burger King hours of operation of the two closest locations are Drive-Thru open 24 hours (12 mile and Orchard Lake) and Drive-Thru open until Midnight (7 mile and Middlebelt). Both of these close much later than the other businesses mentioned. Even having a Drive-Thru open until 11pm would cause our neighborhood great problems.

In addition to the loud noises late at night, the additional parking lot lighting shining on and into my house late into the night will cause our family much disruption. Imagine trying to sleep with the windows open, as my family enjoys doing regularly, and having to listen to the drive thru speaker the whole time? Or the smell of Burger King burgers and fryer grease coming out of the exhaust fans until midnight (or later). Also, the dumpsters sitting close to my property line and even closer to my neighbor's house pose major issues, which include unnecessary smells and stenches and, even worse than that, rodent issues. None of this is conducive to a peaceful and tranquil neighborhood atmosphere as I previously described. Another concern is that Burger King is a EEOC (Equal Employment Opportunity Commission) employer, which, per their own Employee Manual, means they will not deny you employment based on you being a convicted sex offender or felon. This poses a major and unnecessary risk to the population of students and children within the residential neighborhood. Information regarding Burger King and hiring felons can be found at <https://successfulrelease.com/does-burger-king-hire-felons/>

The purpose of this email is to encourage you to make the best decision for our single-family residential street in an established neighborhood. You have the unique ability and opportunity to help our neighborhood family's stop Burger King from choosing this specific location in Farmington, MI. I would like to stress that we are not against Burger King finding a place within Farmington. I believe that with some City input and further research, a better suited site for this restaurant could easily be identified and attained. Farmington has a booming economy, especially downtown. And that's in large part due to the little influence of large corporations who just chase money and have little interest in their footprint effecting surrounding areas.

Thank you for your time,

Tess and Phillip Wolfe and our Wolfe Pack

Lisa McGill - Fw: Burger King Proposal for Grand River and Lake Way

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:28 AM
Subject: Fw: Burger King Proposal for Grand River and Lake Way

-----Forwarded Message-----

From: James Kuhl
Sent: May 7, 2019 11:48 AM
To: james@tippingpointtheatre.com
Subject: Burger King Proposal for Grand River and Lake Way

Dear Corridor Improvement Authority,

I am writing to you today to vehemently oppose the approval of a Burger King to be constructed on the corner of Grand River and Lake Way.

I currently see no perspective about this idea that would be beneficial to me or my neighborhood or even the community as a whole by approving this location. In fact, every aspect of this proposed location would be a direct detriment to my family, my community, my property, and my daily life.

I disapprove of the smell that I and my family will need to live with on a constant daily basis. Not being able to open my windows for fresh air because it will be met instead with the constant smell of grease and burgers.

I disapprove of the vermin that will most assuredly come with the type and amount of garbage that will be generated. I have previously lived in an area that I would set rat traps on a nightly basis and had to make it a part of my daily routine to empty and dispose of dead or half-dead vermin in morning. I assure you, it is as unappealing as it sounds.

I disapprove of the noise from the drive thru speakers that I will surely be able to hear from my yard and possibly in my house.

I disapprove of seeing a Burger King instead of a green space every time I walk out my front door.

I disapprove of the added traffic that will come from fast food patrons. With small children in virtually every house around this location, it is terrifying to think about the potential for accidents.

I highly disapprove of the use of space and congestion that would be generated from a drive thru. Lake Way is an active access to the high school in the morning and afternoons for school, as well as any time there is an after school activity like a sporting event. The traffic that would be generated by combining the normal Burger King business traffic with teen drivers will create a virtual parking lot on Lake Way on a daily basis. There is not space for that.

I disapprove of the drop in property value that will come from the proximity to a Burger King. The idea of living a literal stones throw to a Burger King is horrendous and I never would have purchased our home if that was the case.

I disapprove of the late hours of operation in relation to the above mentioned noise, smell, and traffic.

I have lived next to a business with very late, loud and active business hours. I have lived on large traffic roads. I have lived adjacent to a 7-11. Those places are chosen out of necessity, not out of preference. I treasure and rely and love the quietness of my street and the friendliness of my neighborhood. Please do not threaten that by approving this project location.

I will be in attendance at every meeting that I can in search of some semblance of reason for why this would be an Improvement to the greater community, because it is certainly a detriment to every resident and constituent in the vicinity.

There are far more appropriate locations for a fast food establishment in the area.

As a member of the Corridor Improvement Authority – Please oppose this project location.

Respectfully,

James R Kuhl

Lake Way home owner

Lisa McGill - Fw: Burger King on Lakeway

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:29 AM
Subject: Fw: Burger King on Lakeway

-----Forwarded Message-----

From: Ann Marie Jones
Sent: May 7, 2019 9:11 AM
To: maccettura@elderlawmi.com, plazavet@plazavet.net, drcarron@aol.com, regraham734@aol.com, kingsgarage1@sbcglobal.net, sbowman@farmgov.com, p-thomas@mindspring.com, astorrandy@freedomgateway.org
Subject: Burger King on Lakeway

I recently heard that Burger King would like to purchase a property at the corner of Lakeway in Farmington. I have strong objections to this proposal as this area on our community is a long established single-family residential neighborhood. I can't imagine how upsetting the prospect of bringing in a drive-thru fast food chain would be to the families that live in that area. Also, it seems to me that bringing in a fast food retail shop in that location goes against the vision of our community development. There are better locations for a fast food restaurant that would suit both their needs and the needs of the residents within the Lakeway community, and Farmington at large.

Please consider denying this Lakeway location for a fast food restaurant.
Thank you,

Ann Marie Jones
Resident of Farmington for one year.

Lisa McGill - Fw: Proposed Burger King at Grand River and Lakeway

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:29 AM
Subject: Fw: Proposed Burger King at Grand River and Lakeway

-----Forwarded Message-----

From: Andy Monique
Sent: May 7, 2019 7:39 AM
To: maccettura@elderlawmi.com, plazavet@plazavet.net, drcarron@aol.com, regraham734@aol.com, kingsgarage1@sbcglobal.net, sbowman@farmgov.com, p-thomas@mindspring.com, pastorrandy@freedomgateway.org
Subject: Proposed Burger King at Grand River and Lakeway

Dear Corridor Improvement Authority member:

This is in regards to the proposed Burger King on the corner of Lakeway and Grand River. I do not believe that this is an appropriate location for this type of business. This is directly adjacent residential property. I don't think any of these residents expected a fast food drive through restaurant at this location. It has always been a quiet 9-5 business there. There are many negatives associated with a fast food drive through restaurant. Such as noise, traffic, pollution and odor to name a few.

There seem to be several other locations available in the area then may be more appropriate for this type of business. It would be best to have a buffer space between this business and neighboring residential properties. Lakeway can already get busy with High School traffic at certain times of the day. This business would just compound that situation. This specific business tends to have a very unpleasant aroma, which would affect the neighbors from enjoying the outdoor life that attracted many of them to this nice neighborhood.

This is not the type of business Farmington wants in this location. Please consider this carefully.

Respectfully,

Andy Monique

22815 Lakeway

Farmington, MI 48336

Lisa McGill - Fw: Resident Objecting Fast Food on Lake Way

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:30 AM
Subject: Fw: Resident Objecting Fast Food on Lake Way

-----Forwarded Message-----

From: Hallie Bard
Sent: May 6, 2019 11:56 PM
To: "maccettura@elderlawmi.com"
Subject: Resident Objecting Fast Food on Lake Way

It has been brought to my attention that Burger King is seriously interested in purchasing the plot of land at the corner of Lake Way and Grand River in Farmington. As a homeowner on Lake Way, I would strongly urge the Corridor Improvement Authority to deny this request of purchase. Our street is in a well established single family residential neighborhood, and a fast food restaurant's presence would be problematic.

Fast food restaurants such as Burger King do not have limited hours like other independently owned eateries, which would create traffic, noise, and general disruption to weekday evening and weekend family tranquility.

I have a very strong objection to living across the street from a restaurant with a drive thru. The constant sound of the intercom interrupting our daily family life would be irritating at best. Our street leads to Farmington High School, so we already see an increase of traffic and varying speeds from young drivers traveling to and from school. My concern here is that the addition of a drive thru at this location would create an increased traffic impediment as well as risk of accidents with young drivers zipping in and out before/after school. When the drive thru got busy, my family would have to see the stack up of cars and deal with the potential turn-arounds in our driveway. The increase in noise pollution from vehicular exhaust, music and shouting from car windows, and the speaker from the drive thru intercom at all hours of morning, day, and night would be a nightmare for my young family.

The smell from the grease traps, fried foods, and dumpsters would be something we would absolutely object to, not to mention the increase in rodents and other pests who would feast in the dumpsters, but make their homes in our family neighborhood. The garbage increase to the street would also be problematic, as well as the increased lighting for the parking lot and drive thru while my children are trying to sleep.

To quote from the Downtown Farmington Master Plan, " In the eastern portion of the City are older neighborhoods that contain more modest homes on smaller lots.

While these neighborhoods are largely in good condition, there are some areas that are beginning to show decline. Of particular concern are lots around the perimeter of the neighborhoods that abut commercial development." If there is "particular concern" about this, it seems counter intuitive to choose to allow a business in a residential area that would only perpetuate this concern. Again, quoting from the Downtown Master Plan, "The major roadway corridors through the City are largely developed as commercial, intermixed with residential. Because these corridors are heavily traveled by both residents and visitors to the community, **they are a key element in defining the character of the community.**"

Is a fast food restaurant with a drive thru in a residential neighborhood really fitting with defining the character of our community? According to the City of Farmington Master Plan map of Future Land Use, the property in question would, ideally, be used for Neighborhood Centers, which are described as having low traffic volumes--something Burger King would not have. Also, according to the Future Plan, Neighborhood Centers "are located in close proximity to the residential neighborhoods they serve and should include design elements that are compatible with surrounding residential uses." I can assure you that a fast food restaurant such as Burger King does not have design elements that are compatible with our neighborhood esthetic. There is no doubt in my mind that if a fast food restaurant such as Burger King were to occupy that land, our neighborhood's property values would definitely go down. There is no way we would have chosen to purchase our family home here if a fast food joint was preexisting. In fact, if you are interested in retaining homeowners, this is not the way to do it.

In summary, I have great concerns about any type of fast food restaurant with a drive thru purchasing the lot on Lake Way. For the safety, well being, quality of life, character, and privacy of our family and neighborhood, PLEASE do not allow this purchase. Ask yourself this: if it was YOU and YOUR FAMILY faced with this development across from your home, would you support it?

Thank you for your consideration, and I expect you will make the best choice for both the business development of the city as well as the proud residents who love to call Farmington home.

Respectfully,
Hallie Bee Bard
(Loving life on Lake Way for almost 7 years)

Lisa McGill - Fw: Burger King

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:30 AM
Subject: Fw: Burger King

-----Forwarded Message-----

From: Phyllis Hood
Sent: May 6, 2019 9:27 PM
To: "maccettura@elderlawmi.com", "drcarron@aol.com", "regraham7345@aol.com",
"kingsgarage1@sbcglobal.net", "sbowman@farmgov.com", "p-thomas@mindspring.com",
"pastorrandy@freedomgateway.org"
Subject: Burger King

We have lived on Lakeway for more than thirty years enduring the excessive traffic of special events at Farmington High, lots of cars, loud radios and loud cars. We can't leave our driveway at dismissal. Depending on the time of day it is difficult to turn off of our street or onto it.

Lakeway became Grand River when that street was closed for construction a number of years ago. Detour signs were ignored.

Burger King is a business that is open into the evening. Hence, the noise and traffic could go on.

A drive through will add to the traffic congestion making it all the more difficult to use Grand River to turn onto or off of Lakeway. I live here.

Litter has disappeared since Farmington High closed campus for lunch. Fast food comes with lots of disposables. .
.LITTER.

Will a delivery truck block Lakeway or Grand River traffic?

We VOTE **NO** on Burger King at this location.

Phyllis M. Hood
22899 Lakeway
Farmington, MI 48336

May 5, 2019

Reference: Proposed building and re-zoning of property at Lakeway Street and Grand river Ave.

To: CIA, Planning Commission and Farmington Leadership.

I am very disturbed to here that Burger King wants to build a facility at Grand River Ave and Lakeway street. Lakeway street is residential street in an established neighborhood area with many nice homes. I have lived on this street for more than 30 years and having a fast-food restraint would force me to sell my home even though I love the neighborhood. A fast food restaurant was not my vision or any of the Lakeway street home owners when they bought their homes and it will lower property value. This street is already congested with school traffic, credit union traffic and drive through traffic trying to beat the light at Grand River and Orchard Lake Load. **Farmington should consider what the residents want for the area.** We understand the property will be sold but it is a better fit for a medical office or similar type of business that operates normal working hours 8:00 A.M. – 6:00 P.M. There are other properties in Farmington that would be better suited for this type of business. **A Burger King business on this property does not do anything to improve the surrounding neighborhoods.** The following are key reasons to vote against:

- **Lakeway is a single-family street with many small children.** A business of they type would disrupt family community dynamics.
 - In the evening we sit out on our deck/ patios and enjoy the quit. Other business adjacent to Lakeway street have operating hours 8-6.
 - The street and surrounding neighborhoods are walkable and many of us ride bikes or run. Having a business of the type would cause **safety concerns** for pedestrians by vehicles entering and leaving this business.
 - Lakeway street is already congested with school traffic, teen drivers racing down the street, cut through traffic, credit union traffic. During certain times of the day it is very difficult to make left turn onto Lakeway from Grand River or left turn into the condos on the south side of Grand River. Adding more congestion is a recipe for accidents. **Farmington is supposed to be a walkable community, and this is going the wrong direction.**
 - **Lighting** would be even brighter than it already is.
 - Business of this type tend to **promote hang out for teens.** The high school is just down the street. This type of business promotes teens walking up & down the street. If the school goes to open campus we will see hundreds of students going down Lakeway street. Farmington should think about **zoning for health** and not have this type of establishment convenient accessible to high school students.
- **Drive through**
 - My understanding the property is not zoned to have a drive through.
 - Drive through brings noise pollution, this noise would disrupt our outdoor family time. In the summer we kept windows open. Hearing **“may I take your order”** every day and well in to the night is not what any home owner wants to hear.
 - If the business plans to stay open later than normal business hours, it brings late night drunken crowd. If they only have a drive through open it promotes public urinating because the rest rooms are not accessible.

- Drive throughs get car pile-ups with music blaring and honking of horns.
- **Pollution:**
 - Garbage and dumpster promote a rodent problem. Just last week I found a dead rat in the yard. I believe they came from the river that is very close to this property. Having an abundance of garbage and trash will increase the rodent population.
 - The aroma of grease/meat will fill the air. Have you every driven by greens or McDonalds on orchard lake road (terrible smell).
 - Trash- The wind typically blows north up Lakeway street.
 - My understanding the back portion of this property is R-1P which means the dumpster would have to located in the front or west side of property.

Concern Resident

Michael T Smith

22809 Lakeway

248-921-4152

Lisa McGill - Fw: Burger King plans on Grand River and Lake Way

From: Patrick Thomas <p-thomas@mindspring.com>
To: Thomas Patrick <Patrick.Thomas@trw.com>
Date: 5/8/2019 7:31 AM
Subject: Fw: Burger King plans on Grand River and Lake Way

-----Forwarded Message-----

From: Mark Baltrusz
Sent: May 6, 2019 4:12 PM
To: maccettura@elderlawmi.com, plazavet@plazavet.net, drcarron@aol.com, regraham734@aol.com, kingsgarage1@sbcglobal.net, sbowman@farmgov.com, p-thomas@mindspring.com, pastorrandy@freedomgateway.org
Subject: Burger King plans on Grand River and Lake Way

Dear Members of the Corridor Improvement Authority,

I am writing this letter to say that WE OBJECT to the building of a Burger King on the corner of Grand River and Lake Way.

Farmington is a nice, quiet community. One of the things that makes our city so beautiful is not being cluttered with fast food restaurants, particularly along the Grand River corridor. This restaurant would be an eyesore unfitting to the character of the city and pose a major health, safety and financial threat for the surrounding residents and businesses.

The residents on Lake Way live on a nice established street where we feel safe letting our children run and play. Now we would have to worry about their safety from people loitering, speeding down our street as a cut through, zipping in and out of the parking lot or turning around in our driveways.

The idling of cars in a drive thru, the unsanitary conditions and smell of dumpsters, greasy cooking exhaust and wrappers being improperly discarded would all have an impact on air and environmental quality. The wind generally blows north up Lake Way and so would the smell and litter.

Traffic turning on or off Lake Way is already heavy at times. Many Farmington High school students and buses use our street to access their school. Adding a drive thru restaurant would cause much more congestion, could possibly block the road for deliveries and potentially lead to serious or fatal traffic accidents.

There is also light and noise pollution. A fast food restaurant is not a 9 to 5 business, it is a brightly lit, noisy monstrosity. Residents love having the windows open for fresh air and being outside. No one wants to have a nice family dinner or relax on their porch in the evening and have to stare at bright parking lot lights, listen to people blaring their radio and constantly hear "may I take your order" over a noisy drive thru speaker.

The effect on property values would also be devastating. If someone on Lake Way, especially in close proximity to the drive thru were to try and sell, they would have to do so at a severely reduced price. If the house were to sell, a Realtor could use it as a comp and it could take down the price of comparable houses withing a mile.

Local businesses could also be affected. Many restaurants in Farmington are not big corporate chains or do not have the ability to install a drive thru and could feel an adverse effect by not being able to compete.

From my understanding, drive thru's require a special variance in Farmington and if Burger King is allowed this variance it might set a very bad precedent. What's next, Mc Donald's? Taco Bell? Where would it end? I would hate to see Farmington become just like any other city and lose it's quaint and peaceful reputation just to allow another big corporation to make a few dollars. Thank you for your time and please do not allow Burger King to diminish the landscape of our beautiful community.

Sincerely,
Mark & Daniele Baltrusz
22712 Lake Way, Farmington, Mi, 48336

From: "Michael Ritenour" <mritenou55@hotmail.com>

Date: May 8, 2019 at 11:36:17 AM EDT

To: "Sara Bowman" <SBowman@farmgov.com>, "drcarron@aol.com" <drcarron@aol.com>, "regraham734@aol.com" <regraham734@aol.com>, "maccetura@elderlawmi.com" <maccetura@elderlawmi.com>, "pastorrandy@freedomgateway.org" <pastorrandy@freedomgateway.org>, "p-thomas@mindspring.com" <p-thomas@mindspring.com>, "kingsgarage1@sbcglobal.net" <kingsgarage1@sbcglobal.net>

Subject: Proposed Burger King corner of Lake Way

Dear CIA Members,

I want to register my and my wife Angie's very strong objection to allowing a Burger King restaurant to occupy the parcel currently for sale on the northwest corner of Lake Way and Grand River. We live five houses from that corner on the same side of the street.

I urge you to consider the many good reasons why this would be a disaster for our neighborhood:

--This street is a stable residential street; our little neighborhood is established and mature. A fast-food restaurant would be completely incompatible with the neighborhood's character.

--Due to Lake Way being a corridor for Farmington High School's parking lot, traffic at peak times is already at maximum capacity. It is frequently difficult to back out of our driveway, and turning into or out of the street at either Grand River or Shiawasse can be a challenging waiting game.

--Allowing an ordinary fast-food restaurant would be bad enough, but allowing a drive-through would be disastrous. It is easy to envision a complete inability to turn into or out of Lake Way not only at peak student times, but generally throughout the day and evening. In fact, I would make a bet that a traffic light would become necessary within months (even if the state would not approve it for months, years, or ever).

--Student cars tend to race up and down the street as it is. Having the enticement of fast food at the corner will make an already marginal situation unbearable, not to mention extremely dangerous for the several families with young children living here.

--Restaurants, particularly drive-throughs, bring noxious odors (smoking grease, rotting garbage, exhaust fumes), increased litter (and vermin), and loud noises at all hours of the day and night. We do not need or want the sounds of delivery trucks, rumbling engines, blaring car radios, or squawking intercoms.

--Parking lot lighting will disrupt sleep.

I have no problem with fast food in general (I was disappointed when the BK closed downtown). But there's a huge difference between downtown and our little street when it comes to lights, noise, smells, and traffic.

Please DO NOT allow this to happen. Please confine operations of this sort to the commercial areas that can best accommodate them. And be aware that we and our neighbors are committed to a fight should this proposal go beyond the Corridor Improvement Authority stage.

Please feel free to contact me with any discussion.

Thank you,

Michael D. Ritenour
22823 Lake Way
(248) 320-6087

Kevin Christiansen - Fwd: Next steps Vs Fast Food on Lakeway

From: <drcarron@aol.com>
To: <KChristiansen@farmgov.com>
Date: 5/16/2019 1:22 PM
Subject: Fwd: Next steps Vs Fast Food on Lakeway

FYI

-----Original Message-----

From: David Gaspard <dgaspar@acrocorp.com>
To: John <john.v.bowman@hotmail.com>; Mark Baltrusz <mabaltrus1@gmail.com>; Andy Monique <andy.monique@gmail.com>; Hallie Bard <halliebee@hotmail.com>; Tess Castine <tesscastine@gmail.com>; Mary Archer <marylisaarcher@gmail.com>; drcarron@aol.com <drcarron@aol.com>; carzon@reagan.com <carzon@reagan.com>; James Kuhl <james@tippingpointtheatre.com>; Phyllis Hood <phyl710@yahoo.com>
Sent: Thu, May 16, 2019 11:11 am
Subject: RE: Next steps Vs Fast Food on Lakeway

Please add the following neighbors to all future updates:

Mike Smith smithmm05@sbcglobal.net
Mike Ritenour mritenou55@hotmail.com

From: John <john.v.bowman@hotmail.com>
Sent: Tuesday, May 14, 2019 8:46 PM
To: Mark Baltrusz <mabaltrus1@gmail.com>; Andy Monique <andy.monique@gmail.com>; Hallie Bard <halliebee@hotmail.com>; David Gaspard <dgaspar@acrocorp.com>; Tess Castine <tesscastine@gmail.com>; Mary Archer <marylisaarcher@gmail.com>; drcarron@aol.com; carzon@reagan.com; James Kuhl <james@tippingpointtheatre.com>; Phyllis Hood <phyl710@yahoo.com>
Subject: Next steps Vs Fast Food on Lakeway

*****WARNING: EXTERNAL EMAIL*****

This message has originated outside Acro Service Corp.

IF YOU DO NOT KNOW THE PERSON SENDING THIS EMAIL, DO NOT CLICK ON ANY LINK OR OPEN AN ATTACHMENT and NEVER GIVE YOUR PASSWORD

If there is anyone not on this chain, please have them request to be added by sending me an email.

I don't have Mike Smith's email

Last Monday the BK reps were not available to attend the Farmington Planning Commission meeting, so the request for public hearing was not addressed. The item should be brought up within the next 30 days. There is an opportunity to voice our concerns there. In the mean time, I would like to request that when interaction/responding to this topic to councils or social media, then we retain our decorum; ranting will not help

us. At this point we want to convince folks that we want business in Farmington, yet fast food with drive through at the end of Lakeway is not in line with the city vision.

So... please google "city of farmington MI" and look at "City Services"/"boards and commissions" to get to planning commission. There are maps and zoning info there.

Points to understand:

The old BK was within the CBD - drive through allowed

Proposed location is zoned C2, which is community commercial. Per the City master plan is considered Smaller Neighborhood Shopping Centers. The future land use map lists it as such as well; not fast food venue.

Article 7 of the city code of ordinances states: "C2 Community Commercial District. The C2 Community Commercial district is intended to create mixed-use neighborhood centers with retail services that provide convenience shopping of persons residing in nearby residential areas. The intent of this district is to concentrate businesses that harmonize with the character of the surrounding uses, and to prohibit uses that might create traffic hazards, offensive noises and late hours of operation. As a mixed use neighborhood center, this district may also include multiple-family residential, such as apartments above retail uses. "

For Restaurants in the C2 areas, a drive-through requires a "Special Land Use" approval. This is the key zoning item that if approved would be extremely difficult to prevent a fast food venue from being build at the end of Lakeway.

Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:

1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
6. Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.

So... Think about ways to focus on the guidelines above and the qualitative impacts to the residents when communication on this topic. If the Special Land Use is not granted, then we know no fast food venue will want the location. This is a contentious topic, and we must communicate facts. Ranting will just hurt us.

Please share ideas ...

John

Kevin Christiansen - Fwd: Next steps Vs Fast Food on Lakeway

From: David Carron <drcarron@aol.com>
To: Kevin Christiansen <KChristiansen@farmgov.com>
Date: 5/17/2019 8:45 AM
Subject: Fwd: Next steps Vs Fast Food on Lakeway

Some additional verbiage?
Dave

Sent from my iPhone

Begin forwarded message:

From: "James Kuhl" <james@tippingpointtheatre.com>
Date: May 16, 2019 at 12:31:18 PM EDT
To: "David Gaspard" <dgaspard@acrocorp.com>, "John" <john.v.bowman@hotmail.com>, "Mark Baltrusz" <mabaltrus1@gmail.com>, "Andy Monique" <andy.monique@gmail.com>, "Hallie Bard" <halliebee@hotmail.com>, "Tess Castine" <tesscastine@gmail.com>, "Mary Archer" <marylisaarcher@gmail.com>, <drcarron@aol.com>, <carzon@reagan.com>, "Phyllis Hood" <phyl710@yahoo.com>, <smithmm05@sbcglobal.net>, <mritenou55@hotmail.com>
Subject: RE: Next steps Vs Fast Food on Lakeway

Here is an email that has Mike and Mike added to it that we can Reply All to.

This is the part of the zoning code that really jumped out at me:

“to prohibit uses that might create traffic hazards, offensive noises and late hours of operation.”

It seems like we have a very solid argument against a fast food place in this location for all three of these.

James

From: David Gaspard [mailto:dgaspard@acrocorp.com]
Sent: Thursday, May 16, 2019 11:11 AM
To: John; Mark Baltrusz; Andy Monique; Hallie Bard; Tess Castine; Mary Archer; drcarron@aol.com; carzon@reagan.com; James Kuhl; Phyllis Hood
Subject: RE: Next steps Vs Fast Food on Lakeway

Please add the following neighbors to all future updates:

Mike Smith smithmm05@sbcglobal.net
Mike Ritenour mritenou55@hotmail.com

From: John <john.v.bowman@hotmail.com>
Sent: Tuesday, May 14, 2019 8:46 PM
To: Mark Baltrusz <mabaltrus1@gmail.com>; Andy Monique <andy.monique@gmail.com>; Hallie Bard <halliebee@hotmail.com>; David Gaspard <dgaspard@acrocorp.com>; Tess Castine <tesscastine@gmail.com>; Mary Archer <marylisaarcher@gmail.com>; drcarron@aol.com; carzon@reagan.com; James Kuhl <james@tippingpointtheatre.com>; Phyllis Hood <phyl710@yahoo.com>
Subject: Next steps Vs Fast Food on Lakeway

*****WARNING: EXTERNAL EMAIL*****

This message has originated outside Acro Service Corp.

IF YOU DO NOT KNOW THE PERSON SENDING THIS EMAIL, DO NOT CLICK ON ANY LINK OR OPEN AN ATTACHMENT and NEVER GIVE YOUR PASSWORD

If there is anyone not on this chain, please have them request to be added by sending me an email.

I don't have Mike Smith's email

Last Monday the BK reps were not available to attend the Farmington Planning Commission meeting, so the request for public hearing was not addressed. The item should be brought up within the next 30 days. There is an opportunity to voice our concerns there. In the mean time, I would like to request that when interaction/responding to this topic to councils or social media, then we retain our decorum; ranting will not help us. At this point we want to convince folks that we want business in Farmington, yet fast food with drive through at the end of Lakeway is not in line with the city vision.

So... please google "city of farmington MI" and look at "City Services"/"boards and commissions" to get to planning commission. There are maps and zoning info there. Points to understand:

The old BK was within the CBD - drive through allowed
Proposed location is zoned C2, which is community commercial. Per the City master plan is considered Smaller Neighborhood Shopping Centers. The future land use map lists it as such as well; not fast food venue.

Article 7 of the city code of ordinances states: "C2 Community Commercial District. The C2 Community Commercial district is intended to create mixed-use neighborhood centers with retail services that provide convenience shopping of persons residing in nearby residential areas. The intent of this district is to concentrate businesses that harmonize with the character of the surrounding uses, and to prohibit uses that might

create traffic hazards, offensive noises and late hours of operation. As a mixed use neighborhood center, this district may also include multiple-family residential, such as apartments above retail uses. "

For Restaurants in the C2 areas, a drive-through requires a "Special Land Use" approval. This is the key zoning item that if approved would be extremely difficult to prevent a fast food venue from being build at the end of Lakeway.

Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:

1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
6. Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.

So... Think about ways to focus on the guidelines above and the qualitative impacts to the residents when communication on this topic. If the Special Land Use is not

granted, then we know no fast food venue will want the location. This is a contentious topic, and we must communicate facts. Ranting will just hurt us.

Please share ideas ...

John

Kevin Christiansen - Fwd: Next steps Vs Fast Food on Lakeway

From: <drcarron@aol.com>
To: <KChristiansen@farmgov.com>
Date: 5/20/2019 12:14 PM
Subject: Fwd: Next steps Vs Fast Food on Lakeway
Attachments: burger king locations-view.docx

More FYI

-----Original Message-----

From: MICHAEL smith <smithmm05@sbcglobal.net>
To: 'David Gaspard' <dgaspard@acrocorp.com>; 'John' <john.v.bowman@hotmail.com>; 'Mark Baltrusz' <mabaltrus1@gmail.com>; 'Andy Monique' <andy.monique@gmail.com>; 'Hallie Bard' <halliebee@hotmail.com>; 'Tess Castine' <tesscastine@gmail.com>; 'Mary Archer' <marylisaarcher@gmail.com>; drcarron <drcarron@aol.com>; carzon <carzon@reagan.com>; 'Phyllis Hood' <phyl710@yahoo.com>; smithmm05 <smithmm05@sbcglobal.net>; mritenou55 <mritenou55@hotmail.com>; James Kuhl <james@tippingpointtheatre.com>
Sent: Sun, May 19, 2019 11:01 pm
Subject: RE: Next steps Vs Fast Food on Lakeway

All,

Here are some interesting facts:

- 1) Farmington Mi has no drive through fast food restaurants adjacent to residential property.
- 2) None of the BK properties within a 6-mile radius of lakeway street are adjacent to residential property. (pictures attached).
- 3) The shortest distance between BK properties is 2 miles so the proposed BK can go anywhere on GR corridor from drake road to the target store and south on Farmington road to seven-mile road.
 - a. Target store to nearest BK property is 2.3 miles
 - b. Drake road to Novi BK is 2.1 miles
 - c. BK can go south on Farmington road to 7 mile

On Fri, 5/17/19, James Kuhl <james@tippingpointtheatre.com> wrote:

Subject: RE: Next steps Vs Fast Food on Lakeway
To: "David Gaspard" <dgaspard@acrocorp.com>, "John" <john.v.bowman@hotmail.com>, "Mark Baltrusz" <mabaltrus1@gmail.com>, "Andy Monique" <andy.monique@gmail.com>, "Hallie Bard" <halliebee@hotmail.com>, "Tess Castine" <tesscastine@gmail.com>, "Mary Archer" <marylisaarcher@gmail.com>, drcarron@aol.com, carzon@reagan.com, "Phyllis Hood" <phyl710@yahoo.com>, smithmm05@sbcglobal.net, mritenou55@hotmail.com
Date: Friday, May 17, 2019, 11:37 AM

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span.yiv4639216513MsoHyperlink
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#yiv4639216513 a:visited, #yiv4639216513
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{margin-right:0in;margin-left:0in;font-size:12.0pt;font-family:New;}
#yiv4639216513 span.yiv4639216513Heading4Char
{color:#2F5496;font-style:italic;}
#yiv4639216513 p.yiv4639216513msonormal0, #yiv4639216513
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#yiv4639216513 http://farmingtonvoice.com/farmington-bk-hearing-delayed-but-heres-why-plans-are-moving-forward/?fbclid=IwAR2kOUck_P25ZOg_Omckja_vMpXpKrvY0-c5NtdQcgo5hhYnqWCENm0igw
Just saw this article that slates
June 10th as the next meeting.
James
From: James Kuhl
[mailto:james@tippingpointtheatre.com]
Sent: Thursday, May 16, 2019 12:31 PM
To: 'David Gaspard';
'John'; 'Mark Baltrusz'; 'Andy
Monique'; 'Hallie Bard'; 'Tess Castine';
'Mary Archer'; 'drcarron@aol.com';
'carzon@reagan.com'; 'Phyllis Hood';
'smithmm05@sbcglobal.net';
'mritenou55@hotmail.com'
Subject: RE: Next steps Vs Fast Food on
Lakeway Here is an email that has Mike and
Mike added to it that we can Reply All to.
This is the part of the zoning code
that really jumped out at me:
"to prohibit uses
that might create traffic hazards, offensive noises and late
hours of operation." It seems like we have a very solid
argument against a fast food place in this location for all
three of these.
James
From: David Gaspard

[mailto:dgaspard@acrocorp.com]

Sent:

Thursday, May 16, 2019 11:11 AM

To:

John; Mark Baltrusz; Andy Monique; Hallie Bard; Tess Castine; Mary Archer; drcarron@aol.com; carzon@reagan.com; James Kuhl; Phyllis Hood

Subject: RE:

Next steps Vs Fast Food on Lakeway Please add the following neighbors to all future updates: Mike Smith smithmm05@sbcglobal.net Mike Ritenour mritenou55@hotmail.com

From: John

<john.v.bowman@hotmail.com>

Sent: Tuesday, May 14, 2019 8:46 PM

To: Mark Baltrusz

<mabaltrus1@gmail.com>; Andy Monique <andy.monique@gmail.com>; Hallie Bard <halliebee@hotmail.com>; David Gaspard <dgaspard@acrocorp.com>; Tess Castine <tesscastine@gmail.com>; Mary Archer <marylisaarcher@gmail.com>; drcarron@aol.com; carzon@reagan.com; James Kuhl <james@tippingpointtheatre.com>; Phyllis Hood <phyl710@yahoo.com>

Subject:

Next steps Vs Fast Food on Lakeway ***WARNING: EXTERNAL EMAIL***

This message has

originated outside Acro Service Corp. IF YOU DO NOT KNOW THE PERSON SENDING THIS EMAIL, DO NOT CLICK ON ANY LINK OR OPEN AN ATTACHMENT and NEVER GIVE YOUR PASSWORD If there is anyone not on this chain, please have them request to be added by sending me an email. I don't have Mike Smith's email

Last Monday the BK

reps were not available to attend the Farmington Planning Commission meeting, so the request for public hearing was not addressed. The item should be brought up within the next 30 days. There is an opportunity to voice our concerns there. In the mean time, I would like to request that when interaction/responding to this topic to councils or social media, then we retain our decorum; ranting will not help us. At this point we want to convince folks that we want business in Farmington, yet fast food with drive through at the end of Lakeway is not in line with the city vision.

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Article 7 of the city

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John

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Address:

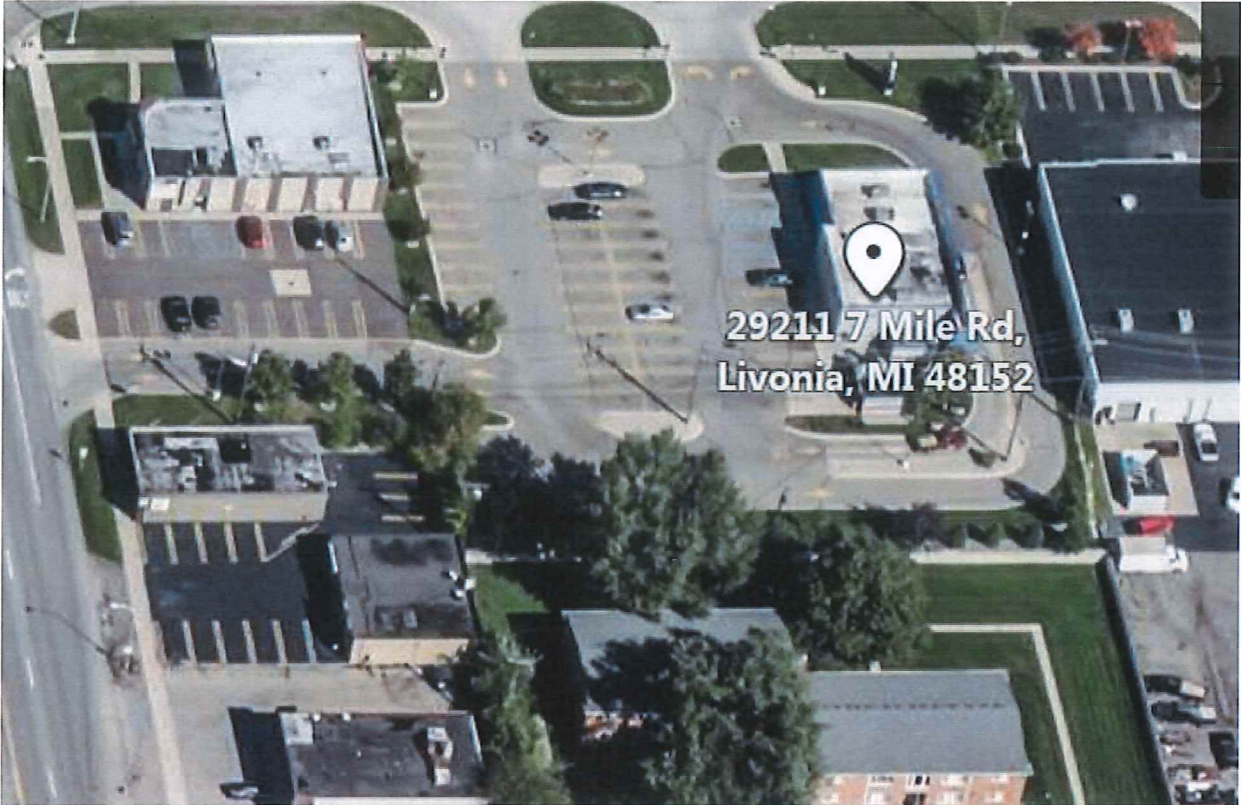
23660 Telegraph Rd, Southfield, MI 48033 (from lakeway street is 4.9 miles)



26211 West 12 Mile Rd, Southfield, MI 48034 (from lakeway street is 5.9 miles)



29211 West Seven Mile Rd, Livonia, MI 48152 (from lakeway is street is 3.6 miles)



15378 Middlebelt Rd, Livonia, MI 48154 (from lakeway street is 5.4 miles)



39601 Grand River, Novi, MI 48375 (from lakeway street is 5.8 miles)



Kevin Christiansen - Fwd: Proposed Burger King for Grand River and Lakeway

From: David Carron <drcarron@aol.com>
To: Kevin Christiansen <KChristiansen@farmgov.com>
Date: 5/23/2019 7:56 PM
Subject: Fwd: Proposed Burger King for Grand River and Lakeway

More FYI. Starting petition drive?

Sent from my iPhone

Begin forwarded message:

From: David Gaspard <dgaspard@acrocorp.com>
Date: May 23, 2019 at 5:35:14 PM EDT
To: David Gaspard <dgaspard@acrocorp.com>, 'John' <john.v.bowman@hotmail.com>, 'Mark Baltrusz' <mabaltrus1@gmail.com>, 'Andy Monique' <andy.monique@gmail.com>, 'Hallie Bard' <halliebee@hotmail.com>, 'Tess Castine' <tesscastine@gmail.com>, 'Mary Archer' <marylisaarcher@gmail.com>, "drcarron@aol.com" <drcarron@aol.com>, "carzon@reagan.com" <carzon@reagan.com>, 'Phyllis Hood' <phyl710@yahoo.com>, "smithmm05@sbcglobal.net" <smithmm05@sbcglobal.net>, "mritenou55@hotmail.com" <mritenou55@hotmail.com>, James Kuhl <james@tippingpointtheatre.com>
Subject: Proposed Burger King for Grand River and Lakeway

I put together the petition draft below and plan to start circulating it this weekend. Please feel free to offer additions and/or edits to be included in the final draft.

A Burger King has been proposed for the corner of Lakeway and Grand River, and will go before the Farmington Planning Commission on Monday, June 3. This proposal requires a "Special Land Use and Site Plan Review" from it's current zoning of C2. As a resident of the local neighborhood I believe this usage would be an extreme detriment to our neighborhood. We already have heavy traffic on our streets due to the proximity of the high school, as well as cars using our streets as a cut through. A Burger King would cause even more traffic and our street's capacity to handle that traffic would be exceeded. In addition, the proposed restaurant would cause increased litter, increased noise, increased lighting and an inescapable smell. Article 7 of the city code of ordinances states: "C2 Community Commercial District. The C2 Community Commercial district is intended to create mixed-use neighborhood centers with retail services that provide convenience shopping of persons residing in nearby residential areas. The intent of this district is to concentrate businesses that harmonize with the character of the surrounding uses, and to prohibit uses that might create traffic hazards, offensive noises and late hours of operation. As a mixed use neighborhood center, this district may also include multiple-family residential, such as apartments above retail uses." A Burger King fails on all points. That is why we urge you not to grant Burger King a special land use or permit them to open at the proposed location.

Regards,

David Gaspard

David Gaspard

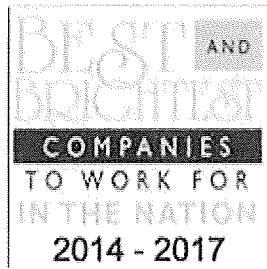
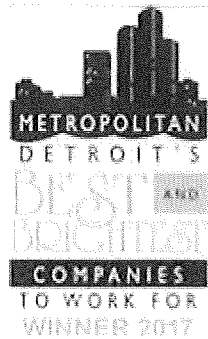
Account Manager

Acro Service Corp

39209 W. Six Mile Road, Suite 250, Livonia, Michigan 48152, U.S.A.

Phone: [\(734\) 542-4322](tel:(734)542-4322) | Fax: [\(734\) 591-1217](tel:(734)591-1217)

E-mail: dgaspard@acrocorp.com | Website: www.acrocorp.com



Kevin Christiansen - Fwd: Proposed Burger King for Grand River and Lakeway

From: David Carron <drcarron@aol.com>
To: Kevin Christiansen <KChristiansen@farmgov.com>
Date: 5/24/2019 12:12 PM
Subject: Fwd: Proposed Burger King for Grand River and Lakeway
Attachments: image001.png

FYI. Minor changes

Sent from my iPhone

Begin forwarded message:

From: Michael Ritenour <mritenou55@hotmail.com>
Date: May 24, 2019 at 9:47:49 AM EDT
To: David Gaspard <dgaspar@acrocorp.com>
Cc: John <john.v.bowman@hotmail.com>, Mark Baltrusz <mabaltrus1@gmail.com>, Andy Monique <andy.monique@gmail.com>, Hallie Bard <halliebee@hotmail.com>, Tess Castine <tesscastine@gmail.com>, Mary Archer <marylisaarcher@gmail.com>, "drcarron@aol.com" <drcarron@aol.com>, "carzon@reagan.com" <carzon@reagan.com>, Phyllis Hood <phyl710@yahoo.com>, "smithmm05@sbcglobal.net" <smithmm05@sbcglobal.net>, James Kuhl <james@tippingpointtheatre.com>
Subject: Re: Proposed Burger King for Grand River and Lakeway

Good petition, Dave. I would change "local neighborhood" to "adjacent neighborhood" or "contiguous neighborhood." Otherwise looks great.

Sent from my iPhone

On May 23, 2019, at 5:35 PM, David Gaspard <dgaspar@acrocorp.com> wrote:

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Regards,

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Account Manager

Acro Service Corp

39209 W. Six Mile Road, Suite 250, Livonia, Michigan 48152, U.S.A.

Phone: [\(734\) 542-4322](tel:(734)542-4322) | Fax: [\(734\) 591-1217](tel:(734)591-1217)

E-mail: dgaspard@acrocorp.com | Website: www.acrocorp.com

<image001.png>