



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Lesich
MAYOR PRO-TEM
Dana Sutherland
COUNCIL
Amy Baranski
Patrick O'Dell
Kenny Perry
Patrice Schornak
Sherry Stein

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, November 6, 2024 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – November 6, 2024**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – October 2, 2024**
- 6. New Business**
 - a. Public Hearings – SLU 24-02: 34625 Utica Road, Mister Car Wash
 - b. Site Plans/Special Land Use Reviews
 - i. SP 24-04 & SLU 24-02– 34625 Utica Road, Mister Car Wash
 - ii. SP 24-06 – 32925 Groesbeck Highway, Fraser Optical Façade Review
 - c. Other
 - i. Interview of JoAnne Barr for position on the Planning Commission
 - ii. Interview of Renee Meyer for position on the Planning Commission
 - iii. Interview of Randy Warunek for position on the Planning Commission
- 7. Unfinished Business**
 - a. Driveway Expansion Text Amendments
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – October 2024**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment.**

Posted: October 30, 2024



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**FRASER CITY PLANNING COMMISSION
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, OCTOBER 2, 2024 @ 7:00 P.M.
DRAFT**

A regular meeting of the Fraser City Planning Commission was held on Wednesday, October 2, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

Chair Czarnecki called the meeting to order at 7pm and led the Pledge of Allegiance

2. ROLL CALL OF COUNCIL MEMBERS

Present: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Absent: None

Others: City Planner Sayre, City Attorney Alyssa Ericson, City Clerk Gitschlag

3. APPROVAL OF AGENDA

Motion by Warunek supported by Keil to approve the agenda as presented.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

NAYS:

Absent:

Motion Carried

4. CHAIR OPENING REMARKS

5. APPROVAL OF MINUTES

Chair requested a minor change to a typo on a date

Motion by Farina supported by Barr to approve the minutes as presented.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

NAYS:

Absent:

Motion Carried

**FRASER PLANNING COMMISSION MINUTES
WEDNESDAY, OCTOBER 2, 2024 @ 7:00 P.M.**

6. NEW BUSINESS

a. Public Hearings – Zoning Ordinance Text Amendments – Section 32 – 85 – Sign Regulations

Opened at 7:44 Closed at 7:45

None

b. Site Plans i. SP 24-05 – 34835 Utica Road, Meijer Site Plan Amendment

Motion by Warunek supported by Keil to approve the proposed site plan amendment as the parking reduction was already granted by the Zoning Board of Appeals, and the proposed change largely does not impact the site, with a reserve bank parking agreement provided if necessary.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

NAYS:

Absent:

Motion Carried

7. RETURNING BUSINESS

a. Zoning Ordinance Text Amendments – Section 32 – 85 – Sign Regulations

Motion by Farina, Keil seconds to send the Sign Regulations to Council for final approval.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

NAYS:

Absent:

Motion Carried

8. Public Comment

None

9. Monthly Report – September 2024

10. Zoning Board of Appeals Member Liaison Report

11. Commissioners' Comments and Items of Interest/Concern

12. Adjournment

Motion by Farina, Meyer seconds to adjourn

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

NAYS:

Absent:

Motion Carried

TIME ADJOURNED 8:04

Site Plan Review Summary

Site Plan Dated 8/12/2024
City of Fraser, Michigan

SP 24-04 & SLU 24-02



SITE ADDRESS / LOCATION

34625 & 34835 Utica Road-
03-11-31-202-002 & 03-11-31-100-049

APPROVING BODY

Planning Commission

PUBLIC HEARING DATE

November 6, 2024

STAFF REPORT CONTACT INFORMATION

Building Clerk – Kayshe Johnson– (586) 293-3100 ext. 154
Planning Consultant – Lauren Sayre, AICP – (586) 293-3100 ext. 153

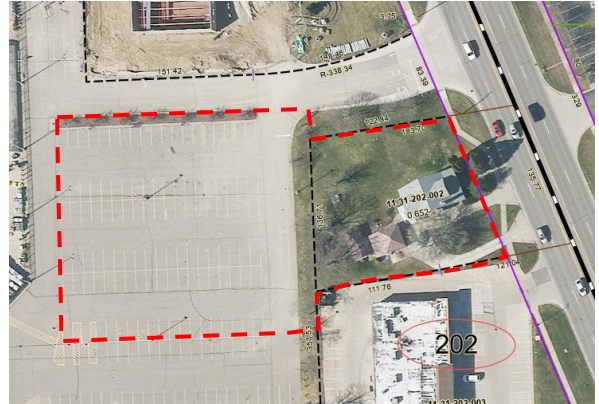
APPLICANT / PROPERTY OWNER

Mister Car Wash, Applicant
Good Will Co. Inc., Property Owner

BRIEF SUMMARY OF REQUEST:

The applicants, Mister Car Wash, is proposing to construct a new automatic car wash with exterior vacuum stalls at 34625 Utica Road. This project will require the use of part of Meijer's property (34835 Utica Road). Meijer's has already received the necessary approvals for a parking reduction of 80 spaces. The lots have not yet been split or combined, but this can be done administratively after site plan approval.

The exterior vacuum stalls require a special land use as they are considered an Open Air Business.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – General Business District, Vacant Land	Other Properties zoned CG, Commercial General (North, South and West) and CN, Commercial Neighborhood zoned (East, across Utica Rd)	New express tunnel car wash with associated parking and outdoor vacuums	Total site area = 1.44 acres Approximately 139.42 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

The CG general business district is designed to provide for a wide diversity of business activities which are predominantly, but not necessarily, totally retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major or secondary thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility but should not cause congestion on adjacent thoroughfares. Auto car washes are a permitted use in the CG district, however having vacuums outside of the building, Open Air Business, requires a special land use.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area and the surrounding parcels for General Commercial. General Commercial areas are designated for higher intensity commercial uses. In the City of Fraser, a large part of the Community Commercial land uses is concentrated along Groesbeck Highway and Utica Road Corridors. In these areas, the majority of the General Commercial structures include big box stores, shopping malls, restaurants, highly frequented community nodes, and retail centers. General Commercial areas are planned to provide a transition or buffer from industrial areas to residential areas. Additionally, General Commercial land uses should be designed to support the existing stable industrial businesses. Typically, General Commercial areas are located on the outer fringes of the City.

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☐ APPROVE WITH CONDITIONS
- ☒ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☒ APPLICATION
- ☒ PUBLIC HEARING NOTICE
- ☒ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☒ AGENCY COMMENTS
- ☒ REVIEW AGAINST ZONING STANDARDS
- ☐ MISC.

SITE PLAN REVIEW

The underlined items indicate outstanding or non-compliant requirements.

1. CG, General business district (Section 32-135)

a. Zoning and Land Use (Section 32-135 (1))

The applicant, CWP West, LLC, proposes to construct an automatic car wash on the vacant land approximately 1.43 acres in size.

The subject site is zoned CG, Commercial General Business District. The CG general business district is designed to provide for a wide diversity of business activities which are predominantly, but not necessarily, totally retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major or secondary thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility but should not cause congestion on adjacent thoroughfares. Auto Laundries (car wash) when completely enclosed in a building are permitted uses in the CG district (32-135 (1) c). The exterior vacuums require a special land use as they are considered an Open-Air Business.

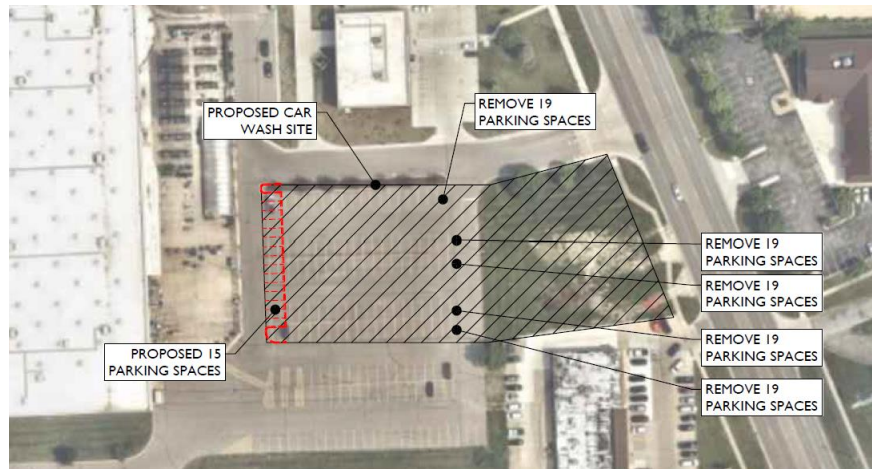
The proposed use of a car wash aligns with the intent of the CG District. A Special Land Use request has been submitted for review.

b. Dimensional Requirements (Section 32-135 (3))

Requirement	CG District Requirements	Proposed	In Compliance
Minimum Lot Size	12,000 sq. ft.	62,726.4 sq. ft.	Yes
Minimum Lot Width	80 ft.	139.42 ft. at narrowest point	Yes
Front Yard Setback	110 ft.	>110 ft.	Yes
Front Yard Parking Setback	70 ft.	> 70 ft.	Yes
Side Yard Setback	20 ft.	25.1 ft.	Yes
Rear Yard Setback	n.a.	20 ft.	Yes
Building Height	2 stories, 30 ft.	35 ft.**	<u>No</u>

****Note the site plan elevations on Sheet PRE-1 indicate the building is 135 feet tall. We believe this to be an error and an extra "1" was added to each height based upon the seemingly correct elevation for the West Entrance. Given this we assume the proposed height is 35 feet, which exceeds the required height permitted.**

We also note that the proposed property line to the south includes 17 parking spaces from the Meijer parcel. These 17 spaces were not included in the recent 8- space parking reduction granted at the September 5, 2024 ZBA meeting. If the property line remains as proposed, Meijer will need an additional parking reduction variance and site plan amendment.



2. Off-Street Parking and Loading Requirements (Article VI Section 32-91 through 32-95 and 32-97)

a. Parking

Parking Requirement	32-93(5)(c) Auto Washes, high speed commercial Requirements	Proposed	In Compliance
Employee parking	3 spaces	5 spaces*	Yes
Stacking Spaces	24 stacking spaces behind point-of-sale station	24 stacking spaces behind point-of-sale station	Yes
Drying Lane	1 – 50ft drying lane	Unclear. It appears the wrap-around lane is over 50ft but defer to the applicant to indicate the dimensions of the area use for the drying lane	<u>Unclear</u>
ADA Parking	1 Space	1 Space	Yes

***We note the parking calculations to not appear to count the vacuum stalls as parking. Additionally, there appear to be discrepancies between the calculations provided and the site plan. For example, they indicate providing 4 employee spaces, but show 5 on the site plan. This is not a concern because they are meeting the minimum required still but should be corrected.**

Per Sec. 32-94(2), a ninety-degree parking patterns requires one of the following configurations.

Space Width	Space Length	Maneuvering Width	Two Tiers of Parking & One Maneuvering Lane
9.0	20 feet	24 feet	64 feet
9.5 feet	20 feet	22 feet	62 feet
10 feet	20 feet	20 feet	60 feet

The site plan indicates 9x18 feet stalls for employees, and 13x18 feet stalls for the vacuum parking stalls, with a 24-foot maneuvering lane. **The applicant shall revise the parking stall lengths to comply with one of the listed parking patterns in Sec. 32-94(2).**

b. Ingress / Egress

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width.”

The proposed plan shows one point of ingress that is 47 feet wide. The second point of ingress and egress (east driveway) is not dimensioned. **We defer to the applicant to provide this dimension, which must be at least 30 feet wide.**

c. Loading Spaces

Section 32-97 specifies that one (1) loading space that has an area ten (10) feet by fifty (50) feet, with fifteen (15) feet height clearance shall be provided.

Section 320131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use. Loading may not be located closer than forty-five (45) feet to any rear property line adjacent to a property line.

Given the configuration and the nature of the site, it side loading may be required at the discretion of Planning Commission. Planning Staff defers to the applicant to indicate where and if loading will occur, and Planning Commission to allow side yard loading if required.

3. Landscaping (Section 32-83, 84, 88)

Requirement	Requirements	Proposed	In Compliance
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 3 trees required	16 trees	Yes
Frontage Landscaping	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage. $139.42/30 = 5$ trees	4 trees	<u>No</u>

Sec 32-84(a)1 specifies that whenever any yard (front, side or rear) is not designated for building, off-street parking, loading and unloading, storage or other approved purpose within the terms and requirements of a given zoning district, it shall be landscaped with either approved natural materials or living plant materials which shall be maintained in a sound, weed-free, healthy and vigorous growing condition. **We also note there is a large area in the south of the proposed project that is not landscaped, not used for parking, loading, storage, or any other use, therefore it must be landscaped.**

4. Signs (Section 32-85)

The applicant has not indicated any signage. Separate sign permits will be required before any signage is approved.

5. Architecture and Building (Section 32-131(1))

The zoning ordinance requires that, in the commercial districts, *"the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials."*

The building elevations provided by the applicant show that the exterior of the building will be composed of brick veneer, stone and EIFS, with accents of aluminum panels.

Per Sec. 32-131, *"Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration."* The Planning Commission shall decide if the EIFS and metal panels are acceptable.

6. Screening (32-82)

The subject site does not abut residential uses or a use district other than CG; therefore, no screening is required.

7. Trash Enclosure (Section 32-131 (e))

There is a proposed dumpster and dumpster enclosure on the north side of the subject site. The dumpster screening is acceptable, and the applicant has provided information relative to the enclosure surrounding the dumpster.

8. Lighting (Section 32-86)

The applicant submitted a photometric plan showing the proposed configuration of lighting; however, it is not compliant with Sec. 32-86. The maximums illumination levels are provided in Sec. 32-86(6) for commercial uses.

Illumination of	Maximum Illumination in footcandles
General	0.5
Driveway	4.0
Parking	4.0
Walks	2.0
Protective	3.0
Building	5.0
Loading Areas	1.0

The illumination level exceeds this maximum illumination levels in several areas throughout the site and reaches a maximum of 32.3 footcandles. **A compliant photometric plan must be submitted.**

9. Reviewing Entities

The site plan is subject to review by all of the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

Public Safety had no concerns.

Engineering provided a review, which is attached after the Planning Report.

Please note that the lots have not been split and combined yet. This can be done administratively but should be a condition of approval if that is the direction Planning Commission takes.

SPECIAL LAND USE REVIEW

The applicant, CWP West, LLC, proposes to construct an automatic car wash on the vacant land with exterior vacuum stalls that are considered an Open Air Business requiring a special land use approval. The special land use is for the vacuum use only, not the carwash.

Standards for Special Land Use Approval

Section 32-152 establishes the purpose and procedures for Fraser's special land use approval process. The Planning Commission is the final decision authority for special land uses in Fraser. The Planning Commission must first conduct a public hearing according to Michigan Zoning Enabling Act requirements before they decide. Section 32-153(1) contains standards for special land uses. The Planning Commission must believe the proposal meets each standard to approve the application. Our comments follow each standard.

- a. *The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.*

Applicant Comments	With the exception of the exterior vacuum stalls, the proposed car wash use is a permitted use in the underlying zoning. The site is located within a commercial area and along a commercial thoroughfare and a car wash is consistent with the area businesses. The site is located along a commercial corridor with commercial properties surrounding the parcel.
Planner Comments	The use, including the vacuums, is consistent with nearby development, as there are many auto-centric uses in the vicinity including an auto parts store and several drive through businesses.

- b. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.*

Applicant Comments	The site is an outlet in a larger commercial development and will utilize an existing shared drive to avoid adding additional driveway connections to Utica Road. Internal site stacking is provided to control vehicle overflow into the shared drive.
Planner Comments	We do not anticipate that this use will make vehicular or pedestrian traffic more hazardous than is normal for this location.

- c. *The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke, or lights.*

Applicant Comments	The hours of operations will be consistent with the surrounding commercial users. The site layout and screening are designed to minimize disruption to adjoining properties. Lighting and noise levels will adhere to City of Fraser ordinance requirements and will be consistent with the general commercial nature of Utica Road.
Planner Comments	While some landscaping is proposed, the applicant does not propose any screening for the vacuum areas. Additionally, the applicant did not provide an elevation or height for the vacuums, so Planning finds that there may be possible nuisance from the vacuums. defer to the applicant to elaborate on how they are minimizing this potential nuisance.

- d. *The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

Applicant Comments	The size, height, and nature of the proposed building is consistent with the surrounding commercial uses. Proposed landscaping and screening will adhere to zoning ordinance requirements.
Planner Comments	We do not believe that the use will negatively impact property values or discourage appropriate development, but we are unaware of the vacuum height and do not know if it will be consistent with the zoning height requirements for buildings in the CG district.

- e. *The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.*

Applicant Comments	The proposed use is consistent with the commercial corridor nature of Utica Road and with the surrounding commercial use along Utica Road. The proposed use provides convenient access for vehicle wash services for pass-by users and the residents of the City of Fraser.
Planner Comments	The use, including the vacuums, is consistent with nearby development, as there are many auto-centric uses in the vicinity including an auto parts store and several drive through businesses. This location would serve the Meijer site, as well as the subsequent outlot developments. Additionally, it is located on one of Fraser's main commercial corridors.

- f. *The proposed use is necessary for the public convenience at the proposed location.*

Applicant Comments	The proposed use is consistent with the commercial and thoroughfare nature of Utica Road and provides easy access along the route of travel for a vehicle centric use such as a car wash.
Planner Comments	The proposed use may be necessary for the public convenience at the proposed location. While there are other car washes along Utica Road, there are no vacuums associated with them, so that use may be considered necessary.

- g. *The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.*

Applicant Comments	The site layout is designed for safe movements of vehicles to and around the site. The site layout and street access permit emergency vehicle access by predictable means. The proposed layout uses an existing shared drive to avoid adding an additional driveway connection to Utica Road.
Planner Comments	We believe that the public health, safety and welfare are substantially protected. The proposed site layout currently accommodates pedestrian safety and circulation, vehicular movement both on- and off-site. We do not believe the proposed use would alter this.

- h. *The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.*

Applicant Comments	The proposed use is consistent with the commercial area along Utica Road and site and surrounding zoning and is not detrimental to existing or other permitted land use in the zoning district.
Planner Comments	We believe that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

RECOMMENDATION

We reviewed the plans provided to the City dated August 12, 2024 to the site plan review standards applicable to the proposed development in the CG general commercial zoning district. We believe the City should table the site plan so the applicant can revise and resubmit a more compliant proposal. We find the following items need to be addressed.

Site Plan Concerns:

1. *The building height needs to be 30 ft or less.*
2. *The proposed property line needs to be adjusted so that it does not remove required Meijer parking spaces, or a variance for the extra parking needs to be approved on the Meijer site.*
3. *If the paved area in the south where existing Meijer parking is located, it must be landscaped.*
4. *An additional frontage landscaping tree is required along the front setback of the proposed site.*
5. *The parking stall dimensions shall meet the required standards.*
6. *The parking calculations need to match the parking spaces shown on the site plan.*
7. *The eastern point of ingress and egress must be specified and must meet or exceed 30 feet in width.*
8. *The loading space must be identified, and any side loading configuration must be approved by Planning Commission*
9. *The EFIS and metal building material must be approved by Planning Commission.*
10. *A compliant photometric plan must be submitted.*

If Planning Commission is comfortable recommending approval, we recommend approval is conditioned upon the above conditions as well as the following.

1. *The necessary lot splits and lot combinations are administratively achieved.*

Special Land Use: Regarding the Special Land Use review, so long as Planning Commission is satisfied that the Special Land Use Standards have been met, we recommend approving the Special Land Use for the outdoor vacuums which are considered Open Air Business conditional upon the following.

1. *The applicant shall provide the height of the proposed vacuums.*

We look forward to reviewing these findings and recommendations with you. If you have further questions, please do not hesitate to contact us.

Respectfully,

McKENNA



Lauren Sayre, AICP
Associate Planner



Alicia Warren
Assistant Planner

Cc: City of Fraser: Building Official, City Attorney, City Engineer



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

October 29, 2024

Bob Logan, Building Department Manager
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Reference: Site Plan Review

34625 Utica Road – Mister Car Wash
AEW Project No. 0190-0528

Dear Mr. Logan:

We have completed our review of the above referenced site plan and offer the following comments:

Utilities

1. An existing 12" water main is located under the southbound lanes Utica Road and is available for service to the site. Site plan should be updated to reflect correct location.
2. There is currently no sanitary sewer along the frontage of this property. Sanitary sewer will need to be extended across the frontage of the proposed outlot to a point inside the northerly property line. It is not anticipated that future sewer extension will be necessary to the south as all parcels south currently have access to public sewer.
3. Storm sewer is currently available on the proposed outlot site as part of the overall Meijer drainage system. This system can be utilized by the developer with appropriate maintenance agreements and easements as may be required.
4. The proposed site plan appears to be increasing the volume and rate of stormwater runoff. While this parcel is served by regional detention, additional drainage area outside of the original drainage district would be directed to the regional facility. Therefore, additional on-site detention and water quality treatment measures may be required if the existing storm outlet is re-used. Applicant will need to provide detailed calculations for review during the engineering phase before a final determination can be made.
5. Storm sewer is available along Utica Road if the developer cannot execute the necessary agreements with Meijer. This outlet would require that detention be provided and storm water quality measures included for final engineering approval.

General

1. Existing driveways in the Utica Road right-of-way will need to be removed.



Bob Logan
October 29, 2024
Page 2

2. Existing sidewalk in the Utica Road right-of-way should be removed and replaced 1' inside of the right-of-way line to current ADA standards.
3. An ADA compliant pedestrian access route shall be provided from the public right-of-way to the building.
4. Preliminary grading plan suggests that surface drainage is directed off-site. Surface run-off shall be maintained on-site to the extent feasible. This can be reviewed during engineering phase.
5. Prior to issuance of the Building Permit, the petitioner will be required to submit final engineering plans for our review. The City of Fraser Standard Details for Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.
6. Prior to issuance of a Building Permit, a soil erosion permit or waiver will need to be obtained from Macomb County Public Works Office.
7. Prior to issuance of a Building Permit, a permit or waiver will need to be obtained for the Macomb County Department of Roads for all work in the Utica Road right-of-way.
8. Prior to issuance of a Building Permit, a permit will need to be obtained from Michigan Department of Environment, Great Lakes and Energy (EGLE) for the construction of a sanitary sewer.
9. A cross-access agreement must be executed between the proposed outlot and Meijer parent parcel.
10. A storm water maintenance agreement must be executed between the proposed outlot and Meijer parent parcel.

We're available to answer any questions related to the review comments.

Sincerely,



Michael A. Vigneron, PE
Vice President | Director of Engineering

cc: Lauren Sayre, McKenna
Rob Barrett, DPW Superintendent

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Reviews\SitePlanReview_241029.docx



City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Planning Commission will meet on **Wednesday, November 6, 2024** at the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

REQUEST: 24-02 SLU – MISTER CAR WASH

BY REASON OF: SEC. 32-135(2)g. OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST: TO OBTAIN SPECIAL LAND USE APPROVAL TO ALLOW AN OPEN AIR BUSINESS USE ANCILLARY TO AN AUTO LAUNDRY (CAR WASH) IN A "CG-COMMERICAL GENERAL" ZONING DISTRICT. THE PROPOSED OUTDOOR VACUUMS ARE CONSIDERED THE OPEN AIR BUSINESS REQUIRING SPECIAL LAND USE APPROVAL.

PROPERTY IN QUESTION: 34625 AND 34835 UTICA ROAD, FRASER, MI 48026

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request in person, or by agent or attorney during the public hearing to be held on the date and time of the meeting. Pertinent information relating to the application may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the requested variance can be directed to the Planner, c/o Building Department at 586-293-3100. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or email to the Building Department at zoning@micityoffraser.com up to 4:30 p.m. of the meeting date.

The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above.

33000 Garfield • Fraser, Michigan 48026 • (586) 293-3100 option 2 • Fax: (586) 293-4717

City website: "www.micityoffraser.com" • Building Department email: "buildingdept@micityoffraser.com"

_____ Building Department _____ Fire Marshal _____ City Council/Econ. Dev. Coord.	Application No. _____ Date Received _____ Review Fee \$ _____
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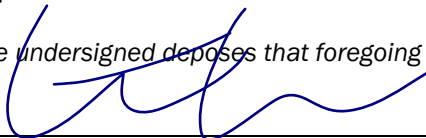
CITY OF FRASER
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan
 ☒ Special Land Use

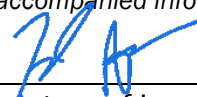
Name of Project: <u>Mister Car Wash</u>	
Address of Project: <u>34625 Utica Road, Fraser, MI 48026</u>	
Proposed Use: <u>Express Tunnel Car Wash</u>	
Applicant's Name: <u>CWP West, LLC c/o Christopher Campbell</u>	
Address: <u>222 E. 5th St</u>	
City: <u>Tucson, AZ</u>	Zip: <u>85705</u>
Phone: <u>763-360-8963</u>	
Parcel Identification: <u>11-31-202-002 and 11-31-100-049</u>	
Complete Legal Description: (use opposite side or attach separately)	
Zoning: <u>CG</u>	Size in acres: <u>~1.43</u>
Parcel Width: <u>135.77'</u>	Parcel Length: <u>Unknown</u>
Legal Owner:	
Name: <u>34625 Utica Road, LLC & Good Will Co Inc.</u>	
Phone #: <u>248-342-5109</u>	
Address: <u>950 S. Old Woodward Ave, Ste 220, Birmingham, MI 48009</u>	
Site Plan Preparer's Name: <u>Jamie Antoniewicz (Atwell, Inc.)</u>	
Phone: <u>586-786-9800</u>	Fax: _____
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): <u>Tenant</u>	

Planning Commission meeting (second Wednesday of the month at 8:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.



 Signature of Applicant



 Signature of Legal Property Owner

Christopher Campbell
 Please print/type name below signature

Frank Arcori
 Please print/type name below signature

CITY OF FRASER

SPECIAL LAND USE PROCEDURES

SUBMISSION REQUIREMENTS

The petitioner shall submit eighteen (18) copies of the site plan and completed application form at the City Hall at least twenty (20) days prior to a scheduled Planning Commission meeting. The special land use request and site plan shall meet all applicable submission requirements of Section 7.02 for site plan, and Section 12.02 for special land use, in the City of Fraser Zoning Ordinance. The completed application must be accompanied by the required fee, as established by resolution of the City Council. In most cases, the plans shall be prepared at standard engineering sizes and shall be folded to 10" by 12" or less in size.

The application shall also include a written report that specifically addresses each of the eight (8) standards of Section 12.02.A. Following is a reprint of these standards for your convenience:

A. Standards.

1. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.
3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke or lights.
4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the City.
6. The proposed use is necessary for the public convenience at the proposed location.
7. The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.
8. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

STAFF PROCESSING

City staff will date the application, accept fees, record the case number on the application and plans, and transmit cases.

The staff will forward copies of the site plan, when properly submitted, to the following:

- City Manager
- Building Department
- Department of Public Service
- Planning Commission
- Consulting Planner
- Consulting Engineer
- Planning Commission File Copy

The site plan review shall be placed upon the agenda of the Planning Commission meeting. Staff shall notify the petitioner of the date and time of the meeting.

Consultants and department heads shall prepare their site plan checklist or written reviews and submit same to the Planning Commission at least six (6) working days prior to the meeting.

PUBLIC HEARING NOTICES AND REQUIREMENTS

The Administration shall set the Public Hearing date for all special land use applications. One (1) notice of Public Hearing shall be published in the City's official newspaper. The notice shall appear in the paper not less than fifteen (15) days before the Public Hearing date.

The Notice of Public Hearing shall also be sent to the owners (list to be taken from the City tax rolls) of property and the occupants of structures within three hundred (300) feet from the property which is the subject of the request for special land use approval. Notices shall observe the same timing requirements noted above and shall contain the following information:

- The nature of the special land use request.
- The property which is the subject of the special land use request, including the addresses, parcel I.D. nos., and legal descriptions if addresses are not available.
- Where and when the request will be considered.
- Where and when written comments will be received concerning the request

PLANNING COMMISSION ACTION

The Planning Commission shall review the individual standards for that special approval land use, the eight general standards of Section 12.02, and the site plan requirements of Section 7.02. The Commission shall approve the application with any suggested conditions the Commission may find necessary, or disapprove of the application. The decision on a special land use shall be incorporated in a statement of findings of fact relative to the special land use under consideration. The decision shall specify the basis for the decision and any conditions imposed.

Approval

Upon determination that an application is in compliance with the Zoning Ordinance, as amended, and other appropriate plans and regulations, approval will be so indicated on the site plan and shall clearly set forth in writing on the site plan or the minutes the particular use(s) which have been allowed. Thereafter, the Building Inspector may issue a building permit in conformity with the particular special land use and site plan as approved.

Denial

If the Planning Commission determines that the particular special land use(s) requested does not meet the standards of this Ordinance, or otherwise will tend to be injurious to the public health, safety, welfare or orderly development of the City, it shall deny the application and clearly set forth in writing the reason for such denial.

Record

The decision on a special land use shall be incorporated in a statement of conclusions relative to the special land use under consideration, and/or on the site plan which was approved for that use. The statement shall specify the basis for the decision and any conditions imposed.

APPROVAL PERIOD

In all cases where a special land use has been granted, as provided herein, application for a building permit in pursuance thereof must be made and received by the City not later than two hundred seventy (270) days thereafter, or such approval shall automatically be revoked; provided, however, the Planning Commission may grant an extension thereof for good cause, provided the written request was received prior to the expiration and for such period of time not exceeding two hundred seventy (270) days as it shall determine to be necessary and appropriate.

PROCESSING

After a Special Land Use is approved, three (3) signed copies of the "Application" and plans will be distributed as follows:

- One (1) copy forwarded to the Building Department;
- One (1) copy kept on file by the Planning Commission;
- One (1) copy returned to the Applicant;

ZONING COMPLIANCE PERMIT

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Changes to an approved special approval land use or a site plan shall be resubmitted to the Planning Commission and City Council and be approved in writing, using the same procedures as those for initial approval.

CITY OF FRASER - SITE PLAN/SPECIAL LAND USE REPORT
ZONING AND PLANNING REVIEW

APPLICANT: CWP West, LLC **Site Plan #** _____

CODE: (✓) Satisfactory (X) Not Satisfactory (?) Questionable (-) Not Applicable

GENERAL SITE DATA:

- () Prints sealed by a professional
- () Complete legal description
- () Zoning of site and area:
- () Existing or proposed address (if any)
- () Existing structures & improvements within 200'
- () Yards (Front ____ Rear ____ Side ____)
- () Dimensions (setbacks and separations)
- () Site dimensions
- () Size in acres
- () Scale 1" = 20 or 30 ' and north point
- () Scale 1" = 50 or 100 ' w/typical detailed
- () Location map 4" = 1 mile

PROPOSED IMPROVEMENTS:

- () Proposed structures and improvements
- () Removal of structures and improvements
- () All building architectural elevations
- () Bldg. surface material and exterior design
- () Typical floor plans with dimensions
- () Statistical data, incl. units by type etc.
- () Each mobile home site size and location
- () Equipment (large) size and location
- () Decks and patios
- () Carport locations and details
- () Maximum occupancy (if needed for parking)
- () Certificate of no outside storage (Industrial only)
- () Certificate of compliance with performance standards (Industrial only)

ACCESS, PARKING AND CIRCULATION:

- () Existing and proposed ROW
- () Traffic pattern
- () Drive and street approached dimensions
- () Hard-surface pavement
- () Parking spaces (location, number, dimensions, aisle widths)
- () Acceleration/deceleration or passing lanes
- () Pedestrian access and sidewalks
- () Exterior lighting and shielding
- () Loading and unloading
- () Fire and emergency access notes
- () Excessive curb cuts

_____ Building Department _____ Fire Marshal _____ City Council/Econ. Dev. Coord.	Application No. _____ Date Received _____ Review Fee \$ _____
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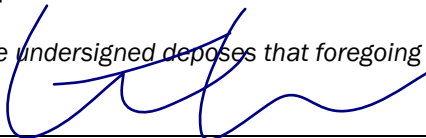
CITY OF FRASER
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan
 ☒ Special Land Use

Name of Project: <u>Mister Car Wash</u>	
Address of Project: <u>34625 Utica Road, Fraser, MI 48026</u>	
Proposed Use: <u>Express Tunnel Car Wash</u>	
Applicant's Name: <u>CWP West, LLC c/o Christopher Campbell</u>	
Address: <u>222 E. 5th St</u>	
City: <u>Tucson, AZ</u>	Zip: <u>85705</u>
Phone: <u>763-360-8963</u>	
Parcel Identification: <u>11-31-202-002 and 11-31-100-049</u>	
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Site Plan Preparer's Name: <u>Jamie Antoniewicz (Atwell, Inc.)</u>	
Phone: <u>586-786-9800</u>	Fax: _____
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 Signature of Applicant

Christopher Campbell
 Please print/type name below signature

Kurt Adams

 Signature of Legal Property Owner

Kurt Adams
 Please print/type name below signature

CITY OF FRASER

SPECIAL LAND USE PROCEDURES

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CITY OF FRASER - SITE PLAN/SPECIAL LAND USE REPORT
ZONING AND PLANNING REVIEW

APPLICANT: _____ **Site Plan #** _____

CODE: (✓) Satisfactory (X) Not Satisfactory (?) Questionable (-) Not Applicable

GENERAL SITE DATA:

- () Prints sealed by a professional
- () Complete legal description
- () Zoning of site and area:
- () Existing or proposed address (if any)
- () Existing structures & improvements within 200'
- () Yards (Front ____ Rear ____ Side ____)
- () Dimensions (setbacks and separations)
- () Site dimensions
- () Size in acres
- () Scale 1" = 20 or 30 ' and north point
- () Scale 1" = 50 or 100 ' w/typical detailed
- () Location map 4" = 1 mile

PROPOSED IMPROVEMENTS:

- () Proposed structures and improvements
- () Removal of structures and improvements
- () All building architectural elevations
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- () Acceleration/deceleration or passing lanes
- () Pedestrian access and sidewalks
- () Exterior lighting and shielding
- () Loading and unloading
- () Fire and emergency access notes
- () Excessive curb cuts



CONSULTING. ENGINEERING. CONSTRUCTION.

August 15, 2024

City of Fraser
Planning and Zoning Department
33000 Garfield Road
Fraser, MI 48026

Subject: Special Land Use - Mister Car Wash
Applicant: CWP West, LLC

INTRODUCTION

CWP West, LLC (The developer) has an option to develop a +/-1.44-acre parcel of land on the west side of Utica Road. The site is zoned CG General Commercial. The developer proposes to construct an automatic car wash with exterior vacuum stalls. It is Atwell's understanding that the inclusion of exterior vacuum stalls requires special land use approval per the Fraser Zoning Ordinance. The following is a written description to be included as part of the supporting application materials for the development. A portion of the development will utilize an area of an existing Meijer parking lot. It is Atwell's understanding a request for this parking reduction has been submitted for review.

PROPOSED OPERATIONS AND SITE AND BUILDING LAYOUT

The proposed development will include automatic car wash operations and self-service vehicle vacuums. The development will have typical commercial operating hours from approximately 7:00 AM to 8:00 PM. Up to four employees may occupy the facility during a typical shift. Vehicular traffic will consist of typical passenger traffic with peaks during morning and afternoon commutes. The majority of trips to the business will be pass-by trips of existing traffic.

The proposed development sites the car wash building on the south-central portion of the proposed parcel. Thirteen vacuum spaces are located to the north of the building. Employee parking is located on the north side of the site. An entrance is proposed to the north to a shared drive. The shared drive provides access to stacking lanes with access to the point-of-sale stations located on the west side of the property.

The proposed floor plan includes the wash tunnel, employee areas, mechanical space, and business counter.

Landscaped areas are proposed along each of the street frontages and along the proposed northern, western, and southern internal property boundaries. No fencing or other screening is proposed.

Adjacent property uses include an automotive parts retailer to the north, commercial offices to the east, a multi-tenant commercial building to the south, and a Meijer store to the west.

SITE PLANS, BUILDING ELEVATIONS AND FLOOR PLAN

Please refer to the enclosed site plan set. This set contains all the information required per the site plan review requirements.

REVIEW STANDARDS – SPECIAL LAND USE

Per Section 12.02.A of the Zoning Ordinance, a special land use shall consider specific standards outlined below. Responses are shown in bold below.

1. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.

With the exception of the exterior vacuum stalls, the proposed car wash use is a permitted use in the underlying zoning. The site is located within a commercial area and along a commercial thoroughfare and a car wash is consistent with the area businesses. The site is located along a commercial corridor with commercial properties surrounding the parcel.

2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.

The site is an outlot in a larger commercial development and will utilize an existing shared drive to avoid adding additional driveway connections to Utica Road. Internal site stacking is provided to control vehicle overflow into the shared drive.

3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke or lights.

The hours of operations will be consistent with the surrounding commercial users. The site layout and screening are designed to minimize disruption to adjoining properties. Lighting and noise levels will adhere to City of Fraser ordinance requirements and will be consistent with the general commercial nature of Utica Road.

4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

The size, height, and nature of the proposed building is consistent with the surrounding commercial uses. Proposed landscaping and screening will adhere to zoning ordinance requirements.

5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the City.

The proposed use is consistent with the commercial corridor nature of Utica Road and with the surrounding commercial use along Utica Road. The proposed use provides convenient access for vehicle wash services for pass-by users and the residents of the City of Fraser.

6. The proposed use is necessary for the public convenience at the proposed location.

The proposed use is consistent with the commercial and thoroughfare nature of Utica Road and provides easy access along the route of travel for a vehicle centric use such as a car wash.

7. The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.

The site layout is designed for safe movements of vehicles to and around the site. The site layout and street access permit emergency vehicle access by predictable means. The proposed layout uses an existing shared drive to avoid adding an additional driveway connection to Utica Road.

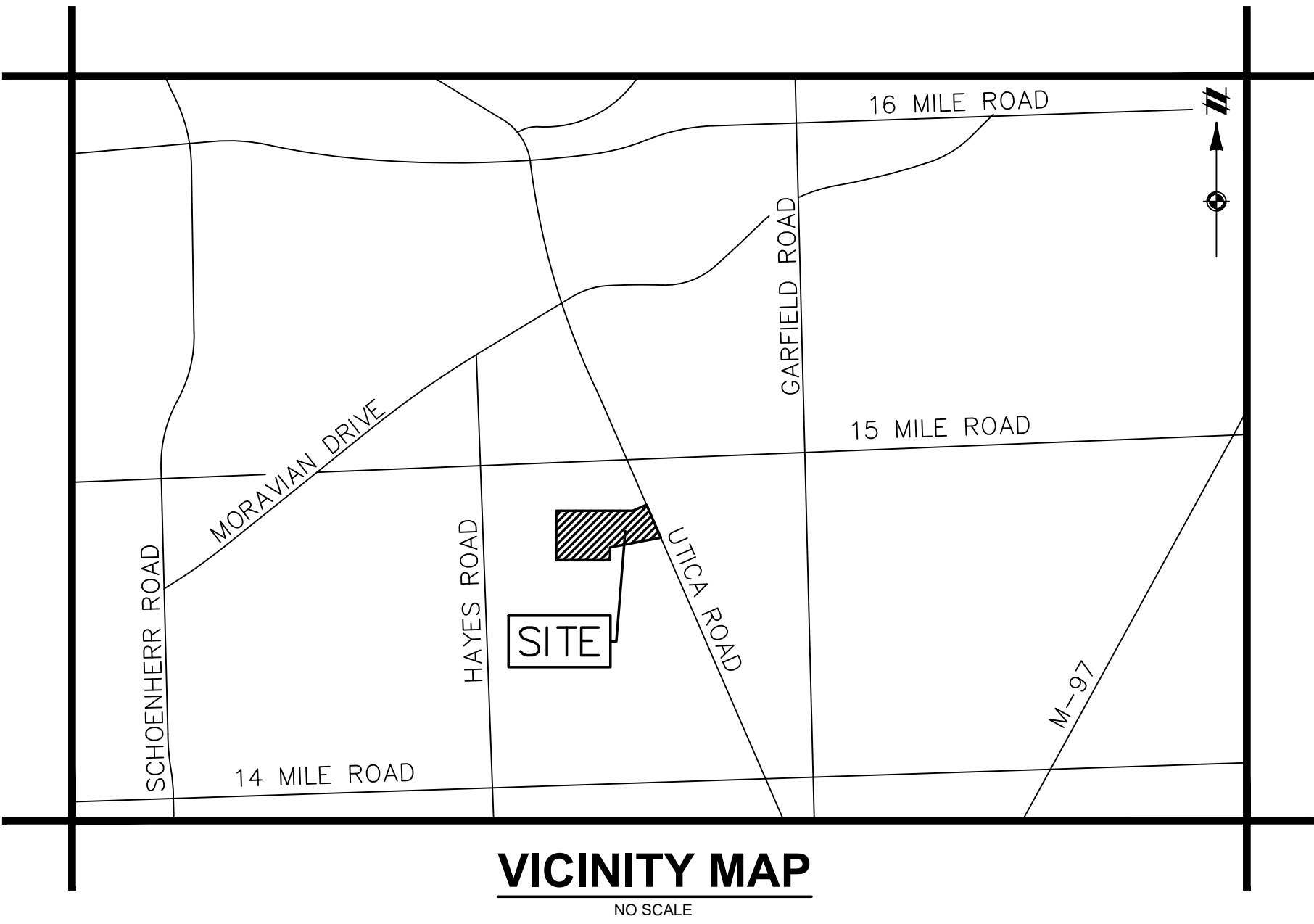
8. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district

The proposed use is consistent with the commercial area along Utica Road and site and surrounding zoning and is not detrimental to existing or other permitted land use in the zoning district.

MISTER CAR WASH

STORE #MI 1454
34625 UTICA RD
FRASER, MI 48026

SITE PLANS



DEVELOPMENT TEAM

OPERATOR
MISTER CAR WASH
DEVELOPMENT & CONSTRUCTION
222 E. 5TH AVE
TUSCON, AZ 85705
CONTACT: EVANTHIA BARDWELL
PHONE: (520) 600-6659
EMAIL: EBARDWELL@MISTERCARWASH.COM

ARCHITECT
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800

CIVIL ENGINEER
ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: MICHAEL McPHERSON
PHONE: (586) 786-9800
EMAIL: mmcpherson@atwell-group.com

DEVELOPER
MHB COMPANIES LLC
399 FISHER ROAD
GROSS POINTE, MI 48230
CONTACT: JOSEPH PALUZZI
PHONE: (313) 884-1123

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING
CITY OF FRASER
PLANNING/ZONING DEPARTMENT
33000 GARFIELD ROAD
FRASER, MI 48026
CONTACT: ANDREW LITTMAN
PHONE: (586) 293-3100
EMAIL: zoning@micityoffraser.com

ACCESS & ROAD
MACOMB COUNTY ROAD COMMISSION
117 S GROESBECK HWY
MOUNT CLEMENS, MI 48043
PHONE: (586) 463-8671
EMAIL: geninfo@rcmcweb.org

BUILDING
CITY OF FRASER
BUILDING DEPARTMENT
33000 GARFIELD ROAD
FRASER, MI 48026
CONTACT: BRUCE ECK
PHONE: (586) 93-3100
EMAIL: buildingofficial@micityoffraser.com

SOIL EROSION
MACOMB COUNTY
PUBLIC WORKS OFFICE
21777 DUNHAM ROAD
CLINTON TWP, MI 48036
PHONE: (586) 469-5325

WATER & SEWER
CITY OF FRASER
DEPARTMENT OF PUBLIC WORKS
31250 KENDALL
FRASER, MI 48026
CONTACT: MARK RAGSDALE
PHONE: (586) 293-2001
EMAIL: dpwsupt@micityoffraser.com

STORMWATER
MACOMB COUNTY PUBLIC WORKS
21777 DUNHAM RD
CLINTON TWP., MI 48036
CONTACT: DARYL GAPSHES
PHONE: (586) 469-5325
EMAIL: daryl.gapshes@macombgov.org

PARCEL DESCRIPTION

DESCRIPTION OF TAX PARCEL NUMBER 03-11-31-100-049 PER MACOMB COUNTY TAX RECORDS:

SPLIT ON 11/02/2021 INTO 03-11-31-100-049 & 03-11-31-100-050;
T2N, R13E, SEC 31; COMM AT N 1/4 POST SEC 31; TH S89°24'07"W 184.68 FT TO POB; TH S21°47'00"E 64.36 FT; TH S89°24'07"W 64.35 FT; TH S21°47'00"E 302.71 FT; TH S89°31'41"W 183.52 FT; TH S00°25'20"E 339.18 FT; TH S89°31'43"E 98.70 FT; TH N85°55'32"E 42.61 FT; TH N77°24'57"E 55.82 FT; N69°23'27"E 58.07 FT; TH N22°05'42"W 15.00 FT; TH N67°54'18"E 31.00 FT; TH S22°05'42"E 15.00 FT; TH N67°54'18"E 13.03 FT; TH 5.47 FT ALG A CURVE LEFT, R=24.16, CB N58°11'37"E 5.46 FT; TH S21°47'00"E 50.79 FT; TH N62°42'07"W 12.25 FT; TH S69°11'13"W 33.95 FT; TH 179.94 FT ALG A CURVE RIGHT, R=418.95, CB S76°21'20"W 178.56 FT; TH S00°25'36"E 195.76 FT; TH N89°10'55"E 151.42 FT; TH 148.46 FT ALG A CURVE LEFT, R=338.34, CB N77°11'21"E 147.27 FT; TH N16°37'43"E 3.75 FT; TH S21°21'55"E 83.39 FT; TH S82°18'46"W 122.84 FT; TH S00°37'09"E 357.53 FT; TH S89°24'07"W 1124.46 FT; TH NORTH 1334.67 FT; TH N89°24'07"E 115.41 FT; TH S00°00'00"E 107.68 FT; TH N90°00'00"W 28.84 FT; TH S00°00'00"E 98.42 FT; TH 39.53 FT ALG A CURVE LEFT, R=25, CB S45°17'57"E 35.54 FT; TH N89°24'07"E 213.58 FT; TH N89°27'13"E 160.43 FT; TH 76.75 FT ALG A CURVE TO RIGHT, R=200, CB S79°24'31"E 76.28 FT; TH S68°24'56"E 46.22 FT; TH 49.26 FT ALG A CURVE TO LEFT, R=25, CB N55°08'01"E 41.67 FT; TH N01°19'02"W 156.30 FT; TH N18°29'03"W 24.89 FT; TH NORTH 60.00 FT; N89°24'07"E 298.85 FT TO POB 26.935 AC

BENCHMARKS

BM #1: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF UTICA ROAD AT SOUTHEAST LIMITS OF TOPO AREA
ELEVATION: 614.77 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT AT SOUTHWEST LIMITS OF TOPO AREA
ELEVATION: 616.64 (NAVD88)

FLOODZONE

NO FLOOD ZONE LOCATED ON THE SITE..

WETLANDS

NO WETLANDS IDENTIFIED ON THE SITE.

SHEET INDEX		
01	COVER	
02	LAYOUT PLAN	
03	DEMOLITION PLAN	
04	PRELIMINARY GRADING PLAN	
05	PRELIMINARY UTILITY PLAN	
06	LANDSCAPE PLAN	
07	LANDSCAPING DETAILS	

ATTACHED PLANS	
PRE-1	PRELIMINARY EXTERIOR ELEVATIONS
PRE-2	PRELIMINARY FLOOR PLAN
PRE-3	PRELIMINARY ATTENDANT SHELTER PLANS AND DETAILS
PRE-4	PRELIMINARY DUMPSTER ENCLOSURE PLAN & ELEVATIONS
PRE-5	PRELIMINARY VACUUM EQUIPMENT ENCLOSURE PLAN & ELEVATION
PRE-6	PRELIMINARY CANOPY PLANS AND DETAILS

01	PHOTOMETRIC PLAN
1 OF 2	ALTA/NSPS SURVEY
2 OF 2	ALTA/NSPS SURVEY
1 OF 1	LIMITED TOPOGRAPHIC SURVEY - ATWELL

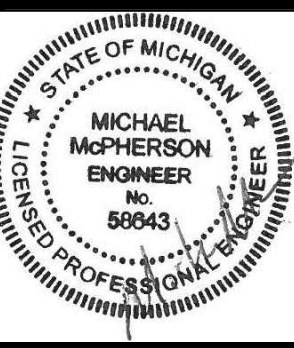


222 E. 5TH STREET
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www.mistercarwash.com



MISTER CAR WASH
STORE #MI 1454 FRASER
SITE PLANS
COVER

DATE
AUGUST 12, 2024
REVISIONS/SUBMITTALS



DRAWN BY: NM
CHECKED BY: EM/JA
PROJECT MANAGER: JA
JOB #: 23000110
SHEET #:

LEGEND

	PROPERTY LINE		PAVEMENT MARKINGS
	PROPOSED VERTICAL CURB		STOP BAR & SIGN
	PROPOSED ROLLED CURB		PROPOSED SIGN
	EXISTING CURB & GUTTER		ACCESSIBLE PARKING SPACE
	CONCRETE SIDEWALK		EX / PR LIGHT POLE
	CONCRETE PAVEMENT		EXISTING UTILITY POLE
	HEATED CONCRETE PAVEMENT		
	OVERHEAD ELECTRIC		

NOTES

1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION. REFERENCE SURVEY: SURVEY BY WILLIAMS & WORKS, JOB NO.: 221014.048, DATE: 06/27/24.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
5. A SEPARATE SIGN APPLICATION TO CITY OF FRASER IS REQUIRED FOR ALL SIGNS.
6. OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE.
7. 3 MECHANICAL DRY-OFF MACHINES PROVIDED WITHIN CARWASH TUNNEL.
8. PAVEMENT THICKNESS WILL MEET OR EXCEED MINIMUM PAVEMENT THICKNESS REQUIRED BY CITY OF FRASER AS FOLLOWS:
 - 8.1. CONCRETE: SEVEN INCHES OF CONCRETE ON AN APPROVED SUBBASE.
 - 8.2. ASPHALT: FOUR INCHES OF BITUMINOUS ON SIX INCHES OF AGGREGATE SUBBASE.

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT IS A CONVEYOR-TYPE CAR WASH TO INCLUDE A 6,530 SQUARE FOOT BUILDING FACILITY AND ASSOCIATED PARKING FACILITIES, UTILITY SERVICES, LANDSCAPING & STORMWATER MANAGEMENT FACILITIES.

THE PROPOSED SITE IS LOCATED AT 34625 UTICA ROAD AND IS CURRENTLY UNOCCUPIED BY THE PREVIOUS TENANT. DEVELOPMENT OF THE SITE WILL REQUIRE DEMOLITION OF THE EXISTING BUILDING, REMOVAL AND CAPPING OF EXISTING UTILITY SERVICE FEEDS, AND REDEVELOPMENT OF THE SITE ACCORDING TO THE SITE LAYOUT PLAN PER COUNTY & STATE REQUIREMENTS.

SITE DATA

PARCEL SUMMARY	
TAX ID:	03-11-31-100-049
ZONING:	GC GENERAL COMMERCIAL
PARCEL 1:	26.93 ACRES
PARCEL 2:	0.66 ACRES
OVERALL PARCEL:	27.59 ACRES

PROPOSED MCW PARCEL: 1.44 ACRES

BUILDING DATA

FLOOR AREA6,530 SF

EMPLOYEE PARKING DATA

PROPOSED	REQUIRED	FORMULA
4 SPACES*	3 SPACES	1 SPACE PER EMPLOYEE (2-3 EMPLOYEES PER SHIFT)

CAR WASH STACKING DATA		
PROPOSED	REQUIRED	FORMULA
24 SPACES	18 SPACES	6 SPACES PER SERVICE LANE

ACCESSIBLE PARKING DATA			
	PROPOSED	REQUIRED	FORMULA
TOTAL	2 SPACE*	1 SPACE	1-25 TOTAL SPACES PROVIDED
VAN	1 SPACE*	1 SPACE	1/6 ACCESSIBLE SPACES
*ACCESSIBLE VACUUM SPACE IS INTENDED TO SERVE AS ACCESSIBLE SPACE			

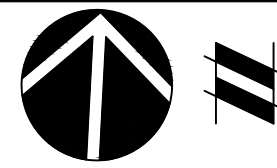
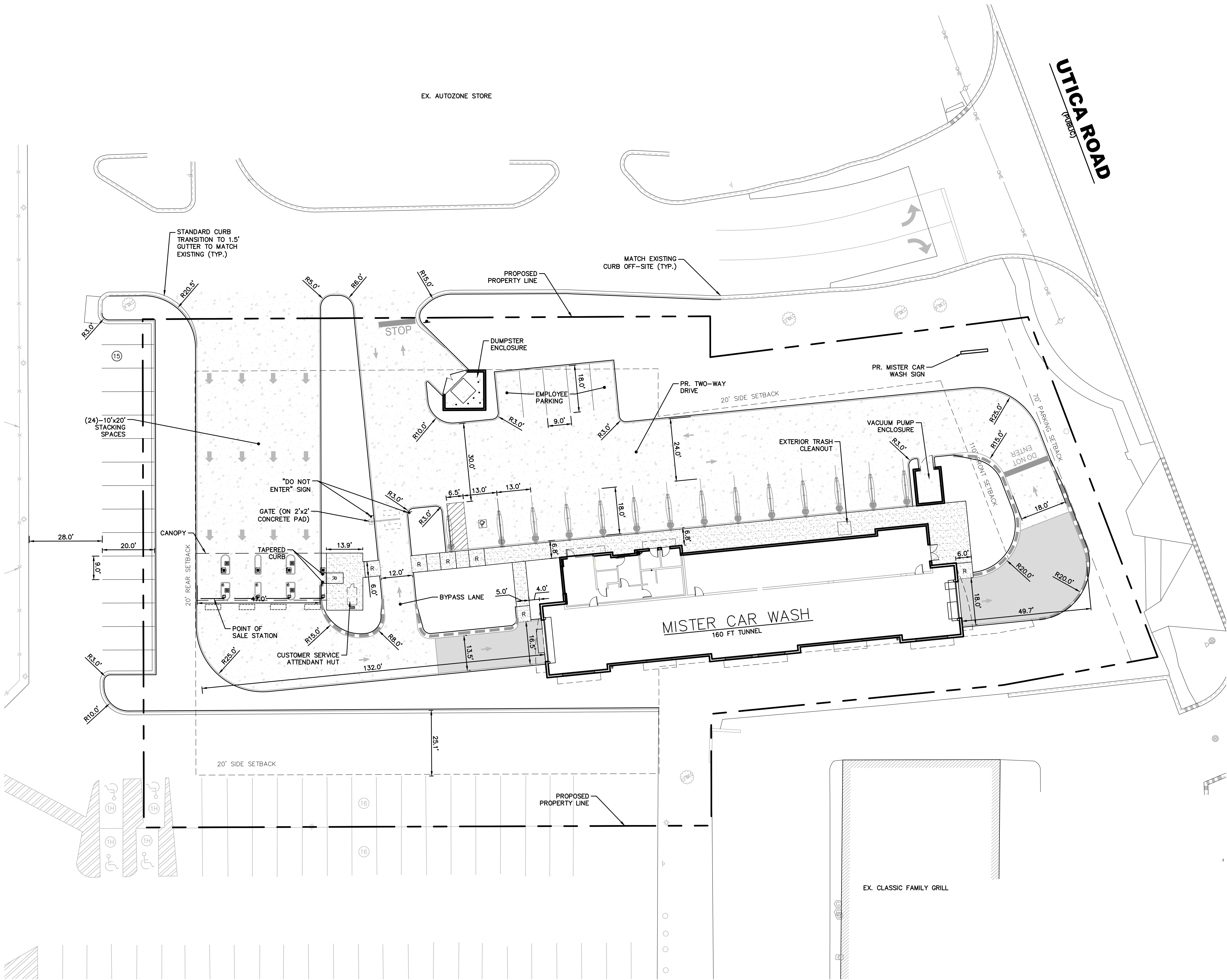
PARCEL DESCRIPTION

SPLIT ON 11/02/2021 INTO 03-11-31-100-049 & 03-11-31-100-050; T2N, R13E, SEC 31; COMM AT N 1/4 POST SEC 31; TH S89+24°07'W 184.68 FT TO POB; TH S21+47°00'E 64.36 FT; TH S89+24°07'W 64.35 FT; TH S21+47°00'E 302.71 FT; TH S89+31°41'W 183.52 FT; TH S00+25°20'E 339.18 FT; TH S89+31°43'E 98.70 FT; TH N85+55°32'E 42.61 FT; TH N77+24°57'E 55.82 FT; N69+23°27'E 58.07 FT; TH N22+05°42'W 15.00 FT; TH 5.47 FT ALG A CURVE LEFT, R=24.16, CB N58+11°37'E 5.46 FT; TH S21+47°00'E 50.79 FT; TH N62+42°07'W 12.25 FT; TH S69+11°13'W 33.95 FT; TH 179.94 FT ALG A CURVE RIGHT, R=418.95, CB S76+21°20'W 178.56 FT; TH S00+25°36'E 195.76 FT; TH N89+10°55'E 151.42 FT; TH 148.46 FT ALG A CURVE LEFT, R=338.34, CB N77+11°21'E 147.27 FT; TH N16+37°43'E 3.75 FT; TH S21+21°55'E 83.39 FT; TH S82+18°46'W 122.84 FT; TH S00+37°09'E 357.53 FT; TH S89+24°07'W 1124.46 FT; TH NORTH 1334.67 FT; TH N89+24°07'E 115.41 FT; TH S00+00°00'E 107.68 FT; TH N90+00°00'W 28.84 FT; TH S00+00°00'E 98.42 FT; TH 39.53 FT ALG A CURVE LEFT, R=25, CB S45+17°57'E 35.54 FT; TH N89+24°07'E 213.58 FT; TH N89+27°13'E 160.43 FT; TH 76.75 FT ALG A CURVE TO RIGHT, R=200, CB S79+24°31'E 76.28 FT; TH S68+24°56'E 46.22 FT; TH 49.26 FT ALG A CURVE TO LEFT, R=25, CB N55+08°01'E 41.67 FT; TH N01+19°02'W 156.30 FT; TH N18+29°03'W 24.89 FT; TH NORTH 60.00 FT; N89+24°07'E 298.85 FT TO POB 26.935 AC

SITE BENCHMARKS

ON-SITE BENCHMARK #1: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF UTICA ROAD AT SOUTHEAST LIMITS OF TOPO AREA
ELEVATION: 614.77 (NAVD88)

ON-SITE BENCHMARK #2: ARROW ON FIRE HYDRANT AT SOUTHWEST LIMITS OF TOPO AREA
ELEVATION: 616.64 (NAVD88)

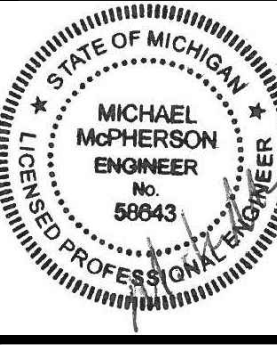


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MISTER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
LAYOUT PLAN

DATE: AUGUST 12, 2024
REVISIONS/SUBMITTALS



0 10' 20'
SCALE: 1"=20'
DRAWN BY: NM
CHECKED BY: EM/JA
PROJECT MANAGER: JA
JOB #: 230000110
SHEET #:

	PROPERTY LINE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	UNDERGROUND DATA/TELE GAS
	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	BUILDING TO BE REMOVED
	GRAVEL TO BE REMOVED
	TREES TO BE REMOVED
	ITEM(S) TO BE REMOVED
	PROP. DEMOLITION LIMITS OF DISTURBANCE

1. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
2. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION/DEMOLITION.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO START OF DEMOLITION TO INSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY TERMINATIONS & OBTAINING DEMOLITION PERMIT FROM THE CITY OF FRASER PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL COMPLY AND ADHERE TO, AS APPLICABLE, ANY REQUIREMENTS RELATED TO INTERACTING WITH OR MANAGING ENVIRONMENTAL CONTAMINATION THAT MAY COINCIDE WITH DEMOLITION ACTIVITIES.

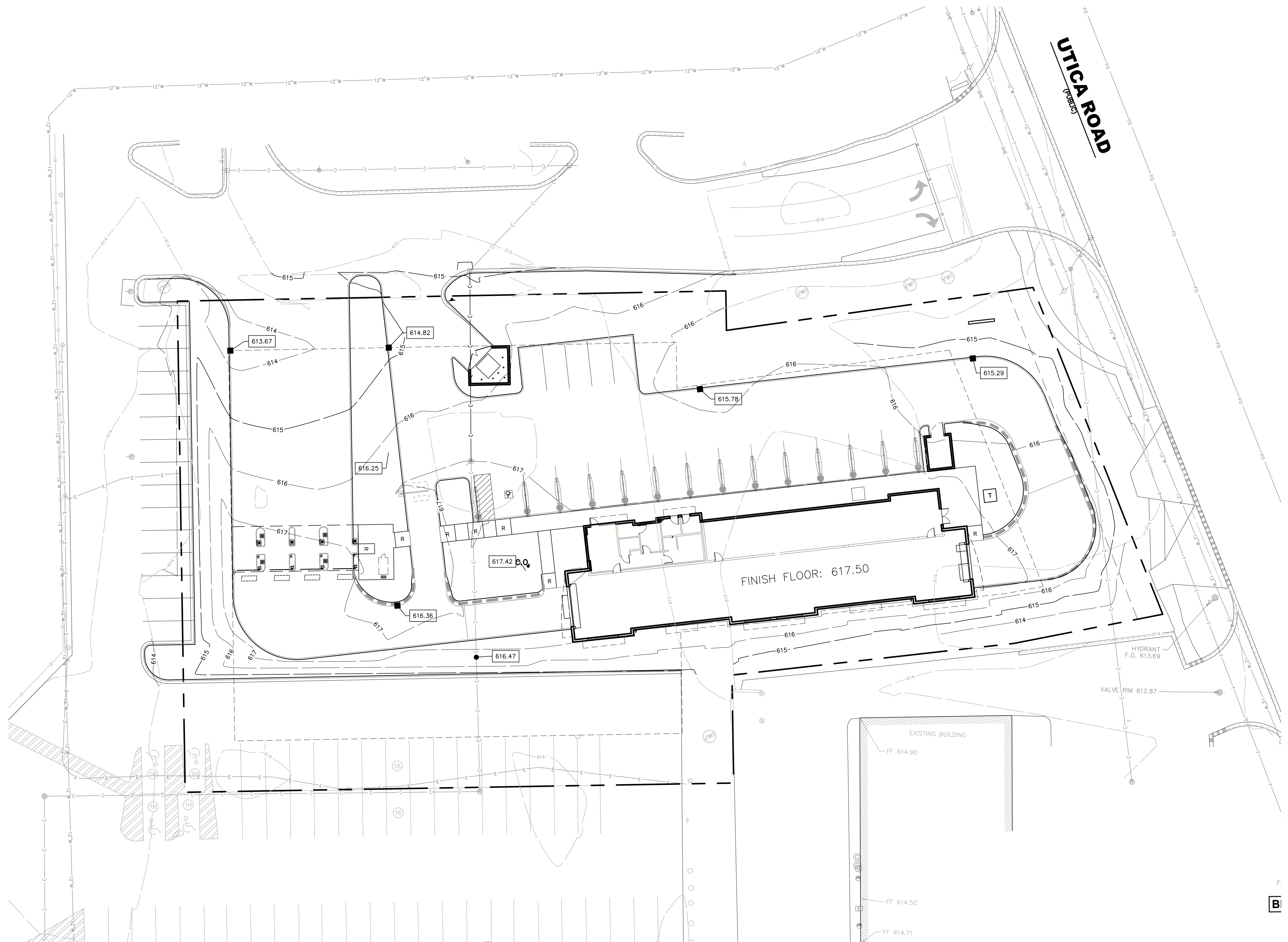
ON-SITE BENCHMARK #2: ARROW ON FIRE HYDRANT
AT SOUTHWEST LIMITS OF TOPO AREA
ELEVATION: 616.64 (NAVD88)

1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.
3. REFER TO SURVEY PLAN FOR BENCHMARK(S).

ON-SITE STORMWATER GENERALLY WILL SHEETFLOW TO A SERIES OF CATCH BASINS. IT WILL THEN BE CONVEYED TO THE MEIJER STORMWATER SYSTEM.

EXISTING:	38,255 SF =	0.88 AC
PROPOSED:	42,504 SF =	0.98 AC

INCREASE OF 0.10 AC (10%) IMPERVIOUS



ON-SITE BENCHMARK #1: ARROW ON FIRE HYDRANT IN
WEST RIGHT OF WAY OF UTICA ROAD AT SOUTHEAST
LIMITS OF TOPO AREA
ELEVATION: 614.77 (NAVD88)

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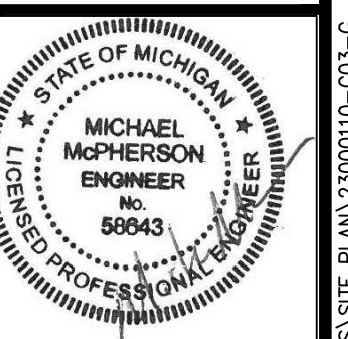


444 E. 31st Street
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MISTIER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
PRELIMINARY GRADING PLAN

DATE	AUGUST 12, 2024
REVISIONS/SUBMITTALS	



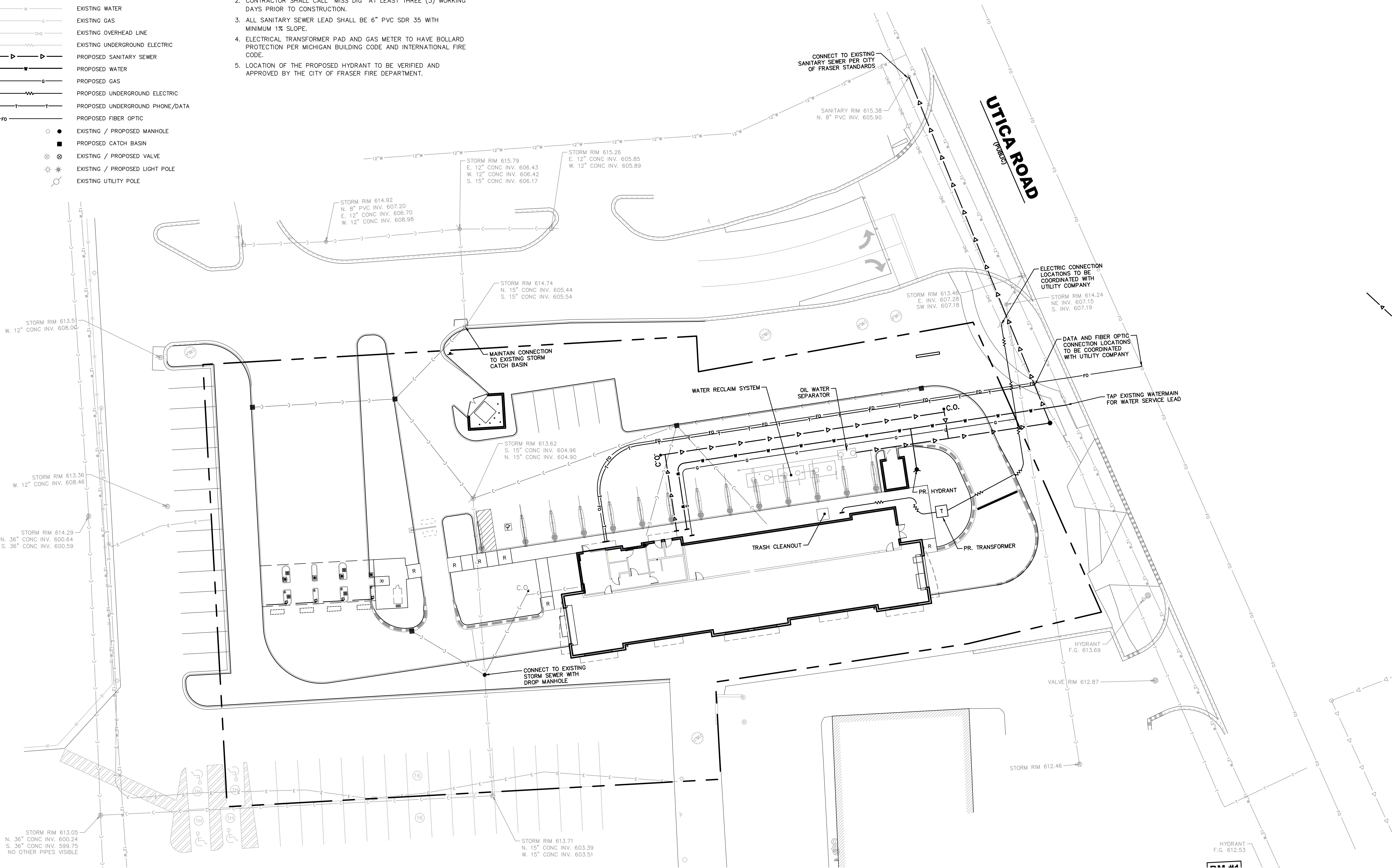
 SCALE: 1"=20'
DRAWN BY: NM
CHECKED BY: EM/JA
PROJECT MANAGER: JA
DB #: 23000110
SHEET #:

LEGEND

- PROPERTY LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATER
EXISTING GAS
EXISTING OVERHEAD LINE
EXISTING UNDERGROUND ELECTRIC
PROPOSED SANITARY SEWER
PROPOSED WATER
PROPOSED GAS
PROPOSED UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND PHONE/DATA
PROPOSED FIBER OPTIC
EXISTING / PROPOSED MANHOLE
PROPOSED CATCH BASIN
EXISTING / PROPOSED VALVE
EXISTING / PROPOSED LIGHT POLE
EXISTING UTILITY POLE

NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER LEAD SHALL BE 6" PVC SDR 35 WITH MINIMUM 1% SLOPE.
4. ELECTRICAL TRANSFORMER PAD AND GAS METER TO HAVE BOLLARD PROTECTION PER MICHIGAN BUILDING CODE AND INTERNATIONAL FIRE CODE.
5. LOCATION OF THE PROPOSED HYDRANT TO BE VERIFIED AND APPROVED BY THE CITY OF FRASER FIRE DEPARTMENT.



SITE BENCHMARKS

ON-SITE BENCHMARK #1: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF UTICA ROAD AT SOUTHEAST LIMITS OF TOPO AREA
ELEVATION: 614.77 (NAVD88)

ON-SITE BENCHMARK #2: ARROW ON FIRE HYDRANT AT SOUTHWEST LIMITS OF TOPO AREA
ELEVATION: 616.64 (NAVD88)



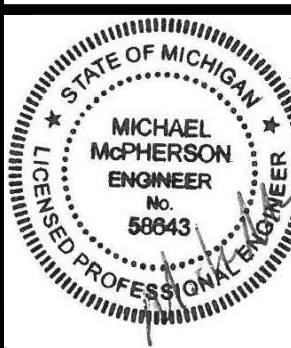
ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
TUCSON, AZ 85705
(520) 786-8800

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TUCSON, AZ 85705
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MISTER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
PRELIMINARY UTILITY PLAN

DATE	AUGUST 12, 2024
REVISIONS/SUBMITTALS	

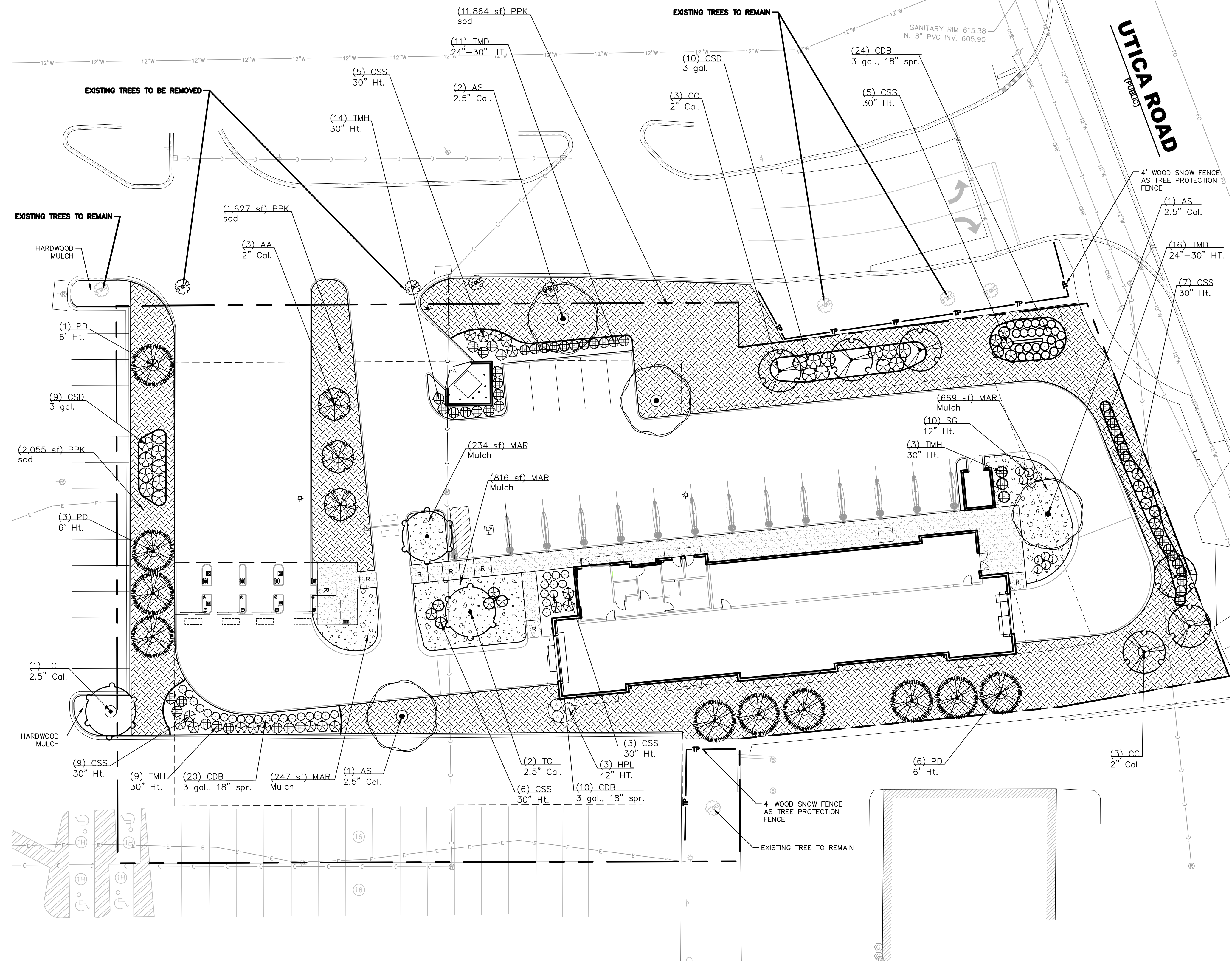


0 10' 20'
SCALE: 1"=20'
DRAWN BY: NM
CHECKED BY: EM/JA
PROJECT MANAGER: JA
JOB #: 230000110
SHEET #:

	PROPERTY LINE		TRAFFIC FLOW ARROWS
	PROPOSED PROPERTY BOUNDARY		PROPOSED SIGN
	EXISTING CURB & GUTTER		PARKING ROW COUNT
	PROPOSED CURB & GUTTER		ACCESSIBLE PARKING SPACE
	4"-6" RIVER BED ROUNDED GRAVEL IN PLANTING BEDS MIN. DEPTH OF 8"		EXISTING / PROPOSED LIGHT POLE
	KENTUCKY BLUEGRASS SOD		PROPOSED RAMP

ITEM	REQUIREMENT	QTY REQUIRED	QTY PROVIDED	FORMULA
PRESERVATION OF WOODED AND SHRUBBED AREAS	10% OF TOTAL SITE TREE CANOPY TO BE RESERVED	N/A – THERE IS ONLY ONE (12" CAL.) TREE ON SITE. ALL EXISTING TREES OFF SITE TO BE REMOVED ARE IN THE AREA OF ENTRANCE AND EXIT.	ADDED 23 TREES	N/A

- NOTES:
1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLANS.
2. CONTRACTOR TO PROVIDE IRRIGATION DESIGN FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
4. GENERAL CONTRACTOR TO PROVIDE STRIP AND PILE TOPSOIL FOR THE LANDSCAPE CONTRACTOR TO BACKFILL LANDSCAPE ISLANDS. MOUND LANDSCAPE ISLANDS A MIN. 18" FROM CENTER TO BACK OF CURB.
5. A MINIMUM 4" DEPTH OF TOPSOIL TO BE SPREAD AND FINE GRADED BY THE LANDSCAPE CONTRACTOR PRIOR TO SOD INSTALLATION.
6. PLANTING BEDS TO RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM UNLESS OTHERWISE NOTED.
7. ALL SUBSTITUTIONS OF PLANT MATERIALS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING		REMARKS
TREES							
AS	4	Acer saccharum	Sugar Maple	2.5" Cal.	B&B		Well balanced head, Straight trunk
AA	3	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B or Cont.		
CC	6	Cercis canadensis	Eastern Redbud	2" Cal.	B&B		Well balanced head, Straight trunk
PD	10	Picea glauca 'Densata'	Black Hills Spruce	6" Ht.	B&B or Cont.		Full to ground
TC	3	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B		Well balanced head, Straight trunk
SHRUBS							
CSS	35	Chaenomeles speciosa 'Scarlet Storm'	Double Take® Scarlet Storm Flowering Quince	30" Ht.	Pot		Even form
CSD	19	Cornus sericea	Red Twig Dogwood	3 gal.	Pot		Multiple stems
CDB	54	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	3 gal., 18" spr.	Pot		Full pot
HPL	3	Hydrangea paniculata 'Limelight'™	Limelight Hydrangea	42" HT.	Pot		Full Pots Specimens
SG	10	Spiraea japonica 'Goldmound'	Spiraea	12" Ht.	Pot		
TMD	27	Taxus x media 'Densaformis'	Dense Yew	24"-30" HT.	Pot		Full even form
TMH	26	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	30" Ht.	Pot		Full to ground
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
MAR	1,966 sf	Mulch area	River Stone	Mulch	N/A		2"-3" Tan colored
PPK	15,546 sf	Poa pratensis	Kentucky Bluegrass	sod			



222 E. 5TH STREET
TUCSON, AZ 85705
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STORE #: MI 1454 FRASER
SITE PLANS
C1 LANDSCAPE PLAN

AUGUST 12, 2024
REVISIONS/SUBMITTALS



0 10' 20'

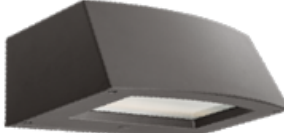


SCALE: 1"=20'

OWN BY: NM

ECT #: 23000110

3



ARC2 LED
Architectural Wall Luminaire

Depth (DIP)

9.25"

Depth (D2S)

7.5"

Height

5"

Width

14"

Weight

11 lbs
(without options)

Energy Star

20

UL

100

OLC

100

DLC

100

Energy Star

20

Form Number

Form

Type

Specifications

ARC2 LED Family Overview

EXAMPLE: ARC2 LED P2 40K MVOLT PE DBXDB

Ordering Information

Accessories



RSX1 LED
Area Luminaire

Depth (DIP)

0.57 ft (0.05 m)

Length

21.8" (0.54 m)

Width

13.3" (0.38 m)

Height

3.0" (0.76 m)

Weight

22.6 lbs (10.9 kg)

Energy Star

20

UL

100

OLC

100

DLC

100

Energy Star

20

Form Number

Form

Type

Specifications

RSX1 LED Family Overview

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DBXDB

Ordering Information

Accessories



G&G
Industrial Lighting

Overview

Quick Links

Features & Specifications

Optical System



G&G
INDUSTRIAL LIGHTING
www.ggled.net

Overview

Quick Links

Features & Specifications

Optical System

LLB Industries Inc. 3000 Alliance Rd. Cincinnati, OH 45247 • (513) 972-2000 • www.llb.com

LLB Industries Inc. 3000 Alliance Rd. Cincinnati, OH 45247 • (513) 972-2000 • www.llb.com

STRONG. SIMPLE. COMPACT.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
F11	F11	9	Lithonia Lighting	ARC2 LED P4 40K	ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K	1	4124	1	29,425.2	
AC1	AC1	8	LSI INDUSTRIES, INC.	CRUS-SC-SLW-50		1	5954	1	38	
VC1	VC1	14	G&G Industrial Lighting	GPX6-50-40K-GC	VACUUM CANOPY ARCH LIGHT	1	3600	1	27	
L14H	L14H	1	Lithonia Lighting	RSX1 LED P2 40K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	6554	1	72.95	
L24	L24	1	Lithonia Lighting	RSX1 LED P2 40K R4S	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4S Distribution	1	9621	1	145,893.4	
L12H	L12H	2	Lithonia Lighting	RSX1 LED P2 40K R3 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield	1	6909	1	72.95	

Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
Calc Zone #1	+	1.5 fc	32.2 fc	0.0 fc	N/A	N/A				
Stat Zone #1	X	5.1 fc	32.2 fc	0.3 fc	107.3:1	170:1				



EXCEL

Always a Better Plan

100 Carmelot Drive
Fond du Lac, WI 54935
920-920-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CARWASH
MISTER CAR WASH (MI 1449 FRASER)
34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)
PROFESSIONAL SEAL

PRELIMINARY DATES
JULY 17, 2024

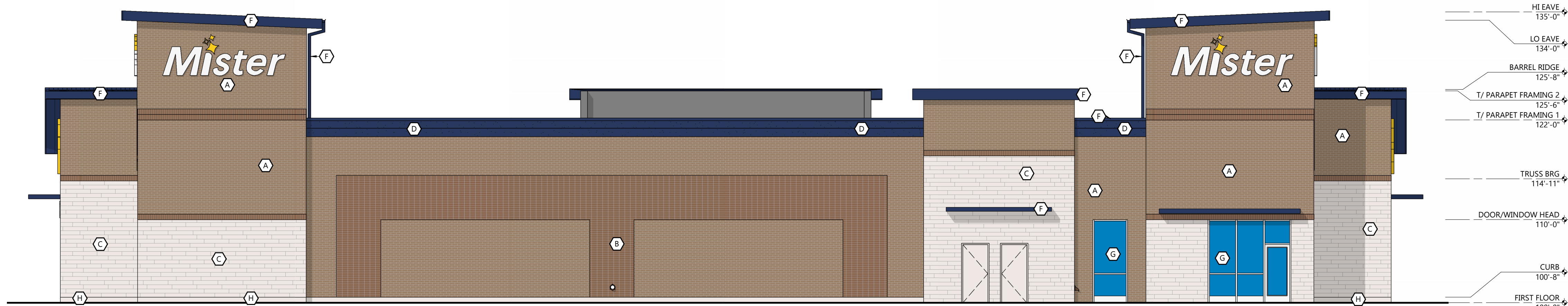
NOT FOR CONSTRUCTION

JOB NUMBER
230116500

SHEET NUMBER

E1.1

ELECTRICAL SITE PHOTOMETRIC



OFFICE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



EXIT ELEVATION - EAST
SCALE: 1/8" = 1'-0"



ENTRANCE ELEVATION - WEST
SCALE: 1/8" = 1'-0"



TUNNEL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY

- BRICK VENEER (RUNNING BOND)**
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4X8X5/8)
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR
- BRICK VENEER (STACKED BOND & SOLDIER)**
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4X8X5/8)
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR
- STONE VENEER**
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- EIFS**
TEXTURE: SAND
COLOR: PT-9 (IN THE NAVY)
- PREFINISHED STANDING SEAM METAL ROOF PANEL**
MFR: CTMRS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY)
- PREFINISHED ALUMINUM WALL PANEL**
MFR: CTMRS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL
- ALUMINUM STOREFRONT SYSTEM**
GLAZING: CLEAR
FRAME: CLEAR ANODIZED
- CONCRETE CURB**
TEXTURE: HAND RUB
COLOR TO MATCH STONE
- SIDING TREX BOARD**
COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

PROJECT INFORMATION

PROPOSED CARWASH
MISTER CAR WASH (MI 1449 FRASER)
34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230468300

SHEET NUMBER

PRE-1

PROJECT INFORMATION

PROPOSED CARWASH

MISTER CAR WASH (MI 1449 FRASER)

34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

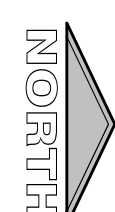
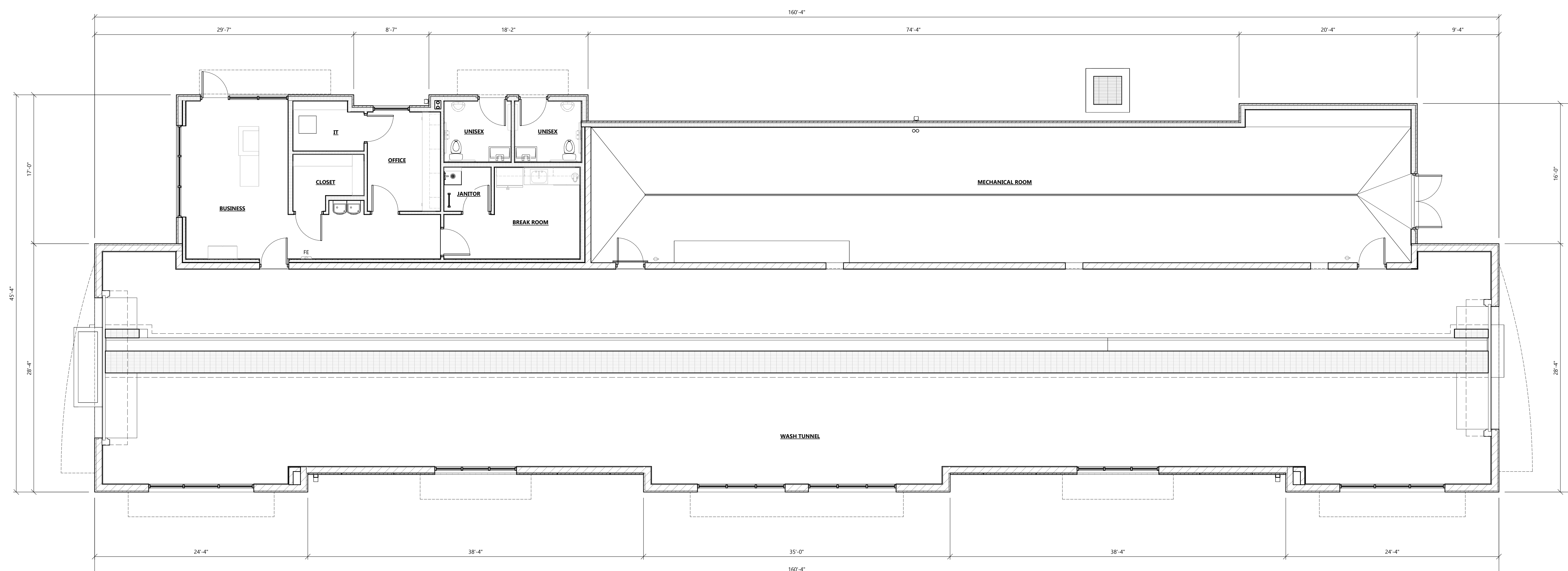
NOT FOR CONSTRUCTION

JOB NUMBER

230468300

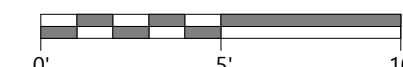
SHEET NUMBER

PRE-2



FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXTERIOR MATERIAL KEY

- A** BRICK VENEER (RUNNING BOND)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4X8X5/8)
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR
- B** BRICK VENEER (STACKED BOND & SOLDIER)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4x8x5/8)
COLOR: SEAL BROWN VELOUR w/ GRAY MORTAR
- C** STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6" H x 30" L x -1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- D** EPS
TEXTURE: SAND
COLOR: PT-9 (IN THE NAVY)
- E** PREFINISHED STANDING SEAM METAL ROOF PANEL
MFR: CTMRS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY)
- F** PREFINISHED ALUMINUM WALL PANEL
MFR: CTMRS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL
- G** ALUMINUM STOREFRONT SYSTEM
GLAZING: CLEAR
FRAME: CLEAR ANODIZED
- H** CONCRETE CURB
TEXTURE: HAND RUB
COLOR: TO MATCH STONE
- I** SIDING TREX BOARD
COLOR: TO MATCH PT-3

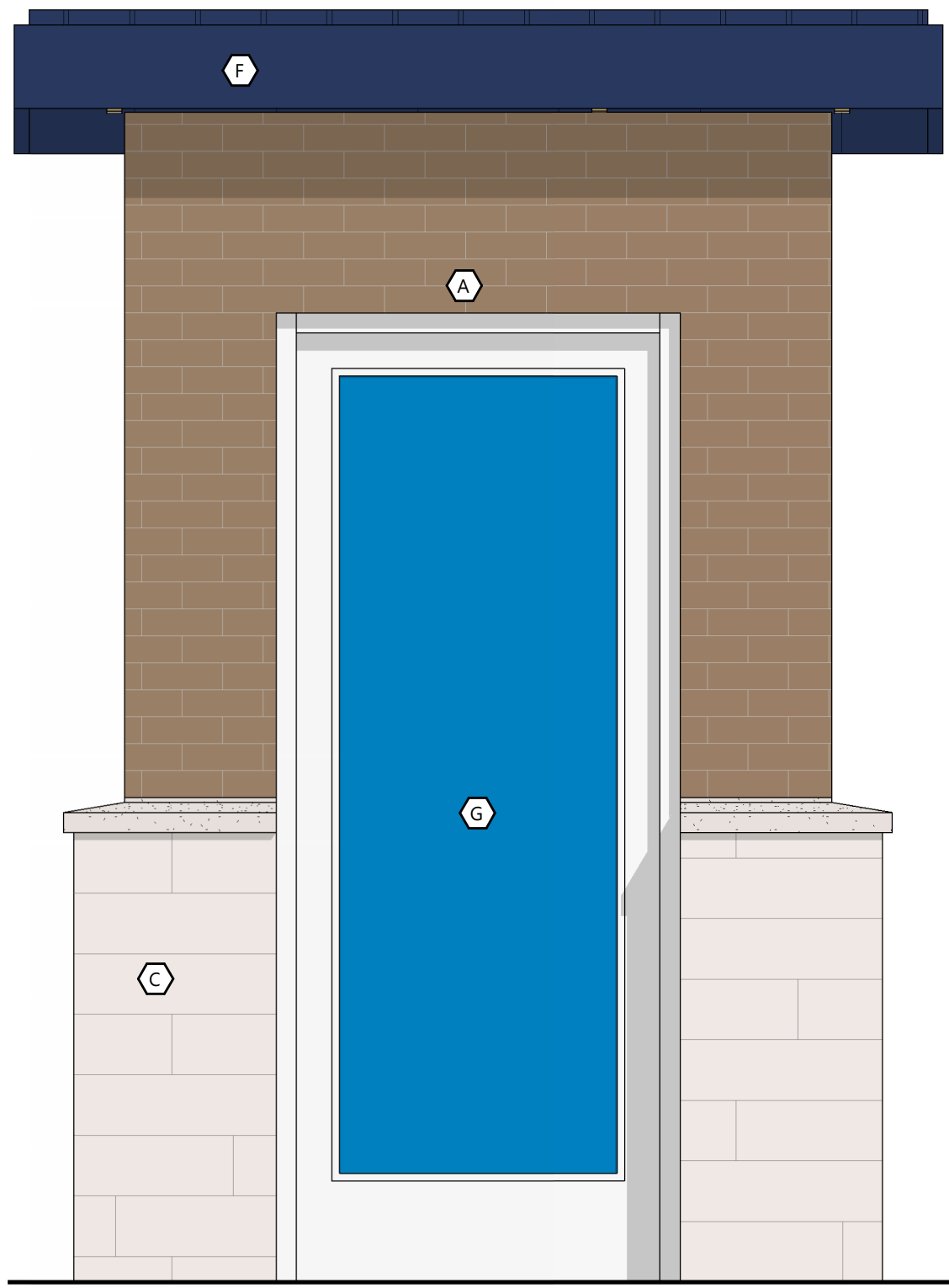
GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.



LEFT ELEVATION

SCALE: 3/4" = 1'-0"



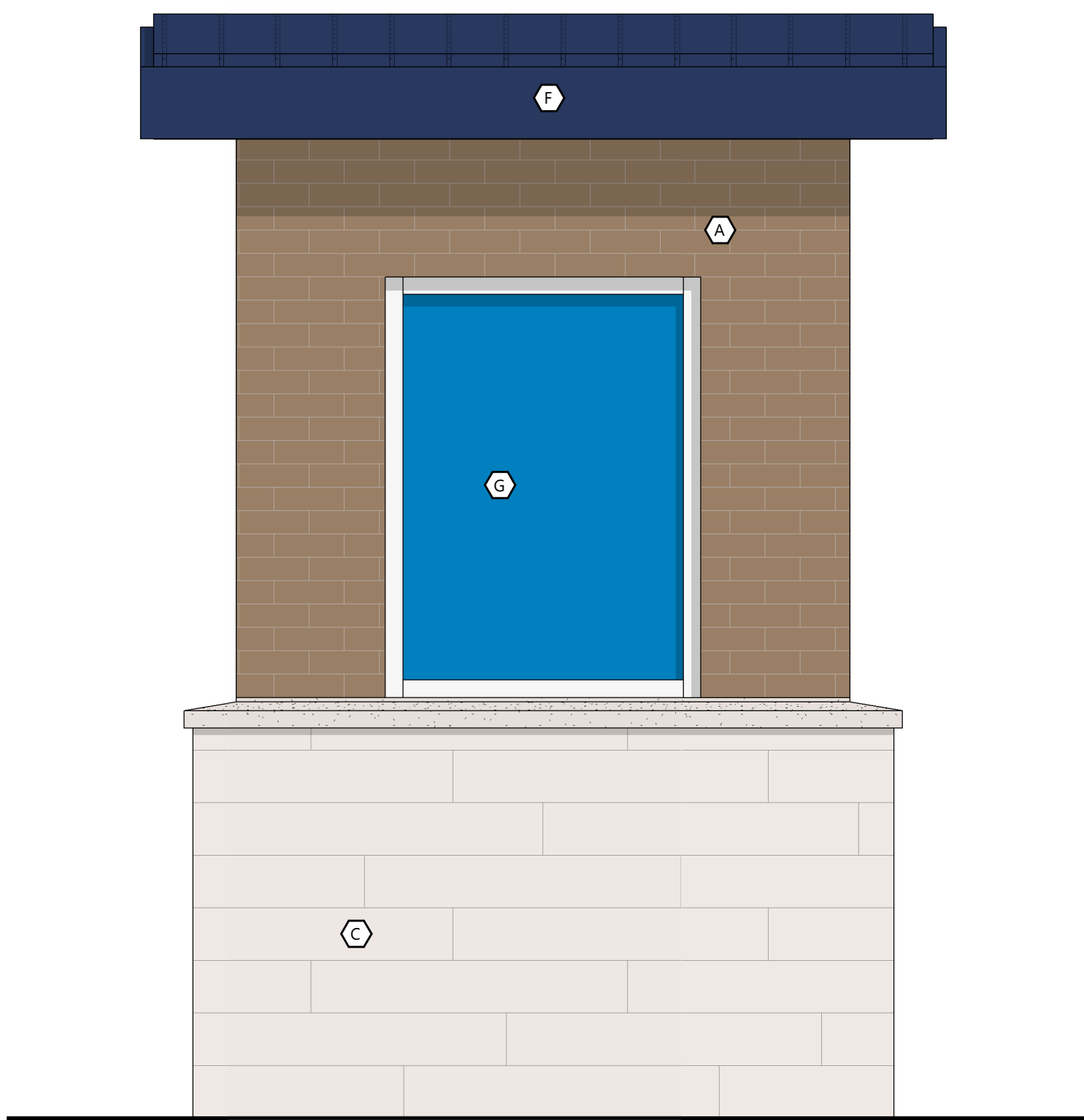
FRONT ELEVATION

SCALE: 3/4" = 1'-0"



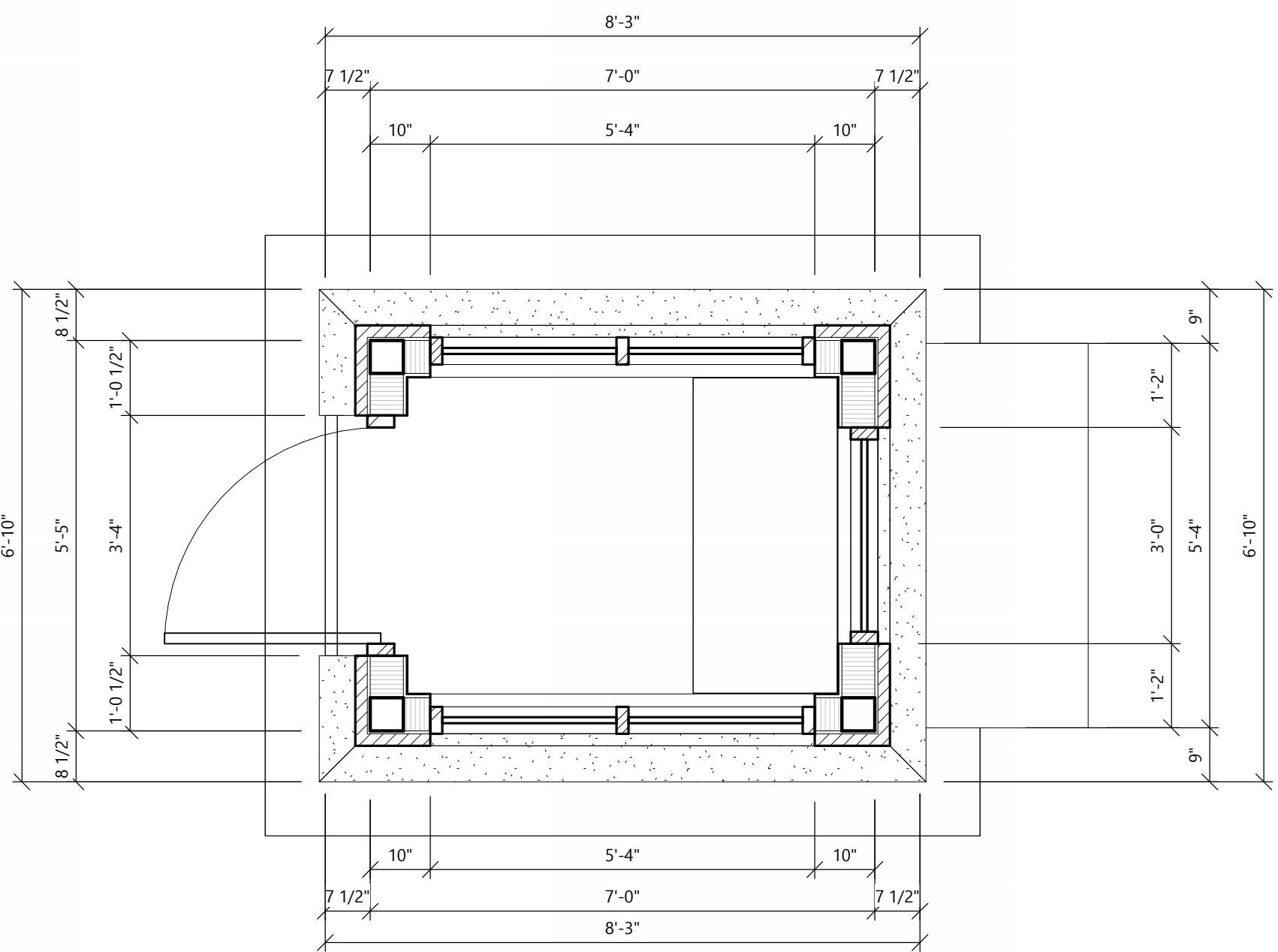
RIGHT ELEVATION

SCALE: 3/4" = 1'-0"



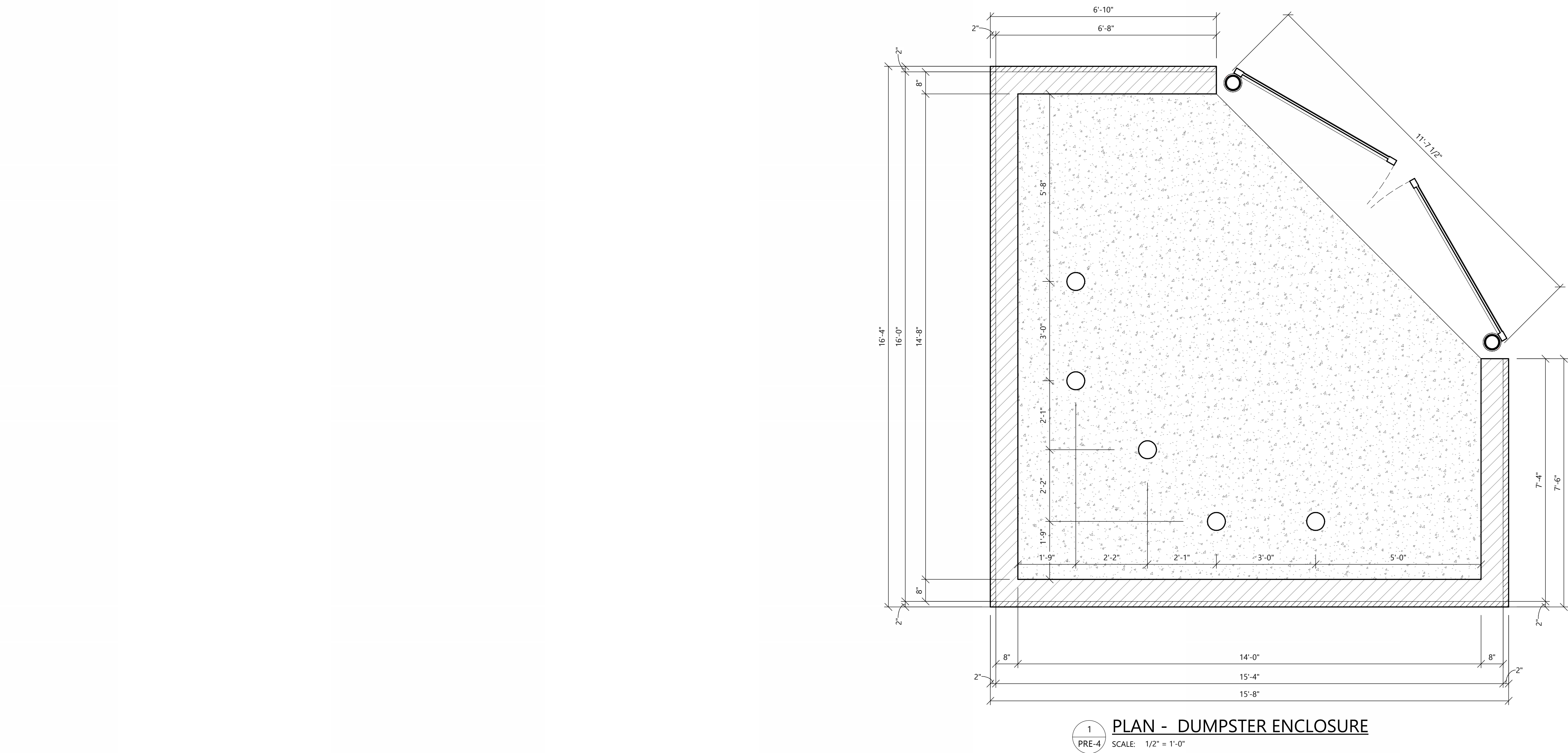
REAR ELEVATION

SCALE: 3/4" = 1'-0"



SHELTER PLAN

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

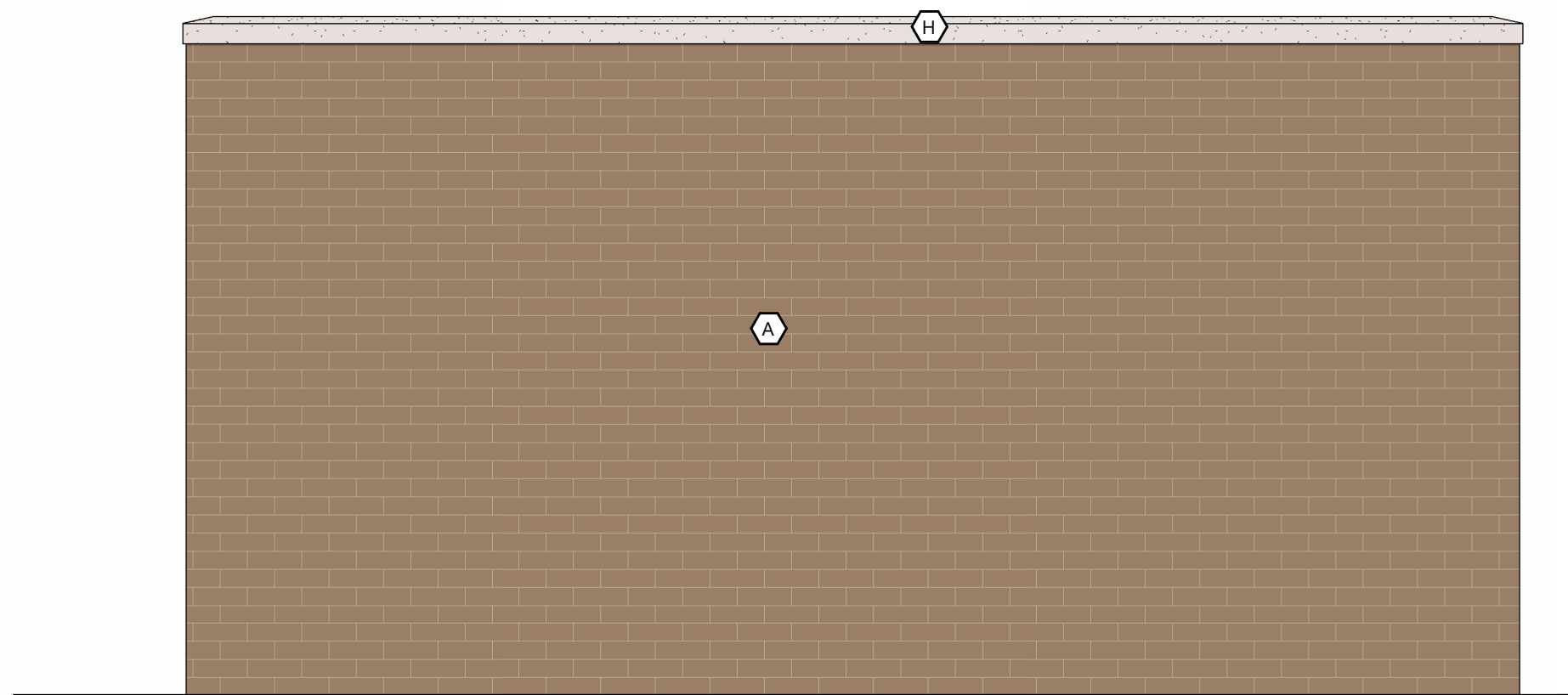
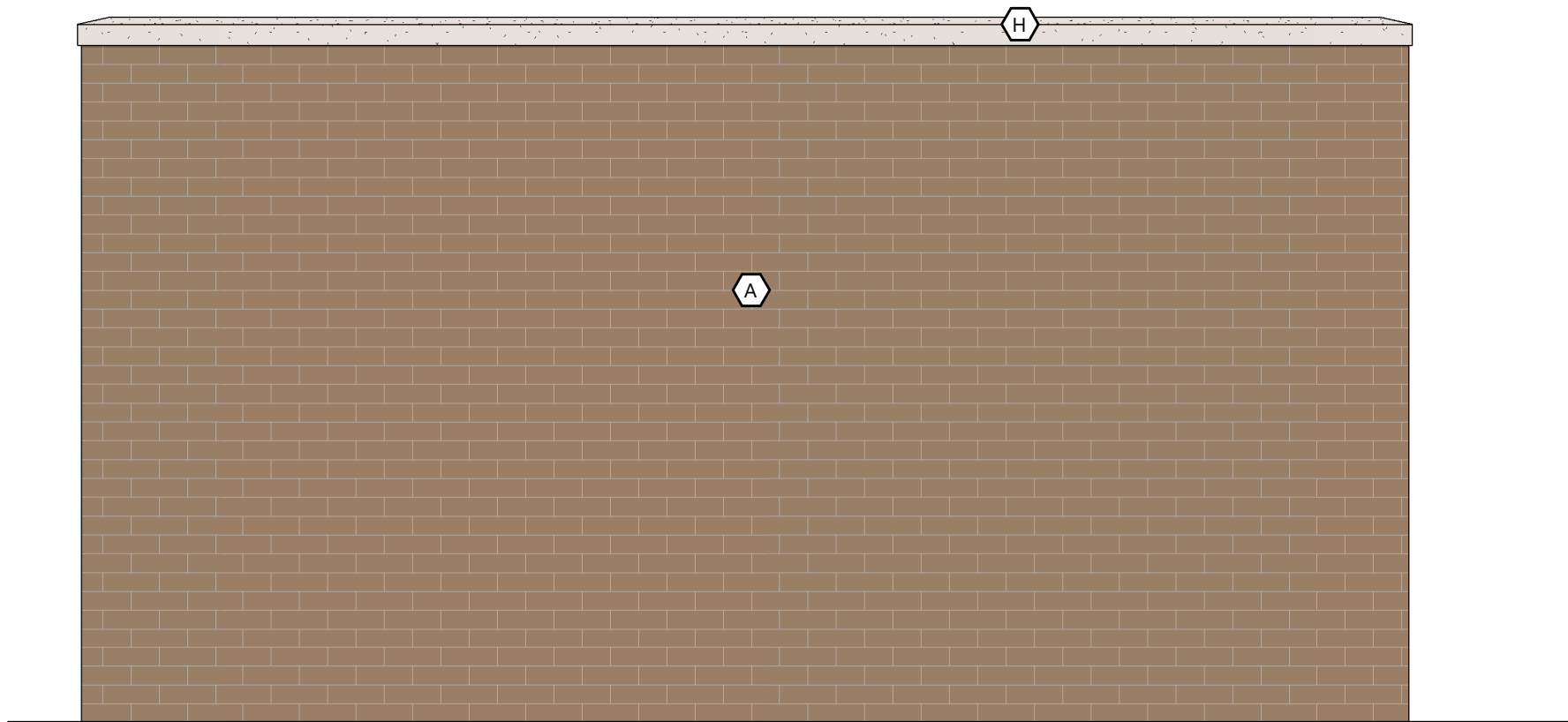
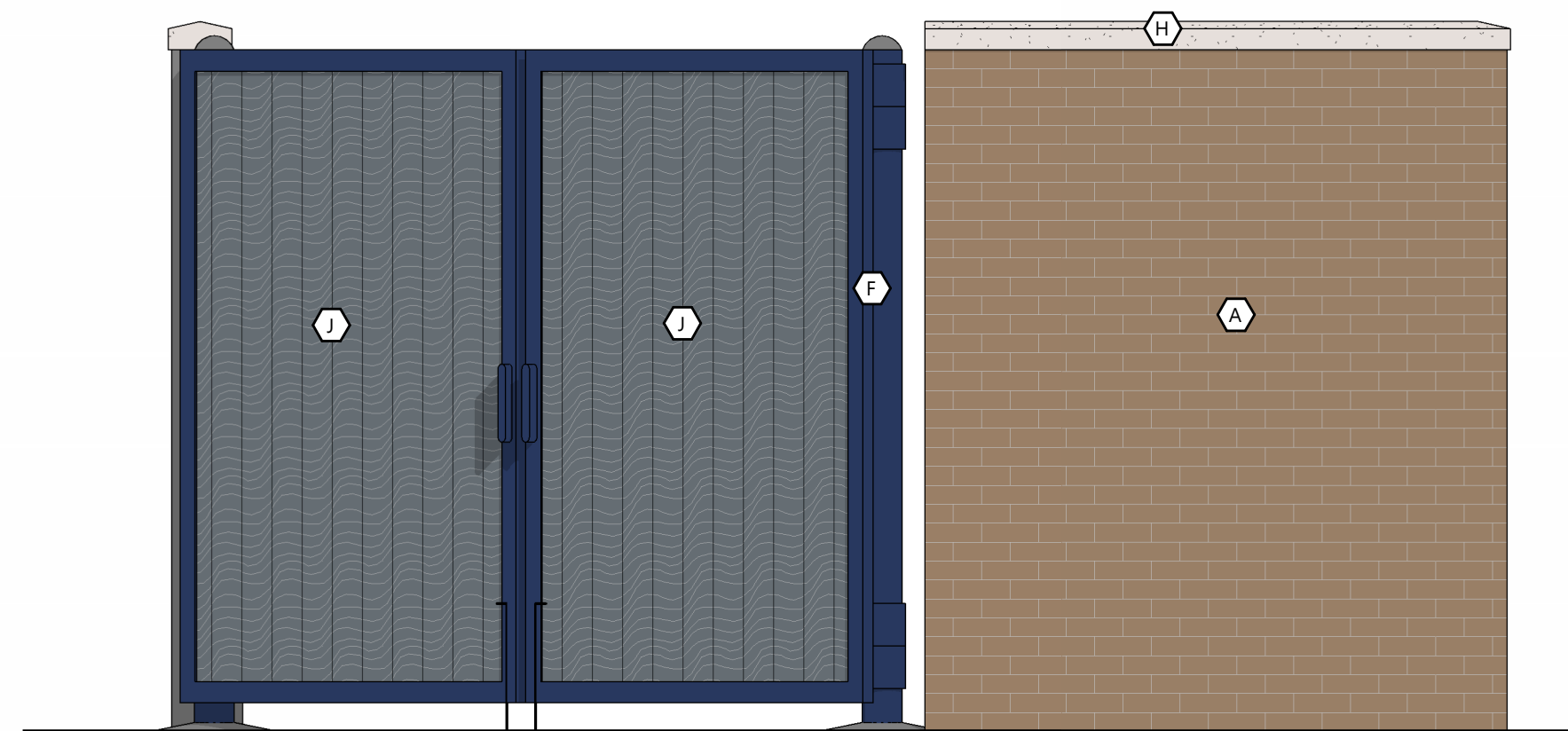
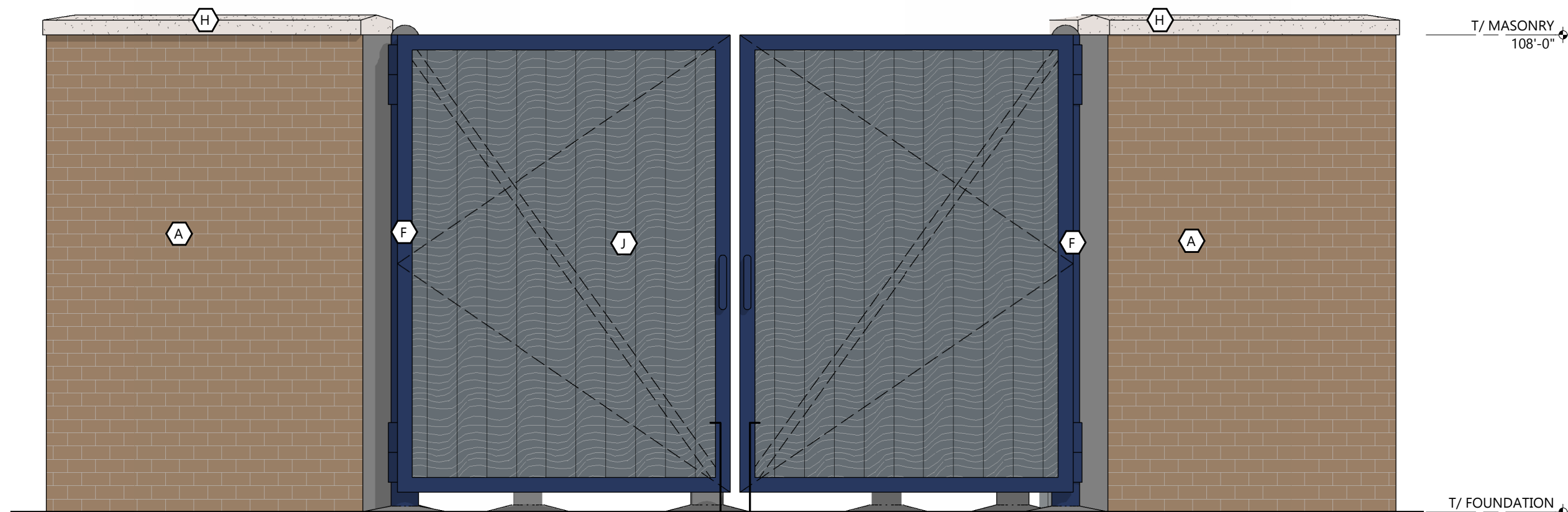
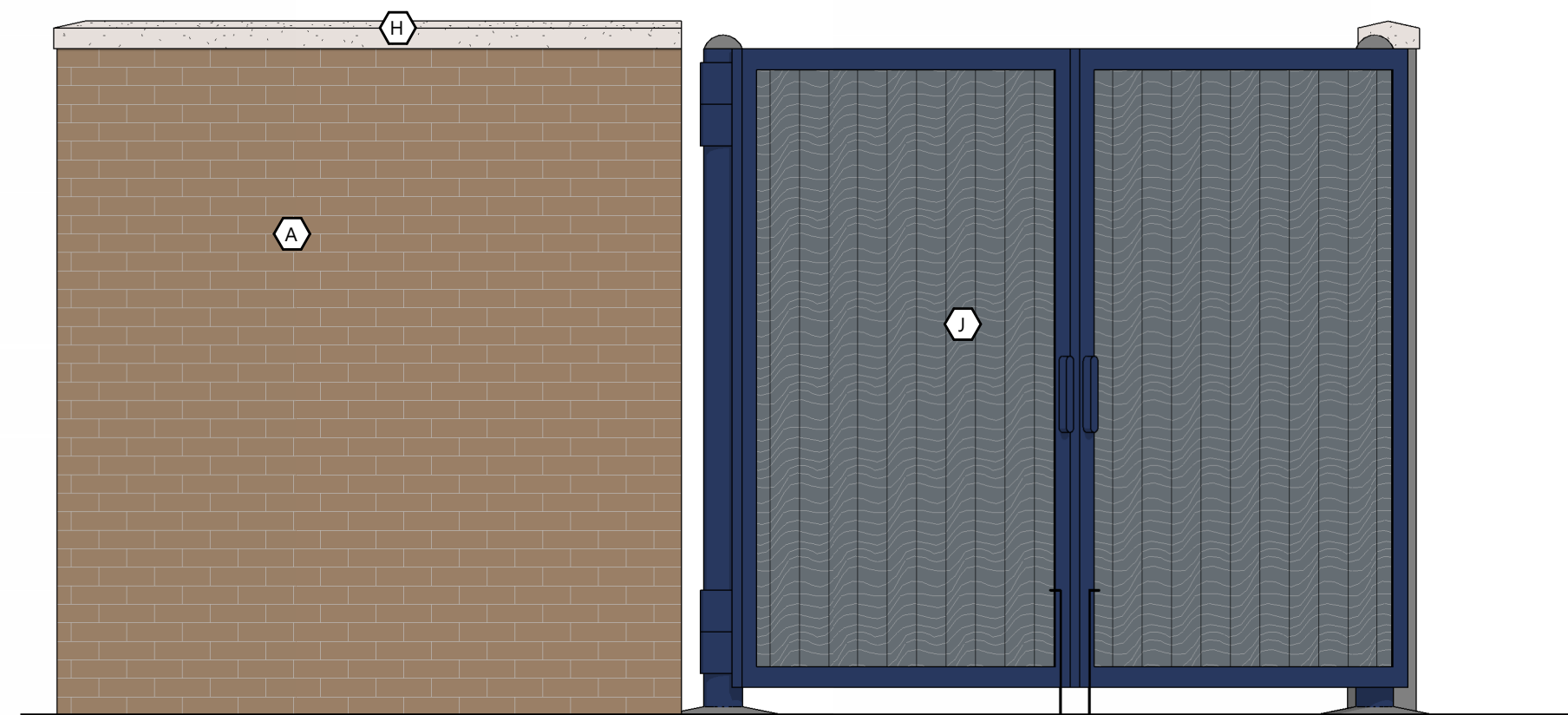


EXTERIOR MATERIAL KEY

- A** BRICK VENEER (RUNNING BOND)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4X8X5/8)
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR
- B** BRICK VENEER (STACKED BOND & SOLDIER)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4x8x5/8)
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR
- C** STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- D** EIFS
TEXTURE : SAND
COLOR: PT-9 (IN THE NAVY)
- E** PREFINISHED STANDING SEAM METAL ROOF PANEL
MFR: CTMRS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY)
- F** PREFINISHED ALUMINUM WALL PANEL
MFR: CTMRS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL
- G** ALUMINUM STOREFRONT SYSTEM
GLAZING: CLEAR
FRAME: CLEAR ANODIZED
- H** CONCRETE CURB
TEXTURE: HAND RUB
COLOR: TO MATCH STONE
- I** SIDING TREX BOARD
COLOR: TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.



PROPOSED CARWASH

MISTER CAR WASH (MI 1449 FRASER)

34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024
MAY 23, 2024

JOB NUMBER

230468300

SHEET NUMBER

PRE-4

PRELIMINARY DUMPSTER ENCLOSURE PLAN & ELEVATIONS



Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CARWASH
MISTER CAR WASH (MI 1449 FRASER)
34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

NOT FOR CONSTRUCTION

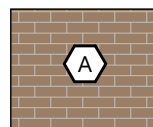
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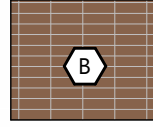
SHEET NUMBER

PRE-5

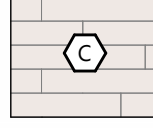
EXTERIOR MATERIAL KEY



BRICK VENEER (RUNNING BOND)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4X8X5/8)
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR



BRICK VENEER (STACKED BOND & SOLDIER)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4x8x5/8)
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR



STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT



SFS
TEXTURE: SAND
COLOR: PT-9 (IN THE NAVY)



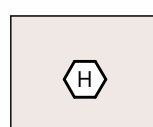
PREFINISHED STANDING SEAM METAL ROOF PANEL
MFR: CTMRS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY)



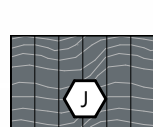
PREFINISHED ALUMINUM WALL PANEL
MFR: CTMRS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL



ALUMINUM STOREFRONT SYSTEM
GLAZING: CLEAR
FRAME: CLEAR ANODIZED



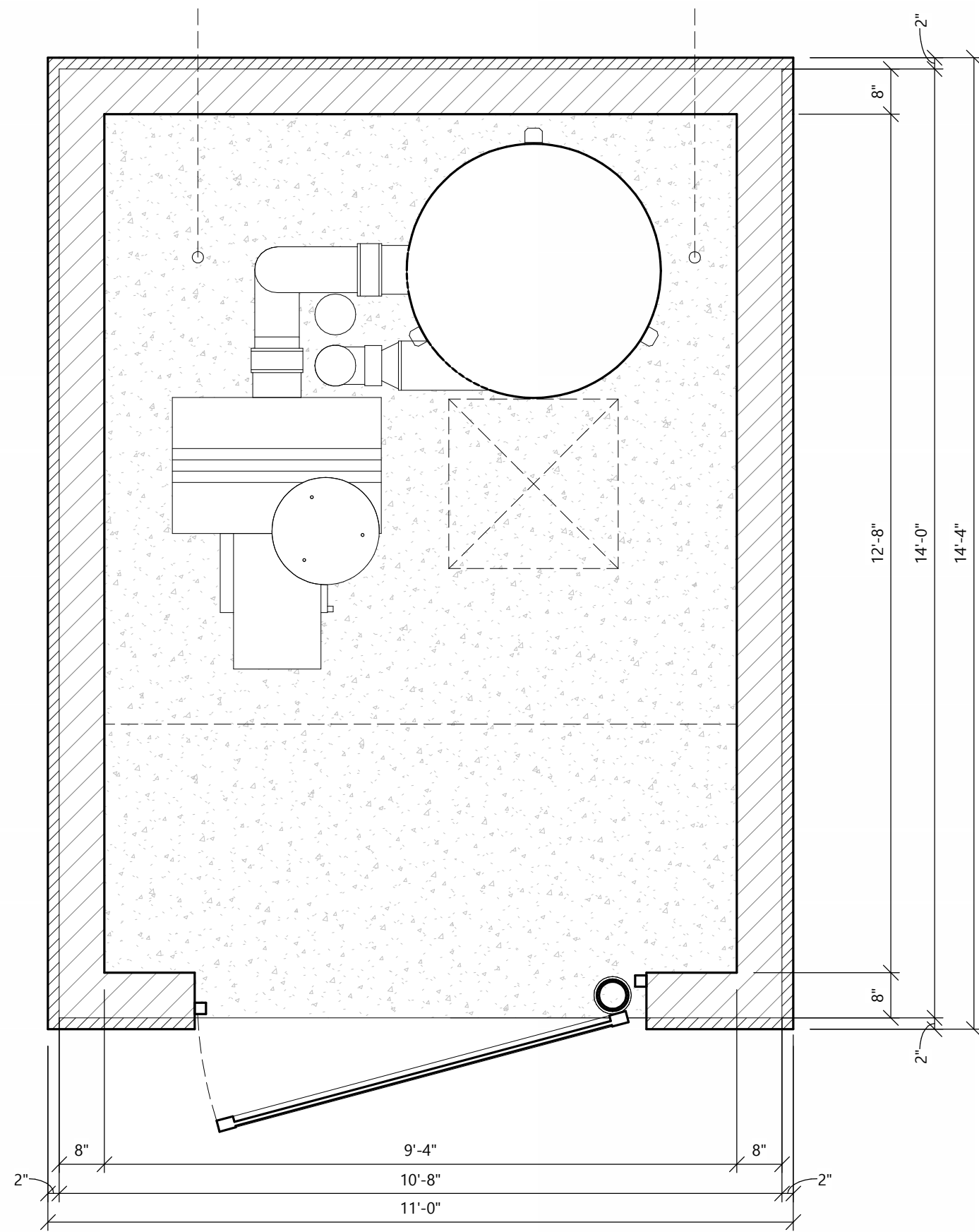
CONCRETE CURB
TEXTURE: HAND RUB
COLOR: TO MATCH STONE



SIDING TREX BOARD
COLOR: TO MATCH PT-3

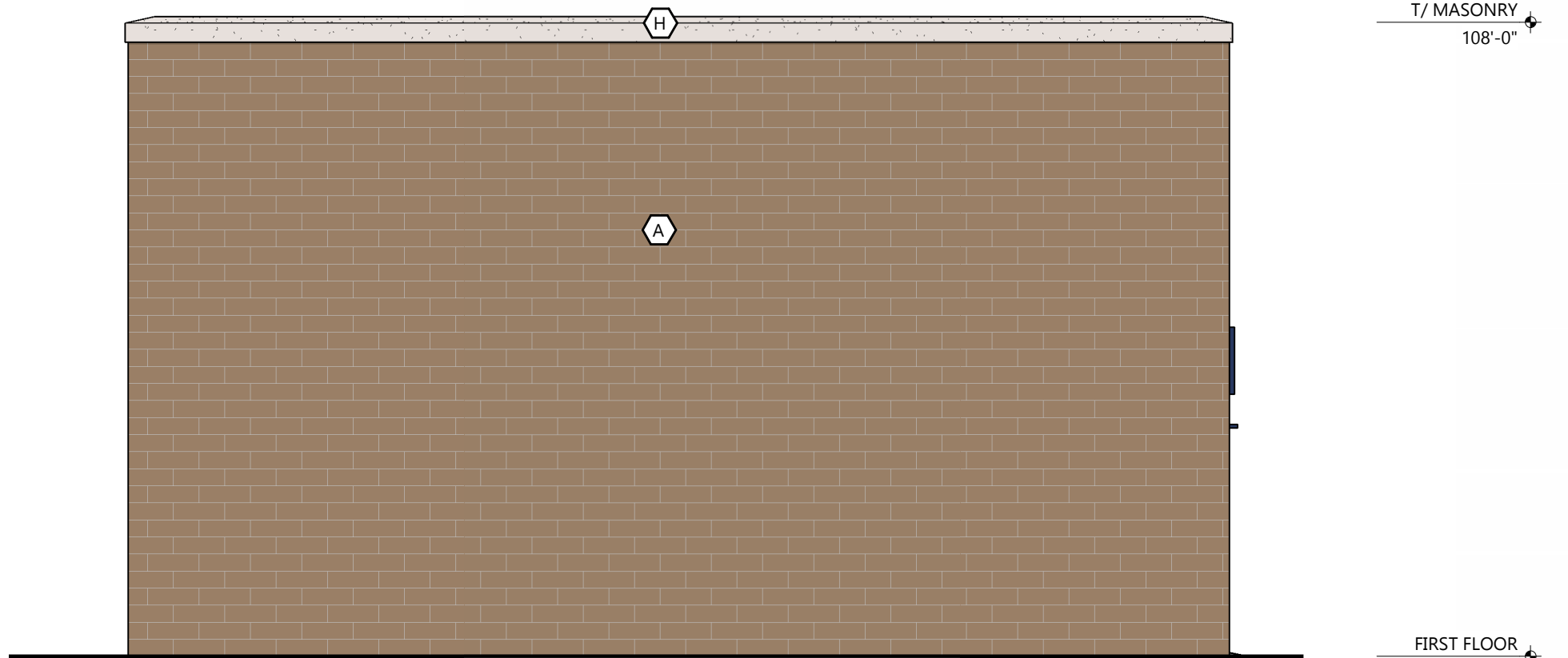
GENERAL NOTES

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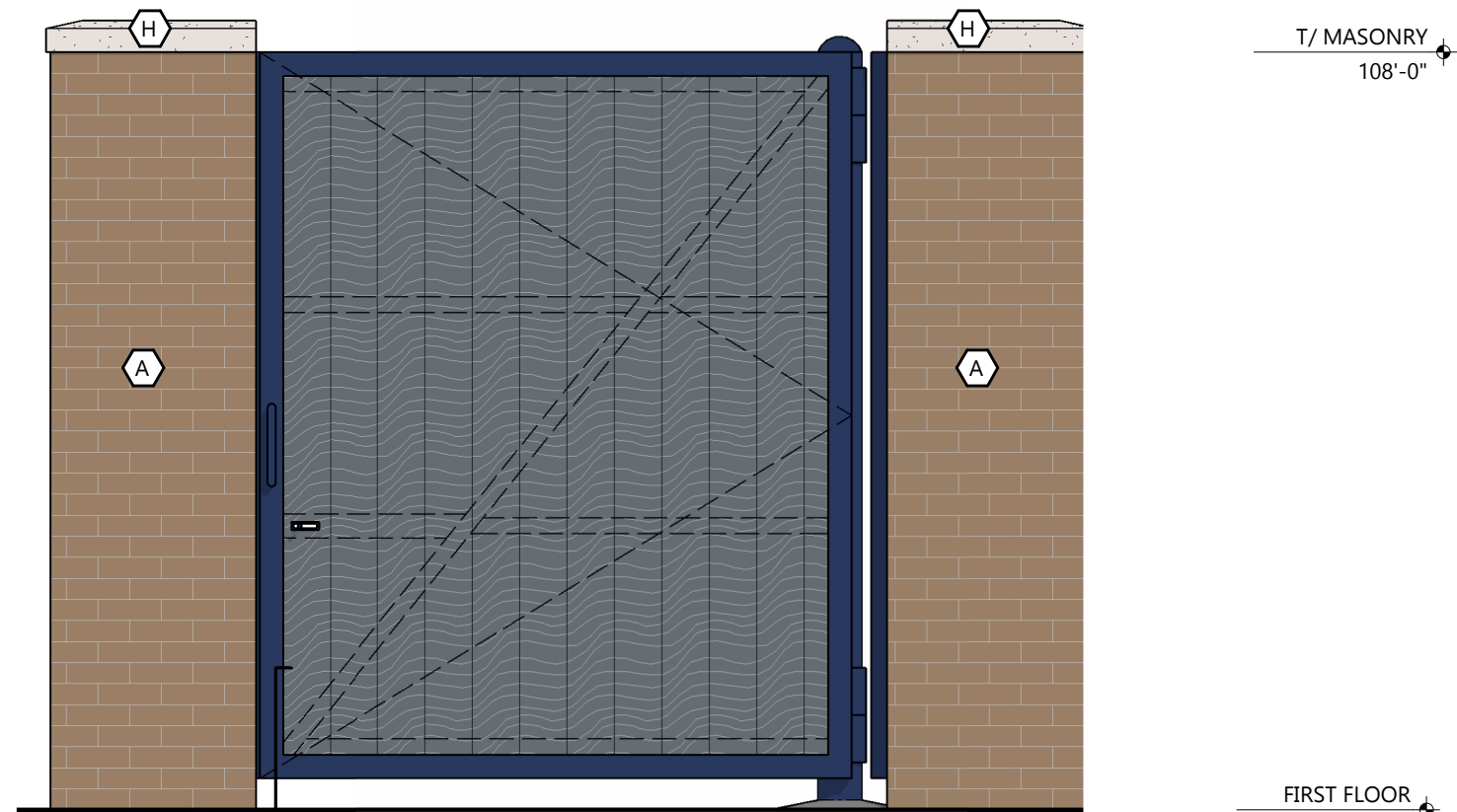
PLAN - VACUUM EQUIPMENT ENCLOSURE

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



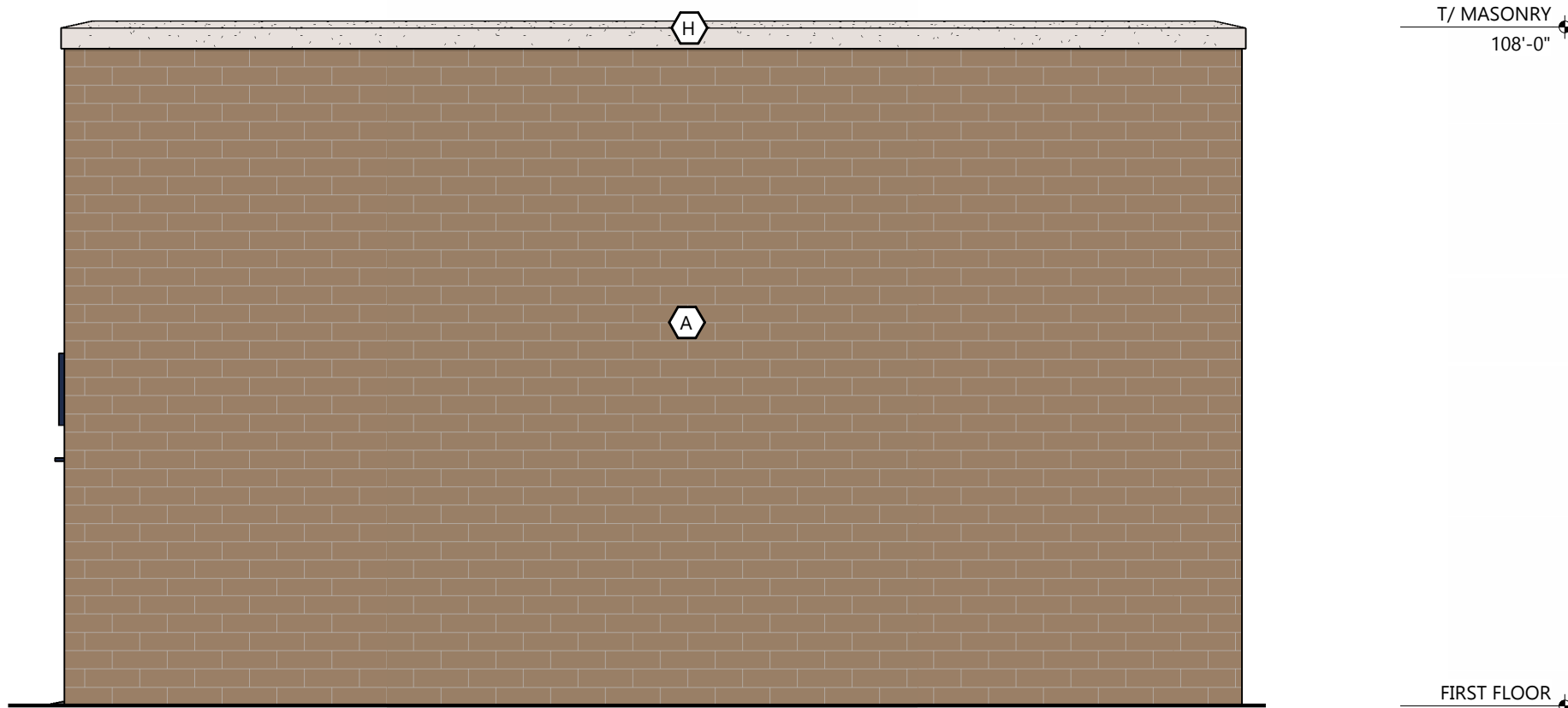
LEFT ELEVATION

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



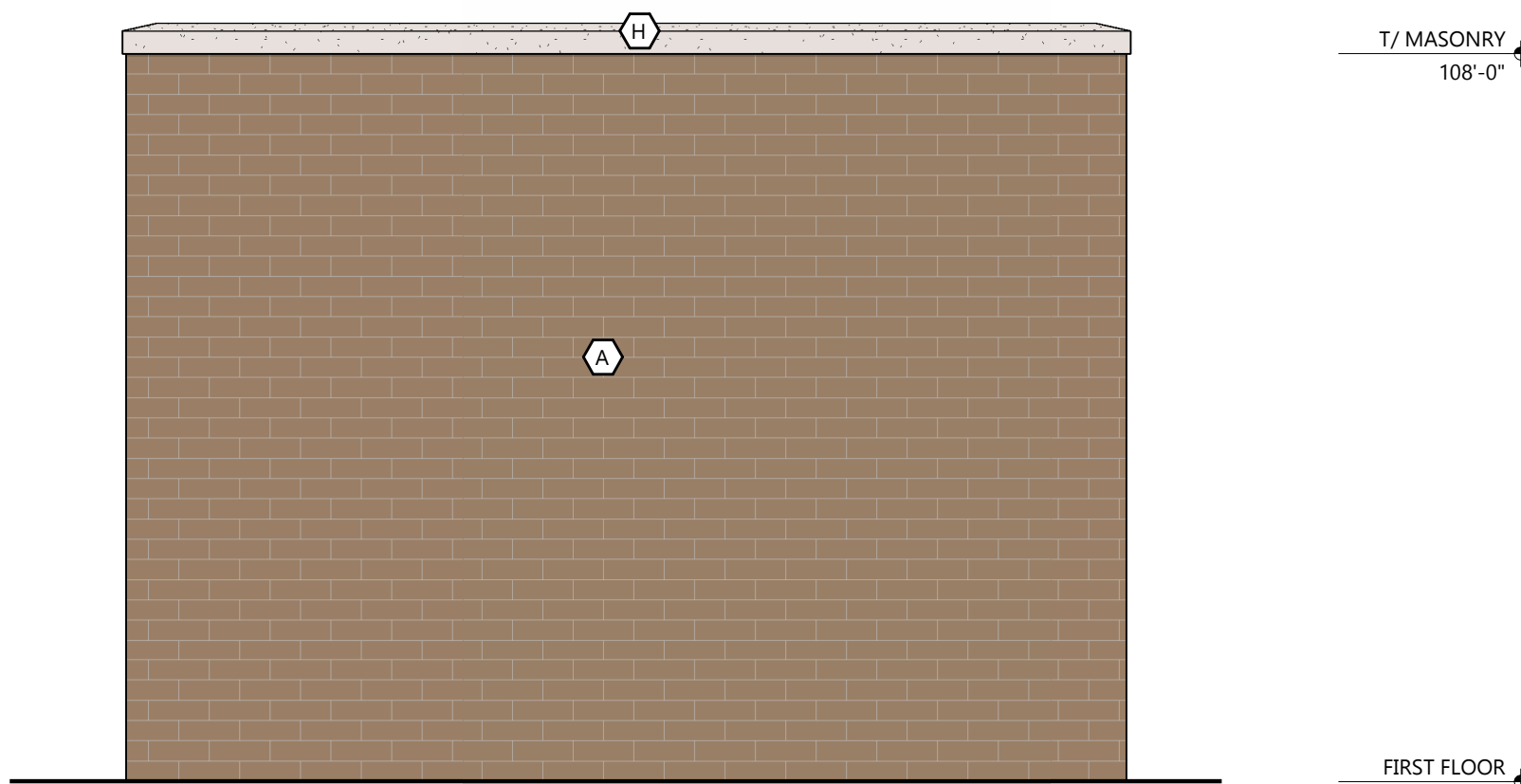
FRONT ELEVATION

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



RIGHT ELEVATION

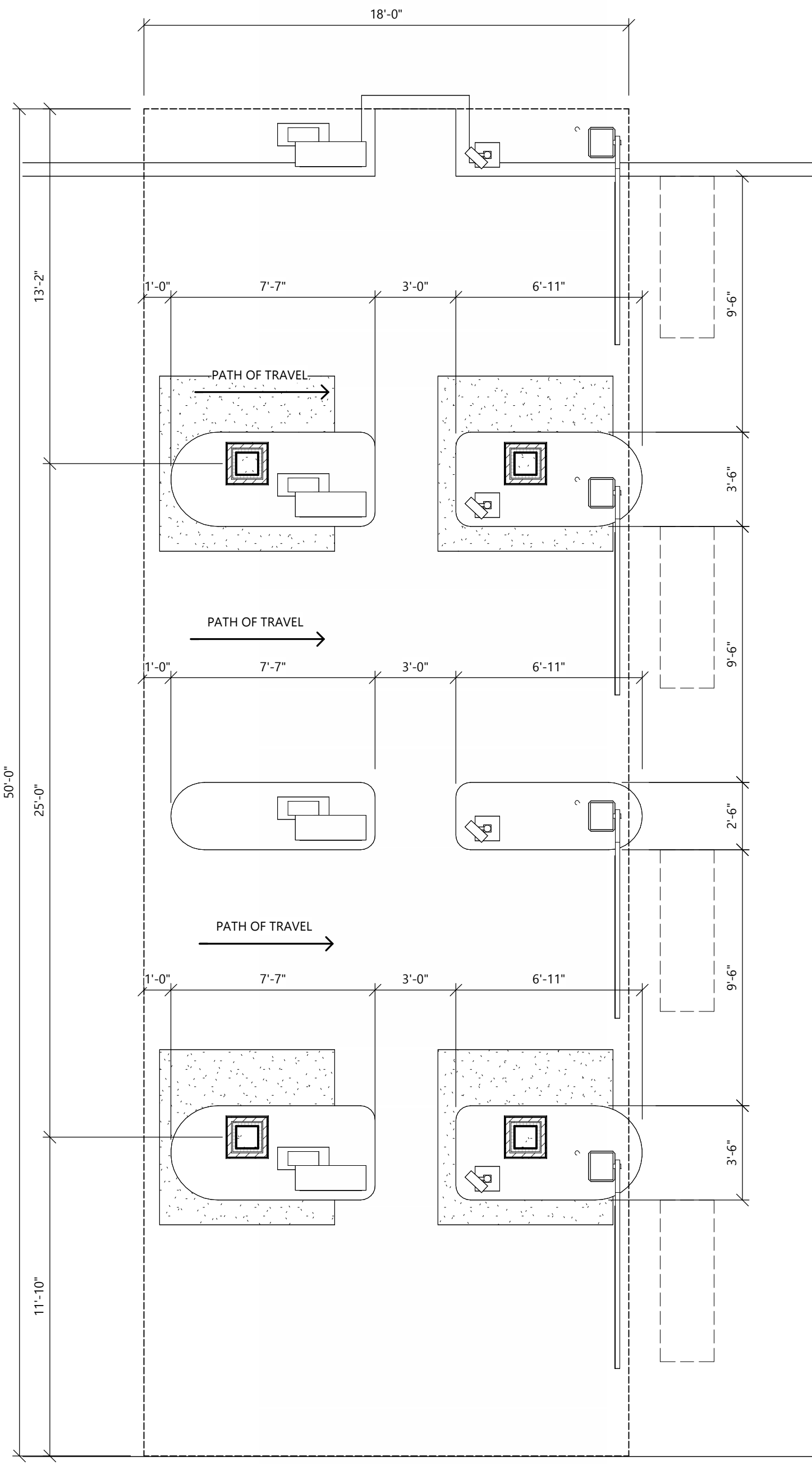
SCALE: 1/2" = 1'-0"



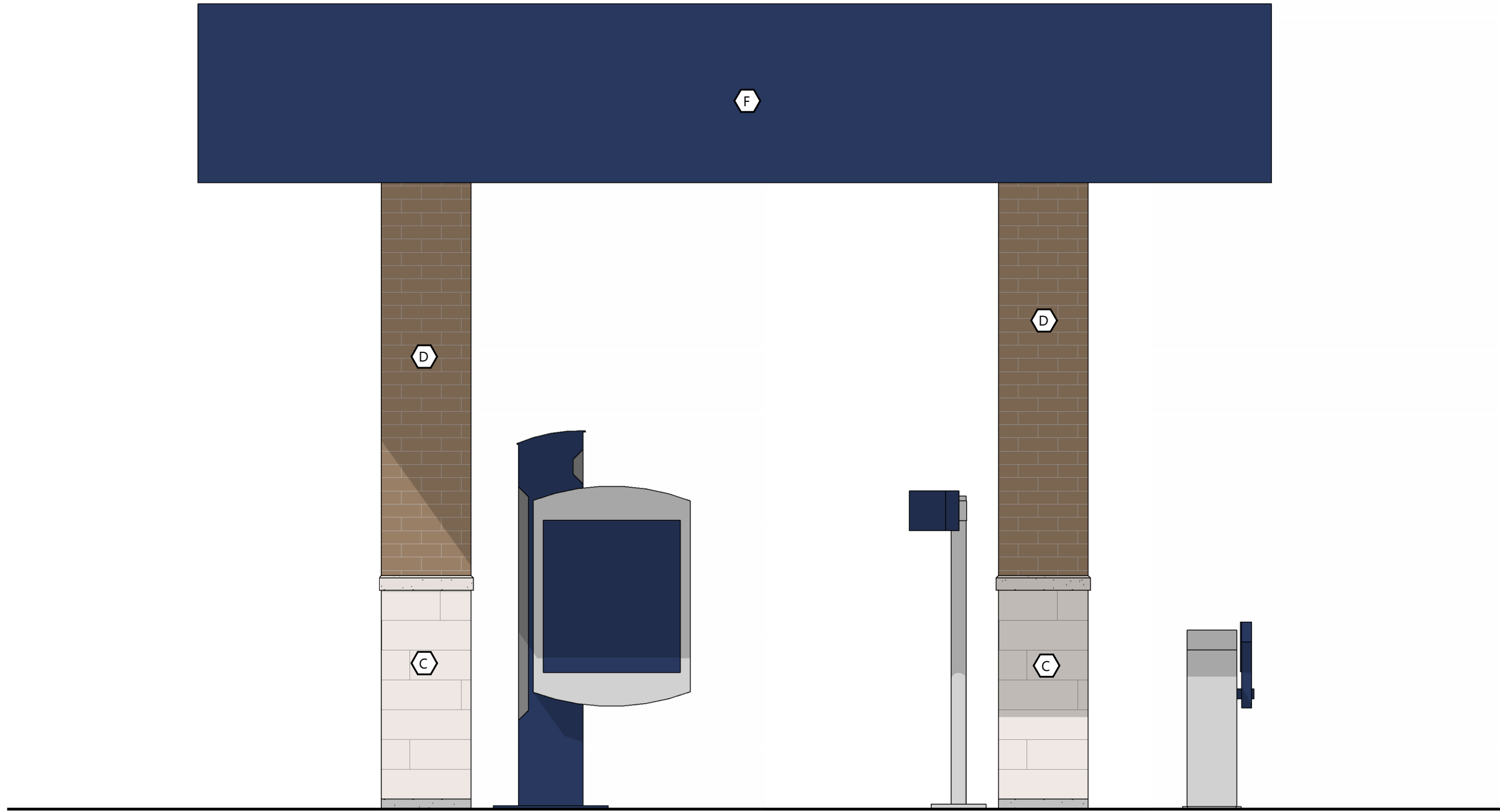
REAR ELEVATION

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

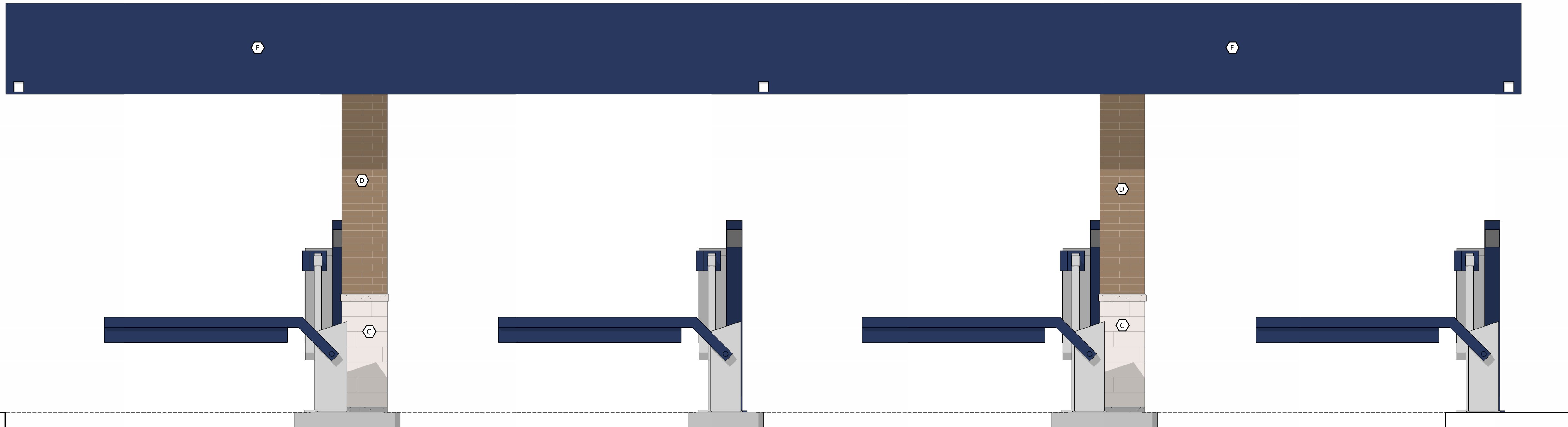
C:\Users\jacob\OneDrive\Documents\AutoCAD\DWG\17712024\17712024.dwg
17712024.dwg 9/16/24 AM



3-LANE CANOPY PLAN
SCALE: 1/4" = 1'-0"



CANOPY ELEVATION
SCALE: 1/2" = 1'-0"



CANOPY ELEVATION
SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- | | |
|--|---|
| | BRICK VENEER (RUNNING BOND)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4x8x5/8)
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR |
| | BRICK VENEER (STACKED BOND & SOLDIER)
MFR: BELDEN BRICK
STYLE: THIN MODULAR (4x8x5/8)
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR |
| | STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT |
| | TILES
TEXTURE: SAND
COLOR: PT-9 (IN THE NAVY) |
| | PREFINISHED STANDING SEAM METAL ROOF PANEL
MFR: CTMRS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY) |
| | PREFINISHED ALUMINUM WALL PANEL
MFR: CTMRS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL |
| | ALUMINUM STOREFRONT SYSTEM
GLAZING: CLEAR
FRAME: CLEAR ANODIZED |
| | CONCRETE CURB
TEXTURE: HAND RUB
COLOR: TO MATCH STONE |
| | SIDING TREX BOARD
COLOR: TO MATCH PT-3 |

GENERAL NOTES

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PROJECT INFORMATION

PROPOSED CARWASH
MISTER CAR WASH (MI 1449 FRASER)
34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

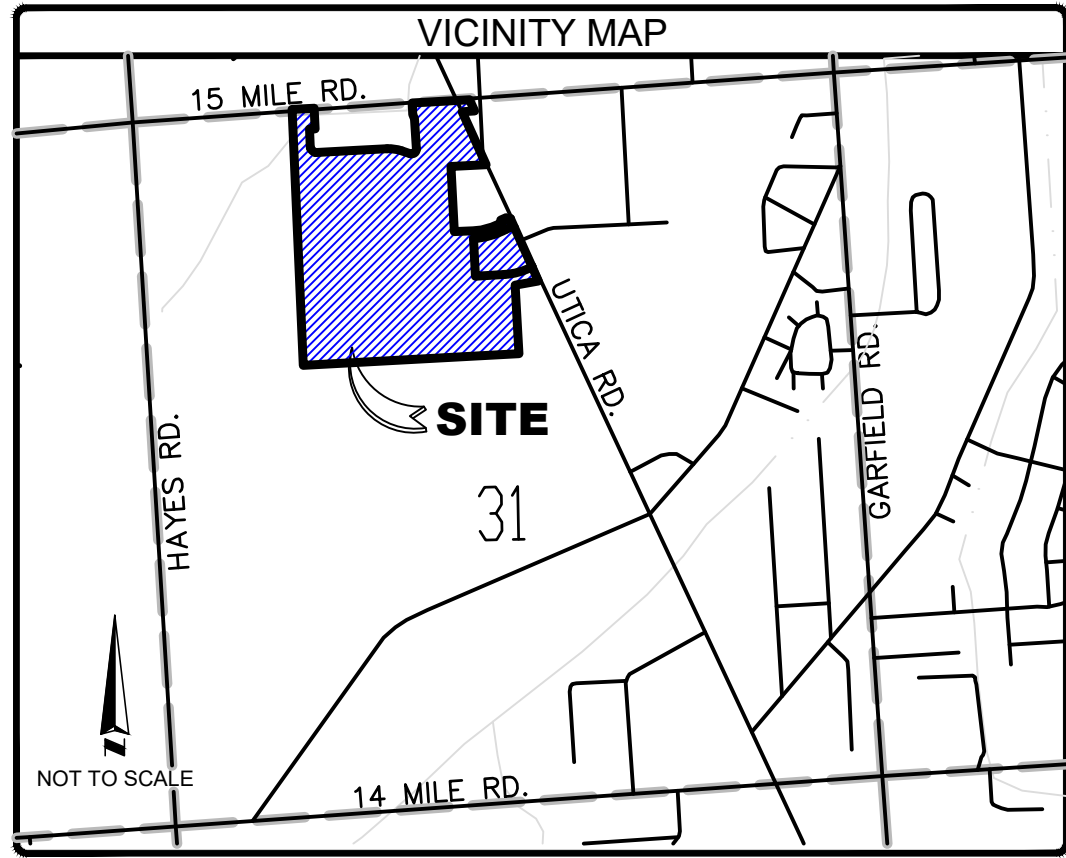
NOT FOR CONSTRUCTION

JOB NUMBER

230468300

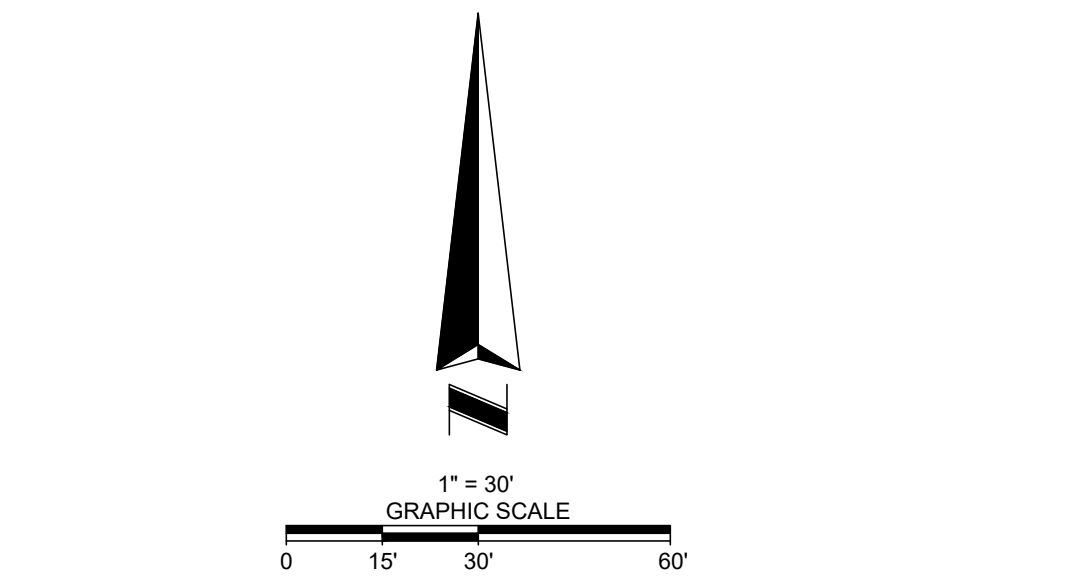
SHEET NUMBER

PRE-6



BASIS OF BEARING

Bearings are based on the North line of Section 31, Town 2 North, Range 13 East, having a bearing of South 89 degrees 24 minutes 07 seconds West per Warranty Deed Liber 4751, Page 31, Macomb County Records.



OBSERVED SIGNIFICANT OBSERVATIONS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY

ZONING INFORMATION		
ITEM	REQUIRED	REPORT DATE: May 30, 2024
ZONING DESIGNATION	CG Commercial General	REPORT #: 23-417182.5
USE CONFORMANCE	Car Wash use is Permitted by Right within the CG District. Auto laundries (car wash) use must be completely enclosed in a building. Code Section Referenced: 32-135(1)	
MINIMUM LOT AREA (SQ. FT.)	12,000 Sq. Ft. per building	PARKING REQUIREMENTS:
MINIMUM LOT WIDTH	80 Ft. per building	Auto Wash, hand or coin-operated:
MAXIMUM FLOOR AREA RATIO	None Specified	Four (4) exterior waiting spaces at entry, plus two (2) exterior drying spaces at exit shall be provided for each bay; plus one (1) space for each employee.
MAX LOT COVERAGE	Equal to the remainder of the site after all right-of-way, parking and yard space requirements are deducted from the gross site area.	Enclosed Self-Service two-door time charge car wash:
MAXIMUM BUILDING HEIGHT	30 Ft.	Where all washing and drying operations are designed to take place within the building, four (4) waiting spaces shall be provided for each bay, plus one (1) space for each employee. A properly drained fifty (50) foot long drying lane shall also be provided at the exit of each washing lane or stall in order to prevent undue amounts of water from collecting on the public street and thereby creating a traffic hazard.
MAXIMUM STORIES	2 Stories	Auto Wash, high speed commercial:
MINIMUM SETBACKS		One (1) space for each employee, plus twenty (20) exterior waiting spaces at entry. A properly drained fifty (50) foot long drying lane shall also be provided at the exit of each washing lane or stall in order to prevent undue amounts of water from collecting on the public street and thereby creating a traffic hazard.
MINIMUM FRONT AND SIDE STREET YARD	110 Ft. from centerline of major road right-of-way	
MINIMUM SIDE YARD	None from interior lot lines, except as otherwise specified in the building code. 20 Feet from exterior side bordering a residential district. 20 Feet from the openings (windows and doors) side or other side of the lot.	
MINIMUM REAR YARD SETBACK	None Specified	
MINIMUM PARKING SETBACK FROM FRONT OR SIDE STREET	70 Feet from centerline of major road right-of-way	

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26099C0337G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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LEGEND	
● - MONUMENT	○ MANHOLE
○ - IRON PIN	⊕ ROUND CATCHBASIN
— POST	⊞ SQUARE CATCHBASIN
— UTILITY POLE	— BUILDING OVERHANG
— SIGN	— PARCEL LINE
— FIBEROPTIC MARKER	— FENCE LINE
— ELEC MARKER	— EASEMENT
— HYDRANT	— R.O.W. LINE
— WATER VALVE	— LOT LINE
SB# - SOIL BORING	— UTILITY LINE
— ACCESSIBLE PARKING	— SETBACK LINE
M= MEASURED DIMENSION	— PROPOSED PARCEL
R= RECORD DIMENSION	— CONCRETE
P= PROPOSED PARCEL DIMENSION	

BUILDING AREA

NO BUILDINGS

BUILDING HEIGHT

NO BUILDINGS

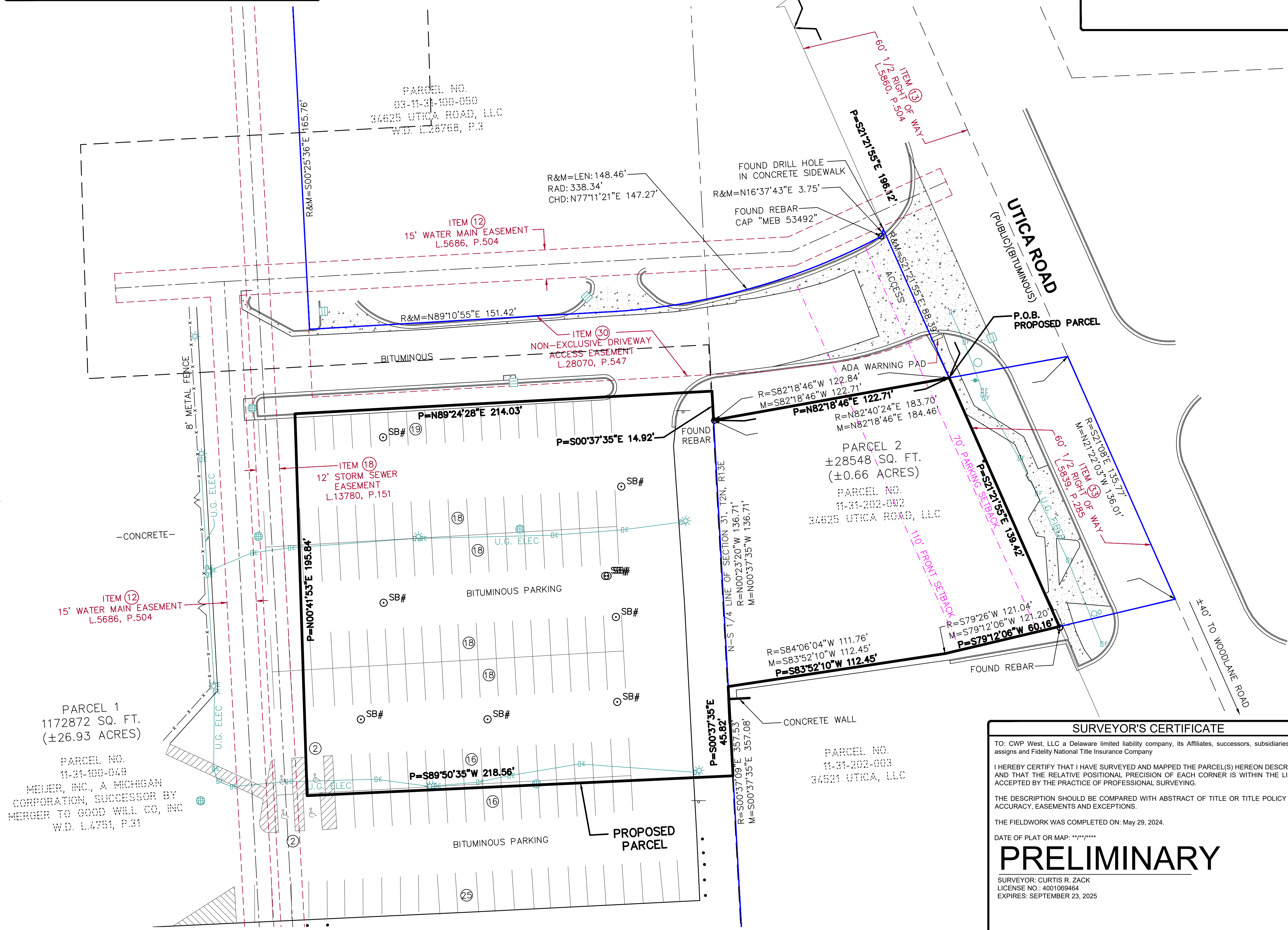
LAND AREA

PARCEL 1: ±1172872 Sq. Ft. (±26.93 Acres)
PARCEL 2: ±28548 Sq. Ft. (±0.66 Acres)

PARKING

REGULAR: 57
HANDICAP: 4
TOTAL PARKING: 61

NOTE: PARKING COUNT IS APPROXIMATE FOR THE PROJECT AREA AND DOES NOT CONSTITUTE A PARKING TOTAL FOR THE PARENT PARCELS.



PARCEL 1
1172872 SQ. FT.
(±26.93 ACRES)

PARCEL NO.
03-41-31-100-050
MEIER, INC., A MICHIGAN
CORPORATION, SUCCESSOR BY
MERGER TO GOOD WILL CO, INC
W.D. L.4751, P.31

UTILITY NOTE

AT THE TIME OF SURVEY, UTILITY MARKINGS WERE OBSERVED ON THE SUBJECT PROPERTY AND ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON SHOULD NOT BE ASSUMED TO BE THE ONLY UTILITIES WITHIN THE PROJECT AREA.

PROPOSED PARCEL DESCRIPTION

All that part of the Northwest 1/4 of Section 31, Town 2 North, Range 13 East, Macomb County, Michigan described as:

Commencing at the North 1/4 corner of said Section 31, Town 2 North, Range 13 East, Macomb County, Michigan described as:

Containing ±62,815 sq ft (±1.442 Acres) more or less.

TITLE DESCRIPTION

Parcel 1:
Commencing at the North 1/4 post of Section 31, Town 2 North, Range 13 East, Macomb County, Michigan described as:

Parcel 2:
Located in Section 31, Town 2 North, Range 13 East, City of Fraser, commencing at a point 704.94 feet North 21 deg. 08' West from the intersection of the centerline of Utica Road and the East/West 1/4 line of said Section 31, then extending South 79 deg. 26' West 121.04 feet, then South 84 deg. 06' 04" West 111.76 feet, then North 0 deg. 23' 20" West 136.71 feet, then North 82 deg. 40' 24" East 183.70 feet, then South 21 deg. 08' East 135.77 feet along the centerline of Utica Road to the point of beginning.

* NOTE: BEARING SHOULD READ 76°21'20" PER DESCRIPTION IN DOCUMENT NO. 202102248754 (LIBER 28070, PAGE 538)

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Fidelity National Title Insurance Company, Commitment No. GLT3300119A, Revision No. 2 with an effective date of May 2, 2023.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

SEE SHEET 2 OF 2

SURVEYOR'S NOTES

- THIS MAP IS NOT AN ALTA SURVEY OR A DESIGN SURVEY, AND IS ONLY INTENDED TO DEPICT THOSE TOPOGRAPHIC FEATURES AND IMPROVEMENTS OVER THE PORTION OF THE PARENT PARCEL DESIGNATED BY THE CLIENT.
- PROPERTY ADDRESS OF 34835 & 34625 UTICA ROAD WAS PROVIDED PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GLT3300119A, REVISION NO. 2 AT THE TIME OF SURVEY.
- THE NEAREST INTERSECTING STREET IN RELATION TO PARCEL 1 IS 15 MILE ROAD, WHICH LIES AT THE NORTHEAST CORNER OF SAID PARCEL. THE NEAREST INTERSECTING STREET IN RELATION TO PARCEL 2 IS WOODLANE ROAD, WHICH LIES APPROXIMATELY 40 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF SAID PARCEL.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO UTICA ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SITE AT THE TIME OF SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WAS FOUND AT THE TIME OF SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
- ALL PLOTTABLE RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY PLOTTABLE OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE PARENT PARCEL DESCRIPTION FORMS A MATHEMATICALLY CLOSED AREA.

SURVEYOR'S CERTIFICATE

TO: CWP West, LLC a Delaware limited liability company, its Affiliates, successors, subsidiaries and assigns and Fidelity National Title Insurance Company

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

THE DESCRIPTION SHOULD BE COMPARED WITH ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS AND EXCEPTIONS.

THE FIELDWORK WAS COMPLETED ON: May 29, 2024.

DATE OF PLAT OR MAP: ****

PRELIMINARY

SURVEYOR: CURTIS R. ZACK
LICENSE NO.: 4001069464
EXPIRES: SEPTEMBER 23, 2025

MAP OF SURVEY IN PREPARATION FOR FUTURE ALTA/NSPS SURVEY

FUTURE CAR WASH - MI 1449 FRASER

SITE ADDRESS

34625 & 34835 Utica Road
FRASER, MI 48026
MACOMB COUNTY

PARTNER PROJECT NUMBER: 23-417182.5

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7473
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: J.M.F.	DRAWING SCALE: 1"= 30'
06/27/24	PROPOSED PARCEL DESCR.	CHECKED BY: CRZ	JOB NO.: 221014.048
		FILENAME: 048-BM.DWG	

SURVEYED BY

williams&works
engineers | surveyors | planners

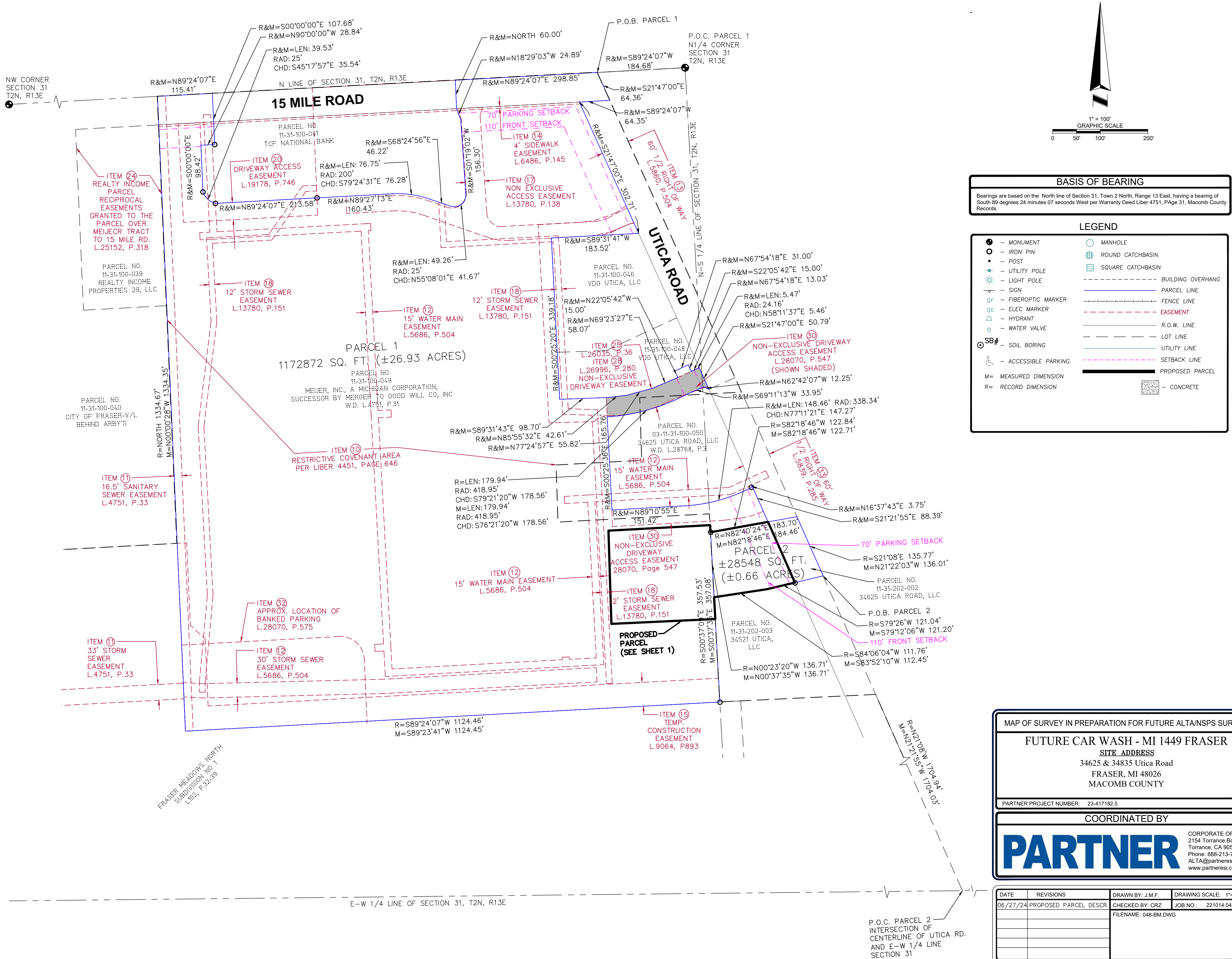
616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

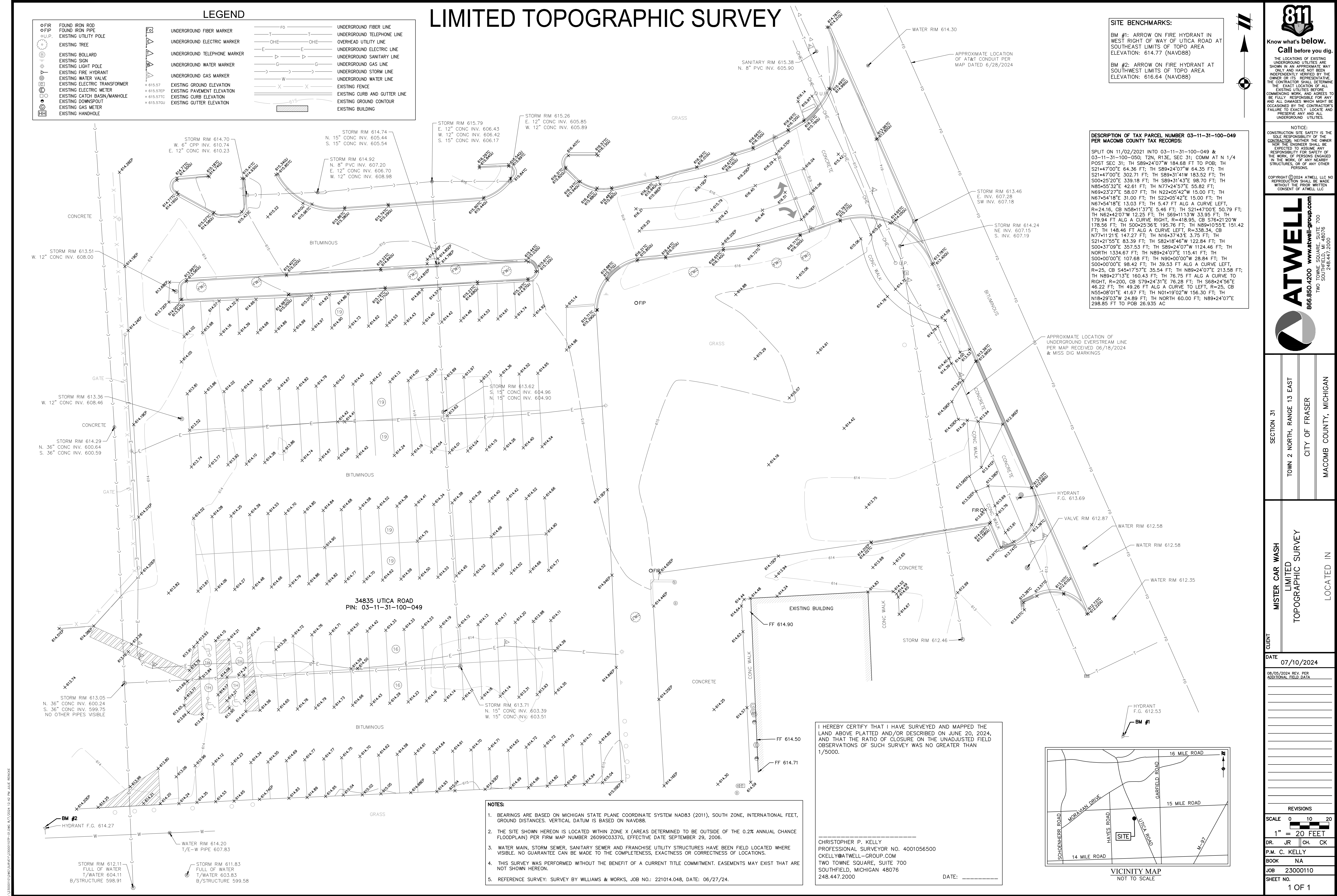
**SHEET 1
OF 2**

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- 10 Restrictive Covenants recorded in Liber 2061, Page 980 and Liber 2073, Page 328; and Declaration of Covenants, Conditions & Restrictions attached as Exhibit B to Warranty Deed recorded in Liber 4451, Page 646. AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PORTION OF THE PROJECT SITE LYING WITHIN PARCEL 1. BLANKET IN NATURE.
- 11 Easement Agreement Executed by Fraser Partners Limited Partnership, Good Will Co., Inc and Angelo Evangelista, Incorporated Recording Date: October 25, 1989 Recording No.: Liber 4751, Page 33 As effected by the Termination of Easements and Release Agreement Recording Date: July 1, 1992 Recording No: Liber 5493, Page 169 Nonexclusive Underground Sanitary Sewer line Easement Agreement and Dedication of Sanitary Sewer Line Recording Date: May 27, 1992 Recording No: Liber 5455, Page 217 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 12 Nonexclusive Underground Storm Sewer and Water Main Easement Recording Date: December 16, 1992 Recording No.: Liber 5686, Page 504 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PROJECT SITE AS SHOWN.
- 13 Statement of Necessity by the Board of County Road Commissioners of Macomb County Recording Date: May 12, 1993 Recording No.: Liber 5880, Page 504 DOES NOT AFFECT PARCEL 1, 2 OR THE PROJECT SITE. DOCUMENT NOTES WIDENING OF PORTION OF RIGHT OF WAY OF UTICA ROAD ADJACENT TO PARCEL 1 TO 60 FEET IN WIDTH.
- 14 Nonexclusive Sidewalk Easement Recording Date: October 25, 1994 Recording No.: Liber 6486, Page 145 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 15 Temporary Construction Easement Recording Date: August 20, 1999 Recording No.: Liber 9064, Page 893 (as to Parcel 1) DOES NOT APPEAR TO AFFECTS PARCEL 1, 2, OR PROJECT SITE. EASEMENT EXPIRED ON SEPTEMBER 30, 1999.
- 16 Declaration of Restrictions recorded July 1, 2003 in Liber 13780, Page 130. AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PORTION OF THE PROJECT SITE LYING WITHIN PARCEL 1. BLANKET IN NATURE.
- 17 Nonexclusive Access Easement Recording Date: July 1, 2003 Recording No.: Liber 13780, Page 138 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 18 Nonexclusive Storm Sewer Easement Recording Date: July 1, 2003 Recording No.: Liber 13780, Page 151 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PROJECT SITE AS SHOWN.
- 19 Declaration of Restrictions Recording Date: February 11, 2008 Recording No.: Liber 19178, Page 739 Recording Date: June 25, 2019 Recording No.: Liber 26035, Page 350 Recording Date: September 16, 2020 Recording No.: Liber 26996, Page 269 Recording Date: October 7, 2021 Recording No.: Liber 28070, Page 536 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PORTION OF THE PROJECT SITE LYING WITHIN PARCEL 1. BLANKET IN NATURE.
- 20 Nonexclusive Driveway Access Easement Agreement Executed by: Good Will Co., Inc. and Fraser Park Place, LLC Recording Date: February 11, 2008 Recording No.: Liber 19178, Page 746 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 21 Nonexclusive Storm Water Discharge Agreement Executed by: Good Will Co., Inc. and Fraser Park Place, LLC Recording Date: February 11, 2008 Recording No.: Liber 19178, Page 756 AFFECTS PARCEL 1 IN REGARDS TO STORMATER DISCHARGE. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 22 Temporary License Agreement Executed by: Meijer, Inc. and Sybra, LLC and Macomb Interceptor Drain Drainage District Recording Date: January 10, 2017 Recording No.: Liber 24493, Page 229 MAY NO LONGER AFFECT PARCEL 1 OR THE PROJECT SITE BLANKET IN NATURE AS EASEMENT EXPIRED UPON REOPENING OF 15 MILE ROAD. DOES NOT AFFECT PARCEL 2.
- 23 Temporary License Agreement Executed by: Meijer, Inc. and Macomb Interceptor Drain Drainage District Recording Date: February 7, 2017 Recording No.: Liber 24543, Page 109 (as to Parcel 1) MAY NO LONGER AFFECT PARCEL 1 OR THE PROJECT SITE BLANKET IN NATURE AS EASEMENT EXPIRED UPON REOPENING OF 15 MILE ROAD. DOES NOT AFFECT PARCEL 2.
- 24 Nonexclusive Driveway Access Easement Agreement recorded January 8, 2018 in Liber 25152, Page 318. AFFECTS PARCEL 1 AND THE PROJECT SITE BLANKET IN NATURE. DOES NOT AFFECT PARCEL 2.
- 25 Nonexclusive Driveway Access Easement Agreement recorded June 25, 2019 in Liber 26035, Page 361. AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 26 Nonexclusive Storm Water Discharge Agreement Executed by: Meijer, Inc. and VDG Utica, LLC Recording Date: June 25, 2019 Recording No.: Liber 26035, Page 377 AFFECTS PARCEL 1 IN REGARDS TO STORMATER DISCHARGE. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 27 Reciprocal Easement Agreement recorded June 25, 2019 in Liber 26035, Page 390. Amended and Restated Reciprocal Easement Agreement recorded September 16, 2020 in Liber 26996, Page 252. AFFECTS PARCEL 1 AND THE PROJECT SITE BLANKET IN NATURE. DOES NOT AFFECT PARCEL 2.
- 28 Nonexclusive Driveway Access Easement Agreement Executed by: Meijer, Inc. and VDG Utica, LLC Recording Date: September 16, 2020 Recording No.: Liber 26996, Page 280 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 29 Nonexclusive Storm Water Discharge Agreement Executed by: Meijer, Inc. and VDG Utica, LLC Recording Date: September 16, 2020 Recording No.: Liber 26996, Page 295 AFFECTS PARCEL 1 IN REGARDS TO STORMATER DISCHARGE. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 30 Nonexclusive Driveway Access Easement Agreement Executed by: Meijer, Inc. and Autozone Development LLC Recording Date: October 7, 2021 Recording No.: Liber 28070, Page 547 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. AFFECTS THE PROJECT SITE AS SHOWN.
- 31 Nonexclusive Storm Water Discharge Agreement Executed by: Meijer, Inc. and Autozone Development LLC Recording Date: October 7, 2021 Recording No.: Liber 28070, Page 563 AFFECTS PARCEL 1 IN REGARDS TO STORM WATER DISCHARGE. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT THE PROJECT SITE.
- 32 Declaration of Banked Parking Reservation Recording Date: October 7, 2021 Recording No.: Liber 28070, Page 575 AFFECTS PARCEL 1. DOES NOT AFFECT PARCEL 2. DOES NOT AFFECT PROJECT SITE.
- 33 Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: Board of County Road Commissioners of Macomb County Recording No: Liber 5839, Page 285 AFFECTS PARCEL 2. DOES NOT AFFECT PARCEL 1 OR THE PROJECT SITE. DOCUMENT NOTES WIDENING OF PORTION OF RIGHT OF WAY OF UTICA ROAD ADJACENT TO PARCEL 2 TO 60 FEET IN WIDTH.
- 34 Notice of Commencement as recorded at Liber 29030, Page 371. AFFECTS PARCEL 1. NOT A MATTER OF SURVEY.







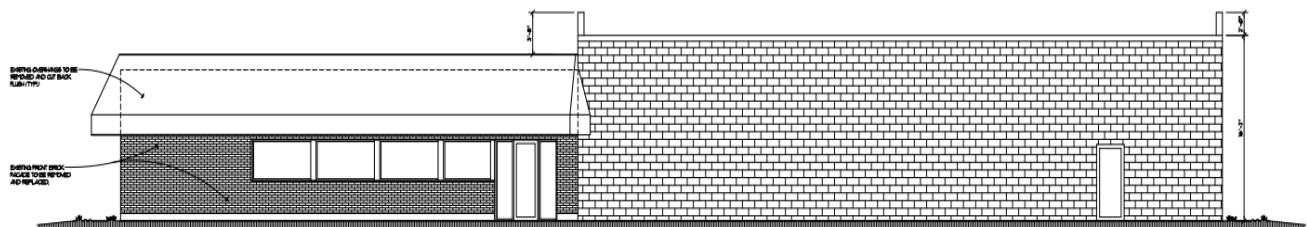
MCKENNA

Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
Andrew Mancinelli, Assistant Planner
SUBJECT: **32925 Grosebeck – Exterior Façade Review**
DATE: October 22, 2024

The applicant, Brandon Kubiak, on behalf of Owner Michael Stefani, is proposing exterior façade changes to the retail center located at 32925 Groesbeck (on the southwest corner of 14 Mile and Groesbeck). This site is located in the CG, Commercial General district. The proposed changes are to replace the existing brick with mega-rib corrugated metal cladding system except for the west elevation where the existing brick will be repainted, thin veneer stone baseboard, remove the existing overhang, and additional signage or advertisement space on the East Elevation. No other changes to the site or structure are proposed.

Existing:



AS-BUILT EAST ELEVATION

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

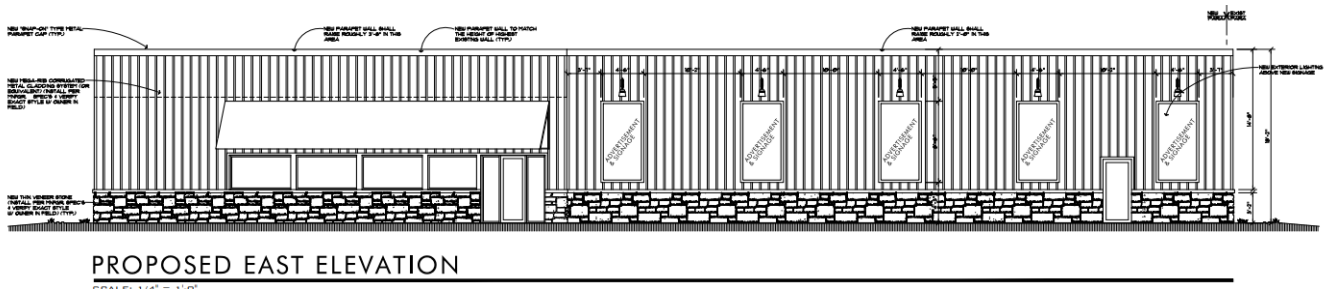


BUILDING DESIGN AND COMPATIBILITY WITH SURROUNDINGS

Materials

The majority of the building is proposed to be vertical mega-rib corrugated metal cladding. A thin veneer stone will compose the baseboards. Corrugated metal siding is a high-quality material that resists weather damage and remains for long periods of time. This form of siding is becoming more popular and will enhance the façade appeal of Groesbeck. A similar façade can be found at the Sunbelt building where corrugated metal siding was recently approved. While this building is in the IC district, not the CG, it demonstrates the industry shift to materials other than brick and masonry.

Signage



The plans propose 5 locations for new signs to be placed on the east elevation. We note that a sign permit must be acquired before final placement of the proposed signs.

RECOMMENDATION

The proposed renovation represents a positive investment in Fraser's retail stock, and we believe it will contribute to the viability of the business. We recommend the Planning Commission consider approving the exterior façade modifications.

Please feel free to contact us with any questions. We look forward to discussing this matter at your upcoming meeting.

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

CITY OF FRASER
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☐ Site Plan ☐ Special Land Use

Name of Project: Fraser Optical
Address of Project: 32925 Groesbeck
Proposed Use: Same use / facel' change

Applicant's Name: Brandon Kubiac
Address: 51 Smith
City: Mount Clemens Zip: 48043 Phone: 586-610-0634
Email: bkubiac@gmail.com

Parcel Identification: _____
Complete Legal Description: (use opposite side or attach separately)
Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

Legal Owner:
Name: MICHAEL STEFANI Phone #: 586 293-8858
Address: 32925 GROESBECK FRASER MI 48026

Site Plan Preparer's Name: 213 Design
Phone: 810-278-6344 Fax: _____

If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):
Contractor

Fifteen (15) copies of the application and site plan shall be submitted to the City at least twenty (20) days prior to a scheduled Planning Commission meeting (First Wednesday of the month at 7:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

If additional reviews are required beyond the initial, each review thereafter is 50% of the initial cost.

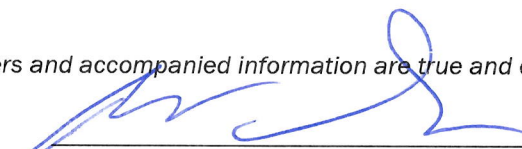
The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.



Signature of Applicant

Brandon Kubiac

Please print/type name below signature



Signature of Legal Property Owner

MICHAEL STEFANI

Please print/type name below signature

CITY OF FRASER
SITE PLAN REVIEW PROCEDURES

SUBMISSION REQUIREMENTS

Submit fifteen (15) copies of the site plan and completed application form at the City Hall at least (20) days prior to a scheduled Planning Commission meeting. The site plan shall meet all applicable submission requirements of Section 7.02 of the City of Fraser Zoning Ordinance. **The completed application must be accompanied by the required fee, as established by Resolution of the City Council.** In most cases, the plans shall be prepared at standard engineering sizes and shall be folded to 10" by 12" or less in size. **Plans that are not folded WILL NOT be accepted. Please fold all plans prior to submittal.**

STAFF PROCESSING

City staff will date the application, accept fees, record the case number on the application and plans, and transmit cases.

The staff will forward copies of the site plan, when properly submitted, to the following:

- City Attorney
- Planning Commission (9 copies)
- Consulting Planner
- Planning commission File Copy
- Fire Marshal

The site plan review shall be placed upon the agenda of the Planning Commission meeting. Staff shall notify the petitioner of the date and time of the meeting.

Consultants and departments heads shall prepare their site plan checklist or written reviews and submit same to the Planning Commission at least six (6) working days prior to the meeting.

PLANNING COMMISSION SECTION

The Planning Commission shall review the site plan with reference to all applicable requirements of the City of Fraser Zoning Ordinance and the comments of the City Engineer, City Planner and City Departments, and shall act on the proposed plan as follows:

APPROVAL

Upon determination that a site plan is in compliance with the Zoning Ordinance, the site plan shall be approved. The Planning Commission may require a cash bond or letter of credit covering the estimated cost of all site improvements. When approval has been granted, the Planning Commission Chairperson shall date and sign two (2) sets of plans, noting any special conditions or requirements of each set of plans.

CONDITIONAL APPROVAL

If, upon determination by the Planning Commission that a site plan is in compliance with all applicable requirements, except for minor changes, said revisions shall be so indicated on the site plan, in the minutes, or both. When these changes have been adequately provided, the applicant may resubmit the site plan to the Chairperson of the Planning Commission or the Building Inspector for written approval.

DISSAPPROVAL

If the site plan does not meet Ordinance requirements or substantial revisions are necessary, the Planning Commission may deny such. If the case is denied, "Disapproval" shall be written on the plan and the reasons for the disapproval shall be indicated in the minutes of the Commission meeting. They may also be noted on the site plan.

PROCESSING

After a site plan is acted upon by the Commission, two (2) signed plans will be distributed as follows:

- One (1) copy kept on file by the Planning Commission; and
- One (1) copy returned to the Applicant.

APPROVAL PERIOD

Site plan approval shall be valid for on (1) year from the date of approval by the Planning Commission. Physical improvements to the site must begin within one (1) year and be completed within two (2) years of the plan approval will expire, unless an extension is requested in writing by the petitioner and renewed by the Planning commission prior to the expiration date (see Section 7.03 of the Zoning Ordinance.)

ZONING COMPLIANCE PERMIT

Approval of the site plan (as submitted or with additions, corrections or alterations) by the Planning Commission shall satisfy the requirements of the Zoning Ordinance for a Building or Zoning Compliance Permit. It shall not exempt the petitioner from compliance with other City Ordinances. The Building Inspector shall not issue a building permit until site plan approval by the Planning Commission has been received. **Any changes to an approved site plan shall be resubmitted to the Planning Commission and be approved in writing.**

For your information and use as a personal checklist, the attached checklist is the form used by the City Departments and our Planning consultant in their review of your site plan. It is recommended that you use these forms as guidelines to the information you should be submitting with your site plan.

CITY OF FRASER
SITE PLAN REVIEW CHECKLIST

Date: _____

Subject: _____

To the following Department Heads:

- () Assessing Department
- () Building Department
- () Fire Department
- () Sewer & Water Department

		Does Not Apply
Yes	No	

ASSESSING DEPARTMENT:

_____	_____	_____	is the legal description correct?
_____	_____	_____	did the parcel identification number change?
_____	_____	_____	is it the correct lot or parcel number?

BUILDING DEPARTMENT:

_____	_____	_____	Do the application form and site plan meet the checklist?
_____	_____	_____	is zoning appropriate for the projected use?
_____	_____	_____	does the proposed use meet front, rear and side yard requirements?
_____	_____	_____	is the building and proposed use cutting off future access to adjacent lands?
_____	_____	_____	is there potential impact upon existing or proposed uses or adjacent properties?
_____	_____	_____	is off-street parking adequate?
_____	_____	_____	Have sign, fence and other ordinances been met?

PUBLIC SAFETY:

_____	_____	_____	is there location and adequacy of water lines and fire hydrants?
_____	_____	_____	Are additional on-site fire protection systems necessary?
_____	_____	_____	Are there accessible fire lanes, without moving cars or equipment?
_____	_____	_____	is there adequate vehicle access for fire equipment?
_____	_____	_____	Can the facility be served in a reasonable period of time?

City of Fraser
Site Plan Review Checklist Continued

Yes	No	Does Not Apply	
___	___	___	is there proper and adequate access to public streets?
___	___	___	Will there be pedestrian and vehicular safety?
___	___	___	Are there any conflicting access points?
___	___	___	Are there any parking and driveway conflicts?
___	___	___	Are there exterior lights that might blind motorists?
___	___	___	will truck loading, unloading or backing hinder traffic on the public street?

SEWER, WATER AND STREETS:

___	___	___	Will the overall City system is adequate to absorb the use?
___	___	___	Are there adequate lines at the site?
___	___	___	Are there necessary rights-of-way or utilities?
___	___	___	is storm drainage adequate?
___	___	___	Will holding or retention ponds be necessary on site?
___	___	___	Are there any downstream or upstream implications?
___	___	___	are building and parking lots emptying into the City storm drain or the streets?

Please indicate any problems that you foresee:

Signature _____

Date _____

FRASER OPTICAL

CITY OF FRASER

EXTERIOR ALTERATIONS

MICHIGAN

2:THIRTEEN
—DESIGN WORKS—

Architectural Design & Planning,
21550 FORT WORTH, MACOMB, MICHIGAN, 48044, TEL: (810) 278-6344

DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED BY TENANT.

SERVICES TO BE PERFORMED WITHIN THIS EXTERIOR ALTERATIONS ARE AS FOLLOWS:

EXTERIOR ALTERATION / RENOVATION TO EXISTING OPTICAL RETAIL STORE.

DRAWING TRANSMITTAL

IF ENCLOSURES ARE NOT AS NOTED, PLEASE INFORM US IMMEDIATELY.

WE TRANSMIT HERewith FOR YOUR:

CONSTRUCTION USE AND SUBMITTAL TO BUILDING AUTHORITIES.

COPIES:

(1) ORIGINAL SET.

DESCRIPTION:

CONSTRUCTION DRAWINGS

2:13 DESIGN WORKS, LLC.

SITE LOCATION MAP:



CODE COMPLIANCE:

PROJECT NAME:	"FRASER OPTICAL" - GROESBECK HWY.
PROJECT ADDRESS:	32925 GROESBECK HWY, FRASER, MI 48026
PROJECT OWNER:	MICHAEL STEFANI 586-206-6151
PROJECT ENGINEER:	ROBERT A. WALZ (STRUCTURAL) LICENSE #FE-26104
PROJECT DESIGNER:	2:13 DESIGNWORKS, LLC. 21550 FORTWORTH COURT MACOMB, MI, 48044
CONTRACTOR:	TO BE DETERMINED
PROPOSED USE:	EXISTING USE WILL REMAIN, OPTICAL RETAIL STORE
PROJECT AREA:	6,344 EXISTING SQ. FT.
OCCUPANCY TYPE (USE GROUP):	B (EXISTING)
TYPE CONSTRUCTION:	II-B
JURISDICTION:	CITY OF FRASER BUILDING DEPARTMENT
APPLICABLE CODES:	MICHIGAN REHAB CODE 2015 - ALTERATION LEVEL TWO MICHIGAN BUILDING CODE 2015 AND ICC/ANSI A117.1-2009 MICHIGAN PLUMBING CODE 2015 (SECTION 1) MICHIGAN MICHIGAN MECHANICAL CODE 2015 MICHIGAN ELECTRICAL CODE 2011 MICHIGAN ENERGY CODE 2015 MICHIGAN UNIFORM ENERGY CODE 2009 & ANSI/ASHRAE 90.1-2013 INTERNATIONAL FUEL GAS CODE 2012 INTERNATIONAL FIRE CODE 2003, NFPA 15 (2010) & NFPA 12 (2010)
OCCUPANCY LOAD FOR EGRESS:	NO CHANGE IN OCCUPANCY
SPRINKLED:	NO

GENERAL NOTES:

CODES: TO THE BEST OF OUR KNOWLEDGE, THESE PLANS & SPECS. COMPLY WITH ALL KNOWN & APPLICABLE BUILDING CODES IN EFFECT AT THE TIME WHEN THE BUILDING WAS DESIGNED.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S CODES, RULES, ORDINANCES AND REGULATIONS.

ARCHITECTURAL PLANS: ANY VARIATIONS OF THESE DOCUMENTS ARE STRICTLY PROHIBITED UNLESS WRITTEN CONSENT IS OBTAINED FROM THE ARCHITECT.

DRAWINGS AND SPECIFICATIONS ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.

FIELD CONDITIONS: THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE HE CAUSES TO BOTH EXISTING AND NEW CONSTRUCTION AND PROPERTY AND FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES, AND SURROUNDING FACILITIES.

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, UNDERPINNING, AND ALL OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION THAT MAY BE AFFECTED BY THE WORK.

THE CONTRACTOR SHALL PROVIDE A COPY OF THE APPROVED PLANS AND PLAN REVIEW RECORD ON SITE FOR INSPECTIONS. THE PLANS AND REVIEW RECORD SHALL BE PLACED NEAR THE ACTUAL CONSTRUCTION AND SHALL BE READILY ACCESSIBLE TO THE INSPECTOR.

DAMAGE: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY TO THE OWNER THROUGH IMPROPER WORKMANSHIP AND SHALL REPAIR OR PAY FOR THE REPAIRS NECESSARY TO CORRECT THE WORK OF OTHER TRADES OR MATERIALMEN WHERE SAID DAMAGE IS NOT PROPERLY CORRECTED WHEN ORDERED, THE ARCHITECT MAY DIRECT OTHERS TO PERFORM AND HAVE THE COST OF SUCH WORK BACK-CHARGED AGAINST THE CONTRACT OF THE OFFENDING PARTY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION OR ACTS OF OMISSIONS OF THE CONTRACTOR OR HIS SUBCONTRACTORS, AGENTS, OR EMPLOYEES.

SAFETY: JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

MANUFACTURER'S SPECS: ALL MATERIALS TO BE DELIVERED, STORED, MOVED, APPLIED, ATTACHED AND FINISHED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. LOCAL, STATE AND NATIONAL BUILDING CODES, AND UTILITY COMPANY REGULATIONS, WHERE THESE DRAWINGS AND SPECS CONFLICT WITH THESE REQUIREMENTS, IMMEDIATE NOTICE SHALL BE GIVEN TO THE ARCHITECT. SUBMISSION AND APPROVAL OF SHOP DRAWINGS AND/OR WAIVER OF REQUIREMENTS FOR SAID SUBMISSION SHALL BE AT THE ARCHITECT'S DISCRETION. HOWEVER, FAILURE OF THE ARCHITECT TO SUBMIT REVIEWED SHOP DRAWINGS TO THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT BE CONSTRUED TO BE A WAIVER OF ANY REQUIREMENTS OR CONDITIONS OTHERWISE REQUIRED FOR COMPLETE PERFORMANCE OF THE WORK DESIGNATED UNDER THE CONTRACT.

SPECIAL CONDITIONS: THE OWNER, GENERAL CONTRACTOR, EACH INDIVIDUAL SUBCONTRACTOR AND MATERIALMEN AGREE TO SAVE THE ARCHITECT HARMLESS AS A RESULT OF ANY INJURY OR DAMAGE THAT MAY RESULT OF THE ACTS OR OMISSIONS BY THE SAID OWNER, CONTRACTORS AND/OR MATERIALMEN IN THE PERFORMANCE OF THEIR WORK. ALL ERECTION AND CONSTRUCTION PROCEDURES SHALL BE EXECUTED IN SUCH MANNER AS TO FULLY PROTECT THE STRUCTURE, ALL OTHER TRADES WORKING ON THE PROJECT AND THE SURROUNDING AREAS FROM HAZARDOUS CONDITIONS. ALL WORK WILL PROCEED FOLLOWING ALL LOCAL, STATE AND FEDERAL SAFETY CODES, STATUTES AND RECOGNIZED STANDARDS. ALL PROCEDURES OF CONSTRUCTION AND ERECTION WHICH ARE UNDERTAKEN WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT ARE THE SOLE RESPONSIBILITY OF THE OWNER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIALMEN EXECUTING SAME AND ARE TO BE ACKNOWLEDGED AS BEING UNDERTAKEN WITHOUT THE ARCHITECT'S KNOWLEDGE OR CONSENT. LASTLY, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROVIDE CERTIFICATES OF WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE NAMING BOTH THE OWNER AND THE ARCHITECT AS BENEFICIARIES UNDER SAID CERTIFICATES, AND THAT THE FILING OF SAID CERTIFICATES SHALL BE A CONDITION PRECEDENT TO ACCEPTANCE OF ANY WORK PERFORMED ON THE PROJECT.

DRAWING INDEX:

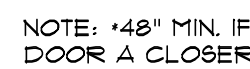
ARCHITECTURAL

- A0 COVER, CODE COMPLIANCE
- A1 BARRIER FREE DETAILS & DOOR SCHEDULE
- A2 AS-BUILT FLOOR PLAN
- A3 PROPOSED FLOOR PLAN ALTERATIONS
- A4 AS-BUILT ELEVATIONS
- A5 PROPOSED ELEVATIONS & STRUCTURAL NOTES

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MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE
PERMISSION OF 2:13 WORKS LLC.



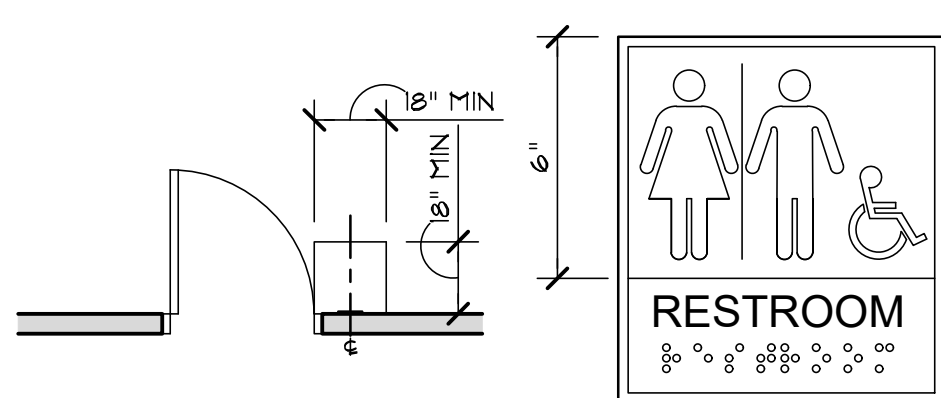
NOTE: MANEUVERING SPACE MUST INCLUDE FULL WIDTH OF DOORWAY



NOTING LOCATION:
NOTE: WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN MUST BE ALONGSIDE THE DOOR ON THE LATCH SIDE WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS, THE SIGN MUST BE TO THE RIGHT OF THE RIGHT-HAND DOOR WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS MUST BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS MUST HAVE AN 18" MIN. CLEARANCE ON THE FLOOR OR GROUND LEVEL, CENTERED ON THE SIGN AND A 45 DEGREE OPEN POSITION.

EXCEPTION:
DOOR MOUNTED SIGNS ARE PERMITTED ON THE PUSH SIDE OF
DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

NOTE: SIGNAGE TO COMPLY WITH ADA REQUIREMENTS



URINALS	WATER CLOSETS, GRAB BARS & ACCESSORIES	SEAT COVER DISPENSER	SANITARY NAPKIN DISPENSER	SOAP DISPENSER
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SCALE: 1/2" = 1'-0"



EACH FLOOR SPACE:
EACH TOILET ROOM SHALL HAVE A CLEAR FLOOR AREA WHICH IS 60 INCHES IN DIAMETER. THIS AREA IS NOT TO BE INFRINGED UPON BY THE SWING OF THE ROOM ENTRANCE DOOR.

LAVATORY (BF. LAV.):
TO BE MOUNTED AT 29 INCHES CLEAR HEIGHT ABOVE AND MAX HEIGHT OF TOP AT 34 INCHES. IT SHALL PROJEKT A MINIMUM OF 17 INCHES FROM THE WALL. HANDLES TO BE LEVER (2 INCHES MINIMUM) OR PUSH BOTTOM TYPE. IF MOUNTED IN COUNTER THE FRONT FACE OF THE BOWL SHALL BE 3 INCHES OR LESS FROM THE FRONT OF THE COUNTER AND THE FAUCET CONTROLS SHALL BE WITHIN 18 INCHES OF FRONT OF THE COUNTER. A CLEAR FLOOR SPACE OF 30 INCHES WIDE BY 48 INCHES IS SHOWN AT EACH HOT WATER AND DRAIN PIPES MUST BE INSTALLED AND COVERED WHERE VALVES ARE SELF CLOSING. PROVIDE THAT THE VALVE REMAIN OPEN FOR AT LEAST 10 SECONDS, PROVIDE ASSE APPROVED TEMPERING VALVE.

WATER CLOSET (B.F.W.C.):
BARRIER FREE WATER CLOSET SEATS TO BE AT 17-19 INCHES ABOVE FINISHED FLOOR HEIGHT. THEY SHALL BE LOCATED 16-18 INCHES FROM THE CENTER LINE TO ONE SIDE WALL. FLUSH CONTROL SHALL BE A MAXIMUM OF 36 INCHES ABOVE FINISHED FLOOR HEIGHT AND ON THE WIDE SIDE OF THE TOILET AREA.

URINAL:
MUST BE A STALL TYPE OR A WALL HUNG TYPE WITH THE RIM AT 17 INCHES MAXIMUM ABOVE THE FLOOR LEVEL. A CLEAR FLOOR SPACE OF 30 INCHES MINIMUM WIDE BY 48 INCHES MINIMUM DEEP POSITIONED FOR A FORWARD APPROACH MUST BE PROVIDED. URINAL FLUSH CONTROLS MUST BE HAND OPERATED OR MUST BE AUTOMATIC.

URINAL STALLS (HC UR):
STALLS SHALL BE AT LEAST 36 INCHES CLEAR WIDTH BETWEEN SIDEWALLS OR PRIVACY SHIELDS.

BF, W.C. HANDRAILS (H.R.)
ALL TO BE 1-1/4 INCHES TO 1-1/2 INCHES ROUND WITH 1-1/2 INCHES CLEAR TO WALL. PROVIDE ONE AT BF, W.C. SIDE 42 INCHES LONG AND MOUNTED AT 33 INCHES ABOVE FINISHED FLOOR HEIGHT WITH THE REAR END POSITIONED 12 INCHES FROM THE BACK WALL. PROVIDE ONE AT REAR WALL AT LEAST 36 INCHES LONG AND MOUNTED 33 INCHES ABOVE FINISHED FLOOR HEIGHT AND A CENTERED FORCE OF 250 POUNDS, HORIZONTAL FORCE OF 250 POUNDS AND A DEFLECTION NOT TO EXCEED 1/2 INCHES.

TOILET PAPER DISPENSERS:
MOUNT 1 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET. THE OUTLET OF THE DISPENSER MUST BE 15 INCHES AND 48 INCHES MAXIMUM ABOVE THE FLOOR LEVEL. THERE IS TO BE A CLEARANCE OF 1-1/2 INCHES MINIMUM BELOW AND 12 INCHES MINIMUM ABOVE THE GRAB BAR. DISPENSERS ARE NOT TO BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

MIRRORS:
MOUNT ALL AT MAXIMUM OF 40 INCHES BOTTOM EDGE TO FLOOR AND MINIMUM 72 INCHES TOP EDGE TO FLOOR

ACCESSORIES:
ALL TO BE MOUNTED AT 40 INCHES MAXIMUM TO THE CENTER OF THE DISPENSING ORIFICE OR CONTROL B.F. ACCESSORIES SHALL NOT BE LOCATED WITHIN 24 INCHES OF A CORNER.

WATER TEMP:
MAXIMUM WATER TEMPERATURE TO ANY FIXTURE TO BE 120 DEGREES F.

SIGNAGE:
THE CHARACTER PROPORTION OF THE LETTERS AND NUMBERS ON SIGNS MUST HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10. CHARACTERS AND SYMBOLS MUST CONTRAST WITH THERE BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND) AND BE A NON-GLARE FINISH. RAISED OR INDENTED CHARACTERS OR SYMBOLS ON SIGNS MUST BE RAISED OR INCISED 1/32 INCH MINIMUM. SHOULD BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS MUST HAVE A STROKE WIDTH OF AT LEAST 1/4 INCH. SYMBOLS OF ACCESSIBILITY MUST BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. INTERIOR SIGNAGE MUST BE LOCATED ALONG SIDE THE DOOR ON THE LATCH SIDE AND BE MOUNTED 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.

GENERAL NOTE:
ALL EQUIPMENT TO BE OPERABLE WITH ONE HAND AND WITHOUT TWISTING OF THE WRIST.

OPERABLE PARTS:
ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE FIVE (5) POUNDS MAX. THIS SHALL INCLUDE, BUT NOT LIMITED TO FAUCETS AND SOAP DISPENSERS.

UNOBSTRUCTED SIDE REACH	OBSTRUCTED SIDE REACH	OBSTRUCTED FORWARD REACH	OBSTRUCTED FORWARD REACH	UNOBSTRUCTED FORWARD REACH
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1. VERIFY ACCESSORIES REQUIRED WITH OWNER.
2. INSTALL ALL ACCESSORIES PER A.D.A. AND 2003 B.F. DESIGN REQUIREMENTS.
3. PROVIDE CONCEALED BLOCKING IN WALL AS REQUIRED.
4. ACCESSORIES TO BE CHROME FINISH, UNO.
5. PROVIDE PIPE INSULATION ON EXPOSED SUPPLY AND WASTE PIPES.
6. CAULK ALL PLUMBING FIXTURES TO WALLS.
7. SEE BARRIER FREE TOILET ROOM NOTES.

1. ALL DOORS TO BE NON-LOCKING AGAINST EGRESS.
2. DOORS TO HAVE LEVER HANDLES.
3. DOOR HARDWARE SHALL BE CAPABLE OF OPERATING WITH THE USE OF ONE (1) OF (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
4. THUMB TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLTS ARE ACCEPTABLE.
5. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
6. ALL EXISTING DOORS TO BE KEYS ALIKE AS DIRECTED BY OWNER.
7. DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT. THRESHOLDS EXCEEDING 1/4" IN HEIGHT SHALL HAVE A 1:2 BEVEL.
8. DOOR CLOSERS SHALL MEET OPENING FORCE & SWEEP PERIOD REQUIREMENTS.
9. ALL EXTERIOR & TOILET ROOM DOORS HAVE TO HAVE CLOSERS.

[illegible]

1. DOOR TYPE 3 TO RECEIVE LOUVER AT MECHANICAL ROOM CONDITION ONLY.
2. NANA WALL SYSTEM HARDWARE BY MANUFACTURER.
3. VERIFY DOOR HARDWARE REQUIREMENTS.

- 1. **HARDWARE SET #1:**
 - EXISTING HARDWARE TO REMAIN
 - G.C. TO VERIFY OPERABLE CONDITION
 - PROVIDE WEATHER STRIPPING, CLOSER, THUMB-TURN, LOCK & ALUMINUM THRESHOLD AS REQUIRED
 - RE-KEY AS REQUIRED
- 2. **HARDWARE SET #2:**
 - PASSAGE LOCKSET-LEVER HANDLE
 - 1 1/2 PAIR BUTT HINGES
 - DOOR CLOSER
 - WALL STOP
- 3. **HARDWARE SET #3:**
 - PRIVATE LOCKSET-LEVER HANDLE
 - 1 1/2 PAIR BUTT HINGES
 - DOOR CLOSER
 - WALL STOP
- 4. **HARDWARE SET #4:**
 - PUSH/PULL BAR
 - THUMB TURN LOCK
 - ALUMINUM THRESHOLD
 - WEATHER STRIPPING
 - HEAVY DUTY DOOR CLOSER
 - 1 1/2 PAIR BUTT HINGES
 - KICK-DOWN DOOR HOLDER

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[PROJECT INFORMATION

[LOCATION]

32925 Groesbeck Hwy.
Fraser, MI 48026

[PROJECT CONTRACTOR]

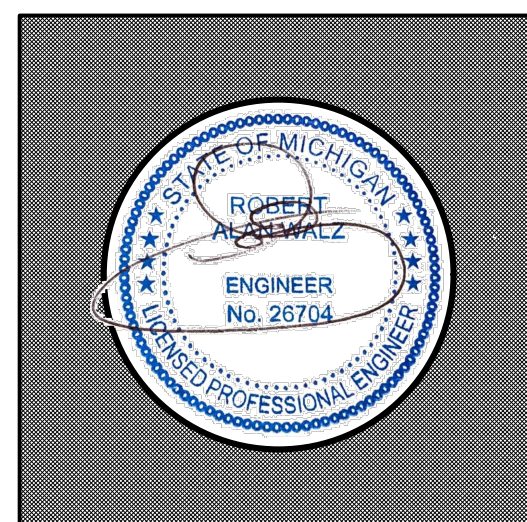
N/a

[PROJECT ENGINEER]

Robert A. Walz Structural Engineering

14899 Towering Oaks Drive

14899 Towering Oaks Drive
Shelby Township, MI 48315
586.770.6814



Op.01 PRELIMINARY ELEVATIONS
SECTION DOCUMENTS (PERMIT SET)
DOCUMENTS ADDITIONS (PERMIT SET)

09.30.2021

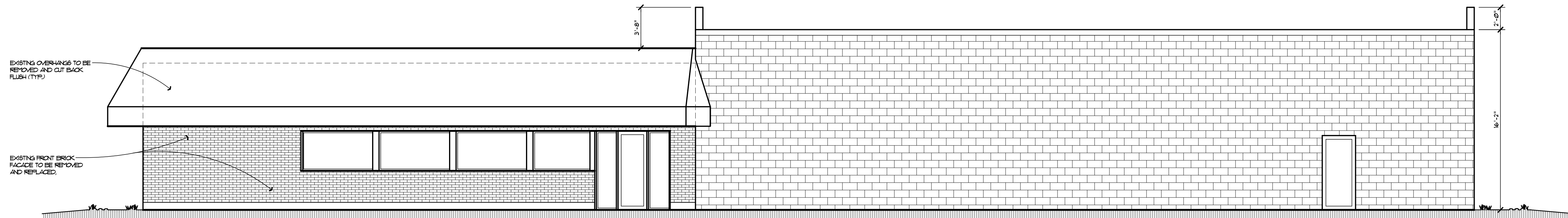
09.30.2021

09.30.2021

210343
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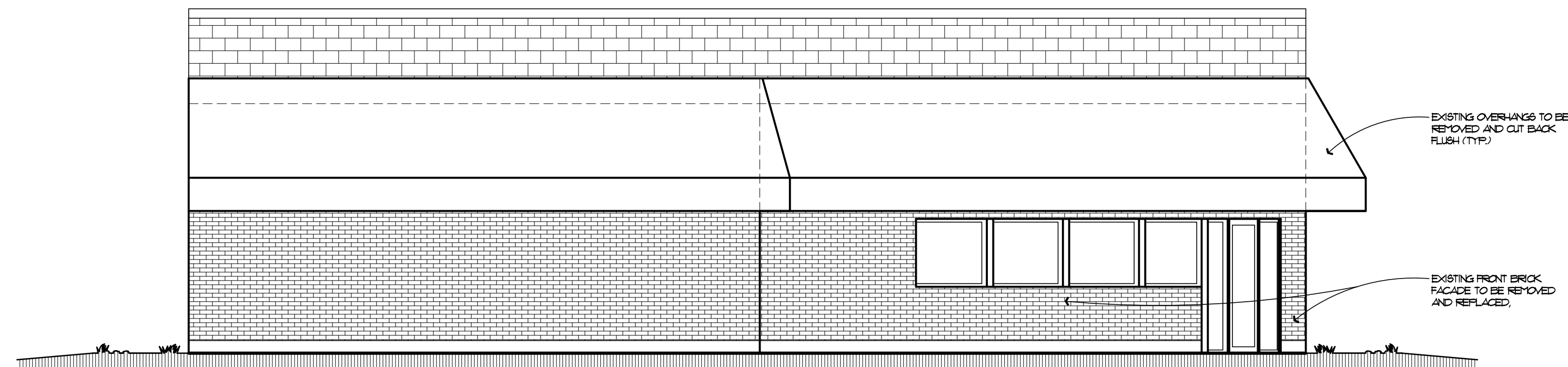
A1 5
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(Of)



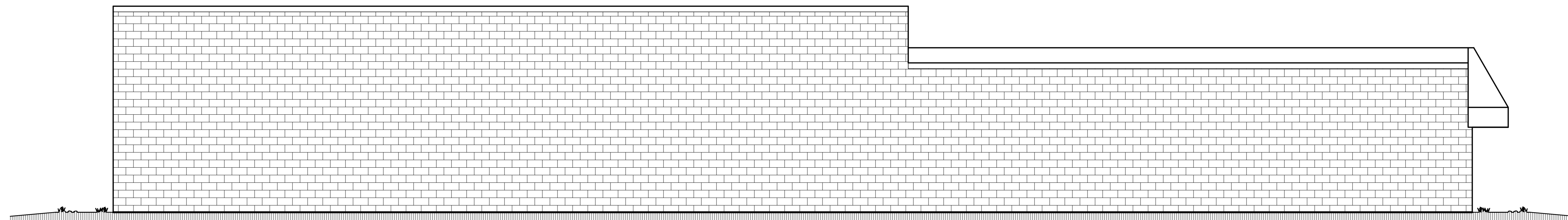
AS-BUILT EAST ELEVATION

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



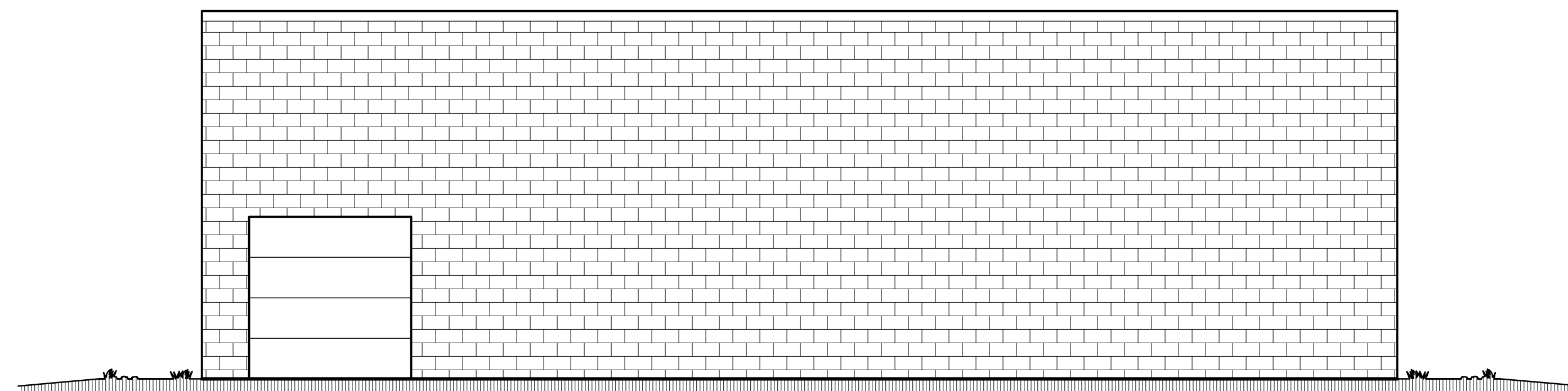
AS-BUILT SOUTH ELEVATION

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



AS-BUILT WEST ELEVATION

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



AS-BUILT NORTH ELEVATION

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

2:13

Architectural Design & Planning, LLC
810.278.6344 - 213designworks.com

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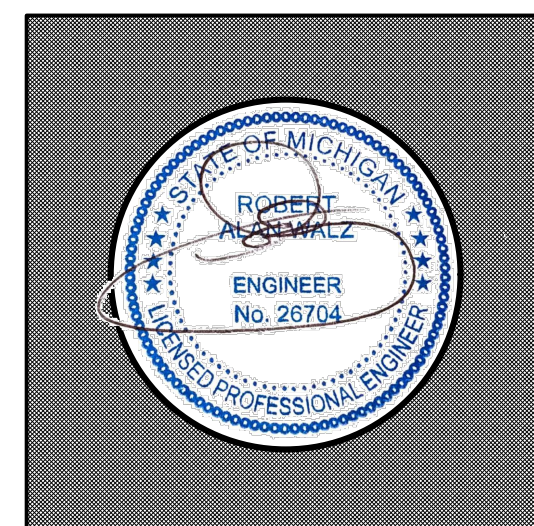
[PROJECT CONTRACTOR]

N/a

[PROJECT ENGINEER]

Robert A. Walz Structural Engineering

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Shelby Township, MI 48315
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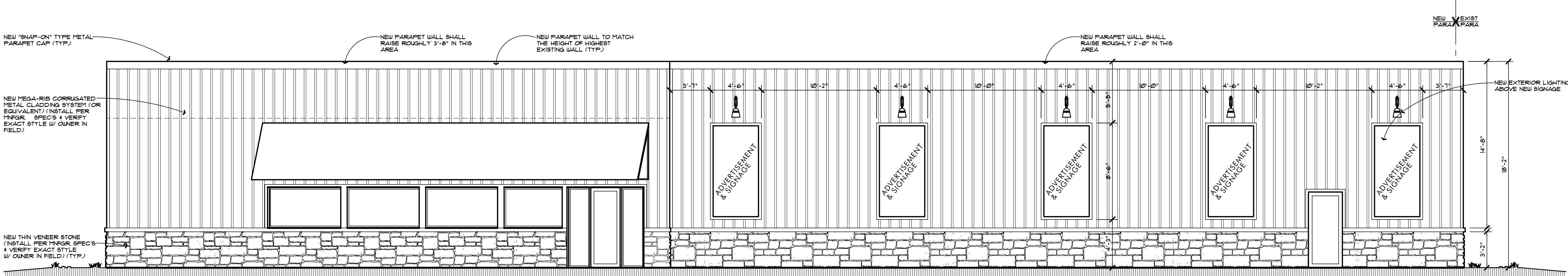


	O.p.01 PRELIMINARY ELEVATIONS	O.p.02 CONSTRUCTION DOCUMENTS (PERMIT SET)	O.p.03 CONSTRUCTION DOCUMENTS ADDITIONS (PERMIT SET)
09-30-2021			
06-16-2022			
09-20-2024			

210343

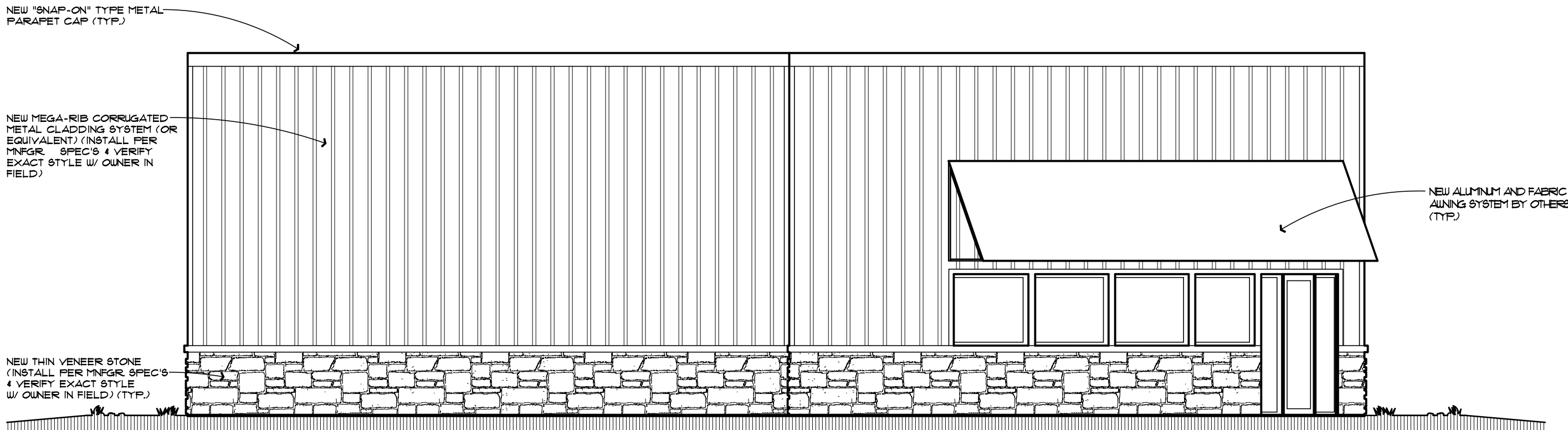
(project number)

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(Sheet Number)	(Of)



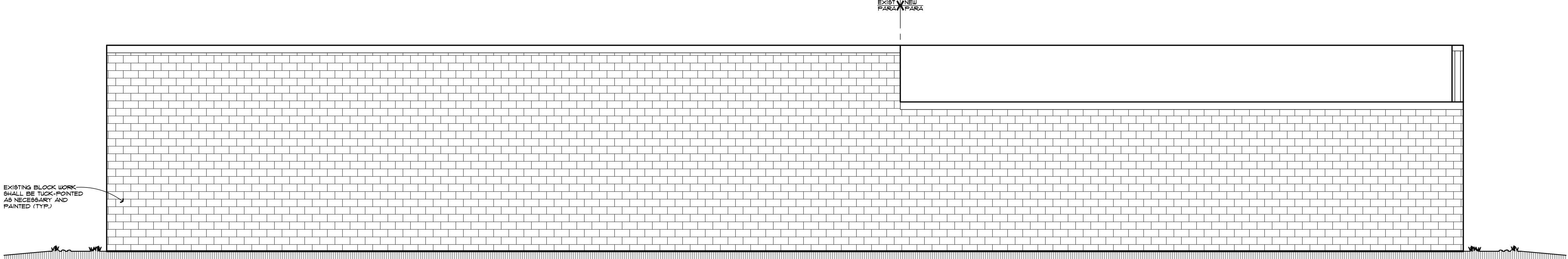
PROPOSED EAST ELEVATION

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



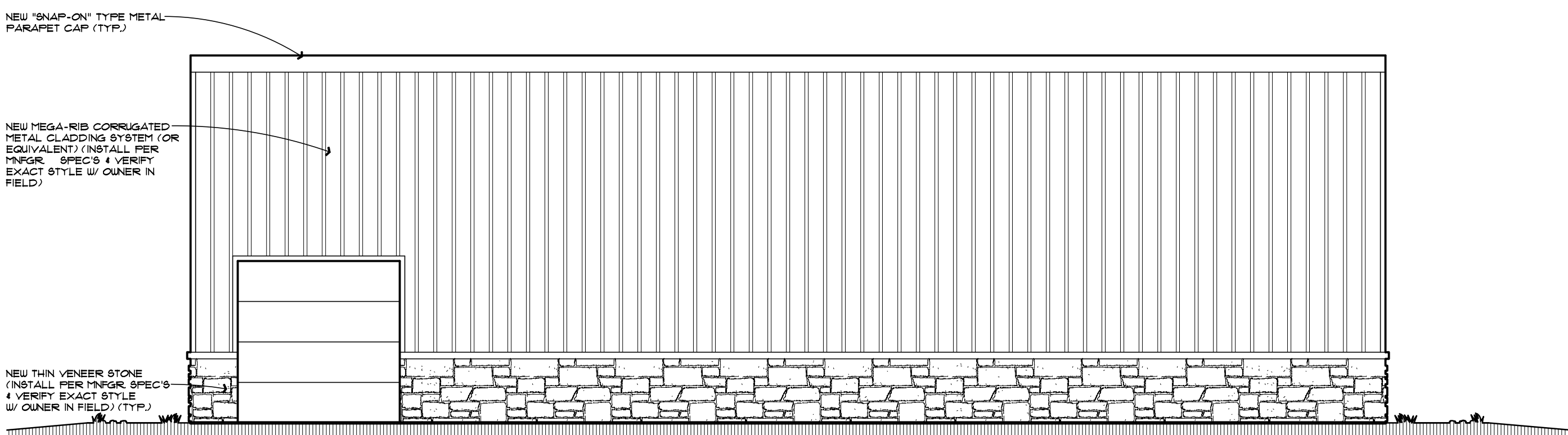
PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

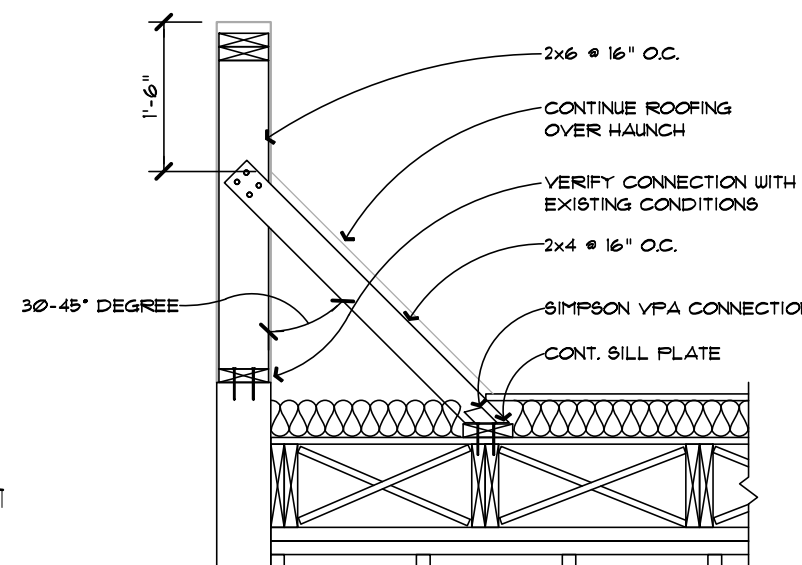
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATION

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

EXIST. NEW
PARA. PARA.



PARAPET SUPPORT DETAIL

SCALE: 3/4" = 1'-0"

- #### MASONRY SPECIFICATIONS:
1. MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-R-10 AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-R-10). CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 GRADE N TYPE (FOR SOLID CONCRETE MASONRY UNITS AND ASTM C-90 GRADE N TYPE (FOR SOLID CONCRETE MASONRY UNITS. BRICK SHALL MEET THE LATEST REVISIONS OF ASTM C-90 GRADE N).
 2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II, MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
 3. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.
 4. EXPANSION JOINTS FOR CONCRETE MASONRY SHALL BE PLACED AT 20' TO 30' O.C. MAXIMUM.
 5. CONTROL JOINTS FOR CONCRETE MASONRY SHALL BE PLACED AT 24' O.C. MAXIMUM UNLESS NOTED OTHERWISE (UNO.).
 6. CONCRETE BLOCK SHALL HAVE FOUR (4) OR EQUIVALENT TUBS-TYPE HORIZONTAL REINFORCING INSTALLED AT EVERY OTHER COURSE HORIZONTAL REINFORCING SHALL BE 4 GA. WIRE WITH AN ALLOWED COATING UNLESS NOTED OTHERWISE. SHALL WITH VERTICAL REINFORCING SHALL HAVE ONLY 1 LADDER TYPE REINFORCING. 20 NO. EXTENDING HORIZONTAL REINFORCING THROUGH CONTROL JOINTS.
 7. INSTALL VERTICAL REINFORCING (AS NOTED ON PLANS) IN THE CENTER OF BLOCK COURSE AND ABOUT IN MIDDLE OF FOUR FOOT HEIGHTS. REINFORCING STEEL SHALL BE ASTM A-601 GRADE 60. LAP AND TIE BARS SHALL BE PLACED IN ACCORDANCE WITH ACI 530-R-10 SECTION 10.5.2.1.
 8. BRICK WORK SHALL HAVE PROPER TIES TO THE STRUCTURE. FLASHING, WEATHERS, ETC. IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA.
 9. THE MASONRY CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF TEMPORARY BRACING AND FALSEWORK REQUIRED TO WITHSTAND WIND LOADS AND TEMPORARY CONSTRUCTION LOADS. WORK PERFORMED SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
 10. STEEL BEARING BEARINGS ON MASONRY WALLS SHALL HAVE A 1/2" X 1/2" X 3/8" BEARING PLATE WITH TWO (2) DIAMETER X 8" LONG HEADED STUDS UNO. THE TOP THREE COURSES OF BLOCK BELOW THE BEARING SHALL BE GROUTED SOLID. STEEL UNTIL SUPPORTING MASONRY FROM THE BOTTOM FLANGE SHALL HAVE A CONTINUOUS 3/4" STEEL PLATE WELDED TO THE BOTTOM FLANGE AS REQUIRED.
 11. PRECAST MASONRY LINTELS BEARING ON MASONRY SHALL HAVE 8" MINIMUM BEARING AT EACH END.

- #### CONCRETE SPECIFICATIONS:
1. CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 308.1 LATEST EDITION. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS.
 2. CONCRETE SHALL HAVE A MINIMUM OF 5,000 PSI, 28 DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE (UNO.). 10% OF CEMENT PER GROSS VOLUME SHALL BE AIR ENTRAINMENT. WATER-REDUCING ADJUTANT NOT TO EXCEED 8% SHALL BE USED. TOLERANCE SHALL HAVE 28 DAY COMPRESSIVE STRENGTH AND 4% AIR ENTRAINMENT.
 3. THE USE OF ADDITIVES SUCH AS FLY ASH OR CALCIUM CHLORIDE IS NOT ALLOWED WITHOUT PRIOR REVIEW FROM THE ENGINEER.
 4. THE CONCRETE CONTRACTOR SHALL SUBMIT THE DESIGN MIX OF EACH TYPE FOR REVIEW BY THE ENGINEER AND ARCHITECT PRIOR TO PLACEMENT.
- #### REINFORCING STEEL SPECIFICATIONS:
1. REINFORCING BARS, COUPLERS, AND TIES SHALL CONFORM WITH ASTM A-601 GRADE 60 REQUIREMENTS AND SHALL BE FREE OF RUST, DIRT AND MUD.
 2. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185 AND BE POSITIONED AT THE MID HEIGHT OF SLABS UNO.
 3. REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE SUFFICIENTLY AHEAD OF PLACING OF CONCRETE TO ALLOW INSPECTION AND CONNECTION, IF NECESSARY, WITHOUT DELAYING THE CONCRETE PLACEMENT.
 4. EXTEND REINFORCING BARS A MINIMUM OF 36" AROUND CORNERS AND LAP BARS AT SPACES A MINIMUM OF 36" UNO.
 5. WELDING OF REINFORCING STEEL IS NOT ALLOWED.

- #### SOIL BEARING REQUIREMENTS:
1. ALL TOP SOIL ORGANIC AND VEGETATIVE MATERIAL SHOULD BE REMOVED PRIOR TO CONSTRUCTION. ANY REQUIRED FILL SHALL BE CLEAN, GRANULAR MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
 2. FOUNDATIONS BEARING ON EXISTING SOILS ARE DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. THE ENGINEER ARCHITECT SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING OR BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED ITEMS.

- #### TEMP. CONSTRUCTION SHORING:
1. ROBERT WALTZ AND 2103 DESIGNWORKS, ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING AND SHORING OR THE MEANS AND METHODS REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF BOTH TEMPORARY SHORING AND BRACING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE STRUCTURAL MEMBERS INDICATED ON THESE DRAWINGS ARE NOT SELF-BRACING AND SHALL BE CONSIDERED UNSTABLE UNTIL ATTACHED TO THE COMPLETED STRUCTURE AS INDICATED BY THESE DRAWINGS AND BRACING. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING OR BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED ITEMS.

STRUCTURAL DESIGN LOADS:			
BUILDING CLASSIFICATION II			
FLOOR LOADS:			
LIVE LOAD	50 PSF	OFFICE AREAS	
	100 PSF	STAIRWAYS AND CORRIDORS	
	125 PSF	LIGHT STORAGE	
DEAD LOAD	25 PSF	METAL FRAMED DECKING AREAS	
ROOF LOADS:			
LIVE LOAD	25 PSF	GROUND SNOW LOAD	
	40 PSF	DRIFT SURCHARGE AGAINST BUILDING	
	N/A	RAIN AND PONDS	
DEAD LOAD	20 PSF	METAL ROOF	
WIND LOADS:			
BASIC WIND SPEED = 90 MPH			
EXPOSURE B			
TYPICAL WIND DESIGN PRESSURE = 16 PSF			
BASIC STRUCTURAL SYSTEM = MASONRY WALLS			
EARTHQUAKE LOADS			
SDS = .10			
SD1 = .04			
SEISMIC BUILDING CLASS = GROUP I			
SEISMIC DESIGN CATEGORY = A			
SITE CLASS D (AVERAGE SOIL IN TOP 100')			
BASIC STRUCTURAL SYSTEM = MASONRY WALLS			
R = 6			
CS = .05			
V = 1 KIPS			
WIND GOVERNS LATERAL DESIGN			
DEFLECTION REQUIREMENTS:			
ROOF: L/80 OF THE SPAN UNDER A TOTAL ROOF DESIGN LOAD			

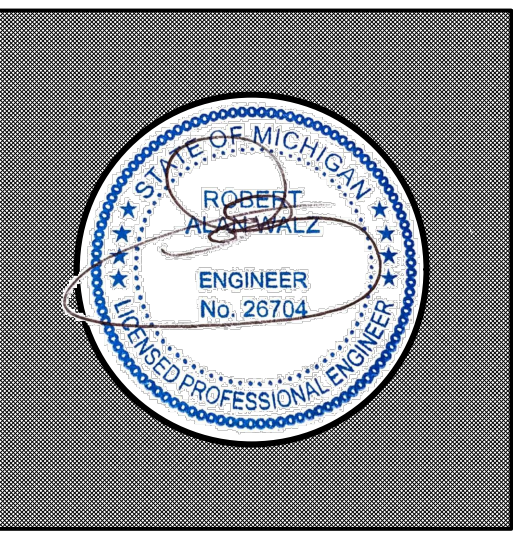
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- #### STRUCTURAL STEEL SPECIFICATIONS:
1. STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. ARE TO BE ASTM A-502 (UNO.) DESIGNED AND CONSTRUCTED PER THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND THE LATEST EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION".
 2. STEEL PIPE COLUMNS SHALL BE ASTM A-501, FY=36 KSI. STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B, FY=46 KSI.
 3. WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST AISC D11 SPECIFICATIONS FOR WELDING IN BUILDING CONSTRUCTION, AND SHALL UTILIZE E70XX ELECTRODES UNLESS NOTED OTHERWISE.
 4. BOLTED CONNECTIONS SHALL UTILIZE ASTM A-325 BOLTS TIGHTENED TO A "TIGHT" CONDITION (UNO.).
 5. THE STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY 2103 DESIGNWORKS AND ROBERT WALTZ PRIOR TO FABRICATION. ALLOW WORKING DAYS MINIMUM FOR EACH STAGE OF THE REVIEW PROCESS. TWO COPIES OF THE APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. ONE SHALL BE RETAINED FOR SITE RECORDS AND THE OTHER SHALL BE PROVIDED TO THE BUILDER TO BE RETAINED AT THE SITE FOR INSPECTION PURPOSES.
 6. THE STEEL ERECTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF TEMPORARY GUYS, BRACES, FALSEWORK, CRIBBING AND OTHER ELEMENTS REQUIRED FOR THE SAFE AND PROPER INSTALLATION OF ALL BUILDING ELEMENTS UNTIL THE STRUCTURE IS PERMANENTLY BRACED. THE FABRICATOR AND ERECTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REQUIREMENTS.
 7. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR OTHER JOB SITE CONDITIONS.
 8. VERIFY THE EXACT SIZE AND LOCATION OF FLOOR AND ROOF OPENINGS WITH MECHANICAL CONTRACTOR IF REQUIRED.
 9. VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
 10. ALL METAL DECK AND ITS INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

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[PROJECT INFORMATION]
[LOCATION]
32925 Groesbeck Hwy.
Fraser, MI 48026
[PROJECT CONTACT/TRACTOR]
N/a

[PROJECT ENGINEER]
Robert A. Walz Structural Engineering
14899 Towering Oaks Drive
Shelby Township, MI 48315
586.770.6814



09.30.2021	01.01 PRELIMINARY ELEVATIONS
06.16.2022	01.02 CONSTRUCTION DOCUMENTS (PERMIT SET)
09.20.2024	01.03 CONSTRUCTION DOCUMENTS ADDITIONS (PERMIT SET)

210343
(project number)

A5 5
(Sheet Number) (Of)



City of Fraser

CENTENNIAL COMMUNITY

CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

MAYOR
Michael Lesich
MAYOR PRO-TEM
Dana Sutherland
COUNCIL
Amy Baranski
Patrick O'Dell
Kenny Perry, Jr.
Patrice Sutherland
Sherry Stein

To: Planning Commission

Date: 10/27/2024

From: Deputy Clerk Greenia

Re: Interview of Candidates

The City of Fraser Planning Commission consists of seven (7) members who are registered electors of the City. Currently members JoAnne Barr, Renee Meyer and Randy Warunek have terms that are set to expire on December 31, 2024.

I have reached out to all of them and they have very generously agreed to continue to serve the City of Fraser in the capacity of Planning Commission Member(s).

In following with the City of Fraser's process for (re)appointing Board and/or Commission members, the body itself conducts interviews and then either recommends appointment of those candidates to City Council or not.

Tonight, the Planning Commission will interview JoAnne Barr, Renee Meyer and Randy Warunek, or in this case you may just decide to recommend her to City Council for reappointment. The terms are for three (3) years.

If you decide to recommend their reappointments to City Council, I will need a motion to recommend re-appointment of JoAnne Barr, Renee Meyer and Randy Warunek to the City of Fraser Planning Commission noting that their term end date would be December 31, 2027.

APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS

APPLICATION MAY BE SUBJECT TO PUBLIC VIEW

City of Fraser
33000 Garfield Road
Fraser, Michigan

LAST NAME	FIRST NAME	MIDDLE INITIAL		
Meyer	Renee	M		
ADDRESS (number & street)				
[REDACTED]				
CITY	STATE	ZIP CODE	HOME PHONE	CELL PHONE
Fraser	MI.	48026	([REDACTED]	
NAME OF BOARD/COMMISSION APPLYING FOR				
Planning Commission Board				
REASON FOR INTEREST IN THIS BOARD (please list activities & special qualifications)				
1.) I have extensive knowledge of with different project types: retail, commercial, industrial, instutional and residential. 2). Ability to read and comprehend Architectural Floor Plans & Site Plans. 3). Prepared Architectural Floor & Site Plans, Landscape Plan and coordinating drawings with Civil Engineer to submit drawings to the various municipalities for Zoning Board of Appeals and Planning Department Approval. 4.) Extensive knowledge of the Michigan Building Code.				
EDUCATION (please list schools, diplomas, degrees, professional certificates, etc.)				
Bachelor of Architecture University of Detroit 1990 Detroit MI., Citizen Planner Program Certicate April 2024.				
CURRENT EMPLOYMENT				
COMPANY NAME		YOUR TITLE/POSITION		
Stucky Vitale Architect		Architectural Professional		
COMPANY ADDRESS (number & street)				
27172 Woodward Avenue				
CITY	STATE	ZIP CODE	OFFICE PHONE	PAGER

Royal Oak	MI.	48067	(248) 546-6700	extension 111
PLEASE LIST YOUR RESPONSIBILITIES				
1.) Design Development Phase: Reviewed Planning & Zoning Code Evaluation for the submittal to the municipalities for Zoning board of Appeals and Site Plan Submittal. 2). Construction Document & Specification Phase: Prepared Architectural Drawings for Permit/Bidding Submittals, Coordinated Architectural Drawings with Civil, Structural & M.E.P. Drawings, Prepared Specification Sheets for Permit/Bidding Submittal. 3). Prepared RFI, attended client review meetings, Reviewed shop drawings, Attended construction site to prepare punch list items for completion of construction project.				

PLEASE ATTACH YOUR RESUME TO THIS APPLICATION

Rev 7-2015

Received by _____ Date _____

Renee M. Meyer



[REDACTED] Fraser MI. 48026

Fraser Resident for 58 years

E-mail: **[REDACTED]**

PLANNING COMMISSION BOARD APPLICANT

- Extensive Auto CAD Operator experience.
- Wide experience in different project types: churches, retail, commercial, industrial, institutional, and residential.
- Extensive knowledge in all phases of a construction project: design development, construction documents, specification manuals, and construction administration.
- Ability to read and comprehend Architectural Floor Plans and Site Plans.
- Member of the Fraser Planning Commission April 2021 to Present
- Citizen Planner Program Certificate April 2024.

DESIGN DEVELOPMENT PHASE:

- Planning, zoning and code evaluations of project needs.
- Preparing preliminary and design development documents for submittal to various municipalities for zoning board of appeals and planning department approval.
- Preparing architectural site plans, landscape plans, and coordinating drawings with civil engineer for site plan submittal.

CONSTRUCTION DOCUMENTS AND SPECIFICATION MANUAL PHASE:

- Prepared architectural drawings: demolition and proposed plans, furniture plans, exterior and interior elevations, doors, windows, room finishes and building signage schedules, plan details and wall types for submittal for Bidding and Permit Submittal Approval.
- Prepared structural drawings: foundations, roof & mezzanine framing plans, sections and details.
- Coordinated mechanical, plumbing and electrical drawings with the architectural drawings.
- Prepared specification manual using the CSI Master Format for Bidding and Permit Submittal Approval.
- Extensive knowledge of the Michigan Building Code.

CONSTRUCTION ADMINISTRATION PHASE:

- Prepared RFI's, change orders, addendums, bulletins and scope of work for subcontractor's bidding projects, (the scope of work was included in the subcontractor's contracts)
- Attended client review meetings, bid walk thru and job site meetings to deal with any questions or problems that arose.
- Reviewed and approved shop drawings and contractor's applications for payment.
- Procured products for construction projects.
- Attended job site meeting at the end of the construction project to prepare punch list items that General Contractor must finish or repair to meet the requirements of the drawings and specifications.
- Prepared As-Built drawings of the construction drawings after the projects were completed.

EMPLOYMENT HISTORY

Architectural Professional 09/2019-Present	Stucky Vitale Architects, Royal Oak, MI.
Cad Operator 10/2017-08/2019 (Contract Employee)	SBW Architects LLC, Clinton Twp. MI.
Architectural Auto Cad Operator: 07/2015-03/2016	DesRosiers Architects, Bloomfield Hills, MI.
Project Architect: 07/2014-07/2015 (Contract Employee)	Carnovale Associates, Birmingham MI.
Cad Operator: 07/2013-05/2014 (Contract Employee)	Sauriol Bohde Wagner Architects & Associates Inc., Macomb MI.
Cad Operator: 07/2012-05/2013	Lehner Findlan Associates, Clinton Twp. MI.
Cad Operator: 05/2012-06/2012 (Contract Employee)	Stephen Ternullo & Associates, Inc., Clinton Twp., MI.
Cad Operator: 08/2011-11/2011 (Contract Employee)	Nudell Architect, Farmington Hills, MI.
Cad Operator: 08/1989-06/2011	Quinlan Associates, St. Clair Shores, MI.

EDUCATION

Bachelor of Architecture	University of Detroit, May 1990 Detroit, MI.
Citizen Planner Program Certificate	Macomb County April 2024

VOLUNTEER WORK:

- Volunteered with other Fraser High School Drafting Students to field measure the Baumgartner House on Masonic and Kelly Road in order to produce Drawings drawn by Mr. Maurice Sauriol for the purpose of placing the Baumgartner House on the Historical Registry.
- Volunteer Gardner St. Margaret of Scotland, St. Clair Shores, MI.
- Active member of the St. Margaret's Women's Club St. Clair Shores MI., President in 2011-2012.

WORK PROJECTS OF NOTE IN THE CITY OF FRASER

- Prepared Construction Documents, Specification Book, Reviewed Shop Drawings and Contractor's Application for Payment for the City of Fraser Senior Citizen Activity Center New Build in 1992-1993 (Quinlan Associates).
- Reviewed Shop Drawings and Contractor's Application for Payment for the City of Fraser Senior Housing Project 15 Mile Road 1993 (Quinlan Associates).
- Prepared Construction Documents for the Hanover Grove Renovations at 15750 Sabre Lane (Quinlan Associates).
- Prepared Construction Documents for the US Manufacturing Office Building at 17717 Masonic Rd. (currently the Emergency Medicine Specialist) (Quinlan Associates).

- Prepared Construction Documents for the addition to the Faurecia Interior Systems 17801 14 Mile Road (Quinlan Associates).
- Prepared Construction Drawing for the National Coney Island 34729 Utica Rd. (Stucky Vitale Architects).

Joanne Barr

EDUCATION

Michigan State University: Juris Doctor Magna Cum Laude

Wayne State University Bachelor Degree (Honors)

Macomb Community College Associate Degree

LAW SCHOOL ACTIVITIES

President American Trial Lawyers Student Chapter

President Michigan Trial Lawyers Student Chapter

First Federal Bank Mortgage Closer

Federal Court Internship

Wayne County Prosecutor Office

HONORS:

Lifetime Member National Dean's List

Lifetime Member National Registry Who's Who

Golden Key National Honor Society

Chosen "Woman of Tomorrow" by Mich. Woman Magazine

Alumni Achievement Award by Wayne State Univ.

FORMER ACTIVITIES

Mi Task Force on Long Term Care-appointed by Governor

Chairperson Campaign for Quality Care for nursing homes

MI Assoc of District Court Magistrates

Macomb County Crisis Center Volunteer

Parish Council St. Ronald's Church

Board of Directors Child Guidance Center

Board of Directors Shepard House Mission

Board of Directors Traffic Safety Assoc.

MAGISTRATE 39th DISTRICT COURT - 1992 to 1999

Combined court with law practice

PRACTICED LAW IN FOLLOWING COURTS:

Wayne County Federal Court, Circuit Court, and every District Court (including Grosse Pointe and Grosse Isle); Courts in Counties of Macomb, Oakland, St. Clair, Wastewaw, Lapeer, and Eaton.



Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: Driveway Expansion and Lot Coverage
DATE: October 21, 2024

This memo outlines different approaches to residential driveway provisions for Planning Commission review. We are looking for direction on which approach you would like to take. We will return to the next PC meeting to share draft ordinance amendments based on your direction. We will need to research the existing conditions and best practices for formalize any dimensional recommendations.

FRASER, 1996

Below is the existing ordinance which does not allow for driveways in the front or side yard unless its to access required parking areas (side entry garage, detached garage, or side or rear required parking space). Required parking for single-unit dwellings is two-spaces.

Sec. 32-92(10)

Residential off-street parking spaces for one and two-family uses shall consist of a parking strip, driveway, garage, carport, or combination thereof, and shall be located on the premises they are designated to serve. Parking shall be restricted to paved areas. Paved areas shall not be permitted in any required side yard or any required front yard (except the driveway located in the front yard) unless it is necessary to provide access to a side entry garage, detached garage, or side or rear required parking space(s). Horseshoe drives may not be used to satisfy the parking requirements.

EASTPOINTE, 2023

Eastpointe's zoning ordinance has a set area requirement that is standardized regardless of parking configuration. We note that we would likely have to set a minimum for if a residence had no garage or carport, as this ordinance does not clarify that.

Sec. 8.01(I): Residential Parking.

- 1) Parking may consist of a parking strip, parking bay, driveway, garage, or combination thereof that consists of asphalt or concrete. Driveways cannot be wider than 3-feet on either side of the opening of the garage door(s) or carport opening.
- 2) Parking is prohibited on lawn areas.

(Planner note: The ordinance also includes a provision regarding storage of commercially licensed vehicles in the residential parking section, but it would not be applicable for our purposes in considering changing the residential driveway requirements. For this reason, this section was not included)

MADISON HEIGHTS, 2024



Madison Heights differentiates the area maximums by where the driveway leads. We would likely need to remove the types of driveways that Fraser does not permit, such as circular driveways. Additionally, note that Madison Heights allows a parking pad, which may be a provision we would consider adding.

Sec. 7.03.10.C: DRIVEWAYS

(1) Minimum driveway width at the right-of-way line: 9 feet.

(2) All driveways or approaches within the public right-of-way shall be paved with concrete and all other driveways shall be paved with asphalt or concrete.

(3) Driveways shall be set back a minimum of one (1) foot from side and rear lot lines, except in cases where the driveway is accessed from a rear alley or where a driveway is shared between two or more properties. Driveways shall not be permitted within the front yard, except as permitted within this Section.

(4) **Driveways leading to an Attached Garage:** A driveway providing access to an attached garage shall be no wider than 20 feet at the front or street side lot line but may taper to the width of the garage door opening beginning at a distance of 5 feet from the property line adjacent to the street. However, in no case shall any part of the driveway exceed the width of the garage door, except where an additional parking pad is permitted, below.

(5) **Driveways leading to a Detached Garage:** A driveway that provides access to a detached garage shall be no wider than twelve (12) feet in width at the property line but may taper to the width of the garage in the side and rear yard. However, in no case shall any part of the driveway exceed the width of the garage, except where an additional parking pad is permitted, below.

On a corner property, a driveway leading to a detached garage facing a side street shall be no wider than 20 feet at the side street property line but may taper to the width of the garage door opening at a distance of 5 feet from the side street property line. However, in no case shall any part of the driveway exceed the width of the garage, except where an additional parking pad is permitted, below.

(6) **Driveways on Properties without a Garage:** Where no garage exists, a driveway shall be no wider than twelve (12) feet in width at the property line but may taper to a maximum of twenty (20) feet in the side and rear yard.

(7) **Circular Driveways:** A circular driveway with two approaches on the same street, or one per street on a corner lot, is permitted on parcels containing 200 feet or more of combined lot width.

(8) **Ribbon Driveways:** Ribbon driveways are permitted for residential driveways, subject to the same dimensions and paving standards for standard driveways. Individual ribbons shall only be permitted within the boundary of the lot and shall not be less than eighteen (18) inches or more than thirty (30) inches wide.

(9) **Additional Parking Pad:** One (1) additional parking pad for parking and turnarounds, no greater than 18 x 20 feet, is permitted adjacent to a permitted driveway within a side or rear yard. Parking pads shall be set back a minimum of one (1) foot from side and rear property lines.

For properties fronting an arterial or collector street, as denoted within the Master Plan, one (1) parking pad, no greater than 18 x 20 feet, may be located within a required front or street side yard setback to allow for safe vehicular turnaround. Such parking pad shall be screened from the abutting street with plant materials or an alternative screening method approved by the Planning and Zoning Administrator, and shall be set back a minimum of five (5) feet from the street right-of-way line.



CENTER LINE, 2016

Center Line is similar to Fraser's current ordinance, but it specifies that there is a maximum lot coverage for driveways in the front yard.

Sec. 601(3)

(3) Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Article VIII, General Provisions, of this ordinance.

(a) Parking of vehicles in a front yard area is prohibited, except in a driveway.

(b) There shall be no more than one driveway per residential dwelling. Said driveway shall constitute a contiguous area, and be surfaced as required by the city.

(c) No horseshoe shape driveway shall be constructed on any lot having a width of less than 60 feet, a front yard depth of less than 35 feet, and a front yard area of less than 2,100 square feet. No driveway located in a front yard shall occupy more than 50 percent of the front yard area.

ADDITIONAL CONSIDERATIONS

Lot Coverage Sec. 32-3

Currently the ordinance defines lot coverage as the following:

Lot coverage. The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures.

We recommend amending this to include all impervious area as well, so that decks, patios, walkways, and driveways are included in the lot coverage calculations.

For reference, below are the residential lot coverages.

Zoning District	Lot Coverage
RL	25%
RM	30%
RH	N/A (separation standards enforced)



Monthly Planning & Zoning Report

For October 2024

McKenna provides day-to-day assistance to the City, applicants, and the public regarding zoning, planning and economic development matters.

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the City, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active developments; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP21-08 34400 Utica Hockeyland Outlot SLU 24-01	Site plan approval with conditions granted on August 4, 2021.	Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits. Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval. Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement. Construction underway. Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements. SLU modification approved at March 6, 2024 PC Meeting. Big Boy / Hockeyland management met with City (building, planning, engineering, legal) and has submitted a plan to complete all outstanding items by September 30, 2024. Big Boy / Hockeyland met with City in October to discuss outstanding items.
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Public hearing at the January 3, 2024 Planning Commission Meeting. Planning Commission recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting. Sheetz to return after conditional rezoning agreement is drafted.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council to hold public hearing October 30, 2024.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
ZBA 24-01 31253 Utica Road Sunbelt Rentals	Request for front parking setback, as well as front fence setback and front setback for a storage area.	The variance request granted at the May 2, 2024 ZBA meeting. The site plan will be conditionally approved at the July 15, 2024 PC meeting. A variance will be reviewed at the August 15 ZBA meeting. This variance is part of the conditional site plan approval. Applicant is in engineering review.
SP 23-04 34575 Commerce Road Drivergent	Request for site plan approval to store buses outdoors.	Planning Commission tabled the request at the May 1, 2024 meeting until the applicant obtains all necessary variances and provides revisions to the site plan. Applicant indicated they are wanting to move their business, so will not be seeking approvals for the outdoor storage. Applicant is currently in litigation.
ZBA 24-04 34835 Utica Road SP 24-05 34835 Utica Road Meijer	Request for reduction of off-street parking spaces.	The variance for a parking reduction to 999 spaces was granted at the September 5, 2024 ZBA meeting. The Meijer site plan amendment to reduce the parking required was approved at the October 2, 2024 Planning Commission Meeting.
SP 24-04 34625 Utica Road SLU24-02 34625 Utica Road Mister Car Wash	Request for site plan approval for new car wash. Request for special land use for open air business (outdoor vacuums).	Planning Commission will hold the public hearing and review the site plan and special land use at the November 6, 2024 meeting.
SP 24-06 32925 Groesbeck Hwy Fraser Optical	Request for exterior façade with materials other than brick or stone.	Planning Commission will proposed façade change at the November 6, 2024 meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
ZBA 24-06 33420 Utica Road Use Variance for multiplex development	Request for a use variance to construct a multiplex development in the RM district.	The Zoning Board of Appeals will review the application at the November 7, 2024 meeting.

LOOKING FORWARD

- Sign Ordinance (Potential adoption in October)
- Full Zoning Ordinance Rewrite (End of 2025 – Early 2026)

CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your City of Fraser team at:

- Lauren Sayre (lsayre@mcka.com)
- Alicia Warren (awarren@mcka.com)