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CITY CLERK

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City of Fraser

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Sherry Stein

**FRASER CITY COUNCIL AGENDA
SPECIAL MEETING
SENIOR ACTIVITY CENTER
34935 HIDDEN PINE DRIVE, FRASER, MI 48026
WEDNESDAY OCTOBER 30, 2024 - 6:00 P.M**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF COUNCIL MEMBERS**
- 4. APPROVAL OF AGENDA**
- 5. CITIZEN PARTICIPATION**
- 6. NEW BUSINESS**
 - a. Presentation – Sheetz Conditional Rezoning Application RZ23-02
 - b. Public Hearing– Sheetz Conditional Rezoning Application RZ23-02
 - c. Consideration of – Sheetz Conditional Rezoning Application RZ23-02
- 7. ADJOURNMENT**

THE CITY OF FRASER WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON FOUR DAYS NOTICE TO AUGUST GITSCHLAG, CITY CLERK AT (586) 293-3100. IT IS THE POLICY OF THE CITY OF FRASER THAT NO PERSON, ON THE BASIS OF RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, OR ANCESTRY, AGE, SEX, MARITAL STATUS, OR DISABILITY SHALL BE DISCRIMINATED AGAINST, EXCLUDED FROM PARTICIPATION, DENIED THE BENEFITS OF, OR OTHERWISE SUBJECTED TO DISCRIMINATION IN ANY PROGRAM OR ACTIVITY FOR WHICH IT IS RESPONSIBLE.



City of Fraser

Building & Code Enforcement Department

NOTICE OF CONDITIONAL REZONING PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser City Council will meet on **Wednesday, October 30, 2024** at 6:00 p.m. in the Fraser Senior Activity Center at 34935 Hidden Pine Drive, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

APPEAL #RZ 23-02

CONDITIONAL REZONING REQUEST / SHEETZ

BY REASON OF:

SECTION 32-261-F, PROVISIONS PERTAINING TO CHANGES AND AMMENDMENTS AND PURSUANT TO THE MICHIGAN ZONING ENABLING ACT, P.A. 110 OF 2006.

PURPOSE OF REQUEST:

TO CONDITIONALLY REZONE TWO PARCELS FROM COMMUNITY BUSINESS DISTRICT (CBD) TO COMMERCIAL GENERAL (CG) FOR THE PURPOSES OF CONSTRUCTING AND OPENING A 24-HR FAST FOOD AND GAS STATION BUSINESS. WITHIN THE CONDITIONAL REVIEW PROCESS, SPECIAL LAND USE REQUESTS AND VARIANCE REQUESTS MAY BE APPROVED OR DENIED BY CITY COUNCIL. THE FOLLOWING SPECIAL LAND USE REQUESTS FOR THE CG DISTRICT SHALL BE CONSIDERED DURING THE PUBLIC HEARING:

- FAST-FOOD RESTAURANTS (SECTION 32-135(2)e & 32-170)
- GASOLINE SERVICE STATIONS (SECTION 32-135(2)f & 32-172)
- TWENTY-FOUR HOUR OPERATIONS (SECTION 32-135(2)k & 32-190)

THE FOLLOWING REQUESTS FROM SPECIFIC SECTIONS OF THE ZONING ORDINANCE SHALL BE CONSIDERED DURING THE PUBLIC HEARING:

- FROM 32-190(b)(1): TO ALLOW A 24-HOUR OPERATION ON A PROPERTY CONTIGUOUS TO A RESIDENCE AND RESIDENTIAL DISTRICT.
- FROM SECTIONS 32-93(5)e AND 32-93(6)l TO ALLOW 62 PARKING SPACES WHEN 75 PARKING SPACES ARE REQUIRED, FOR A VARIANCE OF 13 PARKING SPACES.
- FROM SECTION 32-85(1)s TO ALLOW TWO (2) WALL SIGNS ON THE BUILDING OF 14.84 SQUARE FEET EACH, WHEN ONLY ONE (1) FRONT WALL SIGN IS PERMITTED.
- FROM SECTION 32-97 AND 32-131(i) PERMIT OFF-STREET LOADING OF FUEL AND OTHER MERCHANDISE IN THE FRONT YARD AS SHOWN ON THE CONDITIONAL REZONING PLANS.

PROPERTY IN QUESTION:

32981 (32971) & 32875 UTICA ROAD, FRASER MICHIGAN, 48026 (PIN: 14-06-226-028 & 14-06-226-029)

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 conditional rezoning 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.



Planning Review

TO: Fraser City Council
FROM: Lauren Sayre, AICP – City Planner
SUBJECT: 32981 & 32875 Utica Road (Sheetz) Conditional Rezoning – Planning Review
DATE: October 11, 2024

This review provides planning comments on the Conditional Rezoning Plan submitted October 10, 2024. Enclosed are the following items:

- Conditional Rezoning Request
- Conditional Rezoning Review – Additional Considerations
- Summary from the January 3, 2024 Planning Commission Meeting
- Summary of Major Changes Since Planning Commission Meeting
- Review of Requested Special Land Uses
- Review of Requested Variances
- Comments on the Conditional Rezoning Plan (dated 10/10/2024)



The Michigan Zoning Enabling Act (MZEA) provides that an owner of land may voluntarily offer, in writing, specific uses and development of the land as a condition to a rezoning of the land. These conditions must be voluntarily offered by the applicant and cannot be initiated by the City. However, the City is permitted to establish a time period for which the conditions apply to the land. Section 32-261(f)(5)(h) of the Fraser Zoning Ordinance (Zoning Ordinance) provides that the conditions expire two (2) years from the effective date of the conditional rezoning, unless extended by the City for good cause.

Below is the process for conditional rezonings.

- Planning Commission Recommendation (public hearing mandatory) - **January 3, 2024**
- Applicant drafts Conditional Rezoning Agreement (CRA) to the satisfaction of Fraser's legal team – **February-September 2024**
- Satisfactory CRA, including conditional rezoning plan, is considered by City Council (public hearing optional) - **October 30, 2024**

City Council has decided to hold a second public hearing when the conditional rezoning will be considered (October 30, 2024). Please also note that per Section 32-261(e), if 20% of the owners on either the frontage being altered, the frontage immediately behind it, or the frontage directly across from it object to the project, City Council needs 2/3 to approve the conditional rezoning. This would require 5 councilmembers to approve the conditional rezoning agreement rather than the simple majority of 4 councilmembers.

City Council also has the authority to approve or deny any special land uses or variances as part of the conditional rezoning.

If approved by the City Council, the zoning district classification and zoning map will be changed.



CONDITIONAL REZONING REVIEW – ADDITIONAL CONSIDERATIONS

The following section reviews the conditional rezoning request against best practices. While these considerations are not explicitly stated in the ordinance, they provide additional guidance on the potential impact of a rezoning.

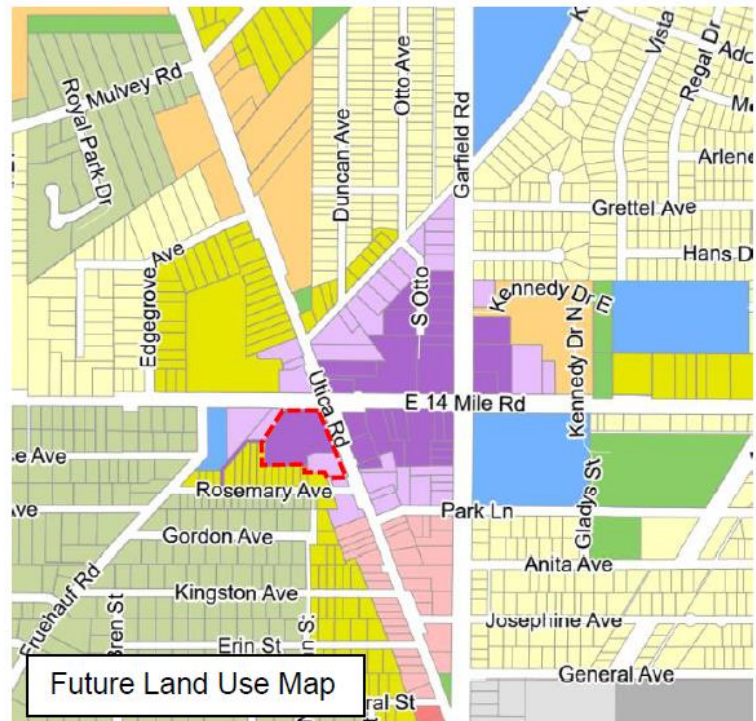
1. Consistency with Master Plan

The City of Fraser adopted its Master Plan in 2021. Rezoning requests should be consistent with the intent, goals, and future land use plan included in the Master Plan. The northern parcel is designated as Central Business District Core on the Future Land Use Map. The intent for this district is:

“... designed to encompass mixed uses to promote live/work/play elements in the City of Fraser. In mixed use areas, developments can include first-floor restaurants, offices, and businesses with upper floor dwelling units or businesses. The goal of this future land use category is to encourage walkability, livability, and economic growth in the CBD with a downtown-like feel.”

The southern parcel is designated as Central Business District Fringe, and the intent is as follows:

“The CBD Fringe areas are a new future land use designation designed to integrate single-use mixed use areas transitioning into the planned Downtown Core. For example, existing low-intensity commercial and residential sites located immediately adjacent to the CBD Core are planned for CBD Fringe. The primary purpose of this Future Land Use designation is to provide a practical and pragmatic transition of lower-intensity mixed uses (that tend to be automobile focused) into higher-intensity mixed-uses in the Downtown Core that, is planned for more pedestrian activity.”



LEGEND

Large Lot Single Family Residential	Central Business District Fringe
Small Lot Single Family Residential	Light Industrial
Transitional Residential	General Industrial
Multi-Family Residential	Public/Semi-Public
Neighborhood Commercial	Park/Open Space
General Commercial	Flex Corridor District Overlay
Central Business District Core	

While this project does improve walkability and offer pedestrian considerations such as picnic area and seating plaza, this use would not be considered low intensity. The Master Plan specifies low intensity uses, such as small retail, personal services, and offices, as appropriate uses for this land use designation.



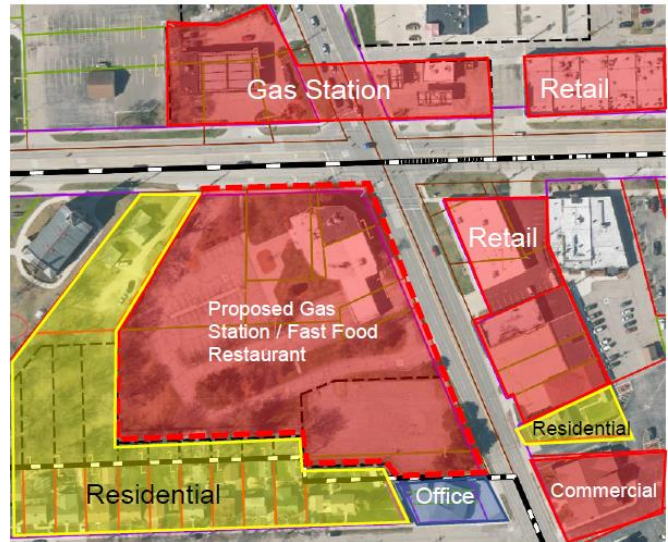
2. Adjacent Land Uses

The adjacent land uses are shown to the right.

While the site abuts residential, the current zoning district would also support commercial development. The proposed land use is consistent with adjacent land use patterns, but the current land use patterns do not align with the Master Plan.

3. Area and Surrounding Districts

Another consideration is the compatibility of the current and proposed zoning designations with surrounding designations. The parcels to the north and east are zoned CBD, as well as the parcel fronting Utica Road to the south and adjacent parcels in the northwest. The south and southwestern parcels are zoned RM, Residential Medium – One Family.



There are no CG parcels adjacent to or nearby the subject site. However, the current zoning would permit a gas station as a special land use, provided that it is developed on a site where a gas station existed as a lawful nonconforming use. It also should be noted that proposed rezoning would leave discontinuous CBD parcels to the south and west.

4. Economic Need and Development Potential

Determining if there is an identifiable public economic need for the rezoning is another factor that may help in determining whether to recommend approval or denial. Similarly, understanding if there is development potential under the existing zoning may also be helpful.

This site has been vacant for about 2 years. As discussed herein, the site was previously occupied by the State Bank of Fraser. Recently, the Fraser Public Library considered relocating to the site, but the renovation costs made the project economically unfeasible. While there have been issues with developing the site in the past, it should be noted that this is not attributable to the zoning designation, but rather the conditions on the site itself. The current building on the site is in the process of being demolished. The Conditional Rezoning Agreement specifies saving part of the building façade for the proposed pedestrian plaza area.



JANUARY 3 2024 PLANNING COMMISSION

At the regularly scheduled Planning Commission Meeting on January 3, 2024, the applicant, Sheetz presented their conditional rezoning application to the Commission for recommendation to City Council. During this meeting, the applicant presented their proposal, the City Planner gave her review, and a public hearing was held. During the public hearing, 24 members of the public commented, and concerns regarding traffic, environmental contamination, preservation of the bank building, the retention pond, and the hours of the proposed business (24 hours). There were a few phone calls received prior to the meeting in support of the project.

The Planning Commission voted unanimously to recommend denial of the conditional rezoning for the following reasons:

- **Planning Commission is concerned with the sustainability of the existing businesses surrounding the site;**
- **Concerns with the pond and the safety of the pond with the picnic area;**
- **Concerns with the request/allowing monument signs at the site just because there are other monument signs along that road in that area as well as the amount of signage they are asking for overall; It will have a negative impact on the residents in the surrounding areas;**
- **It goes against the Master Plan.**

SUMMARY OF MAJOR CHANGES SINCE PLANNING COMMISSION

This section highlights some of the more major changes to the conditional rezoning site plan from the plans submitted for the January 3, 2024 Planning Commission Meeting (plans dated 12/13/2023).

Item		12/13/2023	10/10/2024
Drive through		Included drive through.	Removed drive through.
Signage	Number of Signs	Included proposal for 2 free standing signs and 5 wall signs.	Included 2 wall signs and 1 free standing sign.
	Sign Setback	Included variance request for 52 ft front setback for the 2 free standing signs.	1 free standing sign is compliant with 70 ft front setback.
	Canopy Signage	Includes signage on canopy.	Removes signage from canopy.
Driveway/Turning Movement		-	14 Mile Road entrance includes median to separate incoming and outgoing traffic. This entrance will be right turn in, right turn out only.
Landscaping		Screening (41 trees) Parking lot (14 trees) Frontage (28 trees)	Screening (65 trees) Parking lot (11 trees) Frontage (24 trees)
Screening		Included 6 ft wood fence (western lot line).	Includes 6 ft masonry wall (western lot line).



SPECIAL LAND USE REVIEW

This section provides a review of the 3 requested special land uses the applicant is seeking as part of the conditional rezoning application. These uses are specified as special land uses in the CG, Commercial General District (Sec. 32-135(2). Sec. 32-261(f)(3)(e) specifies that City Council has the authority to consider, approve, or deny special land use approvals under the conditional rezoning. Below are the special land uses the applicant is seeking:

- Fast-food restaurants (Section 32-135(2)e & 32-170)
- Gasoline service stations (Section 32-135(2)f & 32-172)
- Twenty-four-hour operations (Section 32-135(2)k & 32-190)

Section 32-152 establishes the purpose and procedures for Fraser's special land use approval process. Typically, Planning Commission considers the following 8 standards to determine if the use will have a adverse impacts on the community. Planning staff has reviewed the requested special land uses in accordance with 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.**

Fast-Food Restaurant	Fast-food restaurants are not compatible with the CBD parcels that abut it. CBD is intended for retail goods and services. Currently the CBD does not reflect this intent in many areas, so a fast-food restaurant would be compatible with the current land uses, but not the intended land uses.
Gasoline Self-Service Station	While a gasoline self-service station is compatible with the adjacent land use, with two other gasoline self-service stations at the 14 Mile and Utica intersections, it is not compatible with the adjacent properties, being surrounded by residential and CBD parcels.
24-Hour Operations	24-hour operations may not be in harmony with the surrounding residential districts. It should be noted that the proposed development has taken the required screening measures to mitigate any potential noise or light impacts. It should also be noted, it is consistent with adjacent 24-hour uses (Speedway) that also abut residential uses.

- 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.**

Fast-Food Restaurant	The applicant has provided a traffic impact study (TIS). The results of this study indicate that the proposed store will generate a total of 116 new vehicle trips in the AM peak hour and 92 new vehicle trips in the PM peak hour. While the report states that the site intersections will operate at a level of service (LOS) D, which is normal operating with some delays and requires no geometric mitigations, this is only during the AM peak hour (pg. 67). The City Engineer did raise some concerns in his report, so we defer to engineering on if this project will make the area more hazardous. We also defer to engineering, as any new use will generate additional traffic, and Planning is unclear to whether this increase is typical.
Gasoline Self-Service Station	
24-Hour Operations	



- 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.

Fast-Food Restaurant	The site does not have a drive-through, so we do not anticipate any nuisance from the fast-food use.
Gasoline Self-Service Station	The site is designed to locate the more intensive uses (fuel stations) away from the adjacent residential parcels.
24-Hour Operations	It should be noted that the proposed development has taken the required screening measures to mitigate any potential noise or light impacts, but the 24-hour usage may be disruptive to adjacent property owners.

- 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.

Fast-Food Restaurant	We do not find that the use will unreasonably impact adjacent property value, but we do note that it may discourage the appropriate development within the CBD, as this use emphasizes vehicular traffic rather than prioritizing both pedestrian and vehicular movement.
Gasoline Self-Service Station	
24-Hour Operations	

- 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.

Fast-Food Restaurant	The proposed uses are currently harmonious with the physical and economic aspects of current surrounding businesses, but they are not harmonious with the intent of the zoning district or the intent of the Master Plan.
Gasoline Self-Service Station	
24-Hour Operations	

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

Fast-Food Restaurant	We find that the use would provide for the public convenience as it collocates gas, food service, and convenience store. Additionally, the 24-hour use would allow for patrons who work off hours, such as medical professionals or first responders, access to food and fuel services. Regarding the necessity of the use, Speedway is also open 24 hours and provides gas and convenience items, but not fast-food.
Gasoline Self-Service Station	
24-Hour Operations	



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

Fast-Food Restaurant	We find that the site is designed in compliance with all applicable ordinances such that the public health, safety, and welfare will be protected. The more intensive uses are located away from residential uses, and the required screening, as well as additional landscape screening, is being provided.
Gasoline Self-Service Station	
24-Hour Operations	

- 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.

Fast-Food Restaurant	We do not find that the use will cause substantial injury to the value of other properties in the area. The parcel is currently zoned CBD, which does allow commercial uses, which would abut residential. Additionally, we do not find that competition with similar neighboring businesses qualifies as substantial injury to adjacent property values.
Gasoline Self-Service Station	
24-Hour Operations	

VARIANCE REVIEW

This section provides a review of the 4 requested variance the applicant is seeking as part of the conditional rezoning application. Sec. 32-261(f)(3)(f) specifies that City Council has the authority to consider, approve, or deny any variances or temporary uses under the conditional rezoning. Below are the variances the applicant is seeking:

- From Section 32-190(b)(1) to allow a 24-hour operation on a property contiguous to a residence and residential district.
- From Sections 32-93(5)e AND 32-93(6)l to allow 62 parking spaces when 75 parking spaces are required, for a variance of 13 parking spaces.
- From Section 32-85(1)s to allow two (2) wall signs on the building of 14.84 square feet each, when only one (1) front wall sign is permitted.
- From Section 32-97 AND 32-131(i) to permit off-street loading of fuel and other merchandise in the front yard as shown on the conditional rezoning plans.

When reviewing variances, the ZBA, under Sec. 32- 228, considers the unnecessary hardship or practical difficulty of each appeal. The zoning ordinance outlines 4 main provisions that must be met. Planning has reviewed the requested variances in accordance with each standard.



- a. **That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.**

24 Hr Business	We do not find any exceptional or extraordinary circumstances that apply to this property and not others in the CBD or CG district.
Parking Reduction	The combined use of a self-service gasoline station and fast-food restaurant is a unique condition of the property that does not apply to similar properties. The combined parking requirement for these uses can be considered burdensome.
Wall Signage	This property is on a corner, and the ordinance does not have a provision for signage upon both frontages for corner lots as many ordinances specify. This could be considered an exceptional circumstance that warrants a variance.
Front Loading Space	We find that a front loading space for self-service gasoline is an exceptional circumstance, as it would not be feasible to deliver fuel in the rear or side of the lot as the fuel stations are located at the front of the building. Locating the fuel stations toward the front of the lot also mitigates traffic away from the residential properties along the rear of the project site.

- b. **That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.**

24 Hr Business	We note that the Speedway across 14 Mile Road is a 24-hour business that abuts a residence. Granting this variance could be considered be necessary for the preservation and enjoyment of a substantial property right possessed by properties in the vicinity.
Parking Reduction	We note that several CG parcels have been granted parking reductions. Granting this variance could be considered be necessary for the preservation and enjoyment of a substantial property right possessed by properties in the vicinity.
Wall Signage	We note there are instances in the vicinity where corner lots have two wall signs (CVS). We also note that there are instances in the CG where corner lots or buildings with two facades are allotted 2 signs (Starbucks, National Coney). Granting this variance could be considered be necessary for the preservation and enjoyment of a substantial property right possessed by properties in the vicinity.
Front Loading Space	We note that the gas stations across 14 Mile Road also have a loading space in the front near the fuel stations, so granting this variance could be considered be necessary for the preservation and enjoyment of a substantial property right possessed by properties in the vicinity.



- c. **That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.**

24 Hr Business	The applicant claims that the 24 hour operation will not be a detriment to adjacent property owners as the site will be adequately screened and traffic will be slower at night. Planning notes that the lighting and noise should be adequately mitigated by screening requirements, but the development may materially impair the public interest due to the proximity of a high-intensity vehicular use in close proximity to residential properties.
Parking Reduction	We do not find any evidence that granting this variance will negatively impact adjacent properties.
Wall Signage	We do not find any evidence that granting this variance will negatively impact adjacent properties.
Front Loading Space	We do not find any evidence that granting this variance will negatively impact adjacent properties.

- d. **That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.**

24 Hr Business	This may be general in nature as there are several CG parcels that abut residential properties.
Parking Reduction	The combined use of a self-service gasoline station and fast-food restaurant is a unique condition of the property that does not apply to similar properties, so we do not find it is too general or recurrent in nature.
Wall Signage	The additional wall signage for both frontages may be general or recurrent to properties on corner parcels.
Front Loading Space	The front loading may be general or recurrent to self-service gasoline station businesses.



COMMENTS ON THE CONDITIONAL REZONING PLAN

Please note that the following comments are not an official site plan review, but rather a preliminary review of the preliminary site plan submitted as part of the rezoning plan, dated 10/10/2024. This is not a final site plan, so the applicant can amend the site plan to bring it into compliance before it is seen by Planning Commission (if conditional rezoning is approved).

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

The applicant is requesting a variance to operate a 24-hr use contiguous to a residence and residential district.

Dimension	Requirement	Proposed	Compliance
Lot Area	Min. 21,000 sq. ft. (Gas Stations Sec. 32-172)	143,877 sq. ft.	Yes
Frontage	Min. 150 ft (Gas Stations Sec. 32-172)	443.95 (Utica) 230.76 (14 Mile)	Yes
Front Yard Parking Setback	Min. 70 ft.	> 70 ft.	Yes
Front Yard Building Setback	Min. 125 ft. (Gas Stations Sec. 32-172)	> 125 ft.	Yes
Side Yard Setback	Min 35 ft. for buildings (Gas Stations Sec. 32-172) Min 20 ft. for non-buildings	> 35 ft. > 20 ft.	Yes
Building Height	Max 2 stories, 30 ft.	26 ft.	Yes
Residential Adjacent	Cannot operate a 24-hour business adjacent to a residence or residential district (Sec. 32-190(b)(1))		No

1. Off-Street Parking and Loading Requirements (Article VI Section 32-93 through 32-97)

a. Parking

The applicant is requesting a variance for the 13 parking space deficiency.

Use	Requirement	Required	Proposed	Compliance
Restaurants—Fast-Food and Drive-Ins	One (1) space for each two (2) employees, plus one (1) space for each two (2) seats intended for patrons within the restaurant building and one (1) space for each twenty (20) square feet of building floor area available in the order-waiting area, plus six (6) standing spaces for each service window.	25 Spaces	62	No
Self-Service Gasoline Stations (gasoline and convenience retail; no repair)	In addition to a service space to be provided at each pump, the following additional requirements shall apply: one (1) space for each one hundred (100) square feet of retail floor area; plus, one (1) space for each employee.	50 Spaces		



b. Ingress / Egress

Ingress and egress must be 30 ft in width and located 25 ft away from residentially zoned parcels. The applicant proposes 35 ft at the Utica Road curb cut and 37 ft at the 14 Mile Road curb cut. All ingress and egress points are more than 25 ft away from any residentially zoned parcels.

c. Circulation On- and Off-Site

Site circulation appears adequate. We defer to the City Engineer to provide additional comments regarding site circulation.

d. Loading / Unloading

The zoning ordinance requires that a 10x50 ft loading space must be in either the rear or side yard.

2 loading spaces measuring 10 ft by 50 ft each are included; however, one is located in the front yard, and must be located on the side or rear yard.

The applicant is requesting a variance for the front loading space.

2. Landscaping (Section 32-88)

Landscape Type	Requirement	Required	Proposed	Compliance
Interior Parking Lot	1 tree per 6 parking spaces, curbed planting areas must be 50 sq. ft. per tree.	$75/6 = 12.5 =$ 13	11	<u>No**</u>
Frontage	1 tree shall be planted for each 30 linear feet of the landscaping strip and shall be located within the required front yard setback.	$443.95/30 = 14.79 =$ 15 (Utica) $230.75/30 = 7.69 =$ 8 (14 Mile) 23 Total	24	Yes
Screening	10 ft greenbelt with 1 (2inch) deciduous tree per 30 feet of wall length	$815.88 \text{ ft of wall}/30 = 27.12 =$ 28	65 (28 deciduous trees and 37 evergreen trees)	Yes

**The interior parking lot landscaping is compliant if the variance for parking reduction from 75 spaces to 62 spaces is granted.



Signs (Section 32-85)

In the CG district, one freestanding sign and one front wall sign is permitted. Individual businesses on individual lots or parcels may have wall signs covering up to fifty (50) percent of their front wall signable area, but in no case larger than forty-eight (48) square feet. Freestanding signs must be 75 sq. ft. or less and not taller than 22 ft.

The applicant is proposing 2 wall 14.84 sq. ft. signs on the building, and one 56.48 sq. ft. freestanding sign that is 18 feet tall.

The applicant is requesting a variance to have an additional wall sign.

3. Architecture and Building (Section 32-131)

The majority of exterior materials are brick and stone. There are metal portions used for accents and for roof-mounted fixture screening. Planning Commission would need to approve the metal building material, but this could be accomplished during site plan review.

The applicant provided conceptual renderings to illustrate the intended character.



4. Screening (32-82)

The zoning ordinance requires that screening be required "between any use district that abuts any other use district". The site is bordered by properties zoned RM, so screening is required. The planning commission shall determine the height of an eight (8) inch steel reinforced protective faced brick or approved poured concrete decorative wall from four (4) to six (6) feet, when not specifically determined by chapter.

A 6 ft brick wall is proposed along the adjacent property zoned CBD (16440 14 Mile Road). There is an existing masonry 6 ft. wall located along the residentially zoned adjacent properties.

5. Lighting (Section 32-86)

The applicant has not provided a compliant lighting plan but has indicated that they will be able to comply with Fraser's lighting requirements.



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

MEMORANDUM

TO: Bob Logan, Building Department Manager
City of Fraser

FROM: Mohammed Lutfi, P.E., PTOE
Project Manager/Senior Traffic Engineer

DATE: May 29, 2024

SUBJECT: **Sheetz Gas Station/Convenience Store Traffic Study Review**

We have completed our review of the new proposed traffic impact study for the proposed Sheetz Gas Station/Convenience store in the City of Fraser. The project location is at the southwest quadrant of the intersection 14 Mile Road and Utica Road. The traffic study was prepared by Cincar Consulting Group, LLC. Upon review of the traffic study, we have the following comments on the study:

1. As indicated in Table 5, 'Development Trip Generation,' the total trips generated from the development, including pass-by and internally captured trips, are 549 in the AM and 490 in the PM. However, Figures 23 shows only 116 and 92 trips for the AM and PM respectively, suggesting that the pass-by and internally captured trips were excluded. Please confirm this and review the analyses in the Synchro/SimTraffic files to ensure that the correct number of entered and exited trips are accurately reflected.
2. **Queuing Analyses:** We recommend that the consultant conduct a detailed queuing analysis using the M/M/c queue theory¹ to assess the impact of demand on the fueling stations during peak hours. This analysis should include consideration of different vehicle lengths, such as small vehicles and trucks, to accurately evaluate vehicle length and its effects on queue dynamics. Such a detailed examination is essential to determine if the high demand leads to queuing or spillback that could affect adjacent roads. A thorough analysis of these dynamics will help in identifying and implementing measures to ensure efficient traffic flow and station service.

¹ The M/M/c queue, also known as the Erlang-C model, is a multi-server queuing model described by Kendall's notation. It features a system where arrivals are organized into a single queue and follow a Poisson process.



3. In the section addressing safety crash analyses, it is noted that angle crashes are the predominant type. It would be beneficial for the consultant to provide a detailed explanation of the potential reasons or root causes for the high incidence of angle crashes. For instance, could the presence of a continuous left turn lane be contributing to this trend? Additionally, the proposed addition of a gas station and food restaurant is expected to increase the number of vehicles utilizing the center left turn lanes on Utica Road and 14 Mile Road. This increase in left-turn movements could potentially raise the frequency of rear-end and angle crashes. It is important for the consultant to discuss this in more detail and suggest appropriate mitigation strategies or countermeasures to address the anticipated increase in crash rates.
4. In page 21, the consultant mentioned that they calibrated Synchro/SimTraffic, a traffic simulation software, and this process involves adjusting the model until the outputs closely match observed traffic conditions. Please provide a more detailed discussion on the calibration process, focusing on the following points
 - Saturation Flow Rates: This involves adjusting the rates at which vehicles pass through an intersection once the green light is shown. Saturation flow rates can vary based on lane width, grade, turning movements, and the presence of heavy vehicles or buses.
 - Driver Behavior Parameters: This includes adjustments for factors like gap acceptance, reaction times, and aggressiveness of driving, which can significantly impact simulation results.
 - Queue Discharge Rates: Modifying how quickly queues clear at an intersection during signal changes can help match observed realities.
 - Simulation Parameters: Settings such as simulation time steps, start and end times, and random seed numbers need to be configured to ensure reliable results.
 - Display the SimTraffic outputs/spreadsheet, including a comparison of actual volumes versus served volumes.

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement (“**Agreement**”) is entered into on _____, 2024, by and between 32981 UTICA ROAD, LLC, a Pennsylvania limited liability company (“**Owner**”), whose address is 8000 Brooktree Road, Suite 300, Wexford, Pennsylvania; SHEETZ, INC., a Delaware corporation, whose address is 5700 Sixth Ave., Altoona, Pennsylvania 16602 (“**Sheetz**”); and the CITY OF FRASER, a Michigan municipal corporation (“**City**”), whose address is 33000 Garfield Road, Fraser, Michigan 48026. The Owner and Sheetz are collectively referred to herein as the “**Developer**.” The Owner, Sheetz, and the City may be referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS:

A. The Owner owns two (2) parcels of property comprising approximately 3.54 acres located in the City of Fraser, Macomb County, Michigan, with the addresses of 32981 Utica Road (Tax Identification No. 03-14-06-226-028 – approximately 2.96 gross acres) (“**Parcel 1**”), and 32875 Utica Road (Tax Identification No. 03-14-06-226-029 – approximately 0.688 gross acres) (“**Parcel 2**”), which are more particularly described on attached **Exhibit A** (and collectively referred to herein as the “**Property**”).

B. Sheetz is under contract with the Owner to lease the Property for the development and use as set forth in this Agreement (“**Proposed Development**”).

C. Both of the parcels which comprise the Property are currently zoned CBD (Community Business District) under the City’s zoning ordinance, being Chapter 32 of the City of Fraser Code of Ordinances (“**Zoning Ordinance**”).

D. The Proposed Development that Developer intends to construct will consist of a 24-hour gas/fuel station, a 24-hour convenience store and a 24-hour quick service restaurant (no drive-through services) that will be operated in an approximately six thousand one hundred thirty-nine (6,139) square foot building, and will include a detention pond, a picnic area open to the public, and a pedestrian plaza in accordance with the site plan, utility plan, landscape plan, architectural plan, and architectural elevations as prepared by PEA Group, dated _____ and attached hereto as **Exhibit B** (“**Conditional Rezoning Plan**”), as the Conditional Rezoning Plan may be amended from time to time consistent with this Agreement.

E. Under the Zoning Ordinance, the Proposed Development is allowed as a special land use under the CG (Commercial General District) zoning classification of the Zoning Ordinance, but not under the current CBD (Community Business District) zoning classification of the Zoning Ordinance.

F. Developer has applied to conditionally rezone the Property from CBD (Community Business District) to the CG (Commercial General District) zoning classification of the Zoning Ordinance, pursuant to Section 32-261(f) of the Zoning Ordinance, conditioned upon those certain rezoning conditions which are set forth on the attached **Exhibit C**, which Developer has voluntarily offered to the City (“**Rezoning Conditions**”).

G. After proper notice, the City’s Planning Commission held a public hearing on the proposed rezoning of the Property on January 3, 2024, as required by the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended (“**MZEA**”), and submitted its recommendation to the Fraser City Council (“**City Council**”). Based on the proposal provided at that time, the Planning Commission recommended denial of the Proposed Development.

H. Thereafter, the Developer submitted a proposed Conditional Rezoning Agreement to the City. The conditional rezoning was proposed by the Developer to induce the City to grant the rezoning.

I. This Agreement constitutes the final Conditional Rezoning Agreement submitted to the Fraser City Council for its review and action.

J. After proper notice, the Fraser City Council held a public [meeting/hearing] on the proposed rezoning of the Property on [REDACTED], 2024. After due consideration, the City Council adopted a resolution approving the conditional rezoning of the Property and the proposed Conditional Rezoning Plan in accordance with the terms of this Agreement.

K. The City agrees to accept the Rezoning Conditions voluntarily offered by the Developer as acceptable conditions to allow the rezoning of the Property from CBD (Community Business District) to CG (Commercial General District) so that the Developer may develop and use the Property in accordance with the Proposed Development.

L. The City Council has determined that the Proposed Development meets the specific special land use requirements for (1) fast food restaurants set forth in Section 32-170 of the Zoning Ordinance, (2) gasoline service stations as set forth in Section 32-172 of the Zoning Ordinance, (3) twenty-four hour (24) operations as set forth in Section 32-190 of the Zoning Ordinance, and (4) the general requirements for special land uses as set forth in Section 32-153 of the Zoning Ordinance.

M. This Agreement is valid and has been entered into on a voluntary basis and, in the view of the Parties, represents a permissible exercise of authority by the City.

N. The Developer and the City agree that the rezoning and the Rezoning Conditions of this Agreement, and this Agreement in its entirety, for the Proposed Development (i) provide for the promotion of the public health, safety, and welfare; (ii) benefit the public, the City, and Developer without being detrimental to neighboring properties; (iii) enhance the area in a way that

would be unlikely to be achieved without conditional rezoning; (iv) result in development of the Property that is in the public interest, considering the benefits reasonably expected to accrue from the Proposed Development as compared with foreseeable detriments associated with it; (v) comply with all terms and conditions of the CG (Commercial General) zoning district to which the Property is to be rezoned, except as otherwise allowed in the Agreement or approved by the appropriate variance as set forth in this Agreement; (iv) satisfactorily accommodate the service and facility loads for public services and facilities affected by the Proposed Development; (v) are compatible with adjacent uses of land; (vi) satisfy other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the MZEA, and the Zoning Ordinance; and (vii) are authorized by and in compliance with all applicable state and federal laws and constitutions.

O. The parties have entered into this Agreement for the purpose of confirming their rights, obligations, and restrictions in connection with the improvements and development to be undertaken on the Property.

NOW, THEREFORE, the Owner, Sheetz, and the City, for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

1. Incorporation of Recitals. The Parties acknowledge and represent that the foregoing recitals are true and accurate to the best of their knowledge.

2. Rezoning Conditions. In consideration for the City's rezoning of the Property from its current classification of CBD (Community Business District) to CG (Commercial General District), the Developer, and its/their respective successors and assigns, agrees to be bound by the Rezoning Conditions and to develop and operate the Proposed Development in accordance with the Rezoning Conditions, this Agreement, and the Zoning Ordinance and other Codes and Ordinances of the City, subject to Section 4 below. The Owner and Sheetz acknowledge that they have voluntarily and jointly proposed the Rezoning Conditions. The Owner and Sheetz each represent and confirm that the Property shall not be used or developed in a manner inconsistent with the Rezoning Conditions placed on the rezoning as set forth in this Agreement, or any other terms and conditions of this Agreement.

3. Rezoning. The Fraser City Council approves this Agreement and the Conditional Rezoning Plan, and the zoning district classification of the Property on the City's zoning map shall be promptly changed to the CG (Commercial General District) zoning district classification with a reference to conditional rezoning. The amendment to the Zoning Ordinance shall not become effective until seven (7) days elapses after the publication of a notice of adoption of the zoning map amendment to the Zoning Ordinance ("**Effective Date**"). This Agreement with the Conditional Rezoning Plan attached shall thereafter be recorded by Developer within fourteen (14) days with the Macomb County Register of Deeds. The City shall take necessary action to amend the zoning map to the new classification along with a relevant designation that will provide reasonable notice of this Agreement. Any amendments to the conditional rezoning thereafter shall be in writing and completed in the same manner as the original conditional rezoning and zoning map amendment.

4. **Zoning Ordinance Compliance.** Except as set forth in this Agreement or the Conditional Rezoning Plan to the contrary (collectively, the “**Conditional Rezoning Agreement Documents**”), the Property shall be developed in accordance with all applicable City ordinances. In the event the Conditional Rezoning Agreement Documents are inconsistent with City ordinances, regulations, or design standards in existence on the Effective Date, then the Conditional Rezoning Agreement Documents shall control. In the event of any conflict or inconsistency between this Agreement and the Zoning Ordinance, and/or between the Conditional Rezoning Plan and the Zoning Ordinance, then this Agreement and the Conditional Rezoning Plan shall control. Other than circumstances involving conflicts that will be resolved pursuant to this paragraph, the City’s ordinances shall control.

5. **Development Rights.** The Developer shall have the right, but not the obligation, to develop the Property in accordance with the Conditional Rezoning Agreement Documents, subject to the expiration set forth in Section 8. All development, use, and improvement of the Property shall be subject to and in accordance with the Conditional Rezoning Agreement Documents, all applicable City ordinances, all approvals and permits required under applicable City ordinances (subject to Section 4 above), and all applicable state/federal laws and regulations.

a. The Developer agrees to continuously operate and maintain the Proposed Development and use(s) on the Property in compliance with all of the terms and conditions of this Agreement, the Conditional Rezoning Plan, and all applicable City ordinances and state/federal laws and regulations. Failure to do so shall constitute a separate violation of the Zoning Ordinance and a breach of this Agreement.

b. The Property shall not be developed or used in a manner inconsistent with the Conditional Rezoning Plan or this Agreement, unless (i) modified by mutual agreement of the Developer and the City pursuant to Section 7 below, or (ii) this Agreement is terminated by mutual agreement so that the Property may be developed and used in strict conformance with the zoning of the Property as it existed immediately preceding the conditional rezoning approval, in which instance the City will terminate the conditional rezoning status of the Property and revise the Zoning Map accordingly pursuant to Section 9. Nothing in this subsection prohibits the City from modifying the zoning of the Property thereafter in the normal course of the City’s zoning and planning initiatives and practices, provided that such modification of the rezoning shall not invalidate or otherwise affect this Agreement or the Conditional Rezoning Plan.

6. **Variances.** The City has approved modifications and variances to applicable City Zoning Ordinance requirements as follows:

a. A variance from Section 32-190(b)(1) of the Zoning Ordinance to allow a 24-hour operation on property which is contiguous with a residence and/or a residential district.

b. A variance from Section 32-85(1)(s) of the Zoning Ordinance to allow two (2) wall signs on the building not to exceed fifteen (15) square feet each, when only one (1) front wall sign not to exceed 32 square feet is permitted.

c. A variance from Sections 32-93(5)(e) and 32-93(6)(l) (parking calculations combined using both self-service gas station and fast food restaurant requirements) of the Zoning Ordinance to allow 62 parking spaces when 75 parking spaces are required, for a variance of 13 parking spaces.

d. A variance from Sections 32-97 and 32-131(i) of the Zoning Ordinance to permit off-street loading of fuel and other merchandise in the front yard and side yard only as shown on the Conditional Rezoning Plan.

The Developer agrees to comply with all terms and conditions imposed with respect to approval of any special land use, variance(s), or temporary use for the Proposed Development.

7. Site Plan Review; Modifications/Amendments.

a. Preliminary site plan review shall be performed by the City Planner, but final site plan review and approval must be conducted and granted by the Planning Commission. The Planning Commission site plan review pursuant to Section 32-104(b) shall include verification that the site plan is consistent with the Conditional Rezoning Plan. Minor reasonable modifications requested by Developer to the Conditional Rezoning Plan or the site plan may be approved by the City Planner. The City Planner may consult with the City Attorney, City Engineer, and other City administrative officials to determine if the proposed modification is minor or substantial. The City Planner may not change the proposed uses for the Property approved hereby or approve substantial changes to the Conditional Rezoning Plan without approval of City Council.

b. The site plan submitted for preliminary site plan approval for the Proposed Development shall be in substantial compliance with the Conditional Rezoning Plan approved by City Council. Approval of substantial deviations to the Conditional Rezoning Plan prior to initial construction of the Proposed Development shall not be unreasonably withheld by City Council if the revision conforms with respect to the proposed uses, proposed size or location of the uses, and setbacks of the Proposed Development. Minor modifications to the Conditional Rezoning Plans which do not substantially modify the proposed size or location of the building, or setbacks on the Property may be approved by the City Planner.

c. The Rezoning Conditions and the terms and conditions of this Agreement and the Conditional Rezoning Plan shall not be altered or added to except in an amendment executed by the Parties and recorded with the Macomb County Register of Deeds. Substantial amendments to this Agreement and/or the Conditional Rezoning Plan shall be proposed, reviewed, and approved as a new case in the same manner as the original conditional rezoning.

d. In the event that during the course of building permits review or construction and development of the Property the City Planner determines that the engineering or building plans, as submitted by the Developer, vary from the approved Conditional Rezoning Plan only in an immaterial way, then the City Planner shall be empowered, in his or her sole discretion, to administratively approve such variation consistent with the City's Zoning Ordinance and any variances obtained by the Developer,

without amending this Agreement or the Conditional Rezoning Plan. The City Planner may defer to the City Attorney's interpretation if unable to determine whether a change or variation is minor/immaterial as contemplated by this subsection. Examples of minor changes include, but are not limited to: (i) landscaping materials or locations, provided the substituted or relocated materials are comparable to the quality and/or location of the approved materials, and do not significantly reduce their screening effect or aesthetic value as determined by the City Planner; (ii) location of building materials on exterior elevation (if equivalent or greater quality and aesthetic appearance as determined by the City Planner); (iii) signage location and size, provided both comply with the Zoning Ordinance signage requirements (subject to any variance granted herein); and (iv) reduction or minor reconfiguration of parking spaces, provided the reduction makes the site more navigable and does not cause the site to fall below the minimum number of parking spaces required by this Agreement.

8. Development Timing. The conditional rezoning of the Property shall expire following a period of two (2) years from the Effective Date unless construction of the Proposed Development on the Property pursuant to the required permits or establishment of the approved use has commenced as evidenced by approvals issued by the City within such two (2) year period. Construction of the Proposed Development shall be completed within eighteen (18) months after construction has commenced. The foregoing periods may be extended by the City Council for good cause upon request of the Developer received prior to the expiration of such time period. In the event of an unexpected delay in the performance by the Developer of its obligations under this Agreement due to Force Majeure (as defined in Section 12 below), the time for the performance of such obligations shall be extended by mutual agreement for the period of the Force Majeure, provided the Developer promptly notifies the City in writing of the causes thereof and obtains the City's approval for an extension, which shall not be unreasonably withheld.

9. Expiration. If the Developer fails to comply with the required time periods set forth in Section 8 above, and the City Council does not extend such time periods, then the City may rezone the Property back to its former zoning classification. Rezoning of the Property back to the former zoning classification of the Property (i.e. reversion) shall be done by the City in accordance with the rezoning amendment procedures set forth in the MZEA and the provisions of the Zoning Ordinance. Until such time that the reverted zoning classification of the Property becomes effective and is recorded with the Macomb County Register of Deeds, no development shall be undertaken or permits for development issued.

10. Issuance of Approval or Permits. No approvals or permits shall be granted for any uses or development that do not conform with the Rezoning Conditions, the Conditional Rezoning Plan, or this Agreement (unless modified as permitted hereunder).

11. Security. Where deemed appropriate by the City Council in order to guarantee performance and to ensure that the City does not incur any costs associated with non-performance, the City Planner may require that the Developer provide a letter of credit or cash deposit in an amount specified in the City's approved fee schedule at the time development or establishment of the use begins.

12. Enforcement. If the Proposed Development or the use established on the Property subject to the conditional rezoning does not comply with the terms and conditions of

this Agreement or the Conditional Rezoning Plan, subject to Force Majeure, as defined below, such development or use shall constitute a nuisance per se. In such instances, the City may issue a stop work order or cease and desist order relative to such development or use, and pursue any available lawful remedy. The City shall have every remedy available at law or in equity, including but not limited to the right to seek specific performance of the obligations of the Developer pursuant to this Agreement, or other injunctive or equitable relief as may be appropriate, including full reimbursement of the City's attorney fees incurred as a result of filing a nuisance abatement action and a lien against the property for payment of same. Until curative action is taken to bring the Property into compliance with this Agreement, the City may withhold, or following notice, revoke permits and certificates, in addition to or in lieu of other lawful action to achieve compliance. "**Force Majeure**" is defined as the failure or inability of Developer to meet the conditions of this Agreement due to causes beyond its control and without fault or negligence, including without limitation acts of God, acts of war, invasion, terrorist act, riot, civil unrest, strikes or labor unrest, national or regional emergency, severe inclement weather, environmental contamination or unstable soils, inability to procure material or labor, pandemic, epidemic, stop work orders or other laws, orders or acts of the federal, state, or local government, acts of the judiciary including injunctions, temporary restraining orders, and decrees. Notwithstanding the foregoing to the contrary, except in the case of an emergency situation, the Developer shall not be in default hereunder and the City shall not exercise any rights or remedies hereunder or at law until the City provides the Developer sixty (60) days' written notice of any alleged violation(s) and an opportunity to either (i) be heard by City Council within such sixty (60) day period if such party disputes the violation and requests to be heard in writing within ten (10) days after such notice, or (ii) to cure such violation(s) or remedy such condition(s) within such sixty (60) day period prior to the City taking any such enforcement action, unless the nature of the failure is such that it cannot be cured with due diligence within sixty (60) days, in which case the Developer shall commence the cure within such period and thereafter diligently pursue the cure to completion. However, during that 60-day period, Developer shall not proceed with any additional site activities that would expand or enlarge the violation, be contrary to the notice provided by the City, or otherwise increase the difficulty of implementing the cure.

13. Reimbursement of Attorney Fees. The Developer shall reimburse the City for attorney fees incurred by the City, through its City Attorney's office, in connection with approval of this conditional rezoning, including negotiation, preparation, and recording of this Agreement and any amendments, which sums may be directly retained from the deposit(s) paid by the Developer in accordance with the requirements of the Zoning Ordinance, and for enforcing the terms of it in the event the Property owner or operator of the Proposed Development or use fails to comply with its terms and conditions.

14. Remedies of the Developer. The City shall not be in default on any term or condition of this Agreement unless and until the Developer has provided the City with written notice of the City's failure to comply with this Agreement, and the City has either (i) failed to cure such failure within sixty (60) days of the written notice, (ii) or if the nature of the noncompliance is such that it cannot be cured within such sixty (60) period, the City has failed to commence the cure within such sixty (60) day period and thereafter diligently pursue the cure to completion.

15. Reasonableness. Each of the requirements and conditions in this Agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented

in the approved conditional rezoning, taking into consideration the changed zoning district classification and the specific development or land use authorized by the conditional rezoning.

16. Notices. All notices, consents, approvals, requests, and other communications, herein collectively called "**Notices**," required or permitted under this Agreement shall be given in writing, signed by an authorized representative of the City or the Developer, and mailed by certified or registered mail, return receipt requested, personally delivered, or sent by overnight courier to the addresses set forth in the introductory paragraph of this Agreement, and if to the City then addressed to the City Clerk, and if to the Developer, to both the Owner and Sheetz. All such notices, certificates, or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier for next day delivery, or three (3) days after mailing by registered or certified mail. Any Party may by notice given under this Agreement designate any further or different addresses or recipients to which subsequent notices, certificates, or communications hereunder shall be sent.

17. Binding Effect. The conditional rezoning approval and this Agreement shall be binding upon and inure to the benefit of the Parties, and their respective heirs, successors, assigns, and transferees. The terms "Owner" and "Sheetz" herein shall refer to any successor or assign of the interest of such Parties in the event of any conveyance, assignment, or other transfer of such Party's interest in the Property. Any successor owner of all or any portion of the Property shall receive the benefits of and be bound by this Agreement.

18. Complete Agreement. This Agreement and its exhibits constitute the entire agreement between the Parties with respect to the subject of this Agreement.

19. Third-Party Beneficiaries. No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person not a party to this Agreement, and no such person shall have any right or cause of action hereunder.

20. Invalidity. The map amendment to the Zoning Ordinance implementing the conditional rezoning shall be completed in compliance with the requirements of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended. If the conditional rezoning is declared invalid by a court of competent jurisdiction, no development shall be undertaken or permits for development issued until a new zoning district classification of the Property has been established, except for development that is in strict conformance with the zoning of the Property prior to the conditional rezoning.

21. Severability. It is understood and agreed by the Parties that if any part, term, or provision of this Agreement is finally held by the courts to be illegal or in conflict with any statute, ordinance, rule, regulation, or other applicable law, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held to be invalid, except that each Party retains the right to petition the Macomb County Circuit Court to terminate this Agreement if, in its sole discretion, the invalid part(s), term(s), or provision(s) are so material to the overall intent of this Agreement that such intent would be defeated or significantly different provisions would be required in order to fulfill the intent.

22. **Zoning Board of Appeals.** The Zoning Board of Appeals shall not consider or approve any variances for the Proposed Development after this Agreement is executed by the Parties.

23. **Governing Law; Courts of Competent Jurisdiction.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Michigan. The Developer agrees, consents, and submits to the personal jurisdiction of any court of competent jurisdiction in Macomb County, Michigan, for any action brought against it arising out of this Agreement. The Developer also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than the Macomb County Circuit Court or the Federal District Court for the Eastern District of Michigan.

24. **Joint Drafting.** This Agreement has been negotiated by the parties and each Party has joined in and contributed to its drafting through their respective representatives, agents, and legal counsel. Accordingly, there shall be no presumption favoring or burdening any of the Parties based upon draftsmanship.

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

26. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

[Signatures on following pages]

This Agreement has been executed by the Parties on the date set forth above.

OWNER:

**32981 UTICA ROAD, LLC,
a Pennsylvania limited liability company**

By: _____

Name: _____

Title: _____

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of 32981 Utica Road, LLC, a Pennsylvania limited liability company, on behalf of the company.

Notary Public

County, Michigan
Acting in _____ County
My Commission expires: _____

SHEETZ:

**SHEETZ, INC.,
a Pennsylvania corporation**

By: _____

Name: _____

Title: _____

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of Sheetz, Inc., a Pennsylvania corporation, on behalf of the corporation.

Notary Public

County, Michigan
Acting in _____ County
My Commission expires: _____

CITY:

**CITY OF FRASER,
a Michigan municipal corporation**

By _____
Michael Lesich
Its: Mayor

By: _____
August Gitschlag
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF MACOMB)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2024, by Michael Lesich, Mayor, and August Gitschlag, City Clerk of the City of Fraser, a Michigan municipal corporation, on behalf of the City of Fraser.

Notary Public

County, Michigan
Acting in _____ County
My Commission expires: _____

This instrument was prepared by:

John D. Gaber
Williams, Williams, Rattner & Plunkett, P.C.
380 N. Old Woodward Ave., Suite 300
Birmingham, Michigan 48009
(248) 642-0333

After recording, return this instrument to:

Donald P. DeNault, Jr.
City Attorney, City of Fraser
12900 Hall Road Ste. 350
Sterling Heights, MI 48313

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1 - 32981 UTICA PARCEL LEGAL DESCRIPTION:

(Per Fidelity National Title Insurance Company, Commitment No. A0791820, Effective Date, May 12th, 2023.)

Land Situated in the State of Michigan, County of Macomb, City of Fraser.

Land in Assessors Plat No. 1 of part of Lots 5, 6, 7, 8, 9 and 10 of the subdivision of the Northwest 1/4 of Section 5 and Northeast 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 13 East, described Lot 24 of Assessors Plat No.1 except that portion thereof beginning at the Northwest corner of Lot 23 of said Assessor's Plat, thence South 88 deg. 01' 12" West 518.1 feet along the South line of Lot 24;thence North 37 deg. 51' 12" East 223.60 feet along the Southerly line of Court Street; thence North 87 45' 04" East 108.3 feet along the South line of Court Street; thence South 01 deg. 28' 48" East 142.20 feet along the East Line of Lot 38 of Rosemary Homesites Number 1 as extended to the North; thence North 88 deg. 01' 12" East 267.18 feet; thence South 3 deg. 11' East 30.05 feet to the point of beginning.

Also described as:

All the part of Lot 24 of the Assessor's Plat No. 1 of part of Lots 5, 6 ,7 ,8, 9 and 10 of the Subdivision of

Northwest 1/4 of Section 5 and Northeast 1/4 and Northeast 1/4 of Northwest 1/4 of Section 6, Town 1 North, Range 13 East, City of Fraser, Macomb County, Michigan, as recorded in Liber 14, Page 34 of Plats, Macomb County Records, described as: Beginning on the Westerly line of Utica Road, 66 feet wide, at the Northeasterly corner of said Lot 24; thence along the Westerly line of Utica Road, South 23 10' 14" East 224.16 feet; thence along the Southerly line of said Lot 24, South 87 deg. 41' 38" West 251.30 feet to the Northwesterly corner of Lot 23 of Assessor's Plat No. 1; thence North 3 deg. 11' 00" West 30.05 feet; thence South 88 deg. 01' 12" West 267.18 feet; thence along the Northerly extension of the Easterly line of Lot 38 of Rosemary Homesites No. 1 Subdivision (recorded in Liber 10, Page 72 of Plats, Macomb County Records), North 1 deg. 28' 48" West 142.20 feet; thence along the Southerly line of the proposed Court Street, South 87 deg. 45' 04" West, 108.30 feet; thence along the Easterly line of said Court Street South 37 deg. 51' 12" West 223.60 feet; thence along the Southerly line of said Lot 24, South 88 deg. 01' 12" West 31.36 feet; thence along the Westerly line of said Lot 24, North 39 deg. 22' 33" East 253.69 feet; thence along the Northerly line of said Lot 24, North 87 deg. 45' 04" East 441.41 feet and South 5 deg. 03' 34" East 23.66 feet and North 67 deg. 12' 13" East 117.00 feet to the point of beginning, and the West 20.0 feet of Lot 33, for street purposes of Rosemary Homesites No. 1 subdivision in the City of Fraser, Macomb County, Michigan, as recorded in Liber 10 of Plats, Page 72, Macomb County Records.

EXCEPTING THEREFROM THE FOLLOWING:

PARCEL B: Part of Lot 24 and all of Lot 23, Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 14 of Plats, Page 34, Macomb County Records, and more particularly described as follows: Commencing at the Northeast corner of Lot 27 of said Assessor's Plat No. 1; thence South 23 deg. 10' 14" East, 9.66 feet along the Northeast line of said Lot 27; thence South

88 12' 20" West, 9.66 feet along the Southerly line of 14 Mile Road (1/2 = 42 feet wide); thence South 23 deg. 10' 14" East, 287.70 feet along the Southwesterly line of Utica Road (1/2 = 42 feet wide) to the point of beginning; thence continuing South 23 deg. 10' 14" East, 156.22 feet along the said Southwesterly line; thence along the Southerly line of said Lot 23 the following three (3) courses: (1) South 86 deg. 57' 38" West, 83.34 feet, (2) North 06 deg. 20' 19" West, 5.82 feet, (3) South 88 deg. 08' 07" West, 172.61 feet (record) 172.74 feet (measured); thence North 04 deg. 59' 10" West (record) North 03 deg. 11' 00" West (measured), 34.30 feet; thence continuing North 03 deg. 11' 00" West, 89.29 feet along the said Westerly line as extended; thence North 67 deg. 17' 19" East, 53.28 feet; thence North 88 deg. 31' 39" East, 152.82 feet to the point of beginning.

14-06-226-028

PARCEL 2 - 32875 UTICA PARCEL LEGAL DESCRIPTION:

(Per Chicago Title Insurance Company, Commitment No. 501218187NTS, Effective Date, October 25, 2023.)

Land Situated in the State of Michigan, County of Macomb, City of Fraser.

Part of Lots 24 and Lot 23, Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 14 of Plats, page 34, Macomb County Records, and more particularly described as follows: Commencing at the Northeast corner of Lot 27 of said Assessor's Plat No. 1; thence South 23 degrees 10 minutes 14 seconds East, 9.66 feet along the Northeast line of said Lot 27; thence South 88 degrees 12 minutes 20 seconds West, 9.66 feet along the Southerly line of 14 Mile Road (1/2 = 42 feet wide); thence South 23 degrees 10 minutes 14 seconds East, 287.70 feet along the Southwesterly line of Utica Road (1/2 = 42 feet wide) to the Point of Beginning; thence continuing South 23 degrees 10 minutes 14 seconds East, 156.22 feet along the said Southwesterly line; thence South 86 degrees 57 minutes 38 seconds West, 83.34 feet along the Southerly line of said Lot 23; thence North 06 degrees 20 minutes 19 seconds West, 5.82 feet along Lot 23; thence South 88 degrees 08 minutes 07 seconds West, 45.09 feet along Lot 23; thence North 21 degrees 57 minutes 07 seconds West 21.57 feet; thence South 87 degrees 58 minutes 28 seconds West 119.70 feet to the Westerly line of said Lot; thence North 03 degrees 11 minutes 00 seconds West, 103.66 feet along the said Westerly line as extended; thence North 67 degrees 17 minutes 19 seconds East, 53.28 feet; thence North 88 degrees 31 minutes 39 seconds East, 152.82 feet to the Point of Beginning.

14-06-226-029

EXHIBIT B
CONDITIONAL REZONING PLAN

EXHIBIT C

REZONING CONDITIONS

1. The Property shall only be used for the following purposes:
 - a. Gasoline service station with convenience store
 - b. Fast-food restaurant without drive-through
 - c. All uses may be open for business to the general public for up to 24-hours per day
2. The Property will be developed in accordance with the Conditional Rezoning Plan attached hereto as **Exhibit B**, and the site plan that conforms to the Conditional Rezoning Plan to be approved by Planning Commission and as may be modified in accordance with this Conditional Rezoning Agreement.
3. The architecture and materials of the building and the fuel pump canopy will be in accordance with the elevations included in the Conditional Rezoning Plan, with brick and stone finishes covering all sides of the building, together with a cupola, high-quality metal finishes and windows/doors.
4. Certain parking, drive aisle, and setback dimensions as shown on the Conditional Rezoning Plan exceed zoning ordinance requirements as follows:
 - South property line setback – 20 feet required, 28 feet provided
 - Side and rear setbacks – 65 feet required, 88.62 feet provided
 - Parking – 9 foot wide spaces permitted, 10 foot wide spaces provided
 - Drive aisle – 24 foot width required, 30 foot width provided
5. Trees and other landscaping will be added to the Property as shown on the Conditional Rezoning Plan, which exceed zoning ordinance requirements as follows:

Ordinance Requirement

30% open space
10% existing tree preservation
6' screen wall
10' greenbelt
0 evergreen trees in greenbelt
6 trees - 14 Mile Road
15 trees – Utica Road

Proposed Landscape Plan

49.1% open space
39% existing tree preservation
6' existing screen wall to be refreshed
20' min. greenbelt (28' at south prop line)
38 evergreen trees (8' height) in greenbelt
9 trees - 14 Mile Road (3 existing; 6 new)
19 trees – Utica Road (7 existing; 12 new)
Trees & grass in picnic area
Flower/shrub beds at 14 Mile & Utica
Flower/shrub bed at Utica entrance

6. The Proposed Development will be designed and constructed to prevent storm water drainage to the residential houses to the south by collecting all storm water drainage from the Property in the detention pond for discharge into the public storm water drainage system. Developer will maintain the drainage system and enter into a storm water

maintenance agreement with Macomb County as required by the County, and a maintenance agreement with the City, if required by the City, which agreements shall be recorded against the Property with a copy provided to the City.

7. Developer is repurposing the vacant, abandoned, blighted Parcel 1 on which the Fraser State Bank was located, which includes the demolition and redevelopment of the former bank parcel with the Proposed Development.
8. Developer has voluntarily purchased Parcel 2, comprised of a vacant parking lot to the south of Parcel 1 on which a picnic area open to the public will be developed adjacent to the detention basin. The Proposed Development could be developed without Parcel 2, but the addition of this extra space will result in the demolition of an unused parking lot. Developer will redevelop Parcel 2 and maintain, at its expense (and enter into a maintenance agreement acceptable to the City), a picnic area for use by the general public with a gravel surface, picnic tables, a trash receptacle, shade trees, and ornamental plantings overlooking a dry storm water detention basin and walkway as shown on the Conditional Rezoning Plan. The picnic area shall be at least 3,000 square feet.
9. Developer will construct and maintain for public use a pedestrian plaza at the corner of 14 Mile and Utica Road where indicated on the Conditional Rezoning Plan (see Landscape Plan) to commemorate the location of the former State Bank of Fraser. A portion of the limestone facade materials of the Bank will be preserved and incorporated into a plaza area, which shall be comprised of dry-laid pavers, a concrete seating wall, and formal planting beds. The plaza will include a kneewall of at least eighty (80) feet in length and three (3) feet in height, to be fully face clad in limestone preserved from the original Bank building, including to the extent physically possible the sections of the Bank facades indicating "State Bank of Fraser" and the section of the Bank facade indicating "1910." In the event these sections cannot be preserved due to physical deterioration, the kneewall shall incorporate replicas thereof. A historical marker shall be mounted in the plaza. Developer will finalize the design for the plaza to be administratively approved by the City. Such area shall be at least 1,925 square feet. Developer will dedicate this plaza to the City if the City desires such dedication, otherwise Developer will maintain the plaza, at its expense (and enter into a maintenance agreement acceptable to the City).
10. If desired and requested in writing to Owner by any adjacent property owner to the south and west of Parcel 1 whose land encroaches into Parcel 1 as shown with red lines on the colored parcels on the attached ALTA/NSPS Land Title Survey prepared by PEA Group by December 31, 2026, Owner will grant and convey by quit claim deed to each such property owner the land located on Parcel 1 owned by Owner that is north of and contiguous with the adjacent property owner's land. Owner will be responsible for submitting any land division, combination, and/or boundary line adjustment application and complying with any other requirements of the City to facilitate any such conveyance, at Owner's expense.
11. Developer will replace the existing wood fence near the western boundary of the Property with a new masonry wall six feet (6') in height, with sufficient distance from the west property line to enable Developer to maintain the west side of such wall without trespass. Developer shall maintain such new wall at its sole expense. Developer shall also maintain

the existing masonry wall on the south and west sides of Parcel 1. Developer will retain ownership or reserve an easement on the land immediately (a) west of the existing wall on the west property line to maintain the west side of such wall, and (b) south of the existing wall on the south property line to maintain the south side of such wall. Developer shall enter into an agreement with the City for the foregoing maintenance obligations, as approved by the City.

12. As a traffic safety enhancement, the Proposed Development will limit access to 14 Mile Road to a right-in, right-out access only, as shown on the Conditional Rezoning Plan. Developer will install traffic control signage on its site and will reimburse the City for any cost associated with the installation of a traffic control sign on 14 Mile Road that meets the minimum requirements of the Michigan Manual on Uniform Traffic Control Devices.
13. Developer will donate \$50,000 to the City to be used, at the time, place, and in the manner determined by the City, for the paving and/or improvements to major City roads for the benefit of the entire community. The first payment of \$25,000 shall be made at such time that Developer has obtained all permits and other governmental approvals for the Proposed Development and commenced the installation of building footings. The second payment of \$25,000 shall be made upon Developer's receipt of a certificate of occupancy (temporary or final) for the Proposed Development.

PRELIMINARY SITE PLANS

SHEETZ FRASER

32981 UTICA ROAD
CITY OF FRASER, MACOMB COUNTY, MICHIGAN



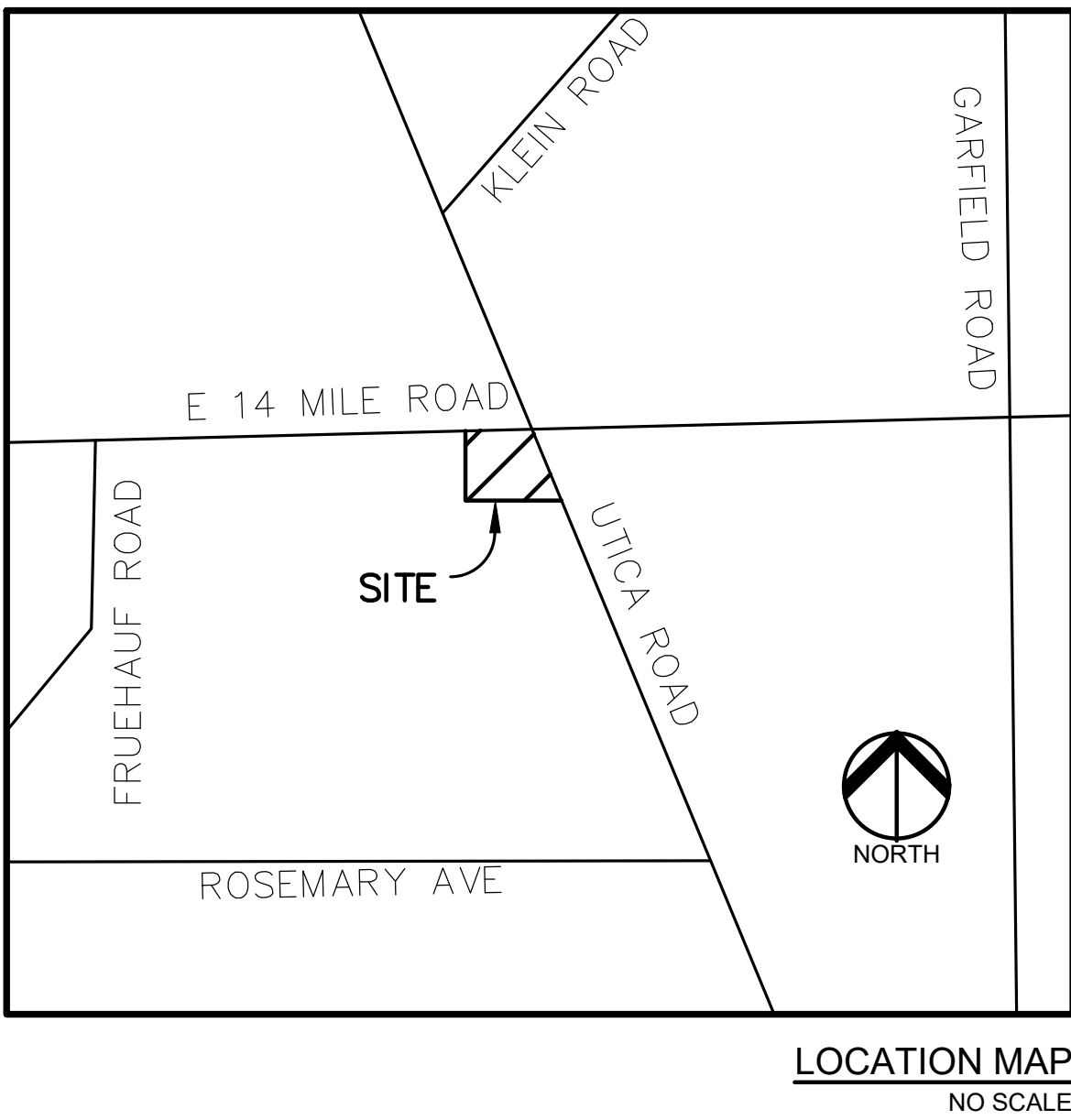
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
12/13/2023		SITE PLAN APPROVAL

- VARIANCES AND WAIVERS REQUESTED:
- FROM 32-190(B)(1): TO ALLOW A 24-HOUR OPERATION ON A PROPERTY CONTIGUOUS TO A RESIDENCE AND RESIDENTIAL DISTRICT.
 - FROM SECTIONS 32-93(5)(E) AND 32-93(6)(L) (PARKING CALCULATIONS COMBINED USING BOTH SELF-SERVICE GAS STATION AND FAST FOOD RESTAURANT REQUIREMENTS) OF THE ZONING ORDINANCE TO ALLOW 62 PARKING SPACES WHEN 75 PARKING SPACES ARE REQUIRED, FOR A VARIANCE OF 13 PARKING SPACES.
 - FROM SECTION 32-85(1)(S) OF THE ZONING ORDINANCE TO ALLOW TWO (2) WALL SIGNS ON THE BUILDING OF 14.84 SQUARE FEET EACH, WHEN ONLY ONE (1) FRONT WALL SIGN IS PERMITTED.
 - A VARIANCE FROM SECTION 32-97 AND 32-131(I) OF THE ZONING ORDINANCE TO PERMIT OFF-STREET LOADING OF FUEL AND OTHER MERCHANDISE IN THE FRONT YARD AS SHOWN ON THE CONDITIONAL REZONING PLANS.

USE STATEMENT:

THE PROPOSED DEVELOPMENT WILL CONSIST OF A GAS STATION, CONVENIENCE STORE, AND RESTAURANT WITH DRIVE THROUGH.

THIS DEVELOPMENT WILL HAVE 24-HOUR OPERATIONS. THE DESIGN OF THE SITE, INCLUDING BUILDING ORIENTATION, SETBACKS, AND LANDSCAPING WILL HELP MITIGATE ANY IMPACTS OF THIS DEVELOPMENT TO THE SURROUNDING PROPERTY OWNERS. THE DEVELOPMENT IS ANTICIPATED TO CREATE 30 PERMANENT JOBS.



INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.1	SHEETZ STANDARD DETAILS
C-9.2	NOTES AND DETAILS
C-9.3	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
<u>IRRIGATION PLANS</u>	
I-1.1	IRRIGATION PLAN
I-1.2	IRRIGATION PLAN
<u>PHOTOMETRIC PLANS</u>	
PENDING	
<u>ARCHITECTURAL PLANS</u>	
A100	FRAMING PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
AWNING	GAS AWNING ELEVATIONS AND DETAILS
SIGN	MONUMENT SIGN DETAILS
1	TRASH ENCLOSURE DETAIL

DESIGN TEAM

OWNER	DEVELOPER	TENANT
WEXFORD CAPITAL 8000 BROOKTREE ROAD SUITE 300 WEXFORD, PA 15090 CONTACT: PAUL FEDORKO PHONE: 814.823.6777 EMAIL: PAUL.FEDORKO@WEXFORD-CAPITAL.COM	SKILKEN GOLD 4270 MORSE ROAD COLUMBUS, OHIO 43230 CONTACT: DREW MILLER PHONE: 614.905.6991 EMAIL: DMILLER@SKILKENGOLD.COM	SHEETZ, INC. 630 MORRISON ROAD GAHANNA, OH 43230 CONTACT: DAVID BRUCKELMEYER PHONE: 740-497-2326 EMAIL: DBRUCKEL@SHEETZ.COM
CIVIL ENGINEER	LANDSCAPE ARCHITECT	ARCHITECT
PEA GROUP 58105 VAN DYKE RD. WASHINGTON TWP., MI 48094 CONTACT: BECKY KLEIN, PE, LEED AP BD+C PHONE: 844.813.2949 EMAIL: BKLEIN@PEAGROUP.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	CONVENIENCE ARCHITECTURE AND DESIGN P.C. 351 SHEETZ WAY CLAYSBURG, PA 16625 PHONE: 814-239-6013 EMAIL: TCOLUMBU@SHEETZ.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/13/2023
SPA RESUBMITTAL	3/8/2024
SPA RESUBMITTAL	4/18/2024
SPA RESUBMITTAL	8/12/2024
SPA RESUBMITTAL	9/16/2024
SPA RESUBMITTAL	9/19/2024
SPA RESUBMITTAL	10/10/2024



NOT FOR CONSTRUCTION

LEGAL DESCRIPTION - PARCEL 2

(Per Chicago Title Insurance Company, Commitment No. 501218187NTS, Effective Date, October 25, 2023.)

Land Situated in the State of Michigan, County of Macomb, City of Fraser.

Part of Lots 24 and Lot 23, Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 14 of Plats, page 34, Macomb County Records, and more particularly described as follows: Commencing at the Northeast corner of Lot 27 of said Assessor's Plat No. 1; thence South 23 degrees 10 minutes 14 seconds East, 9.66 feet along the Northeast line of said Lot 27; thence South 88 degrees 12 minutes 20 seconds West, 3.66 feet along the Southerly line of 14 Mile Road (1/2 = 42 feet wide); thence South 23 degrees 10 minutes 14 seconds East, 287.70 feet along the Southwesterly line of Utica Road (1/2 = 42 feet wide) to the Point of Beginning; thence continuing South 23 degrees 10 minutes 14 seconds East, 156.22 feet along the said Southwesterly line; thence South 86 degrees 57 minutes 38 seconds West, 63.34 feet along the Southerly line of said Lot 23; thence North 06 degrees 20 minutes 19 seconds West, 5.82 feet along Lot 23; thence South 88 degrees 08 minutes 07 seconds West, 45.09 feet along Lot 23; thence North 21 degrees 57 minutes 07 seconds West 21.57 feet; thence South 87 degrees 58 minutes 28 seconds West 119.70 feet to the Westerly line of said Lot; thence North 03 degrees 11 minutes 00 seconds West, 103.66 feet along the said Westerly line as extended; thence North 67 degrees 17 minutes 19 seconds East, 53.28 feet; thence North 88 degrees 31 minutes 39 seconds East, 152.82 feet to the Point of Beginning.

(As surveyed)

Land Situated in the State of Michigan, County of Macomb, City of Fraser.

Part of Lots 24 and Lot 23, Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 14 of Plats, page 34, Macomb County Records, and more particularly described as follows: Commencing at the Northeast corner of Lot 27 of said Assessor's Plat No. 1; thence South 24 degrees 06 minutes 21 seconds East, 9.66 feet along the Northeast line of said Lot 27; thence South 87 degrees 16 minutes 13 seconds West, 9.66 feet along the Southerly line of 14 Mile Road (1/2 = 42 feet wide) to a pk nail in a traffic signal pole base; thence South 24 degrees 06 minutes 21 seconds East, 287.70 feet along the Southwesterly line of Utica Road (1/2 = 42 feet wide) to a 1/2 inch diameter capped "Mahida 17806" iron being the Point of Beginning; thence continuing South 24 degrees 06 minutes 21 seconds East, 156.25 feet along the said Southwesterly line; thence South 86 degrees 01 minutes 31 seconds West, 63.34 feet along the Southerly line of said Lot 23; thence North 07 degrees 16 minutes 26 seconds West, 5.82 feet along Lot 23; thence South 87 degrees 12 minutes 00 seconds West, 45.09 feet along Lot 23; thence North 22 degrees 53 minutes 14 seconds West, 21.57 feet; thence South 87 degrees 02 minutes 21 seconds West 120.91 feet to the Westerly line of said Lot; thence North 03 degrees 52 minutes 24 seconds West, 44.42 feet along the said Westerly line; thence North 04 degrees 07 minutes 07 seconds West, 53.25 feet along the said Westerly line; thence North 86 degrees 21 minutes 12 seconds East, 53.28 feet; thence North 87 degrees 35 minutes 32 seconds East, 152.82 feet to the Point of Beginning.

REFERENCE DRAWINGS:

ALTANSPS LAND TITLE SURVEY, PEA JOB NO. 2023-0266, DATED 07/06/2023, REVISED 07/18/2023)

ALTANSPS LAND TITLE SURVEY, KEM-TEC PROJECT NO. 22-03596, DATED 12/09/2022

ELECTRIC
ELECTRIC MAP 370-380, DATED 06/12/2023
DTE CONDUIT MAP CLN 98

GAS
MACOMB COUNTY SIGNAL DESIGN MAP, SHEET 109, EMAIL DATED 06/01/2023

CABLE
COMCAST CABLE MAP, EMAIL DATED 06/07/2023
AT&T MAP A1, DATED 06/05/2023

WATER MAIN
DWSD WATER MAP 27-Y

STORM SEWER
HAVE NOT RECEIVED MAPS AS OF 11/13/2023

LEGAL DESCRIPTION - PARCEL 1

Per Fidelity National Title Insurance Company, Commitment No. A0791820, Effective Date, May 12th, 2023.

Land Situated in the State of Michigan, County of Macomb, City of Fraser.

Land in Assessors Plat No. 1 of part of Lots 5, 6, 7, 8, 9 and 10 of the subdivision of the Northwest 1/4 of Section 5 and Northeast 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 13 East, described Lot 24 of Assessors Plat No. 1 except that portion thereof beginning at the Northwest corner of Lot 23 of said Assessor's Plat, thence South 88 deg. 01' 12" West 518.1 feet along the South line of Lot 24; thence North 37 deg. 51' 12" East 223.60 feet along the Southerly line of Court Street; thence North 87 deg. 04' East 108.3 feet along the South line of Court Street; thence North 01 deg. 28' 48" East 142.20 feet along the East Line of Lot 38 of Rosemary Homesites Number 1 as extended to the North; thence North 88 deg. 01' 12" East 287.18 feet; thence South 3 deg. 11' East 30.05 feet to the point of beginning.

Also described as:
All the part of Lot 24 of the Assessor's Plat No. 1 of part of Lots 5, 6, 7, 8, 9 and 10 of the Subdivision of Northwest 1/4 of Section 5 and Northeast 1/4 of Northwest 1/4 of Section 6, Town 1 North, Range 13 East, City of Fraser, Macomb County, Michigan, as recorded in Liber 14, Page 34 of Plats, Macomb County Records, described as Beginning on the Westerly line of Utica Road, 66 feet wide, at the Northeastly corner of said Lot 24; thence along the Westerly line of Utica Road, South 23 deg. 10' 14" East 224.16 feet; thence along the Southerly line of said Lot 24, South 87 deg. 41' 38" West 251.30 feet to the Northwestly corner of Lot 23 of Assessor's Plat No. 1; thence North 3 deg. 11' 00" West 30.05 feet; thence South 88 deg. 01' 12" West 267.18 feet; thence along the Northerly extension of the Easterly line of Lot 38 of Rosemary Homesites No. 1 Subdivision (recorded in Liber 10, Page 72 of Plats, Macomb County Records), North 1 deg. 28' 48" West 142.20 feet; thence along the Southerly line of the proposed Court Street, South 87 deg. 45' 04" West, 108.30 feet; thence along the Easterly line of said Court Street South 37 deg. 51' 12" West 223.60 feet; thence along the Southerly line of said Lot 24, North 39 deg. 22' 33" East 253.69 feet; thence along the Northerly line of said Lot 24, North 87 deg. 45' 04" East 441.41 feet and South 5 deg. 03' 34" East 23.66 feet and North 67 deg. 12' 13" East 117.00 feet to the point of beginning, and the West 20.0 feet of Lot 33, for street purposes of Rosemary Homesites No. 1 subdivision in the City of Fraser, Macomb County, Michigan, as recorded in Liber 10 of Plats, Page 72, Macomb County Records.

EXCEPTING THEREFROM THE FOLLOWING:

PARCEL B: Part of Lot 24 and all of Lot 23, Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 14 of Plats, Page 34, Macomb County Records, and more particularly described as follows: Commencing at the Northeast corner of Lot 27 of said Assessor's Plat No. 1; thence South 23 deg. 10' 14" East, 9.66 feet along the Northeast line of said Lot 27; thence South 88 deg. 12' 20" West, 9.66 feet along the Southerly line of 14 Mile Road (1/2 = 42 feet wide) to the point of beginning; thence continuing South 23 deg. 10' 14" East, 156.22 feet along the said Southwesterly line; thence along the Southerly line of said Lot 23 the following three (3) courses: (1) South 86 deg. 57' 38" West, 63.34 feet; (2) North 06 deg. 20' 19" West, 5.82 feet; (3) South 88 deg. 08' 07" West, 172.74 feet (measured); thence North 04 deg. 59' 10" West (record) North 03 deg. 11' 00" West (measured), 34.30 feet; thence continuing North 03 deg. 11' 00" West, 89.29 feet along the said Westerly line as extended; thence North 67 deg. 17' 19" East, 53.28 feet; thence North 88 deg. 31' 39" East, 152.82 feet to the point of beginning.



LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

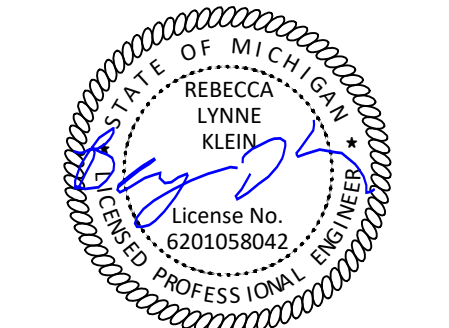
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE X-2; AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26099C0337G, DATED 09/26/2003

BENCHMARKS:
(GPS DERIVED - NAVD88)

- BM #300
ARROW ON A HYDRANT LOCATED AT THE NORTHWEST CORNER OF UTICA ROAD & ROSEMARY AVENUE.
ELEV. - 618.89
- BM #301
MAG NAIL IN THE BASE OF A LIGHT POLE LOCATED AT THE SOUTHWEST CORNER OF 14 MILE ROAD & UTICA ROAD.
ELEV. - 614.18
- BM #302
MAG NAIL ON A POWER POLE LOCATED ON THE SOUTH SIDE OF 14 MILE ROAD, APPROX. 270' WEST FROM THE CENTERLINE OF UTICA ROAD.
ELEV. - 615.63

PEA GROUP

t: 844.813.2949
www.peagroup.com



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY INFORMATION. YOU GUARANTEE THE OTHER UTILITIES OR HARBED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OHIO 43230

SKILKEN GOLD
Real Estate Development

PROJECT TITLE

SHEETZ FRASER
32981 UTICA ROAD
FRASER, MI



REVISIONS

SPA RESUBMITTAL	03-11-24
SPA RESUBMITTAL	04-18-24
SPA RESUBMITTAL	08-12-24
SPA RESUBMITTAL	09-16-24
SPA RESUBMITTAL	09-19-24
SPA RESUBMITTAL	10-10-24

ORIGINAL ISSUE DATE:
DECEMBER 13, 2023

DRAWING TITLE

TOPOGRAPHIC SURVEY

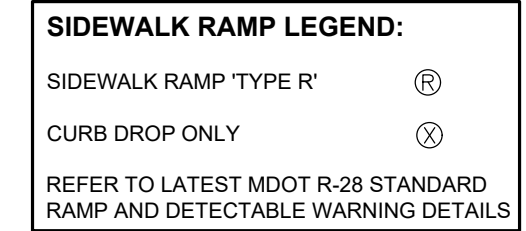
PEA JOB NO. 2023-0662

P.M.	BK
DN.	BA
DES.	BA

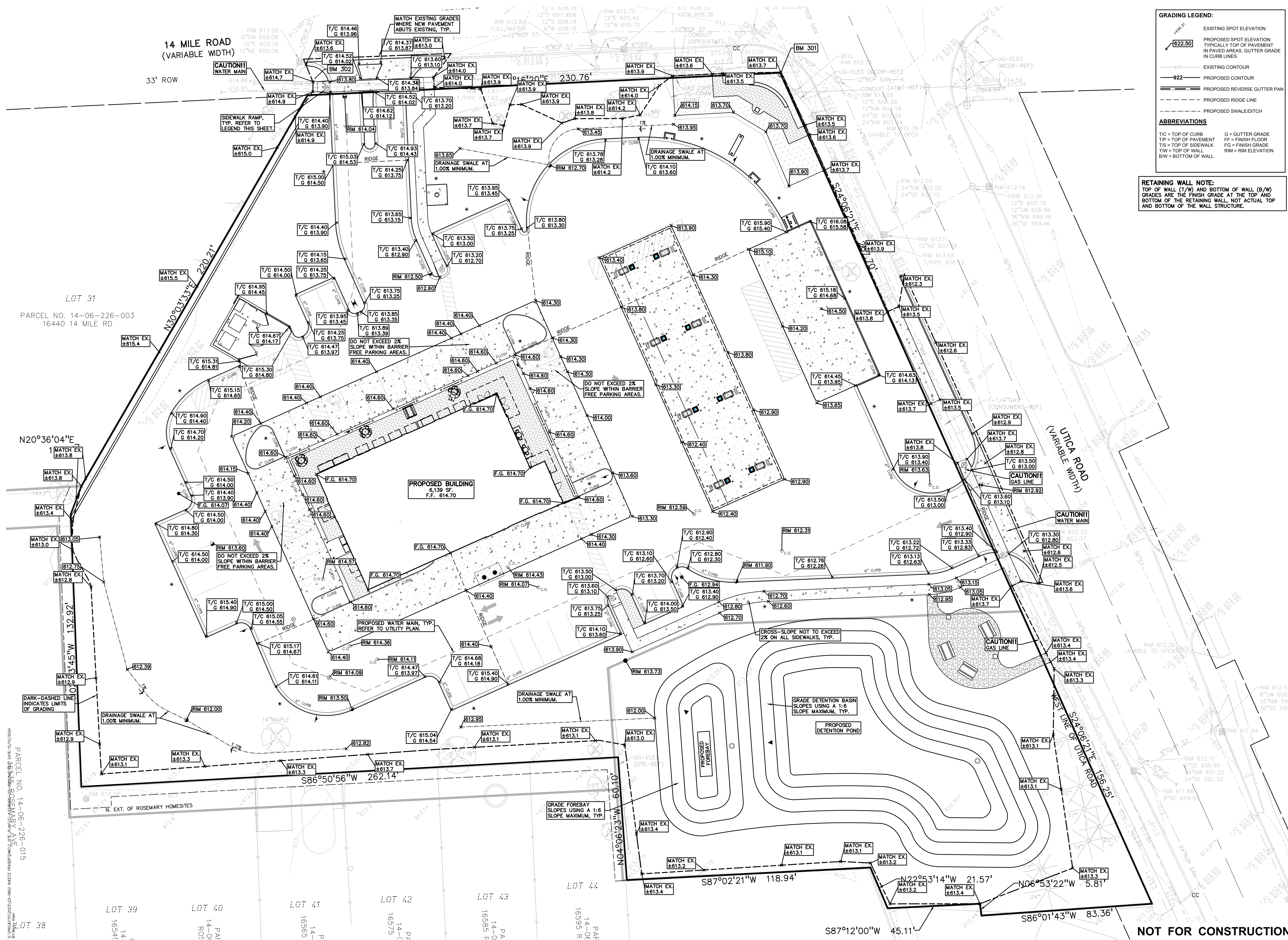
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C1.0



PEA JOB NO.	2023-0662
P.M.	BK
DN.	BA
DES.	BA
DRAWING NUMBER:	



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/W = TOP OF SIDEWALK
B/W = BOTTOM OF WALL

G = GUTTER GRADE
FF = FINISH FLOOR
FG = FINISH GRADE
RIM = RIM ELEVATION

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

PEA GROUP
t: 844.813.2949
www.peagroup.com

REBECCA KLEIN
Professional Engineer
License No. 6201058042

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR WARRANTY IS MADE AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OHIO 43230

SKILKEN GOLD
Real Estate Development

PROJECT TITLE

SHEETZ FRASER
32981 UTICA ROAD
FRASER, MI



REVISIONS

SPA RESUBMITTAL	03-11-24
SPA RESUBMITTAL	04-18-24
SPA RESUBMITTAL	08-12-24
SPA RESUBMITTAL	09-16-24
SPA RESUBMITTAL	09-19-24
SPA RESUBMITTAL	10-10-24

ORIGINAL ISSUE DATE:
DECEMBER 13, 2023

DRAWING TITLE

PRELIMINARY GRADING PLAN

PEA JOB NO.	2023-0662
P.M.	BK
DN.	BA
DES.	BA
DRAWING NUMBER:	

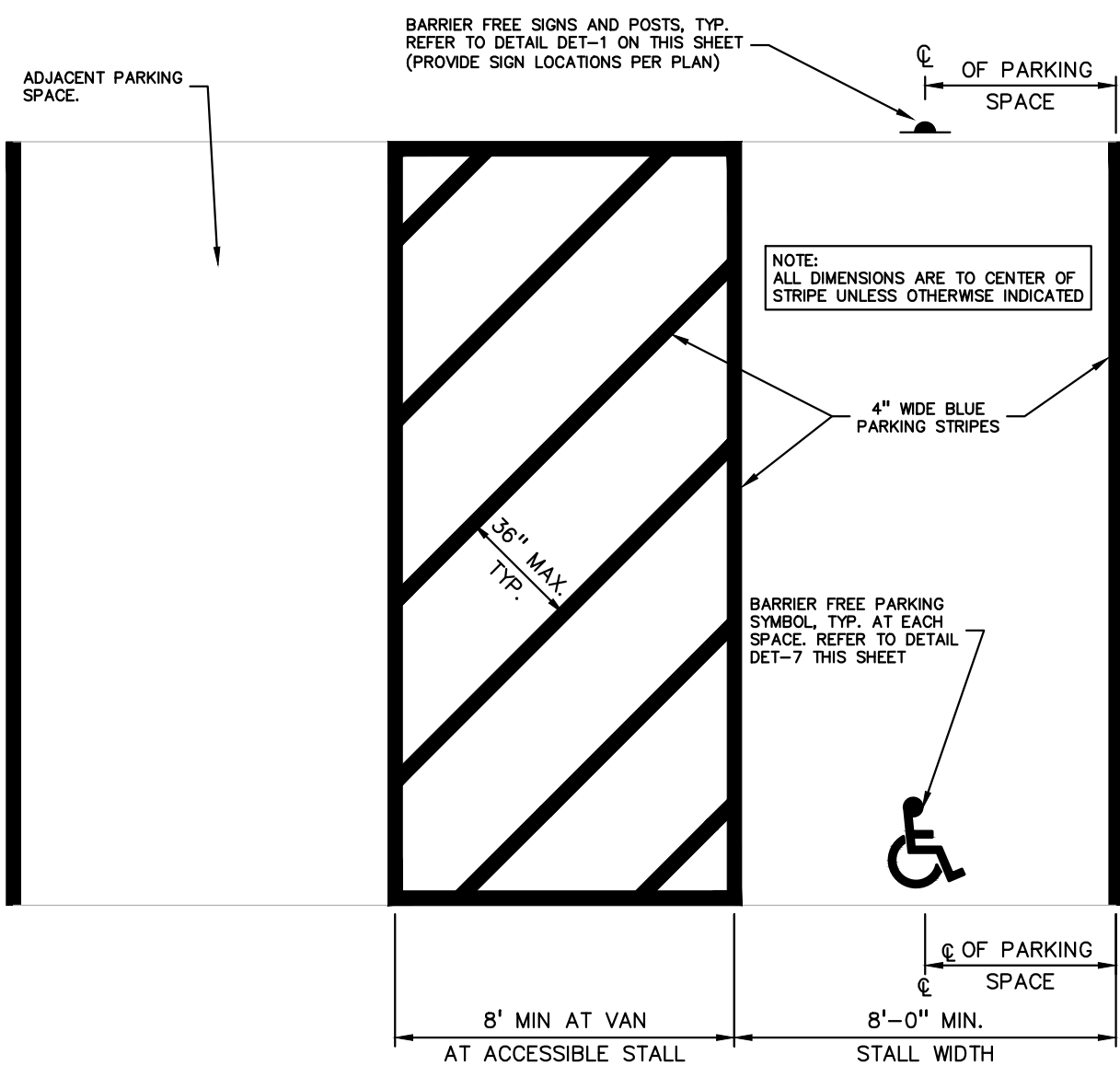
C-4.0

NOT FOR CONSTRUCTION

GENERAL BARRIER FREE NOTES:

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN - AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1-2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

1. AN ACCESSIBLE ROUTE CONSISTS OF WALK SURFACES, CURB RAMPS AND RAMPS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE BUILDING OR FACILITY ENTRANCE THEY SERVE.
2. THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
3. WALKING SURFACES MUST BE LEVEL WITH PERMITTED VERTICAL CHANGES IN LEVEL NOT TO EXCEED 1/4", OR BEVELED CHANGES IN LEVEL NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
4. TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
5. ACCESSIBLE ROUTES WILL BE DESIGNED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
6. RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
7. THE CROSS-SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48).
8. THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
9. THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48), SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
10. HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJOINING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
11. CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT RISE MORE THAN 6 INCHES, NOR BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS ETC.
12. IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
13. LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 36" AND WILL BE AS WIDE AS THE CURB RAMP.
14. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
15. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
16. WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
17. ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE A.D.A. IF THE SITE HAS MORE THAN ONE PARKING FACILITY, EACH FACILITY IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
18. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
19. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
20. BARRIER FREE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
21. SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48).
22. ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
23. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE", REFER TO DETAILS ON THIS SHEET.
24. ACCESSIBLE STAIRS SHALL HAVE A UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES MINIMUM AND 7 INCHES MAXIMUM. TREADS SHALL BE AT LEAST 11 INCHES IN DEPTH. OPEN RISERS ARE NOT PERMITTED.



BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

NOTES:

1. THE BARRIER FREE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP. PARKING SYMBOL, STRIPING SHALL HAVE A MINIMUM WIDTH OF 3".
2. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.

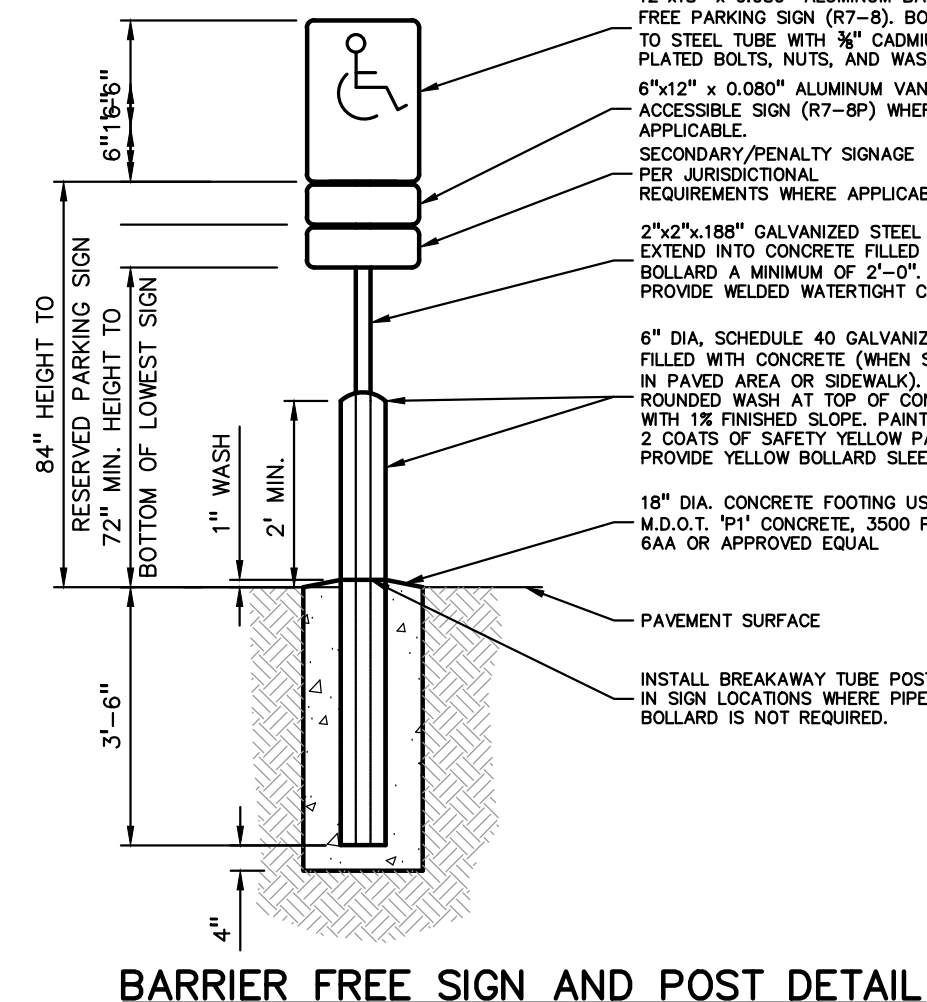


RESERVED PARKING ONLY
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

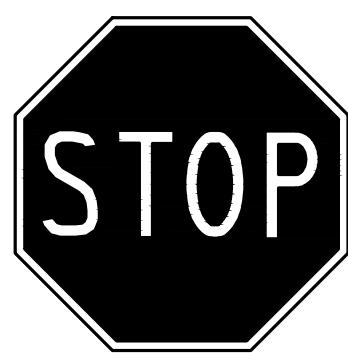
BARRIER FREE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE

BARRIER FREE SIGN NOTES:

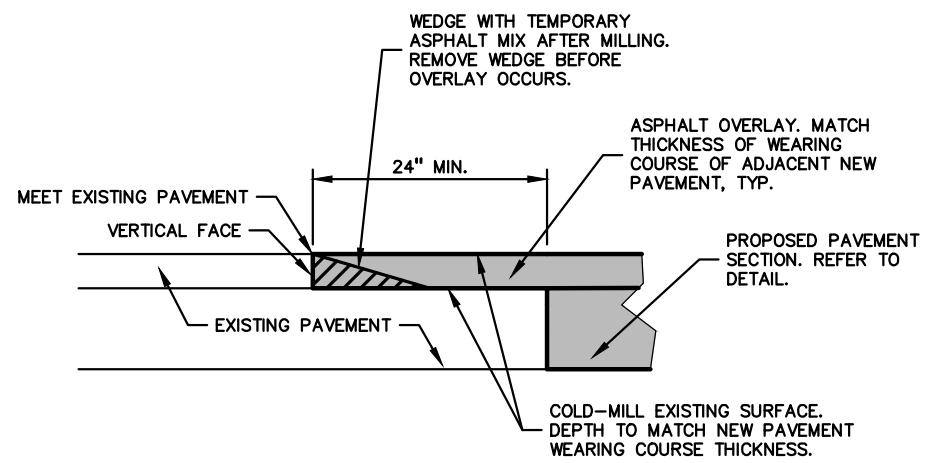
1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES AND LOCAL REQUIREMENTS.



BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



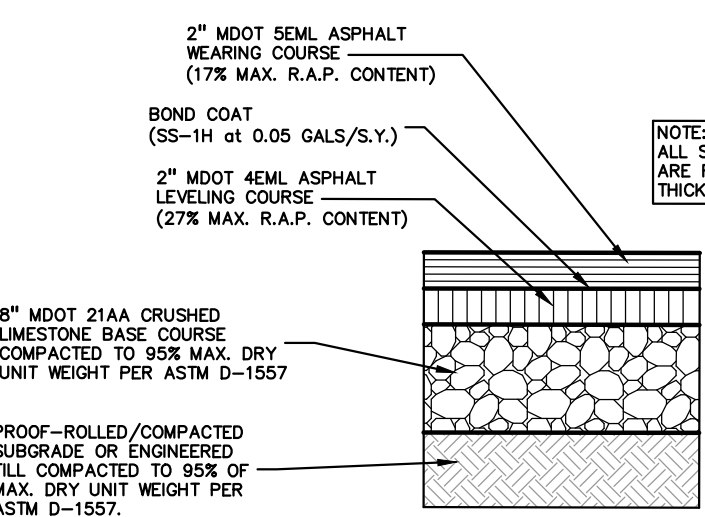
BUTT JOINT DETAIL
NOT TO SCALE



CROSSWALK SIGN DETAIL
NOT TO SCALE



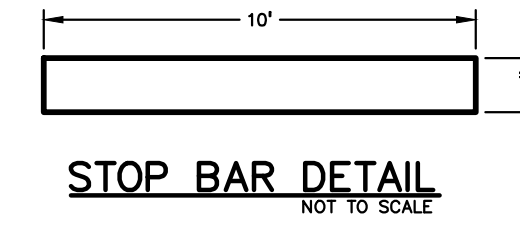
NO PARKING SIGN DETAIL
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

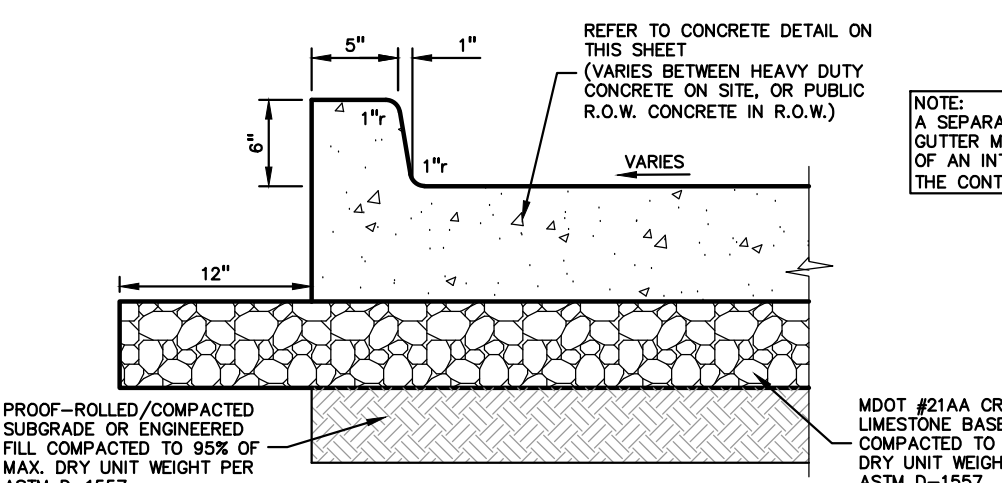
AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 202. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 20% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE BASE MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE RE-EVALUATED.

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP(501). THE BINDER GRADE FOR THIS WORK IS PG64-26. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1 OR TIER 2 REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.

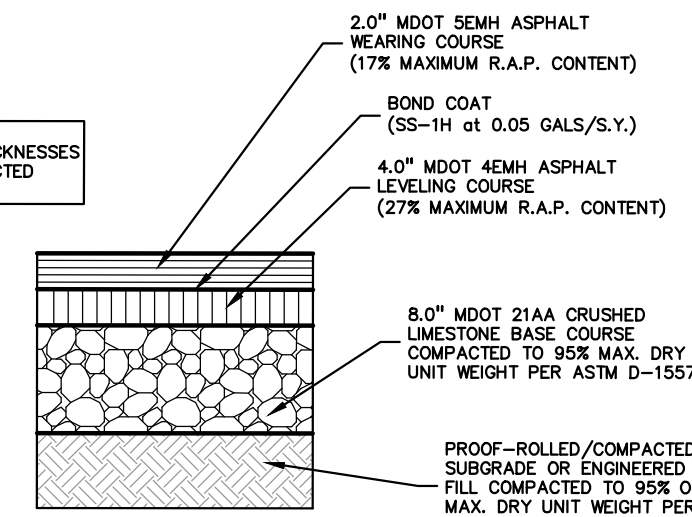


STOP BAR DETAIL
NOT TO SCALE

HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

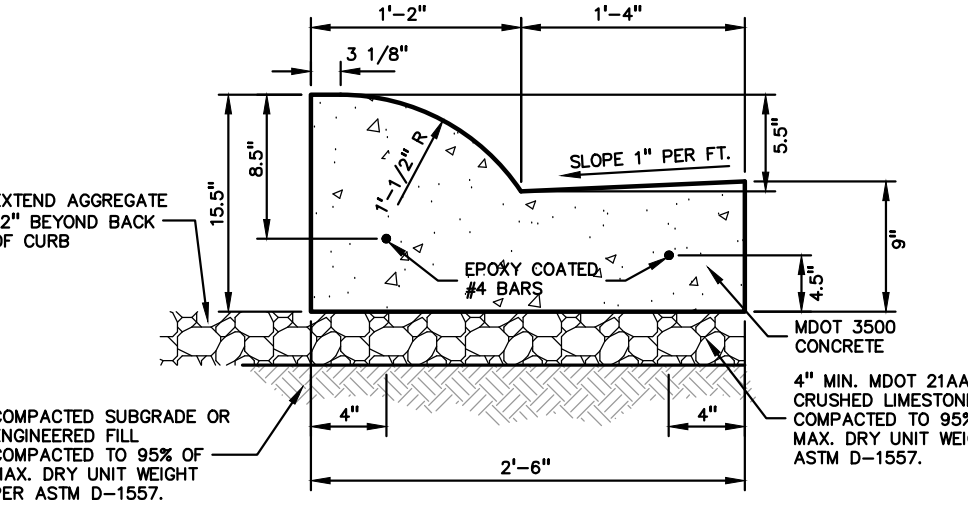


CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE

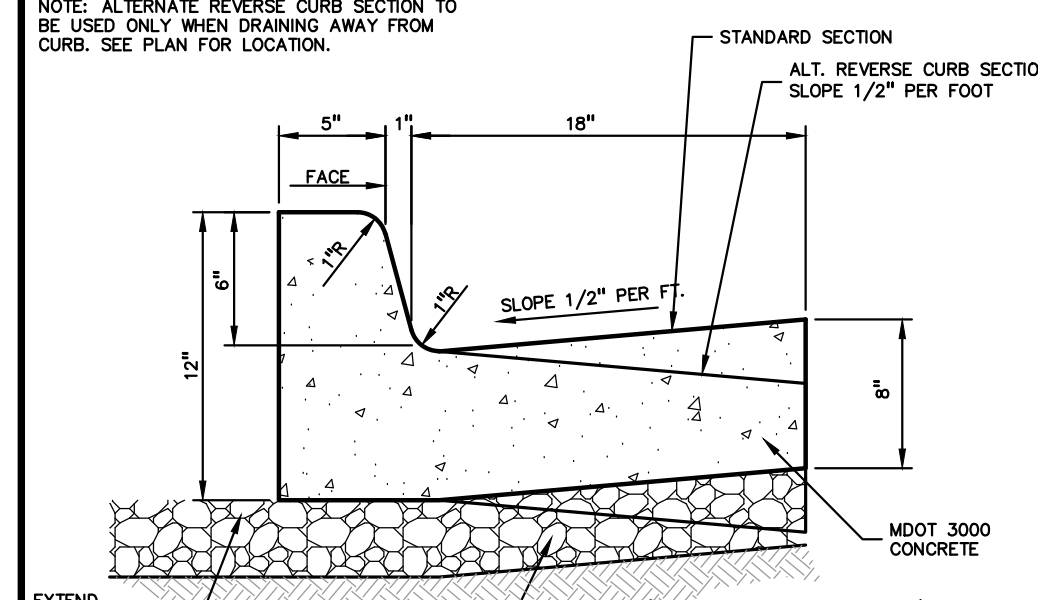


HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

ASPHALT MIX DESIGN CHART				
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT F3401	APPLICATION RATE (LB/YD ²) MINIMUM - MAXIMUM
4EL	4EML	4EMH	4EMH	220-275
5EL	5EML	5EMH	5MA OR 5EMH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	

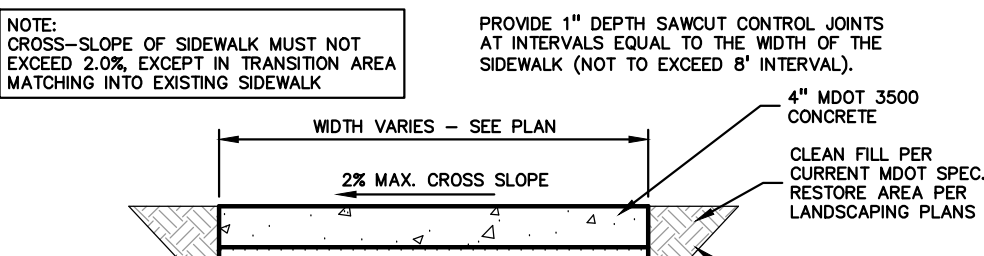


MDOT CURB DETAIL "B-2" (MODIFIED)
NOT TO SCALE

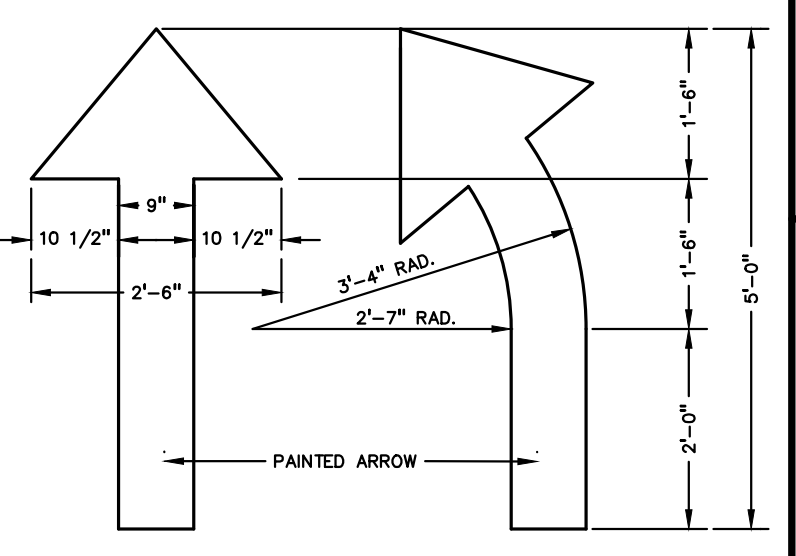


CONCRETE CURB AND GUTTER
NOT TO SCALE

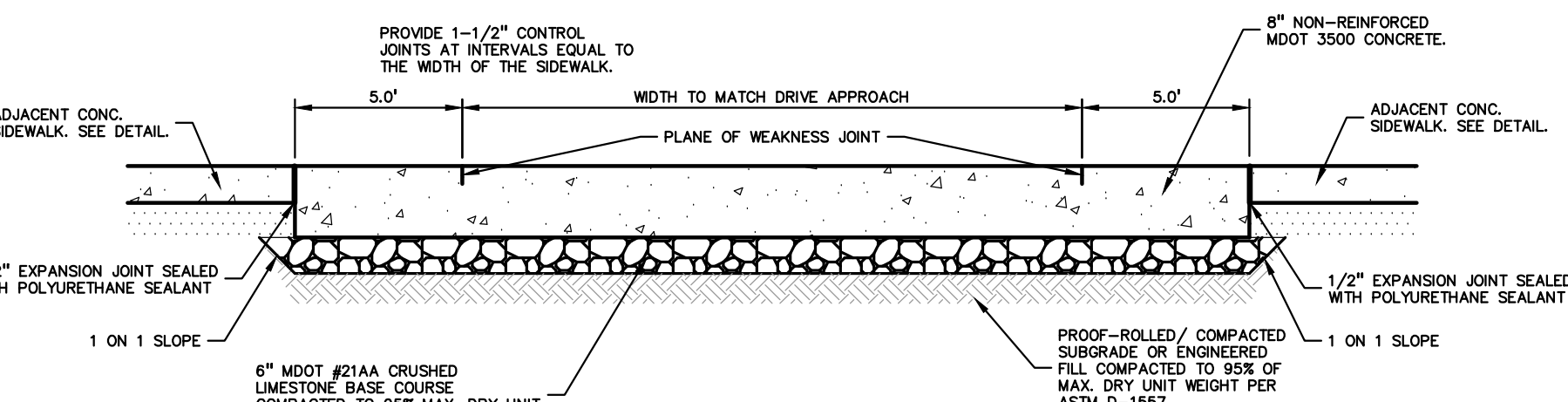
24"x6" CONCRETE CURB AND GUTTER
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

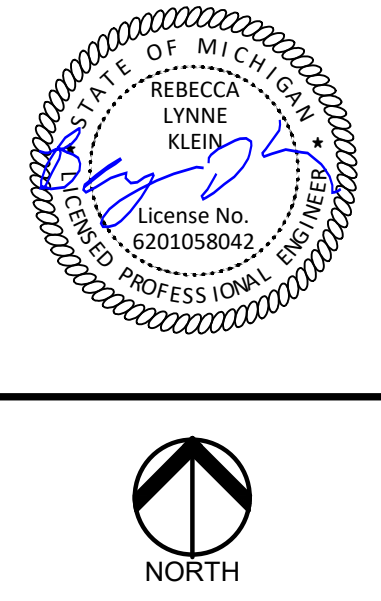


PAINTED DIRECTIONAL ARROWS
NOT TO SCALE



THICKENED SIDEWALK AT DRIVE APPROACH DETAIL
NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
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CLIENT
SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OHIO 43230



PROJECT TITLE
SHEETZ FRASER
32981 UTICA ROAD
FRASER, MI



REVISIONS	
SPA RESUBMITTAL	03-11-24
SPA RESUBMITTAL	04-18-24
SPA RESUBMITTAL	08-12-24
SPA RESUBMITTAL	09-16-24
SPA RESUBMITTAL	09-19-24
SPA RESUBMITTAL	10-10-24

ORIGINAL ISSUE DATE:
DECEMBER 13, 2023

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	2023-0662
P.M.	BK
DN.	BA
DES.	BA

DRAWING NUMBER:

C-9.2

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

NATIVE SEED MIX. BY STANTEC NATIVE PLANT NURSERY, 574-586-2412. OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Bolboschoenus fluviatilis</i>	River Bulrush
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass

Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

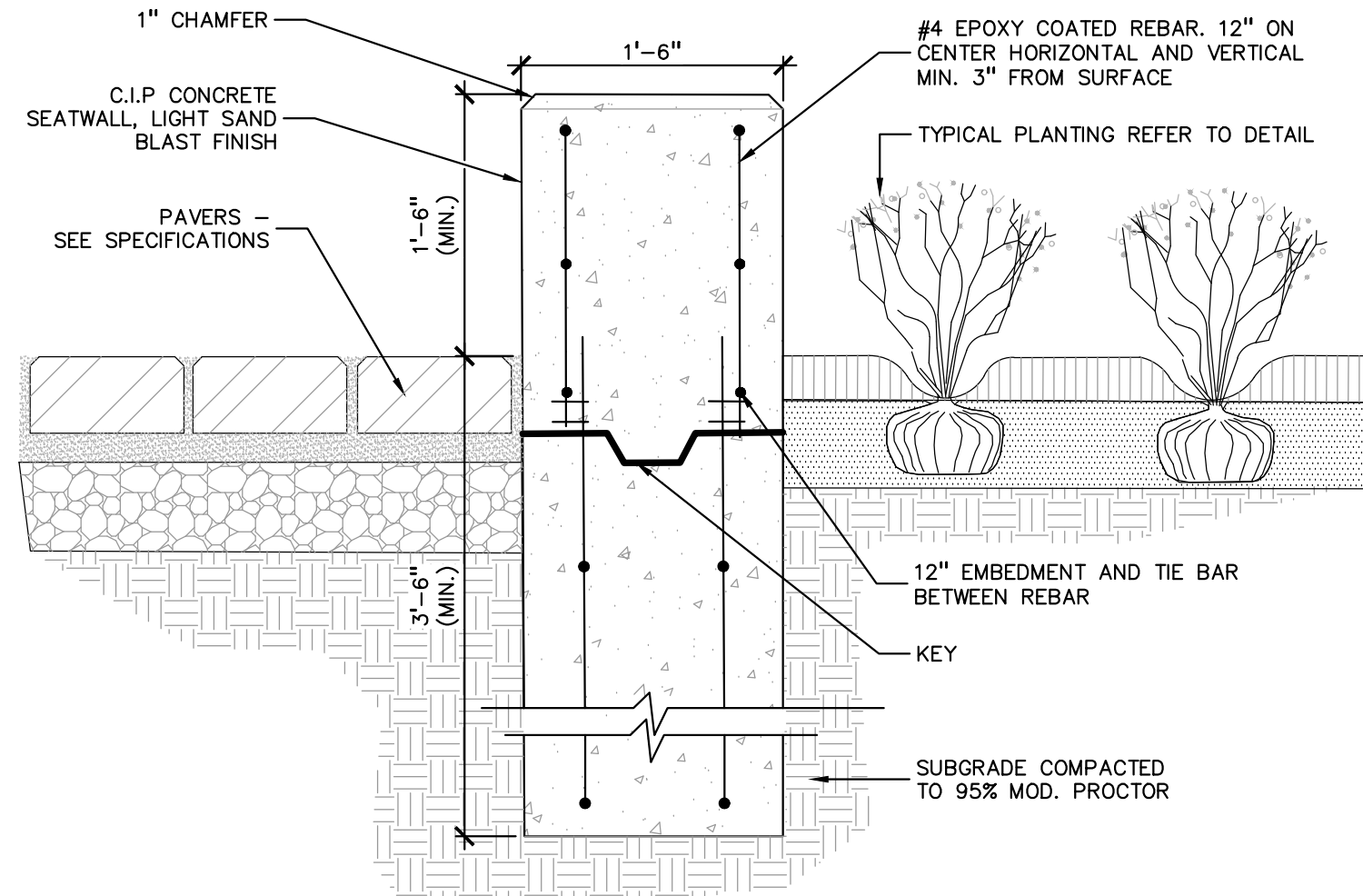
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helenium autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonewort
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarum novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue

Swale Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges:	
<i>Andropogon gerardi</i>	Big Bluestem
<i>Carex comosa</i>	Bristly Sedge
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Spartina pectinata</i>	Prairie Cord Grass

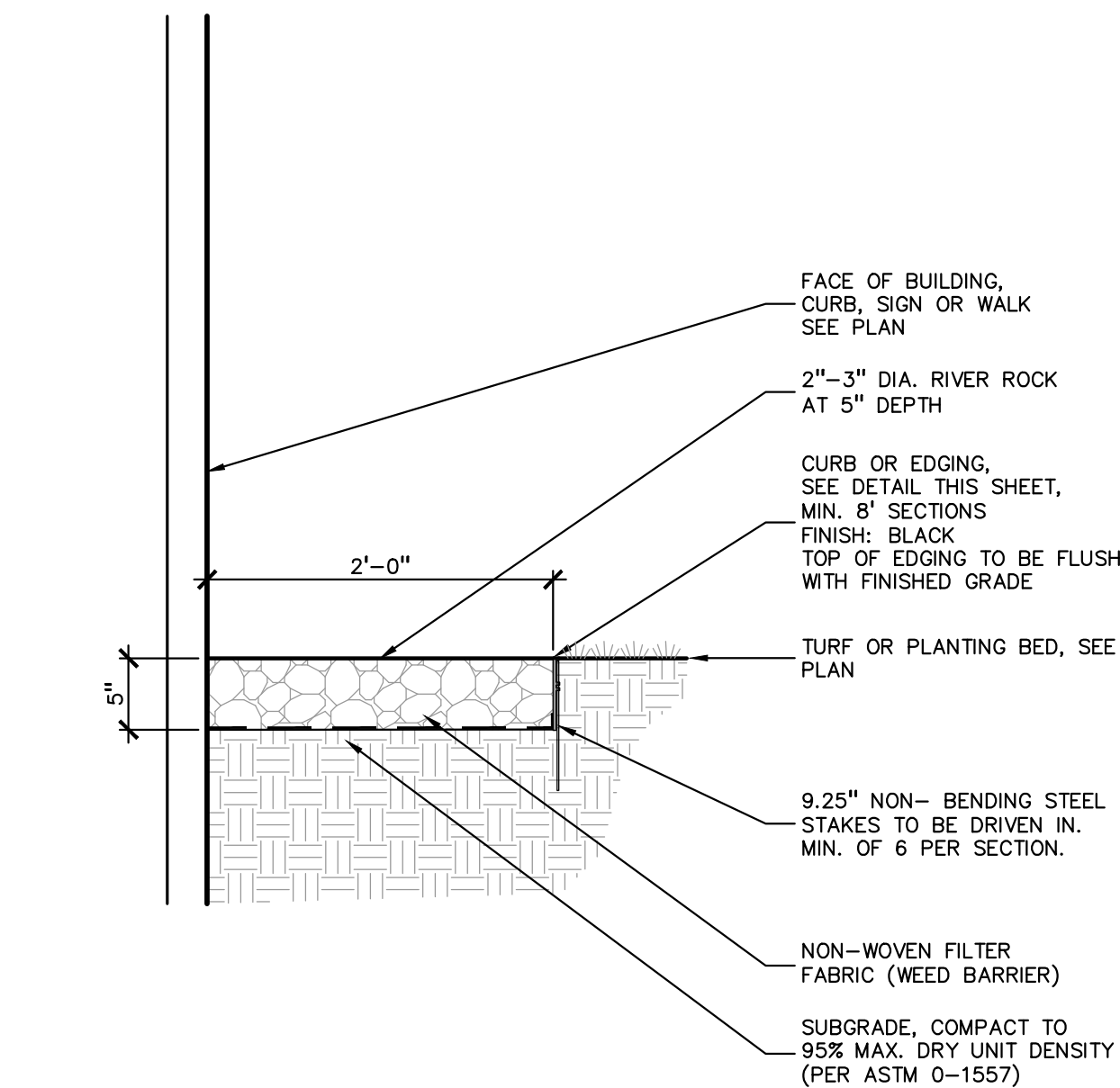
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

Forbs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Coreopsis tripteris</i>	Tall Coreopsis
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Iris virginica</i>	Blue Flag
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Silphium terebinthinaceum</i>	Prairie Dock
<i>Symphoricarum novae-angliae</i>	New England Aster
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders



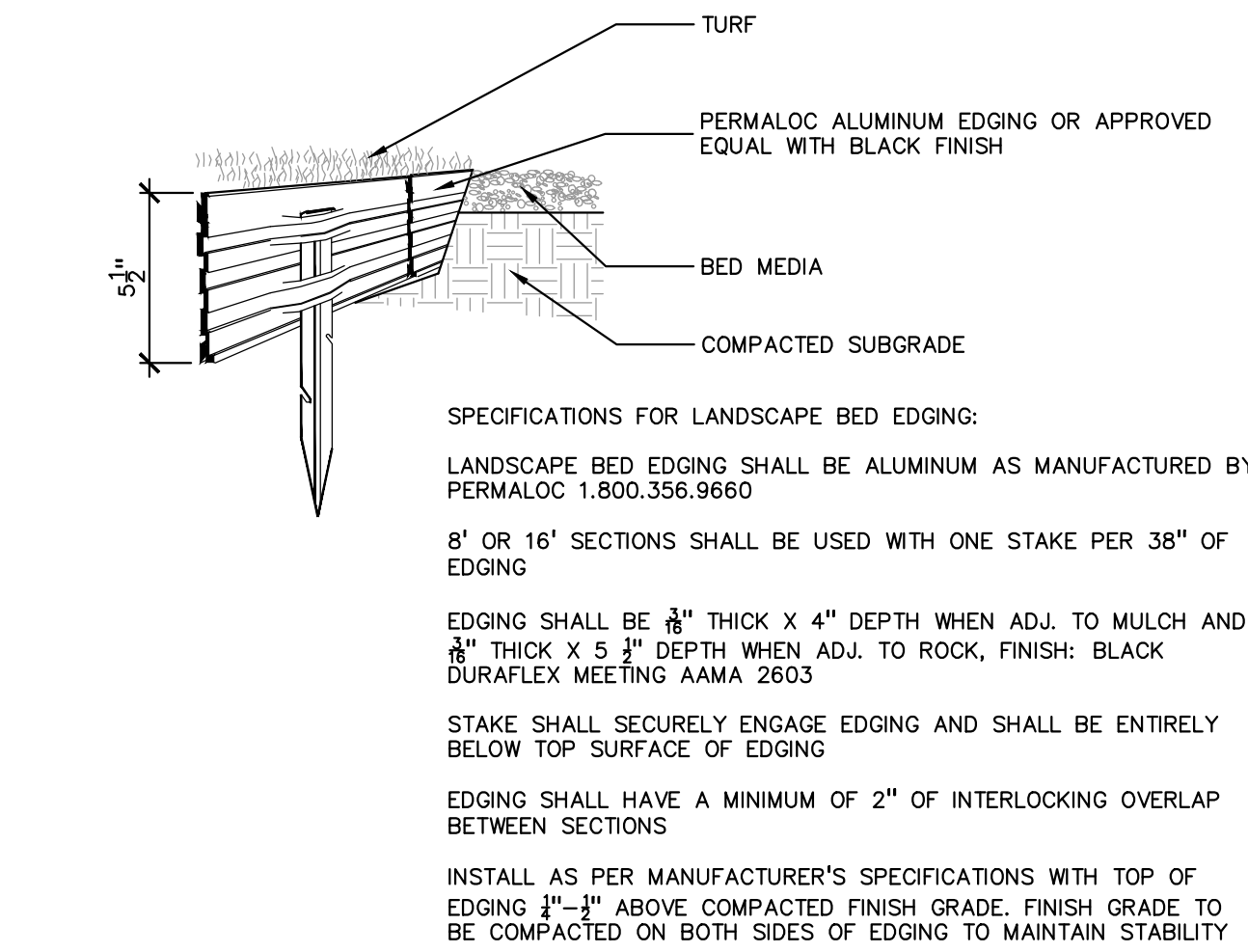
8 CONCRETE SEAT WALL DETAIL

SCALE: 1" = 2'-0"



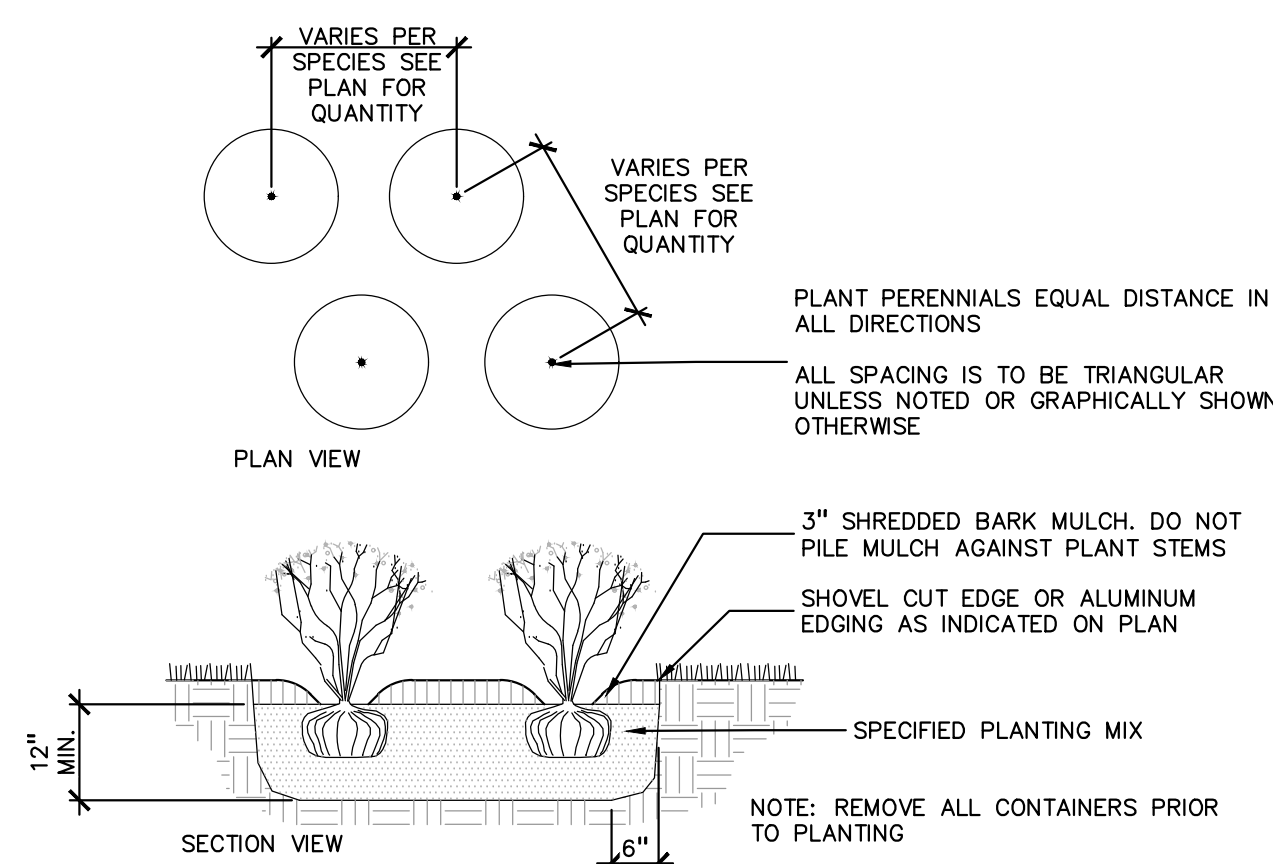
7 STONE MAINTENANCE STRIP

SCALE: 1" = 1'-0"



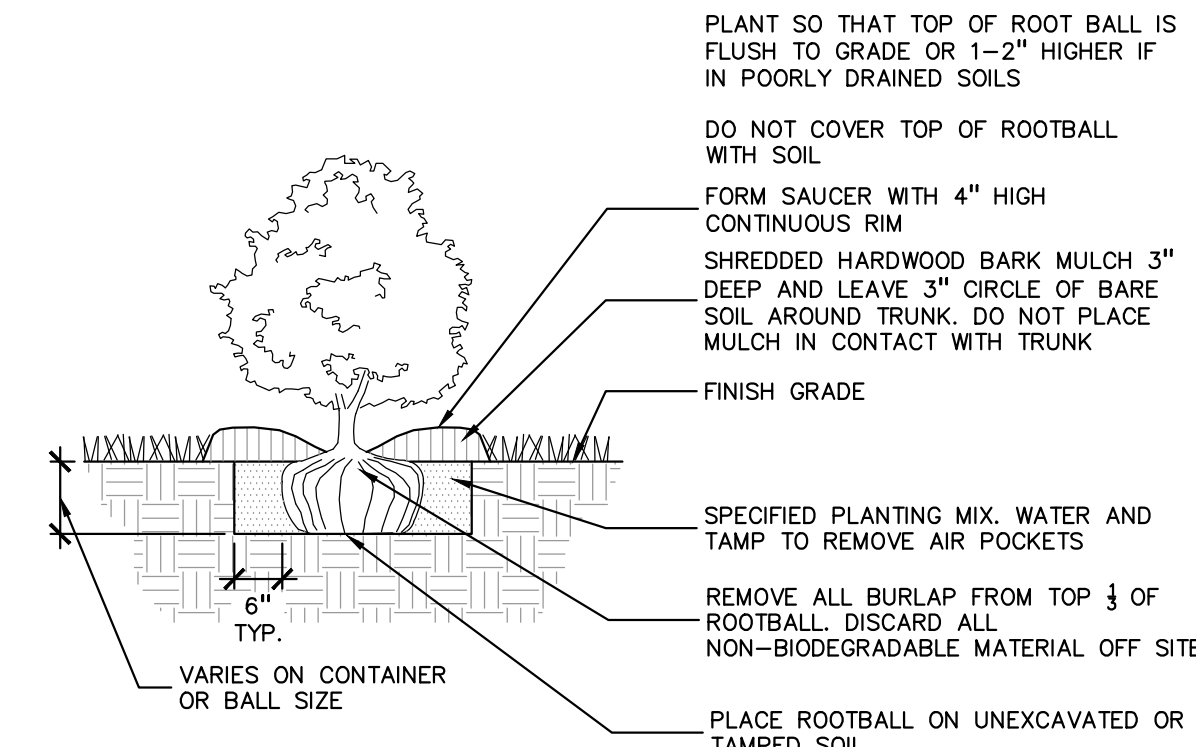
6 ALUMINUM EDGE DETAIL

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



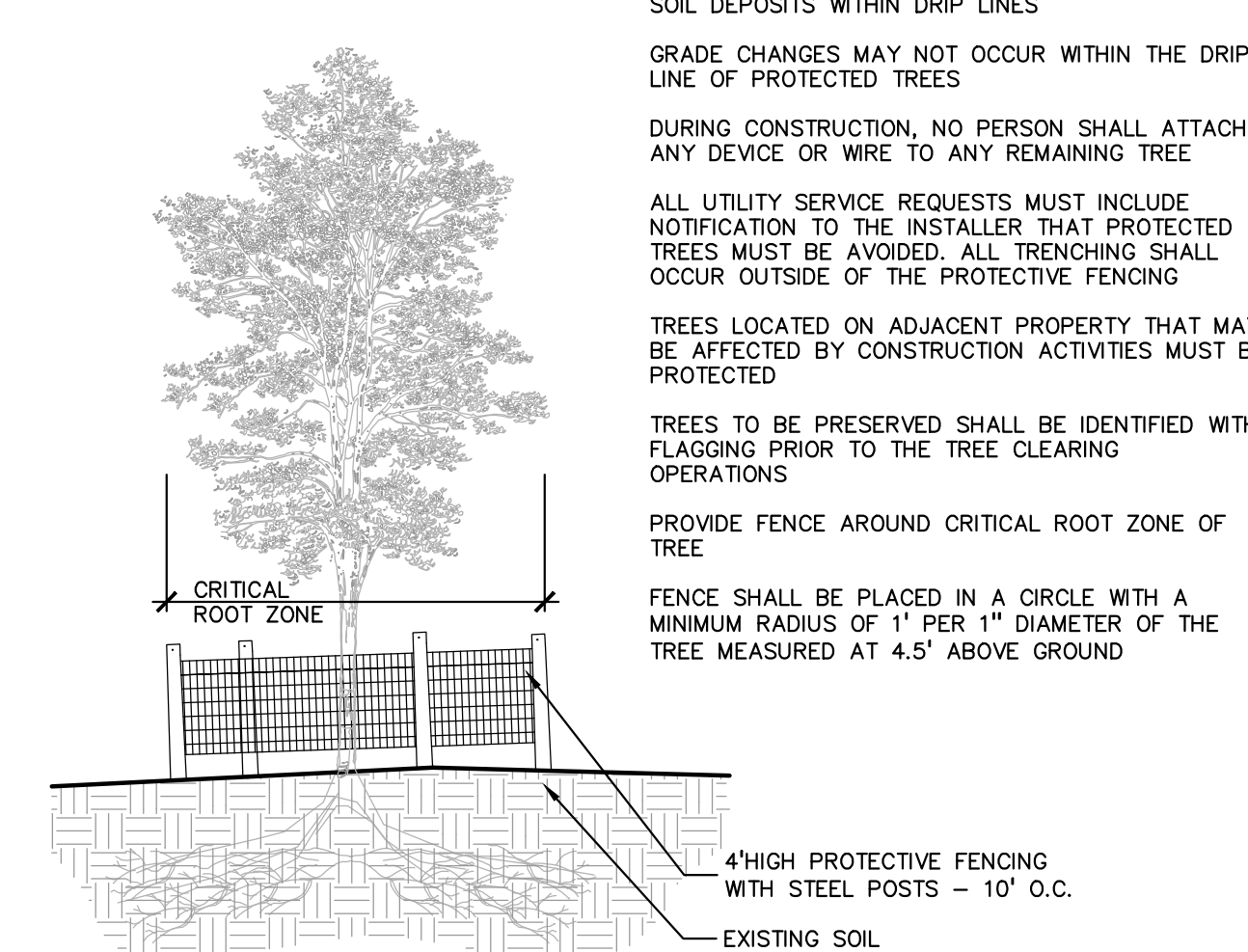
5 PERENNIAL PLANTING DETAIL

SCALE: 1" = 2'-0"



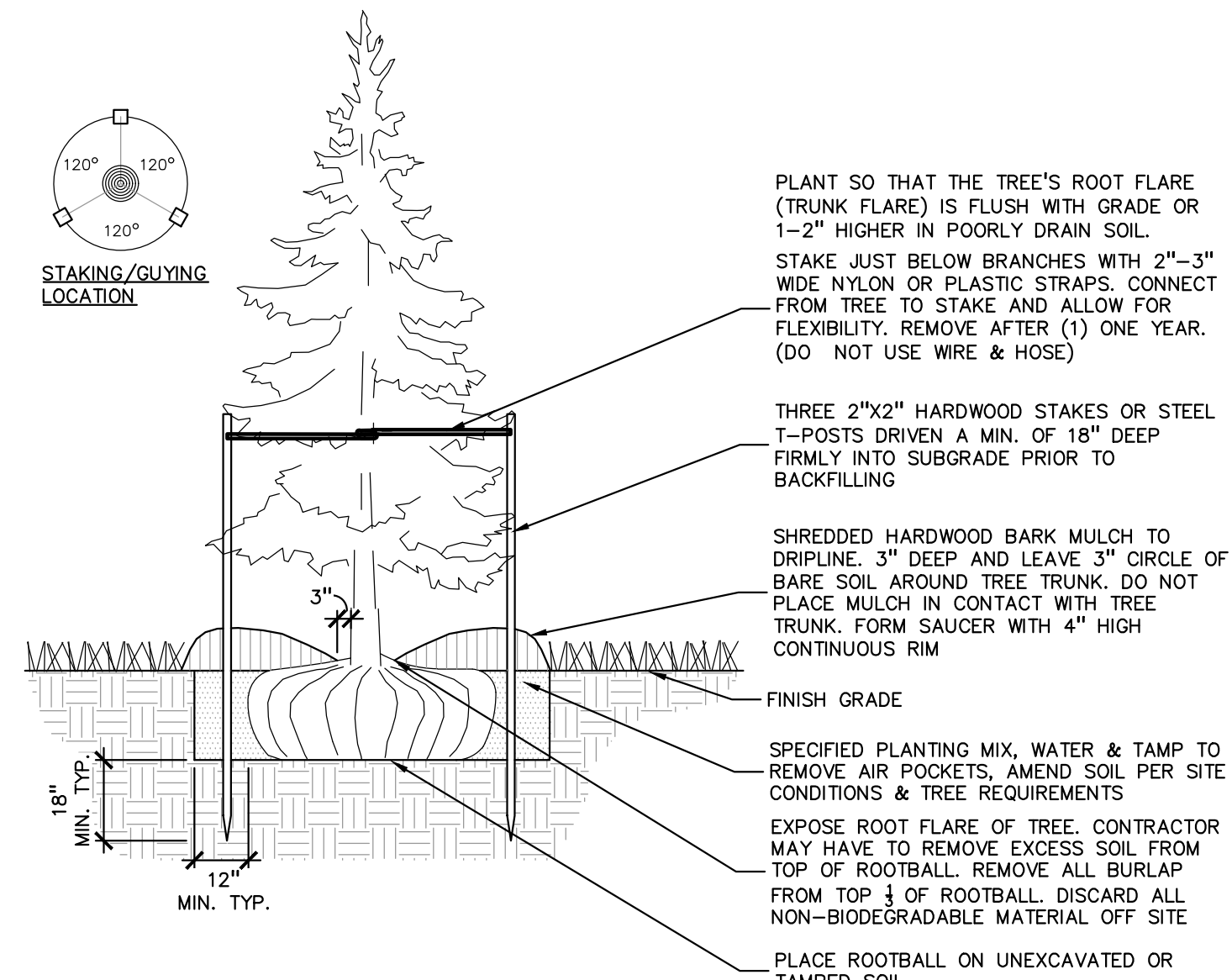
4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



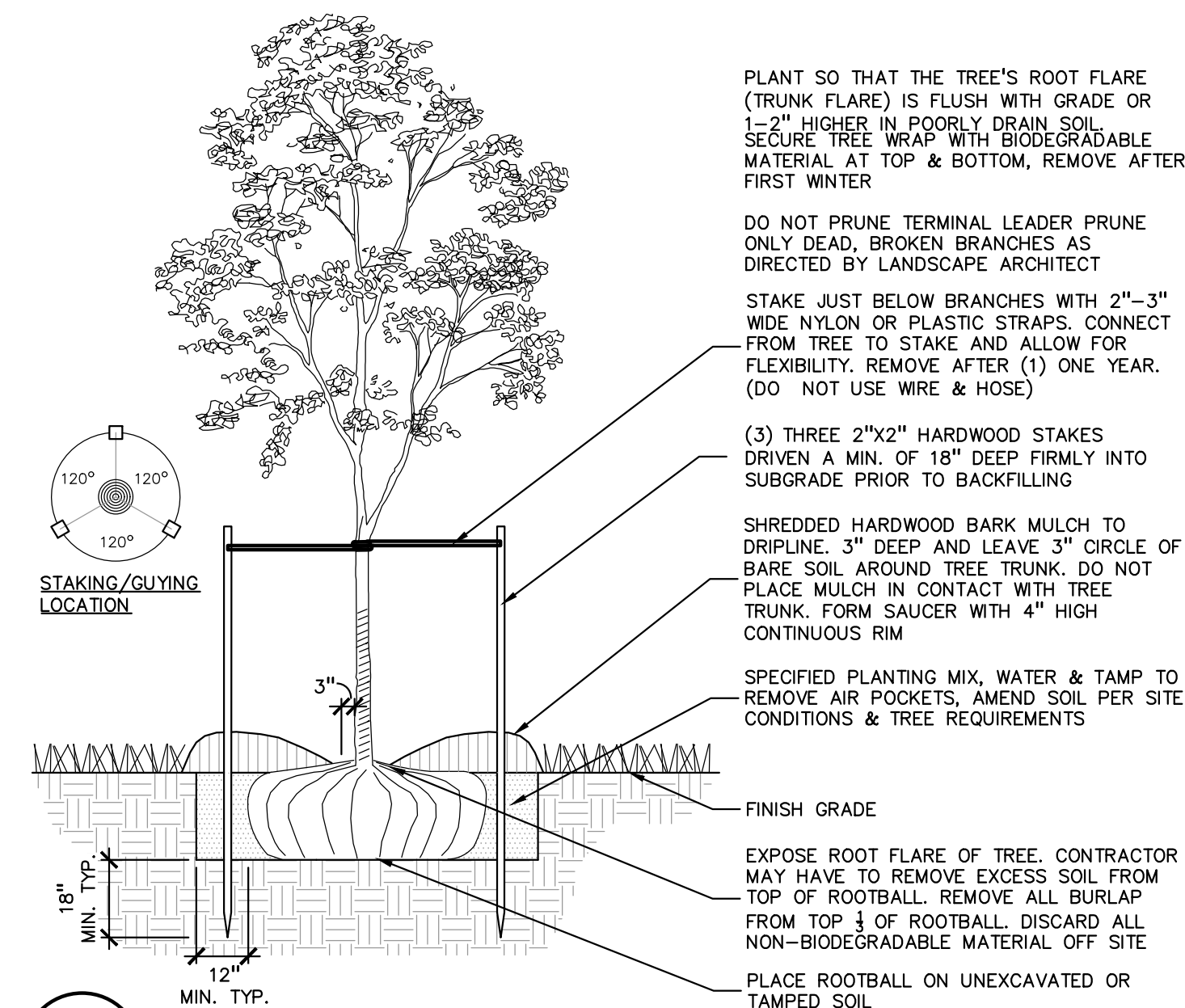
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

PEA GROUP

t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT
SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OHIO 43230



PROJECT TITLE
SHEETZ FRASER
32981 UTICA ROAD
FRASER, MI



REVISIONS	
SPA RESUBMITTAL	03-11-24
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SPA RESUBMITTAL	09-19-24
SPA RESUBMITTAL	10-10-24

ORIGINAL ISSUE DATE:
DECEMBER 13, 2023

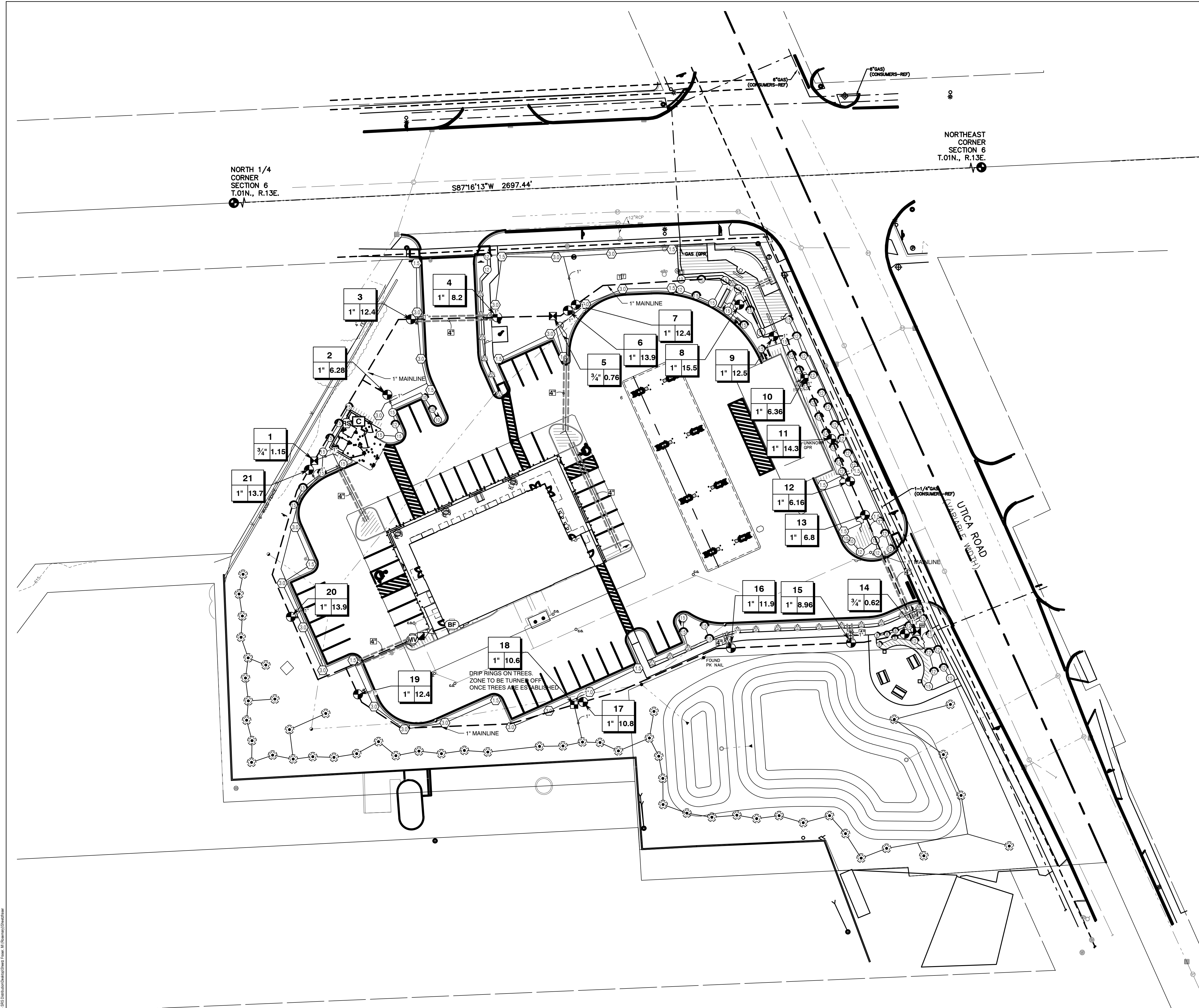
DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2023-0662
P.M.	BK
DN.	AEH
DES.	JLE

DRAWING NUMBER:

L-1.1

NOT FOR CONSTRUCTION



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804 15 Strip Series
	Rain Bird 1804 8 Series MPR
	Rain Bird 1804 10 Series MPR
	Rain Bird 1804 12 Series MPR
	Rain Bird 1804 15 Series MPR
	Rain Bird 1804 ADJ

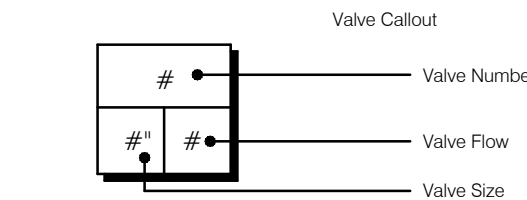
SYMBOL	MANUFACTURER/MODEL
	Rain Bird 5004-PC, FC 1.5
	Rain Bird 5004-PC, FC 3.0

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-075-PRF
	Rain Bird XCZPGA-100-PRF
	Tree Drip Ring

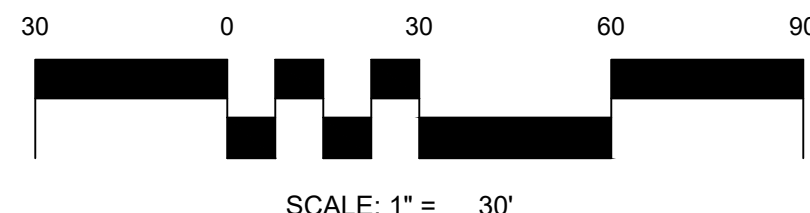
Area to Receive Dripline
Rain Bird XFD-06-18 (22)

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe
	Rain Bird 5-RC
	Nibco T-113-K
	Rain Bird PGA Globe 1"
	Zurn 375 1"
	Rain Bird ESPLXME2 w/ (1) ESPLXMSM12
	Rain Bird RSD-BEX

Irrigation Lateral Line: PVC Class 200 SDR 21
Irrigation Mainline: PVC Class 200 SDR 21
Pipe Sleeve: PVC Schedule 40



- NOTE:
- IRRIGATION HEADS ALONG STRAIGHT CURB TO BE MINIMUM 4"-6" OFF THE CURB
 - HEADS AT DRIVEWAY CORNERS TO BE MINIMUM 5' OFF THE CURB
 - VALVE BOXES TO BE 5' OFF CURB



SHEETZ
32981 UTICA RD
FRASER, MI

Revisions:

Project Number:

Drawn by:
JM
Checked by:
DB
Date:
4/11/2024

Sheet Name:
IRRIGATION PLAN

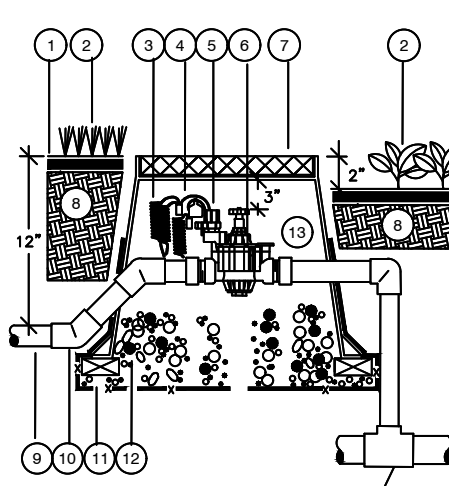
Sheet Number:

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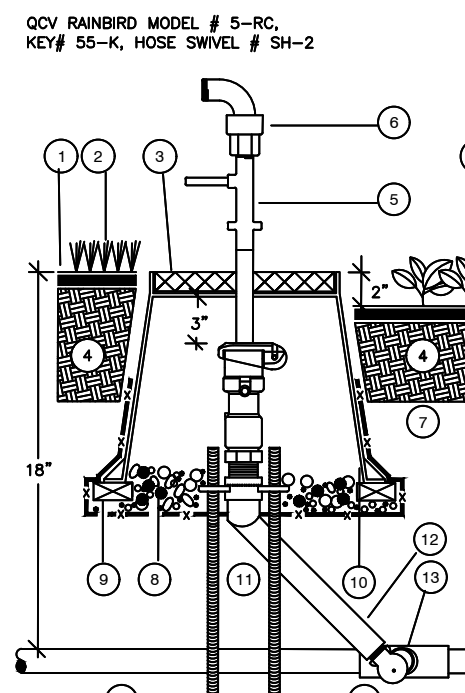
IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON 70 STATIC PRESSURE (PSI) AND MAXIMUM FLOW OF 16 GALLONS PER MINUTE (GPM). THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE. ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION.
2. THE PIPE ROUTING SHOWN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, HEADS, ETC SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. PRESSURE LOSS CALCULATIONS ARE BASED ON THE PIPE ROUTING AS SHOWN. SIGNIFICANT DEVIATIONS FROM THE ROUTING SHOWN SHOULD BE AVOIDED.
3. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE DIMENSIONS OF THE CONSTRUCTED AREAS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR CHANGES HAVE OCCURRED IN THE SITE PLAN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS / RECONSTRUCTION NECESSARY.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF / HERSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
5. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, JOINTS, ETC. WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
6. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDING AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED.
8. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
9. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
10. INSTALL VALVE BOXES 18-INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE INSTALLED A MINIMUM OF 12-INCHES APART.
11. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
12. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER.
13. PROVIDE AS-BUILT DRAWINGS WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION.
14. THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT. CONTACT WC3 DESIGN FOR INFORMATION.
15. ALL SPRINKLERS, VALVES AND VALVE BOXES SHALL BE PLACED 5' AWAY FROM ANY RADIUS OF CURB AS SHOWN IN DETAILS.
16. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME AND REPLACE OR REPAIR ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED WITH BID.
17. SLEEVING BY GENERAL CONTRACTOR.



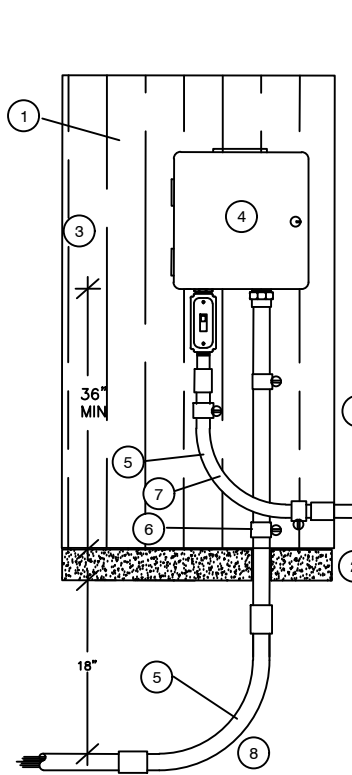
NOTES:
INSTALL AS DEGREE ELBOWS TO ACHIEVE CORRECT DEPTH.
NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.
MAINLINE DEPTH IS 18" COVER OVER TOP OF PVC PIPE.

1 RAINBIRD PGA ELECTRIC VALVE
NTS

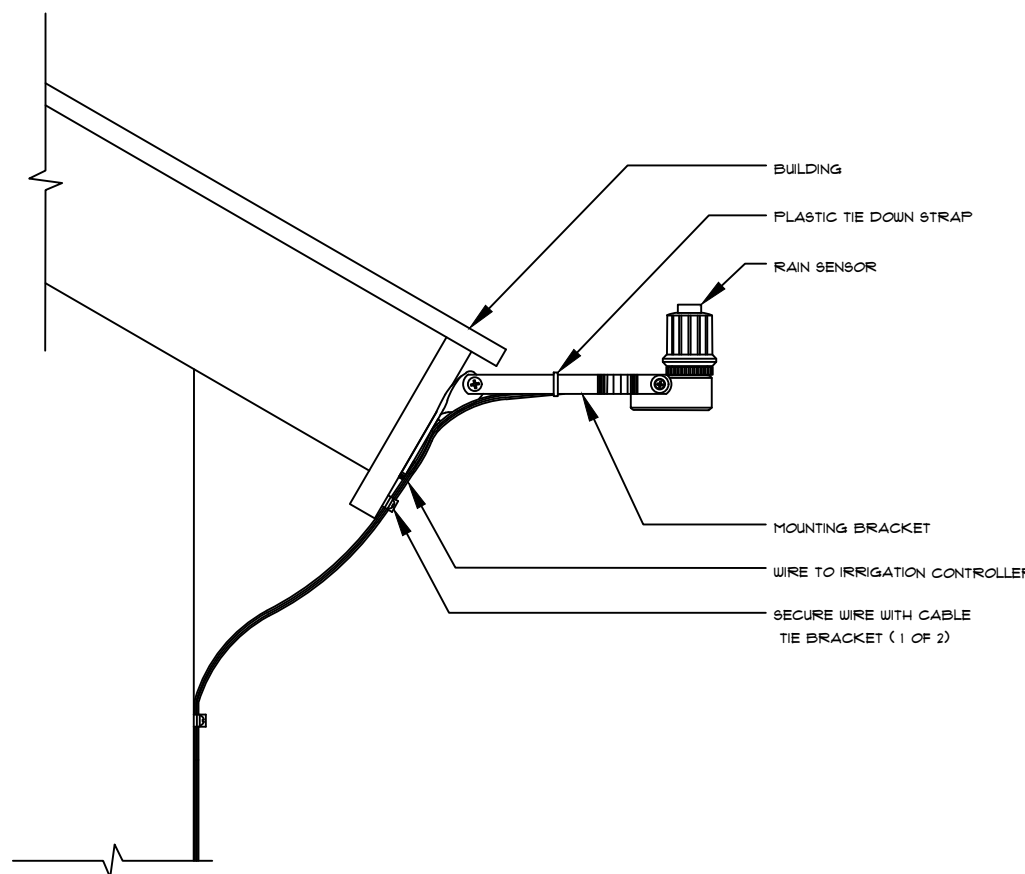


USE A NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

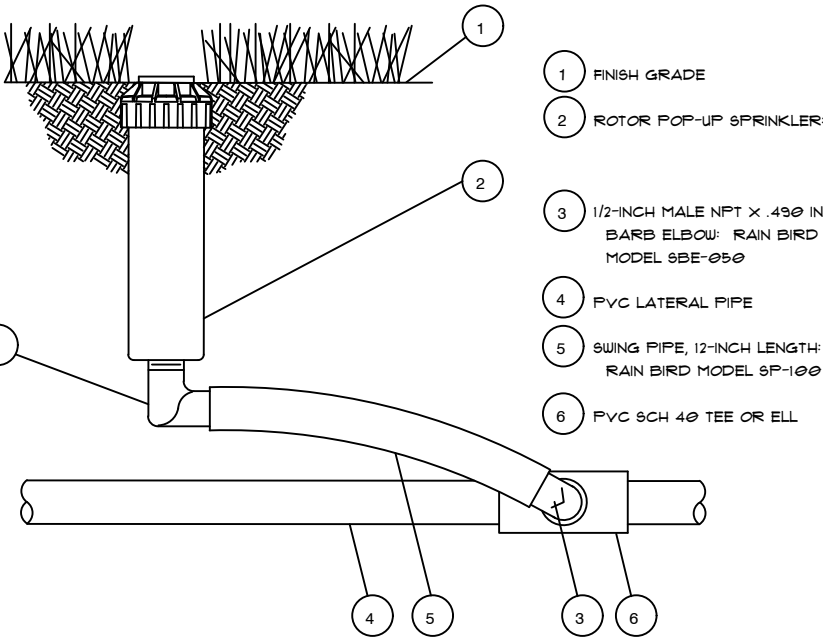
2 RAINBIRD QUICK COUPLER VALVE
NTS



3 RAINBIRD ESP CONTROLLER
NTS

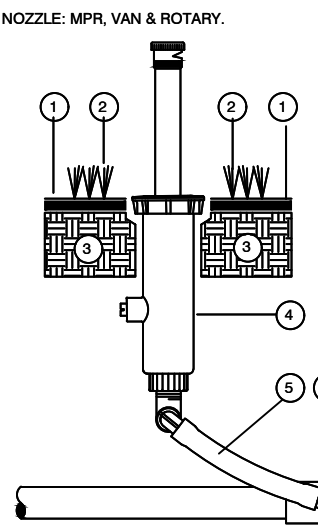


4 RAINBIRD RAIN SENSOR
NTS



NOTE:
FOR FLOWS ABOVE 4 GPM USE A SWING JOINT INSTEAD OF SWING PIPE OR SWING ASSEMBLY.

5 RAINBIRD ROTOR
NTS

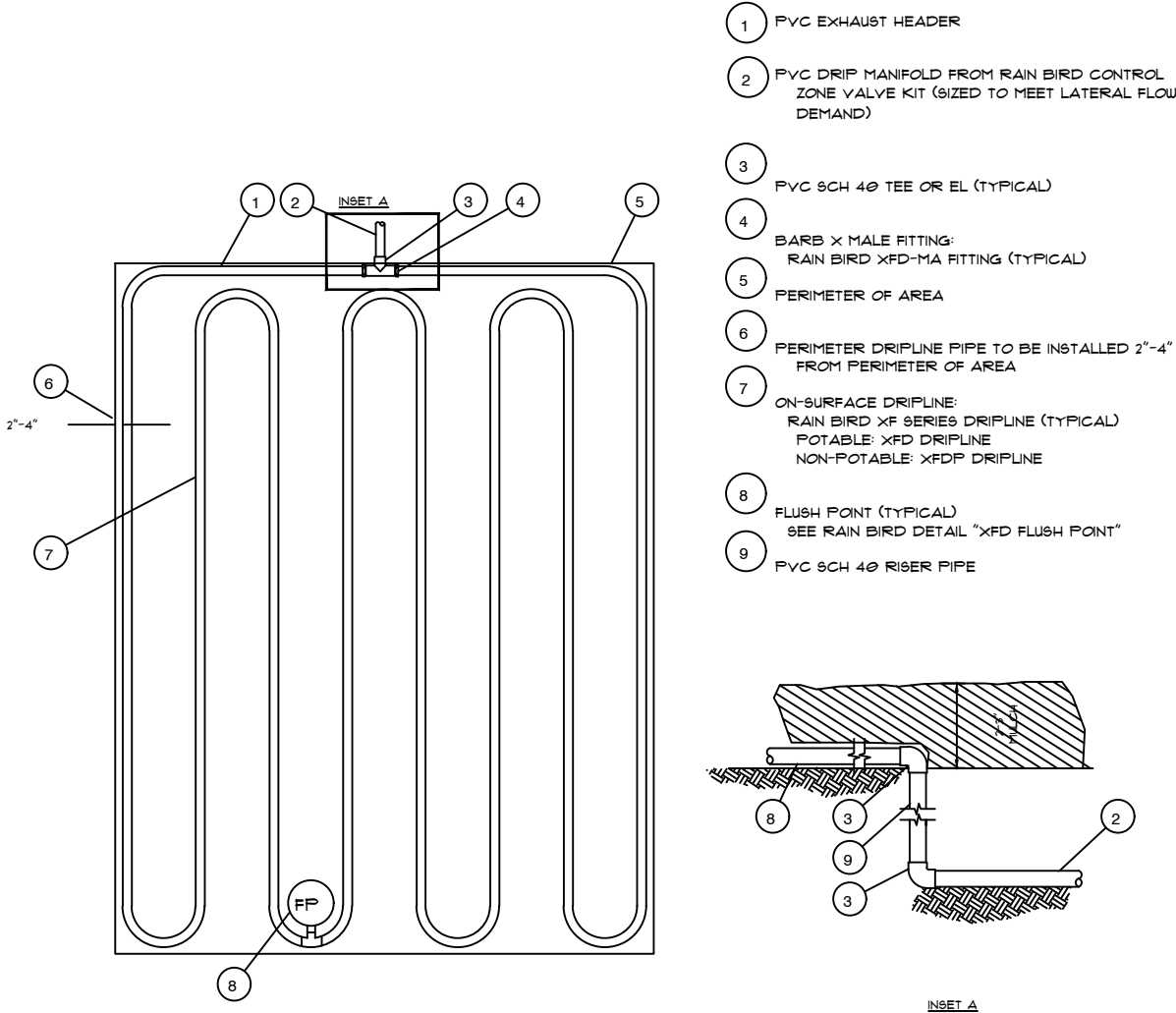


NOTE: ANY SPRINKLERS INSTALLED AT LOW POINTS AND SUBJECT TO LOW DRAIN DRAINAGE ARE TO BE FITTED WITH INTEGRAL CHECK VALVES.

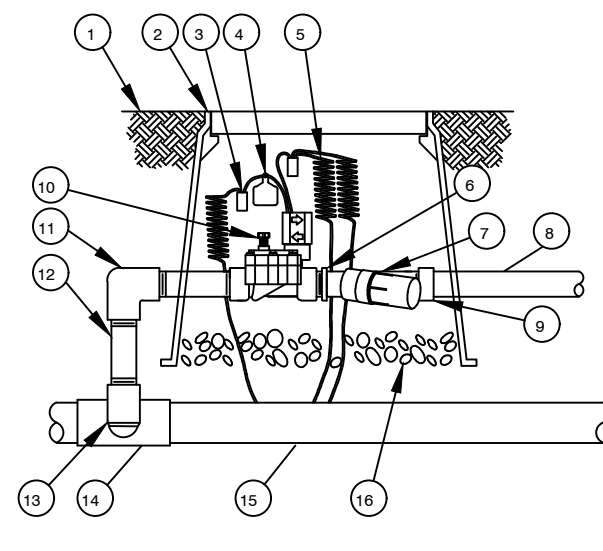
INSTALL POP-UP SPRAY SPRINKLER 4" FROM PAVED EDGE, BUILDINGS AND FENCE AREAS, AND INSTALL FLUSH TO GRADE. ADJUST COVERAGE TO AVOID OVERSPRAY ONTO PAVED SURFACES, FENCES, BUILDINGS AND PARKING LOTS.

USE ONLY TEFLON TAPE OR SEALANT ON ALL THREADED CONNECTIONS.

6 RAINBIRD 1804 4" POP UP SPRAY
NTS

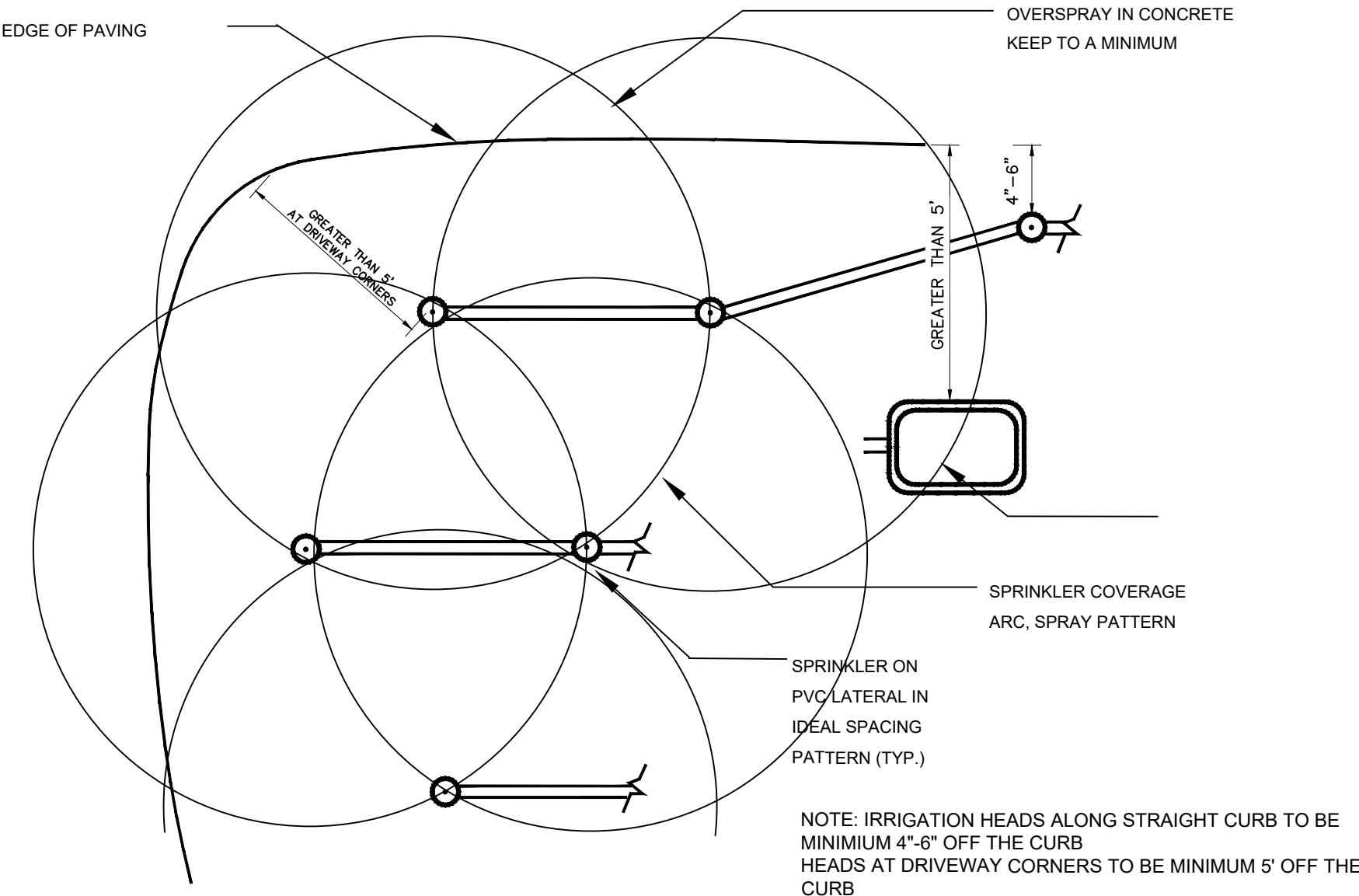


7 RAINBIRD XFD-6 X 18" DRIP ZONE
NTS

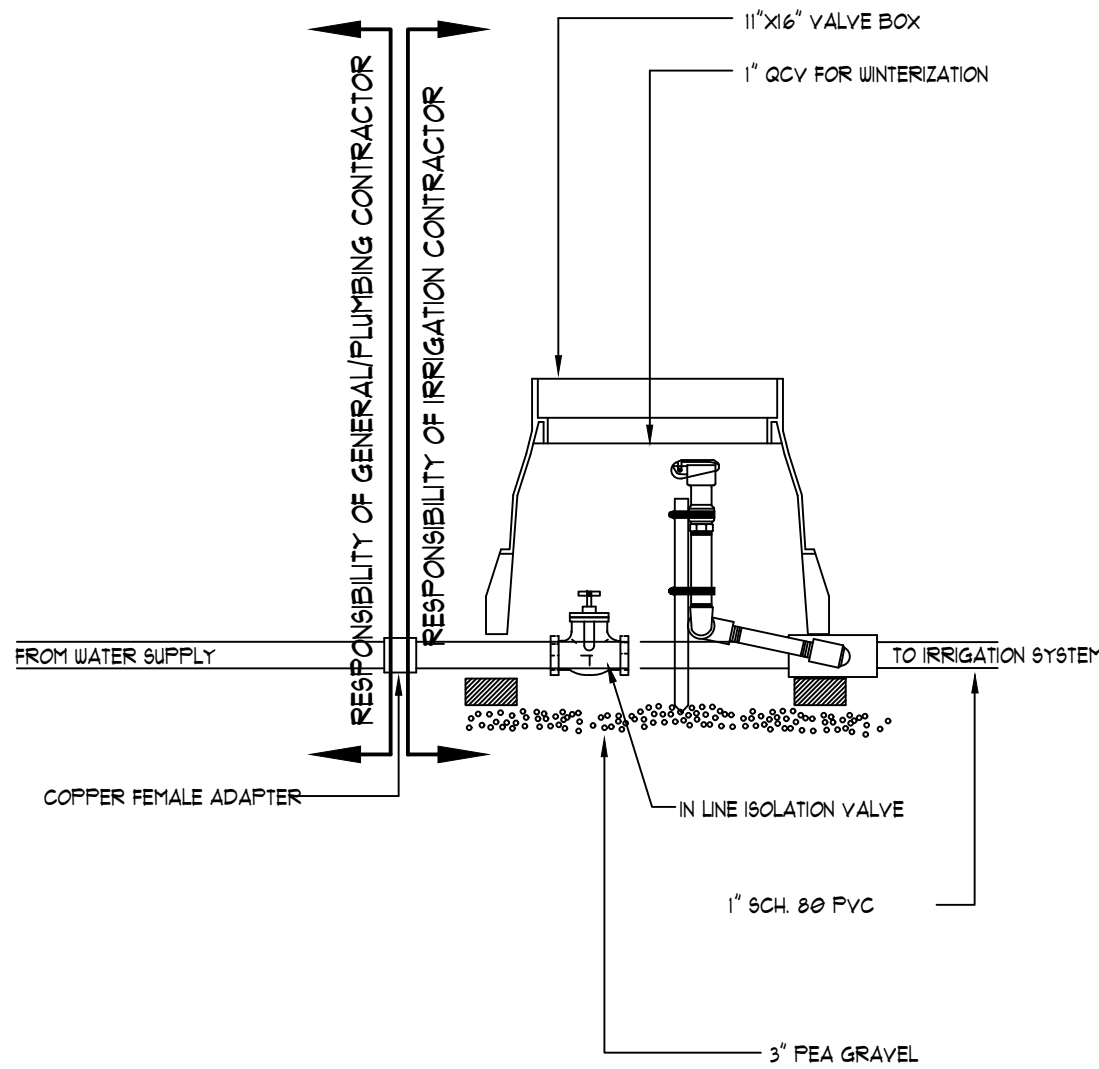


SIDE VIEW

1. FINISH GRADE
2. ROUND VALVE BOX WITH COVER RAIN BIRD VB-10RD
3. WATERPROOF CONNECTION RAIN BIRD DS SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE COILED
6. 1" X 1/2" REDUCING COUPLING INCLUDED IN XFD-UP-180-PRF KIT
7. PRESSURE REGULATING FILTER RAIN BIRD PRF-415-RDY INCLUDED IN XFD-UP-180-PRF KIT
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE RAIN BIRD RCV-10RD INCLUDED IN XFD-UP-180-PRF KIT
11. PVC SCH 40 EL
12. PVC SCH 80 NPT LENGTH AS REQUIRED
13. PVC SCH 80 NPT LENGTH HIDDEN AND PVC SCH 40 EL
14. PVC SCH 40 TEE OR EL
15. PVC MAINLINE
16. 3-INCH TRENCH DEPTH OF 3/4-INCH WASHED GRAVEL



8 SPRINKLER PLACEMENT ALONG CURB
NTS



9 1" POINT OF CONNECTION
NTS

WC³
DESIGN

Irrigation Design & Consulting
www.wc3design.com
Tel: (844) 231-7042
Columbus, OH • Louisville, KY
Pittsburgh, PA



SHEETZ
32981 UTICA RD
FRASER, MI

Revisions:

Project Number:

Drawn by:
JM
Checked by:
DB
Date:
4/11/2024

Sheet Name:
IRRIGATION PLAN

Sheet Number:

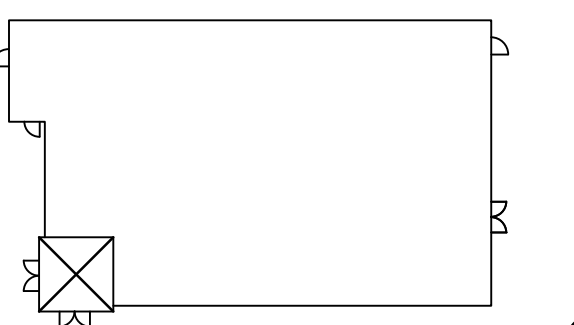
1.2

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CITY STREET

5700 SIXTH AVE.
ALTOONA, PA 16602

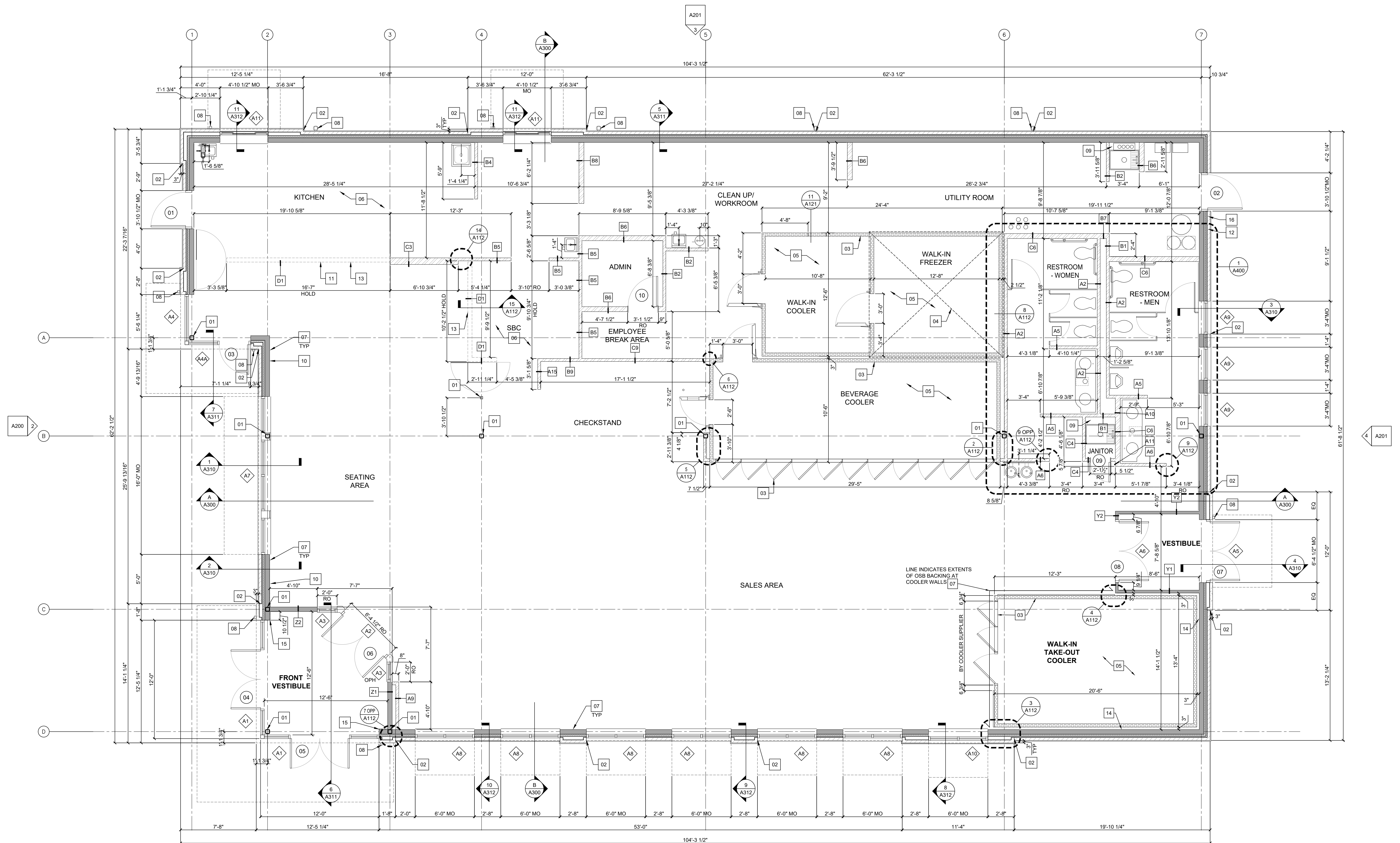
KEYPLAN

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FRAMING PLAN

2. REFER TO A400 FOR RECESSED ACCESSORIES
ROUGH OPENINGS.

01	COLUMN/POST, SEE STRUCTURAL DWGS
02	MASONRY CONTROL JOINT
03	Cooler/Freezer Box, Doors, Sidelights, and Trim Provided by Owner
04	RECESSED SLAB AT WALK IN FREEZER
05	INSTALL 2" RIGID INSULATION UNDER SLAB BENEATH ALL KITCHEN IN COOLER/FREEZER BOXES
06	ALL KITCHEN AND SBC WALLS TO RECEIVE ONE LAYER OF 5/8" PLYWOOD (3/4" AT REAR WALL) COVERED W/ ONE LAYER OF 1/2" Gypsum BOARD AT ALL WALL TILE LOCATIONS
07	5/8" PLYWOOD MAY BE SUBSTITUTED FOR OSB AS A SUBSTRATE BEHIND THIN BRICK PANELING AT OWNER'S DISCRETION
08	DOWNSPOUT ALIGNED TO CENTER OF BUILDING'S MASONRY CONTROL JOINTS WHERE APPLICABLE - SEE EXTERIOR ELEVATIONS
09	CONCRETE INFILL BEHIND MPO SINK. SEE SHEET A400

- | | |
|----|---|
| 10 | PROVIDE BLOCKING AS REQUIRED FOR ARTICULATING TV WALL MOUNT, COORDINATE FINAL LOCATION IN FIELD |
| 11 | PROVIDE BLOCKING FOR DIGITAL DISPLAY WALL MOUNT(S) IN BULKHEAD, PROVIDE TO REFLECTED CEILING PLAIN AND INTERIOR ELEVATION, COORDINATE FINAL LOCATION IN FIELD |
| 12 | C02 FILL BOX BY OWNER, BOTTOM AT 54" AFF |
| 13 | KNEEWALL FRAMED BY GC, GC TO FURNISH AND INSTALL SS ³⁶ PLYWOOD ON SERVICE SIDE OF BOTH KITCHEN AND SS ³⁶ SERVICE SIDE FRP FURNISHED BY OWNER AND LABELED BY GC, SALES SIDE LABELED BY OWNER, SUPPORTED BY MILLWORK VENDOR AND INSTALLED BY GC |
| 14 | SUBSTITUTE 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD ON ADJACENT EXTERIOR WALL FRAMING BEHIND COOLER |
| 15 | APPLY 7/8" HORIZONTAL Furring CHANNELS TO FACE OF WOOD STUD WALLS @ 16" OC, FULL HEIGHT AND LENGTH OF WALL EXTENDING OVER ADJACENT ENTRANCE FRAMING |
| 16 | RTI FILL BOX BY OWNER, BOTTOM AT 54" AFF |



FRASER WALL PERCENTAGES FRONT ELEVATION	
OVERALL AREA (SF)	SQFT
PERCENTAGE OF BRICK - GLAZING	1006 SF / 1,842SF = 54%
PERCENTAGE OF STONE - GLAZING	360.5 SF / 1,842SF = 20%

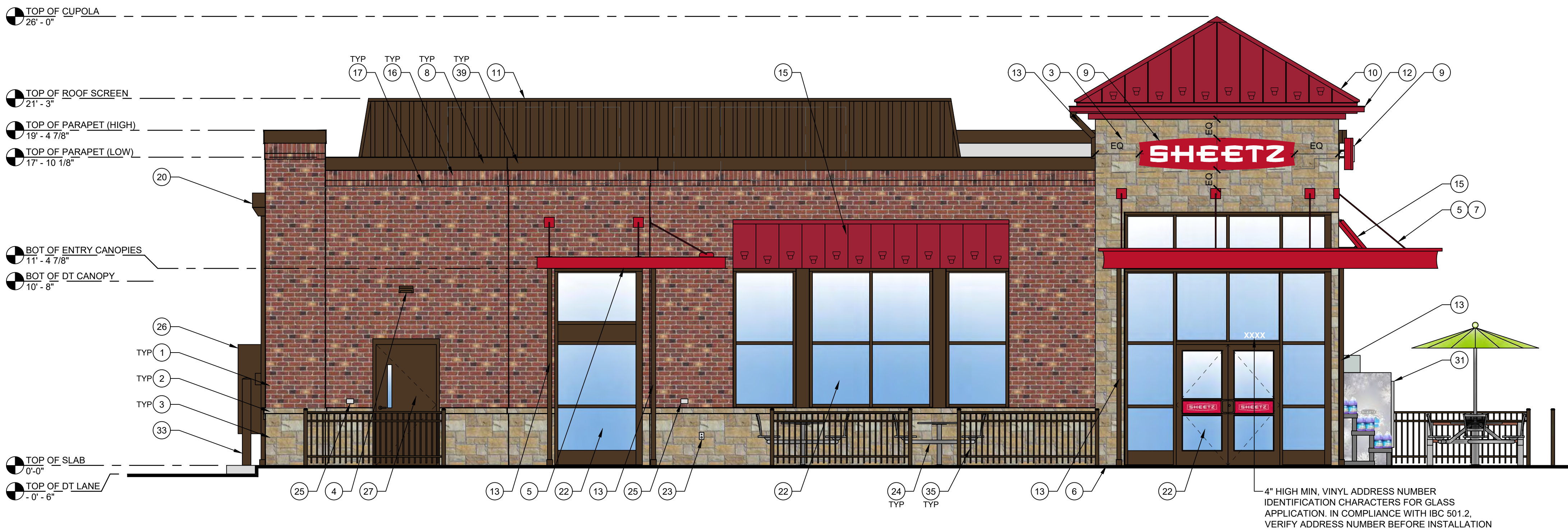
1 FRONT ELEVATION

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

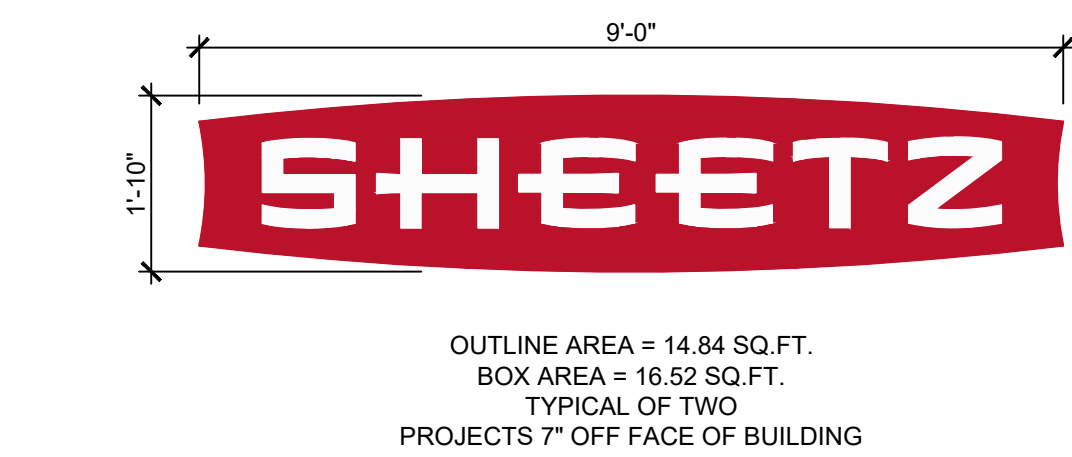
EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- NOT USED.
- LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



2 LEFT ELEVATION

FRASER WALL PERCENTAGES LEFT ELEVATION	
OVERALL AREA (SF)	SQFT
PERCENTAGE OF BRICK - GLAZING	472.5 SF / 1,110SF = 43%
PERCENTAGE OF STONE - GLAZING	239 SF / 1,110SF = 21%



A WALL MOUNTED "SHEETZ" BUILDING SIGN

Convenience . rchitecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

FRASER
UTICA RD.

Int. of Utica Road
and 14 Mile Road
Fraser, MI 48026

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 03.08.2024
SITE ID NO: 214515
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.5.5

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

OVERALL AREA (SF)		1,820
PERCENTAGE OF BRICK - GLAZING	1472 SF / 1,820SF =	81%
PERCENTAGE OF STONE - GLAZING	348 SF / 1,820SF =	19%

Architectural elevation drawing of a building facade. The drawing shows a brick wall with a stone base, a roof with a cupola, and various callouts for materials, dimensions, and specific features like canopies and a cupola. The drawing includes callouts for materials, dimensions, and specific features like canopies and a cupola.

Callouts and dimensions include:

- TOP OF CUPOLA: 26' - 0"
- TOP OF ROOF SCREEN: 21' - 3"
- TOP OF PARAPET (HIGH): 19' - 4 7/8"
- TOP OF PARAPET (LOW): 17' - 10 1/8"
- BOT. OF ENTRY CANOPIES: 11' - 4 7/8"
- BOT. OF DT CANOPY: 10' - 8"
- TOP OF SLAB: 0'-0"
- TOP OF DT LANE: - 0' - 6"

Materials and features include:

- Brick wall
- Stone base
- Roof
- Cupola
- Canopies
- DT Canopy
- Slab
- DT Lane

TYPICAL EXTERIOR ELEVATION NOTES:

- EXTERIOR ELEVATION KEYNOTES:**

EXTERIOR ELEVATION KEYNOTES:

- | | |
|---|-------|
| FRASER WALL PERCENTAGES
RIGHT ELEVATION | SQFT |
| OVERALL AREA (SF) | 1,068 |
| PERCENTAGE OF BRICK - GLAZING 653 SF / 1,068 SF = | 61% |
| PERCENTAGE OF STONE - GLAZING 316 SF / 1,068 SF = | 29% |

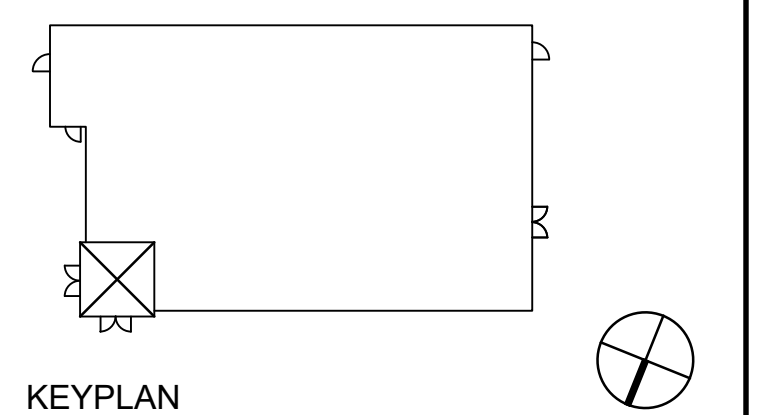
Architectural elevation drawing of a building facade. The drawing includes various callouts and level markers. On the left, there is a small structure with a green umbrella (31) and a sign for 'ice' (30). The main building has a brick facade with a central entrance featuring a glass door (3) and a red awning (15). To the right of the entrance are three windows (17, 18, 19) and a set of stairs (20). Further right is a large brown door (27) and a small structure (28). The drawing includes several level markers on the right side: 'TOP OF CUPOLA 26' - 0"', 'TOP OF ROOF_SCREEN 21' - 3"', 'TOP OF PARAPET (HIGH) 19' - 4 7/8"', 'TOP OF PARAPET (LOW) 17' - 10 1/8"', 'BOT OF DT CANOPY 10' - 8"', 'TOP OF SLAB 0'-0"', and 'TOP OF DT LANE - 0' - 6"'. Callouts include numbers 1 through 36, 38, 39, and 4, as well as 'TYP' (typical) and 'B' (bottom) markers.

Diagram illustrating the roof structure and components, including the Cupola and Parapet. The diagram shows a cross-section of a roof with a cupola on top and a parapet below it. The cupola is labeled "TOP OF CUPOLA 26' - 0\"

Diagram illustrating the cross-section of a roof structure, showing the roof slope, rafters, and supporting elements. Callouts include:

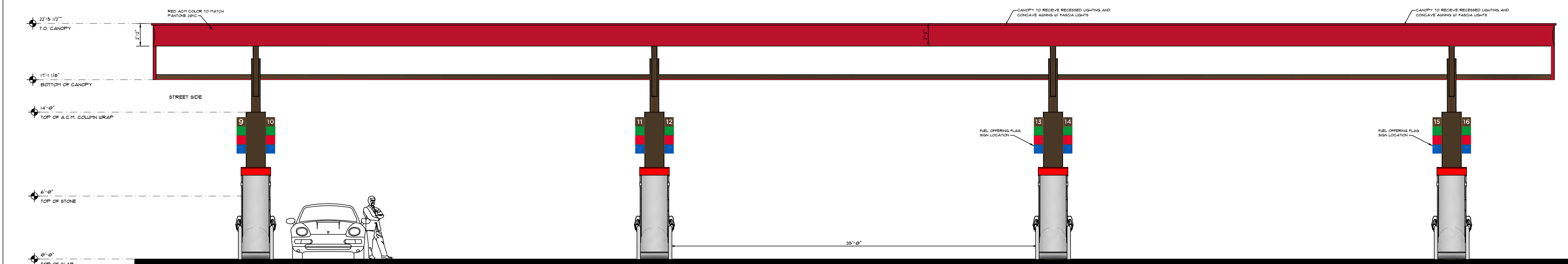
- 29: Ridge cap
- 12: Roof sheathing
- 13: Roof truss/rafter
- 10: Ridge cap
- 12: Roof sheathing
- 9: Parapet wall
- TOP OF CUPOLA: 26' - 0"
- TOP OF PARAPET (LOW): 17' - 10 1/8"
- 13: Parapet wall
- 29: Parapet wall

KEYPLAN

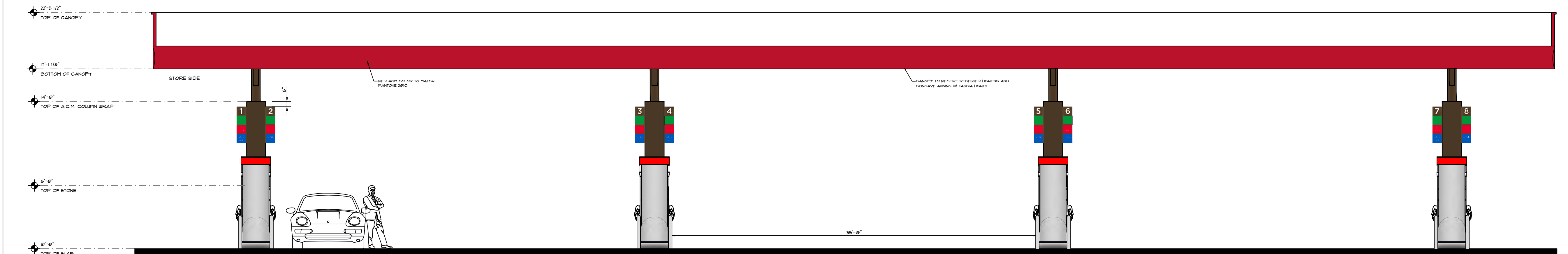


A201

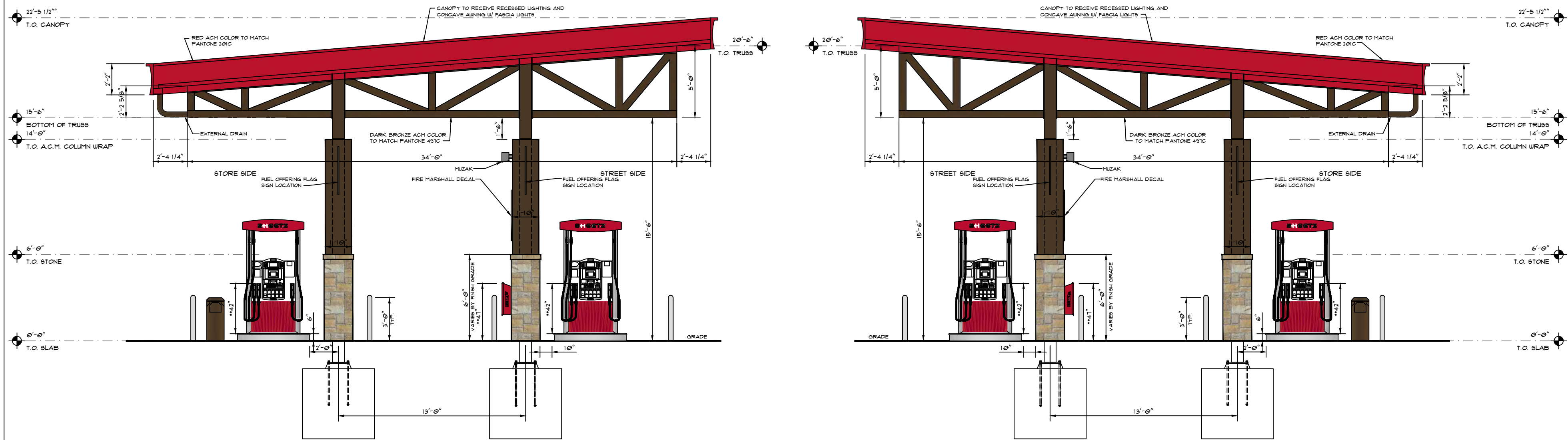
PRELIMINARY ELEVATIONS



SIDE 'B' ELEVATION
SCALE: 3/16" = 1'-0"

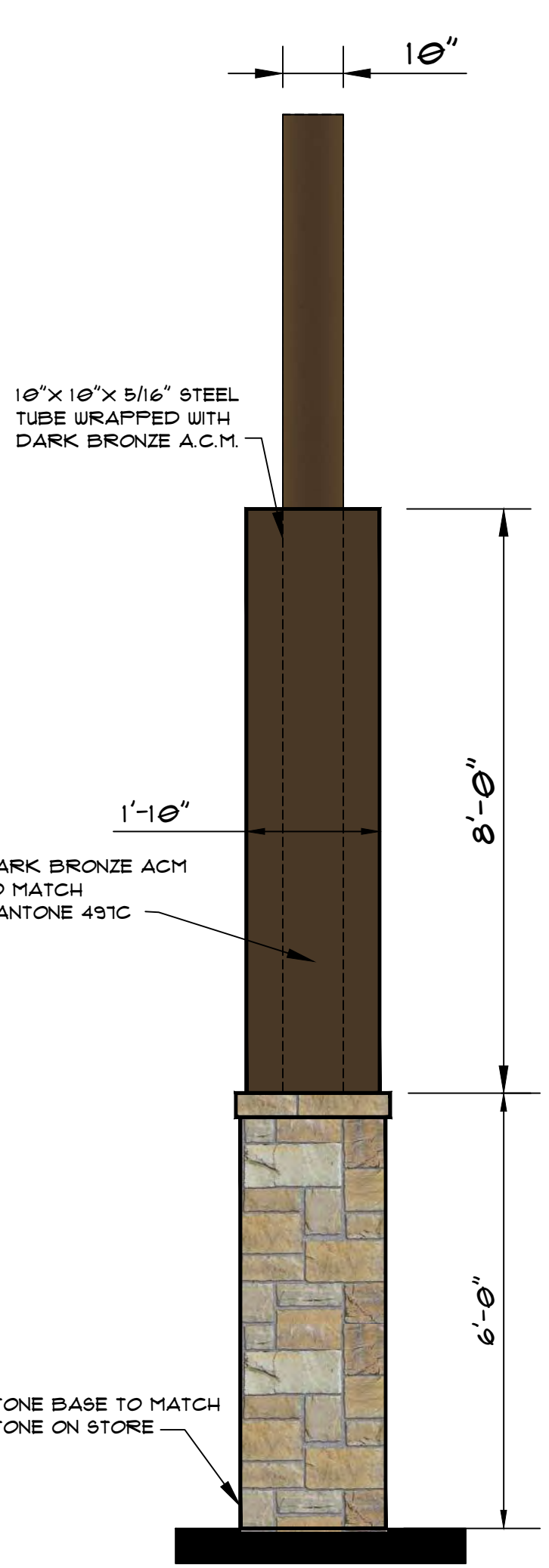


SIDE 'D' ELEVATION
SCALE: 3/16" = 1'-0"



SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

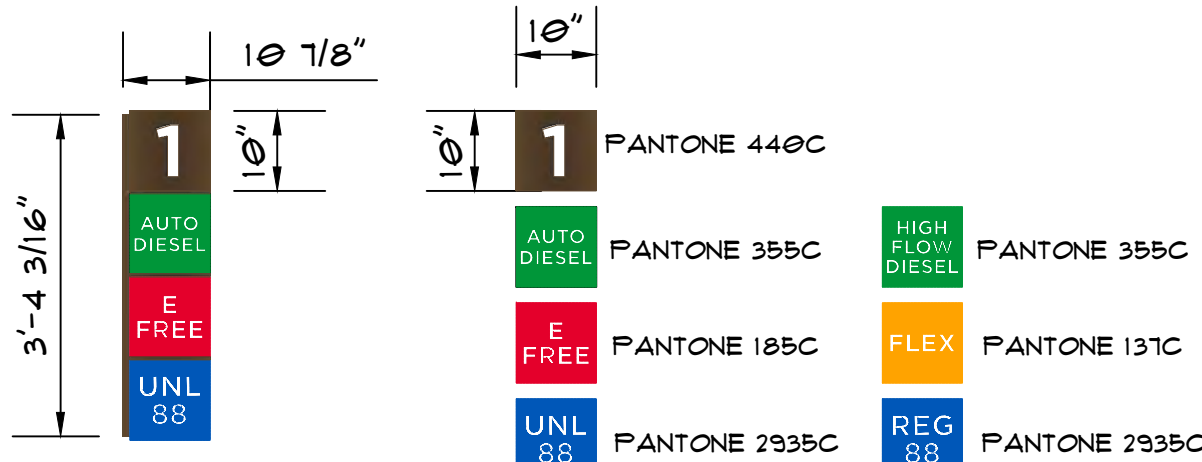
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



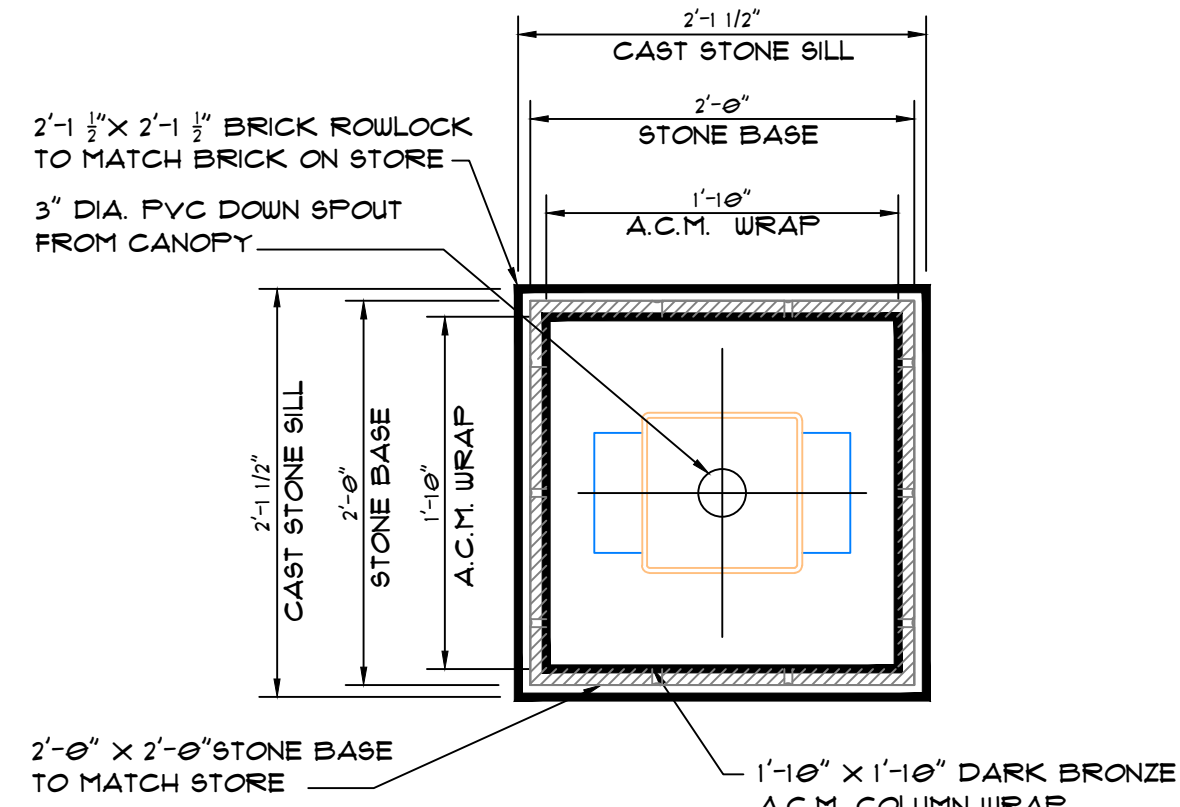
COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



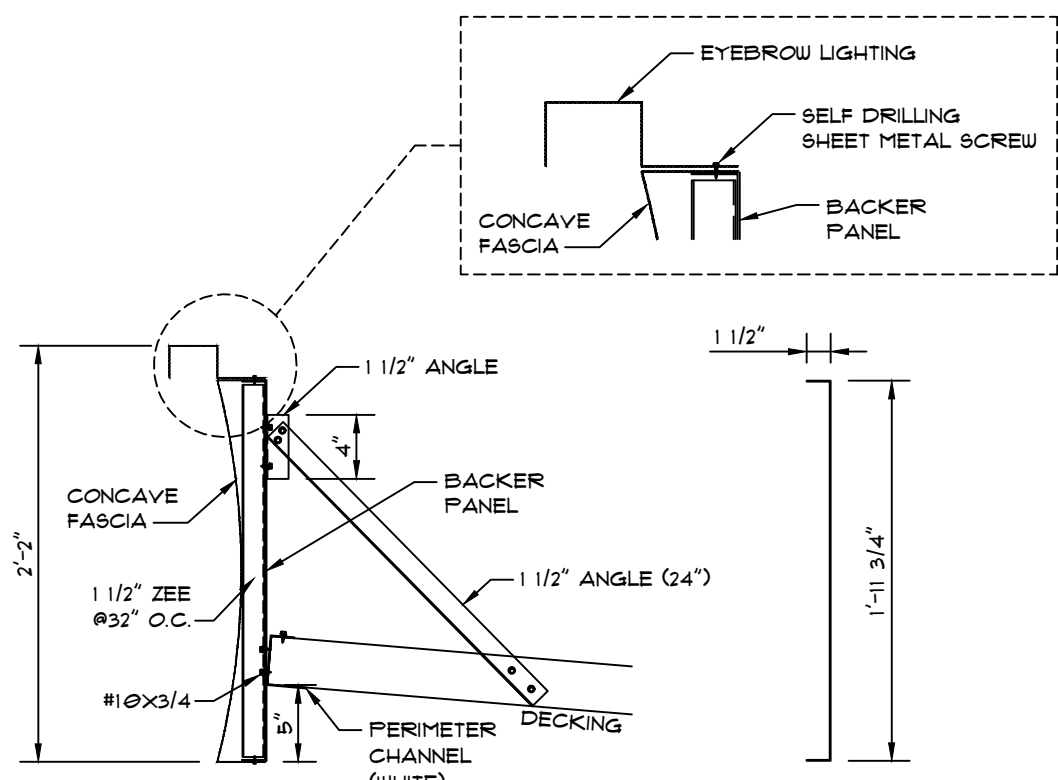
NEW SHEETZ STORE
6133 SQ. FT.



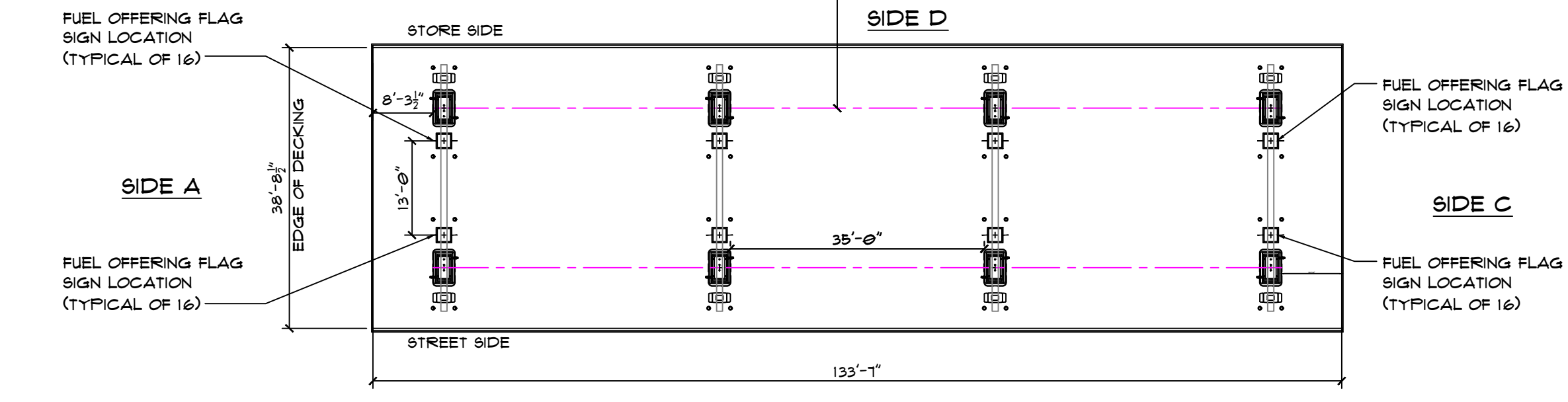
DOUBLE FACED FUEL OFFERING FLAG SIGN DETAILS
SCALE: 1/2" = 1'-0"



STONE COLUMN BASE DETAIL
SCALE: 1/4" = 1'-0"



CONCAVE FASCIA MOUNTING DETAIL
SCALE: 1/4" = 1'-0"



PLAN VIEW FOR LOGO LOCATIONS

SIDE B

PROJECT NAME:
**NEW SHEETZ STORE
FRASER**

Int. of Utica Road
and 14 Mile Road
Fraser
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

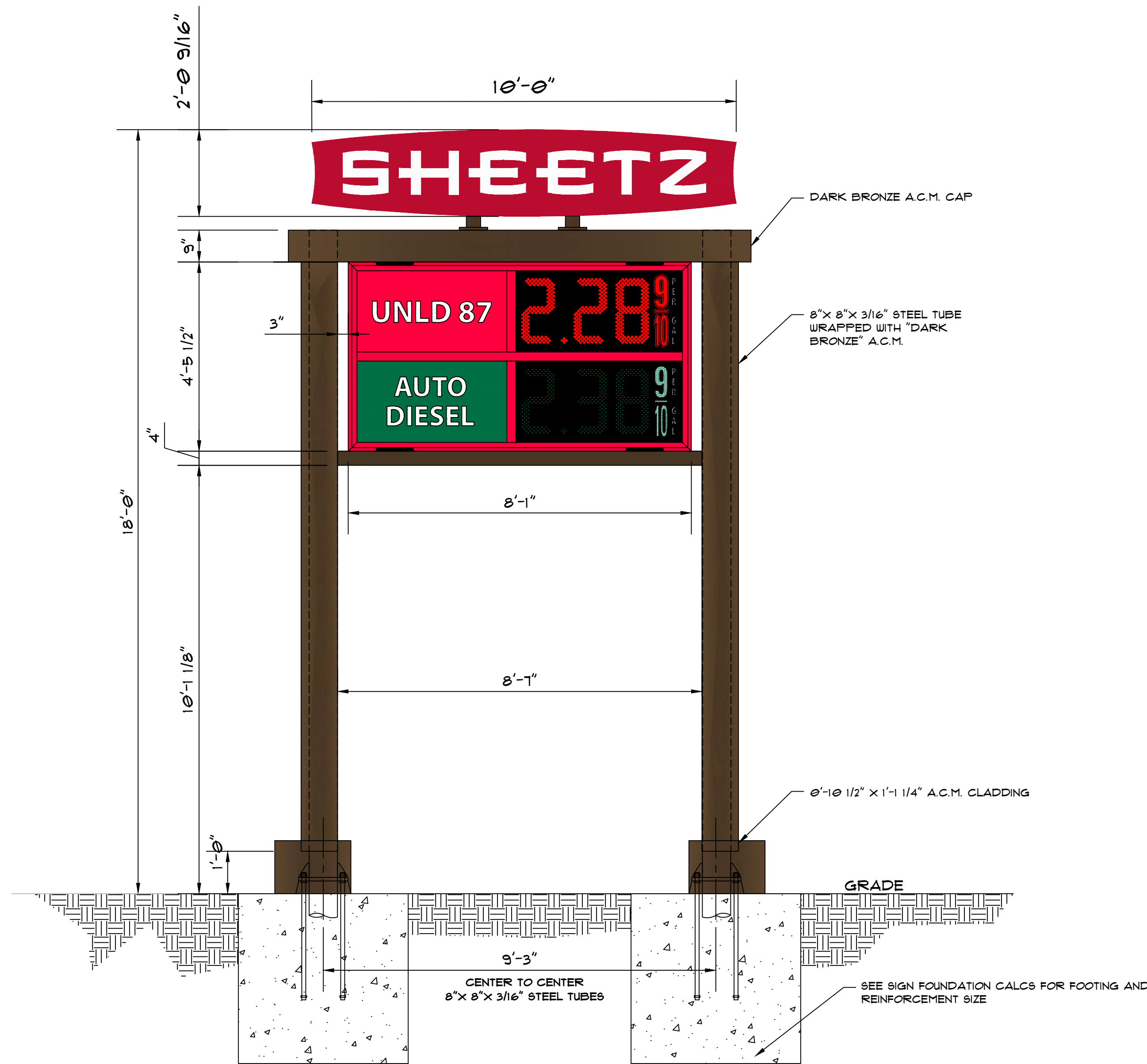
KEYPLAN

ISSUE: **04-05-24**
PROJECT NO:
AUTHOR BY: **DNC**
REVIEW BY:
SHEET TITLE

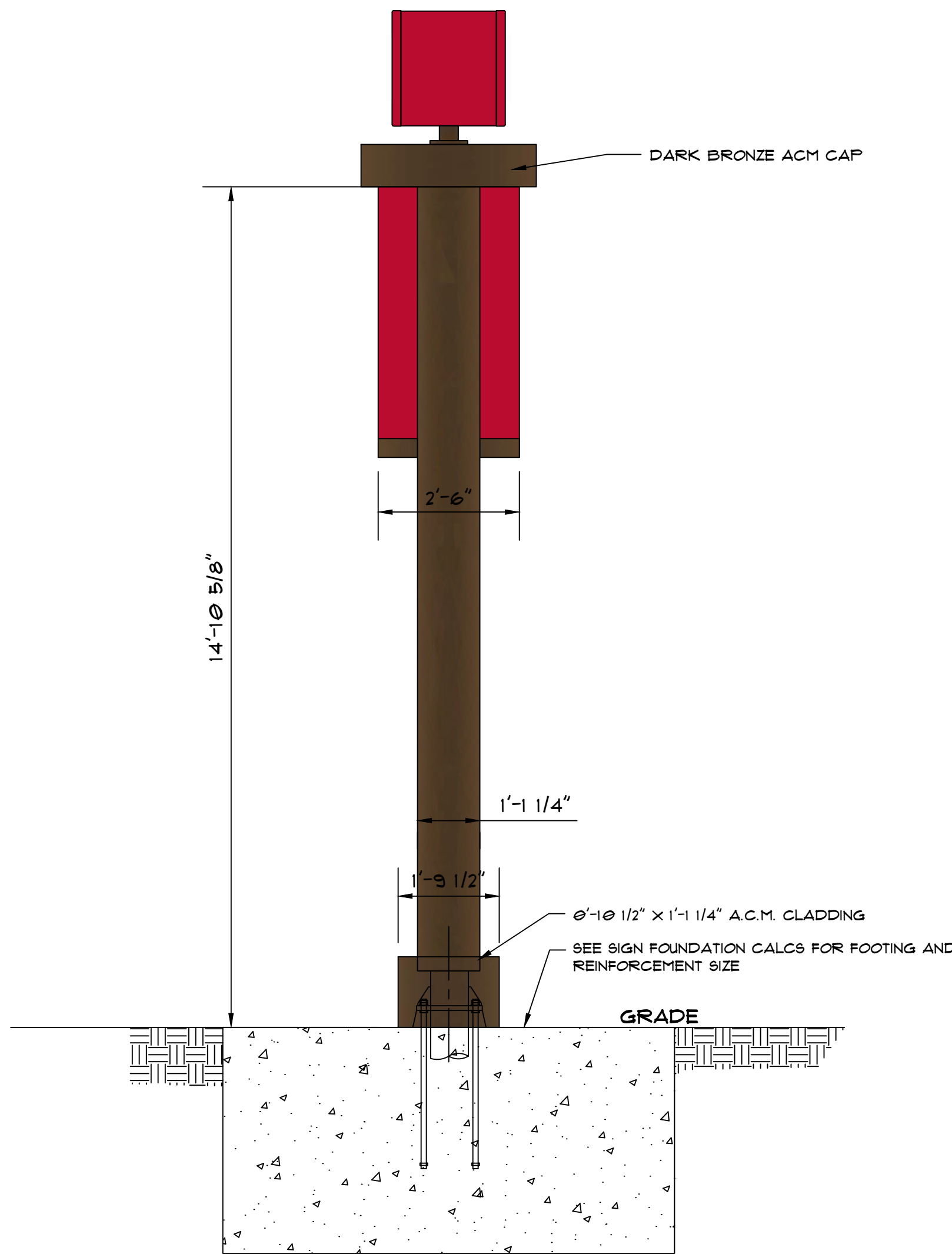
GAS AWNING

AWNING

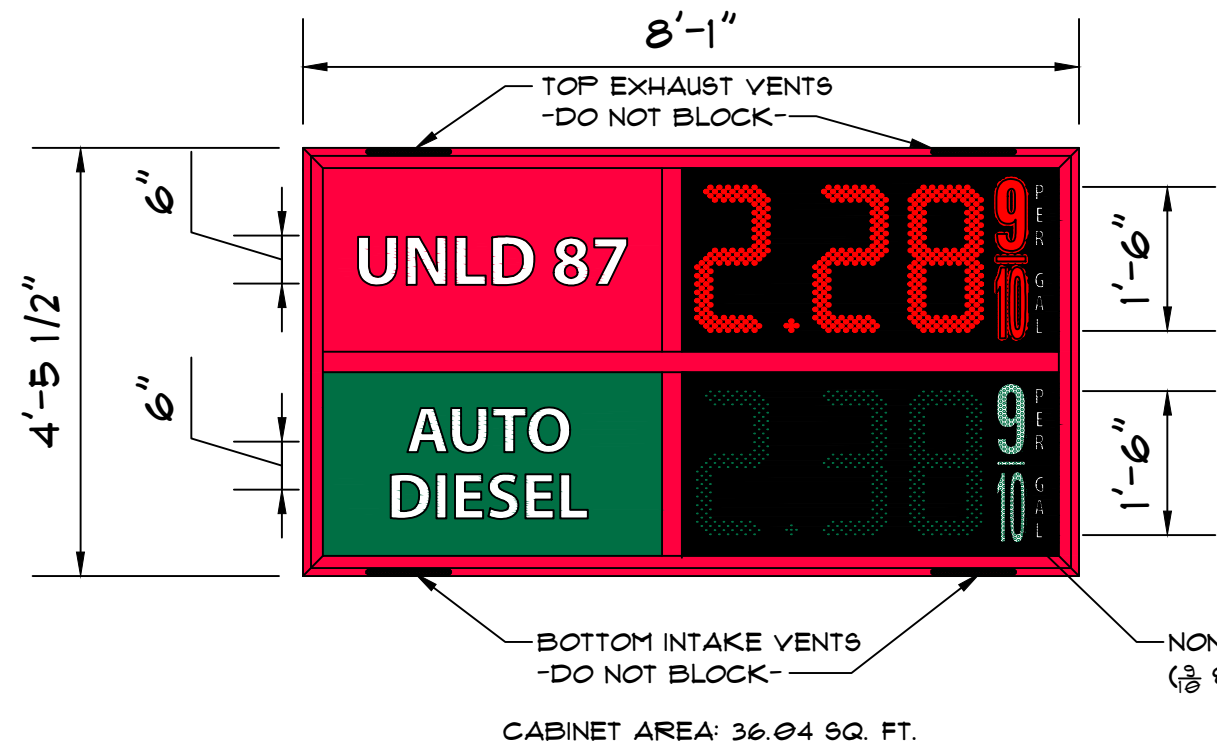
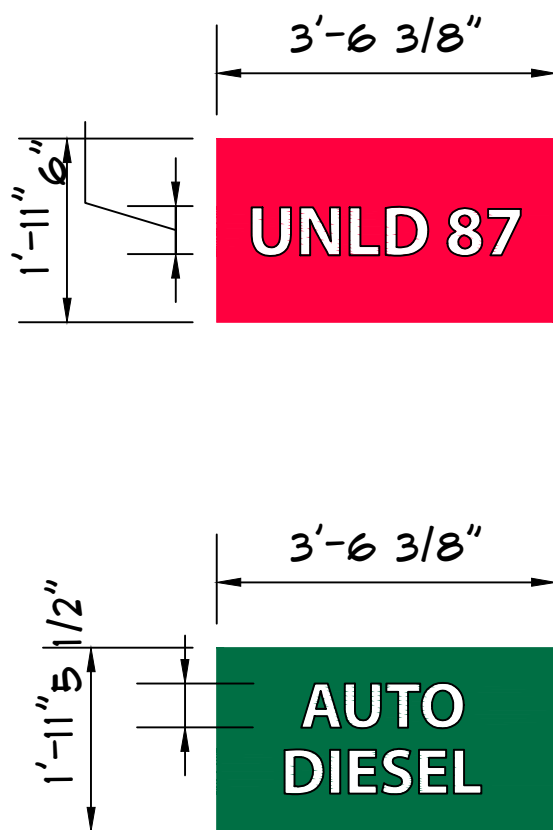
G:\Site\Under-contract\W1-214515-Fraser - Rosemary\Sign Package\W1-Fraser-Rosemary pole sign.dwg, 4/5/2024 9:57:46 AM



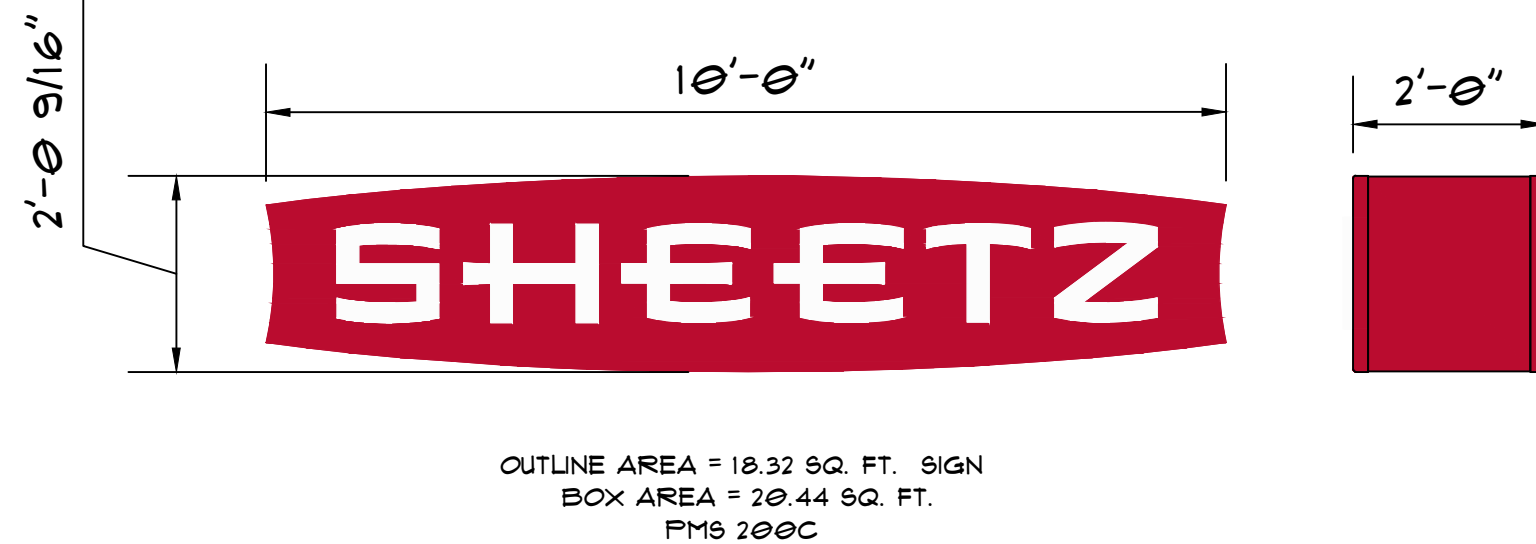
DOUBLE FACED GAS PRICE SIGN FRONT ELEVATION
SCALE: 1/2"=1'-0"
AREA: 56.48 SQ. FT.



DOUBLE FACED GAS PRICE SIGN SIDE ELEVATION
SCALE: 1/2"=1'-0"



- NOTES:
- CABINET SIZE: 8'-1"W X 4'-5 1/2"H X 30"D
 - CONFORMS TO UL STD 48
 - FONT: MYRIAD
 - CABINET PAINTED "SHEETZ RED"
 - ACTUAL POLE SIZE MAY DETERMINE SIGN DEPTH
 - SIGN HOUSING NOT DESIGNED TO BE LOAD BEARING
 - FACE VINYL TO BE APPLIED ON OUTSIDE SURFACE (FIRST SURFACE)
 - ALL PANELS TO BE 3/8" CLEAR OR WHITE ACRYLIC
 - COMMODITY BACKGROUND TO BE OPAQUE WITH TRANSLUCENT COPY
 - PRICE AREA TO BE OPAQUE WITH LED COPY
 - INTERIOR ILLUMINATION: LED BACKLIGHTING
 - ELECTRICAL REQUIREMENTS: INPUT VOLTAGE: 120VAC
CONTROL 24/7: 3 AMPS



OUTLINE AREA = 18.32 SQ. FT. SIGN
BOX AREA = 20.44 SQ. FT.
FMS 200C

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
FRASER

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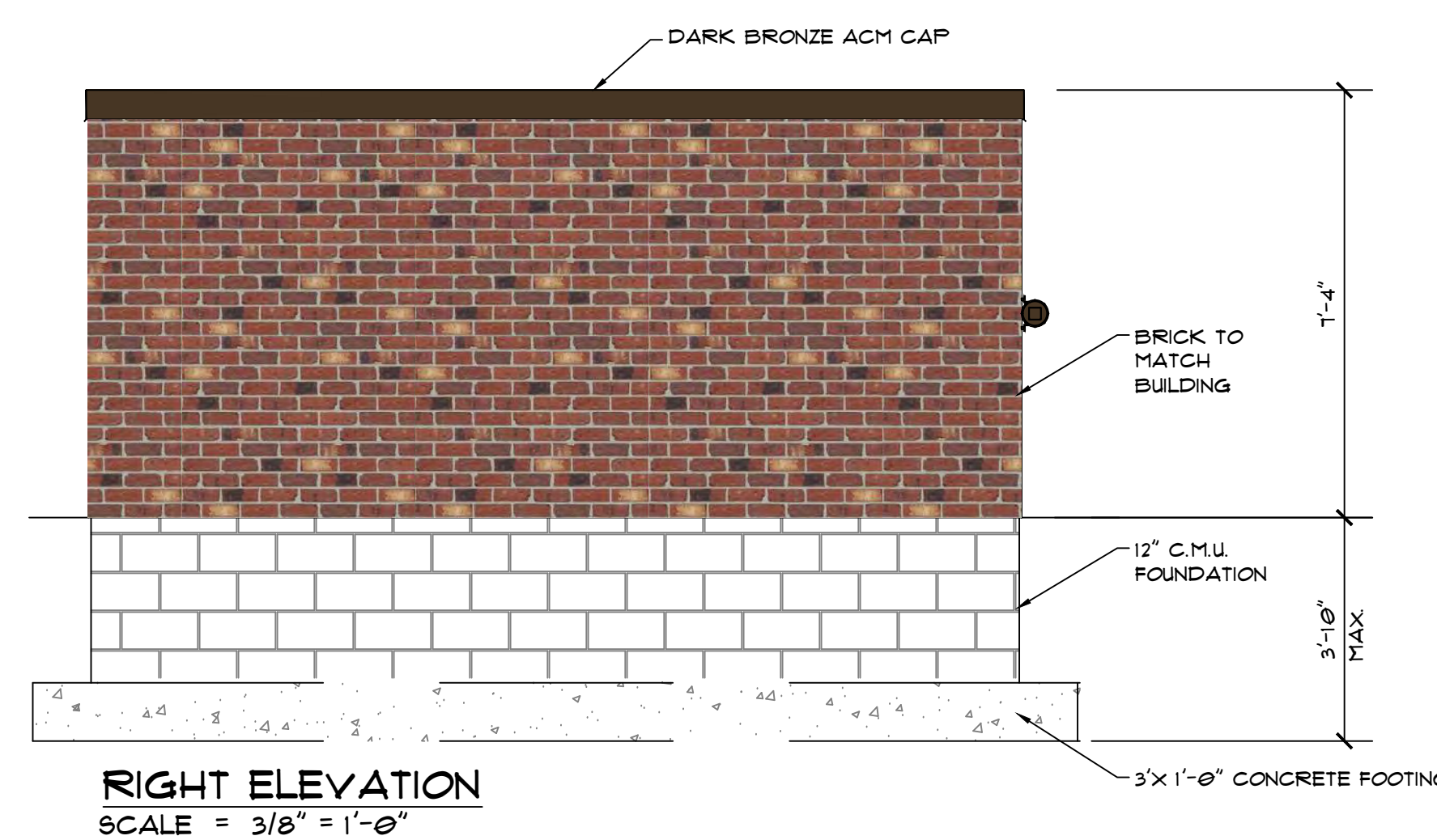
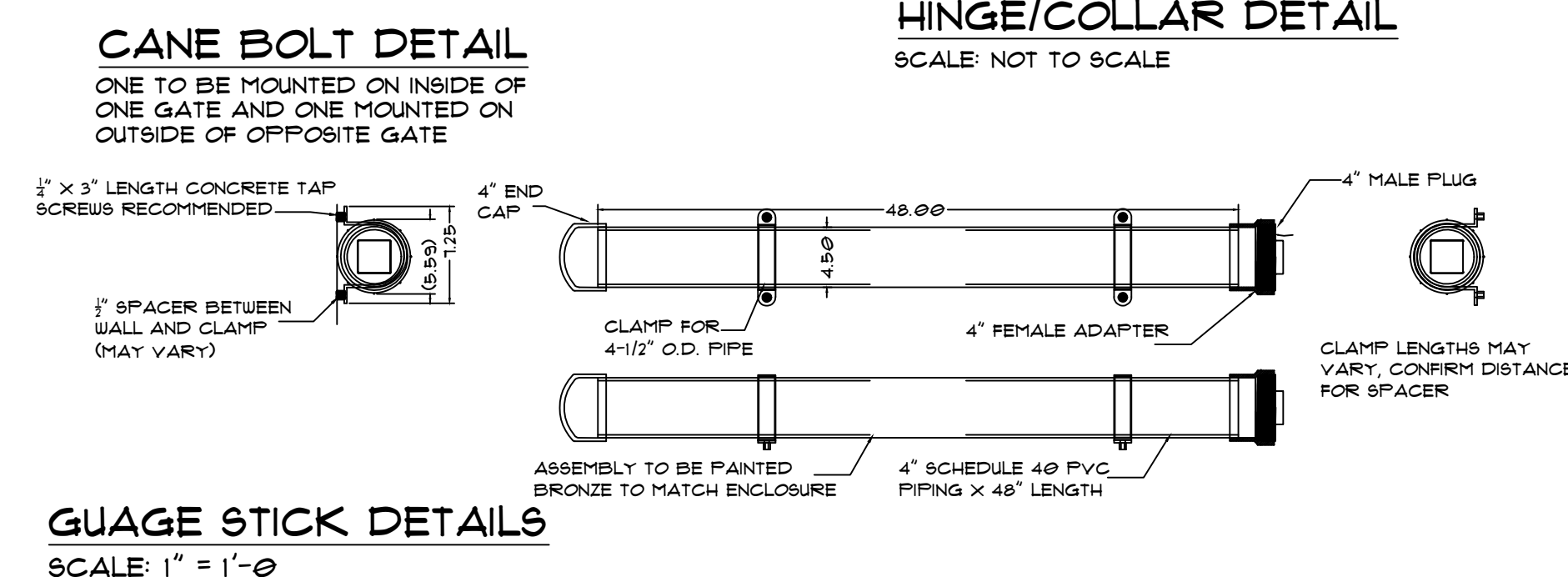
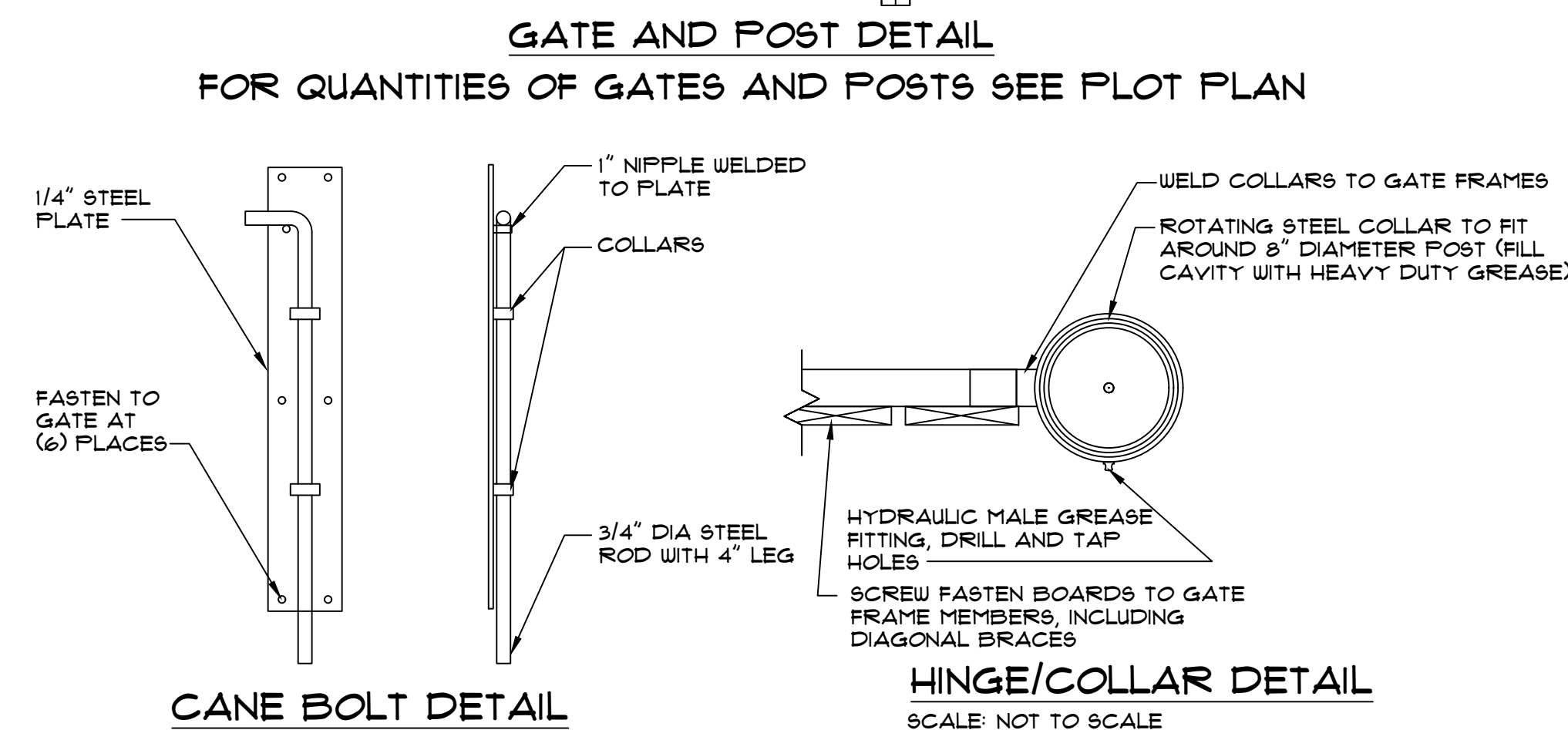
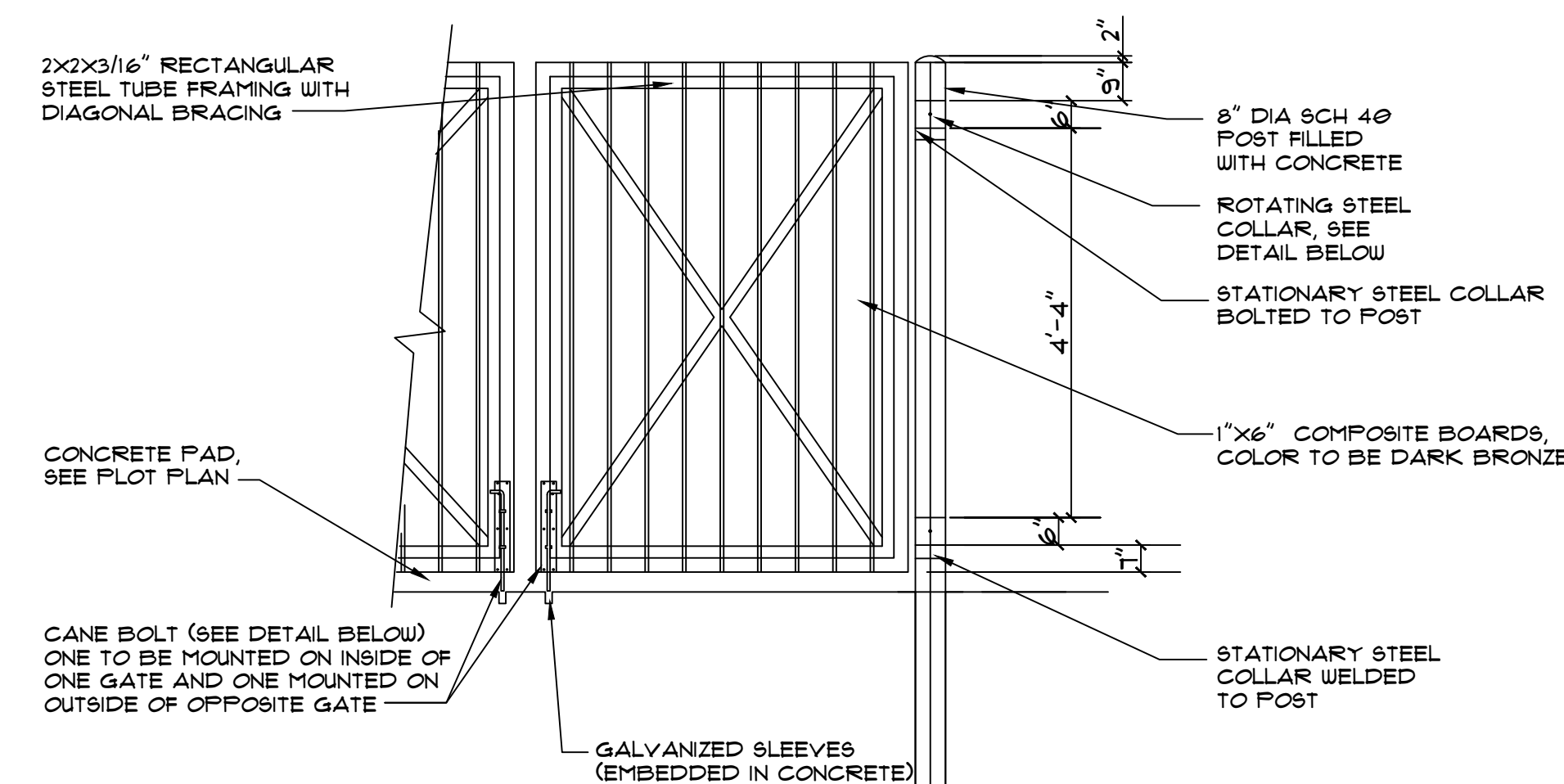
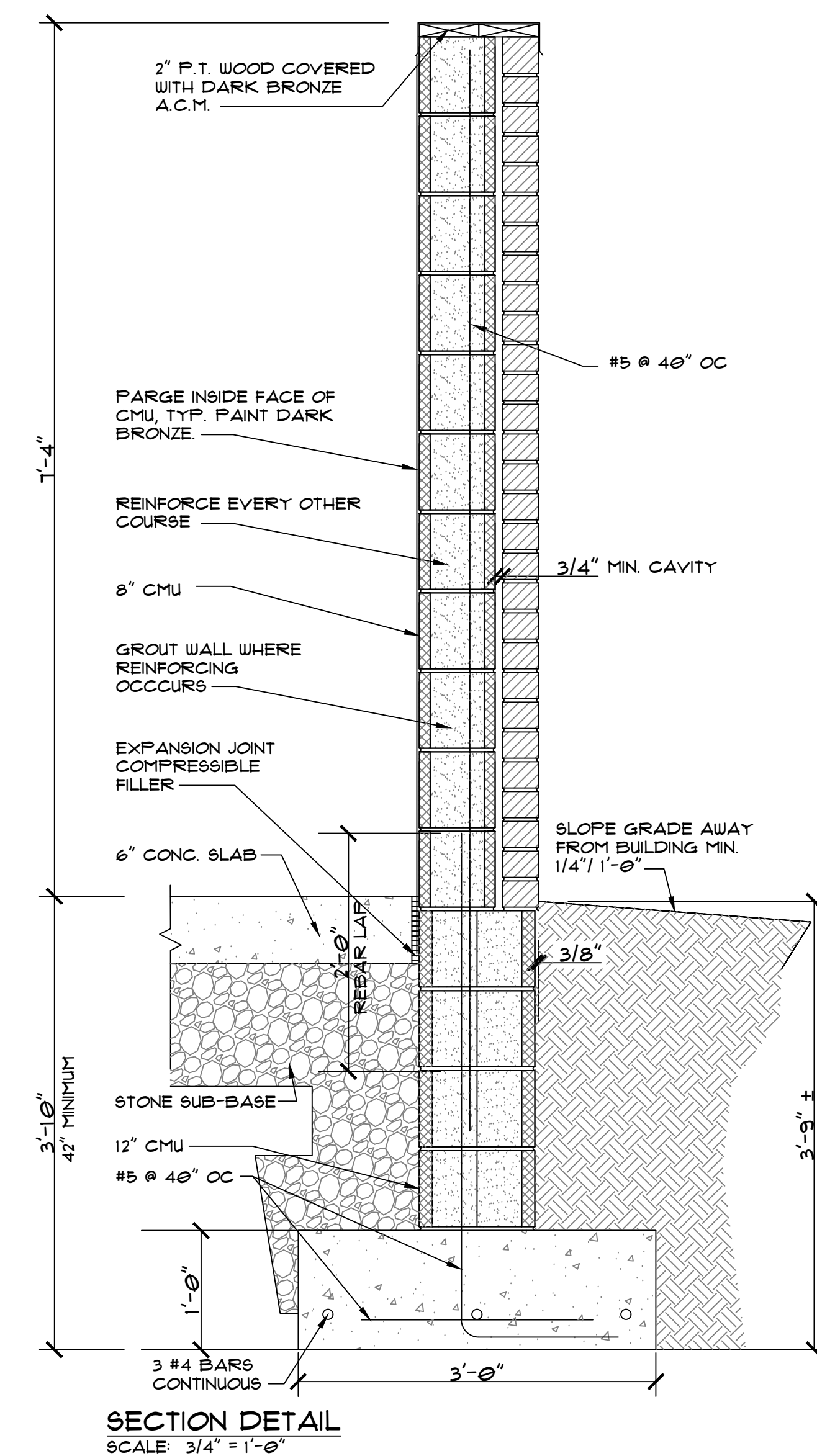
SHEET TITLE

MONUMENT SIGN
DETAILS

SIGN

NEW SHEETZ STORE

5700 SIXTH AVE.
ALTOONA, PA 16602

[illegible]

ISSUE:	04-04-24
PROJECT NO:	
AUTHOR BY:	NMI
REVIEW BY:	
SHEET TITLE	

TRASH
ENCLOSURE