



CITY MANAGER

Elaine Leven

CITY CLERK

August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Lesich

MAYOR PRO-TEM

Dana Sutherland

COUNCIL

Amy Baranski

Patrick O'Dell

Kenny Perry

Patrice Schornak

Sherry Stein

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Monday, January 13, 2025 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – January 13, 2025**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – December 4, 2024**
- 6. New Business**
 - a. Site Plans
 - i. SP 24-04, 34625 Utica Road - Mr. Carwash, Site Plan Amendment
 - ii. SP 24-07, 33420 Utica Road - Duplex Condominiums
 - iii. SP 24-08, 17689 Masonic Blvd - Strip Mall
 - b. Other
 - i. Election of Officers
 - ii. Annual Planning and Zoning Report and 2025 Work Plan
- 7. Unfinished Business**
 - a. Driveway Expansion Text Amendments - Discussion
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – December 2024**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**

Posted: January 6, 2025



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**FRASER CITY PLANNING COMMISSION
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, DECEMBER 4, 2024 @ 7:00 P.M.
DRAFT**

A regular meeting of the Fraser City Planning Commission was held on Wednesday, December 4, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

Chair Czarnecki called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance

2. ROLL CALL OF COUNCIL MEMBERS

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

Absent: Meyer

Others: City Planner Sayre, City Attorney Alyssa Ericson, Deputy Clerk Greenia

Chair Czarnecki indicated that Commissioner Meyer had contacted her to let her know she was unable to attend the meeting tonight.

Motion by Czarnecki supported by Keil to excuse Commissioner Meyer from the December 4, 2024 Regular Planning Commission meeting.

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

NAYS:

Motion Carried

3. APPROVAL OF AGENDA

Chair Czarnecki asked if they could combine Items 7a and 7b into one discussion.

Motion by Farina supported by Keil to approve the agenda as amended, combining Items 7a and 7b into one discussion.

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

NAYS:

Absent:

Motion Carried

4. CHAIR OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES

Chair Czarnecki indicated she had contacted Deputy Clerk Greenia and had her reflect the name of the person speaking as well as a signature page to the minutes.

Commissioner Farina asked to strike Commissioner Keil's remarks under "Commissioners' Comments and Items of Interest/Concern."

Motion by Tuller supported by Keil to approve the minutes of the November 6, 2024 Planning Commission meeting as amended.

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

NAYS:

Motion Carried

6. NEW BUSINESS

a. Other

1. Approval of 2025 Calendar of Meeting Dates

Commission discussed the proposed dates and made some changes.

Motion by Keil supported by Tuller to approve the 2025 Regular Meeting Dates for the Fraser Planning Commission as follows:

1/13/2025	2/5/2025	3/5/2024
4/2/2025	5/7/2025	6/4/2025
7/21/2025	8/6/2025	9/3/2025
10/1/2025	11/5/2025	12/3/2025

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

NAYS:

Motion Carried

7. UNFINISHED BUSINESS

a. Public Hearings

- i. SLU 24-02 and SP 24-04: 34625 Utica Road, Mister Car Wash

Planner Sayre went over her written review with the Planning Commission and applicants. She indicated that the proposed car wash project met with the current zoning as well as the Master Plan for the type of business that could be developed there.

Planner Sayre said the project met most of the conditions as required in our Zoning Ordinance but she did have some concerns as follows:

1. Necessary lot splits and lot combinations are administratively achieved
2. A cross access parking easement agreement, in a form satisfactory to the City Attorney, for the use of the parking areas must be obtained between the applicant and the Meijer property (34835 Utica)
3. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.
4. The EIFS building material must be approved by Planning Commission
5. An additional frontage landscaping tree is required along the front setback of the proposed site.
6. The loading space must be identified, and any side loading configuration must be approved by the Planning Commission.

After she completed her review of the Site Plan she then went over the eight (8) standards that must be met in order to obtain a Special Land Use. She noted that the reason they had to request a Special Land Use was due to the outside vacuums as they would be considered an Open Air Business.

The applicant met all of the standards in her opinion and, unless Planning Commission had particular concerns she would recommend approval of the Special Land Use.

Joseph Paluzzi with Beras Development Group and Chris Campbell with Mr. Car Wash were present on behalf of the applicants.

Mr. Campbell presented information on Mr. Car Wash to Planning Commission. He shared they were the largest operator of express tunnel car washes in the country. They had over 500 stores. They currently have 31 stores with another 18 under development in Michigan. He explained to the Commission some of their practices that make them the industry leaders in express tunnel car washes.

Mr. Campbell went over the Site Plan and the process a user of the car wash would follow. It was not a touchless system. They wash about 400 cars each day.

He reviewed the elevations of the building indicating they used brick and stone and high quality material on this building. He referred to a comment made by the Planner regarding the use of EIFS. He noted that there was about 300 square feet of EIFS used on this building or 2.8% of the building would be this material.

A lengthy discussion was had regarding the off street loading issue. Mr. Campbell stated that they had hardly any deliveries, once a month for the chemistry delivery (used to wash vehicles) and other than that very sporadic deliveries. They would request that Planning Commission allow them to not have a specified loading spot. They would put a tree where requested. He referred to the property line on the site plan and felt that it was drawn this way in error and it would be rectified.

Planning Commission had questions regarding deliveries to the business, how many employees were going to be onsite, water usage, snow removal, how they planned to mitigate the noise from the vacuums, the lighting variance being requested, and the cost of a membership.

Chair Czarnecki opened the Public Hearing at 7:57 p.m.

There was no one present to speak at the Public Hearing.

Chair Czarnecki closed the Public Hearing at 7:58 p.m.

Motion by Warunek supported by Keil to approve Special Land Use #24-02 34625 Utica Road Mister Car Wash as it meets all eight (8) standards as required without conditions.

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

NAYS: Motion Carried

Motion by Tuller supported by Warunek to approve Site Plan #24-04 – Mr. Car Wash – 34625 Utica Road with the following conditions:

1. Necessary lot splits and lot combinations are administratively achieved
2. A cross access parking easement agreement, for the Southern 17 spaces as depicted on the site plan, in a form satisfactory to the City Attorney, for the use of the parking areas must be obtained between the applicant and the Meijer property (34835 Utica) and this agreement must be completed and signed prior to any occupancy being given
3. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.
4. The EIFS building material has been approved by Planning Commission
5. There has to be one more tree in the landscaping area.
6. Applicant will install a bike rack on site.
7. The Planning Commission agrees that the applicant does not need a loading area.

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

NAYS: Motion Carried

b. Driveway Expansion Text Amendments

Planner Sayre referred to the memo regarding Driveway Expansion that she had included in the packet. She said that after speaking with legal they wanted to do additional analysis on the proposed amendment before bringing it back. Their plan was to bring it back to Planning Commission for discussion, set a Public Hearing for the February Planning Commission meeting and then send their recommendation on to City Council for their agenda at their March meeting.

At this time Mr. Bukantis, 15767 Kingston, Fraser addressed Planning Commission regarding an issue with his driveway and the application fee. Chair Czarnecki indicated to him that he should contact Bob Logan in the Building Department to resolve this matter.

8. Public Comment – Non-Agenda Items

No public comment at this time.

9. Monthly Report – November 2024

Planner Sayre reviewed her monthly report for November. Discussion was had on Hockeyland issues. Attorney Ericson stated they were very close to completing the agreements.

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina reviewed what ZBA addressed at the November meeting and indicated they would be discussing Mr. Car Wash variance requests. They interviewed ZBA Members Chimenti and Menendez and recommended their reappointments to City Council.

11. Commissioners' Comments and Items of Interest/Concern

Commissioner Barr wished everyone a Merry Christmas and added how wonderful the lights looked at City Hall.

Commissioner Warunek wished everyone Happy Holidays.

Commissioner Keil had nothing at this time.

Commissioner Farina wished everyone a Happy Holidays, Merry Christmas, Happy Hanukah. Be kind to each other and have a great time.

Commissioner Tuller stated "GO LIONS".

Deputy Clerk Greenia shared how good it was to see everyone. She wished everyone a blessed Christmas.

Chair Czarnecki stated she wanted to thank the administration for follow up on the identification badges. She asked about when the steering committee was meeting and the status of what was happening with the Zoning Ordinance rewrite. She encouraged everyone to complete the Zoning Ordinance survey online. She wished everyone Happy Holidays.

12. Adjournment

Motion by Keil supported by Farina to adjourn at 8:21 p.m.

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

NAYS:

Absent:

Motion Carried

Respectfully Submitted

Cindi Greenia, Deputy Clerk
City of Fraser

Site Plan Review Summary

SP 24-04

Site Plan Dated 12/19/2024
City of Fraser, Michigan



SITE ADDRESS / LOCATION 34625 & 34835 Utica Road- 03-11-31-202-002 & 03-11-31-100-049	APPROVING BODY Planning Commission	PUBLIC HEARING DATE N/A
STAFF REPORT CONTACT INFORMATION Building Clerk – Kayshe Johnson– (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre, AICP – (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Mister Car Wash, Applicant Good Will Co. Inc., Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicants, Mister Car Wash, obtained conditional site plan for the construction of an automatic car wash, which was contingent upon the following conditions.

- All necessary lot splits and lot combinations are administratively achieved.
- Cross access parking agreement is provided in a form satisfactory to the City Attorney prior to the issuance of any Certificates of Occupancy.
- A variance for lighting or compliant photometric plan must be submitted.
- Planning Commission approved EFIS and does not require any loading space.
- An additional tree is required in the frontage.
- A bike rack shall be provided.



The applicant is seeking to amend their site plan to change the south, side lot boundary. The amended boundary would eliminate the need for a cross-access agreement and would be consistent with the site plan amendment and variance that Meijer received for their parking reduction.

The special land use for the outdoor vacuums is not being amended.

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

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

SITE PLAN REVIEW

We have reviewed the site plan dated December 19, 2024. **The underlined items indicate outstanding or non-compliant requirements.**

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

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

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

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

The proposed use of a car wash aligns with the intent of the CG District. The Special Land Use request has been granted on December 4, 2024 (SLU24-02) for the usage of the outdoor vacuums.

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

Requirement	CG District Requirements	Proposed	In Compliance
Minimum Lot Size	12,000 sq. ft.	28,749.6 sq. ft.	Yes
Minimum Lot Width	80 ft.	139.42 ft. at narrowest point	Yes
Front Yard Setback	110 ft.	>110 ft.	Yes
Front Yard Parking Setback	70 ft	> 70 ft	Yes
Side Yard Setback	20 ft. / 0 ft	>20 ft. / 0 ft.	Yes
Rear Yard Setback	n.a.	20 ft.	Yes
Building Height	2 stories, 30 ft.	30	Yes

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

a. Parking

Parking Requirement	32-93(5)(c) Auto Washes, high speed commercial Requirements	Proposed	In Compliance
Employee parking	3 spaces	5 spaces	Yes
Stacking Spaces	24 stacking spaces behind point-of-sale station	24 stacking spaces behind point-of-sale station	Yes
Drying Lane	1 – 50ft drying lane	78 ft	Yes
ADA Parking	1 Space	1 Space	Yes

Per Sec. 32-94(4), a ninety-degree parking pattern requires one of the following configurations.

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

The site plan indicates 9x18 foot stalls for employees, and 13x18 foot stalls for the vacuum parking stalls, with a 24-foot maneuvering lane. However, Sec 32-94(8) specifies that in any area where front-end parking abuts a curbed landscaped area or a raised sidewalk having a minimum width of at least seven (7) feet, the minimum parking stall depth of twenty (20) feet (as otherwise specified herein) may be decreased by up to two (2) feet in depth in order to allow for a vehicle to overhang such landscaped area or such sidewalk. In no case shall the parking stall depth be decreased to allow a vehicle to overhang a required parking setback or property line.

The proposed employee parking is 18 feet in length and meets the curbed landscape criteria for a 2 ft length reduction. The proposed vacuum stall parking spaces abut a 7 ft wide sidewalk meeting the criteria for the 2-foot length reduction, and therefore are compliant.

b. Ingress / Egress

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

The proposed plan shows one point of ingress that is 47 feet wide. The second point of ingress and egress (east driveway) is 30 feet wide. This item is compliant.

c. Loading Spaces

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

Section 32-131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use. Loading may not be located closer than forty-five (45) feet to any rear property line adjacent to a property line.

The applicant indicated that no loading space has been provided as they claim lack of receipt or distribution of vehicles, materials or merchandise. Planning Commission determined that no loading space is required on December 4, 2024.

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

Requirement	Requirements	Proposed	In Compliance
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 3 trees required	16 trees	Yes
Frontage Landscaping	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage. $139.42/30 = 5$ trees	5 trees	Yes

4. Signs (Section 32-85)

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

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

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

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

Per Sec. 32-131, *“Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration.”* The Planning Commission approved the EFIS portions of the building on December 4, 2024.

6. Screening (32-82)

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

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

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

8. Lighting (Section 32-86)

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

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

The illumination level exceeds this maximum illumination levels in several areas throughout the site and reaches a maximum of 32.3 footcandles. The applicant is seeking a variance for the lighting. **A variance must be obtained, or a compliant photometric plan must be submitted.**

9. Reviewing Entities

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

Public Safety had no concerns.

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

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

RECOMMENDATION

Site Plan: We reviewed the plans provided to the City dated December 19, 2024 to the site plan review standards applicable to the proposed development in the CG general commercial zoning district. We recommend Planning Commission approve the proposed site plan amendment with the following conditions, which encompass the outstanding previously approved site plan conditions.

1. *The necessary lot splits and lot combinations are administratively achieved.*
1. *A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.*
2. *Planning Commission approved the EFIS building material and does not require any loading space.*
3. *Bicycle parking must be provided.*

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

Respectfully,

McKENNA

A handwritten signature in black ink, appearing to read "Lauren Sayre".

Lauren Sayre, AICP
Senior Planner

A handwritten signature in black ink, appearing to read "A. Warren".

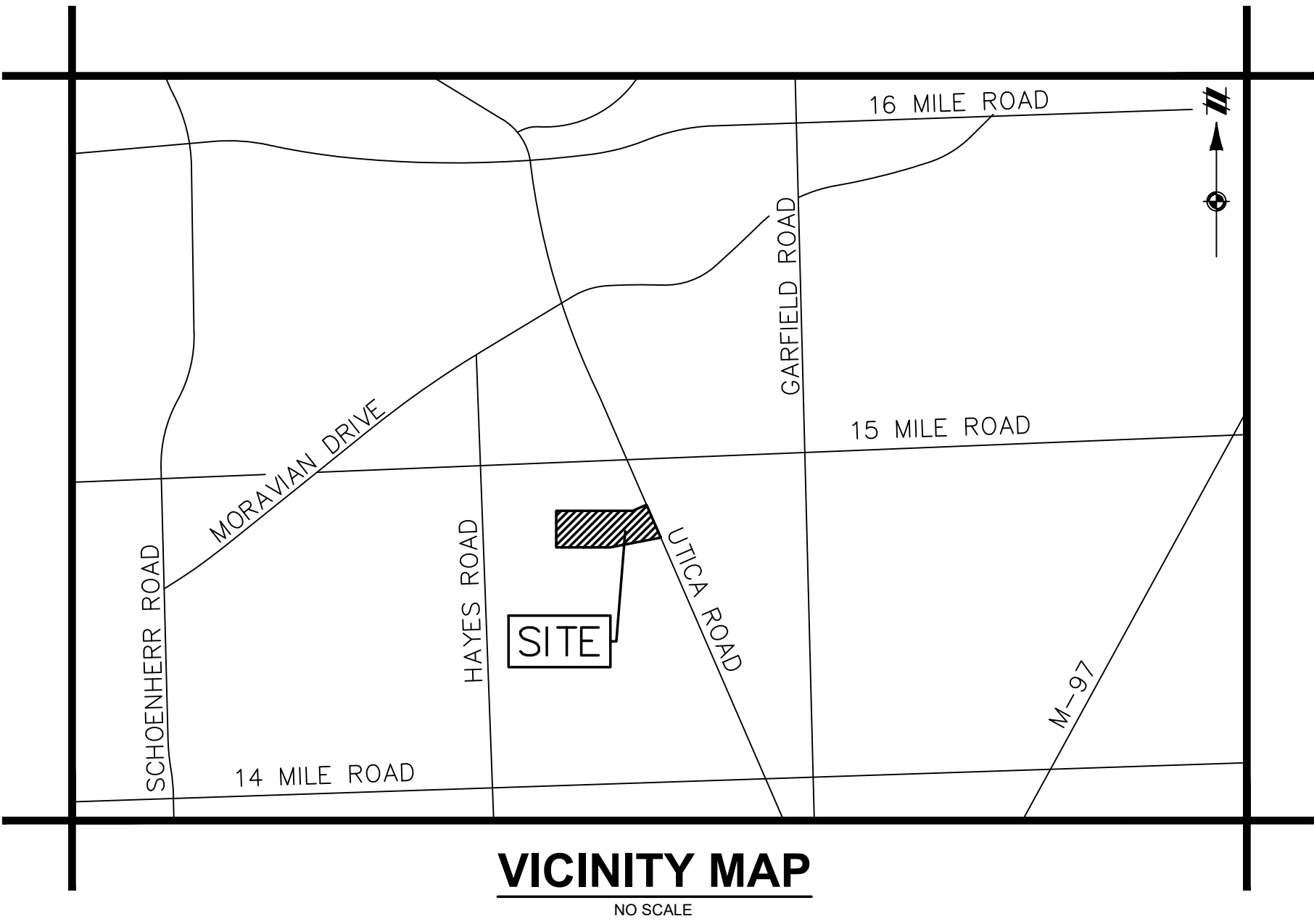
Alicia Warren
Associate Planner

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

MISTER CAR WASH

STORE #MI 1454
34625 UTICA RD
FRASER, MI 48026

SITE PLANS



DEVELOPMENT TEAM

OPERATOR
MISTER CAR WASH
DEVELOPMENT & CONSTRUCTION
222 E. 5TH AVE
TUSCON, AZ 85705
CONTACT: CHRIS CAMPBELL
PHONE: (763) 360-8963
EMAIL: CCAMPBELL@MISTERCARWASH.COM

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

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

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

GOVERNING AGENCIES / UTILITY CONTACTS

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

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

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

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

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

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

PARCEL DESCRIPTION (PARENT)

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

Parcel 1 (11-31-100-049):
Commencing at the North 1/4 post of Section 31, Town 2 North, Range 13 East; thence South 89 degrees 24 minutes 07 seconds West, 184.68 feet to the point of beginning; thence South 21 degrees 47 minutes 00 seconds East, 64.36 feet; thence South 89 deg. 24' 07" West 64.35 feet; thence South 21 deg. 47' 00" East 302.71 feet; thence South 89 deg. 31' 41" West 183.52 feet; thence South 00 deg. 25' 20" East 339.18 feet; thence South 89 deg. 31' 43" East 98.70 feet; thence North 85 deg. 55' 32" East 42.61 feet; thence North 77 deg. 24' 57" East 55.82 feet; thence North 69 deg. 23' 27" East 58.07 feet; thence North 22 deg. 05' 42" West 15.00 feet; thence North 67 deg. 54' 18" East 31.00 feet; thence South 22 deg. 05' 42" East 15.00 feet; thence North 67 deg. 54' 18" East 13.03 feet; thence 5.47 feet along a curve to the left, radius = 24.16 feet, chord bearing North 58 deg. 11' 37" East 5.46 feet; thence South 21 deg. 47' 00" East 50.79 feet; thence North 62 deg. 42' 07" West 12.25 feet; thence South 69 deg. 11' 13" West 33.95 feet; thence 179.94 feet along a curve to the right, radius = 418.95 feet, chord bearing South 79° deg. 21' 20" West 178.56 feet; thence South 00 25' 38" East 195.76 feet; thence North 89 deg. 10' 55" East 151.42 feet; thence 148.46 feet along a curve to the left, radius = 338.34 feet, chord bearing North 77 deg. 11' 21" East 147.27 feet; thence North 16 deg. 37' 43" East 3.75 feet; thence South 21 deg. 21' 55" East 83.39 feet; thence South 82 deg. 18' 46" West 122.84 feet; thence South 00 deg. 37' 09" East 357.53 feet; thence South 89 deg. 24' 07" West 1124.46 feet; thence North 1334.67 feet; thence North 89 deg. 24' 07" East 115.41 feet; thence South 00 deg. 00' 00" East 107.68 feet; thence North 90 deg. 00' 00" West 28.84 feet; thence South 00 deg. 00' 00" East 98.42 feet; thence 39.53 feet along a curve to the left, radius = 25 feet, chord bearing South 45 deg. 17' 57" East 35.54 feet; thence North 89 deg. 24' 07" East 213.58 feet; thence North 89 deg. 27' 13" East 160.43 feet; thence 76.75 feet along a curve to the right, radius = 200 feet, chord bearing South 79 deg. 24' 31" East 76.28 feet; thence South 68 deg. 24' 58" East 46.22 feet; thence 49.26 feet along a curve to the left, radius = 25 feet, chord bearing North 55 deg. 08' 01" East 41.67 feet; thence North 01 deg. 19' 02" West 156.30 feet; thence North 18 29' 03" West 24.89 feet; thence North 60.00 feet; thence North 89 deg. 24' 07" East 298.85 feet to the point of beginning.

Parcel 2 (11-31-202-002):
Located in Section 31, Town 2 North, Range 13 East, City of Fraser; commencing at a point 1704.94 feet North 21 deg. 08' West from the intersection of the centerline of Utica Road and the East/West 1/4 line of said Section 31; thence extending South 79 deg. 26' West 121.04 feet; thence South 84 deg. 06' 04" West 111.76 feet; thence North 0 deg. 23' 20" West 136.71 feet; thence North 82 deg. 40' 24" East 183.70 feet; thence South 21 deg. 08' East 135.77 feet along the centerline of Utica Road to the point of beginning.

* NOTE: BEARING SHOULD READ 76°21'20" PER DESCRIPTION IN DOCUMENT NO. 202102248754 (LIBER 28070, PAGE 536)

BENCHMARKS

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

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

FLOODZONE

NO FLOOD ZONE LOCATED ON THE SITE..

WETLANDS

NO WETLANDS IDENTIFIED ON THE SITE.

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

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

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

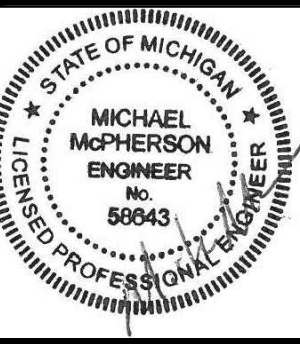


222 E. 5TH STREET
TUCSON, AZ 85705
www.mistercarwash.com



MISTER CAR WASH
STORE #MI 1454 FRASER
SITE PLANS
COVER

DATE: DECEMBER 19, 2024
REVISIONS/SUBMITTALS



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

LEGEND

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

NOTES

1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION. REFERENCE SURVEY: SURVEY BY WILLIAMS & WORKS, JOB NO.: Z21014.048, DATE: 06/27/24.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
5. A SEPARATE SIGN APPLICATION TO CITY OF FRASER IS REQUIRED FOR ALL SIGNS.
6. OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE.
7. 3 MECHANICAL DRY-OFF MACHINES PROVIDED WITHIN CARWASH TUNNEL.
8. PAVEMENT THICKNESS WILL MEET OR EXCEED MINIMUM PAVEMENT THICKNESS REQUIRED BY CITY OF FRASER AS FOLLOWS:
 - 8.1. CONCRETE: SEVEN INCHES OF CONCRETE ON AN APPROVED SUBBASE.
 - 8.2. ASPHALT: FOUR INCHES OF BITUMINOUS ON SIX INCHES OF AGGREGATE SUBBASE.

PROJECT NARRATIVE

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

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

SITE DATA

PARCEL SUMMARY

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

PROPOSED MCW PARCEL: 1.21 ACRES

BUILDING DATA

FLOOR AREA 6,530 SF

EMPLOYEE PARKING DATA

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

CAR WASH STACKING DATA

PROPOSED	REQUIRED	FORMULA
24 SPACES	24 SPACES	6 SPACES PER SERVICE LANE

ACCESSIBLE PARKING DATA

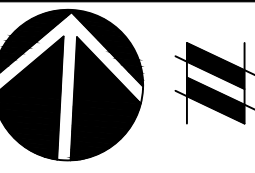
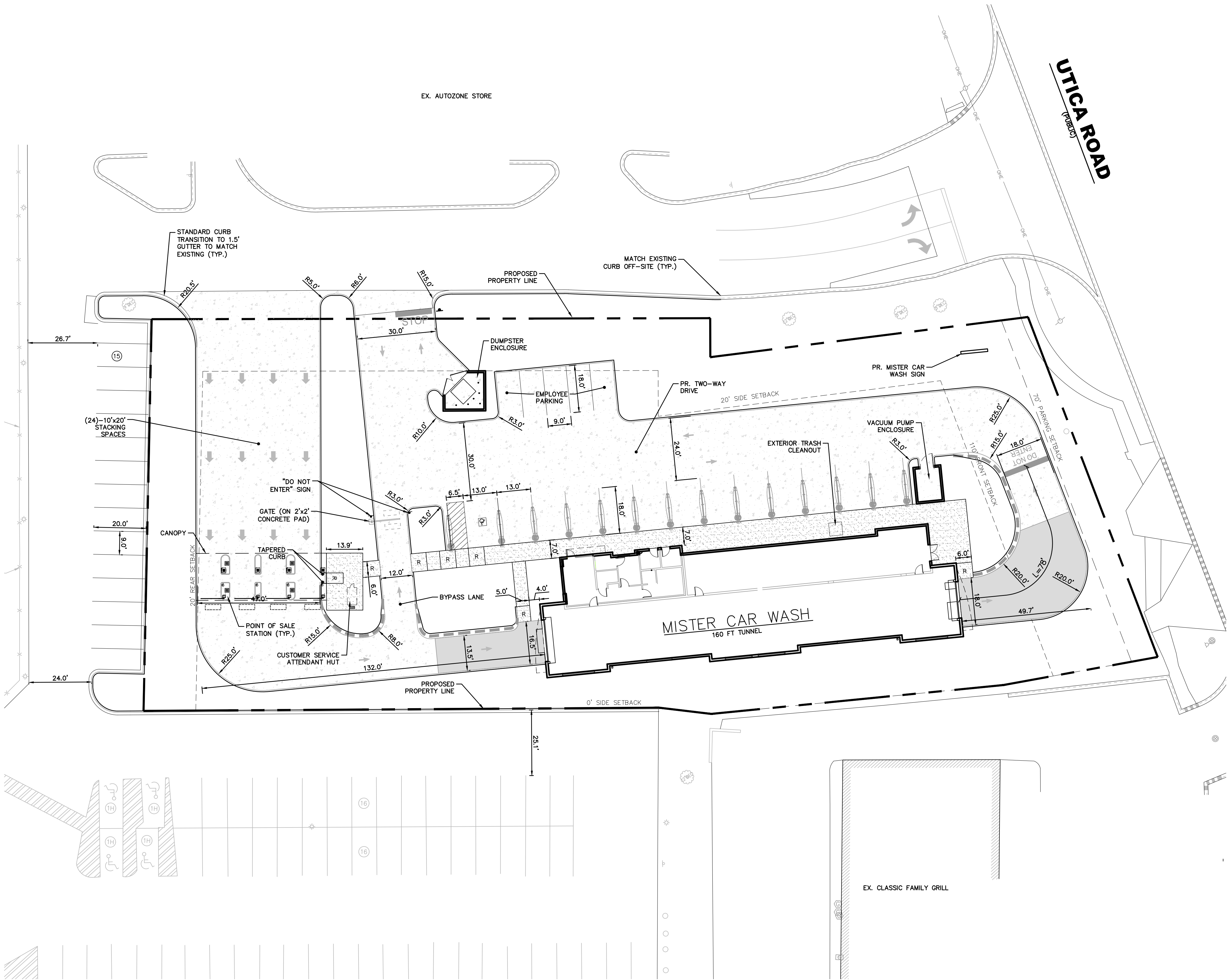
	PROPOSED	REQUIRED	FORMULA
TOTAL	1 SPACE*	1 SPACE	1-25 TOTAL SPACES PROVIDED
VAN	1 SPACE*	1 SPACE	1/6 ACCESSIBLE SPACES

*ACCESSIBLE VACUUM SPACE IS INTENDED TO SERVE AS ACCESSIBLE SPACE

SITE BENCHMARKS

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

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



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

DATE: DECEMBER 19, 2024
REVISIONS/SUBMITTALS



SCALE: 1"=20'

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

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

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

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

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- RIDGELINE
- PROPOSED DRAINAGE ARROW
- EXISTING MANHOLE/CATCH BASIN/END SECTION
- PROPOSED MANHOLE/CATCH BASIN/END SECTION

NOTES

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

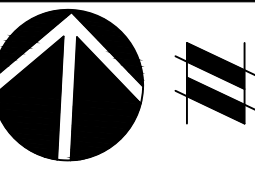
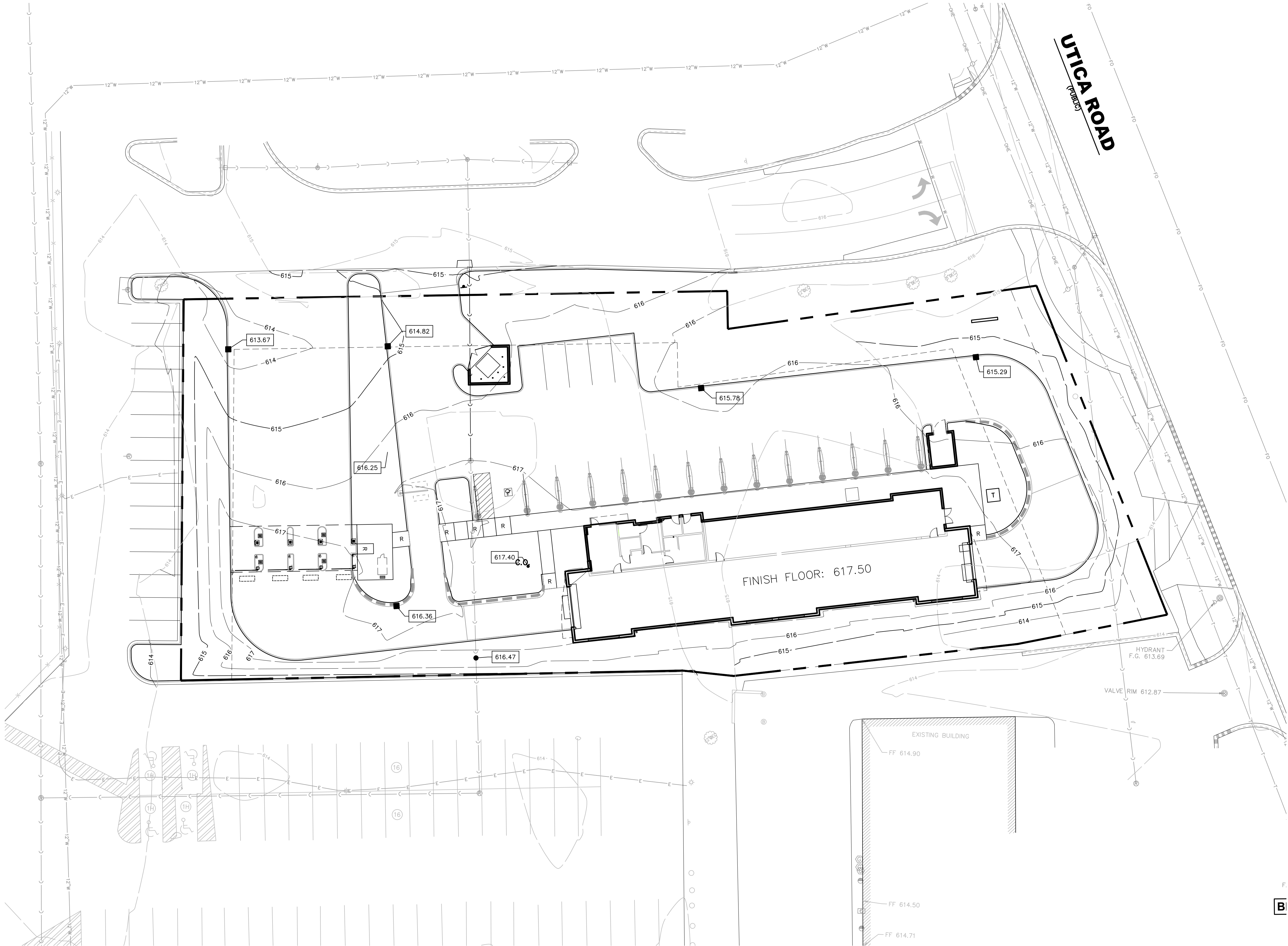
STORMWATER NARRATIVE

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

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ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELTON, CT 06484-4315
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222 E. 5TH STREET
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MISTER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
PRELIMINARY GRADING PLAN

DATE: DECEMBER 19, 2024
REVISIONS/SUBMITTALS



0 10' 20'
SCALE: 1"=20'

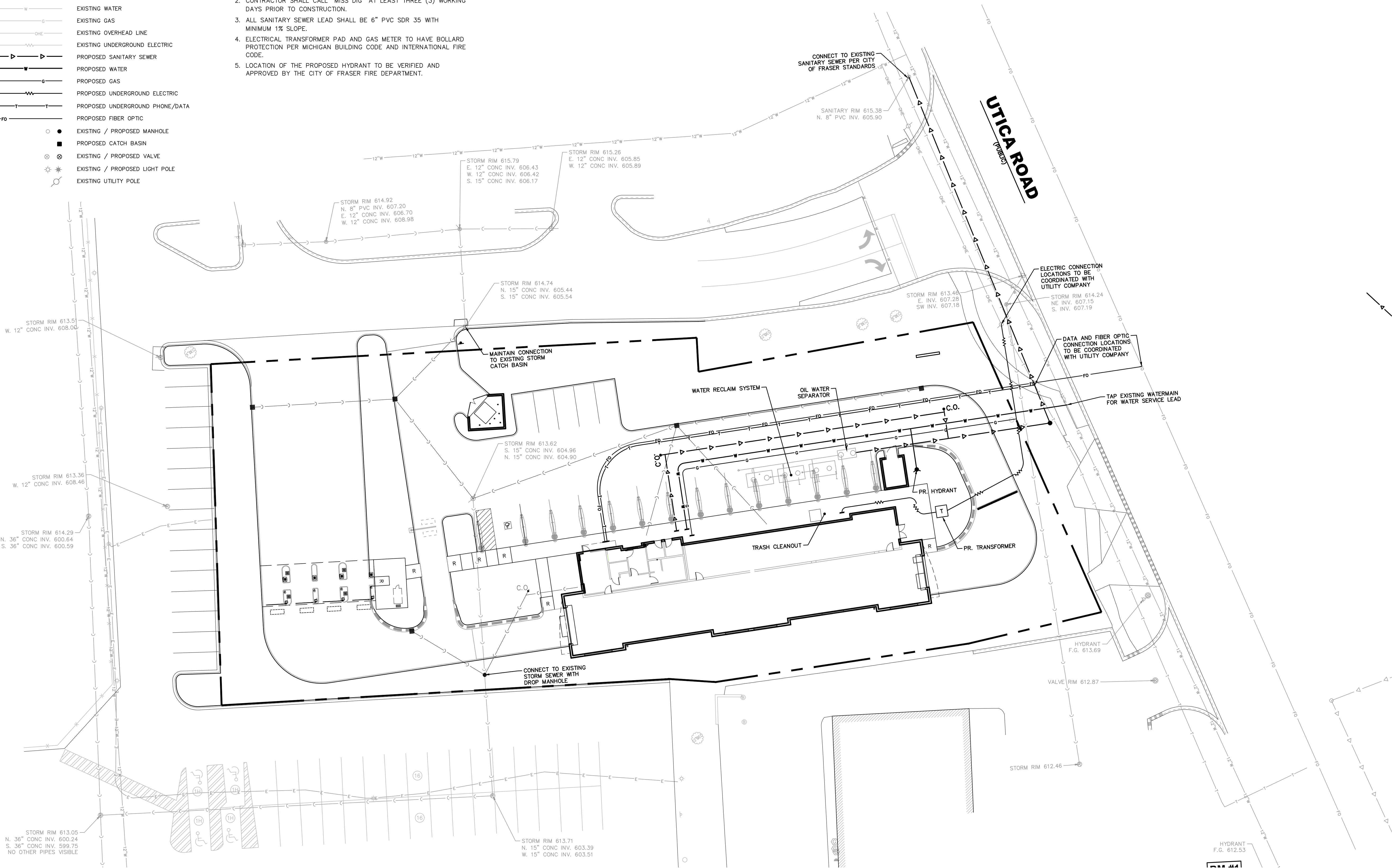
DRAWN BY: NM
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LEGEND

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

NOTES

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



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MISTER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
PRELIMINARY UTILITY PLAN

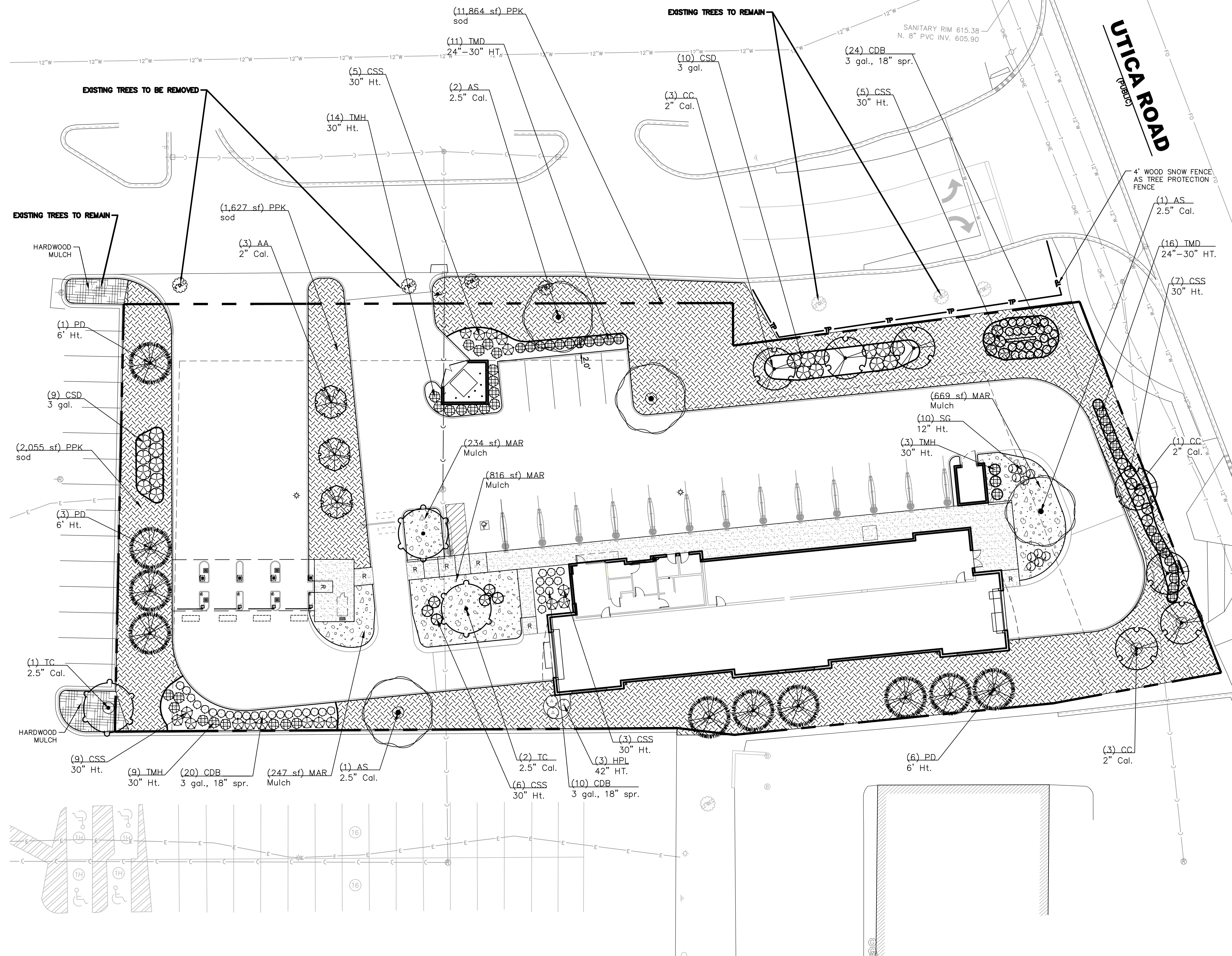
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	PROPERTY LINE		TRAFFIC FLOW ARROWS
	PROPOSED PROPERTY BOUNDARY		PROPOSED SIGN
	EXISTING CURB & GUTTER		PARKING ROW COUNT
	PROPOSED CURB & GUTTER		ACCESSIBLE PARKING SPACE
	4"-6" RIVER BED ROUNDED GRAVEL IN PLANTING BEDS MIN. DEPTH OF 8"		EXISTING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

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

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



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	
TREES							
AS	4	Acer saccharum	Sugar Maple	2.5" Cal.	B&B	Well balanced head, Straight trunk	
AA	3	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B or Cont.		
CC	7	Cercis canadensis	Eastern Redbud	2" Cal.	B	Well balanced head, Straight trunk	
PD	10	Picea glauca 'Densata'	Black Hills Spruce	6" Ht.	B&B or Cont.	Full to ground	
TC	3	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B	Well balanced head, Straight trunk	
SHRUBS							
CSS	35	Chaenomeles speciosa 'Scarlet Storm'	Double Take® Scarlet Storm Flowering Quince	30" Ht.	Pot	Even form	
CSD	19	Cornus sericea	Red Twig Dogwood	3 gal.	Pot	Multiple stems	
CDB	54	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	3 gal., 18" spr.	Pot	Full pot	
HPL	3	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	42" HT.	Pot	Full Pots Specimens	
SG	10	Spiraea japonica 'Goldmound'	Spiraea	12" Ht.	Pot		
TMD	27	Taxus x media 'Densiformis'	Dense Yew	24"-30" HT.	Pot	Full even form	
TMH	26	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	30" Ht.	Pot	Full to ground	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
MAR	1,966 sf	Mulch area	River Stone	Mulch	N/A		2' -3" Tan colored
PPK	15,546 sf	Poa pratensis	Kentucky Bluegrass	sod			



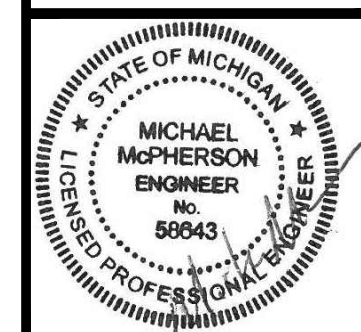
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MISTER CAR WASH
STORE #: MI 1454 FRASER
SITE PLANS

C1 LANDSCAPE PLAN

DATE	DECEMBER 19, 2024
REVISIONS/SUBMITTALS	



0 10' 20'

SCALE: 1"=20'

DRAWN BY: NM

CHECKED BY: EM/JA

PROJECT MANAGER: JA

JOB #: 23000110

SHEET #:

GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND LATER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- EDGING: EDGING SHALL BE SPADE EDGED.
- FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
- PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

MAINTENANCE / WARRANTY

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE PERIOD STATED IN THE APPLICABLE LOCAL ORDINANCE.
- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOD AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE. PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

PLANT MATERIALS

- PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
- LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER, REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES, WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS.
- PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESEED ALL AREAS.

- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.
B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 8" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.
IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

- ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
- MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

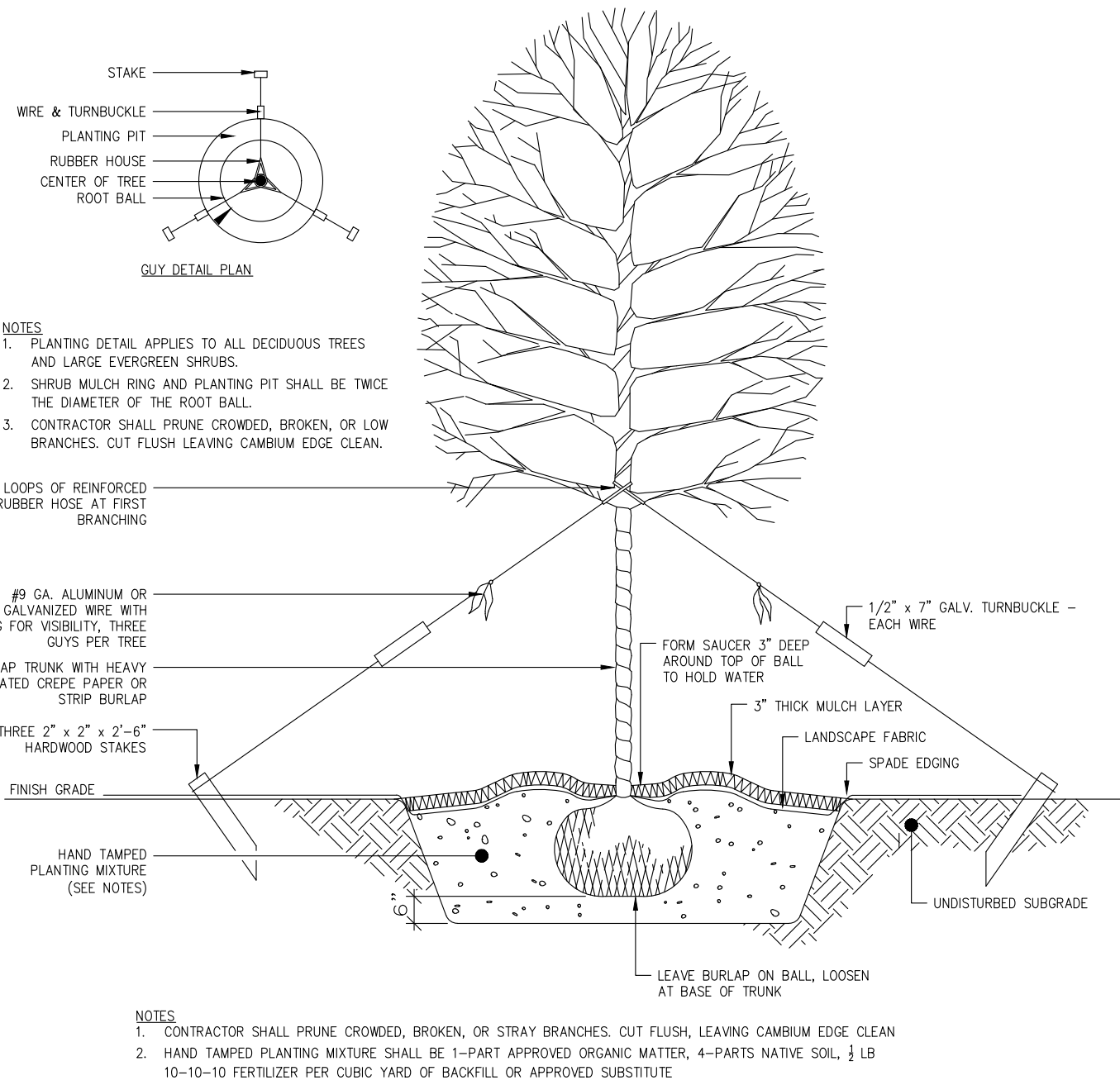
LAWN INSTALLATION

- LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
- LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.

- SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.
- PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN.
- APPLY SEED AT THE APPROPRIATE RATE, PER **APPLICABLE** SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
- PROTECT ALL SEEDBED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY, SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES LOOSE MEASUREMENT OVER SEEDBED AREA.
- TREATMENTS SUCH AS JUTE MESH, EXCLOSIOR MATTING, OR FIBERGLASS ROWING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.

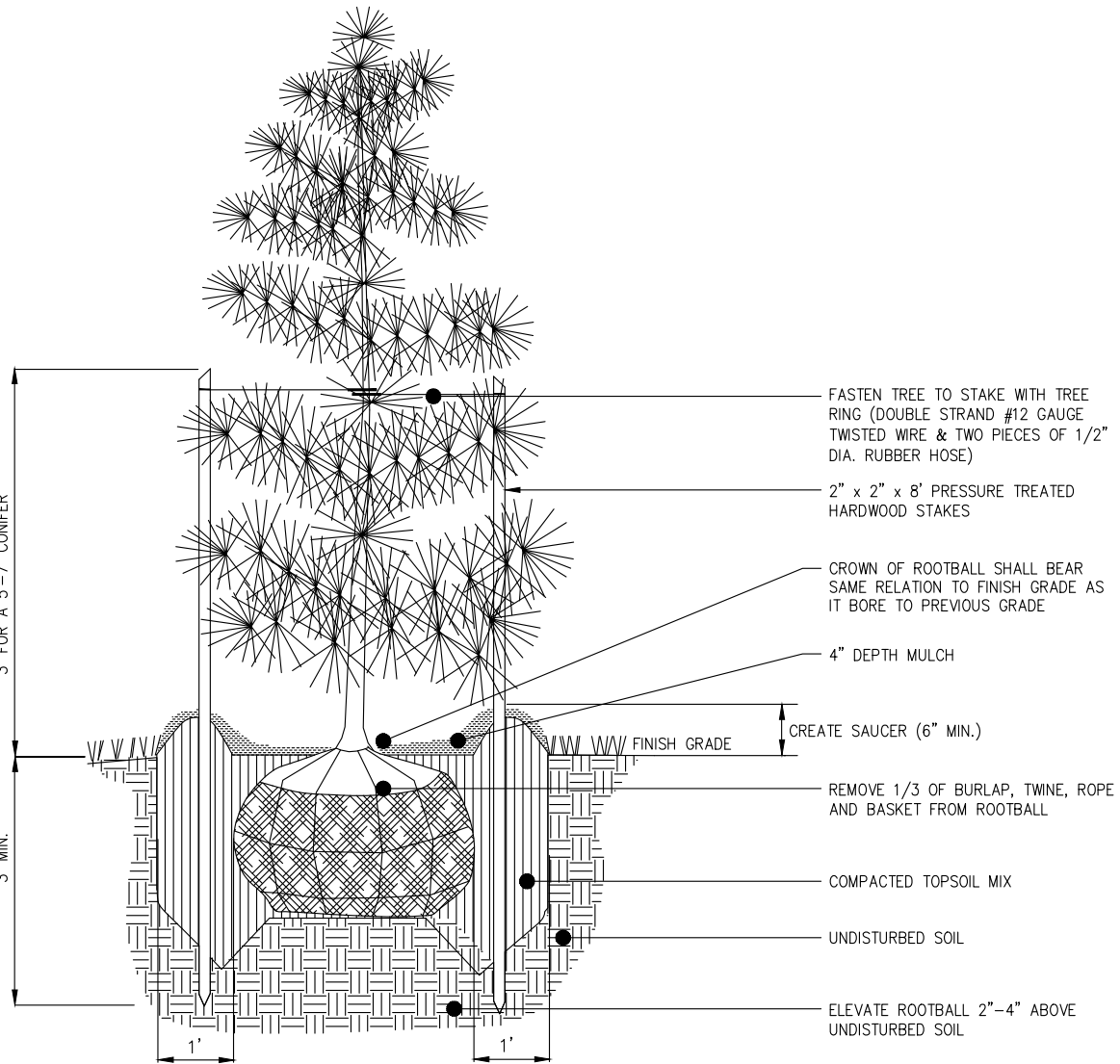
SEEDBED PREPARATION

- ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND PLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO FORM A UNIFORM SEEDBED.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
- APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND/BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:
TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) - RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET
LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
(LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWS. DO NOT CREATE A MUDDY SOIL CONDITION.



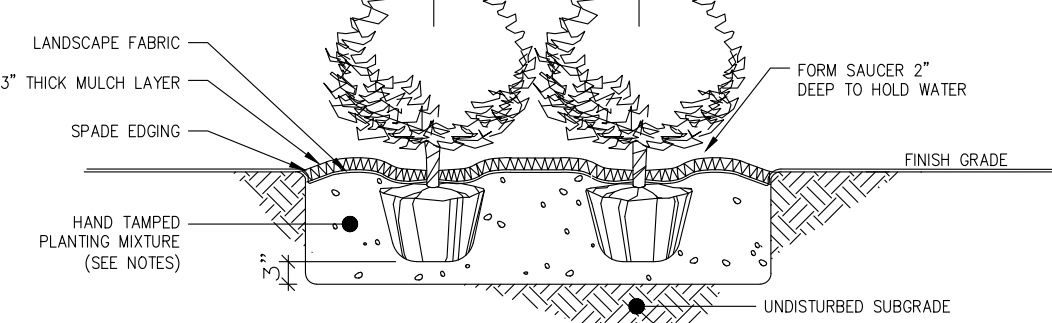
DECIDUOUS CANOPY TREE PLANTING DETAIL

NOT TO SCALE



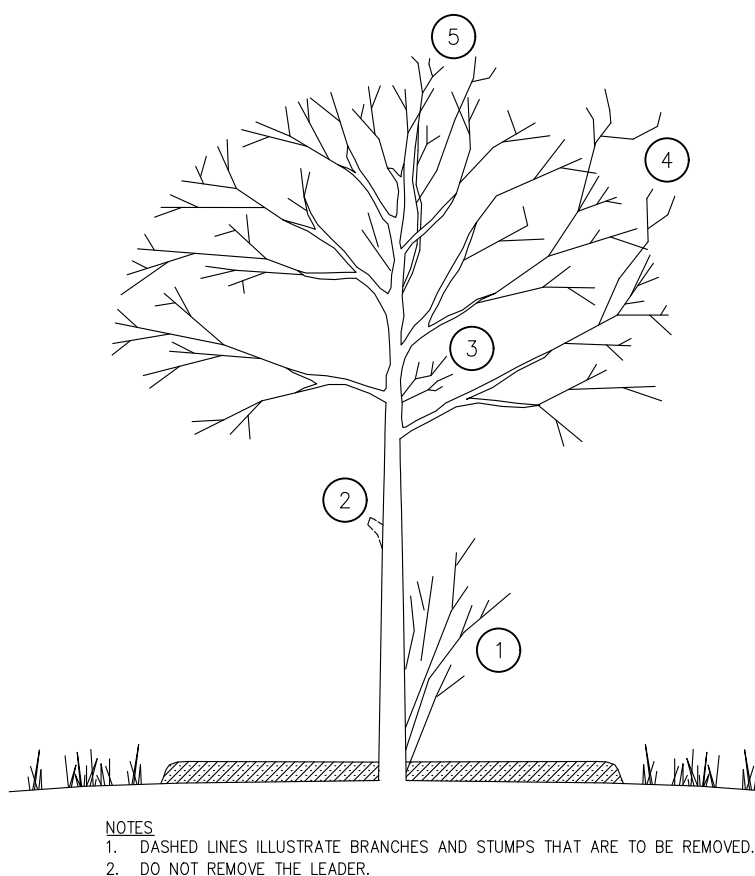
CONIFEROUS TREE PLANTING DETAIL

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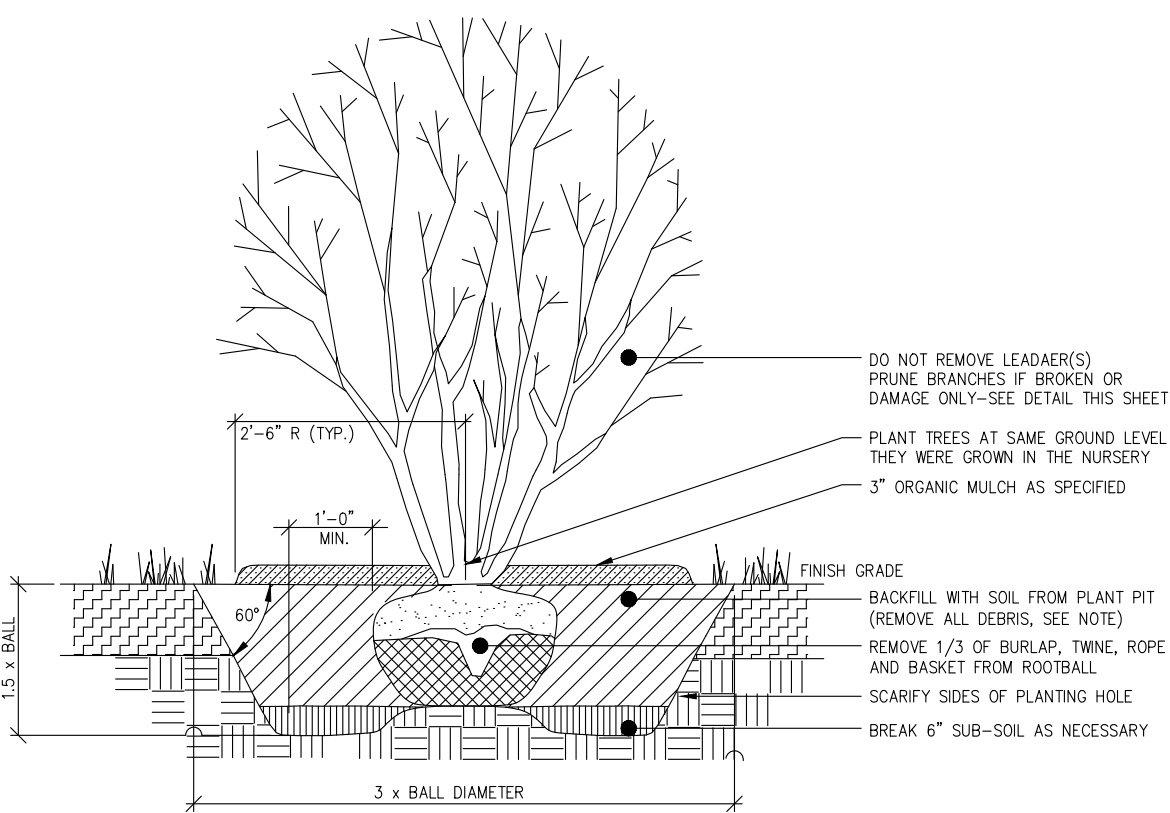
CONTAINER SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PRUNING DETAIL

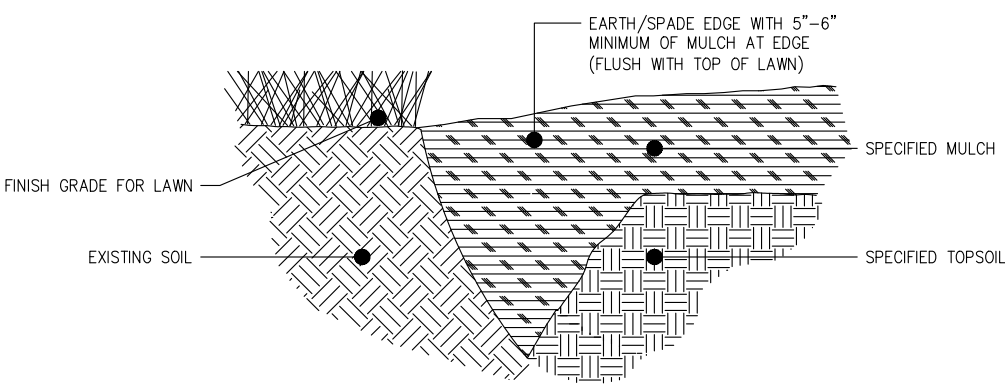
NOT TO SCALE



- USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURN AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

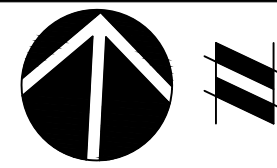
EARTH/SPADE EDGE DETAIL

NOT TO SCALE



MULTI-STEMMED PLANTING DETAIL

NOT TO SCALE



ATWELL
866.850.4200 www.atwell-group.com
12745 83rd AVE, SUITE 200
TUCSON, AZ 85705
PH: (520) 786-9800

222 E. 5TH STREET
TUCSON, AZ 85705
www.mistercarwash.com

Mister
LANDSCAPING DETAILS

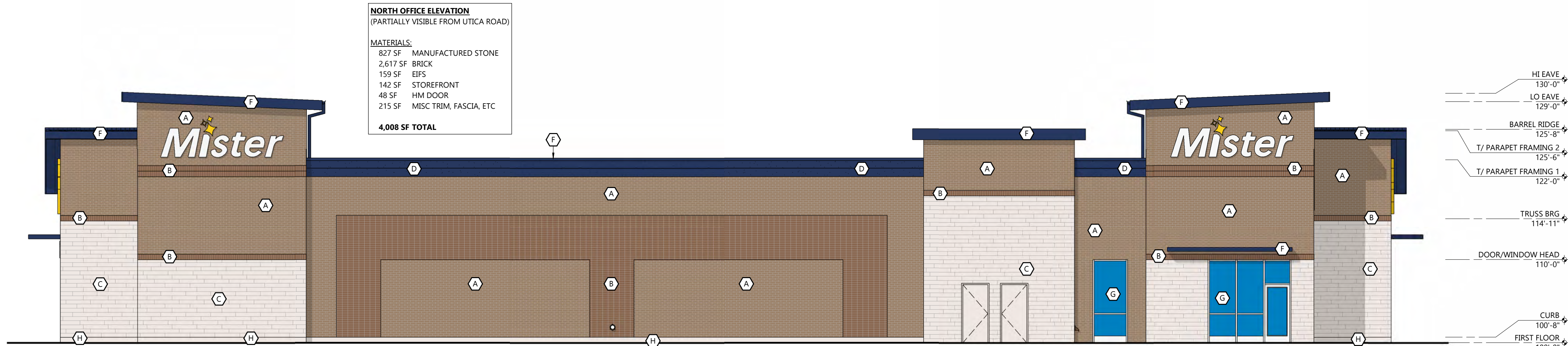
MISTER CAR WASH
STORE #MI 1454 FRASER
SITE PLANS

DATE
DECEMBER 19, 2024
REVISIONS/SUBMITTALS

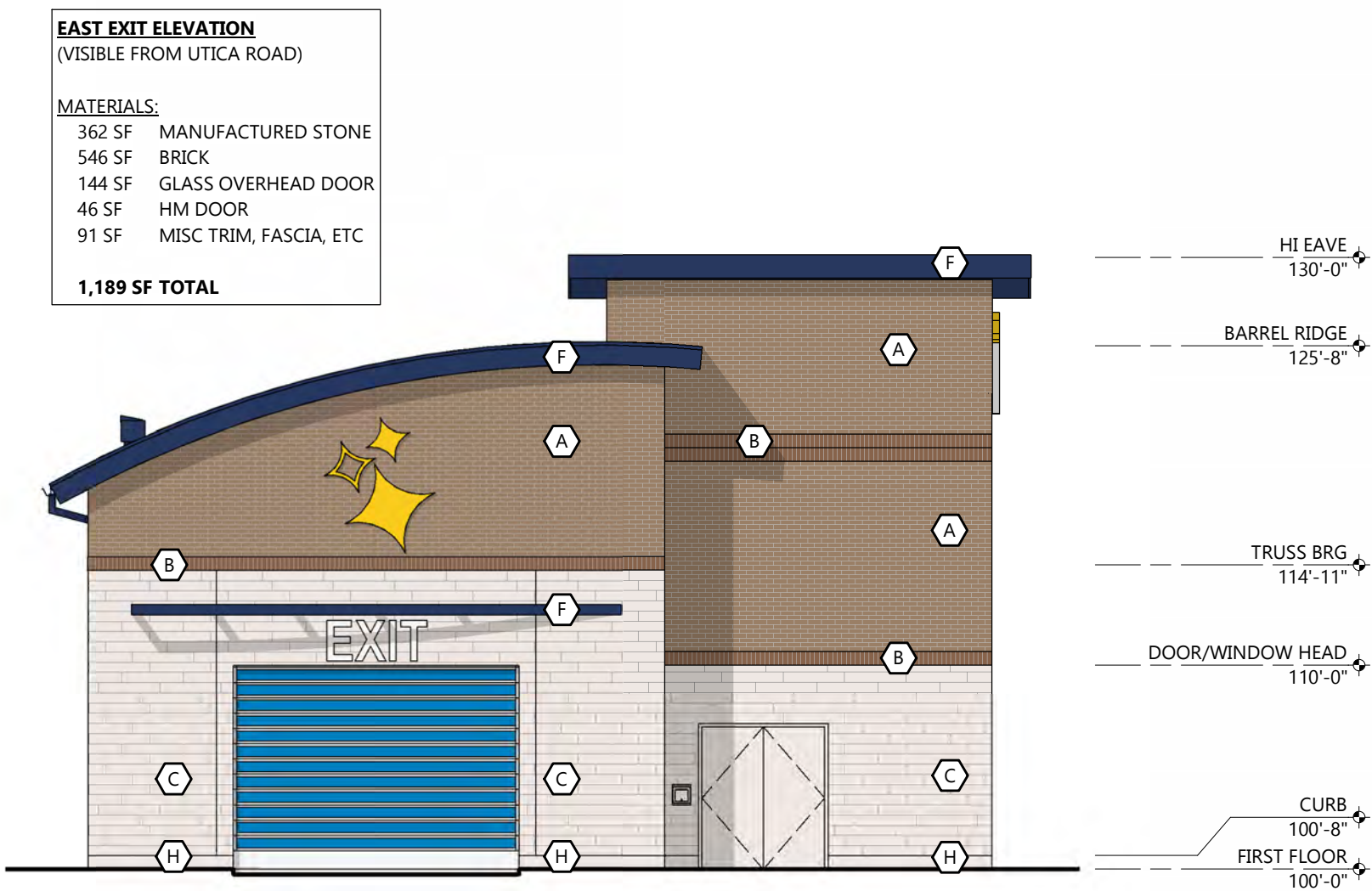


0 10' 20'
SCALE: 1"=20'

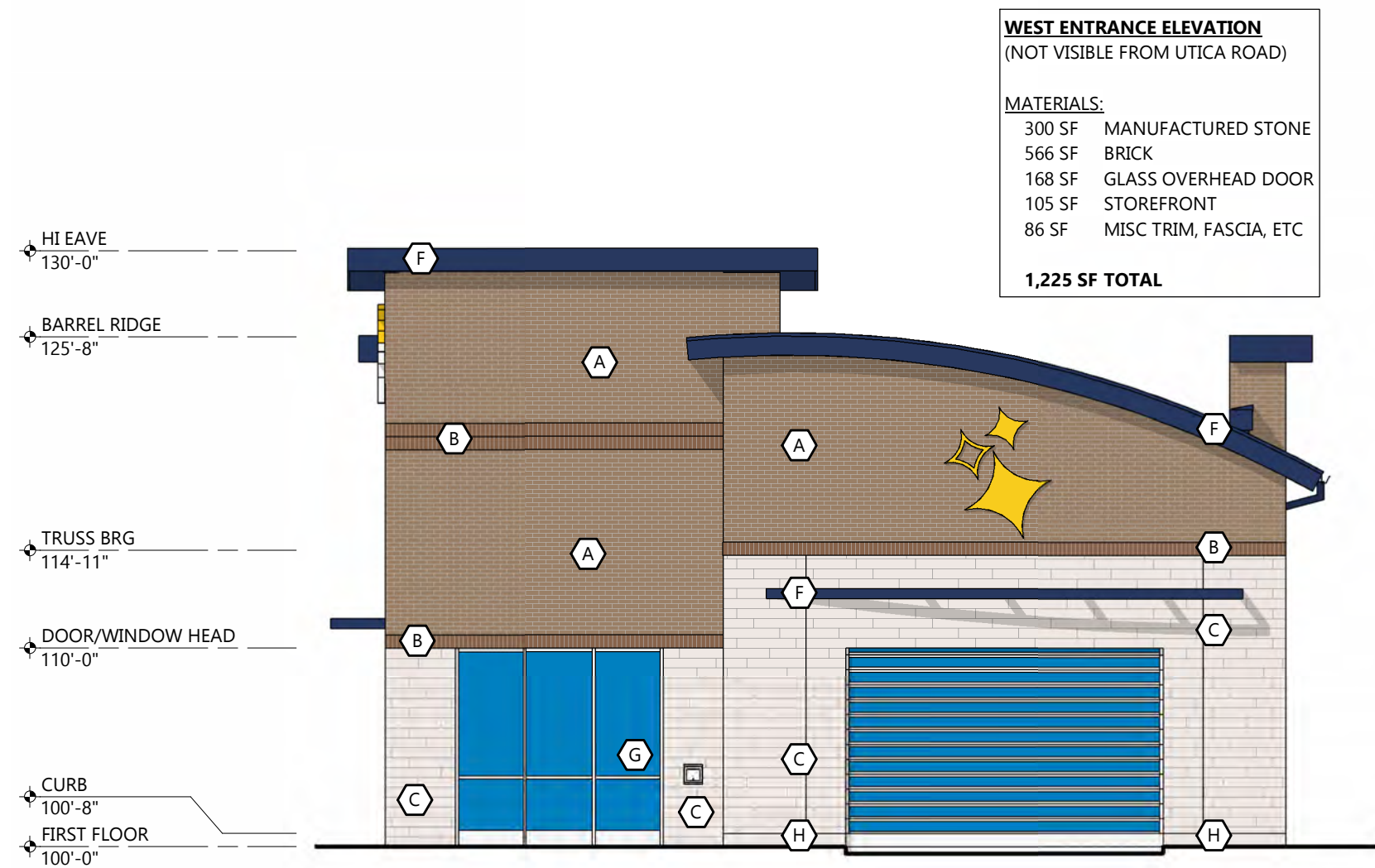
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CHECKED BY: EM/JA
PROJECT MANAGER: JA
JOB #: 23000110
SHEET #:



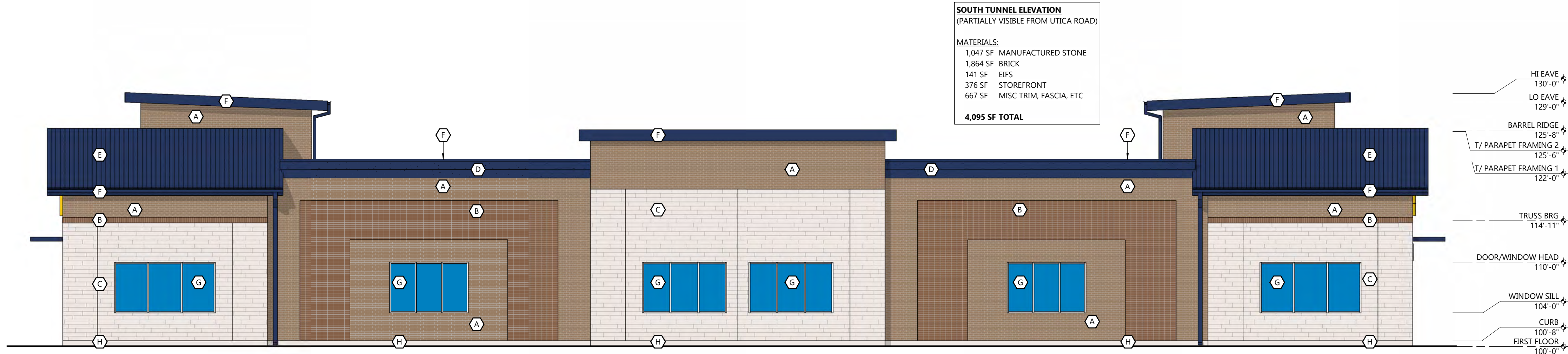
OFFICE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



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



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



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

EXTERIOR MATERIAL KEY

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

GENERAL NOTES

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PROJECT INFORMATION

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

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024
NOV. 1 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230116500

SHEET NUMBER

PRE-1

PROJECT INFORMATION

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NOV. 1 2024

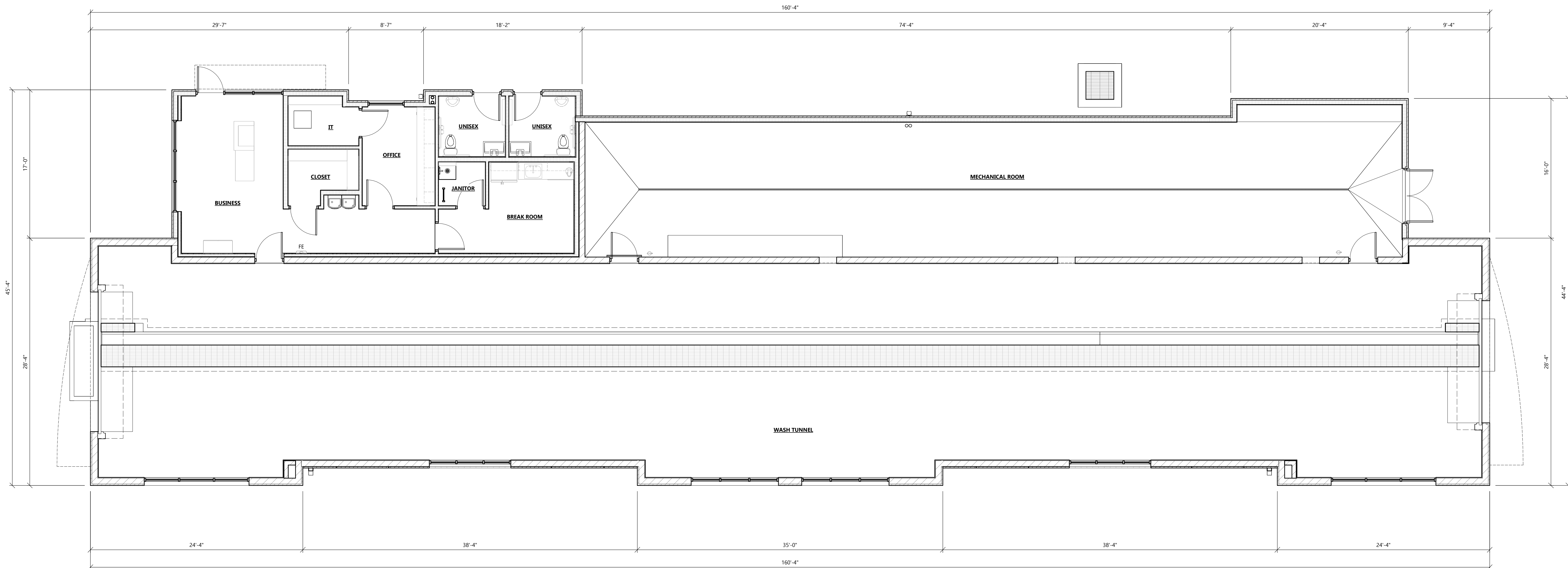
NOT FOR CONSTRUCTION

JOB NUMBER

230116500

SHEET NUMBER

PRE-2



FLOOR PLAN
SCALE: 3/16" = 1'-0"
0' 5' 10'

PROJECT INFORMATION

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34625 UTICA ROAD • FRASER, MI 48026

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PRELIMINARY DATES

JULY 11, 2024

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JOB NUMBER

230116500

SHEET NUMBER

PRE-3

EXTERIOR MATERIAL KEY

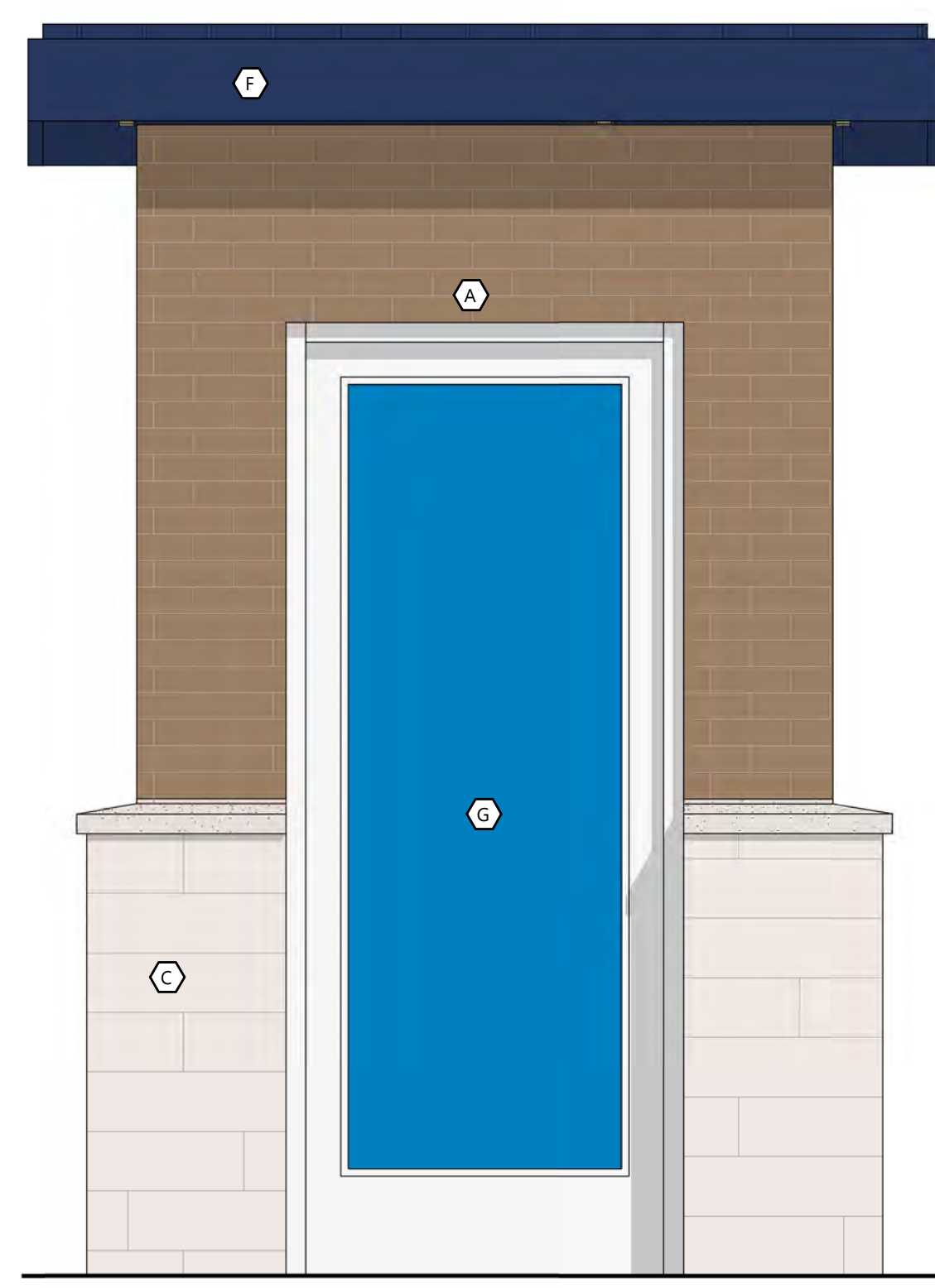
- A** BRICK VENEER (RUNNING BOND)
MFR: BELDEN BRICK
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR
- B** BRICK VENEER (STACKED BOND & SOLDIER)
MFR: BELDEN BRICK
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR
- C** STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x -1"D)
COLOR: WHITE ELM w/ MATCHING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

GENERAL NOTES

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



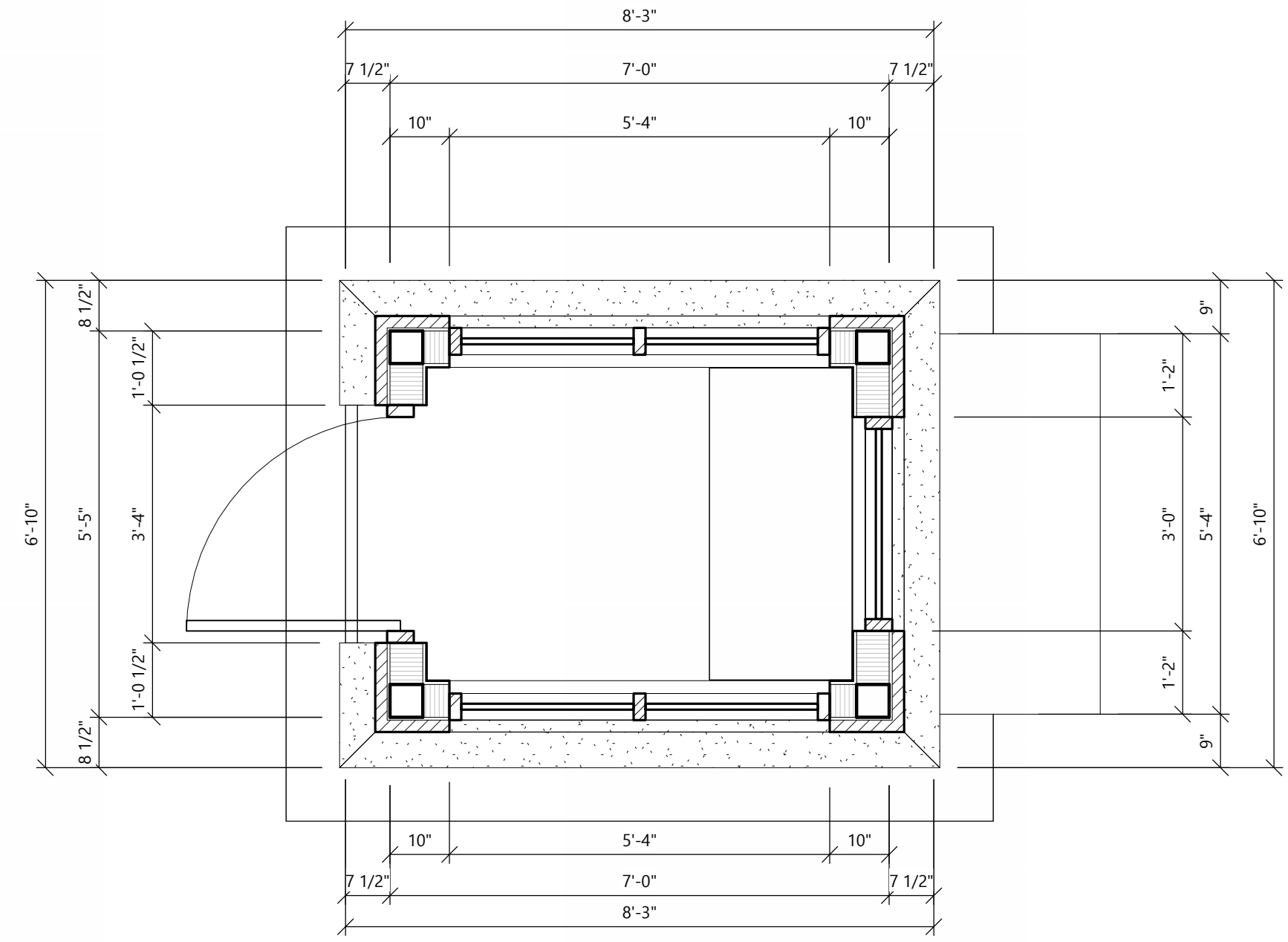
FRONT ELEVATION
SCALE: 3/4" = 1'-0"



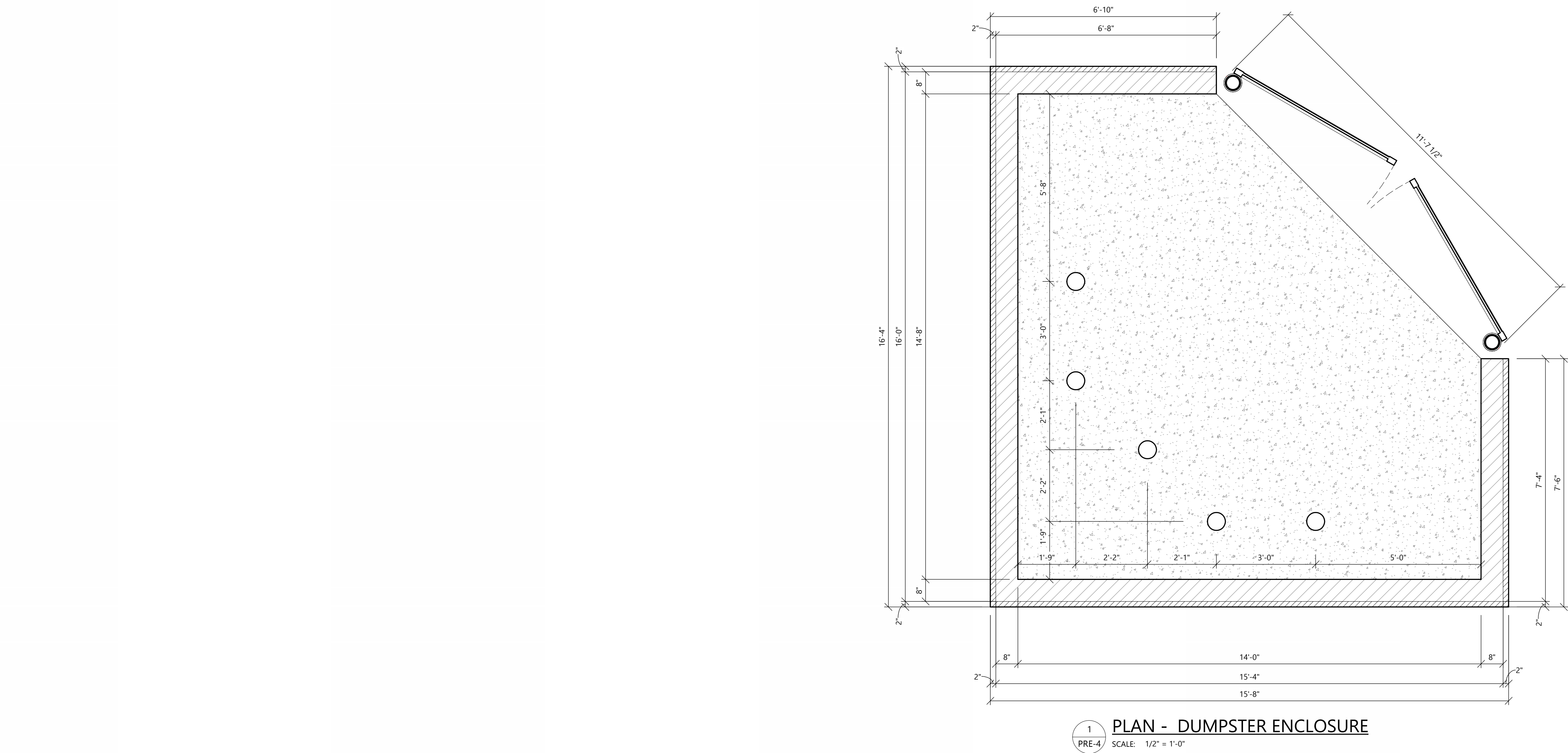
RIGHT ELEVATION
SCALE: 3/4" = 1'-0"



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



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

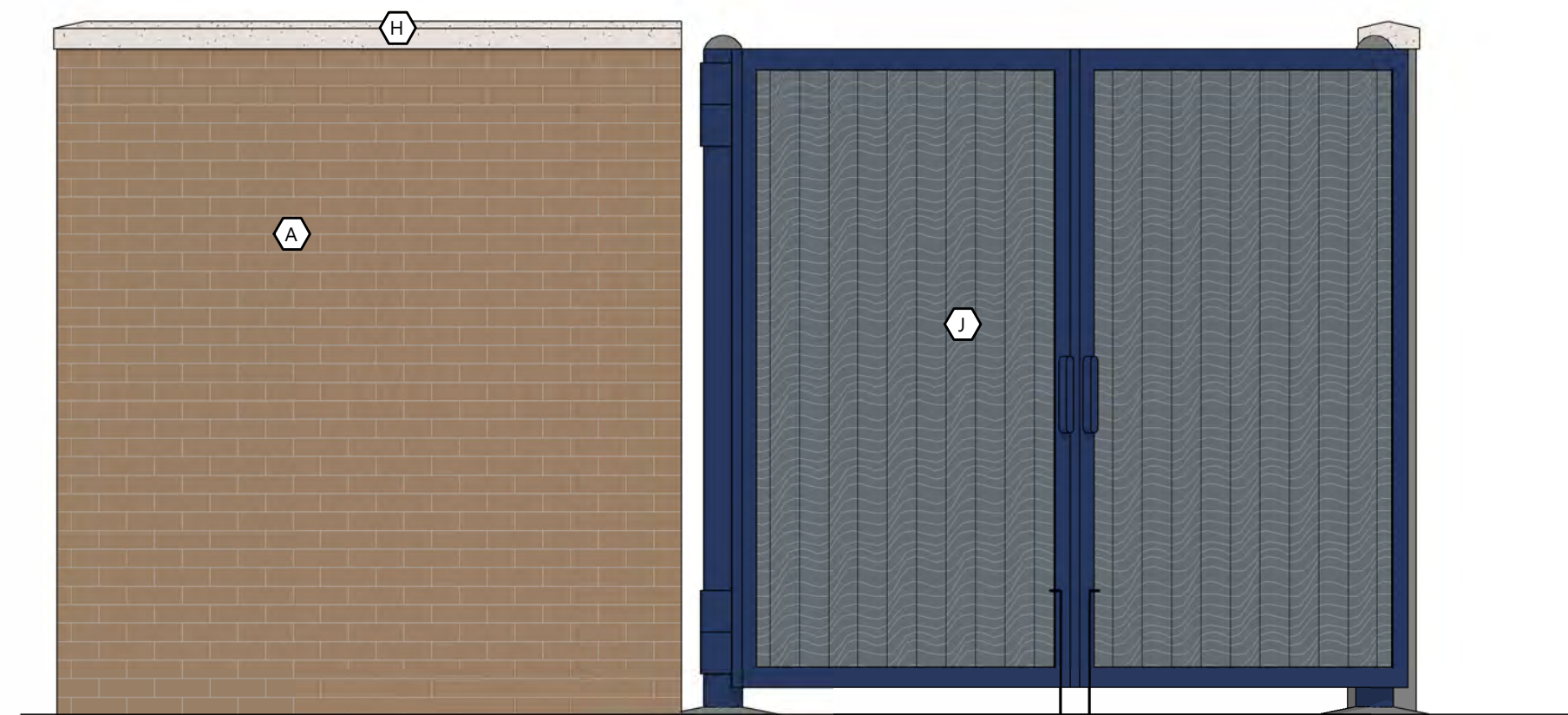


EXTERIOR MATERIAL KEY

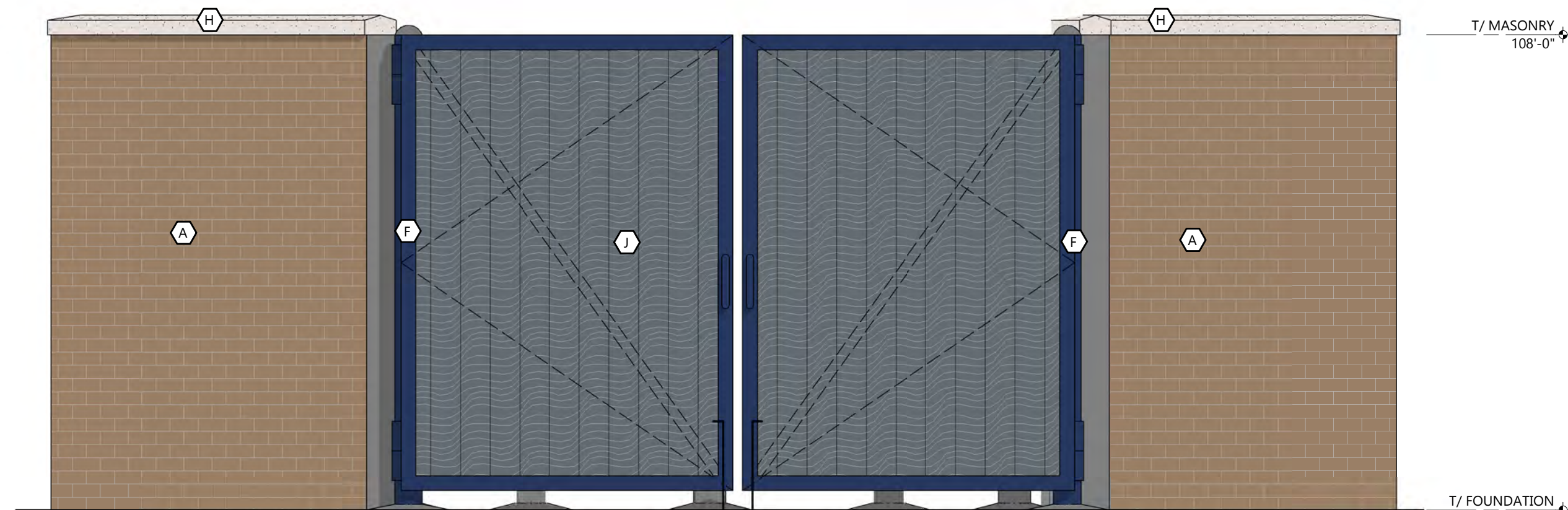
- BRICK VENEER (RUNNING BOND)**
MFR: BELDEN BRICK
COLOR: TUMBLEWEED VELOUR w/ GRAY MORTAR
- BRICK VENEER (STACKED BOND & SOLDIER)**
MFR: BELDEN BRICK
COLOR: SEAL BROWN VELOUR w/ GARY MORTAR
- STONE VENEER**
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6" H x 30" L x ~1" D)
COLOR: WHITE ELM w/ MATCHING MORTAR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

GENERAL NOTES

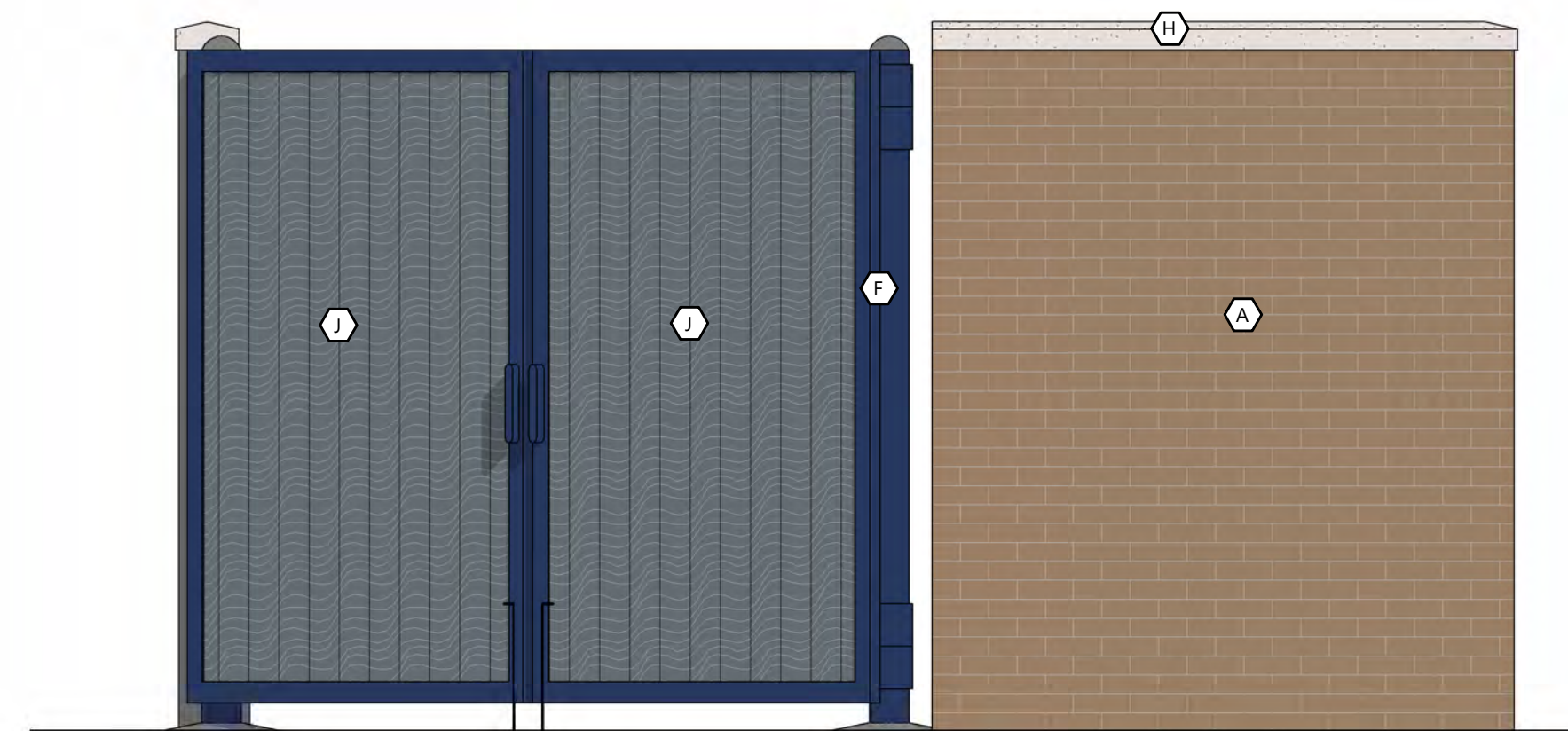
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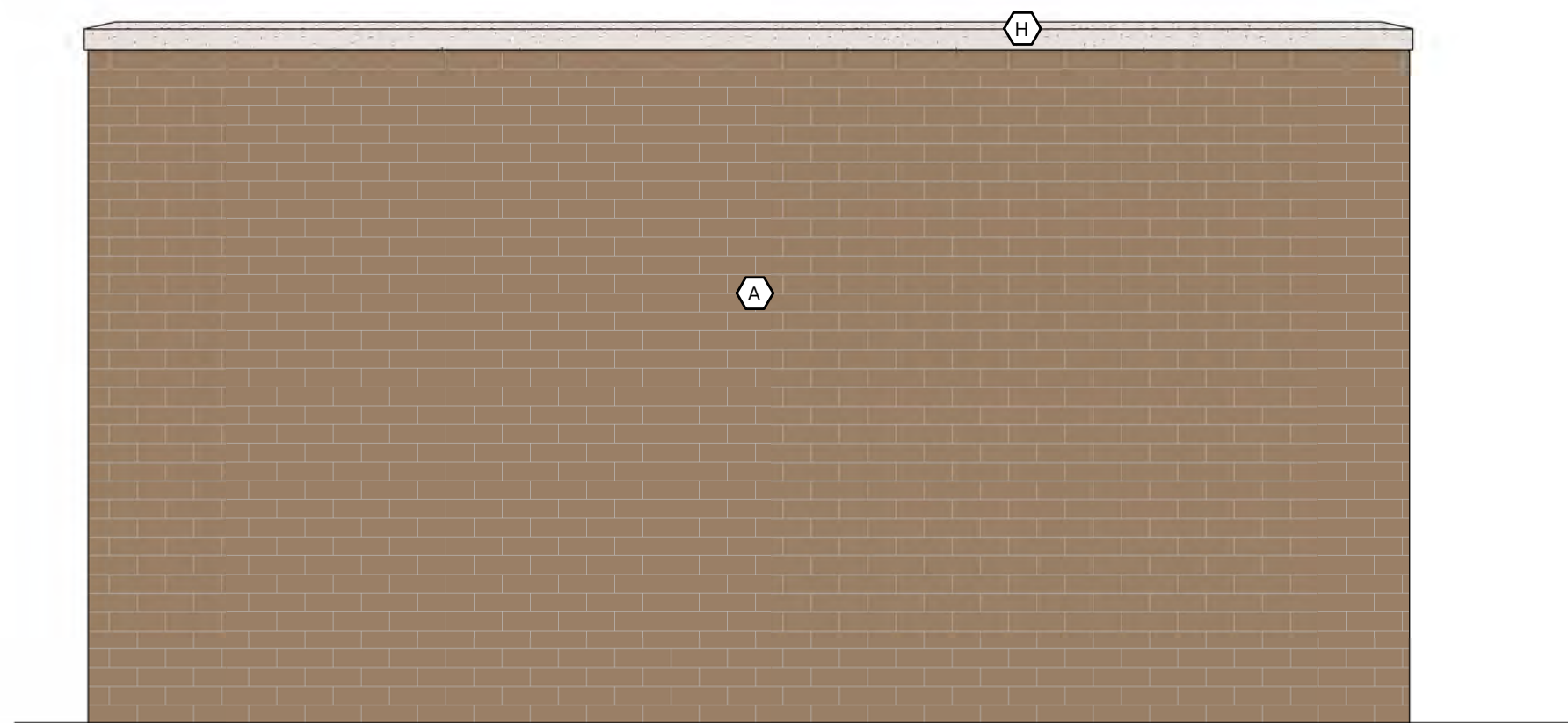
ELEVATION - LEFT
SCALE: 1/2" = 1'-0"



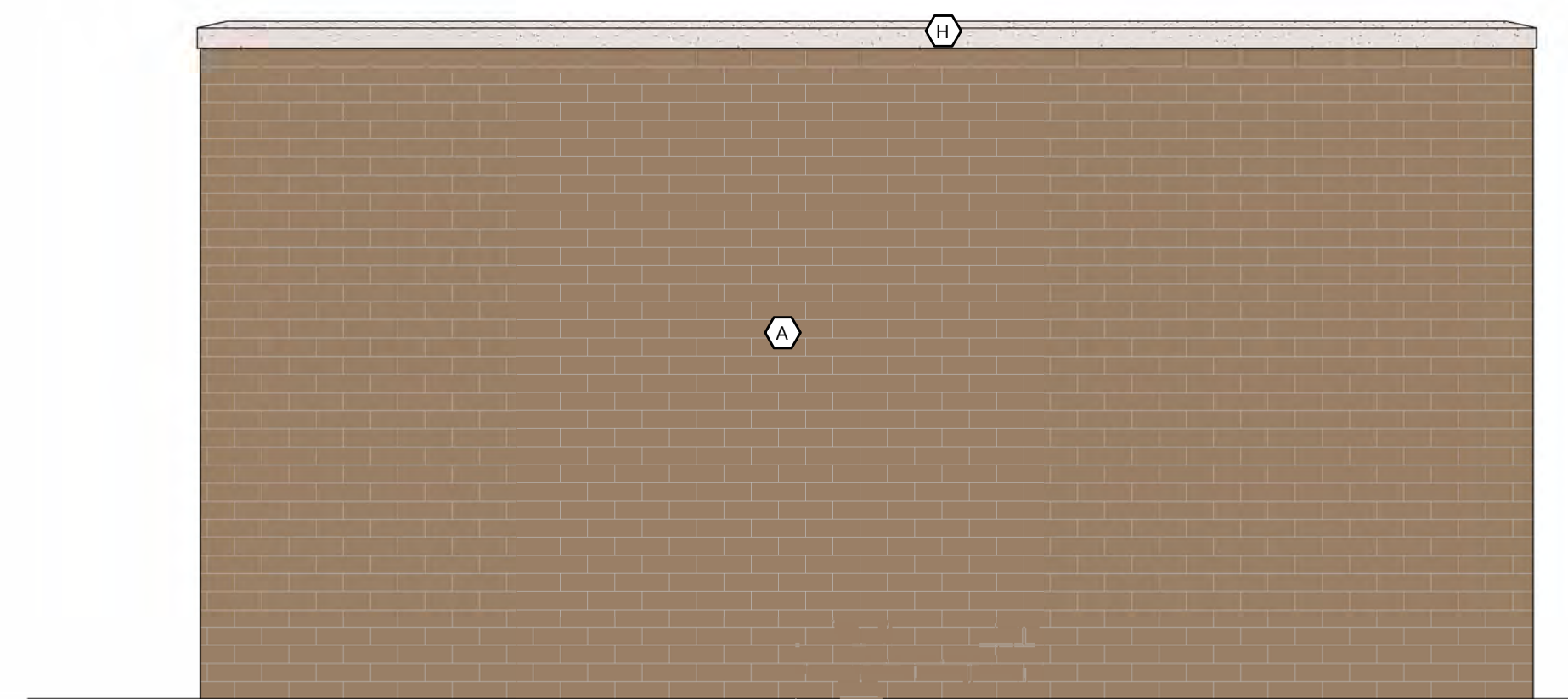
ELEVATION - DUMPSTER GATES
SCALE: 1/2" = 1'-0"



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



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



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

PROJECT INFORMATION

PROPOSED CARWASH
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34625 UTICA ROAD • FRASER, MI 48026

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

NOT FOR CONSTRUCTION

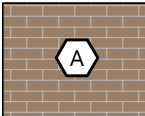
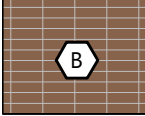
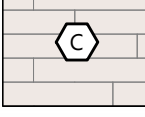
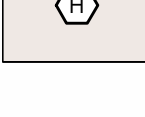
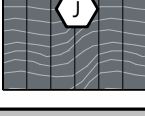
JOB NUMBER

230116500

SHEET NUMBER

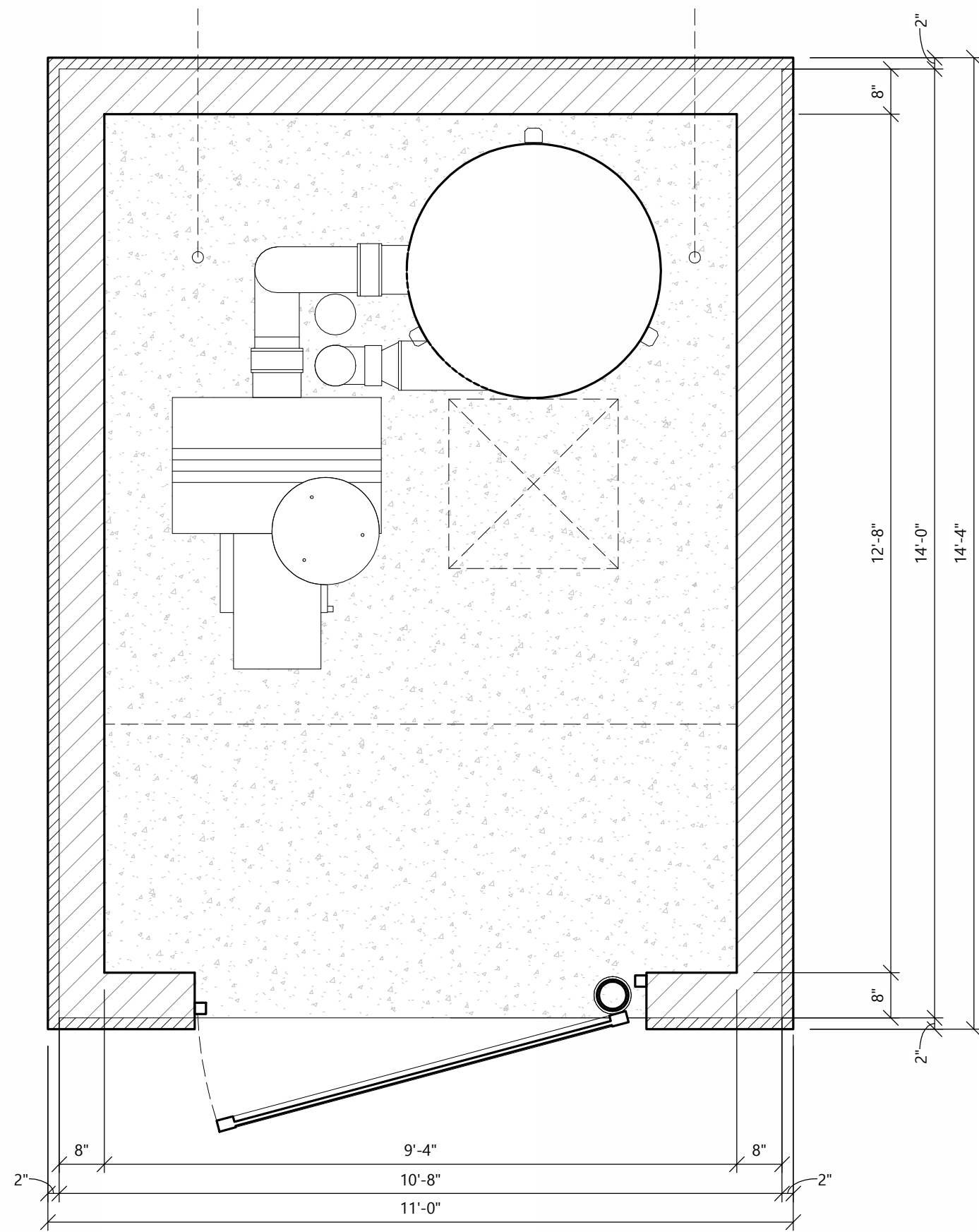
PRE-4

EXTERIOR MATERIAL KEY

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

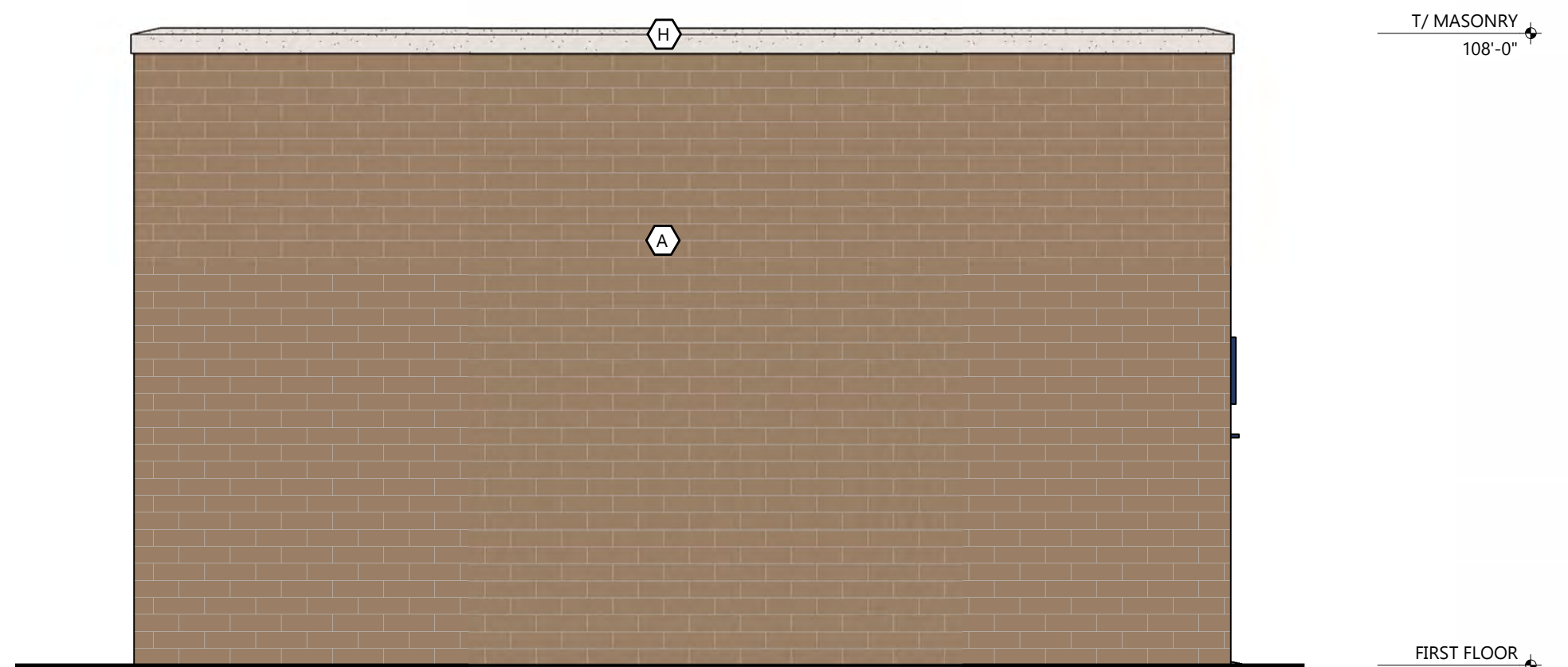
GENERAL NOTES

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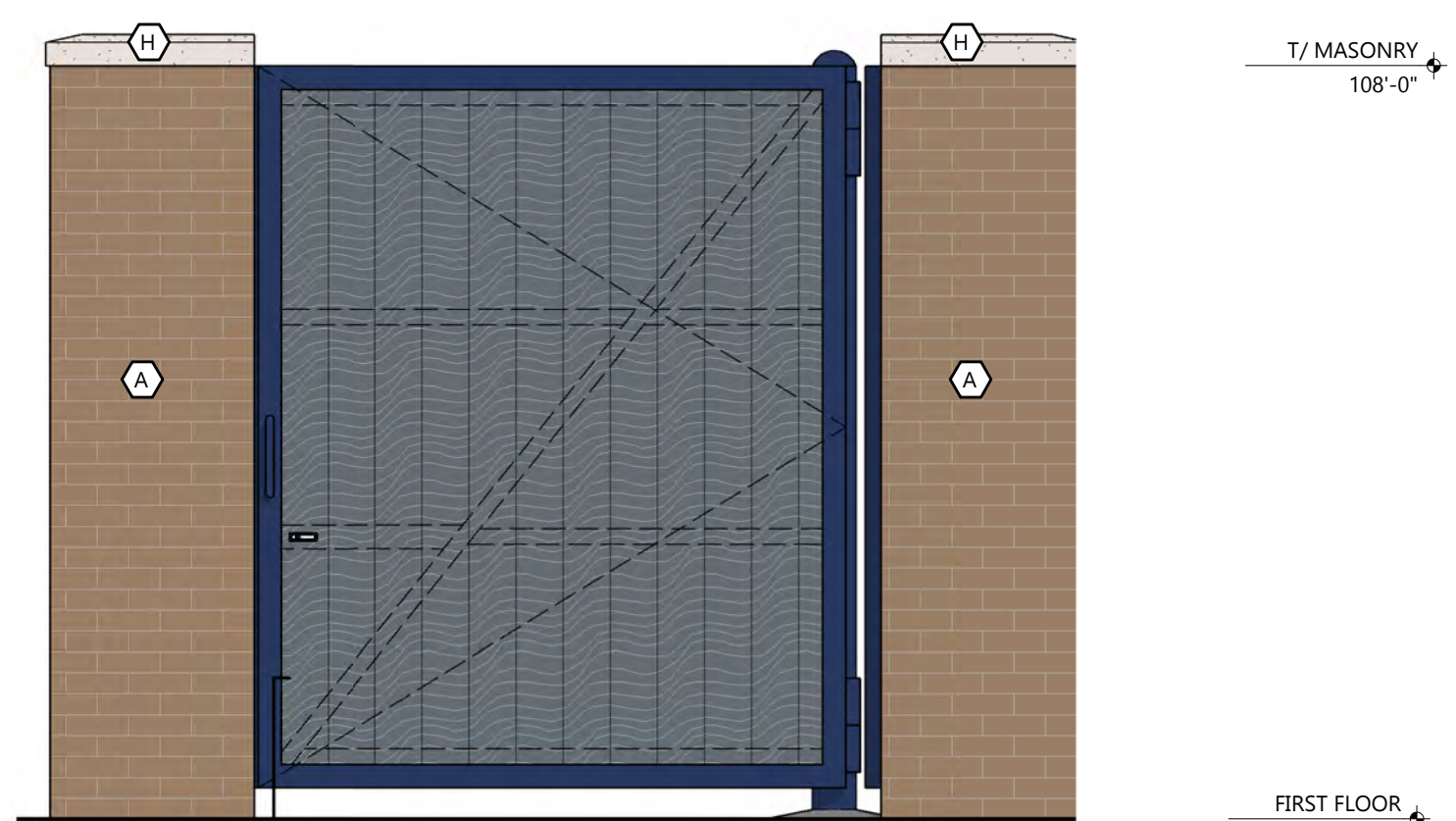
PLAN - VACUUM EQUIPMENT ENCLOSURE

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



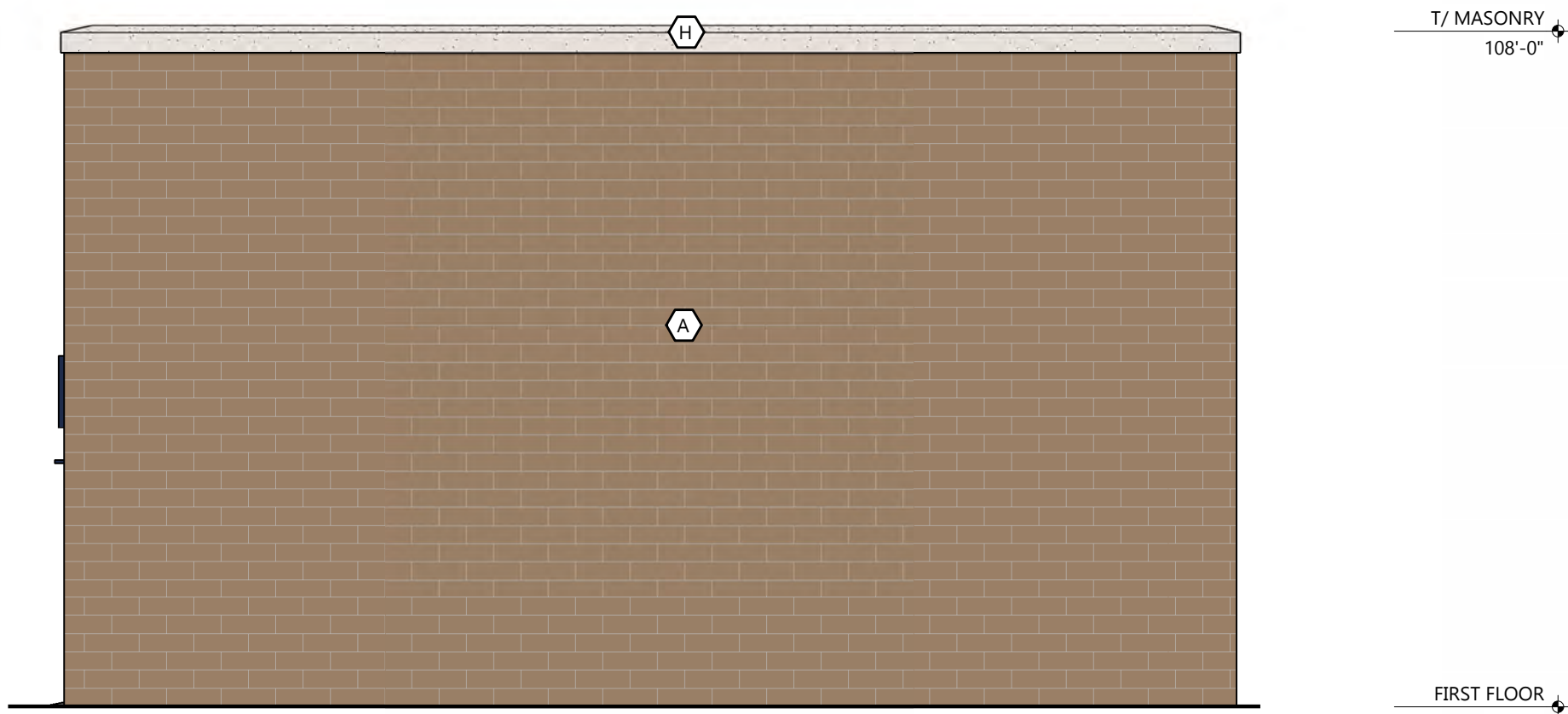
LEFT ELEVATION

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



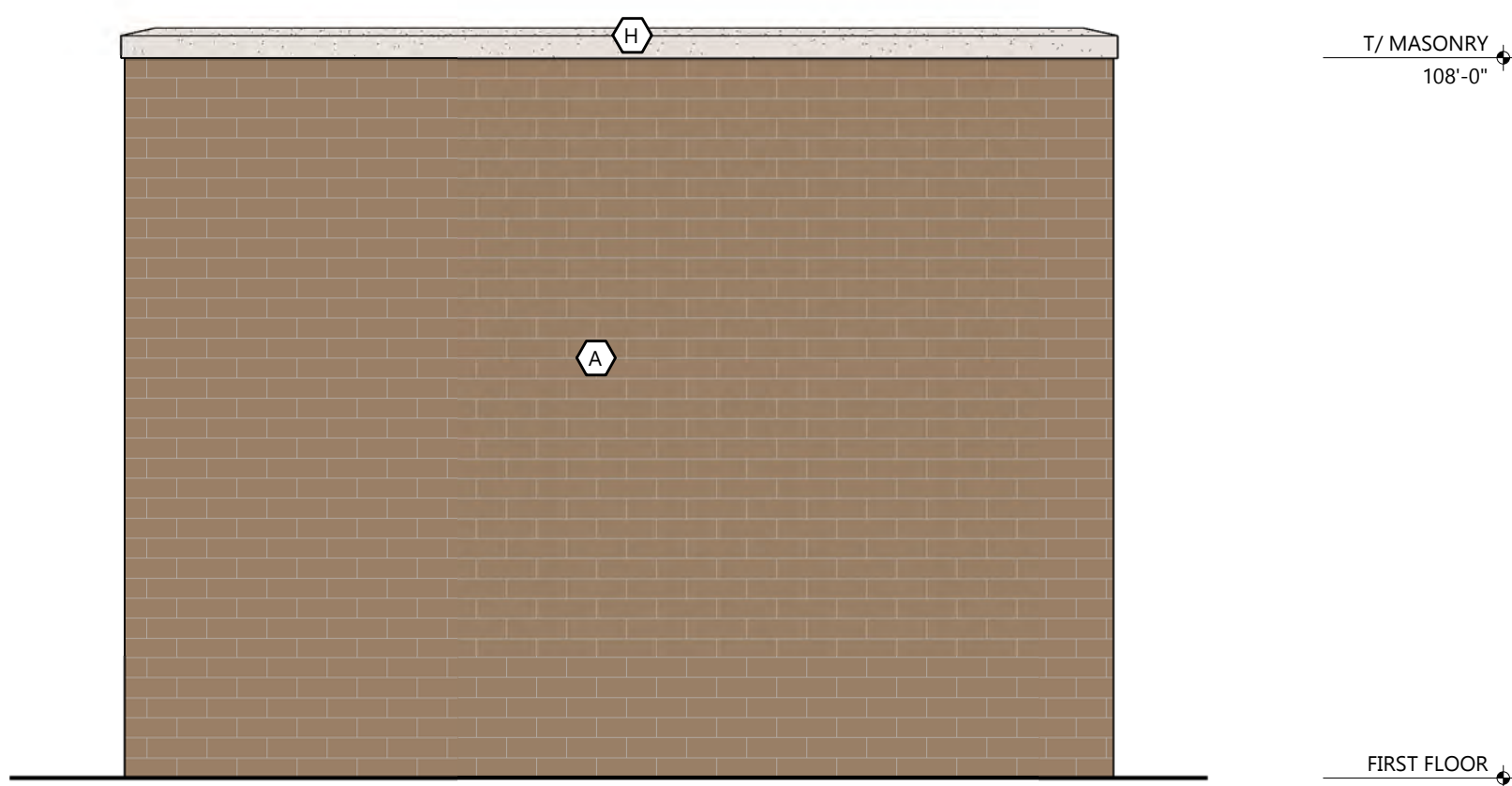
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

PROJECT INFORMATION

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

(160L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 11, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230116500

SHEET NUMBER

PRE-5



MISTER CAR WASH (MI 1449 FRASER)

PROPOSED CARWASH

34625 UTICA ROAD • FRASER, MI 48026

PROFESSIONAL SEAL

JULY 17, 2024

NOT FOR CONSTRUCTION

230116500

E1.1

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-thin 1/8" profile design that allows for easy fit and diffused temperature
- IP65 rated for protection against dust and IP65 rated ingress protection designed into unit
- Available in 12V and 24V versions for superior performance over a wide range of applications
- Standard color is white and is finished with a scratch resistant, anti-static, and anti-fingerprint coating. Diffusers withstand abrasion, cleaning, and handling without cracking or peeling
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance

Optical System

- Features an array of select, mid-power, RGB (Red, Green, Blue) LEDs
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance

Electrical

- High performance factory programmed driver features over-voltage, under-voltage, and over-temperature protection with inrush di/dt control
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance

Hazardous Location

- Designed for higher than 100% ambient temperature and humidity
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance

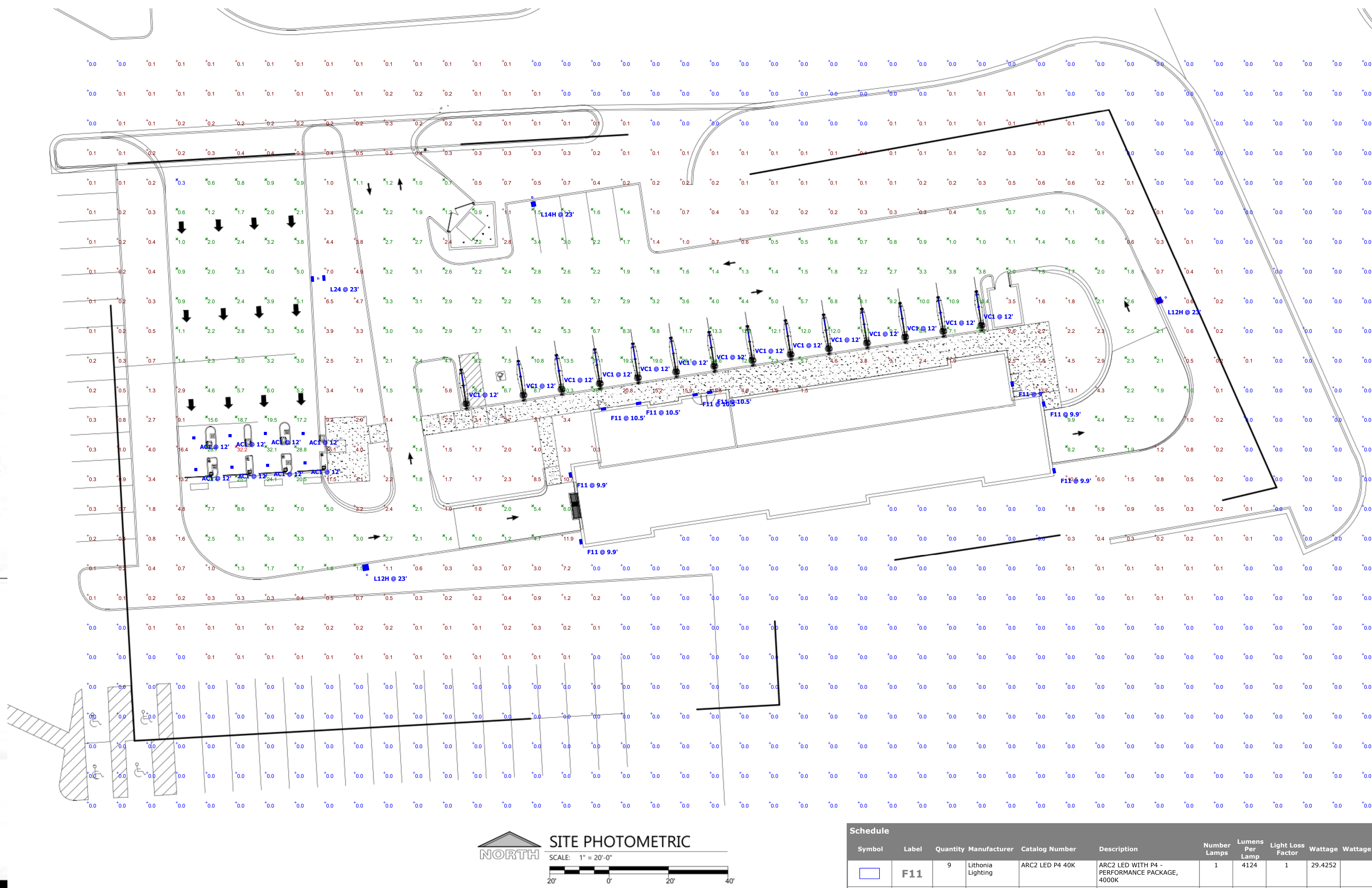
Installation

- One-piece installation
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance
- Available in 12V and 24V versions for superior performance

LSI Industries Inc., 9000 Alliance Rd., Cincinnati, OH 45242 • (513) 872-3000 • www.lsiindustries.com
 *All rights reserved. © 2003 LSI Industries. "Stock market information subject to change without notice." Stock market symbol: LSI

[illegible]

STRONG. SIMPLE. COMPACT.



Schedule					Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description			
	F11	9	Lithonia Lighting	ARC2 LED P4 40K	ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K	1	4124	1 29,4252
	AC1	8	LSI INDUSTRIES, INC.	CRUS-SC-SLW-50		1	5954	1 38
	VC1	14	C&G Industrial Lighting	GPX6-50-40K-GC	VACUUM CANOPY ARCH LIGHT	1	3600	1 27
	L14H	1	Lithonia Lighting	RSX LED P2 40K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	6554	1 72.95
	L24	1	Lithonia Lighting	RSX1 LED P2 40K R4S	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4S Distribution	1	9621	1 145.8934
	L12H	2	Lithonia Lighting	RSX1 LED P2 40K R3 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield	1	6909	1 72.95

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	32.2 fc	0.0 fc	N/A	N/A
Stat Zone #1	X	5.1 fc	32.2 fc	0.3 fc	107.3:1	17.0:1

Site Plan Review Summary

SP 24-07

Site Plan Dated 12/20/2024
City of Fraser, Michigan



SITE ADDRESS / LOCATION

33420 Utica Road-
03-11-31-427-003

APPROVING BODY

Planning Commission

PUBLIC HEARING DATE

N/A

STAFF REPORT CONTACT INFORMATION

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

APPLICANT / PROPERTY OWNER

Osama Razooq, Applicant
Ayad Razooq, Property Owner

BRIEF SUMMARY OF REQUEST:

The applicant, Osama Razooq, proposes to construct a multiplex development consisting of 7 duplex buildings, for a total of 14 residential units on a 1.56-acre parcel. The zoning district that the property is located in (RM) does not allow for multiplex developments, however, the applicant was approved for a use variance.

The site includes 7 duplexes which are positioned in a line with a shared parking and access driveway on the north side of the property. The duplexes would face north under the proposed layout. The applicant intends to sell each unit individually as condominiums with a master deed.



EXISTING SITE INFORMATION:

SITE ZONING + LAND USE

RM – Residential
Medium District,
Vacant Home

SURROUNDING ZONING + LAND USE

North- RM; Apartment complex
South- RH; Fraser Villa, Senior
Living
East- RM ; Single family homes
West- RH (across Utica Rd);
Single family homes

SITE IMPROVEMENTS

New multiplex
development with
associated
parking

SIZE OF SITE + FRONTAGE

Total site area = 1.56 acres
Approximately 120.04 ft. frontage
on Utica Road

Compatibility with Zoning Ordinance

The one-family districts are established to provide principally for one-family dwellings at varying densities. The specific interest of these districts is to encourage the construction and continued use of one-family dwellings and to prohibit the use of the land which would substantially interfere with the development of one-family dwellings and to discourage any land use which, because of its character and size, would create requirements and costs for public services substantially in excess of those at the specified densities and to discourage any land use which would generate excessive traffic on local streets. Two-family dwellings are compatible with the zoning ordinance subject to meeting the requirements and standards.

Compatibility with Master Plan

The 2021 Master Plan designates the subject site as Multi-Family Residential. The appropriate land uses identified for the Multi-Family Residential areas are as follows: "Typical uses include multi-unit residential dwelling units such as apartment complexes. The areas designated as Multi-Family Residential are planned for a minimum of 9 units per acre. However, higher density development is also appropriate here if it is determined that specific sites may comfortably accommodate more units".

PLANNER RECOMMENDATION

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

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☒ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP

- ☐ PUBLIC COMMENTS
- ☒ AGENCY COMMENTS
- ☒ REVIEW AGAINST ZONING STANDARDS
- ☐ MISC.

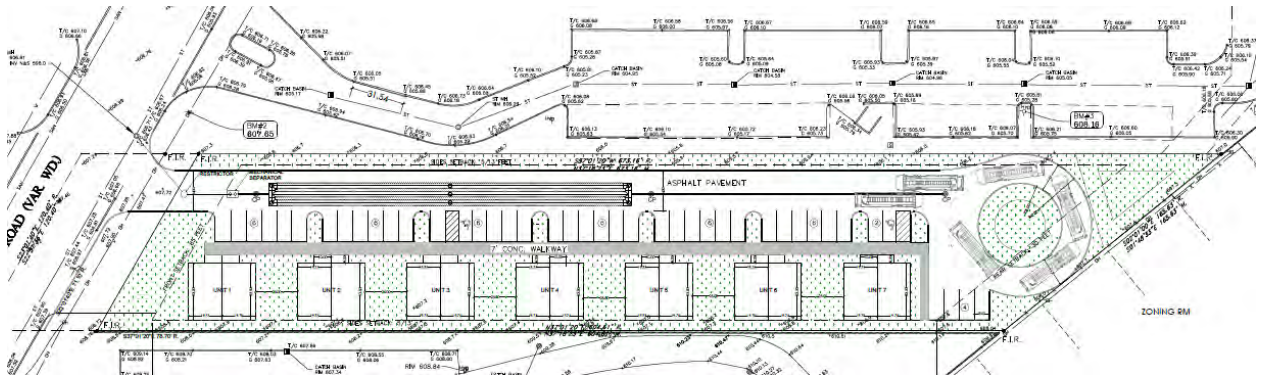
1. RM, Residential Medium – One Family District (Section 32-122)

a. Zoning and Land Use (Section 32-122 (1) and (2))

The subject development site is zoned RM, Residential Medium One Family, which does not permit multiple-family residential. The applicant received a use variance (ZBA 24-06), to construct 7 duplexes, for a total of 14 units, in the RM district.

The 2021 Master Plan designates the subject site as Multi-Family Residential. The appropriate land uses identified for the Multi-Family Residential areas are as follows: “Typical uses include multi-unit residential dwelling units such as apartment complexes. The areas designated as Multi-Family Residential are planned for a minimum of 9 units per acre. However, higher density development is also appropriate here if it is determined that specific sites may comfortably accommodate more units”.

The proposed development is 14 units, which is almost exactly the intended density, which would be 13.5 units for this site. Thus, this development is very consistent with the Master Plan.



b. Dimensional Requirements (Section 32-122 (3) through (5))

Section 32-191 specifies requirements for two-family dwellings and Section 32-122 specifies requirements for single family residential districts. Both Sections are applicable to this development and the stricter provision shall be the provision that is required for compliance.

Requirement	Ordinance Section	RM District Requirements	Proposed	In Compliance
Minimum Lot Size	Sec. 32-191(3)	9,600 sq. ft. (per two-family building)	67,953.6 sq. ft. lot 9,707.7 sq. ft. per dwelling building	Yes
Minimum Lot Width	Sec. 32-191(3)	80 ft.	120.04 ft.	Yes
Maximum Lot Coverage	Sec. 32-122(4)	30%	16.74%	Yes
Front Yard Setback	Sec. 32-122(3)	85 ft.	> 85 ft.	Yes
Side Yard Setback	Sec. 32-122(3)	5/13 ft.	5/13 ft. specified on both side setbacks	<u>Appears compliant but need applicant to provide exact dimensions for side setbacks.</u>
Rear Yard Setback	Sec. 32-122(3)	30 ft.	> 30 ft.	<u>Appears compliant but need applicant to provide exact building height</u>
Building Height	Sec. 32-122(4)	2 stories, 30 ft.	2 stories	Yes
Minimum Floor Area	Sec. 32-191(3)	800 sq. ft.	1,266 sq. ft.	Yes

2. Off-Street Parking and Loading Requirements (Article VI)

According to Section 32-93 (1), two parking spaces are required for each one-bedroom dwelling unit. An additional one-half parking space shall be provided for each additional bedroom over one bedroom. The applicant proposes 3 bedrooms, so 1 space must be added totaling 3 spaces required per dwelling unit. This site will require 42 parking spaces, which is what is proposed. Therefore the number of spaces is compliant.

All parking spaces are required to be 9 feet by 20 feet, unless they overhang a 7-foot sidewalk or a curbed landscaped area, where they can be 18 feet. Parking stall dimensions were not provided on the site plan, however there is an indication of a 7-foot sidewalk. The applicant must provide parking stall dimensions.

The applicant also is required to provide 2 ADA barrier free spaces. **They have included the required 2 spaces, but these also require dimensions and must meet federal minimum standards for barrier free spaces, and the applicant must provide these dimensions.**

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

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

A 24 foot maneuvering lane is provided, which will allow for compliance if the parking stalls are 9 feet, which is the minimum permitted, so this will be compliant.

3. Outdoor Storage (Section 32-52)

No outdoor storage is proposed on the site plan.

4. Architecture and Building

The elevations of the building are shown on Sheet A-2. The exterior of the building is proposed to contain a mix of brick and face brick, as well as vinyl siding and asphalt shingles. While there is a mix of materials, we would ask the applicant to consider the following design elements to improve the visual interest in the development. Please note that these are not required by the Zoning Ordinance but are being requested as a best practice.

- Faux windows
- Contrasting colors
- Overhangs and eaves
- Articulation
- Recesses or protrusions to add depth

5. Landscaping (Section 32-84)

Landscaping is required according to Section 32-122(5) and Section 32-191(c). The site plan did not include a landscape plan. Areas of the site not required to be hard-surfaced shall be sodded and, where appropriate, planted with trees and shrubs. **The applicant shall provide a landscape plan compliant with Section 32-84.**

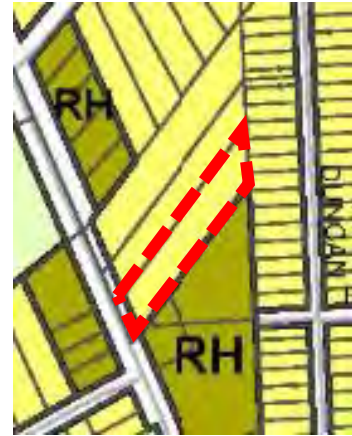
6. Dumpster and Trash Removal

There is not a proposed dumpster; however, it is assumed each family dwelling will have their own roll-out trash receptacle. **The applicant shall provide details of trash removal plans.**

7. Screening (Section 32-82)

Per Sec. 32-82, Screening shall be required between any use district that abuts any other use district or an existing residentially used lot or parcel, except for adjoining one- or two-family districts or dwellings. Plans shall not be approved unless a protective wall or a greenbelt with a fence and/or landscaped berm has been properly indicated and meets planning commission requirements.

Screening is required between the project site and the adjacent parcels to the south and the east. The southern adjacent parcel is a differing use district (RH), however, there is an existing masonry wall on the south lot line (Fraser Villa) that satisfies this requirement. The eastern adjacent parcels (rear property line) are the same use district but is abutting a residentially used lot as a multi-family use, which will require screening compliant with Sec. 32-82. **The applicant must provide adequate screening, that is compliant with Sec. 32-82, along the rear property line.**



8. Lighting (Section 32-86)

No photometric plan has been submitted. **The applicant should prepare and submit a photometric plan compliant with Sec. 32-86.**

9. Signs (Section 32-85)

No signs are proposed on the site plan. Any future signs shall comply with Section 32-85.

10. Pedestrian and Safety Circulation

There is an existing sidewalk in the right-of-way along Utica Road. The site plan proposes to build a new 7-foot wide sidewalk along the edge of the parking lot next to the building. We recommend that the new sidewalk be connected to the existing sidewalk along Utica Road. This recommendation is also not required by the ordinance, but we would ask the applicant to consider connecting the internal sidewalk to the existing sidewalk along Utica Road to improve pedestrian circulation within the site and to contribute to Fraser's ongoing efforts for sidewalk and pedestrian connectivity.

11. Reviewing Entities

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

Public Safety: Our concerns with the turnaround regarding the Utica Road project appear to have been addressed based on the revised plan. The issue regarding fire hydrants remains for Utica Road. If an easement isn't obtained to ensure the access and use of the hydrants immediately north, a hydrant may be required based on the requirements of minimum distance less than 600ft for Group R-3, outlined in 507.5.1 the 2015 IFC as adopted. Based on a quick Google Earth measurement, the hydrants on Utica will be very close to providing this minimum. A reminder this measurement must be approved route, not as the crow flies. Approved route would be along Utica Road, Turning into driveway and extending to the furthest part of the furthest building.

Engineering: Engineering previously provided comments on the project when the project appeared before the ZBA for a use variance on November 5, 2024. The applicant was provided these comments and addressed some in the updated site plan, however, we have not received comments from Engineering as of 1.3.2025. We will send any comments received ASAP ahead of the meeting.

RECOMMENDATION

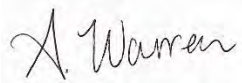
Based on the above review, additional information is required from the applicant to demonstrate that the proposed site plan will be compliant with Zoning Ordinance requirements. At this time, since the applicant has several outstanding items, we recommend the applicant revise their site plan. If the Planning Commission is inclined to approve the proposal, we recommend approval be conditioned on the following requirements:

1. The applicant shall provide dimensions for the side and rear setback that is compliant with Section 32-122.
2. The applicant shall provide parking stall dimensions that are compliant with Section 32-94(2) and federal requirements, for all spaces, barrier free and non-barrier free.
3. The applicant shall provide a landscape plan compliant with Section 32-84.
4. The applicant shall provide details of trash removal plans.
5. The applicant must provide adequate screening, that is compliant with Sec. 32-82, along the rear property line.
6. The applicant should prepare and submit a photometric plan compliant with Sec. 32-86.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Alicia Warren
Associate Planner



Lauren Sayre, AICP
Senior Planner

Cc: Applicant
City Manager
Building Official
City Attorneys
City Engineer

Building Department	Application No. _____
Fire Marshal	Date Received _____
City Council/Econ. Dev. Coord.	Review Fee \$ _____

CITY OF FRASER

APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan
 ☐ Special Land Use

Name of Project: _____			
Address of Project: <u>33420 Utica Rd.</u>			
Proposed Use: <u>Construct 14 Condos</u>			
Applicant's Name: <u>Osama Razooq</u>			
Address: <u>8755 Crestview Dr</u>			
City: <u>Sterling Hts</u>	Zip: <u>48312</u>	Phone: <u>619-592-5762</u>	
Parcel Identification: _____			
Complete Legal Description: (use opposite side or attach separately)			
Zoning: <u>RM</u>	Size in acres: <u>1.5</u>	Parcel Width: <u>120'</u>	Parcel Length: <u>600'</u>
Legal Owner:			
Name: <u>Ayad Razooq</u>		Phone #: <u>586-219-1507</u>	
Address: _____			
Site Plan Preparer's Name: <u>Bearing Construction and Consulting, LLC</u>			
Phone: <u>248-470-9057</u>		Fax: _____	
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): <u>Owner's brother and the owner is presenting too</u>			

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

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

Signature of Applicant

Signature of Legal Property Owner

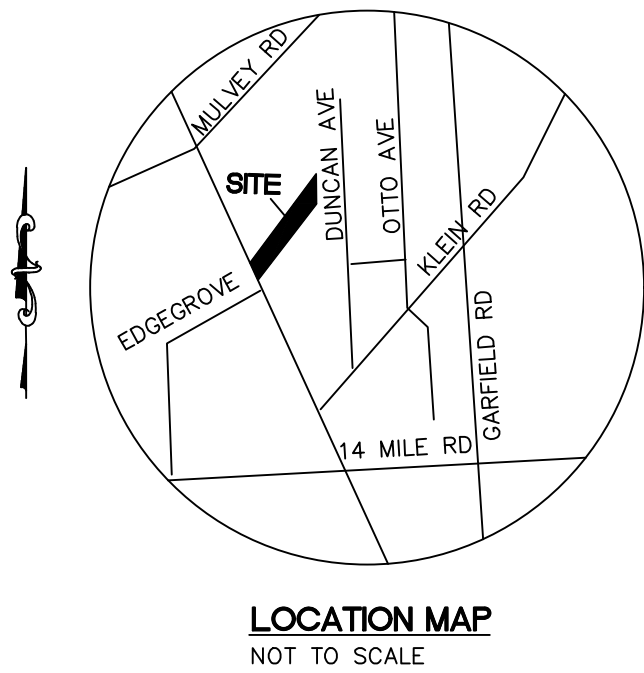
Osama Razooq
Please print/type name below signature

Ayad Razooq
Please print/type name below signature

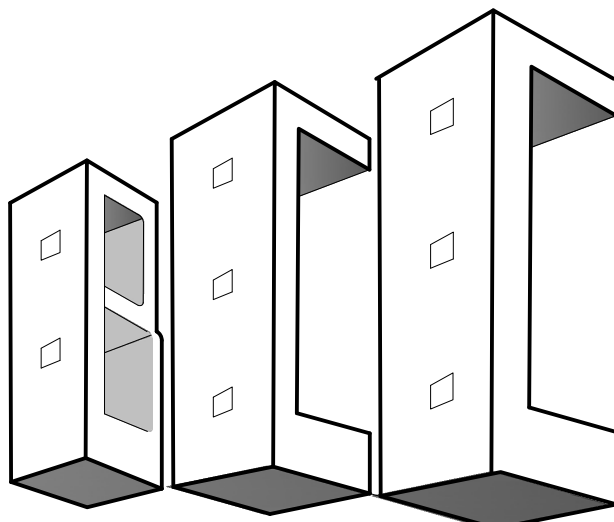
CITY OF FRASER

PROPOSED
14 UNITS
CONDOMINIUM
PROJECT

33420 UTOCA ROAD
FRASER, MI



ENGINEER



**BEARING
CONSTRUCTION
AND
CONSULTING
L.L.C**

**32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI
bearingcon@gmail.com
Ph: (248)470-9057**

LEGAL DESCRIPTION:
Land situated in the City of Fraser, County of Macomb, State of Michigan

Commencing at the Southeast corner of Section 31, Town 2 North, Range 13 East, thence South 88 degrees 12 minutes 20 seconds West 840.34 feet; thence North 23 degrees 01 minutes 40 seconds West 1339.88 feet recorded (1353.88 feet per tax assessors records) along the center line of Ulica Road to the point of beginning; thence North 37 degrees 01 minutes 20 seconds East 604.61 feet; thence North 02 degress 01 minutes West 165.63 feet; thence South 37 degrees 01 minutes 20 seconds West 673.16 feet to a point on the center line of Ulica Road; thence South 23 degrees 01 minutes 40 seconds East 120.40 feet along said center line of Ulica Road to the point of beginning.

Aportion of the above described parcel also being a part of Lot 72 of Assessor's Plat No. 3 of part of South 1/2 of Southeast 1/4 of Section 31, Town 2 North, Range 13 East, Village of Fraser, Macomb County, Michigan, according to the plat thereof as recorded in Liber 14, Page 27 of plats, Macomb County Records. Said portion of Lot 72 also described as follows: Beginning at the Northwest corner of Lot 72; thence South 23 degrees 01 minutes 40 seconds East 71.10 feet; thence North 37 degrees 01 minutes 20 seconds East 78.70 feet to a point on the North line of said Lot 72; thence West along said North line of Lot 72 to the point of beginning, except that part taken for widening of Ulica Road as recorded in Liber 5829, Page 10, Macomb County Records.

SITE INFO:

ZONING:
PARCEL IS IN ZONE RM (RESIDENTIAL MEDIUM-ONE FAMILY)
PARCEL #: 03-11-31-427-003

PROPERTY AREA EXCLUDING R.O.W=59,500 sf =====> 1.37 ac

PROPOSED BUILDINGS:
14 CONDOMINIUMS IN 7 BUILDINGS, EACH BUILDING HAS 1,423 sf GROUND FLOOR AREA.

TOTAL BUILDING GROUND FLOOR AREA= 7x1,423 = 9,961 sf
PAVEMENT AREA (CONC. & ASPH.) =3,213+22,576=25,689 sf
TOTAL IMPERVIOUS AREA =35,650 sf

BUILDING COVERS 9,961/59,500 x 100%=16.74%
IMPERVIOUS AREA COVERS 35,650 / 59,500 x100%=59.9%

PARKING SPACES
REQUIRED:
ALL UNITS ARE 3 BEDROOMS HOME
2 PARKING SPACES FOR 1st BEDROOM PLUS 1/2 FOR EACH ADDITIONAL BEDROOM=3 SPACES
TOTAL REQUIRED IS 14x3=42 PARKING SPACES

PROVIDED:
42 PARKING SPACES INCLUDING 2 ADA SPACES

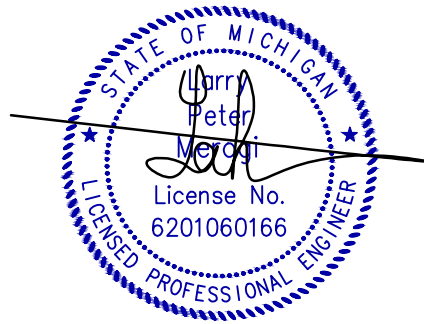
SETBACKS:

FRONT: 85 FEET FROM CENTER LINE OF ROAD
BACK: 30 FEET
SIDES: 5/13 FEET

NOTE: SETBACK INFORMATION TO BE VERIFIED BY THE CITY OF FRASER PRIOR TO ANY DESIGN OR DEVELOPMENTS.)

Drawing Index

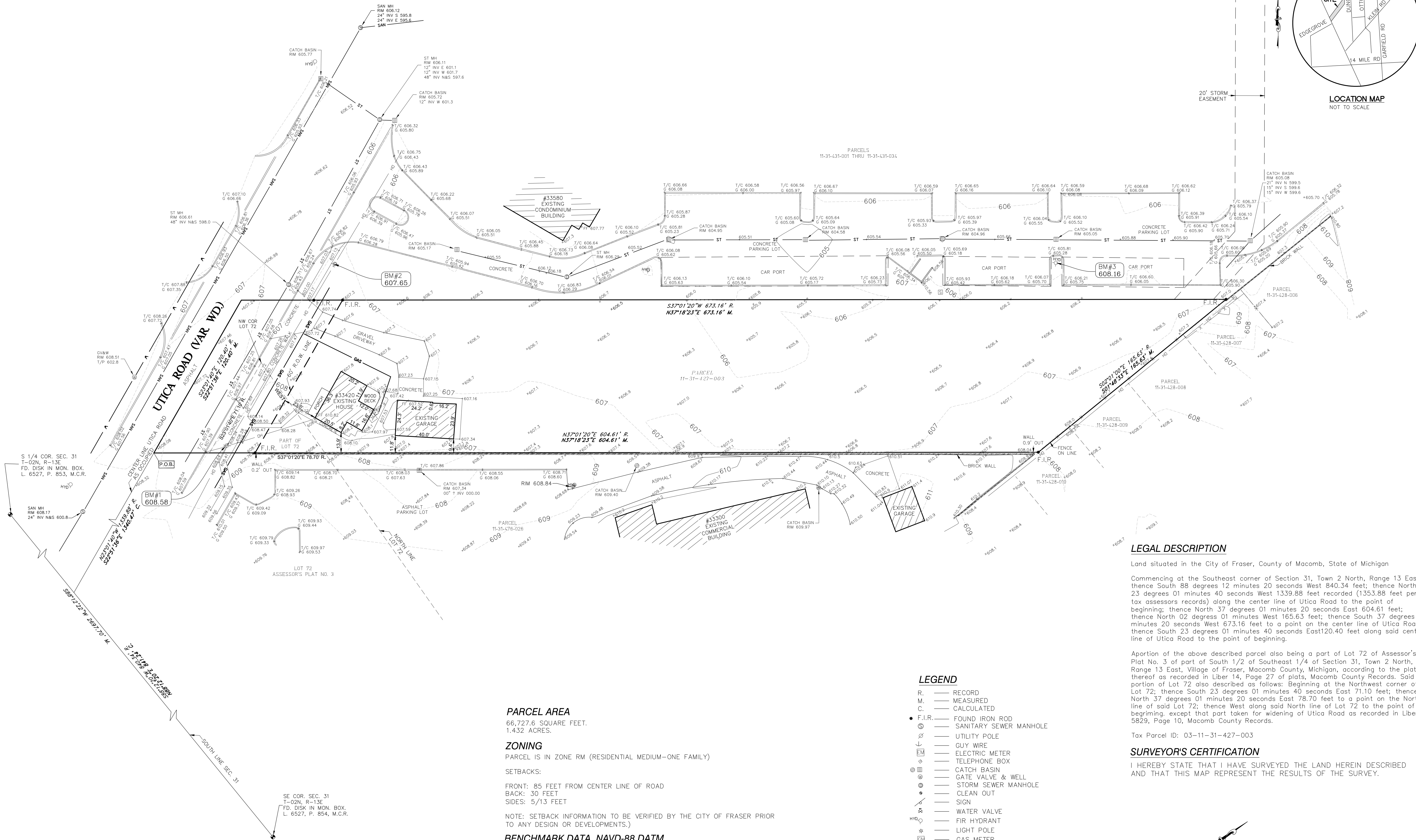
- CIVIL PLANS
C-0 COVER SHEET
T-1 TOPOGRAPHIC PLAN
C-1 SITE PLAN
- ARCHITECTURAL PLANS
A-0 COVER SHEET
A1 FLOOR PLAN
A2 ELEVATIONS
A3 WALL SECTIONS
A4 3D VIEWS



C-0
COVER SHEET

11/22/2024			

UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF. ELECTRIC COMPANY UTILITIES WERE UNAVAILABLE AT THE TIME OF ISSUANCE OF THIS SURVEY.



PARCEL AREA

66,727.6 SQUARE FEET.
1.432 ACRES.

ZONING

PARCEL IS IN ZONE RM (RESIDENTIAL MEDIUM-ONE FAMILY)

SETBACKS:

FRONT: 85 FEET FROM CENTER LINE OF ROAD
BACK: 30 FEET
SIDES: 5/13 FEET

NOTE: SETBACK INFORMATION TO BE VERIFIED BY THE CITY OF FRASER PRIOR TO ANY DESIGN OR DEVELOPMENTS.)

BENCHMARK DATA, NAVD-88 DATM

BENCHMARK#1 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAST SIDE OF UTICA ROAD BY PROPERTY SOUTHWEST CORNER.
ELEVATION 608.58

BENCHMARK#2 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAT SIDE OF UTICA ROAD ±30 FEET NORTH OF PROPERTY.
ELEVATION 607.65

BENCHMARK#3 ARROW ON HYDRANT NORTH OF PROPERTY
±115 FEET EAST OF EAST PROPERTY LINE.
ELEVATION 608.16

LEGEND

- R. — RECORD
- M. — MEASURED
- C. — CALCULATED
- F.I.R. — FOUND IRON ROD
- ⊙ — SANITARY SEWER MANHOLE
- — UTILITY POLE
- — GUY WIRE
- — ELECTRIC METER
- — TELEPHONE BOX
- — CATCH BASIN
- — GATE VALVE & WELL
- — STORM SEWER MANHOLE
- — CLEAN OUT
- — SIGN
- — WATER VALVE
- — FIR HYDRANT
- — LIGHT POLE
- — GAS METER
- — MAIL BOX
- — MAIL BOX
- — MAIL BOX
- — P.O.B. — POINT OF BEGINNING
- — OVERHEAD UTILITY LINES
- — EXISTING FENCE LINE
- — STORM SEWER LINE
- — WATER LINE
- — SANITARY SEWER LINE
- — GAS LINE

LEGAL DESCRIPTION

Land situated in the City of Fraser, County of Macomb, State of Michigan

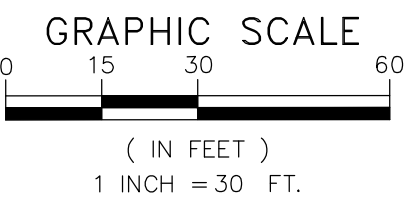
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Tax Parcel ID: 03-11-31-427-003

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENT THE RESULTS OF THE SURVEY.



BOUNDARY AND TOPOGRAPHIC SURVEY 33420 UTICA ROAD., FRASER, MICHIGAN, 48026

LAND SPECIALISTS
LAND SURVEYORS
14064 LAKESIDE BLVD. N. (S&B) 703-1-1794
SANDY LUTHELMAN
www.landspecialists.com

DATE 11-24-2024
FOR AYAD RAZZOQ

SCALE 1"=30'

ORDER NO.	24-034
FIELD BOOK	N/A
REF. #	
DRAWING FILE NO.	
REVISIONS	
DATE	
BY	
SURVEY BY	A.T.
DRAWN BY	A.T.
CHECKED BY	
APPROVED BY	

**BEARING
CONSTRUCTION
AND
CONSULTING
L.L.C**
32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI
PH:(248) 470-9057

PROJECT

PROPOSED
MULTI FAMILY
COMPELX

33420 UTICA
FRASER, MI

CLIENT

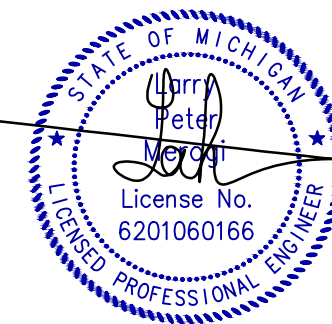
REVISIONS

11/22/2024

NOTES

APPROVED BY
LARRY MEROGI

SEAL



SCALE:

AS NOTED

DATE

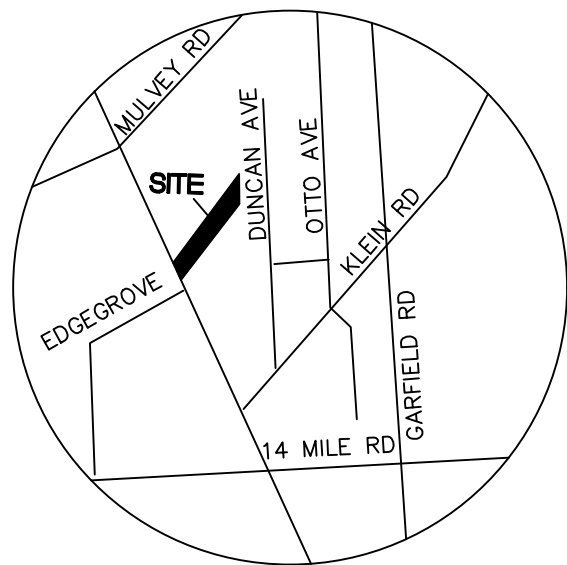
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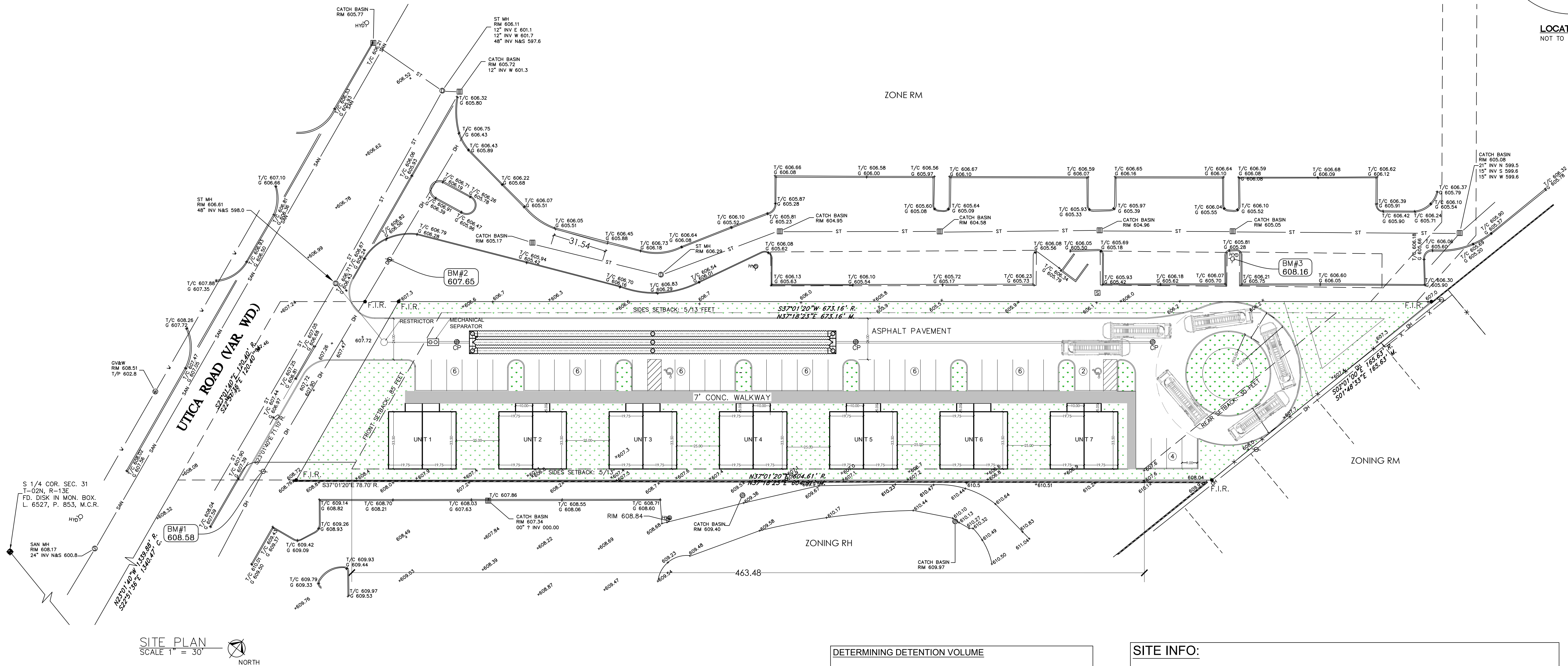
SITE PLAN

SHEET

C-I



LOCATION MAP
NOT TO SCALE



BENCHMARK DATA, NAVD-88 DATM
BENCHMARK#1 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAST SIDE OF UTICA ROAD BY PROPERTY SOUTHWEST CORNER.
ELEVATION 608.58

BENCHMARK#2 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAT SIDE OF UTICA ROAD ±30 FEET NORTH OF PROPERTY.
ELEVATION 607.65

BENCHMARK#3 ARROW ON HYDRANT NORTH OF PROPERTY ±115
FEET EAST OF EAST PROPERTY LINE.
ELEVATION 608.16

LEGAL DESCRIPTION:
Land situated in the City of Fraser, County of Macomb, State of Michigan

Commencing at the Southeast corner of Section 31, Town 2 North, Range 13 East, thence South 88 degrees 12 minutes 20 seconds West 840.34 feet; thence North 23 degrees 01 minutes 40 seconds West 1339.88 feet recorded (1353.88 feet per tax assessors records) along the center line of Utica Road to the point of beginning; thence North 37 degrees 01 minutes 20 seconds East 604.61 feet; thence North 02 degress 01 minutes West 165.63 feet; thence South 37 degrees 01 minutes 20 seconds West 673.16 feet to a point on the center line of Utica Road; thence South 23 degrees 01 minutes 40 seconds East 120.40 feet along said center line of Utica Road to the point of beginning.

Aporion of the above described parcel also being a part of Lot 72 of Assessor's Plot No. 3 of part of South 1/2 of Southeast 1/4 of Section 31, Town 2 North, Range 13 East, Village of Fraser, Macomb County, Michigan, according to the plot thereof as recorded in Liber 14, Page 27 of plots, Macomb County Records. Said portion of Lot 72 also described as follows: Beginning at the Northwest corner of Lot 72; thence South 23 degrees 01 minutes 40 seconds East 71.10 feet; thence North 37 degrees 01 minutes 20 seconds East 78.70 feet to a point on the North line of said Lot 72; thence West along said North line of Lot 72 to the point of beginning, except that part taken for widening of Utica Road as recorded in Liber 5829, Page 10, Macomb County Records.

DETERMINING DETENTION VOLUME

AREA OF SITE = 59,500 sq.ft. = 1.37 acres
IMPERVIOUS AREA= BUILDING AREA+WALKWAY+ASPHALT PAV. =
9,961+3,213+23,026=36,200 sf
PERVIOUS AREA=23,300 sf

C PERVIOUS= 0.25
C IMPERVIOUS= 0.95

AVERAGE (C) VALUE FOR PROPOSED CONDITIONS:
(0.25X23,850 + 0.95X35,650)/59,500 = 0.67
AVERAGE RUNOFF COEFFICIENT (C) = 0.67

Qa = 1 cfs/acre
Qo = 1/(1.37x0.67) = 1.09 cfs

T = .25+(√((5562.5/1.09)) - 40QoT = 53 MIN.

Vs = (10500T/(T+25)) - 40QoT = 4,824 ft³

Vt (REQUIRED) = 4,824x1.37x0.67 = 4,428 ft³

Vt (PROVIDED) = THREE (3) 36", 210' LONG CORRUGATED H.D.P.E PIPES:
3x210x3"x3.14/4=4,453 ft³ > 4,428 sf OK

PROJECT:

THE PROJECT IS TO BUILD 7 BUILDINGS EACH HAS 2 UNITS

SITE INFO:

ZONING:
PARCEL IS IN ZONE RM (RESIDENTIAL MEDIUM-ONE FAMILY)
PARCEL #: 03-11-31-427-003

PROPERTY AREA EXCLUDING R.O.W=59,500 sf =====> 1.37 ac

PROPOSED BUILDINGS:
14 CONDOMINIUMS IN 7 BUILDINGS, EACH BUILDING HAS 1,423 sf GROUND FLOOR AREA.

TOTAL BUILDING GROUND FLOOR AREA= 7x1,423 = 9,961 sf
PAVEMENT AREA (CONC. & ASPH.) =3,213+22,576=25,689 sf
TOTAL IMPERVIOUS AREA =35,650 sf

BUILDING COVERS 9,961/59,500 x 100%=16.74%
IMPERVIOUS AREA COVERS 35.650 / 59,500 x100%=59.9%

PARKING SPACES
REQUIRED:
ALL UNITS ARE 3 BEDROOMS HOME
2 PARKING SPACES FOR 1st BEDROOM PLUS 1/2 FOR EACH ADDITIONAL BEDROOM=3 SPACES
TOTAL REQUIRED IS 14x3=42 PARKING SPACES

PROVIDED:
42 PARKING SPACES INCLUDING 2 ADA SPACES

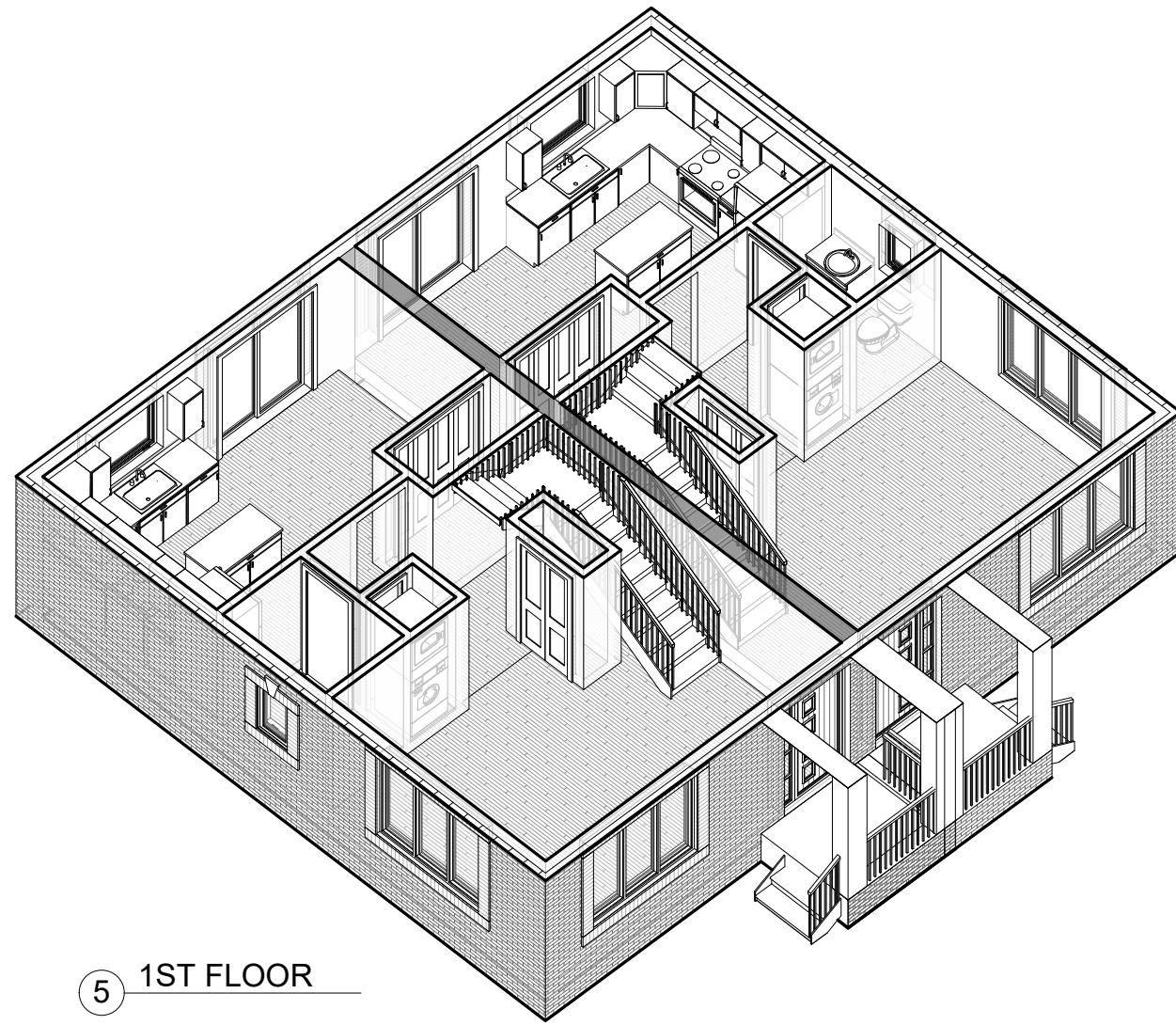
SETBACKS:

FRONT: 85 FEET FROM CENTER LINE OF ROAD
BACK: 30 FEET
SIDES: 5/13 FEET

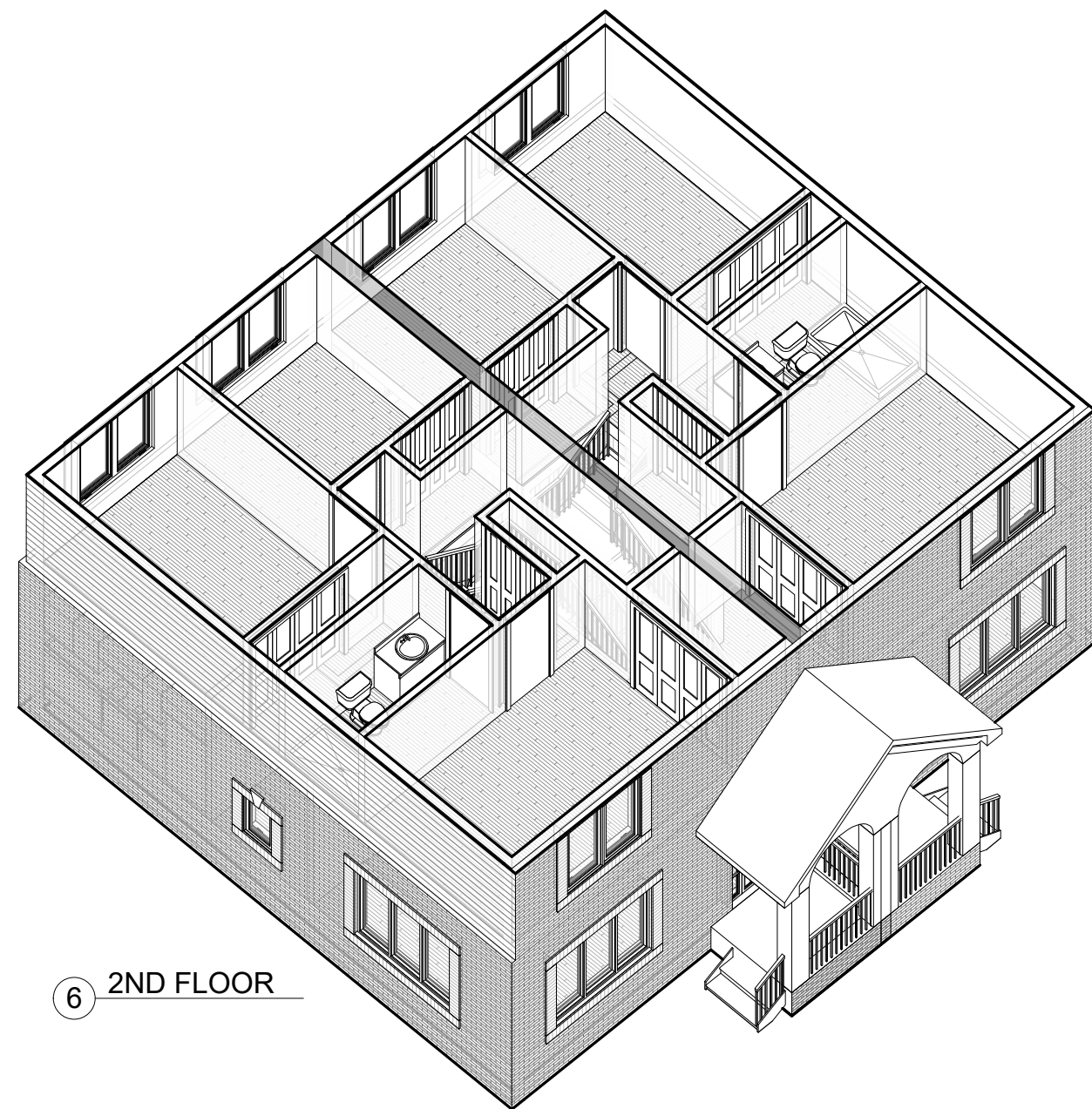
NOTE: SETBACK INFORMATION TO BE VERIFIED BY THE CITY OF FRASER PRIOR TO ANY DESIGN OR DEVELOPMENTS.)

Multi Family Homes

33420 Utica Rd. Fraser, MI 48026



5 1ST FLOOR

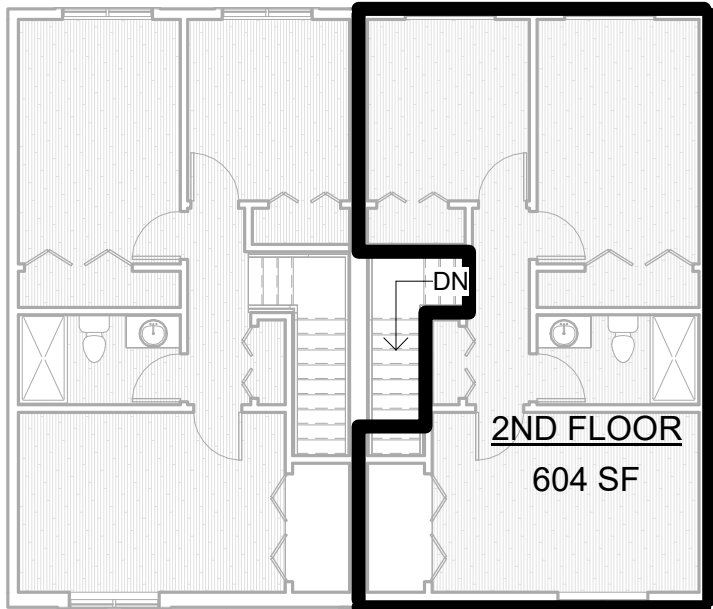


6 2ND FLOOR

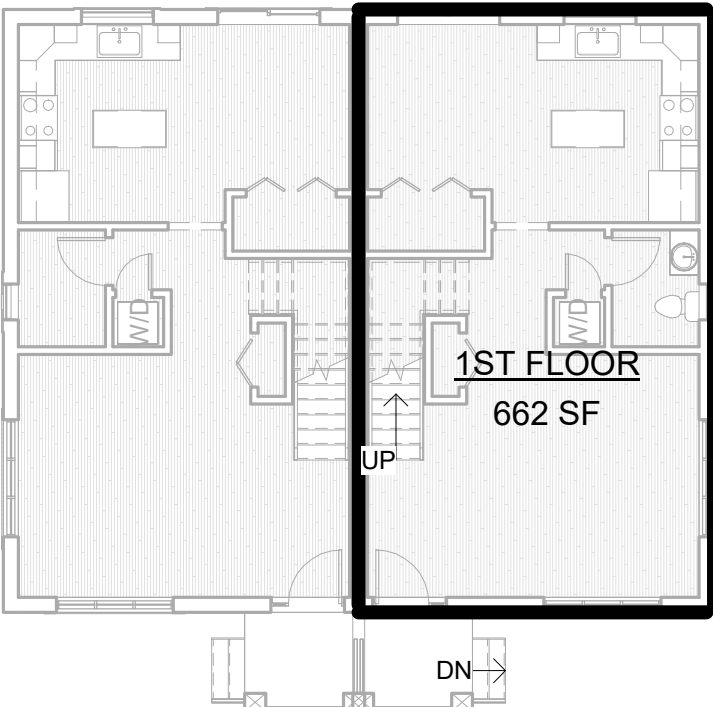
SHEET LIST	
#	Sheet Name
A0	COVER SHEET
A1	FLOOR PLANS
A2	ELEVATIONS
A3	WALL SECTIONS
A4	3D VIEWS

DESIGN LOADS		
LOCATIONS	LIVE LOADS	DEAD LOADS
LIVING AREAS	40 PSF	15 PSF
BEDROOM AREAS	30 PSF	15 PSF
BALCONIES	60 PSF	5 PSF
WIND	90 MPH WIND CALCULATED PER MRC	
SNOW	CALCULATED PER MRC	
ROOF	TOP C.	25 PSF
	BOTT. C.	10 PSF
		5 PSF

AREA	
Name	Area
1ST FLOOR	662 SF
2ND FLOOR	604 SF
	1266 SF



2 Second Floor
3/32" = 1'-0"



1 First Floor
3/32" = 1'-0"

SMOKE ALARM
317.1 SINGLE- AND MULTIPLE- STATION SMOKE ALARMS, SINGLE AND MULTIPLE STATION SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1- IN EACH SLEEPING ROOM.
2- OUTSIDE OF EACH SEPARATE SLEEPING AREA MAXIMUM TEN-FOOT FROM THE BEDROOM DOOR.
3- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. NOTES FROM MICHIGAN RESIDENTIAL CODE 2015

FRAMING:
-NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. -TOP PLATES WOOD STUDS WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. -DRILLING AND NOTCHING STUDS: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS THE A CUT OF A NOTCH. -WHEN THE TOP PLATE OF AN EXTERIOR OR INTERIOR LOAD BEARING WALL IS CUT BY MORE THAN 50 WIDTH A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1.5 INCH WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16D NAILS.
-JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MIN. OF THREE FACE NAIL. -JOIST FRAMING INTO THE SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIP NOT LESS THAN NOMINAL 2 INCHES BY 2 INCHES. -THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" INCHES OF BEARING ON WOOD AND NOT LESS THAN 3 INCHES ON CONCRETE.
FLASHING:
-FLASHING INSPECTION WILL BE REQUIRED PRIOR TO INSTALLING THE FULL WALL OF BRICK. -WEEP HOLES: WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTH OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. SHALL NOT BE LESS THAN 3/16" IN DIAMETER. -PROVIDE CORROSION-RESISTANT FLASHING AT THE EXTERIOR FRONT PORCH AT THE LINE OF ATTACHMENT WITH THE HOUSE AT THE FOYER.

FIRE SAFETY
-FIRE BLOCKING SHALL BE PROVIDED BY USING BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, AT THE CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN, AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR LEVEL.
-DRAFT STOP SHOULD BE INSTALLED AT THE SECOND FLOOR AND DIVIDE THE FLOOR AREA INTO TWO EQUAL AREAS. IF FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS, DRAFT STOPPING MATERIAL SHOULD BE 1/2" GYPSUM BOARD. (R502.12 MI. RES. CODE 2015)

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

INTERIOR FINISHES:
-BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF 6 FT ABOVE THE FLOOR.
-GYPSUM BACKER: GYPSUM BOARD USED AS THE BASE OR BACKER BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFIRM WITH ASTM C 630 OR C1178. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2" THICK OR 16 INCHES FOR 5/8" INCH THICK GYPSUM BOARD.
-TEMPERED GLASS SHOULD BE USED OVER THE MASTER TUB.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

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

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

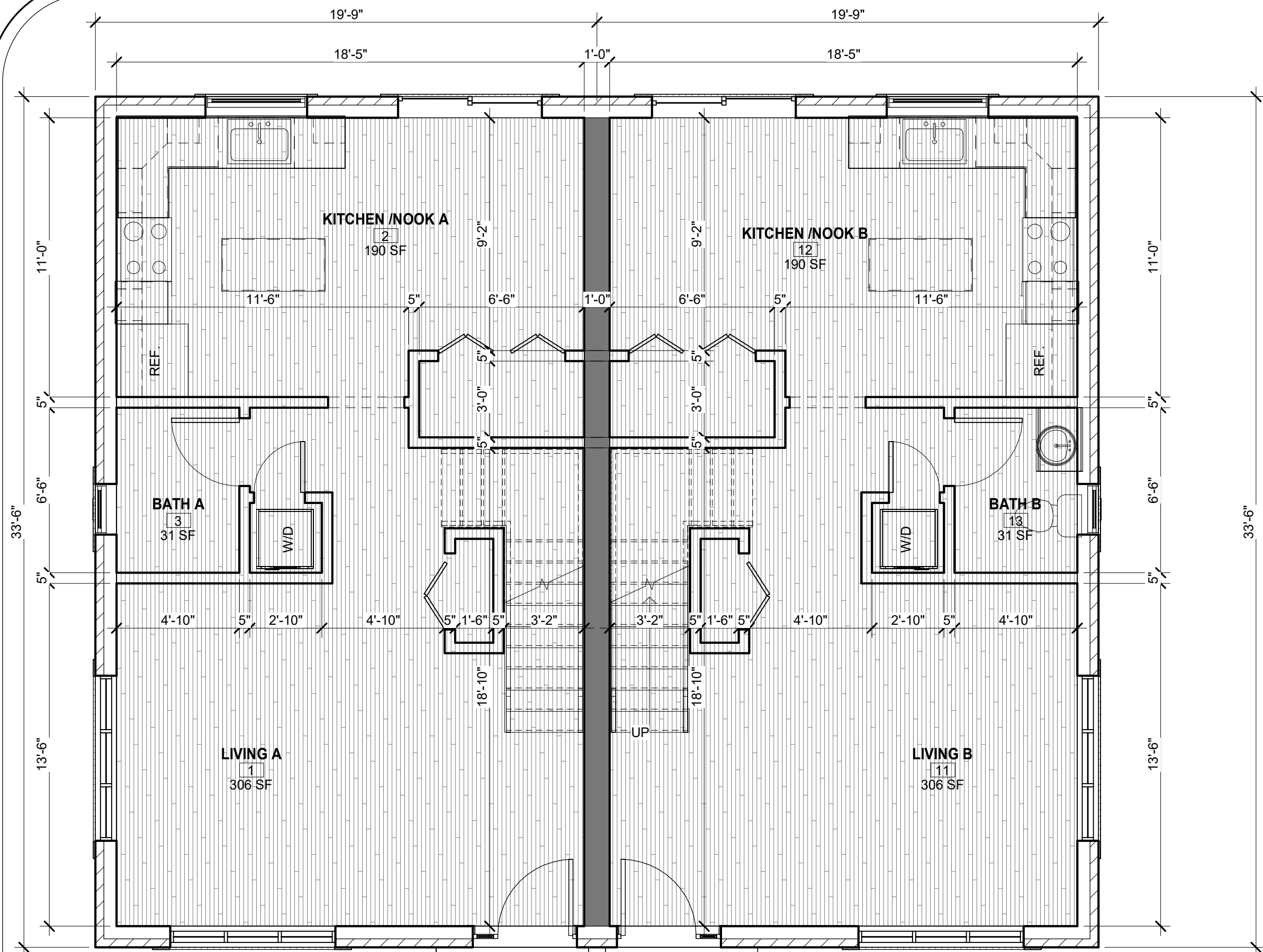
EMERGENCY ESCAPE:
EVERY SLEEPING SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE WINDOW WITH SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR, MIN. NET CLEAR OPENING HEIGHT 20" AND MIN. NET OPENING WIDTH OF 20". R310 MICH. RESIDENTIAL CODE 2015.

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

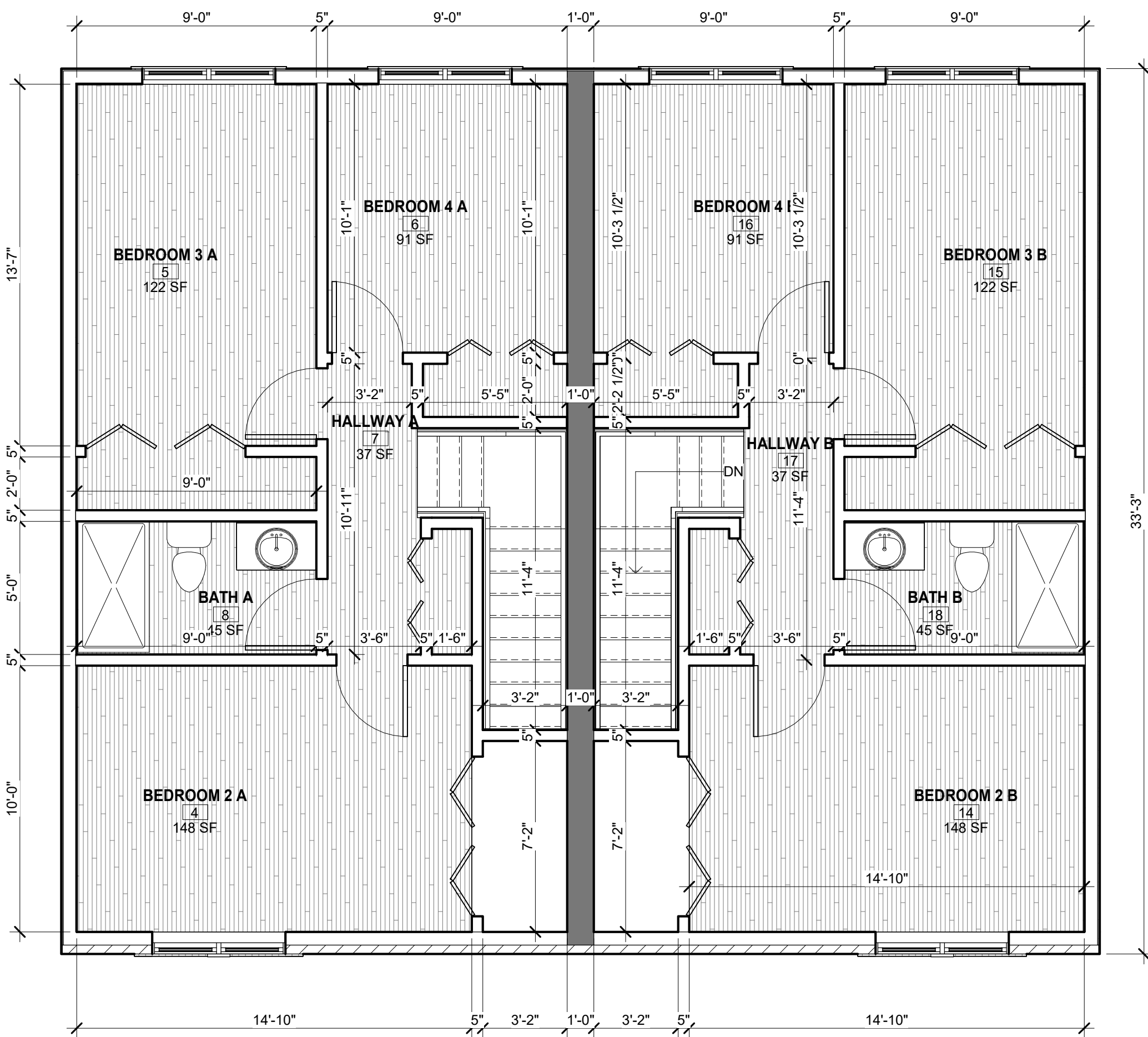
ELECTRICAL
A SWITCH CONTROLLED LIGHT FIXTURE OR RECEPTACLE MUST BE INSTALLED IN: EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, UTILITY ROOM, ATTACHED GARAGE, DETACHED GARAGE W/ELECTRIC POWER, STORAGE SPACE, AND EXTERIOR DOOR GRADE-LEVEL DOOR LOCATIONS. ATTICS AND UNDER FLOOR SPACES CONTAINING EQUIPMENT OR USED FOR STORAGE MUST BE PROVIDED WITH A SWITCH OPERATED LIGHT.

RECEPTACLE OUTLETS ARE REQUIRED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, REC ROOM, HALLWAY 6 FT. OR MORE IN LENGTH AND SIMILAR DWELLING AREAS SPACED SO THAT NO POINT ALONG THE WALL LINE EXCEEDS 6 FT. FROM AN OUTLET. AT LEAST 1 RECEPTACLE SHALL BE INSTALLED IN A BATHROOM WITHIN 36" OF EACH BASIN. COUNTERTOPS 12" IN WIDTH OR WIDER SHALL HAVE RECEPTACLES PLACED WITHIN 20" ABOVE THE COUNTER TOP AND SPACED SO NO POINT EXCEEDS 24" FROM AN OUTLET. AT LEAST ONE RECEPTACLE OUTLET MUST BE INSTALLED IN EACH LAUNDRY, BASEMENT, ATTACHED GARAGE. OUTDOOR OUTLETS MUST BE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING WITHIN 6'-6" ABOVE GRADE. ATTICS OR CRAWL SPACES CONTAINING EQUIPMENT MUST BE PROVIDED WITH AT LEAST ONE RECEPTACLE OUTLET WITHIN 25 FT. OF THE EQUIPMENT.

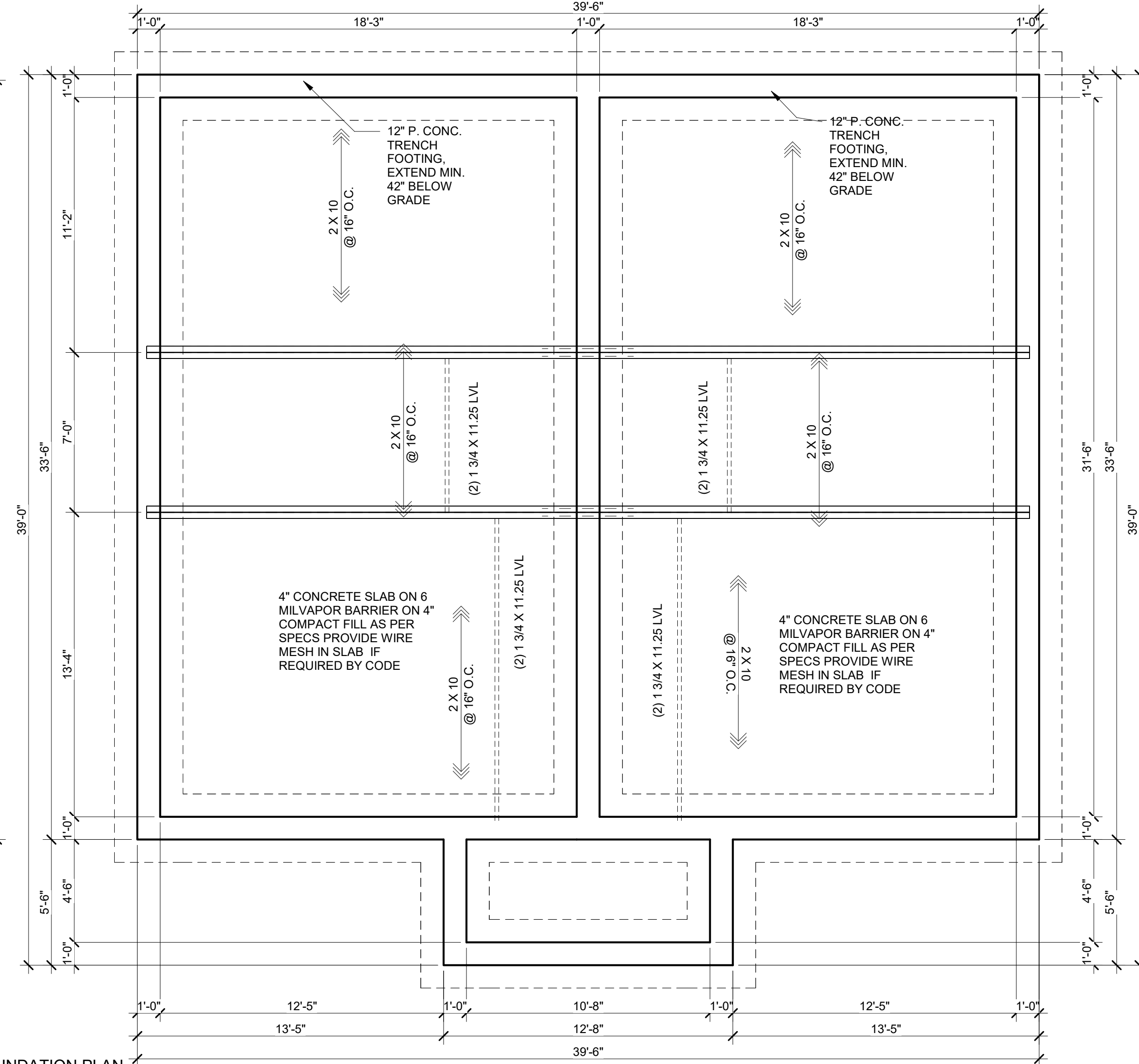




1 1ST FLOOR PLAN
1/4" = 1'-0"



2 2ND FLOOR PLAN
1/4" = 1'-0"

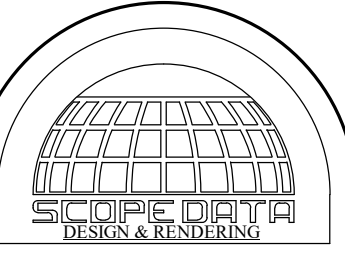


4 FOUNDATION PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE					
#	Room Name	Level	Finish Floor	Area	Perimeter
1	LIVING A	First Floor		306 SF	107' - 6"
2	KITCHEN /NOOK A	First Floor		190 SF	58' - 10"
3	BATH A	First Floor		31 SF	22' - 8"
4	BEDROOM 2 A	Second Floor		148 SF	49' - 8"
5	BEDROOM 3 A	Second Floor		122 SF	45' - 2"
6	BEDROOM 4 A	Second Floor		91 SF	38' - 2"
7	HALLWAY A	Second Floor		37 SF	28' - 8 7/8"
8	BATH A	Second Floor		45 SF	28' - 0"
11	LIVING B	First Floor		306 SF	107' - 6"
12	KITCHEN /NOOK B	First Floor		190 SF	58' - 10"
13	BATH B	First Floor		31 SF	22' - 8"
14	BEDROOM 2 B	Second Floor		148 SF	49' - 8"
15	BEDROOM 3 B	Second Floor		122 SF	45' - 2"
16	BEDROOM 4 B	Second Floor		91 SF	38' - 2"
17	HALLWAY B	Second Floor		37 SF	28' - 8 7/8"
18	BATH B	Second Floor		45 SF	28' - 0"

AREA	
Name	Area
1ST FLOOR	662 SF
2ND FLOOR	604 SF
	1266 SF

CRAWL SPACE NOTES	
1. SEAL EXTERIOR WALL PENETRATIONS AND MATING SURFACES AT TOP AND BOTTOM OF SILL PLATE AND AT TOP AND BOTTOM OF BAND JOIST. CRAWL SPACE ACCESS PANEL(S) OR DOOR(S) MUST BE AIR-SEALED.	10. AIR SEAL ALL HEATING AND COOLING DUCTWORK WITH A MASTIC SYSTEM. INSTALL ALL DUCTWORK LOCATED IN THE CRAWL SPACE WITH R-VALUE PER LOCAL CODE REQUIREMENT.
2. NO OPEN FOUNDATION VENTS ARE ALLOWED IN EXTERIOR WALLS. OPENINGS TO VENTILATED PORCH FOUNDATIONS MUST BE AIR-SEALED WITH AN ACCESS PANEL OR PERMANENT MATERIALS. INSTALL FLOOD VENTS PER LOCAL RESIDENTIAL CODE WHERE REQUIRED.	11. CONTROL MOISTURE VAPOR IN THE CRAWL SPACE WITH SUPPLY AIR FROM THE HOUSE AIRCONDITIONING SYSTEM. SET SUPPLY AIR VOLUME PER LOCAL RESIDENTIAL CODE REQUIREMENT. ADJUST AS NEEDED TO CONTROL RELATIVE HUMIDITY IN CRAWL SPACE TO DESIRED LEVEL. PROVIDE A BACKFLOW DAMPER AND EITHER A BALANCING DAMPER OR CONSTANT AIRFLOW REGULATOR TO CONTROL AIRFLOW. MULTIPLE SUPPLY VENTS MAY BE USED TO ACHIEVE THE DESIRED AIRFLOW AND/OR DESIRED DISTRIBUTION OF AIR. NO RETURN AIR VENT IS ALLOWED IN THE CRAWL SPACE.
3. SLOPE FINISHED GRADE AWAY FROM BUILDING PER LOCAL RESIDENTIAL CODE OR FOR 6-INCH DROP OVER 10 FEET. PROVIDE A METHOD TO TRANSPORT ROOF RUNOFF AWAY FROM THE HOUSE. GUTTERS AND DOWNSPOUTS ARE ONE SUCH METHOD.	12. TERMINATE WATER HEATER DRAINS, TEMPERATURE/PRESSURE RELIEF PIPES, AND A/C CONDENSATE DRAINS TO OUTDOORS OR TO AN INTERIOR PUMP THAT DISCHARGES TO A DRAIN OR OUTDOORS. TERMINATE ALL KITCHEN, BATHROOM AND CLOTHES DRYER VENTS TO OUTDOORS.
4. DAMPPROOF OR WATERPROOF THE EXTERIOR WALL SURFACE WHEN THE CRAWL SPACE FLOOR IS BELOW EXTERIOR GRADE.	13. ANY FUEL-FIRED FURNACES, WATER HEATERS, OR OTHER APPLIANCE IN A CLOSED CRAWL SPACE SHOULD BE OF A "DIRECT VENT" OR "TWO PIPE" DESIGN, MEANING THAT ALL AIR FOR COMBUSTION IS PIPED DIRECTLY FROM OUTSIDE TO THE APPLIANCE AND ALL COMBUSTION EXHAUST GASES ARE PIPED DIRECTLY FROM THE APPLIANCE TO OUTSIDE.
5. IT IS NOT NECESSARY TO PROVIDE A CAPILLARY BREAK BETWEEN THE FOOTINGS AND FOUNDATION WALLS OR INTERIOR COLUMNS.	14. COVER 100% OF THE CRAWL SPACE FLOOR WITH A MINIMUM 6-MIL VAPOR RETARDER. INSTALL VAPOR RETARDER MATERIAL ON THE INSIDE WALL SURFACES, AND MECHANICALLY FASTEN AND SEAL IT TO THE TOP OF THE WALLS. LEAVING THE REQUIRED INSPECTION GAP. EXTEND THE MATERIAL UP THE INTERIOR COLUMNS AT LEAST 4 INCHES ABOVE THE CRAWL SPACE FLOOR. SEAL ALL SEAMS AND EDGES WITH FIBERGLASS MESH TAPE AND MASTIC OR EQUIVALENT. MECHANICALLY SECURE THE VAPOR RETARDER TO THE GROUND AS NECESSARY.
6. PROVIDE FOUNDATION DRAIN TO DAYLIGHT PER LOCAL RESIDENTIAL CODE REQUIREMENTS.	15. GRADE THE CRAWL SPACE FLOOR TO ONE OR MORE LOW POINTS. PROVIDE CRAWL SPACE DRAIN(S) OR SUMP PUMP(S) AT LOWEST POINT(S). SLOPE DRAINS TO DAYLIGHT AND INCLUDE AN ACCESSIBLE BACKFLOW VALVE AND 1/4-INCH RODENT SCREENING. GUTTER DRAINS AND FOUNDATION DRAINS (INTERIOR OR EXTERIOR) MUST NOT BE CONNECTED TO THE CRAWL SPACE DRAIN.
7. SEAL ALL PLUMBING, ELECTRICAL, DUCT, CABLE, AND OTHER PENETRATIONS THROUGH THE SUB-FLOOR WITH FIRE-STOP MATERIALS. AND SEALANTS. FIBERGLASS OR ROCKWOOL INSULATION ALONE ARE NOT SUFFICIENT.	
8. INSULATE THE CRAWL SPACE WALL OVER THE WALL VAPOR RETARDER MATERIAL WITH RIGID FOAM OR OTHER NON-POROUS INSULATION MATERIAL. LEAVE A MINIMUM 3" TERMITE INSPECTION GAP BETWEEN THE TOP OF THE WALL INSULATION AND THE TOP OF THE MASONRY. LEAVE A 3" WICKING GAP BETWEEN THE BOTTOM OF THE WALL INSULATION AND THE CRAWL SPACE FLOOR SURFACE. OBTAIN R-VALUE FROM LOCAL RESIDENTIAL CODE. ENSURE THAT THE INSULATION COMPLIES WITH LOCAL RESID. CODE REQUIREMENTS FOR INSTALLATION WITHOUT A THERMAL BARRIER OR IGNITION BARRIER. INSULATE BAND JOIST WITH BATT INSULATION TO FACILITATE REMOVAL AND REINSERTION DURING PEST CONTROL INSPECTIONS. ENSURE THAT BATT FACINGS COMPLY WITH LOCAL FIRE REQUIREMENTS.	
9. LEAVE A MINIMUM 3" TERMITE INSPECTION GAP BETWEEN THE TOP OF THE WALL VAPOR RETARDER AND THE TOP OF THE MASONRY WALL. SEAL THE TOP OF THE VAPOR RETARDER TO THE WALL WITH DUCT MASTIC OR EQUIVALENT SEALANT. OPTIONALLY, APPLY A LIGHT COLORED PAINT OR COATING OVER THE INSPECTION GAP TO IMPROVE INSPECTABILITY BY PEST CONTROL PROFESSIONALS.	



SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
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EMAIL:
INFO@SCOPEDATA.COM

PROJECT:
Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS
Revision Date



PROJECT NO

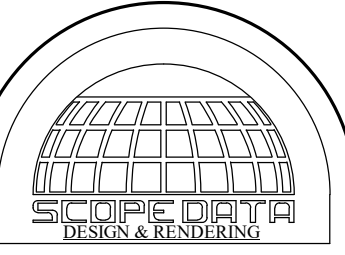
DATE
11/20/2024

SCALE

SHEET TITLE
FLOOR PLANS

SHEET #

A1



SCOPE DATA, LLC.
381 DEER PATH TRL
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MICHIGAN 48327
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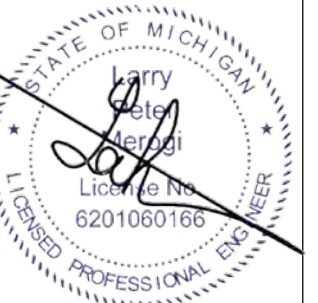
OWNER

CONTRACTOR

SUBMITTALS

REVISIONS

#	Revision Date
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PROJECT NO

DATE

11/20/2024

SCALE

SHEET TITLE

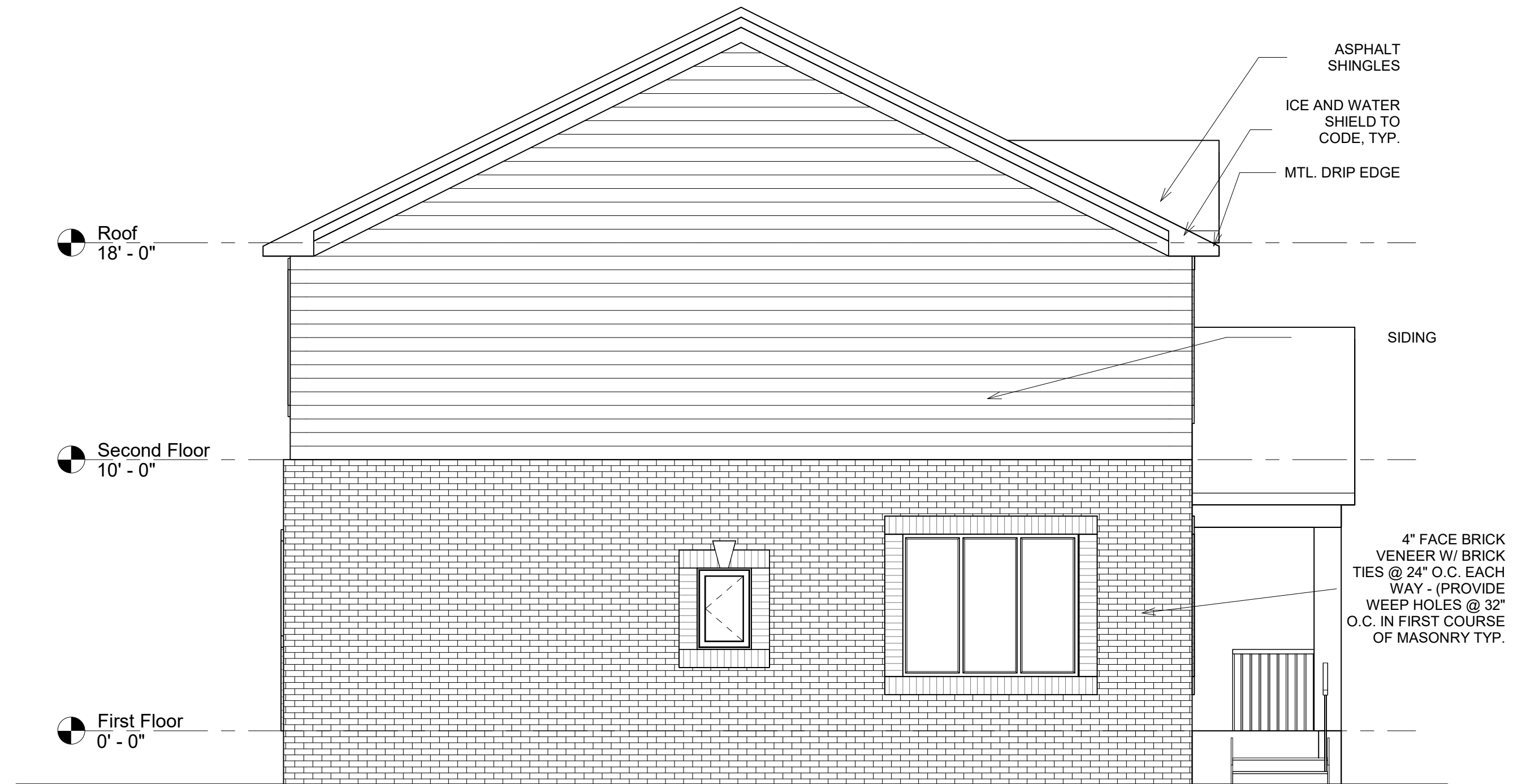
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SHEET #

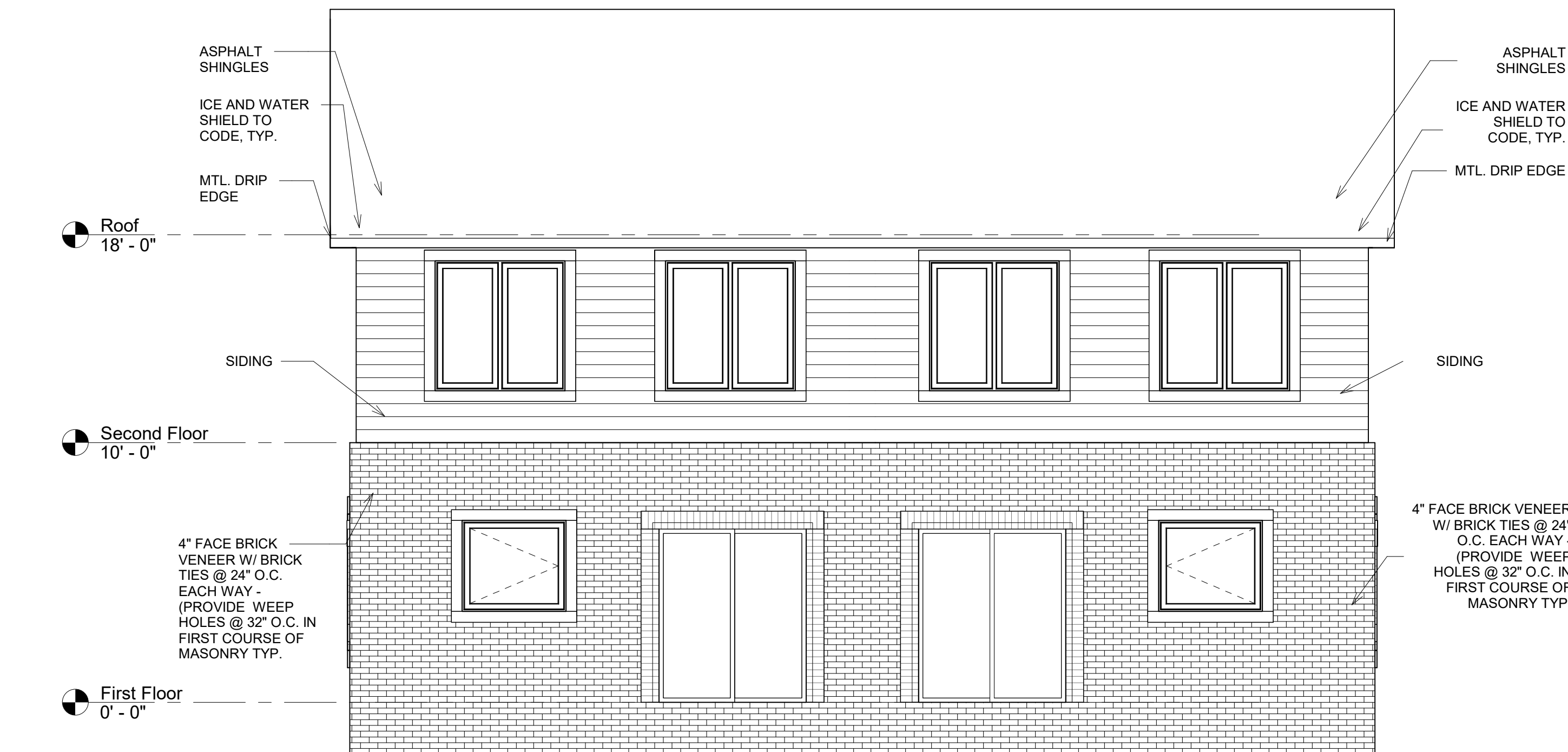
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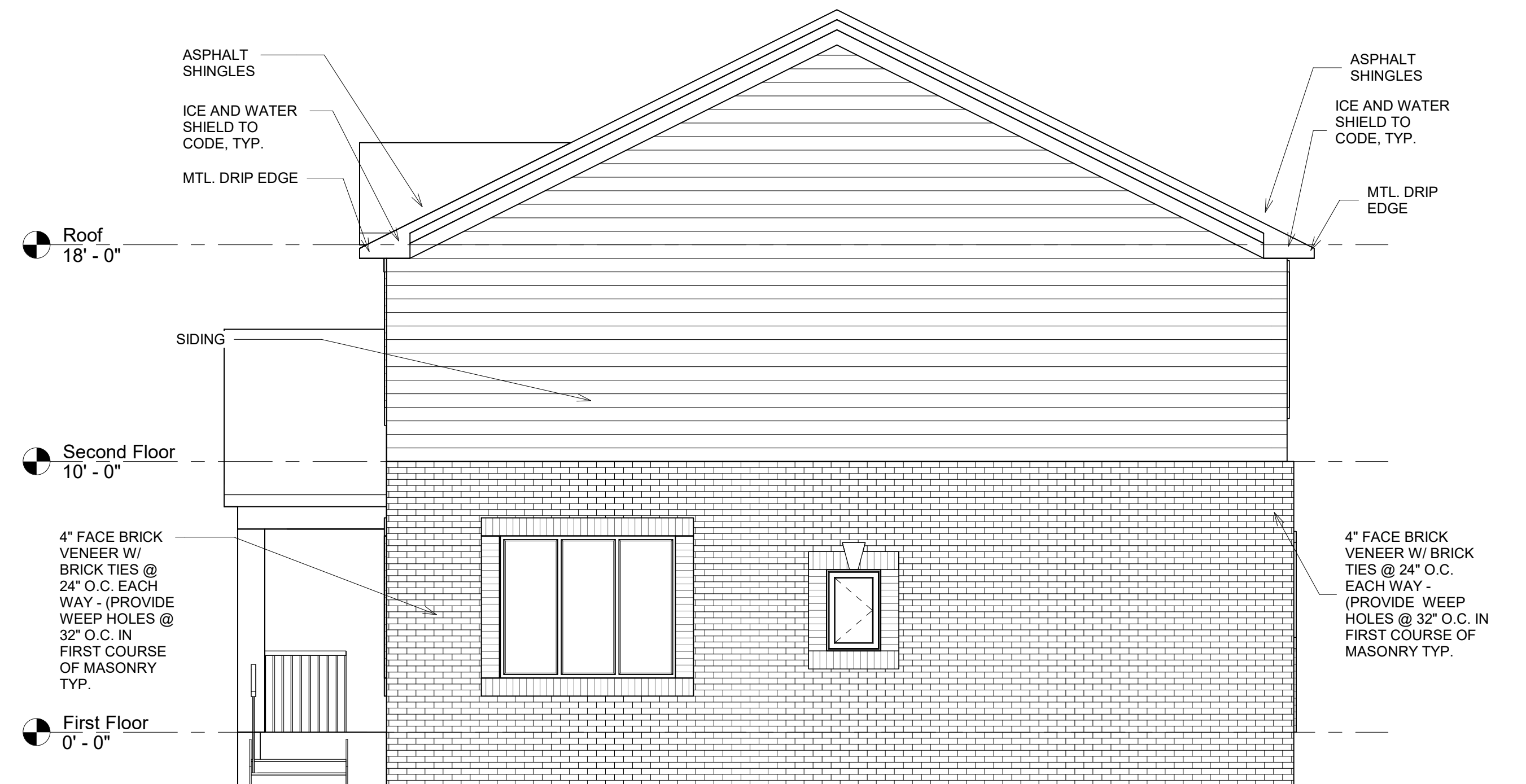
1 FRONT ELEVATION
1/4" = 1'-0"



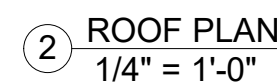
4 RIGHT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



- RAFTERS & CEILING JOISTS SHALL BE PROVIDED W/ LATERAL SUPPORT @ POINT OF BEARING TO PREVENT ROTATION.
- RAFTERS & CEILING JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING PER CODE.
- PROVIDE FLASHING PER SECTION 905.2.8
- PROVIDE FLASHING AREA SHALL NOT BE LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED (50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PORTION PER CODE.)
- ROOFING ASSEMBLY
 - 1- ASPHALT SHINGLES ON
 - 2- DOUBLE LAYERS OF UNDERLAYMENT ON
 - 3- 5/8" PLYWOOD ROOF SHEATHING
- PROVIDE EAVES PROTECTION COMPOSED OF SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET THAT EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE HOUSE.

1. PROVIDE AND INSTALL ALL ITEMS OF ROUGH CARPENTRY. ALL CARPENTRY SHALL BE IN ACCORDANCE WITH THE DETAILS AND WITH RECOGNIZED CARPENTRY STANDARDS. ALL WORK SHALL BE PROPERLY FRAMED CLOSELY FITTED SET TRUE TO LINES, LEVELS, AND DIMENSIONS, ADEQUATELY BRACED AND RIGIDLY SECURED IN PLACE. NAILING OR BOLTING SHALL BE AS SHOWN OR IN A ACCORDANCE WITH RECOGNIZED PRACTICE.

A. PROVIDE WOOD FRAMING BLOCKING FURRING GROUNDS, NAILERS, ETC. AS SHOWN OR

NECESSARY FOR FINISH WORK MILLWORK OR THE WORK OF OTHER TRADES.

B. PROVIDE FASTENERS CONNECTORS AND ACCESSORIES..

2. FRAMING LUMBER SHALL BE STRESS-RATED AS FOLLOWS, SURFACED FOUR SIDES AND OF SIZES INDICATED OR REQUIRED:

- A. WOOD JOISTS, RAFTERS, HEADERS HEM-FIR #1
- B. WOOD STUDS (REPEATITIVE)/550 PSI OR 600,000 PSI
- C. PLATES NAILERS, BLOCKING, ETC. SHALL BE CONSTRUCTION OR NO. 2 GRADE LUMBER.
- D. EACH FRAMING LUMBER MEMBER SHALL BEAR IMPRINTED THERE ON ITS STRESS-RATING AND
- E. MEASURE OF ELASTICITY OR SPECIES AND GRADE TO CONFORM WITH THE ABOVE REQUIREMENTS.
- F. REFER TO MICHIGAN BUILDING CODE FOR DESIGN LOADS.

3. LUMBER TREATMENTS

A. FIRE-RETARDANT TREATED WOOD COMPLYING WITH AWPA STANDARD C-20 & C-27, ASTM E84, CLASS 1 (0-25) FLAME SPREAD INDEX.

1. ALL LUMBER AND PLYWOOD WITHIN THE BUILDING.

B. PRESERVATIVE TREATED WOOD DECAY, ROT AND INSECT-RESISTANT, PRE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD.

1. LP-2 ALL LUMBER WITHIN THE BUILDING IN CONTACT WITH CONCRETE OR EXPOSED TO HIGH MOISTURE EXCEPT WHERE FIRE-RETARDANT TREATMENT IS REQUIRED.

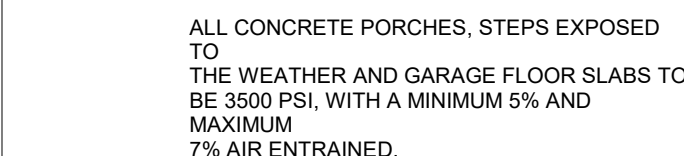
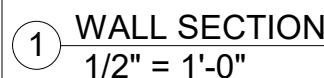
2. LP-2 ALL EXTERIOR EXPOSED LUMBER IN THE GROUND OR AS OTHERWISE INDICATED INCLUDING EXTERIOR STAIR ASSEMBLIES.

4. ADHESIVES SHALL BE AS RECOMMENDED BY MANUFACTURER

5. PLYWOOD MATERIAL AND INSTALLATION SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) RECOMMENDATIONS AND STANDARDS.

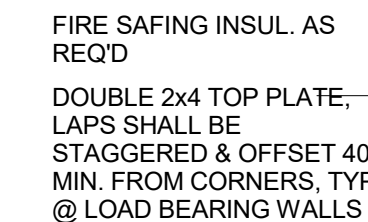
R315.1 HANDRAILS. HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM NOSING OF THE TRADE, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH THREE OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY THE LOWEST RISER OF THE FLIGHT.

ADDRESS NUMBERS TO BE VISIBLE FROM
STREET AND CONTRASTING WITH THE
BACKGROUND MATERIALS



EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCE OF AIR LEAKAGE SHALL BE CAULKED, GASKETED WEATHER-STRIPPED, OR OTHERWISE SEALED. THE AREAS MAY INCLUDE JOINTS AROUND WINDOW AND DOORFRAMES, BETWEEN WALL PANELS, OR PENETRATIONS AND UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF / CEILING ASSEMBLIES THAT COMPROMISE THE BUILDING ENVELOPE

③ SEPARATION WALL
1" = 1'-0"



ATTACHMENT CLIP —
PER SPEC.

3/4" AIRSPACE —
EACH SIDE

2-1" GYP. BD. SHAFT —
LINER PANELS PER SPEC.

2x4 SOLE PLATE, SEC. TO
3/4" OSB PER 2015 MRC
TABLE R602.3(1) -OR- 3-16
16"

ATTACHMENT CLIP PER SPEC.

FIRE SAFING
INSUL. AS REQ'D

DOUBLE 2x4 TOP PLATE,
LAPS SHALL BE STAGGER
& OFFSET 40" MIN. FROM
CORNERS, TYP. @ LOAD
BEARING WALLS

2-HOUR FIRE SEPARATION
WALL ASSEMBLY PER UL
#U-336 OR WHI #GP/WA
120-04

2x4 PRESSURE TREATED
PLATE, SEC. TO SLAB PER
MRC TABLE T602.3(1)

FLOOR SYSTEM PER
MFR SPEC
2" C-CHANNEL PER SPEC.
SET IN SEALANT AS
REQUIRED

5/8" ANCHOR BOLTS @—
6' O.C.

VAPOR RETARDER COVER
FLOOR & EXTENDS TO TOP
WALL.

SIZE OF STEEL ANGLE	NO STORY ABOVE			REINFORCING BARS
3 X 3 X 1/4	6'-0"	3'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	5'-0"	3'-0"	1
6 X 3 1/2 X 1/4	14'-0"	8'-0"	3'-6"	2
2-6 X 3 1/2 X 1/4	20'-0"	11'-0"	5'-0"	4

SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450
EMAIL:
INFO@SCOPEDATA.COM

PROJECT:
Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS	
#	Revision Date



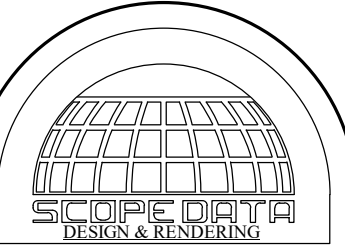
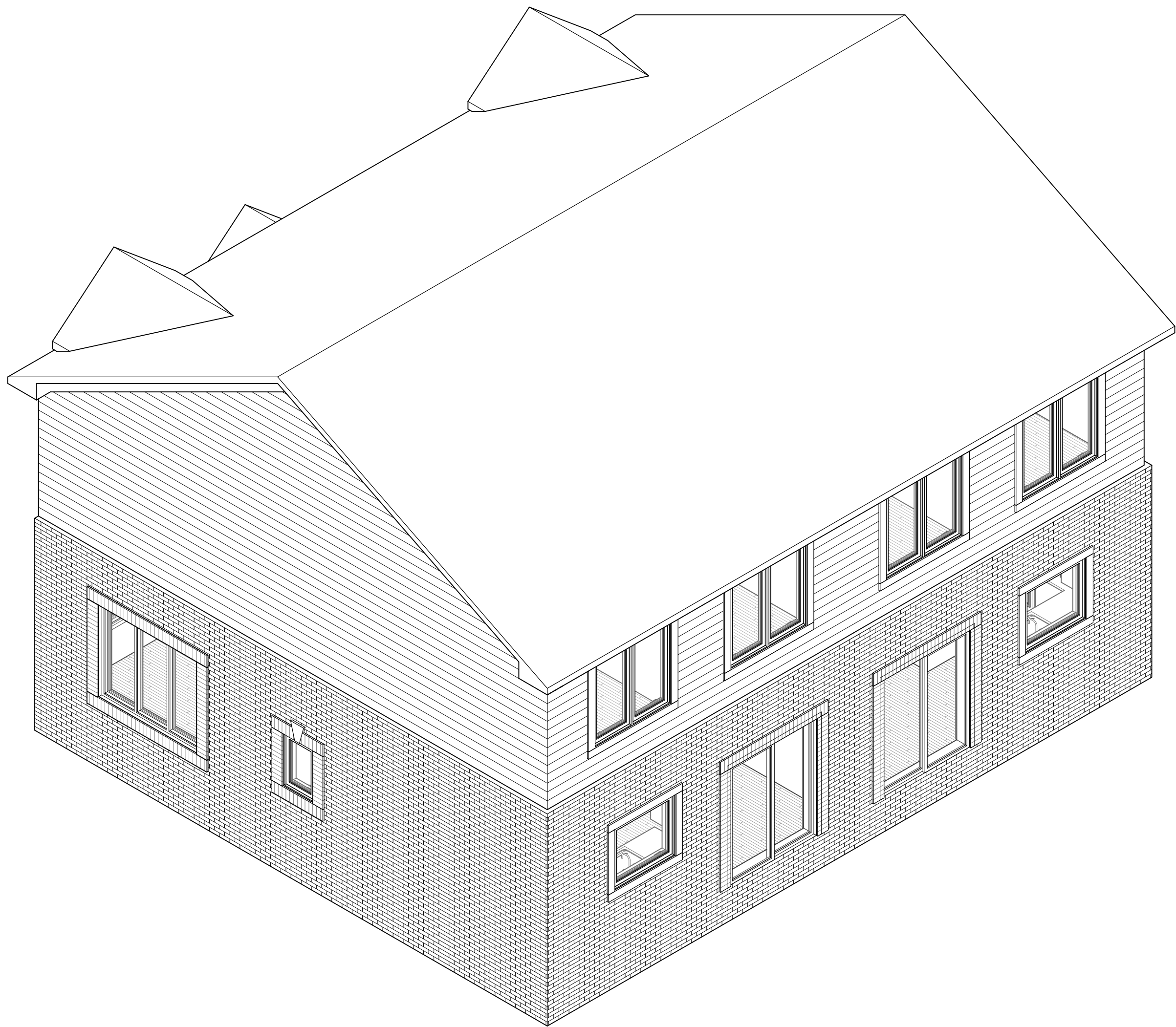
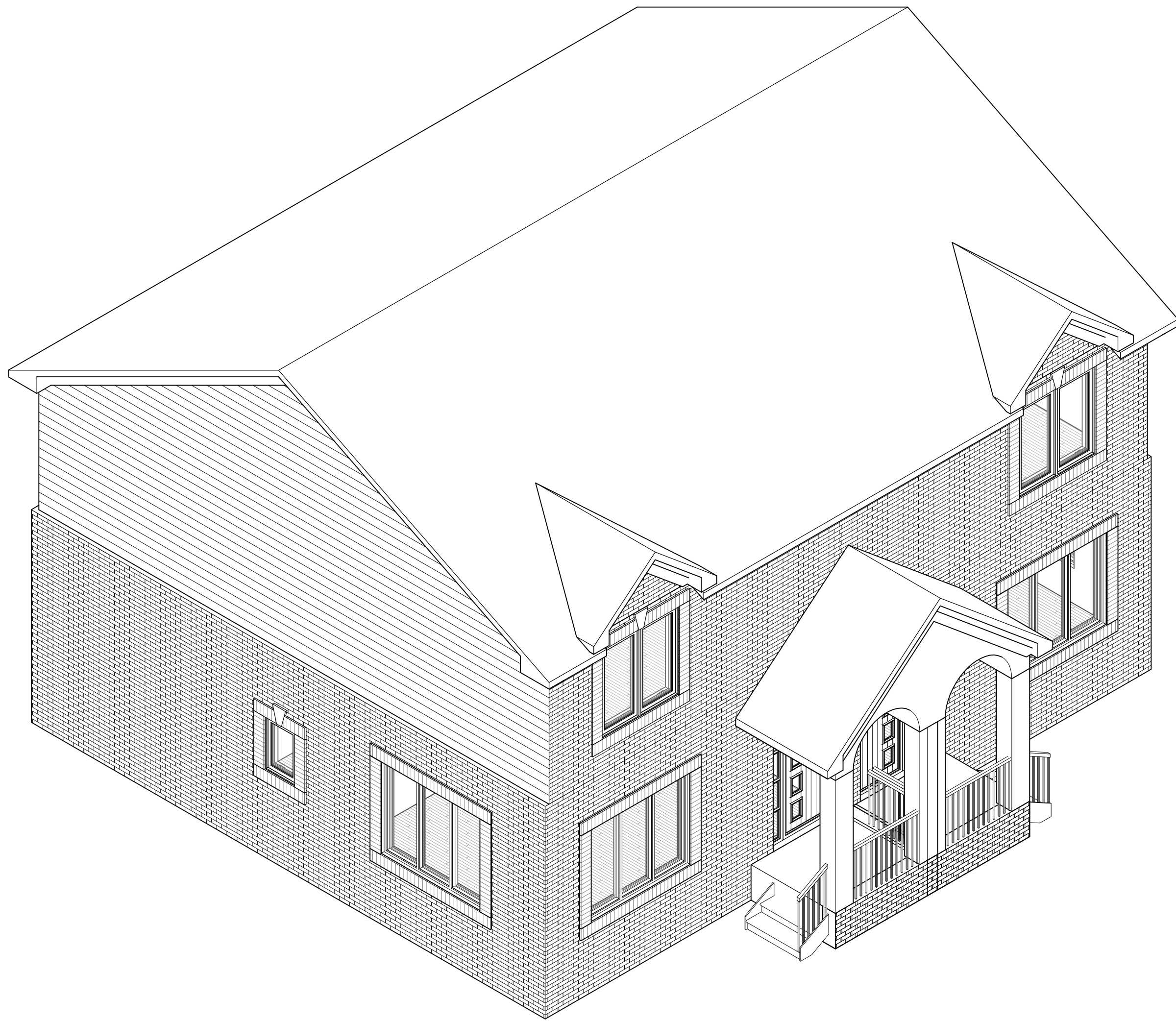
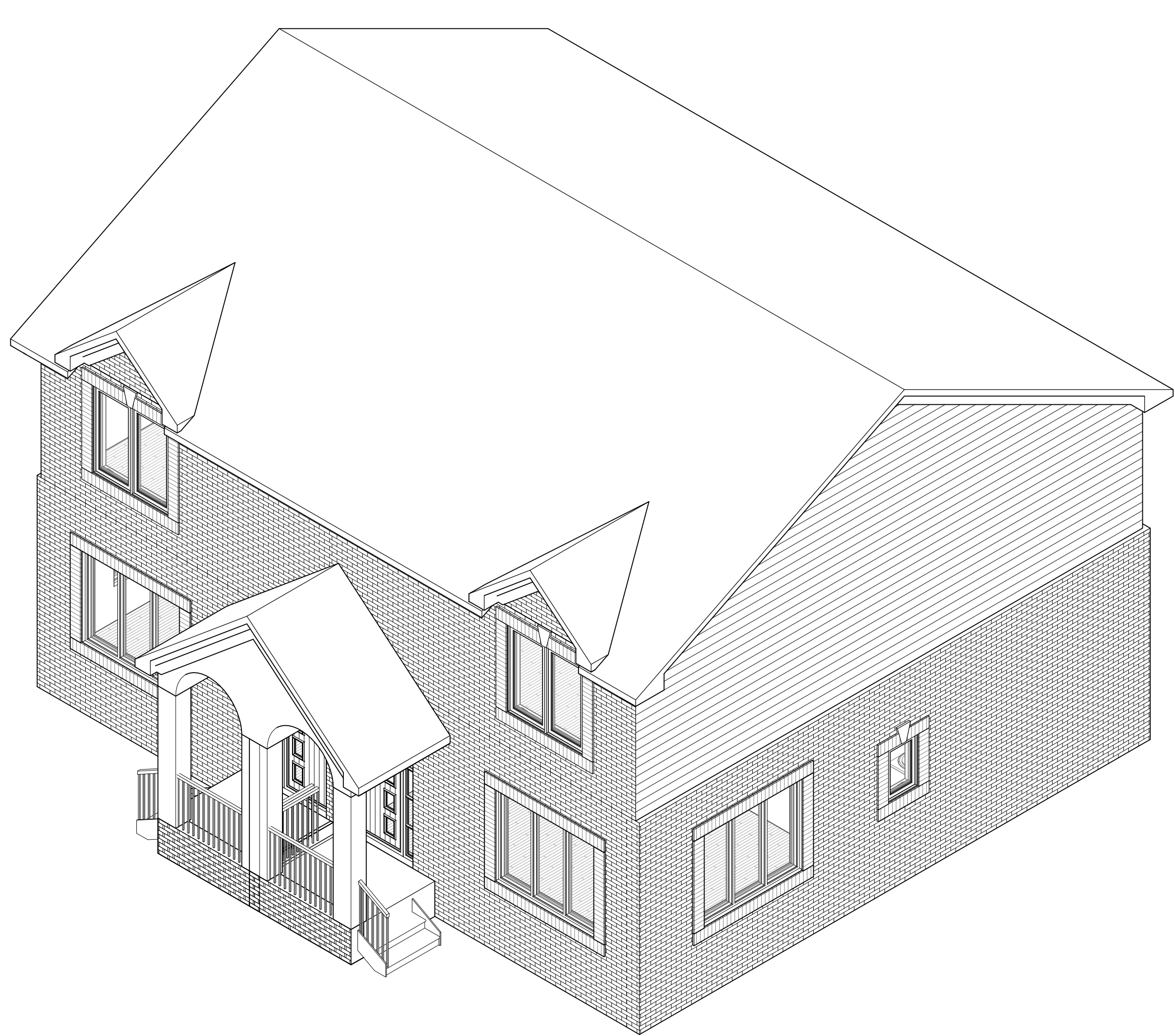
PROJECT NO

<u>DATE</u>
11/20/2024
<u>SCALE</u>

<u>SHEET TITLE</u> WALL SECTIONS
--

SHEET #

A3



SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450

EMAIL:
INFO@SCOPEDATA.COM

BEARING
CONSTRUCTION AND
CONSULTING L.L.C.
32969 Hamilton Ct.
Ste. 120
Farmington Hills, MI
bearingcon@gmail.com

PROJECT:
Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

OWNER

CONTRACTOR

SUBMITTALS

APPROVED BY:
LARRY MEROGI

REVISIONS	
#	Revision Date



PROJECT NO

DATE
09/23/24

SCALE

SHEET TITLE
3D VIEWS

SHEET #
A4

Site Plan Review Summary

Site plan dated December 12, 2024

SP24-08

City of Fraser, Michigan



SITE ADDRESS / LOCATION 17689 Masonic Boulevard PIN 03-14-05-178-003	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre – (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Sam Thomas, Applicant Tarik Dehko, Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant, Sam Thomas, proposes to construct a strip mall complex on vacant land located at 17689 Masonic. This strip mall will consist of 3,270 square feet of retail space and three commercial units with an associated parking lot.

This proposal utilizes an existing public utility easement to provide access to the dumpster and required parking. While it is currently paved, any work done in the easement will require a permit from DPW.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CN – Commercial Neighborhood	North: CN South: CG East: IR West: CN	Develop vacant land.	Total site area = 0.49 acres 152.29 ft. frontage on Masonic

Compatibility with Zoning Ordinance

The CN commercial neighborhood district is designated to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.

This proposal is consistent with the Zoning Ordinance.

Compatibility with Master Plan

The subject site is located within the Master Plan's General Commercial District which is designated for higher intensity commercial uses. In these areas, the majority of the structures are big box stores, shopping malls, restaurants, and retail centers. General Commercial areas are planned to provide a transition or buffer from industrial areas to residential areas..

This proposal is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☐ TABLE
- ☒ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☒ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☒ AGENCY COMMENTS
- ☒ ZONING ORDINANCE STANDARDS REVIEW
- ☐ SPECIAL LAND USE REVIEW

The underlined items indicate outstanding or non-compliant requirements.

1. CN, Commercial neighborhood district (Section 32-133)

a. Zoning and Land Use (Section 32-133 (1))

The applicant, Sam Thomas, proposes to construct a building to create a 3,720 sq. ft. retail strip mall. The strip mall will include 3 commercial units.

Per Section 32-133, the CN District is designated to, “*meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.*”

The proposed use of retail establishments aligns with the intent of the CN District.

b. Dimensional Requirements (Section 32-133 (3))

Requirement	CN District Requirements	Subject Site	Requirements Met
Minimum Lot Size	7,200 sq. ft.	20,691 sq. ft.	Yes
Minimum Lot Width	60 ft.	127.66 ft.	Yes
Front Yard Setback	100 ft.	135.3	Yes
Front Parking Setback	70 ft.	70 ft.	Yes
Side Yard Setback	0 ft.	Approx. 48 ft.	Yes
Rear Yard Setback	20 ft.	20 ft.	Yes
Building Height	2 stories, 25 ft.	1 story, 19 ft. 8 in.	Yes
Maximum Lot Coverage	30%	18%	Yes

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

a. Parking

Under Section 32-93(6)(j) of the Ordinance, retail stores are required to include one (1) space for each 150 ft. of floor area. Given this requirement, the site would need twenty-five (25) parking spots (3,720 sq. ft/ 150 = 24.8). Per ADA requirements, one (1) parking space is required to be barrier free. The parking stalls meet the dimensional requirements providing 10ft x 20 ft stalls with a 20 ft. 4 in. maneuvering lane, when only a 20-foot maneuvering lane is required. The barrier free parking stall dimensions are also compliant with federal requirements.

The site currently has 25 parking spaces, including two (2) that are handicapped accessible, which is compliant with the off-street parking minimum requirements.

b. Ingress / Egress

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width.” **The proposed plan shows one point of ingress/egress that is 32.3 feet wide, and one that is only 25.3 feet wide. The applicant shall provide detail if the west approach intends to be one-way.**

c. Loading Spaces

Section 32-97 specifies that one (1) loading space that has an area ten (10) feet by fifty (50) feet, with fifteen (15) feet height clearance shall be provided. Section 32-131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use.

The applicant must provide a compliant loading space, which may require Planning Commission approval if located in the side yard.

3. Landscaping (Section 32- 84, 88)

Requirement	CN District Requirements	Subject Site	Requirements Met
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 4 trees required	0	No
Frontage Landscaping	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage 5 trees required	It appears that 4 frontage trees are provided.	No

The site is currently completely asphalt at the ROW. **The applicant has not provided a landscape plan, however, per Sec. 32-84(6), "The Planning Commission may approve constructed features of other materials such as masonry walls or brick, stone and cobblestone pavement as a supplement or substitute, upon a showing by the applicant that general plantings will not prosper at the intended location."**

4. Signs (Section 32-85)

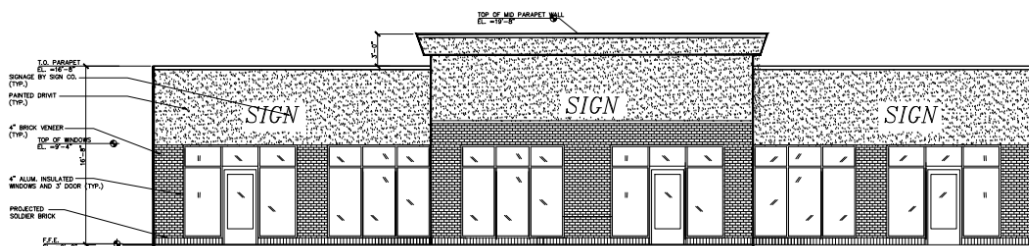
The applicant proposes three wall signs on the elevation plans for each commercial unit. Separate sign permits will be required before any signage is approved.

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

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

The building elevations provided by the applicant show that the exterior of the building will be composed of brick veneer and painted dryvit (synthetic stucco).

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



6. Screening (Section 32-82)

The Section 32-82 of the Ordinance states, "Screening shall be required between any use district that abuts any other use district or an existing residentially used lot or parcel, except for adjoining one- or two-family districts or dwellings. Plans shall not be approved unless a protective wall or a greenbelt with a fence and/or landscaped berm has been properly indicated and meets planning commission requirements."

This site abuts an IR parcel to the east. Therefore, screening is required. There is currently a short wall on the site that buffers the CN and IR parcels, but this wall does not meet the zoning requirements. Screening may be a 4-to-6-foot wall, as determined by the Planning Commission, or a fence with a greenbelt.

The applicant shall provide screening that is compliant with Section 32-82.

Trash Enclosure (Section 32-131(e))

Per Sec. 32-131(e), "All dumpsters shall be visibly screened from any area visible to the public by use of a wall of the same material as the building walls to ensure aesthetic compatibility and construction of poured concrete." The dumpster is located at the northeast corner of the site.

The applicant shall specify the dumpster enclosure details and it must be consistent with the proposed building material for the primary structure.

7. Lighting (Section 32-86)

Since the applicant has not provided a lighting plan, we are unable to determine compliance with the Ordinance. **The applicant shall provide an adequate lighting plan for review.**

8. Reviewing Entities

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

Public Safety: Public Safety indicated they have no concerns.

Engineering / DPW : Engineering and DPW have not provided comments as of January 3, 2025. We will forward any comments received ahead of the meeting.

This site utilizes a Public Utility Easement. Any work done in the easement must obtain a separate permit from the Department of Public Works and conform to the provisions of Chapter 5, Article 5.

RECOMMENDATION

Given the analysis above, we recommend tabling the application at this time. We encourage the applicant to review our comments and submit a revised site plan. If Planning Commission is inclined to approve this site plan, we recommend approval be conditioned on the following:

1. The driveways must be 30 feet if accommodating two-way traffic, otherwise, any driveway less than 30 feet must be one-way, and indicated as such on the site plan.
2. The applicant must indicate the location of a loading space that is compliant with Section 32-97.
3. The applicant must provide a landscape plan that is compliant with Section 32-84.
4. The applicant must provide 5 interior landscaping trees which are compliant with Section 32-88.
5. The applicant must provide an additional frontage landscaping tree which is compliant with Section 32-88.
6. The applicant shall provide screening that is compliant with Section 32-82.
7. The Planning Commission shall decide if the painted dryvit is acceptable.
8. The applicant shall provide dumpster enclosure details, which must be compliant with Section 32-131(e))
9. The applicant must provide a lighting plan that is compliant with Section 32-86.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA

A handwritten signature in black ink, appearing to read 'Lauren Sayre'.

Lauren Sayre, AICP
Senior Planner

A handwritten signature in black ink, appearing to read 'A. Warren'.

Alicia Warren
Associate Planner

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

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

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

☐ Site Plan

☐ Special Land Use

Name of Project: _____
Address of Project: 17689 Masonic Fraser, MI 48026
Proposed Use: _____

Applicant's Name: Sam Thomas
Address: 16659 E. 14 Mile Rd
City: Fraser Zip: 48026 Phone: 248-421-5798
Email: Samirt905@aol.com

Parcel Identification: 03-14-05-178-003, 03-14-05-251-007
Complete Legal Description: (use opposite side or attach separately)
Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

Legal Owner:
Name: TARIK DEHKO Phone #: 248-361-7440
Address: 16659 E. 14 Mile Rd Fraser 48026

Site Plan Preparer's Name: Sam Thomas
Phone: 248-421-5798 Fax: _____

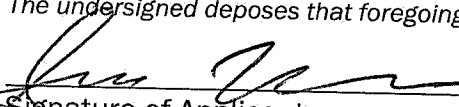
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

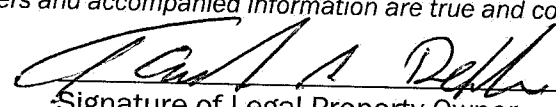
Architect / Project Manager

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

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

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


Signature of Applicant


Signature of Legal Property Owner

Sam Thomas

Please print/type name below signature

TARIK DEHKO

Please print/type name below signature

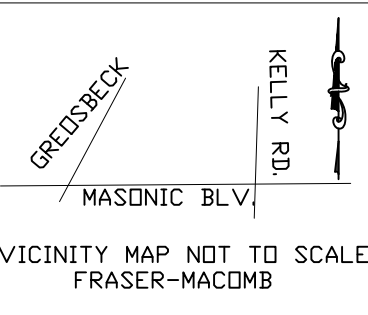
ASSESSOR'S PLAT NO. 5 OF LOTS 1; 2; 3; AND PARTS OF 4; 5; AND 6 OF THE SUBDIVISION OF NW 1/4 OF SEC 5 AND NE 1/4 AND NE 1/4 OF NW 1/4 OF SEC 6. T1N R13E. PART OF LOT 94 DESC AS FOLL; COMM AT SE COR LOT 94; TH N01°54'58"W 10 FT TO PT BEG; TH S88°20'44"W 152.29 FT ALG N SIDELINE MASONIC BLVD; TH N07°25'E 151.90 FT; TH N88°20'24"E 127.66 FT; TH S01°54'58"E 150 FT TO PT BEG. 0.475 ACRE. L14 P29. CITY OF FRASER.

03-14-05-178-003

SEC 5 BEG AT CEN POST SEC 5; TH NO*19'W 264.52 FT ALG N-S 1/4 LINE; TH N 89*16'07"E 77.80 FT; TH S0*02'40"E 265.51 FT TO S SEC
LINE; TH S88*20'44"W 76.40 FT TO POB 0.468 A

03-14-05-251-007

TOPO - BOUNDARY SURVEY



LEGAL DESCRIPTION* 17689 Masonic Blvd. FROM MACOMB GIS

parcel 1:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plat no 5of lots 1,2,3 and parts of 4,5,and 6 of the subdivision of NW ¼ OF SEC.5 and NE ¼ OF NW¼ OF SEC 6 T1N,R 13E part of lot 94 described as follow:
commencing at SE corner lot 94;thence N01°54'58"W 10 feet to point of beginning; thence S88°20'44"W 152.29 feet along north sideline Masonic Blvd;thence N07°25'00"E 151.90 feet ; thence N88°20'24"E127.66 feet; thenceS01°54'58"E150 feetto the point of beginning; containing 0.475 acr more or less .
as record of city of fraser Liber14, Page 29
AND RESERVING THE EASTERLY 20 FEET FOR EASMENT OF PUBLIC UTILITIES,RIGHT OF WAY AND INGRESS AND EGRESS. LIBER 016868 PAGE 00942 RECORDED DN JUL. 1 2005 ,WARRANTY DEED.

parcel# 03-14-05-178-003

parcel 2:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plat no 5of lots 1,2,3 and parts of 4,5,and 6 of the subdivision of NW ¼ OF SEC.5 and NE ¼ OF NW¼ OF SEC 6 T1N,R 13E part of lot 94 described as follow:
BEGINS from center section 5; thence N0°19'00"W 264.52 feet along north south ¼ sec. line; thenceN01°07'E 77.8 feet;thence S00°02'40"E 265.51 feetto south section line;thence S88°20'44"W 76.40 to point of beginning , containing 0.468 acre more or less.
Parcel No. 03-14-05-251-007
as recorded on city fraser record l14 p29



FLOOD ZONE:
property on zone code (AE)not on flood zone map# 26099C0337 G macomb co.

NOTE:
Since our survey doesn't include (TITLE SEARCH)HERE COULD BE EASMENTS AND ANY ENCUMBRANCES AND/ OR RESTRICTIONS UPON SUBJECT PROPERTY AS MAPED HEREIN AND THAT ARE NOT SHOWN THIS TIME.

LEGEND	
X 600 EXIST ELEVATIONS	OHW over head WIRE
PL-M PROPERTY LINE measured	PP Power pole
BLDG BUILDING	LP light pole
WL WATER LINE	sec. section
GMTR GAS METR	W WATER
EMTR ELC. METR	R RECORD
CONC. CONCRETE	SAN SANITARY
STM L Storm line	FIR FOUND IRON ROD
WD WIDE	M MEASURED
WSO WATER KEY SHUTOFF	P PARK STALL
TR Tree	CHLF CHAIN LINK Fnc
Prc property corner	ASPH. ASPHALT
	FF finish floor elev.

NOTE:
BEARING BASIS MEASUERS IS TRUE NORTH

BENCH MARK INFO: NAVD 88
1-NGS (National Godetic survey bench mark) , PID -DI6134 , locate center 14 mile rd east private entrance --18689 ELEV.=614.42 FT.
2-BM 1 ARROW HYD. SE PROPERTY SOUTH SIDE MASONIC BLVD. ELV.=617.30 FT .
3-BM2 SPIKE DN UTILITY POWER POLE NORTH LINE MASONIC BLV. ELV. =615.97 FT



PRO-TECH LAND SURVEY,PC

25798 PEPPERTREE LN.
WARREN MI 48091
TEL: 586-883-0099
INFO@PRO-TECHLANDSURVEY.COM

CLIENT : -----

ADDRESS : 17689 MASONIC BLV.
CITY OF FRASER MI 48026

TEL : -----

DRAWN BY : B-S

APPROVED BY :

DATE : 6/5/2024

SCALE : 1"=20'

PAGE : 1 OF 1

JOB # : 245-TBOND

TABULATIONS

SITE: = .475 ACRE
ZONED: CN BUSINESS DISTRICT
PROPOSED BUILDING: RETAIL 3,720 S.F. GROSS
USE GROUP: B
CONSTRUCTION TYPE: 2B

PARKING REQUIRED:

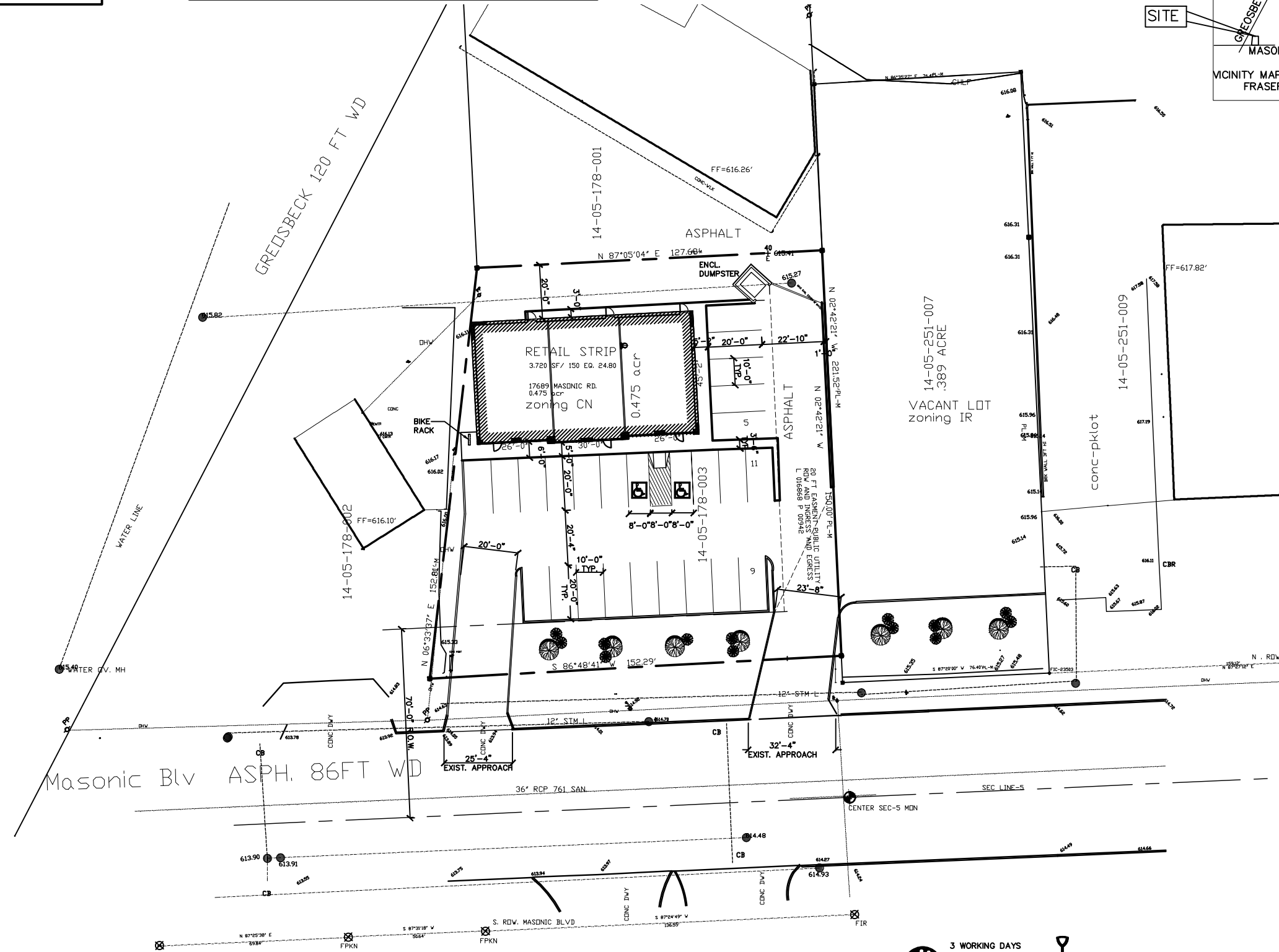
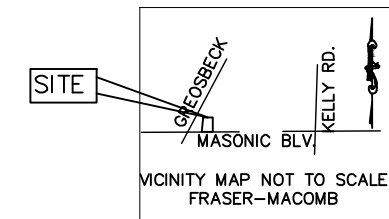
BUILDING SQ. FT. 3,720
GROSS SQ. FT. (COMMERCIAL)= 3,720 S.F.
PARKING REQUIRED (COMMERCIAL)
3,733 / ONE SPACE FOR EVERY 150 GROSS SQ. FT.= 24.8= 25 SPACES

TOTAL PARKING REQUIRED= 25 SPACES
TOTAL PARKING PROVIDED= 25 SPACES (INC. 2 H.C.P.)

LEGAL DESCRIPTION* 17689 Masonic Blvd. FROM MACOMB GIS

parcel 1:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plot no 5 of lots 1,2,3 and parts of 4,5, and 6 of the subdivision of NW 1/4 OF SEC.5 and NE 1/4 OF NW 1/4 OF SEC.6 T14N, R. 13E part of lot 94 described as follows:
commencing at SE corner lot 94; thence N01°54'58"W 10 feet to point of beginning; thence S88°20'44"W 152.28 feet along north sideline Masonic Blvd; thence N07°25'00"E 151.90 feet; thence N88°20'24"E 127.66 feet; thence S01°54'58"E 150 feet to the point of beginning; containing 0.475 acre or more or less .
as record of city of fraser Liber 14, Page 29.
AND RESERVING THE EASTERLY 20 FEET FOR EASEMENT OF PUBLIC UTILITIES, RIGHT OF WAY AND INGRESS AND EGRESS.
LIBER 016868 PAGE 00942 RECORDED ON JUL. 1 2005 , WARRANTY DEED.

parcel# 03-14-05-178-003



SITE PLAN

SCALE: 1" = 20'-0"



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS-DIG
1-800-482-7171
(TOLL FREE)



20516 MARSHALL
SOUTHFIELD, MI 48076
ARCHITECTURE
PLANNING
INTERIOR DESIGN
TEL. 248.421.5798

CLIENT: BEARING
TERRY DEHKO CONSTRUCTION & CONSULTING LLC
16659 E. FOURTEEN RD.
FRASER, MICHIGAN 48026
STE. 120
FARMINGTON HILLS, MI 48334
TEL.: (586) 293-7790

SHEET TITLE:
PROPOSED SITE PLAN
PROJECT TITLE:
RETAIL DEVELOPMENT
17689 MASONIC RD.
FRASER, MICHIGAN

DATE	BY	ISSUED FOR
12-12-24	ST	SITE PLAN APPROVAL

SCALE:
AS NOTED

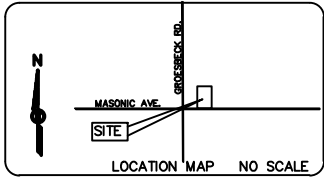
SHEET NO.:
SP-100

PROJECT NO.:
24-1043

DRAWING SCHEDULE
ARCHITECTURAL /STRUCTURAL

SP-100 SCHEDULE OF DRAWINGS, SITE PLAN & TABULATIONS
A-100 FLOOR PLAN & NOTES
A-101 BUILDING ELEVATIONS
CIVIL ENGINEERING
C-1 TOPO BOUNDARY SURVEY

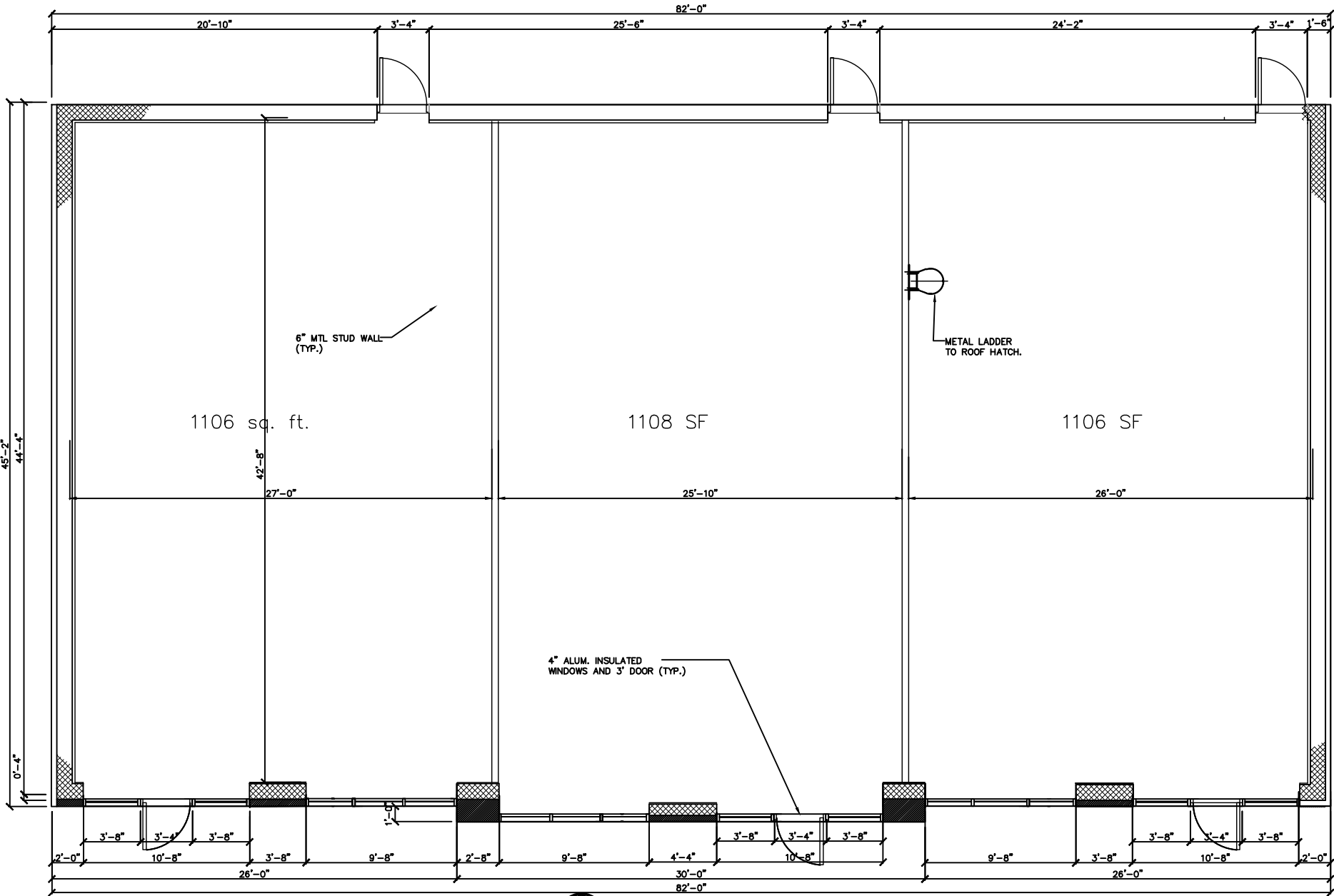
REFERENCE CODES:
2006 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS
2006 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS
2006 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS
2014 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS
MICHIGAN ENERGY CODE
ANNUAL 90-A 1990 AND 90-B 1975



- GENERAL REQUIREMENTS:**
- SUBCONTRACTORS MUST VERIFY ALL EXISTING CONDITIONS, ELEVATIONS AND DIMENSIONS, BOTH ON SITE AND/OR DRAWINGS. RECORD AND REPORT IN WRITING ANY CONFLICTS OR VARIANCES ON EXISTING SITE OF THESE DOCUMENTS TO ARCHITECT, GC/CN. OR HIS AGENT. CONTRACTORS ARE NOT HEREBY RELIEVED FROM RESPONSIBILITY OF COMPLETING JOB REQUIREMENTS AND INTENT OF ALL DOCUMENTS.
 - SUBCONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES AND DANGER SIGNALS, ALSO COMPLY WITH ALL STATE AND LOCAL LAWS AND ORDINANCES TO PROTECT PUBLIC AND PERSONNEL INVOLVED AS REQ'D FOR THEIR SCOPE OF WORK.
 - THESE PLANS HAVE BEEN PREPARED USING THE 2000 I.B.C. CODE W/ STATE OF MICHIGAN AMENDMENTS. ANY DISCREPANCIES WITH THE PLANS & THE CODE SHALL BE DIRECTED TO THE ARCHITECT IMMEDIATELY. THE 2000 I.B.C. AND THE STATE OF MICHIGAN AMENDMENTS SHALL GOVERN CONSTRUCTION THROUGHOUT.
 - LOCAL FIRE DEPARTMENT APPROVAL IS REQUIRED EACH SUBCONTRACTORS WORK.
 - EXPOSED INSTALLATION OF (THERMAL & SOUND INSULATING MATERIALS) SHALL A MATERIAL FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - CONCEALED INSTALLATION OF (THERMAL & SOUND INSULATING MATERIALS) SHALL A MATERIAL FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - CELLULOSIC INSULATION SHALL HAVE A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - ALL CONTRACTORS/SUBCONTRACTOR SHALL OBTAIN INSPECTIONS AND APPROVALS BY GOVERNING AGENCIES FOR THEIR SCOPE OF WORK.

- CONSTRUCTION NOTES**
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND VERIFY EXISTING DIMENSIONS. IF ANY QUESTIONABLE CONDITIONS EXIST, CONTACT THE DESIGNER/ARCHITECT FOR CLARIFICATIONS.
 - UPON COMPLETION, THE GENERAL CONTRACTOR SHALL LEAVE THE PREMISES FINAL CLEAN
 - ALL PERMITS, LICENSES, FEES, AND CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED AND PAID FOR BY EACH TRADE.
 - ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES.
 - CONTRACTOR WILL CARRY BUILDER'S RISK, WORKERS COMPENSATION, LIABILITY INSURANCE, AND AUTOMOBILE INSURANCE. CONTRACTOR WILL BE REQUIRED TO PROVIDE CERTIFICATE OF INSURANCE.
 - DO NOT SCALE OFF PLAN.
 - CONTRACTOR TO INSURE FIRE EXTINGUISHER REQUIREMENTS PER FIRE MARSHALL.
 - EACH TRADE RESPONSIBLE FOR CLEAN UP AND REMOVAL AT END OF EACH WORK DAY.

- GENERAL REQUIREMENTS:**
- ALL PHASES AND OPERATIONS CONDUCTED IN COMPLIANCE WITH THESE SPECIFICATIONS ARE GOVERNED BY:
A. BIDDER INSTRUCTIONS- AIA, A701 AND 201
B. EXCEPTIONS, THAT ANY PROVISION THERE IN WHICH MAY BE IN CONFLICT OR INCONSISTENT WITH PROVISIONS HERE IN SHALL BE HELD AS VOID TO THE EXTENT OF SUCH A CONFLICT OR INCONSISTENCY.
 - ALL CONTRACTORS PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS & ETC. AS LISTED, MENTIONED OR SCHEDULED HERE IN INCLUDING ALL LABOR AND MATERIALS & WORKMANSHIP, ALL THE BEST OF THEIR RESPECTIVE KINDS.
 - WHERE AIA, ASTM, OR ETC., AND ALL OTHER TESTING GRADE OR STANDARDS ARE REFERRED TO THEY SHALL BE CURRENT PUBLISHED STANDARDS.
A. REFERENCES TO MANUFACTURER'S INSTRUCTIONS SHALL BE THE LATEST ADDITION THERE OF TRADE NAMES AS REFERRED TO, ARE TO ESTABLISH A MINIMUM LEVEL OF QUALITY DESIRED.
 - CONTRACTORS MUST COMPLY WITH ALL CODES, LAWS & ORDINANCES PERTAINING TO BUILDING, EMPLOYMENT, PUBLIC HEALTH & SAFETY.
 - OWNER & CONTRACTORS AS DESIGNATED OR AS OTHERWISE NOTED SHALL OBTAIN & PAY FOR ALL TYPES OF PERMITS & TESTING AND OBTAIN APPROVALS FOR SAME.
 - WITHIN THEIR SCOPE CONTRACTORS, SUBCONTRACTORS & SUPPLIERS SHALL IDENTIFY AND HOLD HARMLESS THE OWNER, CM/GC, AND ARCHITECT FROM ANY AND ALL CLAIMS RESULTING FROM THE PERFORMANCE OF THEIR WORK.
 - SUBCONTRACTORS SHALL TAKE OUT AND MAINTAIN SUCH LIABILITY INSURANCE (AT HIS OPTION) TO PROTECT HIMSELF. OWNER SHALL MAINTAIN INSURANCE TO 100 COVERAGE TO THE INTEREST OF ALL PARTIES CONCERNED CONTAINING ALL SUBREGATION CLAUSES AS MAY BE REQUIRED UNDER STATE LAWS.



A FLOOR PLAN
A-100 1/4" = 1'-0" (PROPOSED)



NOTE:
1. THIS IS A WHITE BOX CONSTRUCTION.
2. BATHROOMS WILL BE PROVIDED BASED ON FUTURE TENANT REQUIREMENTS.

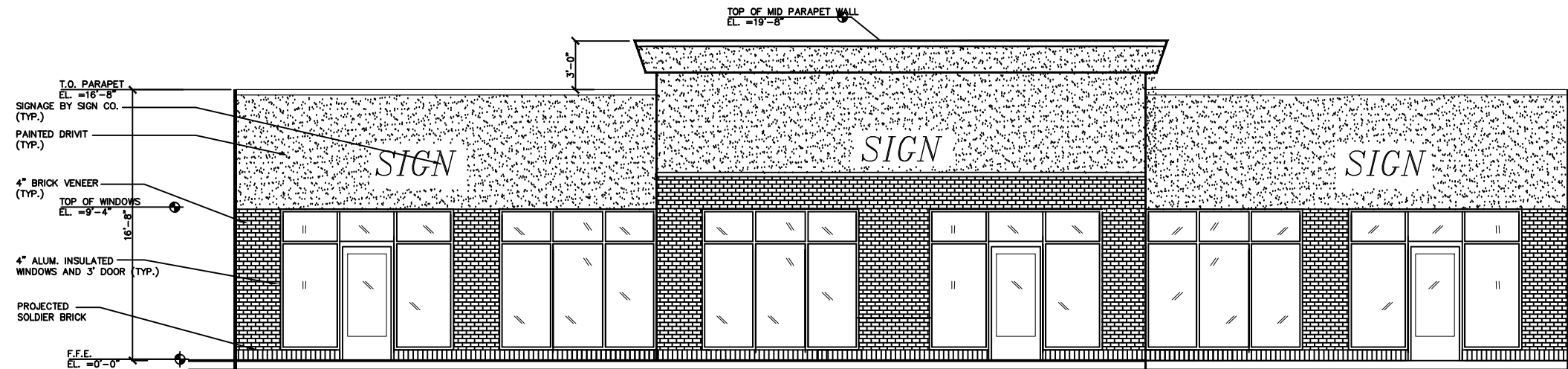
estee design
20516 MARSHALL
SOUTHFIELD, MI 48076
TEL: 248.421.5798
ARCHITECTURE
PLANNING
INTERIOR DESIGN

CLIENT: BEARING
TERRY DEHKO CONSTRUCTION &
16659 E. FOURTEEN RD.
FRASER, MICHIGAN 48068
TEL: (586) 293-7790
STE. 120
FARMINGTON HILLS, MI 48334

SHEET TITLE:
PROPOSED SITE PLAN
PROJECT TITLE:
RETAIL DEVELOPMENT
17689 MASONIC RD.
FRASER, MICHIGAN

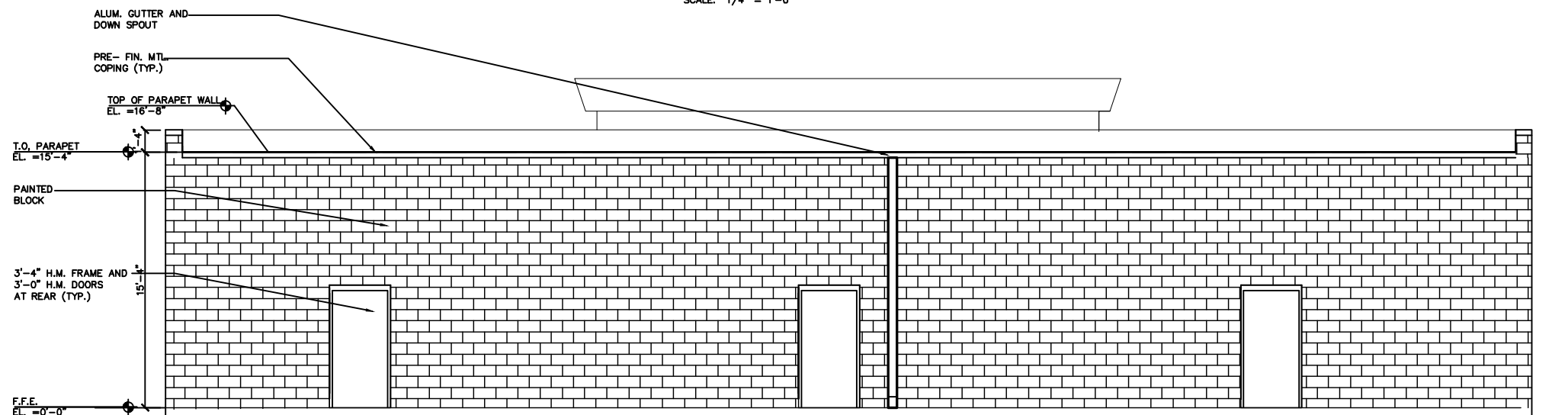
DATE	BY	ISSUED FOR
12-12-24	ST	FOR CITY APPROVAL

SCALE:
AS NOTED
SHEET NO.:
A-100
PROJECT NO.:
24-1043



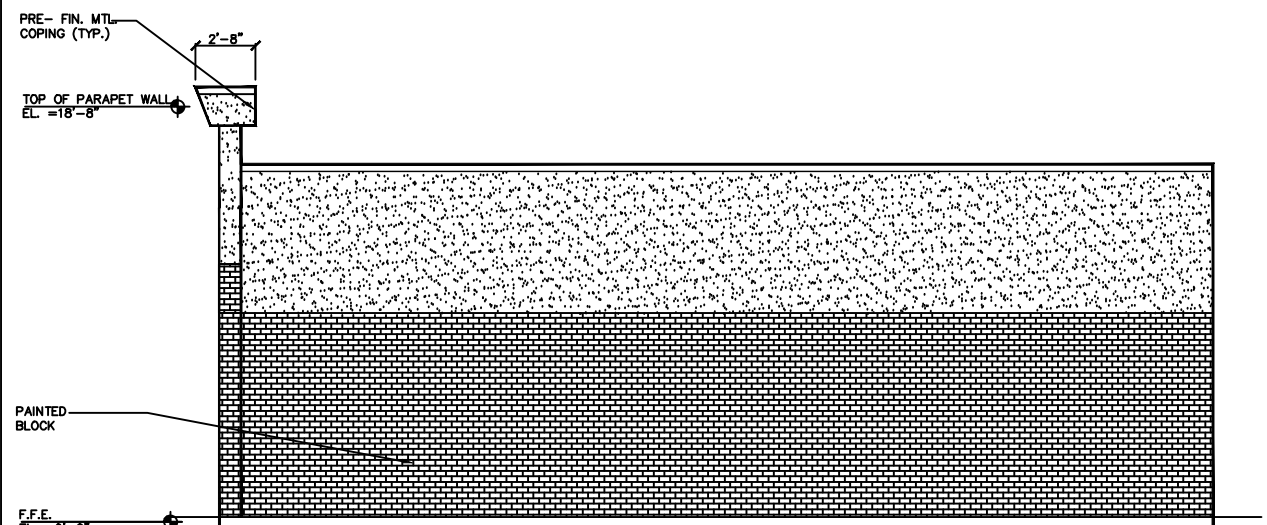
SOUTH ELEVATION

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



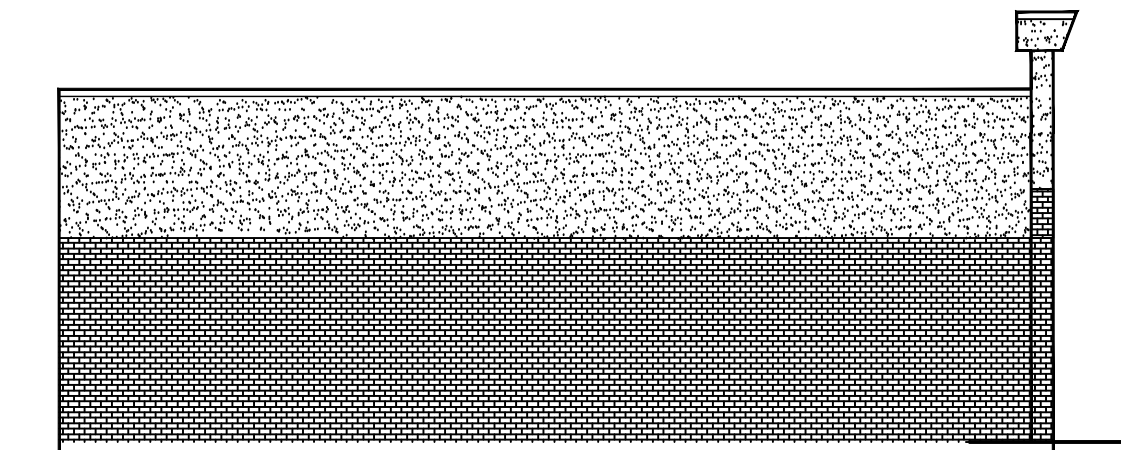
NORTH ELEVATION

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



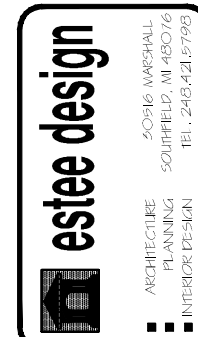
EAST ELEVATION

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



WEST ELEVATION

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



ARCHITECTURE PLANNING INTERIOR DESIGN
20516 MARSHALL
SOUTHFIELD, MI 48076
TEL: 248.421.5798

CLIENT: **BEARING**
TERRY DEHKO CONSTRUCTION & CONSULTING LLC
16659 E. FOURTEEN RD.
FRASER, MICHIGAN 48026
TEL: (586) 293-7790
32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI 48334

SHEET TITLE: **PROPOSED ELEVATIONS**
PROJECT TITLE: **RETAIL DEVELOPMENT**
17689 MASONIC RD.
FRASER, MICHIGAN

DATE	BY	ISSUED FOR
12-12-24	ST	SITE PLAN APPROVAL

SCALE: **AS NOTED**
SHEET NO.: **A-200**
PROJECT NO.: **24-1043**



Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: Election of Officers, Planning Commission
DATE: December 23, 2024

This memo provides an overview of the process for election of offices. This information is sourced from the Planning Commission By-Laws as amended August 7, 2019.

ELECTION OF OFFICERS

Election of Officers of the Planning Commission shall be held at the regular January meeting of each year by ballot, or first available meeting after January. The process shall begin by entertaining a nomination for a particular Planning Commission office. If the nominee accepts the nomination, and no other nominees are offered, the nominee shall be deemed elected to the office by acclamation. If more than one member is nominated for the same office, a vote of the members shall be taken, and the nominee who receives the most votes cast shall be elected to that particular office.

OFFICERS

Planning Commission must elect the following offices.

Officer	Responsibility/Authority
Chairperson	The Chairperson shall preside at all hearings and meetings. He/she shall be an ex-officio member of all committees. He/she shall decide all points of order or procedure and shall have the duties normally conferred by parliamentary procedures upon such officers. He/she shall have the privilege of all the rights and responsibilities as other Commission members, including making and seconding motions, discussing all matters before the Planning Commission, and voting upon them. The Chairperson shall sign all approved site plans, correspondence (except for routine correspondence which may be signed by the Secretary), and other official documents on behalf of the Planning Commission. Resolutions approved by the Planning Commission shall be signed by the Chairperson and the Secretary.
Vice-Chairperson	The Vice-Chairperson shall preside and exercise all the duties of the Chairperson in the Chairperson's absence. If neither the Chairperson nor Vice-Chairperson is present at a meeting or public hearing, a temporary acting chairperson shall be appointed by a majority vote of the Planning Commission in attendance at the meeting.
Secretary	The Secretary shall, with the assistance of the City staff, keep the minutes and records of the Planning Commission, prepare the agenda of regular and special meetings with the Chairperson, provide notice of meetings to Planning Commission members, notify the City Clerk relative to the proper and legal notice of hearings, receive and respond to correspondence as directed by the Planning Commission, maintain records of attendance for members of the Planning Commission, affix his/her signature to all correspondence, arrange publications on behalf of the Planning Commission, and perform such other duties as are normally carried out by the Secretary. The Secretary shall sign official minutes approved by the Planning Commission, routine correspondence of the Planning Commission, and other documents requiring certification. Resolutions approved by the Planning Commission shall be signed by the Secretary and the Chairperson of the Planning Commission. If the elected Secretary is not in attendance at a meeting, the Chairperson may appoint a temporary Secretary to perform the duties of Secretary at that meeting.



OFFICERS TERM

The term of any Planning Commission office shall be one (1) year, beginning immediately upon election, or until the following January or the meeting thereafter when elections are held. A member of the Planning Commission may be elected to the same office for no more than two (2) successive years, with the exception of the office of Secretary.

2023 & 2024 OFFICERS

Office	2023	2024
Chairperson	Kathy Czarnecki	Kathy Czarnecki
Vice-Chairperson	Kenny Perry	Randy Warunek
Secretary	John Keil	Renee Meyer

Given the term limits, Kathy Czarnecki is not eligible for election to the Chairperson office. This is the only term restriction applicable for the 2025 election of officers.

Planning Commission and Zoning Board of Appeals

2024 Annual Planning and Zoning Report to City Council

City of Fraser, MI

INTRODUCTION AND PURPOSE OF THE ANNUAL PLANNING REPORT

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2024 activities to the Fraser City Council:

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

The following citizens dedicated their time to serving the City of Fraser as Planning Commissioners in 2024:

- Frank Farina, ZBA Liaison
- Joann Barr
- John Keil
- Kathy Czarnecki, Chairperson
- Randy Warunek, Vice Chairperson
- Renee Meyer, Secretary
- Trevor Tuller

PLANNING COMMISSION MEETINGS

The Fraser Planning Commission met eleven times in 2024. This meets and exceeds the requirements of the MPEA, which requires a minimum of four meetings annually.

1. Wednesday, January 3, 2024
2. Wednesday, February 7, 2024
3. Wednesday, March 6, 2024
4. Wednesday, April 3, 2024
5. Wednesday, May 1, 2024
6. Wednesday, June 5, 2024
7. Wednesday, July 15, 2024
8. Wednesday, August 7, 2024
9. Wednesday, October 2, 2024
10. Wednesday, November 6, 2024
11. Wednesday, December 4, 2024

ZONING BOARD OF APPEALS MEMBERSHIP

The following citizens dedicated their time to serving the City of Fraser as Zoning Board Members 2024:

- Emma Stasek
- Frank Farina, Chairperson, PC Liaison
- Joseph Chimenti
- Mark Burley, Vice Chairperson
- Patrick Green
- Rosanne Menendez, Secretary

ZONING BOARD OF APPEALS MEETINGS

The Fraser Zoning Board of Appeals met nine times in 2024.

1. Thursday, January 18, 2024
2. Thursday, March 7, 2024
3. Thursday, April 4, 2024
4. Thursday, May 2, 2024
5. Thursday, July 18, 2024
6. Thursday, August 1, 2024
7. Thursday, September 5, 2024
8. Thursday, November 7, 2024
9. Thursday, December 5, 2024



2024 in Review

The following tables outline the various development reviews (site plan, special land use, etc.) considered by the Planning Commission and variances that were considered by the Zoning Board of Appeals in 2024. Variances are reported to reflect on potential challenges or obsolete regulations within the existing Zoning Ordinance, and to possibly inform future direction for the Planning Commission.

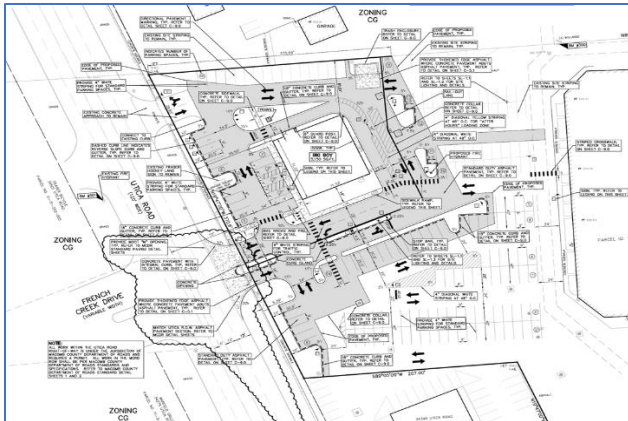
DEVELOPMENT REVIEWS

City ID	Project Type	Location	Description	Status	Date
RZ 23-02	Conditional Rezoning	32981 (32971) & 32875 Utica Road, Sheetz	Request to rezone two (2) parcels from Community Business District (CBD) to Commercial General (CG) for the purposes of constructing and opening a 24-hour fast food and gas station business.	PC recommend denial. City Council approved on October 30, 2024.	January 3, 2024
SLU 24-01	Special Land Use Review	34400 & 34500 Utica Road, Hockeyland/Big Boy	To modify the conditions of the special land use approval of 2/3/21 to operate a drive-through in the General Commercial District in front of Hockeyland.	Approved, with conditions	March 6, 2024
SP 24-01	Site Plan Review	34400 Klein Road, Foundations Solutions	To construct an additional driveway/parking lot and dumpster enclosure within the IR, Industrial Restricted District.	Approved, with conditions	June 5, 2024
SP 23-04	Site Plan Review	34575 Commerce Road, Kelly Commerce Center	Request to add outdoor storage of 25 school buses to the rear of the building.	Withdrawn	November 6, 2024
SP 24-02	Site Plan Review	31253 & 31285 Utica Road, Sunbelt Rentals	To construct a new parking and gravel storage area with an 8ft chain link fence.	Approved, with conditions	July 15, 2024
SP 24-03	Site Plan Review (Exterior Façade)	16000 15 Mile Road, Signature Square	Request to change the façade of the retail center, located in the CG, Commercial General District.	Approved	August 7, 2024
SP 24-05	Site Plan Amendment Review	34835 Utica Road, Meijer	Request to reduce parking spaces to create a new outlot development.	Approved	October 2, 2024
SLU 24-02 SP 24-04	Special Land Use / Site Plan Review	34625 & 34835 Utica Road, Mister Car Wash	To construct a new automatic tunnel car wash with exterior vacuum stalls and associated parking, on Meijer's property.	Approved, with conditions	December 4, 2024
SP 24-06	Site Plan Review (Exterior Façade)	32925 Groesbeck Highway, Fraser Optical	Request to change the façade of the retail center, located in the CG, Commercial General District.	Approved, with conditions	November 6, 2024

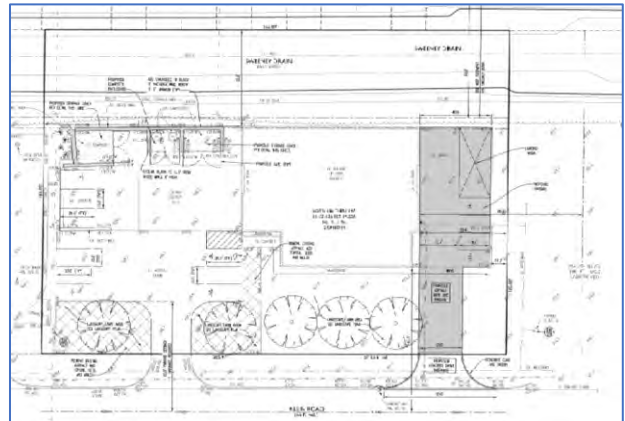


APPROVED DEVELOPMENTS

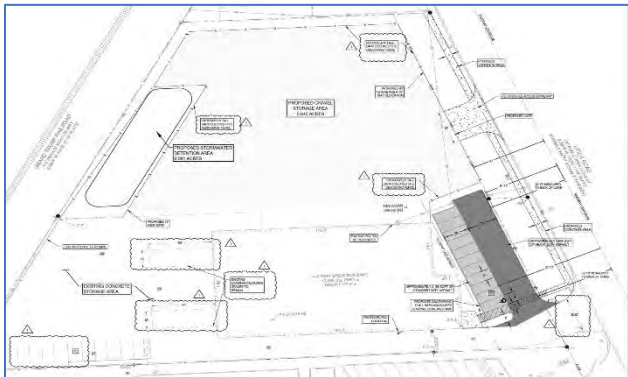
Below, please find a brief photo library of developments approved by the Fraser Planning Commission in 2024:



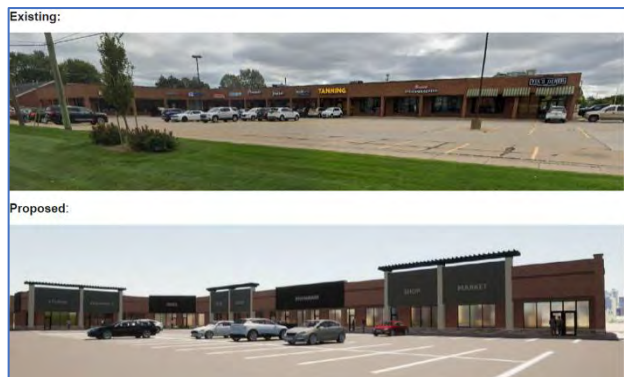
Special Land Use: Hockeyland/Big Boy (SLU 24-01)



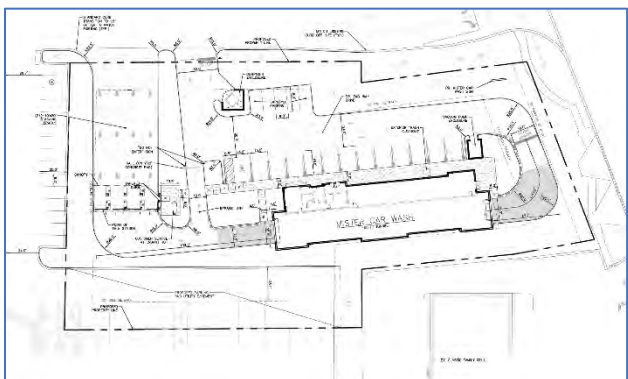
Site Plan Review: Foundation Solutions (SP 24-01)



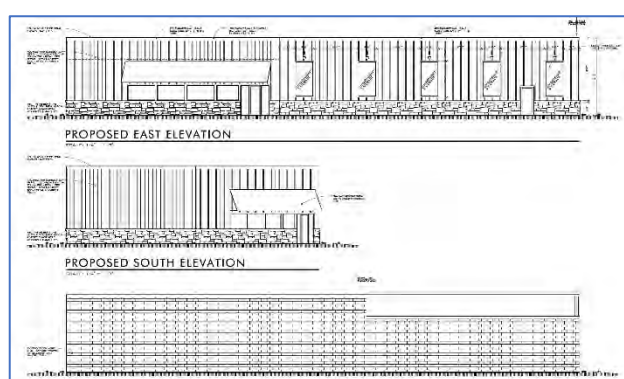
Site Plan Review: Sunbelt Rentals (SP 24-02)



Site Plan Review: Exterior Façade, Signature Square (SP 24-03)



Site Plan & Special Land Use Review: Mister Car Wash (SP 24-04, SLU 24-02)



Site Plan Review: Exterior Façade, Fraser Optical (SP 24-06)



ZONING APPEALS

City ID	Project Type	Location	Description	Status	Date
ZBA 23-05	Dimensional Variance	31471 Utica Road, Monticello	To increase the maximum sign area within the prohibited vertical dimensions of 4 ft. and 10 ft.	Approved	January 18, 2024
ZBA 24-01	Use Variance	16659 E. 14 Mile Road, Suite B, Schott's Market Storage Building	To allow a powder-coating business, which is allowed in the Industrial Restricted (IR) District in the Community Business District (CBD) District.	Denied	April 4, 2024
ZBA 24-02	Dimensional Variance	31253/31285 Utica Road, Sunbelt Rentals	To allow a front setback for parking (87.13ft requested) and a storage unit (51.6ft requested) in the Industrial Controlled (IC) District, which requires a 110ft parking setback; To allow a front setback for a fence in (51.6ft requested) in the IC District, which requires a 110ft parking setback.	Approved	May 2, 2024
ZBA 24-03	Dimensional Variance	3440 Klein Road, Foundation Solutions 360	To increase the existing nonconforming front parking setback from 63ft to 51ft in the Industrial Restricted (IR) District; To modify approved variance conditions of ZBA 22-03 that require a shared parking agreement with adjacent property owners.	Approved	May 2, 2024
ZBA 24-04	Dimensional Variance	34835 Utica Road, Meijer	To reduce the number of required off-street parking spaces for a commercial business from 1,079 parking spaces to 999 parking spaces (1,608 spaces required).	Approved	September 5, 2024
ZBA 24-05	Dimensional Variance	31253 Utica Road, Sunbelt Rentals	To allow a 10ft greenbelt planting strip along the north property line in the Industrial Controlled (IC) District, which required a 20ft greenbelt planting strip.	Approved, with conditions	August 15, 2024
ZBA 24-06	Use Variance	33420 Utica Road, Bearing Construction and Consulting, LLC	To allow construction of multiplex buildings consisting of seven two-family dwellings on site with associated parking in the Residential Medium – One Family (RM) District.	Approved, with conditions	November 7, 2024
ZBA 24-07	Dimensional Variance	34625/34835 Utica Road, Mister Car Wash	To allow the applicant to exceed the maximum allowed footcandle illumination measurement in a commercial use in the driveway (21 requested, 4 permitted), in the parking areas (21 requested, 4 permitted), and in walks (33 requested, 2 permitted).	Postponed	December 5, 2024

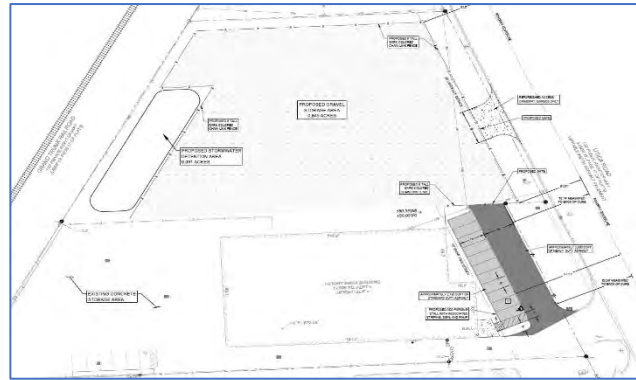


APPROVED VARIANCES

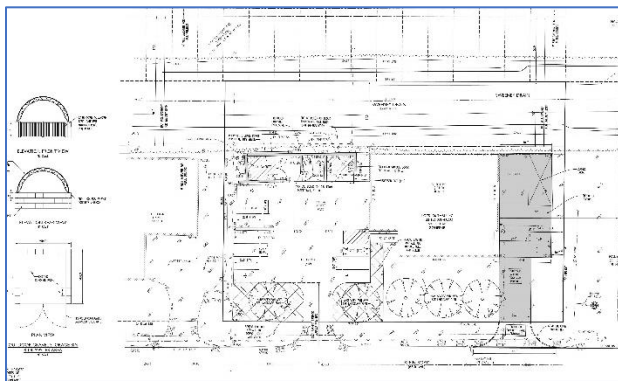
Below, please find a brief photo library of variances approved by the Fraser Zoning Board of Appeals in 2024:



Dimensional Variance: Sign Area, Monticello (ZBA 24-03)



Dimensional Variance: Setbacks for storage area/fence (ZBA 24-02)



Dimensional Variance: Front Parking Setback, Foundation Solutions (ZBA 24-03)



Dimensional Variance: Parking space reduction (ZBA 24-04)



Dimensional Variance: Greenbelt, Sunbelt Rentals (ZBA 24-05)

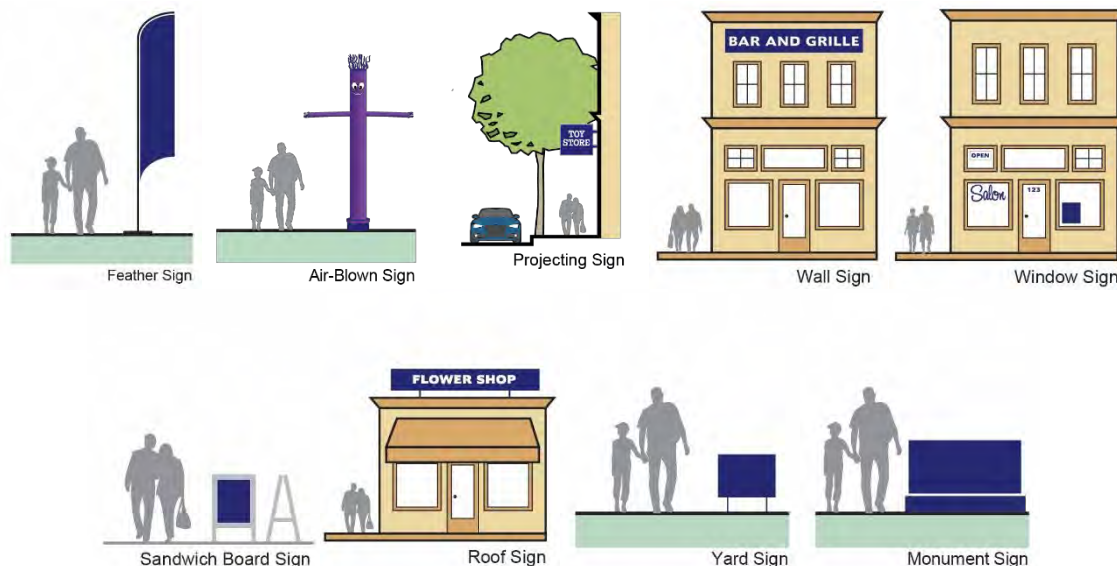


Use Variance: Two-family dwellings in RM District (ZBA 24-06)



ZONING ORDINANCE UPDATES

Ordinance Section	Overview	Status
Sec. 32-85 (Article 5)	To update the Sign Ordinance to bring it up to current practices and ensure compliance with recent Federal legislation.	Adopted November 14, 2024 by City Council.



ZONING ADMINISTRATION

The following section provides a high-level overview of the daily zoning administration activities. Below is a table of permits issued in 2024, which includes building, mechanical, plumbing, etc. as well as zoning related permits.

2024 Permits

Permit Type	Permits Issued
Fence	63
Patio	3
Concrete	61
Deck	9
Garage	1
Generator	24
Pool/Spa	7
Porch	2
Shed	4
Other	950
Total	1,124

In 2024, there were a total of **1,352** enforcements issued. Frequent enforcements were due to grass and weeds, work without permit, blight/nuisance, and certificate of occupancy violations.



LOOKING AHEAD: 2025 WORK PLAN

By preserving what Fraser already has, and enhancing those elements that can be improved, the city can continue to afford residents and visitors with a high-quality place to live, work and play.

In the coming year, the following are additional projects the Planning Commission may undertake:

MASTER PLAN UPDATE

The current 2021 Master Plan reflects 5-year planning goals and priorities, through 2026. Therefore, an update of the Master Plan will be pertinent in 2025.

2021 MASTER PLAN IMPLEMENTATION

Some of the high priority implementation projects as outlined in the 2021 Master Plan include:

- **Establishment of a Downtown Development Authority (DDA).**
- **Business attraction and retention efforts.** The Planning Commission will support business retention and attraction in whatever ways most feasible in 2024. This includes exploring enrollment in the Redevelopment Ready Communities program run by the Michigan Economic Development Corporation.
- **Implementation of new districts** (and revisions to existing districts) such as Flex Corridor Overlay District and Central Business District (Core and Fringe).
- **Continuing to develop and maintain the City's sidewalk network.** Using SEMCOG grant funds, the Planning Commission should support and amplify the Sidewalk and Pathway Network Gaps Planning efforts, including community engagement and planning for the construction and/or repair of sidewalks, especially along major thoroughfares.

FULL ZONING ORDINANCE UPDATE

In 2025, one of the Planning Commission's work program priorities will include a full Zoning Ordinance rewrite, which will include necessary Ordinance updates to address current issues and begin to modernize the Zoning Ordinance. Current issues that will be addressed include:

- **Maximum Illumination Standards**
Review maximum illumination standards against modern best practices and clarify vague language in existing ordinance.
- **Parking Minimums**
Assess the proliferation of parking minimums throughout the Zoning Ordinance and identify opportunities to reduce or remove them.
- **Driveways and lot coverage**
Clarify driveway expansion regulations and exploring permeable material allowed for parking and driving areas.
- **Automatic Car Wash Standards**
On November 14, 2024, City Council adopted a moratorium on new car wash development so that Planning and Legal could review best practices and recommend ordinance amendments to address the modernization of these intensive uses.
- **Transparency Requirements**
Update building transparency requirements. The Planning Commission conducted research in 2022 regarding building transparency requirements in surrounding communities. These findings should be used to update the building transparency requirements in the Zoning Ordinance.





Memorandum

TO: Fraser Planning Commission
Lauren Sayre, AICP
FROM: Don DeNault
Alyssa Ericson
SUBJECT: Driveway Expansion and Lot Coverage
DATE: December 20, 2024

This memo provides a recommendation for addressing residential driveway expansions. There are 3 areas of the ordinance that should be updated to allow for driveway expansions in a manner that protects the health, safety, and welfare of residents. These include the definitions, off-street parking, and building requirements for one family residential districts.

We have circulated this to Engineering and DPW for comments on impervious surface recommendations.

We anticipate bringing this ordinance amendment, with any changes from Planning Commission, Engineering, or DPW, to the February meeting. During this meeting we anticipate holding the public hearing and will be looking for a recommendation from Planning Commission for City Council adoption. This timeline may change based on Planning Commission's comfort with the current draft and discussion.

We look forward to discussing further.

EXISTING ORDINANCE

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

Sec. 32-92(10)

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



RECOMMENDED AMENDMENTS

Sec. 32-3, Definitions:

Driveway. The paved surface providing access to an attached garage, detached garage, or other required parking on a lot.

Sec. 32-92(10):

The following provision would replace the existing ordinance provision on residential driveways.

The following provisions are applicable to residential off-street parking spaces for one and two-family uses:

a) Driveway Dimension Requirements

	Maximum Width at the Property Line	Maximum Width	Side Setback
Attached Garages	Width of garage	Width of garage plus 9 feet ^{ab}	1 ft
Detached Garages	12 feet	Width of garage plus 9 feet	1ft
No Garages	12 feet	20 feet	1ft

- Driveway must use side yard first before using the front yard for creation or expansion of driveway exceeding the width of the garage.
- If driveway exceed the width of the garage, the expansion must include a 45-degree taper from the intersection of the driveway and sidewalk to the end of the expanded driveway.

- Parking shall be restricted to paved areas.
- Driveways must adhere to the impervious surface maximums specified in Sec. 32-144(4).
- Horseshoe drives may be permitted only on corner lots on the frontage without garage frontage. The width of the horseshoe drive may not exceed 9 feet at any given point.
- Where paving is proposed in the side yard to less than 18 inches from the property line, run off shall be contained within the property by reverse pitch of one and one-half inches curb to prevent water, road salts or other substances from entering onto the adjoining property.

Sec. 32-122(4): Building Requirements

We propose adding the following impervious surface maximums to the existing building requirements for one family residential districts.

	RM	RL
Maximum Front Yard Impervious Surface	35%	40%
Maximum Total Lot Impervious Surface	45%	50%



Monthly Planning & Zoning Report

For December 2024

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

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



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting. <i>“Motion by Perry supported by Sutherland to approve the conditional rezoning application RZ23-02 based on the information presented by Sheetz with modifications to the maintenance of landscaping, the presentation of a compliant lighting plan, and Sheetz covering the cost of any land transfers to neighboring residents.”</i> The site plan will return to Planning Commission, but Planning Commission will only be able to ensure that the conditions of the conditional rezoning agreement are met.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
ZBA 24-01 31253 Utica Road Sunbelt Rentals	Request for front parking setback, as well as front fence setback and front setback for a storage area.	The variance request granted at the May 2, 2024 ZBA meeting. The site plan will be conditionally approved at the July 15, 2024 PC meeting. A variance will be reviewed at the August 15 ZBA meeting. This variance is part of the conditional site plan approval. Applicant is in engineering review.
SP 23-04 34575 Commerce Road Drivergent	Request for site plan approval to store buses outdoors.	Planning Commission tabled the request at the May 1, 2024 meeting until the applicant obtains all necessary variances and provides revisions to the site plan. Applicant indicated they are wanting to move their business, so will not be seeking approvals for the outdoor storage. Applicant is currently in litigation.
ZBA 24-04 34835 Utica Road SP 24-05 34835 Utica Road Meijer	Request for reduction of off-street parking spaces.	The variance for a parking reduction to 999 spaces was granted at the September 5, 2024 ZBA meeting. The Meijer site plan amendment to reduce the parking required was approved at the October 2, 2024 Planning Commission Meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP 24-04 34625 Utica Road	Request for site plan approval for new car wash.	Planning Commission approved the Special Land Use and conditionally approved the site plan on December 4, 2024 meeting.
SLU24-02 34625 Utica Road	Request for special land use for open air business (outdoor vacuums).	The applicant is returning January 13, 2025 to seek a site plan amendment.
ZBA 24-07 34625 Utica Road	Variance request to increase the maximum illumination levels.	Zoning Board will review the variance for lighting at the January 16, 2025 meeting.
Mister Car Wash		
SP 24-06 32925 Groesbeck Hwy	Request for exterior façade with materials other than brick or stone.	Planning Commission approved the façade change at the November 6, 2024 meeting with a condition to use the brick façade up to the windows or door awning.
Fraser Optical		
ZBA 24-06 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting.
Use Variance for multiplex development	Request for site plan approval for multiplex development.	Applicant will return to PC for site plan review at the January 13, 2025 meeting.
SP 24-07 33420 Utica Road		
SP 24-08 17689 Masonic Blvd	Request for site plan approval for commercial strip mall.	Planning Commission will review the site plan for a 3-unit strip mall at the January 13, 2025 Meeting.
Strip Mall		
ZBA 24-08 18377 14 Mile Road	Request for a variance to use metal façade materials in an industrial district.	The Zoning Board will review the variance request for metal façade materials at the January 16, 2025 Meeting.
Power Solutions		

LOOKING FORWARD

- Full Zoning Ordinance Rewrite (End of 2025 – Early 2026)

CONTACT US

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

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