



**PLANNING COMMISSION
REGULAR MEETING
MARCH 5, 2025
6:00 pm**

TO PARTICIPATE - SEE THE INSTRUCTIONS BELOW

IN PERSON

CITY COUNCIL CHAMBERS
CITY HALL, 2ND FLOOR
47450 WOODWARD AVENUE, PONTIAC, MI 48342

WATCH LIVE ONLINE

CITY OF PONTIAC FACEBOOK PAGE

PLEASE NOTE – ONLINE PARTICIPATION IS NOT AVAILABLE

IF YOU WOULD LIKE TO COMMENT ON AN AGENDA ITEM, PLEASE DO SO BY 2:00 PM ON THE DATE OF THE MEETING BY
SENDING AN EMAIL TO PLANNING@PONTIAC.MI.US OR BY TELEPHONE AT 248-758-2824

AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Official Communications
4. Agenda Approval/Amendments
5. Approval of Minutes
 - a. February 5, 2025
6. Special Presentations – None Scheduled
7. Public Hearings (Presentation / Discussion / Possible Action)
 - a. **Application Number** ZMA 25-001
 - Applicant** Mercedes Gonzalez
 - Application Type** Zoning Map Amendment (Rezone)
 - Request** R-1 One Family Dwelling to R-2 Two Family Dwelling
 - Location** 11 Mohawk St. (Parcel ID 14-30-352-033)
 - Category** **Public Hearing & Possible Action**
 - b. **Applicant** Mark Yandrick, Planning Manager, City of Pontiac
 - Application Type** Zoning Text Amendment
 - Request** Zoning Amendments Pertaining to Planned Unit Residential Development
 - Location** Citywide
 - Category** **Public Hearing & Possible Action**

8. Public Comment for Items Not on the Agenda

9. Old Business (Presentation / Discussion / Possible Action)

a. **Application Number** SPR 23-030

Applicant Troy Equity LLC

Application Type Approval Extension

Location 1420 N Telegraph Rd

Request Extend the Site Plan and Special Exception Permit for One (1) Additional Year

Category **Possible Action**

10. New Business (Presentation / Discussion / Possible Action)

a. **Application Number** SPR 25-002

Applicant Chris Toma

Application Type Site Plan Review

Location 49730 Woodward Avenue

Request Light Manufacturing

Category **Possible Action**

11. Staff Communications

12. Discussion Items From Commissioners

13. Adjourn

Public Hearing Format

1. Staff Opening Presentation
2. Applicant Presentation
3. Commission Questions for Staff & Applicant
4. Open Public Hearing - Comment Session for Attendees (time limit set by Chair)
5. Close Public Hearing
6. Final Questions from Commission
7. Commissioner Deliberations
8. Decision (Approve/Approve with Conditions/Table/Deny)

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the Planning Division at (248) 758-2824 at least two working days in advance of the meeting. An attempt shall be made to provide reasonable accommodations.

CITY OF PONTIAC, MI

PLANNING COMMISSION MINUTES

Wednesday, February 5, 2025 – 6:00 P.M.
City of Pontiac City Council Chambers

1. CALL TO ORDER: (6:06 PM)

Planning Commissioners Present: Sam Henley, Vice Chair
Sue Sinclair
Tim Shepard
Michael McGuinness
Vernita Duvall
Christopher Northcross

Staff Present: Mark Yandrick, Planning Manager
Corey Christensen, Senior Planner

2. ROLL CALL

Four members were present at the time of the roll call and there was a quorum (Commissioners Henley, Sinclair, Shepard, and Northcross)

3. OFFICIAL COMMUNICATIONS

Planning Manager Yandrick noted that Commissioner McGuinness was running late due to work obligations but would be arriving shortly. Staff had not heard from Commissioner Duvall. Chair Parlove asked to be excused for travel. No other communications.

4. AMENDMENTS TO & APPROVAL OF THE AGENDA

No amendments to the agenda.

The motion was made by Commissioner Northcross, seconded by Commissioner Shepard, to adopt the February 5th meeting agenda as presented.

Yes: 4

No: 0

Motion passed.

5. MEETING MINUTES FOR REVIEW

No changes to the January 8th and 22nd minutes.

Commissioner Northcross, seconded by Commissioner Shepard, motioned to approve the minutes from the January 8th and 22nd minutes as presented. Commissioner Shepard supported the motion.

Yes: 4

No: 0

Motion passed.

Commissioner Duvall arrived at 6:08 pm.

6. PUBLIC HEARINGS

Application #: ZMA 24-010

Applicant: James Pappas

Application: Zoning Map Amendment

Address: 461 W Huron (Parcel ID 14-32-102-032)

Request: P-1 Parking to R-4 Multiple Family Elevator Apartments

Planning Manager Yandrick briefly explained why the application is being presented to the Commission again. He explained the case is the second iteration of the first presented with a change in conditions.

Planner Christensen presented the case, providing information on the applicant's rezoning request. He provided a description of the site and the proposed zoning as a R-4 Multifamily Elevator Apartment district. He went over the current zoning of the neighborhood, the existing conditions of the area, the reason for the request, the proposed conditions supplied by the applicant, as well as an analysis of the request against the standards of approval in the zoning ordinance. Staff recommended the Planning Commission to recommend approval to City Council.

Commissioner McGuinness arrived at 6:19 pm.

The applicant provided further details on the modified conditions submitted. The intent was to answer residents' concerns regarding the building height, site density, etc. Applicant briefly presented on the changes made to the site plan along with conceptual renderings of the proposed property.

The commission asked staff questions concerning the income level of prospective residents, and the details of the conditional rezoning agreement.

The commission asked questions to the applicant concerning the income level of

prospective residents, the goals of the development, whether they have made any improvements to the site, their outreach to the neighborhood, what other properties the applicant owns in the City, whether they have experience with new construction, the proposed number of units, their parking plan, when property was purchased, the square footage of the proposed apartments, whether the applicant will request a parking waiver in the future, the targeted age range of occupants, when they intend to apply for MSHDA credits, whether air conditioning is required.

The public hearing was opened at 6:37 pm.

Ingeborg Truwitt spoke in opposition to the project. She lives in Seminole Hills and believes a six-story building is too intense for the neighborhood. She feels there is enough low-income housing in Pontiac. She is concerned about people parking on the public streets. She feels there are better ways to develop the property.

Alyce Voit spoke in opposition to the rezoning. She lives across the street and has several concerns regarding the density and impacts on the roads. She would like to see something developed at this location but believes what is proposed is too intense. She would like to see updated photos of the site and proposed buildings. She wanted clarity on what is to be done.

Paul Huda spoke in opposition to the rezoning. He asked a question regarding the number of units. He believes there will be too many people housed on the property and raised concerns about parking. He does not believe a six-story building constitutes a “transition zone” between the single-family neighborhood and seven story hospital.

Robert Sabins voiced support for the project, given the finished product will look like the conceptual drawings.

Jeremy Truwitt spoke in opposition to the project. He lives near the proposed development and believes it will be too dense, too tall, and may negatively impact the neighborhood.

Charlotte Stevens voiced support for the development. She feels the apartment building would make a good addition to the area and city.

Earica Claudio voiced support for the development and stated it would bring a little light to the area.

Michael Burney voiced support for the development. He felt it would add to the revitalization of the city and make use of a vacant area.

Dennis Melbourne stated he’s a lifelong Pontiac resident. He appreciated that the developer is willing to invest in the space. He felt the space was not being used previously and voiced support for the development. He wanted to see the project approved.

Mike Babish supported the development and suggested the Commission approved the property. He was an interested buyer of the property. He stated the area is built to support the increased traffic that other residents noted.

Robert Bass spoke against the rezoning. He would prefer their request be for R-3 rather than R-4. He feels it is too dense.

The public hearing was closed at 7:05 pm.

The applicant spoke to address some of the concerns raised by the public and the Commission provided further feedback.

Commissioner Northcross asked the applicant if they wanted to consider tabling to review feedback.

Commissioner Sinclair expressed concern that rezoning applicants are permitted to revise their conditions after the Planning Commission decision. She believes applicants should have to return to the Planning Commission if they are changing their conditions.

Commissioner Duvall, seconded by Shepard, made a motion to recommend APPROVAL of the requested rezoning of 461 W Huron St (Parcel ID 14-32-102-032) from P-1 Parking to R-4 Multifamily Dwelling Elevator Apartments.

Yes: 4 (Shepard, McGuinness, Duvall, Henley)

No: 2 (Sinclair, Northcross)

Motion Passes.

Applicant:	Mark Yandrick, Planning Manager, City of Pontiac
Application:	Zoning Text Amendment
Address:	Citywide
Request:	Automobile Services

Planning Manager Yandrick presented the proposal of a zoning text amendment. He explained why the City is seeking this change, the rationale behind the request and a background of the issue. The request stems from citizen concerns about a proliferation of automobile services and tire shops in certain districts. The uses are permitted in C-1, C-3, and C-4 zoning districts by special exception and by right in the M-1 and M-2. Yandrick explained that the current ordinance provides little buffering between these shops and the residential areas lending to blight. The proposal would breakup the regulatory framework for automobile services into three distinct categories and require walls and landscaping for buffering. Yandrick explained each new proposed category and the new requirements.

Commissioners opened for questions to Manager Yandrick. They commended Yandrick for

providing further regulation in this area.

Commissioner Northcross expressed concern about the proliferation of gas stations across the city. He felt there should potentially be further restrictions on gas stations. Planner Christensen added that there were some further restrictions regarding the types of streets gas stations should be held to. Yandrick also explained that leaded gas stations would require an M-1 district under the current regulations.

Commissioner Northcross inquired about the process for decommissioning gas stations, given the proliferation of new stations. He was concerned about the potential pollution. Staff advised the Commissioner about this issue.

The Commission opened for public comments.

Alyce Voit added to Commissioner Northcross' comments regarding the need for premium gas stations. She stated there is a need for premium gas stations. She also noted that it is the City's responsibility to close gas stations.

Mike Babish asked whether the city will follow other city ordinances where interested developers can be given exceptions to reopen vacant stations.

Public comments closed.

Manager Yandrick noted that developers seeking to reopen vacant lots would have to comply with the updated ordinance.

Commissioner Duvall, seconded by Sinclair, motioned to APPROVE the automotive services text amendment.

Yes: 6

No: 0

Motion passes.

7. PUBLIC COMMENT

Alyce Voit expressed general concerns about the rezoning requests coming to the city. She felt that Pontiac gets the developments that other cities do not want. She is also concerned about how the city handles the maintenance of new developments. She also feels that existing infrastructure is not being considered for redevelopment.

No further public comments. Public comments closed.

8. OLD BUSINESS

Application #: SPR 24-031

Applicant: Gumma Group

Application: Final Site Plan Review

Address: 805 Baldwin Ave

Request: Building Expansion and Fuel Pumps

Planner Corey Christensen gave a presentation that went over the applicant's request, zoning district and map location, the draft site plan, the zoning implications, the case history relevant to this request, existing neighborhood conditions, and sample motions. He also went over the staff review of the site plan along with conditions. Staff recommended that the Commission approve the final site plan.

Commissioner Northcross asked staff about how fuel trucks and fuel pump spacing would be handled. Christensen explained there are not many rules in the ordinance that can regulate these issues.

Commission Sinclair noted that she and Commissioner Parlove previously requested this case come back for final site plan approval particularly because of the retaining wall. She also wanted to clarify they did not add that as a condition.

The applicant did not have additional comments and offered to answer any questions from the Commission or staff. The applicant also clarified there is an industry standard they are following as far as pump spacing. Commissioner Duvall expressed satisfaction in the plan revisions.

Commissioner McGuiness clarified there are six new spaces for vehicles and the applicant confirmed.

No public comments.

Commissioner Sinclair, seconded by Duvall, motioned to APPROVE the final site plan for 805 Baldwin Ave for a building expansion and fuel. Approval included the four conditions outlined in the staff report.

Yes: 6

No: 0

Motion passes.

9. NEW BUSINESS

The only item is the 2024 Annual Report. Planner Christensen explained that the report is a requirement of the state. Staff recommended the Commission should move the report along to City Council. Christensen provided an overview of the report's purpose along with a comparison of the commission's activity between 2024 and 2023.

Commissioner Sinclair, seconded by Commissioner Duvall, motioned to forward the 2024 Annual Report to the City Council.

Yes: 6

No: 0

Motion passed.

10. STAFF COMMUNICATIONS

Planning Manager Mark Yandrick gave an update on cases going before City Council. A zoning text amendment for marihuana LED lighting was approved. A zoning and text amendment for places of assembly was tabled and will be reviewed with Economic Development subcommittee in the next month. 43 Columbia applicant plans to come forward to City Council sometime in March.

City Council adopted the draft Master Plan. This allows for the Master Plan to be reviewed by community members and weigh in. This will allow McKenna to review and make revisions. Comments will be accepted until April 8th, 2025. Yandrick provided a brief overview of the online public comment feature.

The March meeting is anticipated to have 3 or 4 items.

MDOT is also in the process of their own Master Plan for developments on Woodward. Yandrick informed the Commission of upcoming forums for public input on that process, since Woodward is a major thoroughfare in Pontiac.

Yandrick also mentioned that a new Planner I will be starting and hopefully attend the next meeting.

11. ADJOURNMENT

Commissioner Duvall, seconded by Commissioner Shepard, motioned to adjourn. All Commissioners were in favor.

The meeting ended at 9:58 pm

TO: Planning Commission
FROM: Paul Harang, Planner II
DATE: February 17, 2025
RE: ZMA 25-001

Executive Summary

ZMA 25-001 is a request by Mercedes Gonzalez, the property owner, to rezone 11 Mohawk Road between W. Huron Street and N. Genesee Avenue from “R-1” One Family Dwelling District to “R-2” Two Family and Terrace Family Dwelling District. The applicant seeks to rezone the property to an R-2 designation to legalize the two-family / duplex dwelling.

Quick Facts	
Existing Zoning	R-1 One Family Dwelling
Proposed Zoning	R-2 Two Family Dwelling
Acres	.15 Acres

Presently, the site consists of a two-story mock Tudor revival brick structure built in 1930. The surrounding land uses consist of R-1 One Family and R-2 Two Family Districts.

Staff recommends **APPROVAL** for this request.



Overview and History

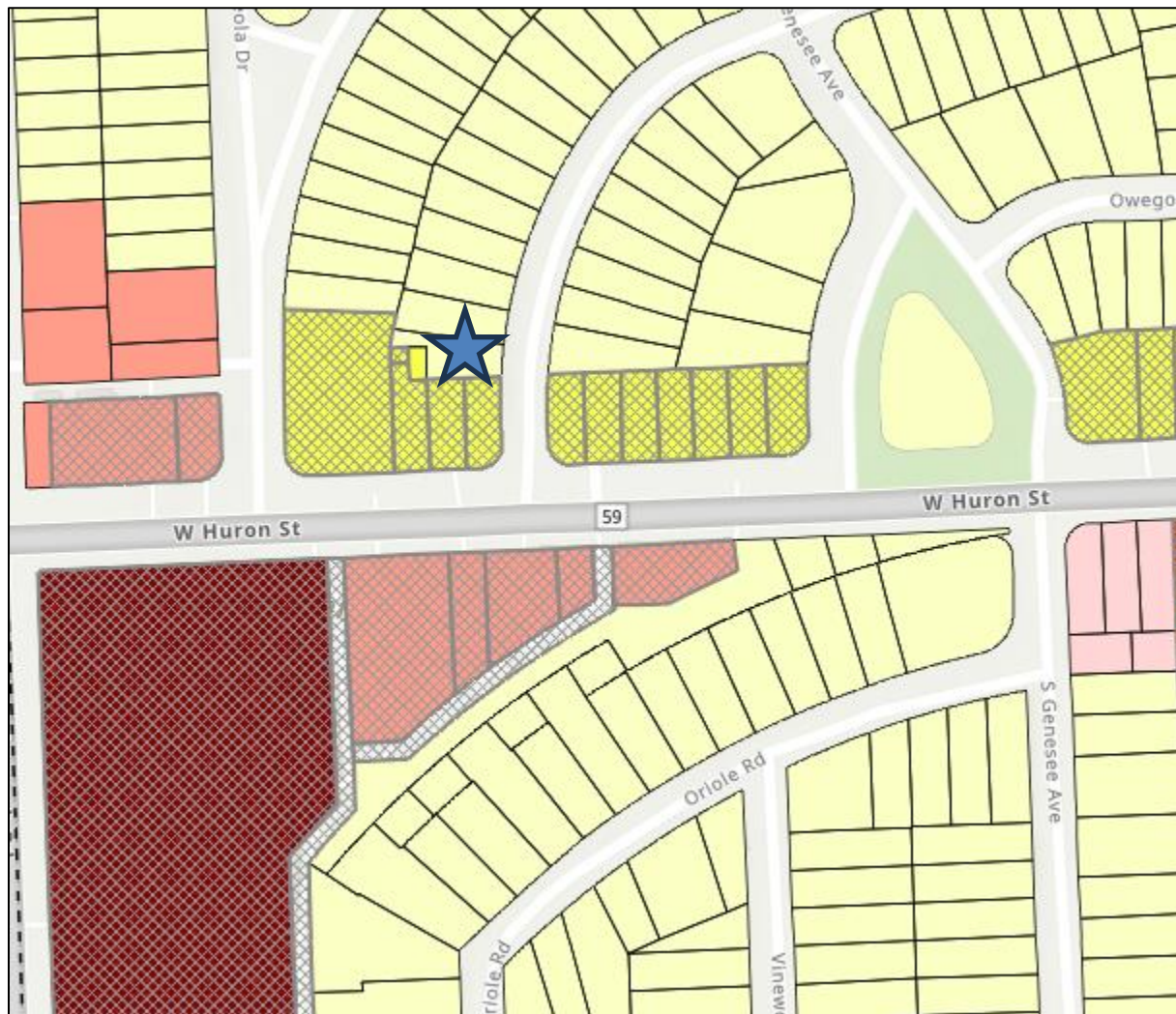
The applicant purchased the structure as a functioning two-family dwelling. The property is currently occupied. The R-1 zoning is intended to “encourage a suitable environment for families typically with children”. Under this zoning district, two-family dwellings are not permitted to be established. Therefore, the structure is a nonconforming land use unless converted to a single-family dwelling or rezoned to a zoning district that permits two-family dwellings.

Figure – 1 Parcel Map

Mohawk Road is a residential street within the City and is primarily developed with residential-type dwellings. The subject site abuts conforming and non-conforming two-family dwellings to the south,

east, and west.

Figure – 2 Zoning Map



Location and Zoning Classification

The location of the proposed rezoning can be seen in Figures 1 and 2. The property is zoned R-1 and adjacent to R-2 zoning districts south and west of the subject site. The applicant requests to rezone the parcel to the R-2 zoning district to legalize the existing use as a two-family/ duplex structure by establishing a conforming land use on the parcel.

If approved, the rezoned parcel would be incorporated into the existing R-2 districts along W. Huron St. and Osceola Drive.

The future land use map classifies this property as, a “Traditional Neighborhood Residential District.” This land use classification is intended to plan for traditional patterns of urban neighborhoods consisting of single-family detached houses, attached townhouses, and duplex/ tri-plex uses. For this reason, the R-2 zoning district represents the least change necessary to allow for such redevelopment or continuation of existing uses.

Background

The applicant purchased the two-family dwelling with upper and lower residential units for the sole purpose of continuing the existing use at the site. The structure was converted from a single-family use into a two-family in 2022, per code enforcement. Subsequently, the property was inspected in 2024 by code enforcement for an illegal rental unit and issued a ticket (E243292). After a review of the zoning ordinance, the applicant applied to the Planning Division to rezone the parcel to a conforming land use for a duplex.

Uses permitted in the R-2 district by right or by special exception include:

- Multiple Family Manor House*
- One Family Dwelling Unit
- State Licensed Residential Facility*
- Townhouse*
- **Two Family Dwelling Units**
- Child Care Center*
- Day Care Center
- Bed & Breakfast*
- Terminal, Public Transportation*
- Cemetery or Crematorium*
- Assisted Living Facility*
- Community Center Building
- Community Service Facility*
- Cultural or Municipal Use*
- Nursing Home*
- Religious Institution*
- School, College or University*
- School, Primary or Secondary*
- Utility Minor or Major*
- Golf Course*
- Private Recreation – Small Indoor*
- Park or Recreation Facility.
- Urban Agriculture
- Assisted Living Facilities
- Bee Keeping
- Community Gardens
- Home Occupation
- Sustainable Energy
- Wireless Facility*

Since the parcel is developed with a structure, any difference between the dimensional standards for an R-1 District and an R-2 District would not impact the existing duplex structure unless the structure was demolished or additional square footage was added. Therefore, any new structure or addition would be required to be developed based on the R-2 dimensional requirements.

The applicant has not provided any conditions associated with the rezoning request.

Standards of Approval

When considering rezonings, the Planning Commission and City Council shall consider the following criteria.

A. Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered. *The Master Plan's Future Land Use map classifies the subject property as a "Traditional Neighborhood Residential District."*

This classification is intended to, "plan for traditional patterns of urban neighborhoods and are meant to be built to a human scale and to prioritize people". Approval of this rezoning will not be a deviation from the plan with its focus on residential neighborhood development on a human scale.

B. Compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

The property is not located within a floodplain or wetland. The topography of the site is level or slightly rolling and there are no environmental features that would prohibit residential development. The site has historically been developed with residential structures with no geological or hydrological concerns.

C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.

Under the current designation, the parcel is permitted to be used for single-family residences, school uses, or institutional uses. The structure is configured as a two-family dwelling and adjacent to other two-family/duplex-type residences. The property owner purchased the dwelling as an active duplex with no plans to establish anything but the existing use.

D. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.



Figure 3 – Photo Dwelling

The R-2 Two-Family and Terrance Family Dwelling zoning district is compatible with the subject parcel's general vicinity. Adjacent parcels are zoned R-2 and existing non-conforming duplex structures are located within the R-1 District. The continuation of duplex use at the subject site will not negatively impact the surrounding environment or increase the density within the general area, which already has such uses established.

E. The capacity of the City's utilities and services are sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City. *The City's utilities and services are sufficient to accommodate the existing use at this scale.*

F. The capability of the street system to safely and efficiently accommodate the expected

traffic generated by uses permitted in the requested zoning district. *Mohawk Road is designated a residential street and is well suited to accommodate residential-type traffic volumes.*

G. The boundaries of the requested rezoning district are reasonable in relationship to the surroundings and construction on the site will be able to meet the dimensional regulations for the requested zoning district. *The applicant requests the parcel be rezoned. The request is reasonable and will not be disruptive to adjacent properties, since this property has been used as a duplex-type structure for many years and abuts duplex structures.*

H. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
The applicant worked with City Staff to determine the appropriate zoning district for the existing use to continue as a duplex. The R-2 zoning district was selected because it continues the continuity of this residential community which has similar types of uses adjacent to the subject site.

I. If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use. *Based on the Master Plan this area is designated Traditional Neighborhood Residential District and the current zoning does consist of R-2 districts abutting the subject site to the south and west. A Duplex use is compatible with the proposed zoning district. This change will not negatively impact the surrounding uses, since duplex structures are common land use within the neighborhood.*

J. The requested rezoning will not create an isolated or incompatible zone in the neighborhood. *The R-2 Two Family and Terrance Residential District is a common residential zoning district within the neighborhood; therefore, this rezoning will not create an isolated zone.*

Staff Recommendation

Staff recommends **APPROVAL** of the rezoning. The applicant has not volunteered any conditions with this request.

SAMPLE MOTION TO APPROVE:

I move to RECOMMEND APPROVAL of the proposed rezoning of 11 Mohawk Road from R-1 One Family Dwelling District to R-2 Two Family and Terrance Residential District based on the findings of fact identified in the staff report.

SAMPLE MOTION TO DENY:

I move to RECOMMEND DENIAL of the requested rezoning of 11 Mohawk Road from R-1 One Family Dwelling District to R-2 Two Family and Terrance Residential District based on the following findings of fact:

1. It does not meet standard ____ based on the fact that...

SAMPLE MOTION TO POSTPONE

I move to POSTPONE the requested rezoning of 11 Mohawk Road from R-1 One Family Dwelling District to R-2 Two Family and Terrance Residential District until the regularly scheduled April 2, 2025, Planning Commission meeting.

PZMA 25-001



Application for Zoning Map Amendment

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 11 Mohawk Rd Pontiac MI 48341

Sidwell Number: 64-14-30-352-033

Date: 1/3/2025

Office Use Only

PF Number: _____

Instructions: Completed applications with appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least **30 days** prior to the regularly scheduled Planning Commission meeting. Applications must be complete in all respects with supporting documents such as site plan, property survey etc. Planning staff will schedule the application for consideration by the Planning Commission in accordance with the attached schedule. Incomplete applications will delay the review process.

Applicant (please print or type)

Name	Mercedes Gonzalez		
Address	2652 Laramie Cir		
City	Fairfield		
State	CA		
ZIP Code	94533		
Telephone	Main:	Cell: (248) 891-5066	Fax:
E-Mail	Fran@monzogroup.com		

Project and Property Information

Name of Proposed Development: 11 Mohawk Rd

The subject property is location at 11 Mohawk Rd Pontiac MI on the N / S / E / W side of _____ between S Telegraph Rd and W Huron ST.

The property is zoned: R1

Proposed Zoning District: R2

It is proposed that the property will be used as: Duplex rental property

The subject property is legally described as follows (include sidwell numbers):

11 Mohawk Rd Pontiac MI 48341 (64-14-30-352-033)



ZONING MAP AMENDMENT APPLICATION

APPLICATION CHECKLIST

- ☐ **Completed and Signed Application.**
- ☐ **Application Fee.**
- ☐ **Preapplication Meeting Required.** Prior to accepting any applications, a preapplication meeting between the applicant and City Planning Staff is required.
 - o Preapplication meeting date: _____
- ☐ **Supporting Materials:**
 - o Proof of Ownership,
 - o Purchase/Lease Agreement
 - o Parcel Number(s)
- ☐ **Project Narrative.** This can be included within the questions in the application or provided as an attachment. Project Narrative should provide the reason for the rezoning and the manner in which the City will benefit if the amendment is approved. This narrative should include standards of approval from Section 6.804 of the City's Zoning Code.
- ☐ **Completed Application Checklist.**

Property Owner Information

Name	AMG VISIONARIES HOLDINGS LLC		
Address	30 N Gould St Ste R		
City	Sheridan		
State	wy		
ZIP Code	82801		
Telephone	Main:	Cell: 805-722-5855	Fax:
E-Mail	mercedes0134@gmail.com		

Are you the ☒ Owner _____ Agent/rep. of the owner _____ Other _____

The proposed will be used for the following purpose (provide as much detail as possible with photographs, sketches, site plans, written documents, etc.).

Duplex rental, 1 upper unit and one lower unit.

State the reason for the Zoning Map Amendment, particularly the manner in which the City will benefit if the amendment is approved and why such change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site.

The property is configured as a Duplex and will be rented out, the property is on border of R2 and looking to get this property converted

from R1 to R2. The change will not be detrimental because the house is on the border of R2 so wouldn't affect the public or property rights of others.



Signature of Owner



Signature of Applicant

State of Michigan
County of Oakland

On this _____ day of _____, A.D., 20____, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Notary Public, Oakland County, Michigan
My Commission Expires: _____

NARRATIVE

11 MOHAWK PROPERTY OWNER

Dear City Planning Commission,

I am submitting this request for rezoning my property located at 11 Mohawk Road Pontiac MI from R1 (Single-Family Residential) to R2 (Multifamily Residential) to align with the existing land use and surrounding zoning. My property is adjacent to an R2 zone, and the home is already configured as a multifamily residence, making this rezoning both logical and beneficial for the city's long-term planning objectives.

Rezoning to R2 would allow my property to be legally utilized in its current setup while contributing to Pontiac's broader goals of expanding housing options, promoting smart growth, and encouraging economic revitalization. The demand for multifamily housing in the area continues to rise, particularly among young professionals, working families, and retirees seeking affordable and flexible housing options. By rezoning, my property can provide a home to a family requiring section 8 and provide a much-needed housing diversity while supporting the city's efforts to address housing shortages. Additionally, increasing density near existing R2 zones creates a natural transition between single-family and multifamily areas, ensuring balanced development and maintaining neighborhood integrity.

My property's proximity to the R2 district makes it a strong candidate for rezoning, as it already functions as a multifamily residence without requiring major structural or community changes. The proposed rezoning would maximize land use efficiency, encourage walkability, and support local businesses by increasing the number of residents who can live affordably within city limits. Furthermore, this aligns with Pontiac's Master Plan, which advocates for strategic infill development and higher-density housing in appropriate areas. By approving this request, the city would be taking a step toward responsible growth while ensuring compliance with existing property use.

I appreciate your time and consideration of this request.

NARRATIVE

11 MOHAWK PROPERTY OWNER

Dear City Planning Commission,

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I appreciate your time and consideration of this request.

11 MOHAWK PHOTOGRAPH SUBMITTED BY THE APPLICANT



Mohawk Elevation (east building façade)



Rear Elevation (west building façade)



Side Elevation (south building façade)

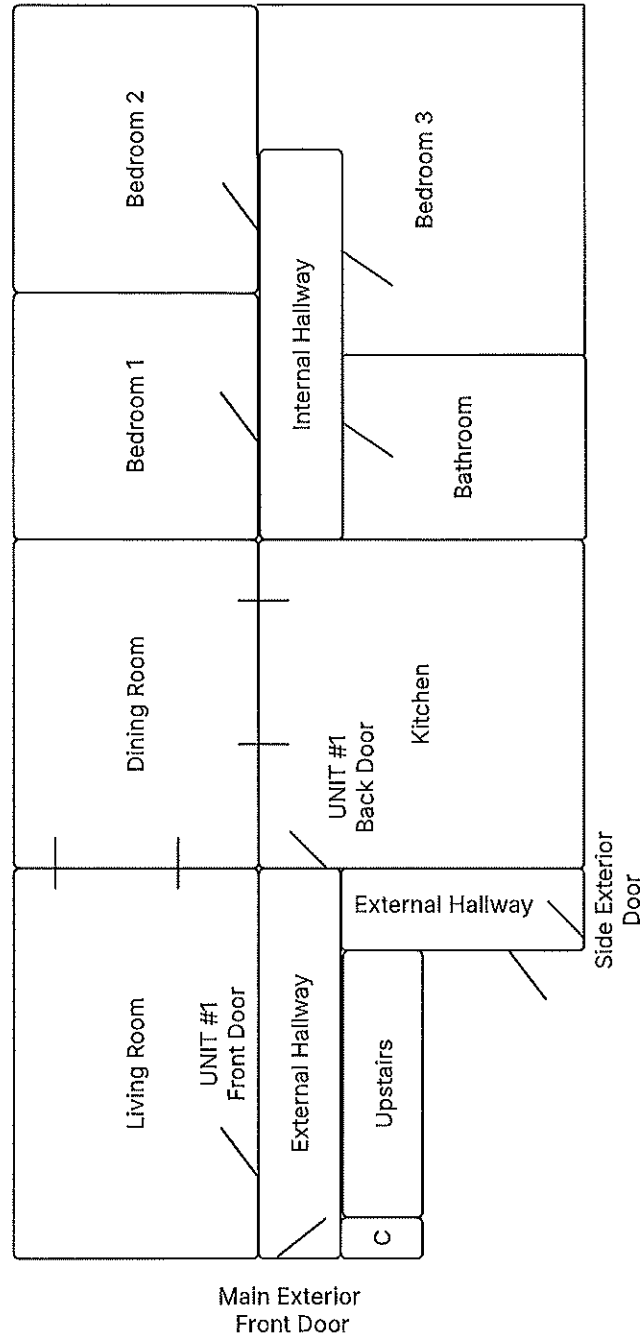


Side Elevation (north building façade)

11 MOHAWK FIRST FLOOR LAYOUT

11 Mohawk Rd Pontiac
MI

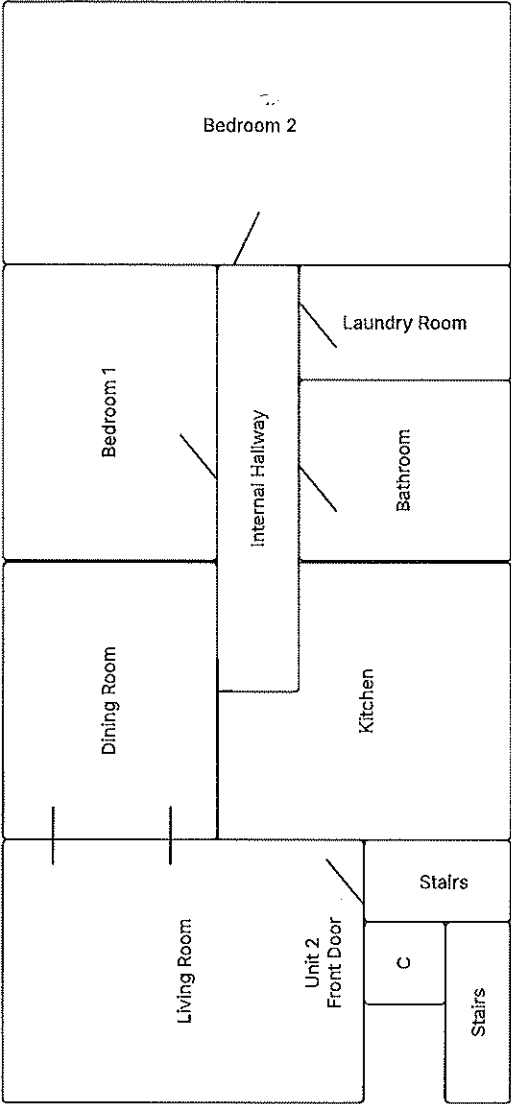
First Floor



11 MOHAWK SECOND FLOOR LAYOUT

11 Mohawk Rd Pontiac
MI

Second Floor





Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

TO: Planning Commission
FROM: Corey Christensen, Senior Planner
DATE: January 31, 2025, Updated February 13, 2025
RE: Zoning Text Amendment: Planned Unit Residential Development

Executive Summary:

The Planning Division has noted that while the City has a Planned Unit Residential Development section of the Zoning Ordinance, there is not one successful development that has utilized this tool to develop a property because the 25 acres requirement prohibits the ability for developers to invoke this.

Staff proposes this Zoning Text Amendment Ordinance to eliminate the acreage requirement and any lands previously subdivided.

Overview:

Rationale

The Approved 2014 and Draft 2025 City Master Plans recommend providing housing flexibility in future zoning codes and development approvals. One of the key tools used for many local jurisdictions is the Planned Unit Residential Development, which provides applicants that ability to created a planned development that keeps the perimeter regulations but creates it's own regulations for internal development, such as design, architecture, and setbacks.

Staff noticed that the requirement is 25 acres and land that was never subdivided. While this may be a common regulations in a new, sprawling community, this is largely prohibited in Pontiac, which is built out and in more of a redevelopment cycle.

Staff discussed with some subject matter experts and learned this size requirement does not exist in other communities.

Proposal

Under the current regulatory framework, gas stations, mechanics, and car washes are all grouped under one umbrella term with only a handful of very broad regulations. Staff looked at many other jurisdictions' regulations but chose to mirror some of the regulations from the City of Royal Oak Zoning Code, which staff found to be clear with reasonable regulations. Staff proposes breaking this use category up into three distinct categories, each with its own tailored regulations as follows:

Automobile Filling Stations (Also known as Gas Stations)

1. Filling Stations are now required to provide a Type A, Option 1 buffer where adjacent to residential, instead of the previously required Type B buffer. This change requires a wall for screening. This increased the number of trees required from zero to two (2) per hundred feet in addition to a screening wall.
2. Petroleum pumps are required to be 30 feet from any lot line.
3. Filling Stations are required to be on a Type A street, which is defined in our ordinance as those streets with traffic volumes exceeding 15,000 cars a day. These are the major thoroughfares of the City. This should reduce the encroachment of gas stations into the City's neighborhoods.
4. Filling Stations with more than 10 pumps are now required to provide at least one (1) EV charging station.
5. Retail displays associated with the filling station convenience store are limited to within eight (8) feet of the principal building. This should reduce the amount of clutter on site.
6. Broadcasting of media that can be heard off-site is prohibited.
7. Applicants for new filling stations are required to provide a truck-turn analysis as part of the review process. This ensures sites are designed to be safe and easy to navigate for fueling trucks, dump trucks and other.

Automobile Service Stations (Commercial)

1. Service stations are now required to be located on a Type A street and are no longer permitted in the C-1 zoning district. Furthermore, no more than three (3) service stations will be permitted within a one (1) mile radius if located within a C-3 or C-4 zoned district. This should reduce the number of new service stations while ensuring the burden is shared more evenly across the City. This bufferyard does not apply to industrial zoned properties, which is more typical environment for automobile service stations.
2. Overhead doors will now be required to remain closed at all times, except when necessary for ventilation and not directly facing a residential property.
3. Overnight outdoor storage of vehicles is limited to three (3) per indoor stall. This is intended to reduce the concentration of impaired vehicles stored on commercial properties, while still allowing operators enough leeway to continue their operations effectively.
4. Service stations may not be open past 9:00 p.m. or before 7:00 a.m.
5. When adjacent to residential properties, service stations shall be required to provide a Type A, Option 1 buffer (two (2) deciduous trees per 100 feet and a masonry screening wall).

Automobile Wash Establishments

1. Automobile wash establishments must be located on a Type A street and they are outright prohibited from locating adjacent to any residential properties.
2. All washing activities must occur within a building.

3. Vacuuming may only occur on the portion of the property furthest from the nearest residential property. This is intended to cut down on noise pollution impacting the City's residents.
4. Self-service washes will now be required to install permanent signage at each ingress and egress location which states the hours of operation and the contact information for the owner or operator of the establishment. This is intended to cut down on anti-social behavior occurring at these often-unsupervised locations.
5. All stacking lanes for vehicles must be on-site to reduce the incidence of vehicle queuing spilling out onto the City's streets.

Planning Commission Recommendation

Planning Commission reviewed this ordinance during a public hearing on February 5, 2025 and recommended APPROVAL, 6-0, to City Council of the text amendments without any conditions.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF PONTIAC

ORDINANCE NO. _____

ZONING ORDINANCE TEXT AMENDMENT

AN ORDINANCE TO AMEND THE CITY OF PONTIAC ZONING ORDINANCE TO
AMEND REGULATIONS REGARDING THE PLANNED UNIT RESIDENTIAL
DISTRICT TO INCLUDE:

AMEND ARTICLE 3, CHAPTER 1– PURD PLANNED UNIT RESIDENTIAL DISTRICT;

AMEND ARTICLE 3, CHAPTER 1, SECTION 3.102 – FILING OF PETITION;

THE CITY OF PONTIAC ORDAINS:

AMEND ARTICLE 3, CHAPTER 1, SECTION 3.102 – FILING OF PETITION

The owner of any tract of land ~~that includes no recorded subdivision and has an area of not less than 25 acres~~, may initiate the procedure provided by this section of the zoning ordinance by petition to the city commission. Such petition, in addition to any other purpose, is for a zoning amendment as outlined in Article 1 of this ordinance.

The initiating petition shall state, as specifically as may be feasible at the time, the primary provisions of the ordinance from which the petitioner may be seeking amendment, and shall state the reasons he believes the intent of the ordinance can be better accomplished by such exception or modification. The petition may include plan maps, drawings and other graphic illustrative material, as well as written documentation, that in the opinion of the petitioner bear significant relationship to the health, safety and general welfare of the citizens of the city and the potential occupants of the proposed planned unit residential district development.

As required by Act No. 33 of the Public Acts of Michigan of 2008, as amended, the petition will be referred to the planning commission.

The procedure then will follow steps appropriately similar to, and the steps may be taken concurrently with, the steps required by the subdivision regulations of the city. In addition to data submittals required by Ordinance No. 1528, the Subdivision Ordinance, the planning commission may call for additional significant data such as: economic analyses and market studies of various housing types, soil surveys, and tabulated representation of gross and net areas.

If the petitioner desires the assurance of tentative official sanction of some basic aspects of the proposed PURD plan prior to the planning commission recommendation of the complete PURD planning and zoning amendment documents (see section VI.J of the Subdivision Ordinance), and

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such basic aspects are of a nature that they can be reduced to zoning ordinances amendment language, the planning commission may recommend such amendments. The effective date of such amendment must be so stated that such amendment will not be operative until subsequent to the effective date of appropriate complete PURD amendments.



CITY OF PONTIAC OFFICIAL MEMORANDUM

*Community Development Department
Planning & Zoning Division*

TO: Pontiac Planning Commission

FROM: Mark Yandrick, Planning & Zoning Manager

DATE: 2/28/25

RE: **Zoning Text Amendment: Planned Unit Residential Development**

Executive Summary:

The Planning Division has noted that while the City has a Planned Unit Residential Development section of the Zoning Ordinance, there is not one successful development that has utilized this tool to develop a property because the 25-acre requirement prohibits the ability for developers to invoke this.

Staff proposes this Zoning Text Amendment Ordinance to eliminate the acreage requirement and any lands previously subdivided.

Overview:

Rationale

The Approved 2014 and Draft 2025 City Master Plans recommend providing housing flexibility in future zoning codes and development approvals. One of the key tools used for many local jurisdictions is the Planned Unit Residential Development, which provides applicants the ability to create a planned development that will keep the perimeter regulations per the Zoning Code but create its own regulations for internal development, such as design, architecture, and setbacks.

Staff noticed that the current requirement in Article 3, Chapter 1 is a minimum of 25 acres and additionally on land that was never subdivided. While this may be a common regulation in a new, sprawling community, these regulations make it largely prohibited in Pontiac, which is built out and in more of a redevelopment mode.

Staff discussed with some subject matter experts and learned this size requirements do not exist in other communities.

Any developer or applicant that desires to go through a Planned Unit Residential Development process needs approval from both Planning Commission and City Council and this would be a slightly involved process than a typical site plan.

Proposal

The proposal eliminates the acreage requirement and the requirement that the lands have not been previously subdivided.

Planning Commission Recommendation

Staff recommends Planning Commission review this Ordinance and consider APPROVAL of the recommendation to City Council.

MOTION:

I MOVE to recommend APPROVAL of the Zoning Text Amendments as presented

I MOVE to recommend DENIAL of the Zoning Text Amendments as presented



TO: Planning Commission

FROM: Corey Christensen, Senior Planner

DATE: June 1, 2023

RE: Staff Report: One (1) Year Site Plan Approval Extension, 1420 N Telegraph.

Request

The applicant, Troy Equity LLC, is requesting a one (1) year extension of the site plan approval they received from the Planning Commission for their project at 1420 N. Telegraph Rd on February 7, 2024. The zoning ordinance sets limits on the amount of time an approval remains valid. Applicants have one year from the date of preliminary Planning Commission approval to apply for final site plan approval. Section 6.207(A)(3) of the zoning ordinance provides the Planning Commission with the authority to extend approvals at one-year intervals for no more than two years.

Case History

The applicant applied for site plan review of a new build manufacturing facility at 1420 N Telegraph Rd in November of 2023. The Planning Commission issued a preliminary approval on February 7th with several conditions, one of which was to secure a variance from the ZBA to address the 13.7 percent transparency deficiency on the front façade. The applicant successfully secured this variance on June 18, 2024. Due to the large investment this project represents, the applicant is requesting more time to prepare financially.

Staff Recommendation

The applicant has followed the City's processes diligently and simply needs more time to prepare quality final site plans. Therefore, staff recommends approval of the requested one (1) year extension. When making a motion to approve, the Planning Commission should extend the expiration of the special exception and the site plan.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the requested extension of SPR 23-030 and SEP 24-001 for 1420 N Telegraph Rd for one (1) year.

SAMPLE MOTION TO DENY:

I move to DENY the requested one (1) year extension of SPR 23-030 and SEP 24-001 for 1420 N Telegraph Rd

SAMPLE MOTION TO POSTPONE

I move to POSTPONE the requested extension of SPR 23-030 and SEP 24-001 for 1420 N Telegraph Rd until the regularly scheduled April 2, 2025 Planning Commission meeting.

Troy Equity LLC 23720 Dequindre Rd Warren, MI (586) 510-4570

2/24/2025

Site Plan # SPR23-030, 6-0

1420 N. Telegraph

City of Pontiac

47450 Woodward Ave

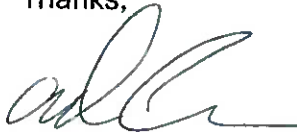
Pontiac, MI 48342

We are asking the planning commission for an extension on our site plan approval.

This has been, and will be, a major investment for our firm and we are asking for additional time to prepare business and financial decisions regarding this project. We are closely watching the finances of our business, and others, in 2025.

We want to ensure that this project has continued financial stability to our company and that finances are in order to ensure a steady and continuous development process for this project.

Thanks,

A handwritten signature in black ink, appearing to read 'adl', with a long horizontal flourish extending to the right.

Adam Lasker

Project Manager

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
 FROM: Corey Christensen, Senior Planner
 MEETING DATE: February 26, 2025
 RE: Preliminary Site Plan: Light Manufacturing, 49730 Woodward Avenue

Executive Summary

SPR 25-002 is a request for site plan approval by Chris Toma to allow for light manufacturing at 49730 Woodward Ave. The building is existing and the applicant is proposing to reduce it's footprint and expand the parking available on site. Currently, the property owner does not have a specific user identified for the site and the applicant is seeking approval for light manufacturing uses broadly. If a user is selected that wants to use the property for a use outside of the light manufacturing classification, new approvals will need to be secured.

Quick Facts	
Zoning	Corridor Commercial (C-3)
Request	Site Plan Approval
Proposed Use	Community Service Facility
Parcel Size	.75 Acres

Staff reviewed the initial site plans and recommends they be **APPROVED** with five (5) conditions.



Figure 1: Aerial of the Existing Site (2023, before the middle building was demolished)

Proposal

The applicant is proposing to reuse two of the existing single-story brick structures on site (Building "A" and Building "B" on the site plans), while demolishing the rest. In place of the demolished building the applicant is proposing a parking area and a new building (Building "C" on the site plans). The site is legally nonconforming, with the side and rear setbacks being much less than is required by the ordinance, but since these are existing conditions they are allowed to remain. The applicant is proposing an off-site parking lot across Woodward, however, our ordinance prohibits off-site parking lots if it requires people to walk across a major thoroughfare. As a result, the

applicant is deficient 33 parking spaces.

Background

City records indicate the structure was built in 1962. It is unclear what the most recent use has been but the structure has been vacant for over a decade. There are no outstanding enforcement tickets on record.

The applicant demolished, with proper permits, many parts of the middle building in 2024 in advance of this application.



Figure 3: Existing Conditions (Demolished Portion)



Figure 2: Existing Structures to Remain



Figure 4: Remaining Structure to Become Building "A"

Staff Review

Staff conducted a review of the site plans on February 26, 2025 and provided feedback on lighting, landscaping, and parking to the applicant.

Items identified in **bold** below are the deficiencies in the site plan that must be addressed prior to issuing any approval.

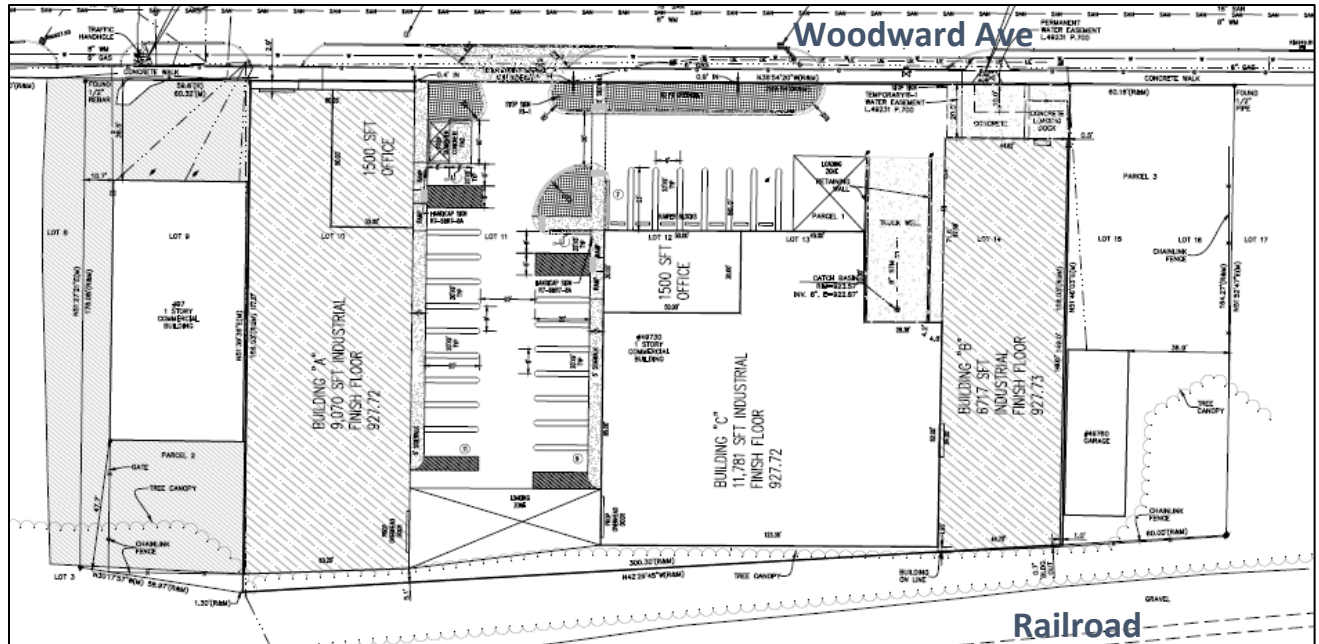


Figure 5: Proposed Site Plan

Dimension and Development Standards – Article 2 Chapter 3

2.310 C-3 CORRIDOR COMMERCIAL MIXED-USE DISTRICT – The applicant is proposing to reuse some of the existing structure on site, while replacing some and adding a parking area. The existing setbacks to the front, rear and side are grandfathered. The proposed addition is no higher than the existing structure, at 29 feet and 1.5 inches.

Private Frontage Design Standards – Article 2 Chapter 4

2.408 STREETFRONT – The existing front façade that is being retained is grandfathered, but the portion that is new build will need to comply with the design requirements of the zoning ordinance. **The plans will need to be revised to provide the area of each building material on the front façade. Primary building materials (brick, masonry block) may not be less than 60% of the façade, while accent materials (metal) may not compose more than 10%. Please provide the area of transparency on the front façade, there must be at least 40% transparency. Please provide a statement that no mechanical equipment will be visible.**

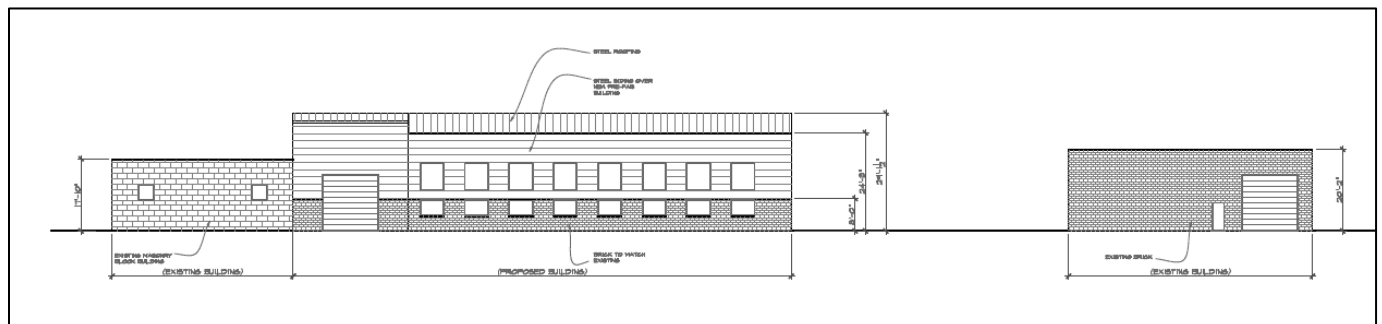


Figure 6: Proposed Front Facade

Parking – Article 4 Chapter 3

4.302(C) LOCATION OF PARKING SPACES – The site plans indicate a parking lot will be provided to

across Woodward Avenue, however, the ordinance does not allow off-site parking spaces if it is across a major thoroughfare. **For this reason, only the 27 parking spaces provided on-site count toward meeting the 60 parking space requirement – a 33 space deficiency. The applicant will need to secure a parking waiver, variance, or reconfigure their site plan to meet the parking requirement.**

4.303(F) BICYCLE PARKING – At least one bike space must be provided per every 20 parking spaces. **The site plans should be revised to provide the required number of bike spaces.**

4.305(E) PARKING SPACE AND MANEUVERING LANE – **The site plans should be revised to provide the width of each maneuvering lane.**

4.305(F) STRIPING REQUIREMENTS – **The site plans should be revised to provide the color the parking lot will be striped in.**

4.306 SURFACING – **Please revise the site plans to indicate what the parking lot will be striped in.**

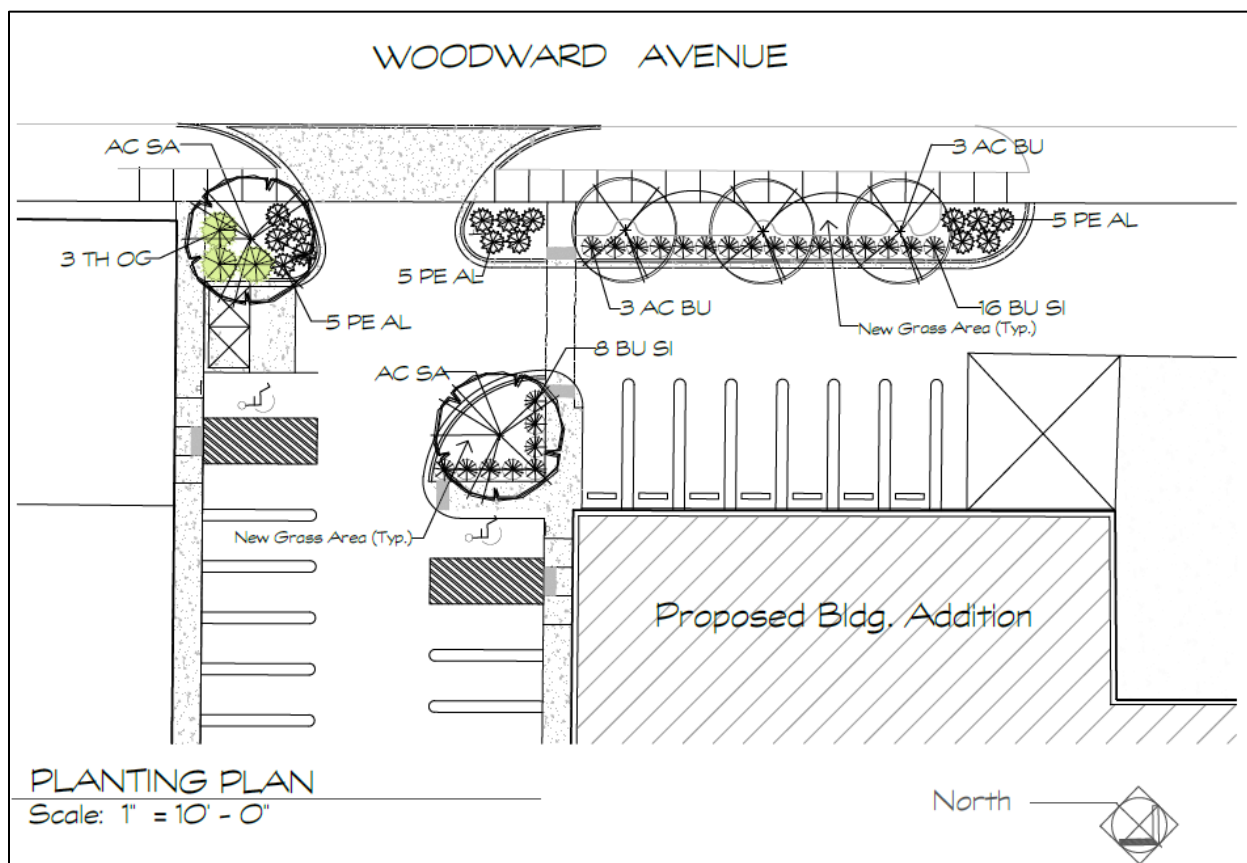


Figure 7: Proposed Landscaping Plan

Landscaping and Buffering – Article 4 Chapter 4

The landscaping plans provided are compliant with the requirements of the zoning ordinance. The applicant is proposing five new canopy trees to comply with the requirement for parking lots adjacent to the Right-of-Way. Due to the parking lot being less than 40 parking spaces there are no additional trees required within the parking area. The property abuts a railroad right of way to the rear and Commercial C-3 zoning to the north and south. For this reason, no buffer is required.

Exterior Lighting – Article 4 Chapter 5

Proposed exterior lighting is downward directed, fully shielded, and will not exceed the footcandle maximums for the property.

Figure 8: Proposed Exterior Lighting

Low Impact Development Standards – Article 4 Chapter 6

There are no natural features on site that need to be protected and according to FEMA there are no protected wetlands or floodplains that impact development on the site.

Performance Standards – Article 4 Chapter 7

There are no hazardous substances proposed nor does the reuse of this structure as light manufacturing does not risk a greater amount of off-site impacts (airborne emissions, odors, gases, noises, vibrations, electrical disturbances, glare, fire, or waste) than is typical of this district. The applicant is required to comply with the noise, odor, and emissions standards within the City's Code of Ordinances at all times.

Standards for Approval

In reviewing an application for any type of site plan, the planning commission shall find the proposed development complies with the general standards in the zoning ordinance. The following are staff's comments on each standard:

1. **Circulation** – *The site plans will need to be revised to provide a parking plan that doesn't require customers or employees to cross Woodward Ave. Either a parking waiver or a variance from the zoning board will need to be issued.*
2. **Buildings** – *The existing and proposed building would not appear to present any adverse impacts on adjacent properties and no buffering is required.*
3. **Natural Features** – *There are no existing natural features on site in need of preservation or buffering.*
4. **Site Layout and Screening** – *No screening is required and the proposed site plan presents a significant improvement in layout for the site compared to the existing structure which consumes the majority of the parcel with little room left for on site parking.*
5. **Compliance with the Zoning Ordinance** – *The following information needs to be added to the*



site plans before staff can verify compliance with the zoning ordinance:

- I. Maneuvering lane widths.*
- II. Parking lot striping color.*
- III. Parking lot surface material.*
- IV. The plans should be revised to state that no mechanical equipment will be visible from the street.*
- V. The plans should be revised to state that the applicant will comply with the performance standards found in the zoning ordinance.*

Furthermore, the following changes need to be made to the site plan:

- I. The off-site parking lot must be removed from the site plans.*
- II. The front façade must be revised to comply with the zoning ordinance requirements for building materials. At least 60% of the façade (not counting windows and doors) must be composed of primary building materials, no more than 10% may be composed of accent materials, and there must be at least 40% transparency.*
- III. At least one bike space must be provided for every 20 parking spaces.*

Summary

The structure and layout of the site appear to be suitable for the proposed use and there are no major risks to the public health, safety and welfare. However, there are some issues that need to be addressed concerning parking and the commission will need to consider the applicant's options for addressing the parking requirement and whether a waiver is justified.

Staff Recommendation

Staff recommends **APPROVAL** of the preliminary site plan with the following five (5) conditions:

1. The site plans will be revised to include all the informational items identified in the staff report.
2. The off-site parking lot is prohibited across a thoroughfare, per the Zoning Ordinance, and must be removed from the site plans and not part of this application.
3. The front façade must be revised before issuance of Final Site Plan to comply with the Zoning Ordinance requirements for building materials. At least 60% of the façade (not counting windows and doors) must be composed of primary building materials, no more than 10% may be composed of accent materials, and there must be at least 40% transparency.
4. At least one bike space must be provided for every 20 parking spaces.
5. Planning Commission grants a waiver of 33 parking spaces.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the requested site plan for a light manufacturing facility at 49730 Woodward Ave based on the findings of fact identified in the staff report and with the five (5) conditions outlined in the staff report.

SAMPLE MOTION TO DENY:

I move to DENY the requested site plan for a light manufacturing facility at 49730 Woodward Ave based on the following findings of fact:

1. It does not meet standard ____ based on the fact that...

SAMPLE MOTION TO POSTPONE

I move to POSTPONE the requested site plan for a light manufacturing facility at 49730 Woodward Ave until the regularly scheduled April 2, 2025 Planning Commission meeting.



PRELIMINARY OR ADMINISTRATIVE SITE PLAN APPLICATION

APPLICATION CHECKLIST

- ☒ **Completed and Signed Application.**
- ☒ **Application Fee.**
- ☐ **Preapplication Meeting Required.** Prior to accepting any applications, a preapplication meeting between the applicant and City Planning Staff is required.
 - Preapplication meeting date: Jan 7th, 2025
- ☒ **Site Plans. We require one 24" by 36" hard copy and one digital copy.**
- ☒ **Site Plan Elements. Site plans should have the following elements:**
 - ✓ ○ Each page should be signed and sealed by a registered architect or engineer.
 - North Arrow
 - Scale
 - Name and contact of the developer
 - Name and contact of the architect or engineer
 - Landscaping
 - Parking Schedule
- ☐ **Project Narrative.** This should describe the proposed use and/or the proposed alterations to the site.
- ☒ **Completed Application Checklist.**



Application for Site Plan Review

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 49730 WOODWARD AVE, PONTIAC, MI 48342

Sidwell Number: 14-29-402-005

Date: 02-03-2025

Office Use Only

PF Number: _____

Instructions: Applications for Site plan Review along with the appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least **30 days** before the regularly scheduled Planning Commission meeting. Please provide four sets of complete Site Plan drawings package including an electronic copy of all drawings where possible.

Applicant (please print or type)

Name	MR. CHRIS TOMA		
Address	10355 CAPITAL STREET		
City	OAK PARK		
State	MICHIGAN		
ZIP Code	48237		
Telephone	Main: <u>248-939-3909</u>	Cell: _____	Fax: <u>248-419-0921</u>
E-Mail	christoma@socksgalorews.com		

Project and Property Information

Name of Proposed Development: WOODWARD CROSSINGS

The subject property is location at 49730 WOODWARD AVE, PONTIAC, on the N / S / E / W side of WOODWARD between LAFAYETTE ST and E HURON ST.

The property is zoned: C-3 CORRIDOR COMMERCIAL

It is proposed that the property will be used as: LIGHT INDUSTRIAL

The subject property is legally described as follows (include sidwell numbers):

LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS: PARCEL NO 14-29-402-005, LOTS 10 TO 14 INCLUSIVE, ASSESSOR'S PLAT NO. 119, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 53, PAGE 39, OAKLAND COUNTY RECORDS.

The property has frontage of 299.84 feet, and a depth of 168.03 feet.

The total property is 53,167 SFT (square feet/acres).

It is proposed that the following building(s) will be constructed (indicate number of buildings, stories, floor areas, dwelling units):

EXISTING NORTHWEST AND SOUTHEAST BUILDING TO REMAIN, EXISTING BUILDINGS IN MIDDLE WILL BE DEMOLISHED AND PROPOSED ONE PRE ENGINEERED BUILDING WITH FLOOR AREA OF 11781 SFT BUILDING AND 1500 SFT OFFICE SPACE WITH PARKING LOT, NEW DUMPSTER, CURB, SIDEWALK AND STORM SEWER STRUCTURES FOR DRAINAGE.

Value of Construction

Estimated cost of acquisition and construction -	
Estimated Employment -	
Estimated start and completion dates -	

Property Owner Information

Name	MR. CHRIS TOMA WMC WOODWARD LLC		
Address	10355 CAPITAL STREET		
City	OAK PARK		
State	MICHIGAN		
ZIP Code	48237		
Telephone	Main: 248-939-3909	Cell:	Fax: 248-419-0921
E-Mail	christoma@socksgalorews.com		

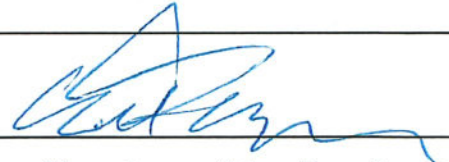
Are you the ☒ Owner _____ Agent/rep. of the owner _____ Other _____

State why in your opinion, the approval of this Site Plan is necessary for the preservation and enjoyment of substantial property rights, and why such a plan will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof:

Either a tree survey, prepared pursuant to Pontiac's Woodland Preservation ordinance is presented with this application OR I hereby certify that no trees with a trunk (stem) caliper/diameter of 6" or more exist on the site.



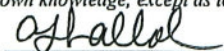
Signature of Owner



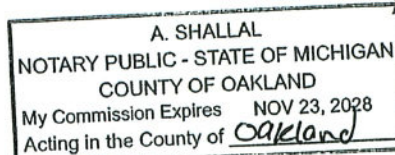
Signature of Applicant

State of Michigan
County of Oakland

On this 3rd day of February, A.D., 2025, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.



Notary Public, Oakland County, Michigan
My Commission Expires: 11/23/28





CITY OF PONTIAC

MICHIGAN

Pontiac Michigan 48342

Department of Building Safety & Planning

248-758-2800/FAX 248-758-2827

Site Plan Review Requirements – Checklist - Section 6.208

This checklist is provided as part of the *Site Plan Review* Process for submission of Site Plans to the City of Pontiac Building Safety & Planning Department. Site Plan submissions must include the following nine sections, and must be included with Site Plan Application, Site Plan Checklist, Sealed Site Plan, Supporting Documents, and Digital Copy of Site Plan on CD.

✓	Site Plan Review Requirements	Zoning Ordinance Section
	Descriptive Information	
✓	Name, address, email (if available), telephone and facsimile numbers of the applicant (and property owner, if different from applicant) and firm or individual preparing the site plan, and the property location (address, lot number, tax identification number)	
✓	Total area of land in acres or square-feet	
✓	Existing and proposed use(s) of the site	
✓	Zoning classification of the property and surrounding parcels (including parcels separated by a street right-of-way)	
✓	Legal description of property	
✓	Architect, Engineer, Surveyor, or Landscape Architect's seal	

✓	Site Plan Data and Notes	Zoning Ordinance Section
✓	Site Plans shall be drawn to a scale of not less than 1 inch equals fifty feet (1"=50'). For sites that are larger than fitting on one sheet, provide a general plan at 1"=200' scale	
✓	Title block including the scale, north arrow, revision date, name of the city, and a location map drawn at 1"=2,000' scale showing surrounding land, water features, and streets within 1 mile of site	
✓	Size and dimensions of proposed buildings, including gross and usable floor area, number of stories, overall height and number of units in each building, if applicable	
✓	Include parking space counts and required parking space calculations based on use (include accessible and van accessible parking counts), residential density, and lot coverage calculations	Sec. 4.303 Table 8

47450 Woodward Ave • PONTIAC, MICHIGAN 48342-5009

TELEPHONE: (248) 758-3700 • FAX: (248) 758-3750

	Construction type and use groups of all buildings as defined by the Michigan Building Code. If two or more uses in the same occupancy class are proposed, indicate if the structure is being designed for separated or non-separated uses	
--	---	--

✓	Existing Conditions	Zoning Ordinance Section
✓	Location of soil types and existing drainage courses, floodplains, lakes, streams, drains, and wetlands with surface drainage flow directions, including high and low points and swales	
✓	Existing topography on site and 50 feet beyond the side boundaries at two foot contours, and slopes greater than 20% with a 10 foot or greater grade change	
✓	Buildings located on adjacent properties within 100 feet of any property line	
✓	Dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is part of a larger parcel, the plan should indicate the boundaries of total land holding	
✓	Existing tree survey including the location of all trees 6" or greater diameter at breast height. The tree survey shall include a key showing the tag number, size, species, and condition of all trees located on the site	Sec 4.602
✓	Existing site features, including significant natural, historical, cultural, and architectural features, buildings and structures, driveway openings, fences, walls, signs and other improvements. The site plan shall clearly note which features will be removed, altered, or preserved and provide information regarding the method of preservation or alteration	
✓	Existing and proposed right-of-way lines and centerlines of adjacent roads	
✓	Driveways, sidewalks, paths, public transit routes, streets, and curbs on the applicant's parcel and all abutting parcels (including across street rights-of-way)	

✓	Site Plan Details	Zoning Ordinance Section
✓	Location, outside dimensions, setback distances, and proposed uses of all site improvements	
✓	Gross and usable building floor areas	
✓	Existing and proposed easements and rights-of-way (locations and descriptions) for utilities, access, and drainage	
✓	An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, hours of operation, lamp types, and methods of shielding	Sec. 4.502 Sec. 2.5
✓	A photometric grid overlaid on the site plan, indicating light intensity throughout the site in foot-candles. All light intensities shown on the	Sec. 4.502.G

✓	plan shall reflect overlapping illumination zones created by proposed fixtures	
✓	Specifications and details for each type of light fixture, including total number of lumen output, type of lamp, and method of shielding	Sec. 4.502
✓	Waste receptacle locations and methods of screening	Sec.4.408.A,B
	Transformer pad location and method of screening, if applicable	Sec. 4.408.C
	Outdoor sales, display, or storage locations, and method of screening, if applicable	
	Locations, sizes, heights, types, and methods of illumination of all proposed signs	Sec. 5.102

✓	Building and Architectural Details	Zoning Ordinance Section
✓	General architectural drawings sufficient to convey the intended look and appearance of the building, and to indicate the type and color of building materials, detailing, and other architectural features	Sec. 2.401-2.408
✓	Detailed building façade elevations, drawn to an appropriate scale and indicating type and color of building materials, roof design, projections, canopies, awnings, window openings, entrance features, doors, overhangs, other architectural features, and any building-mounted mechanical equipment, such as air conditioning and heating units	
✓	Building floor plans with all exits clearly delineated	
	Entrance details, including signs and details of signs	
	Carport locations and details, if applicable	

✓	Access and Circulation	Zoning Ordinance Section
✓	Names of abutting streets, and width, depth, type and curbing for all streets, parking lots, sidewalks and other paved surfaces	
✓	Loading and unloading areas	Sec. 4.307
	Designation of fire lanes and location of signs stating "No Parking" and "Fire Lane"	
	Locations and dimensions of access points, including deceleration or passing lanes and distances between adjacent or opposing driveways and street intersections	
✓	Location and dimension of existing and proposed interior sidewalks and sidewalks or paths within public rights-of-way	
✓	Parking spaces (#) and maneuvering aisle dimensions (including accessible parking space(s) and access aisle dimensions), pavement markings including double striping, and traffic control signage	Sec. 4.303 Sec. 4.305
✓	Provision of bicycle parking and bike racks for parking lots larger than 25 spaces	Sec. 4.303
<input type="checkbox"/>	Proposed accessible routes from accessible parking spaces to accessible building entrances, with sufficient grade information along the route to verify compliance with City building codes.	Sec. 4.305

✓	Accessible routes and ramp slopes by indicating point elevations at the perimeter of such areas	
✓	Details along the proposed accessible route(s), including accessible parking signs, curb ramps, ramps, and maneuvering clearances of accessible building entrance(s)/doors, as applicable.	Sec. 4.305

✓	Landscaping and Screening	Zoning Ordinance Section
✓	Landscape plan, including location, size, quantity, and type of proposed shrubs, trees, ground cover (including grass), and other live plant materials, and location, size, type of any existing plant materials that will be preserved. Delineate the requirement for amount of General Site Landscaping that is proposed. *All landscaped plans shall be signed and seal by a registered landscape architect	Sec. 4.404.
	Provide a tree survey, if necessary	4.602.C.16
✓	Planting list for proposed landscape materials with quantity, caliper-size and height of material, botanical and common names, and standards for installation	Sec. 4.411
✓	Location, dimensions, construction materials, cross-section, and slope ratio for any required or proposed berms, greenbelts, and buffers	Sec. 4.405
✓	Illustrate parking lot landscaping buffer including along public rights-of-way	Sec. 4.406.A
	Illustrate interior parking lot landscaping and provide calculations of number of canopy shade trees and sizing of landscaping areas.	Sec. 4.406.C
	Illustrate location of street canopy shade trees, which must be planted every thirty-five (35) feet on center	Sec. 4.407
✓	Proposed fences and walls, including typical cross section, materials and height above grade	
	Illustrate service area, loading and unloading and ground mounted mechanical equipment and methods of screening	Sec. 4.408
	Provision of a complete irrigation system	
✓	A basic annual landscape maintenance program	Sec. 4.412

✓	Utilities, Drainage, and the Environment	Zoning Ordinance Section
✓	Grading plan, with existing and proposed topography at a minimum of two-foot (2') contour levels, drainage patterns and a general description of grades within 100 feet of the site to indicate stormwater runoff	

✓	General location of sanitary sewers and building leads upon which no structures or berms shall be located	
<input checked="" type="checkbox"/>	Detailed location of sanitary sewers and leads	
✓	Water mains, hydrants, and buildings services and sizes	
✓	General stormwater runoff calculations and approximate size and location of retention basins and describe any low-impact stormwater management features	Sec 4.306
✓	Detailed storm sewers, site grading, drainage, detention basins, and/or other pertinent facilities	

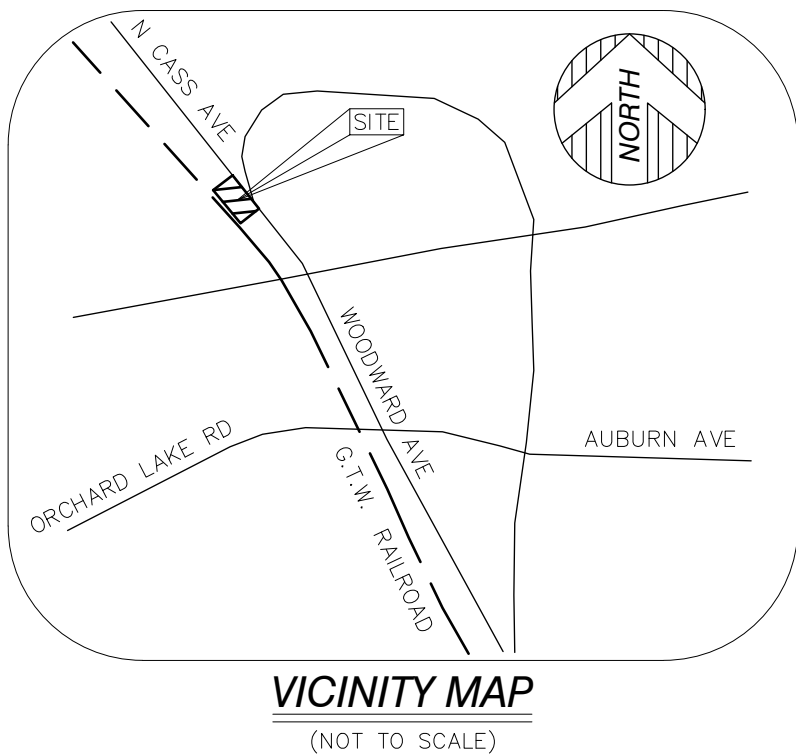
✓	Additional Required Information	Zoning Ordinance Section
✓	Use Statement – provide a statement that describes the intended use of the building and type of mechanical/industrial processes that will take place at the site	
✓	Other information requested by the building official, planning administrator, Planning Commission, or city consultants to verify that the site and project are developed or improved in accordance with the zoning ordinance and the City's Master Plan. Such information may include traffic impact studies, market analyses, and evaluations of the demand on public facilities and services	
✓	A reviewing authority may also require information be submitted even if this table indicates that the particular information is not required	
	Propane tank locations and methods of screening, any overhead utilities, or any outside storage of materials, chemicals, gases, liquids, etc., if applicable	

Please contact the Planning Division if you believe that your project merits review under the Sketch Site Plan Review or Administrative Site Plan Review standards found in Section 6.202 of the Zoning Ordinance

Site plans that do not meet the stipulated requirements for site plan approval shall be considered incomplete and shall not be considered eligible for review

January 2018

PRELIMINARY SITE PLAN
FOR
WOODWARD CROSSINGS



LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 1:
LOTS 10 TO 14 INCLUSIVE, ASSESSOR'S PLAT NO. 119, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 53, PAGE 39, OAKLAND COUNTY RECORDS.

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PARCEL AREA

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53,167± SQUARE FEET = 1.22± ACRES

PARCEL 2:
10,955± SQUARE FEET = 0.25± ACRES

PARCEL 3:
9,968± SQUARE FEET = 0.23± ACRES

TOTAL:
74,090± SQUARE FEET = 1.70± ACRES

BENCHMARK

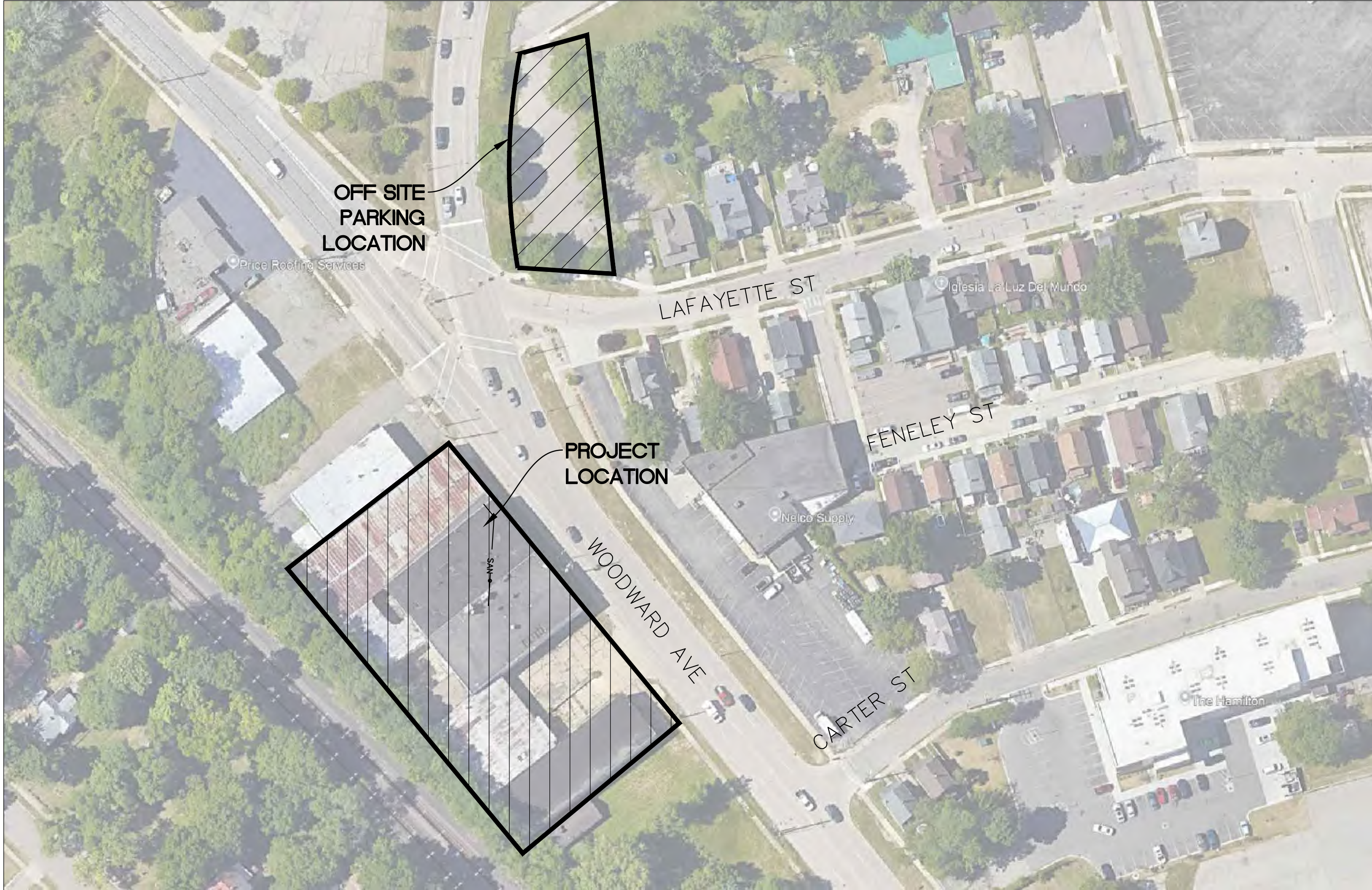
SITE BENCHMARK #1
ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE.
ELEVATION = 925.81' (NAVD 88)

SITE BENCHMARK #2
ARROW ON HYDRANT NEAR NORTHEAST CORNER OF SITE.
ELEVATION = 930.13' (NAVD 88)

NOTE:
BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY KEMTEC

CITY OF PONTIAC NOTES

1. CONTACT THE CITY OF PONTIAC WATER & SEWER DEPARTMENT FOR INFORMATION CONCERNING EXISTING UTILITY LEADS AND CONNECTION FEES @ (248) 758-3790.
2. CONTACT THE CITY OF PONTIAC ENGINEERING DIVISION, A MINIMUM OF 48 HOURS PRIOR TO ANY WORK PERFORMED WITHIN THE RIGHT-OF-WAY (MR. LITO GENER @ (248) 758-3616 OR MAIN OFFICE @ (248) 758-3640).
3. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL PROPOSED WORK WITHIN THE (ROADWAY NAME)RIGHT-OF-WAY.
4. SIDEWALK ALONG THE PARCEL FRONTAGE THAT IS IN DISREPAIR, AS DETERMINED BY THE FIELD ENGINEER, SHALL BE REMOVED / REPLACED AT OWNER'S EXPENSE.
5. A SOIL EROSION CONTROL PERMIT IS NOT REQUIRED FOR THIS PROJECT. HOWEVER, SOIL EROSION CONTROL MEASURES WILL BE REQUIRED TO CONTAIN ERODED SOILS WITHIN THE PROPERTY BOUNDARY.THE FIELD ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION CONTROL MEASURES AT ANY TIME.



LOCATION MAP
SCALE:1"=70'

ESTIMATED UTILITY QUANTITIES

STORM SEWER QUANTITIES:
12" RCP CL IV 259 LF
8" PVC 171 LF
4' Ø CATCH BASIN 4 EA

WATER MAIN QUANTITIES:
FIRE SUPPRESSION LINE 30 LF
FDC CONNECTION 1 EA
6" GW 1 EA
PROP. 1-1/2" K COPPER 60 LF

SANITARY SEWER QUANTITIES:
6" SAN LEAD SDR 23.5 91 LF
CLEAN OUT STRUCTURE 2 EA

SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 DEMOLITION PLAN
- C-4 PROPOSED DIMENSION PLAN
- C-5 PROPOSED SITE PLAN
- C-6 OFF SITE PARKING PLAN
- C-7 GRADING PLAN
- C-8 PROPOSED STORM SEWER PLAN AND PROFILE
- C-9 SOIL EROSION AND SEDIMENT CONTROL PLAN
- C-10 STANDARD DETAILS
- C-11 STANDARD STORM SEWER DETAILS SHEET 1 OF 2
- C-12 STANDARD STORM SEWER DETAILS SHEET 2 OF 2
- C-13 SOIL EROSION AND SEDIMENT CONTROL DETAILS
- LP-1.0 LANDSCAPE DEVELOPMENT PLAN
- L-1.0 PROPOSED LIGHTING PLAN
- L-1.1 PROPOSED LIGHTING PLAN
- A-1 EXISTING FLOOR PLAN
- A-2 PROPOSED FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS

CLIENT

MR. CHRIS TOMA

10355 CAPITAL STREET
OAK PARK MI 48237
E:CHRISTOMA@SOCKSGALOREWS.COM
P:248-939-3909 F: 248-419-0921

ENGINEER

FAIRWAY ENGINEERING LLC
28525 BECK ROAD, SUITE 114 WIXOM, MICHIGAN 48393
O:(248) 938-4902
CONTACT: MR. MARK MAHAJAN
P:(248) 214-5913

BUILDING ARCHITECT

ZACK M OSTROFF & ASSOCIATES

CONTACT: MR. ZACK M OSTROFF
P:(248) 425-4190
E:ZACK@ZOARCHITECTURE.COM

LANDSCAPE ARCHITECT

MARK C.FALLON

CONTACT: MR. MARK C FALLON
P:(440) 829-2045
E:MCFALLON@ATT.NET

SITE ADDRESS

49730 WOODWARD AVE, PONTIAC, MI 48342

TAX ID NUMBER

14-29-402-005

ZONING

C-3 - CORRIDOR COMMERCIAL

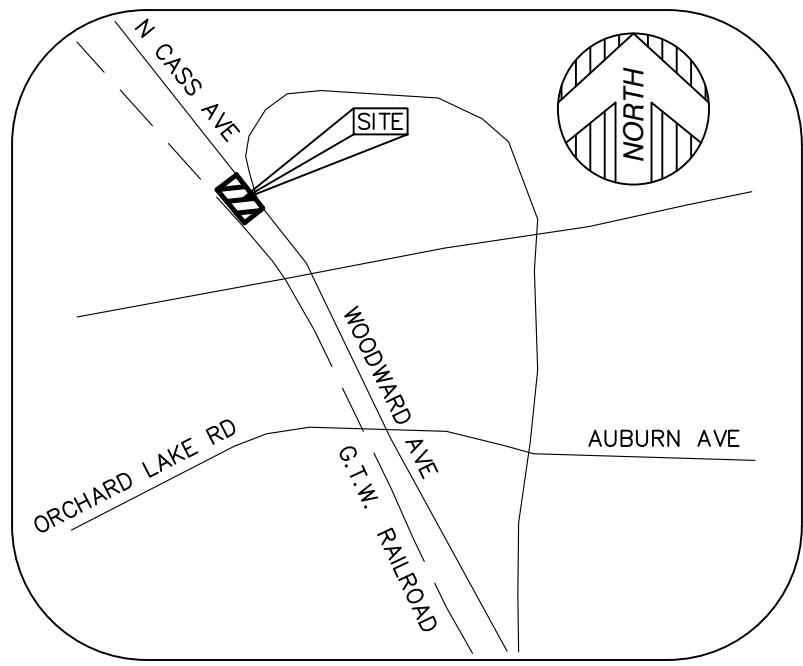
LAND DEVELOPMENT SUMMARY

WATER:
THE WATER SERVICE AND FIRE SUPPRESSION LINE FOR THE PROPOSED BUILDING WILL BE PROVIDED FROM AN EXTENSION OF THE EXISTING LEAD ON THE NORTH EAST SIDE OF THE PROPERTY.
STORM:
DRAINAGE FROM THE SITE WILL BE COLLECTED IN AN ON SITE STORM SYSTEM AND CONNECTED TO EXISTING STORM CATCH BASIN LOCATED NORTH OF THE PROPERTY AT WOODWARD AVENUE.
SANITARY:
THE SANITARY SERVICE FOR THE PROPOSED BUILDING WILL BE CONNECTED TO EXISTING 6" PVC PIPE LOCATED ON THE NORTHWEST SIDE OF THE PROPERTY.
WETLANDS:
THERE ARE NO KNOWN AREAS OF WETLAND WITH IN THE PROJECT LIMITS.
FLOODPLAIN:
FEMA FIRM #26125C0368F (9/29/2006) INDICATES THIS SITE IS NOT HAVE ANY FLOOD HAZARD
SOIL EROSION:
A SOIL EROSION PERMIT FROM CITY OF PONTIAC WILL BE REQUIRED.

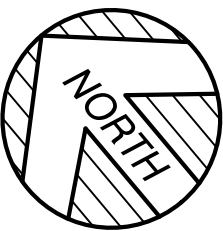


2/3/2025

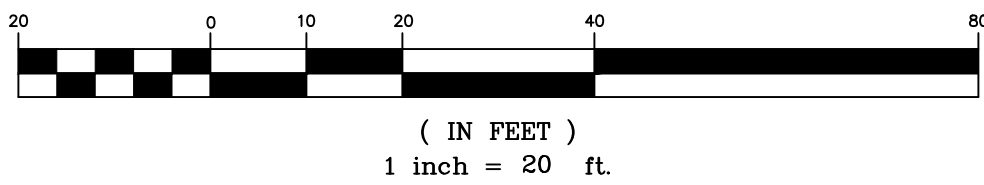
DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT	FAIRWAY ENGINEERING LLC	DATE	01/24/25	CKD. BY	DATE	72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	COVER SHEET	JOB No. 24-1011
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG				WOODWARD CROSSINGS	LAND DEVELOPMENT - STRUCTURAL - GEOTECH	DRAWN	AG					SHEET C-1
						49730 WOODWARD AVE, PONTIAC, MI 48342	28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902	DESIGN	MM					SHEET 1 OF 21
								SECTION	29 T- 3-N, R-10-E.					



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE



PARCEL AREA

PARCEL 1:
53,167± SQUARE FEET = 1.22± ACRES

PARCEL 2:
10,955± SQUARE FEET = 0.25± ACRES

PARCEL 3:
9,968± SQUARE FEET = 0.23± ACRES

TOTAL:
74,090± SQUARE FEET = 1.70± ACRES

BENCHMARK

SITE BENCHMARK #1
ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE.
ELEVATION = 925.81' (NAVD 88)

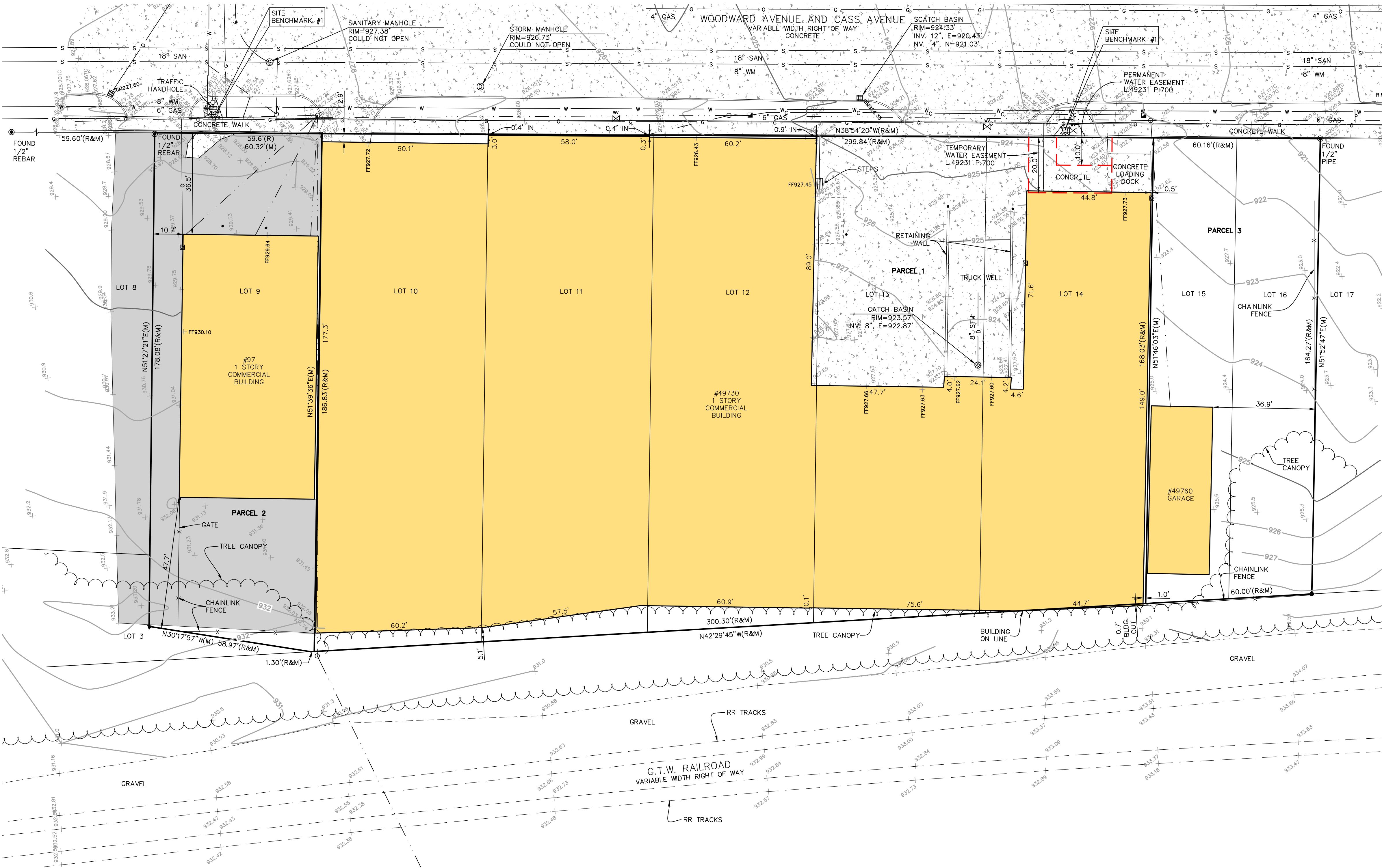
SITE BENCHMARK #2
ARROW ON HYDRANT NEAR NORTHEAST CORNER OF SITE.
ELEVATION = 930.13' (NAVD 88)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- UTILITY POLE
- GAS METER
- CABLE TV RISER
- TRAFFIC SIGNAL
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- BUILDING
- CONCRETE CURB
- RAISED CONCRETE
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- FLOOD LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE



TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

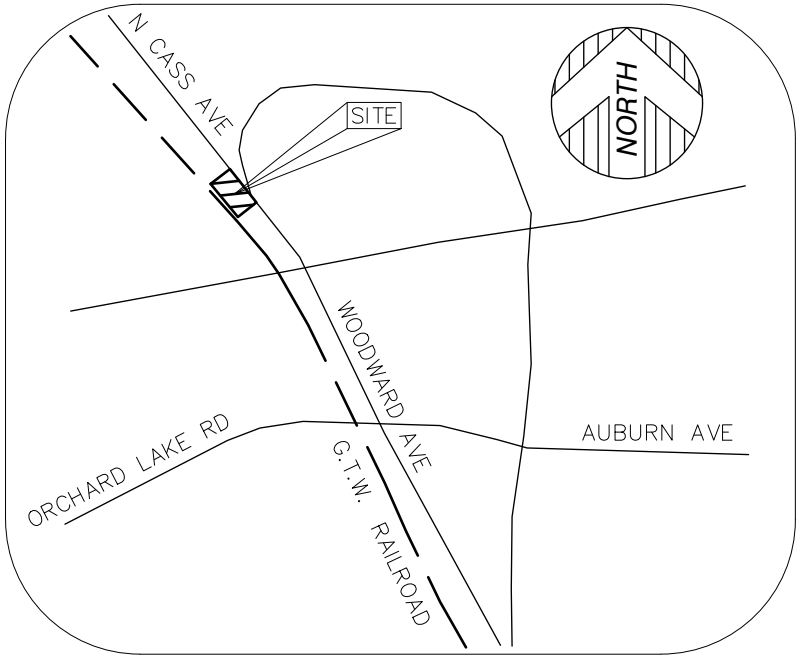
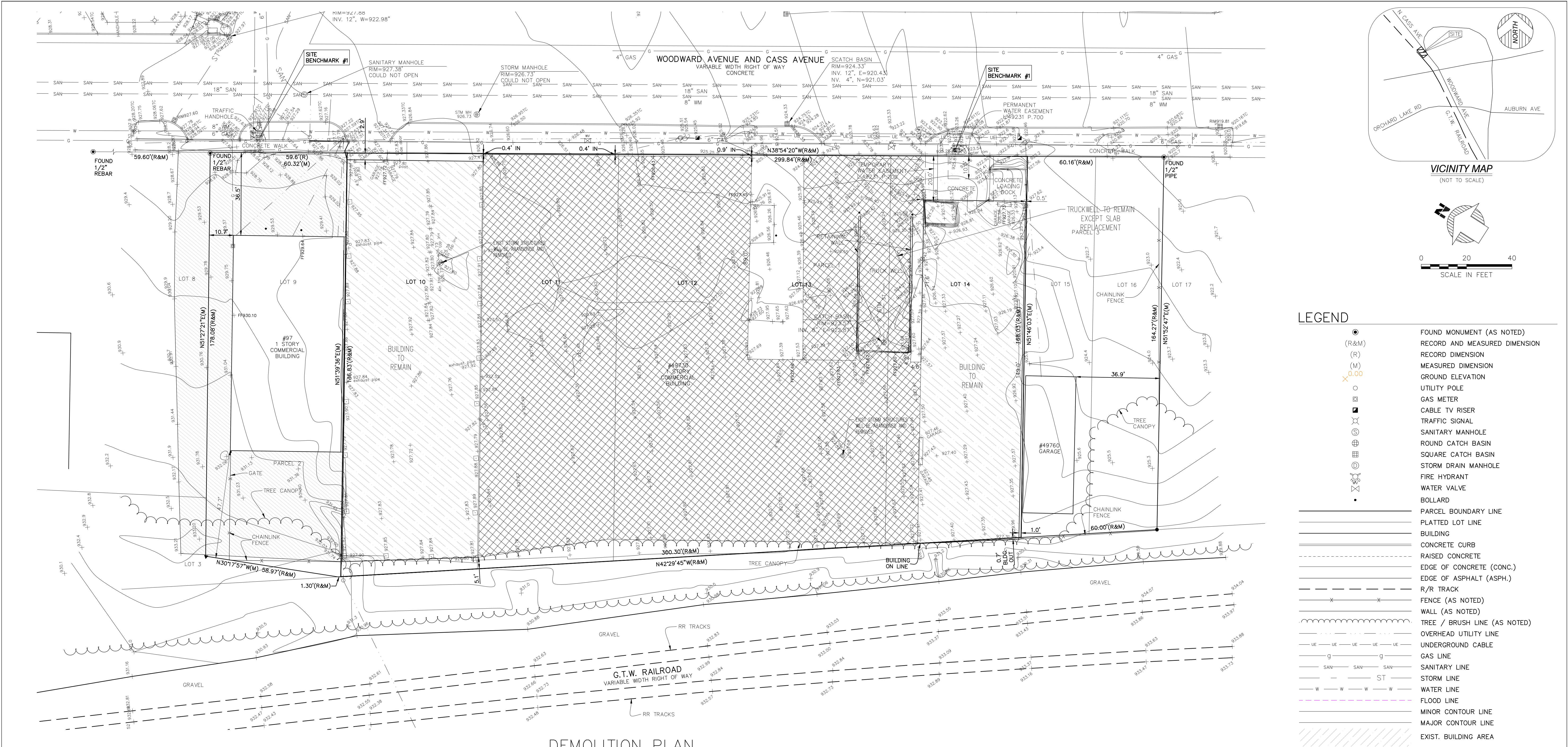
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtac-survey.com



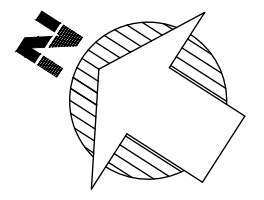
TOPOGRAPHIC SURVEY

PREPARED FOR: FAIRWAY ENGINEERING, LLC.
49730 AND 49760 WOODWARD AVE, 97 N CASS AVE, CITY, MICHIGAN,
PART OF SECTION 29,
TOWN 3 NORTH, RANGE 10 EAST

DATE	BY	REVISION	DATE
07/24/24	JCO		
07/26/24	ATS		
JULY 26, 2024			
24-01371			



VICINITY MAP
(NOT TO SCALE)



0 20 40
SCALE IN FEET

LEGEND

- FOUND MONUMENT (AS NOTED)
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- UNDERGROUND CABLE
- GAS LINE
- SAN— SAN— SAN— SANITARY LINE
- ST— STORM LINE
- W— W— W— WATER LINE
- FLOOD LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EXIST. BUILDING AREA
- EXISTING CONCRETE
- PROPOSED DEMOLITION

PROPERTY DESCRIPTION

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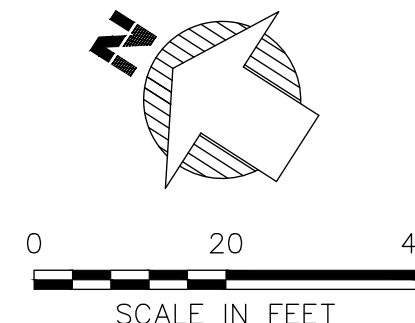
TOTAL:
74,090± SQUARE FEET = 1.70± ACRES

DEMOLITION PLAN

SCALE: 1"=20'

NOTE:
• SHOWN UNDER GROUND UTILITIES ARE IN APPROXIMATE LOCATIONS. THE CONTRACTOR HAS TO FIELD VERIFY THE UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES.

DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT	<div>FAIRWAY ENGINEERING LLC</div> <div>LAND DEVELOPMENT - STRUCTURAL - GEOTECH</div> <div>28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902</div>	DATE	01/24/25	CKD. BY	DATE	<div></div> <div>72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)</div>	DEMOLITION PLAN		JOB No. 24-1011
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG				DRAWN		AG						SHEET C-3	
						DESIGN		MM							
						SECTION		29 T- 3-N, R-10-E.							
															SHEET 3 OF 21

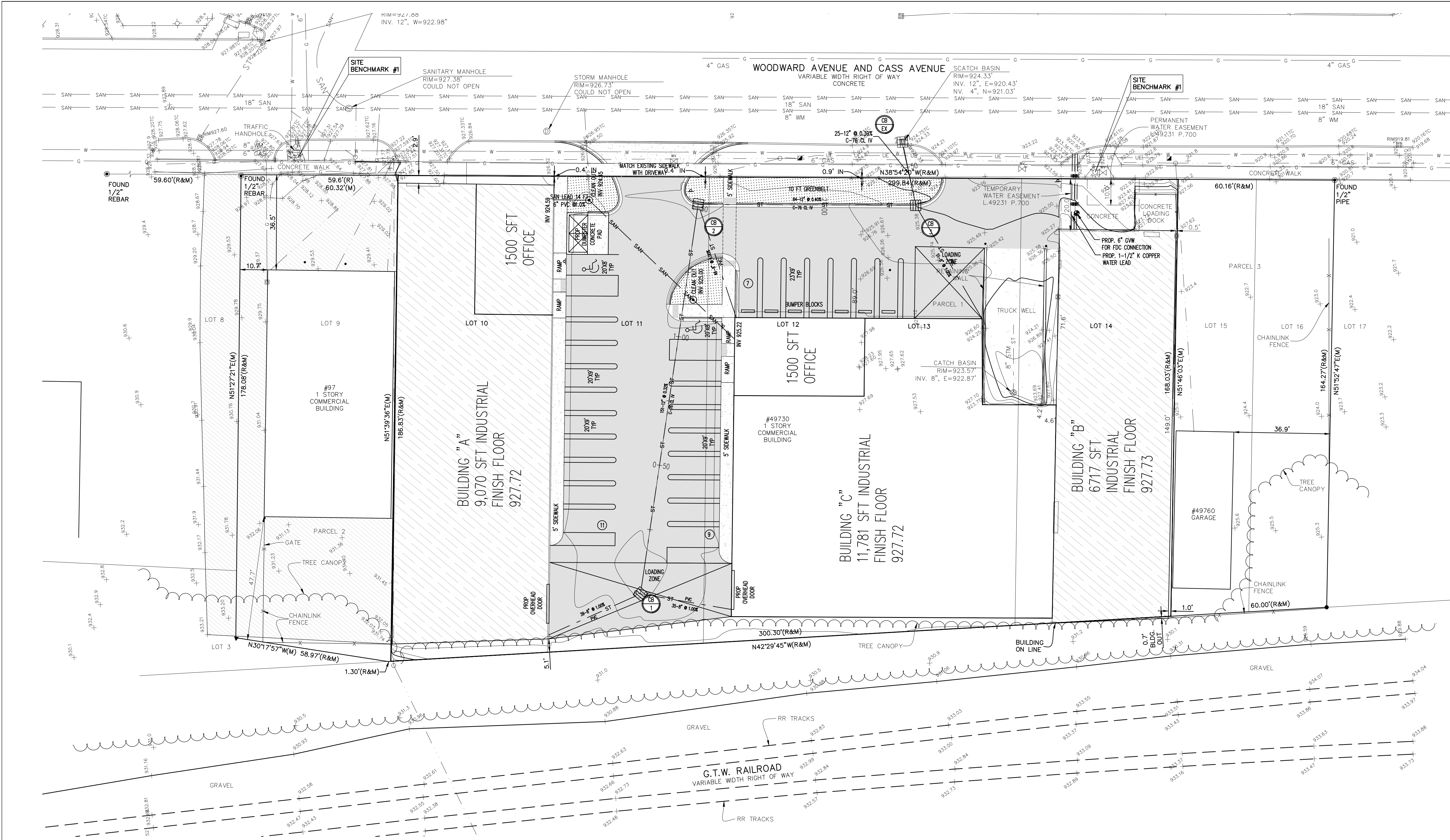


	RECORD AND MEASURED DIMENSION
(R&M)	
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	
	GROUND ELEVATION
	UTILITY POLE
	GAS METER
	CABLE TV RISER
	TRAFFIC SIGNAL
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
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	BOLLARD
	PARCEL BOUNDARY LINE
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	STORM LINE
	WATER LINE
	FLOOD LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EXIST. BUILDING AREA
	EXIST. ASPHALT
	CONCRETE
	PROP. ASPHALT
	PROP. CONCRETE
	PROPOSED BUILDING AREA
	PROPOSED SIGN

	SIGN TYPE	DESIGNATION	NO. OF SIGNS
1	STOP SIGN	R1-1	2
2	HANDICAP SIGN	R7-8&R7-8A	2
3			
4			
ALL ROAD SIGNS SHALL BE PER CURRENT MMUTCD STANDARDS			

PROPOSED DIMENSION PLAN
SCALE: 1"=20'

DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT	FAIRWAY ENGINEERING LLC	DATE	01/24/25	CKD. BY	DATE	 72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	PROPOSED DIMENSION PLAN	JOB No.	24-1011
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG				WOODWARD CROSSINGS	LAND DEVELOPMENT - STRUCTURAL - GEOTECH	DRAWN	AG					SHEET	C-4
						49730 WOODWARD AVE, PONTIAC, MI 48342	28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O: (248) 938-4902	DESIGN	MM						SHEET 4 OF 21
								SECTION	29 T- 3-N. R-10-E.						



LEGEND

	FOUND MONUMENT (AS NOTED)
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	RECORD DIMENSION
	MEASURED DIMENSION
	GROUND ELEVATION
	UTILITY POLE
	GAS METER
	CABLE TV RISER
	TRAFFIC SIGNAL
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	BOLLARD
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	BUILDING
	CONCRETE CURB
	RAISED CONCRETE
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	R/R TRACK
	FENCE (AS NOTED)
	WALL (AS NOTED)
	TREE / BRUSH LINE (AS NOTED)
	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	FLOOD LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EXIST. BUILDING AREA
	EXIST. ASPHALT
	CONCRETE
	PROP. ASPHALT
	PROP. CONCRETE
	PROPOSED BUILDING AREA
	PROP. SANITARY SEWER LEAD
	PROP. WATER MAIN AND WATER SERVICE
	PROP. GROUND ELEVATION
	PROP. REVERSE GUTTER
	PROP. GATE VALVE

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 1:
LOTS 10 TO 14 INCLUSIVE, ASSESSOR'S PLAT NO. 119, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 53, PAGE 39, OAKLAND COUNTY RECORDS.

PARCEL 2:
LOT 9, ASSESSOR'S PLAT NO. 119, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 53, PAGE 39, OAKLAND COUNTY RECORDS.

PARCEL 3:
LOTS 15 TO 16 INCLUSIVE, ASSESSOR'S PLAT NO. 119, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 53, PAGE 39, OAKLAND COUNTY RECORDS.

BENCHMARK

SITE BENCHMARK #1
ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE.
ELEVATION = 925.81' (NAVD 88)

SITE BENCHMARK #2
ARROW ON HYDRANT NEAR NORTHEAST CORNER OF SITE.
ELEVATION = 930.13' (NAVD 88)

PARCEL AREA

PARCEL 1:
53,167± SQUARE FEET = 1.22± ACRES

PARCEL 2:
10,955± SQUARE FEET = 0.25± ACRES

PARCEL 3:
9,968± SQUARE FEET = 0.23± ACRES

TOTAL:
74,090± SQUARE FEET = 1.70± ACRES

NOTE:
• SHOWN UNDER GROUND UTILITIES ARE IN APPROXIMATE LOCATIONS. THE CONTRACTOR HAS TO FIELD VERIFY THE UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES.

PROPOSED SITE PLAN

SCALE: 1"=20'

SITE DATA

PARCEL NUMBER: 14-29-402-005
ZONING: C-3- (CORRIDOR COMMERCIAL)
AREA OF DEVELOPMENT: 53167 SQ FT (1.22 ACRE)
BUILDING COVERAGE: 30569 SQ FT (0.70 AC) 57.50% COVERAGE
AREA OF PAVEMENT: 14624 SQ FT (0.34 AC) 27.50% COVERAGE
AREA OF CONCRETE: 6538 SQ FT (0.15 AC) 12.30% COVERAGE
REMAINING GREEN AREA: 1436 SQ FT (0.033 AC) 2.70% COVERAGE
BUILDING SETBACKS
FRONT SETBACK 10 10
SIDE SETBACK 0 0
REAR SETBACK 20 0 (MATCHING EXIST BUILDING FOOTPRINT)

WATER MAIN NOTES:

1. CONNECT THE NEW WATER SERVICE TO THE EXISTING WATER MAIN SERVICE LEAD LOCATION

SANITARY SEWER NOTES:

1. THE PROPOSED SANITARY LEADS SHALL BE A MINIMUM SDR 23.5

ESTIMATED UTILITY QUANTITIES

WATER MAIN QUANTITIES:
FIRE SUPPRESSION LINE 30 LF
FDC CONNECTION 1 EA
6" GVV 1 EA
PROP. 1-1/2" K COPPER 60 LF
SANITARY SEWER QUANTITIES:
6" SAN LEAD SDR 23.5 91 LF
CLEAN OUT STRUCTURE 2 EA

PARKING CALCULATIONS

- SITE ADDRESS-49730 WOODWARD AVENUE(AKA CASS AVENUE).
- PARCEL NO 14-29-402-005 (SITE AREA-1.22± ACRES).
- EXISTING ZONING-C-3- CORRIDOR COMMERCIAL
PROPOSED USE- INDUSTRIAL/ MANUFACTURING (NON-HAZARDOUS)
- SITE TO UTILIZE PORTIONS OF THE EXISTING INDUSTRIAL BUILDING.
- EXISTING BUILDING REFURBISHED:
BUILDING "A"-1500 SF OFFICE,
-9070 SF INDUSTRIAL
BUILDING "B"-6717 SF INDUSTRIAL
BUILDING "C"-1500 SF OFFICE,
- 11,781 SF INDUSTRIAL
PARKING REQUIRED: INDUSTRIAL- ONE SPACE/300 SF OF OFFICE,
- ONE SPACE/550 SF OF INDUSTRIAL
PARKING REQUIRED: BUILDING "A" EXISTING-1500 SF (OFFICE)X₅₀₀=5,
-9070 SF (INDUSTRIAL) X ₅₀₀=16.49,
-5+16.49=(21.49) ~ 21 SPACES.
PARKING REQUIRED: BUILDING "B"EXISTING - 6717 SF (INDUSTRIAL) X ₅₀₀=12.21 ~ 12 SPACES.
PARKING REQUIRED: BUILDING "C" PROPOSED -1500 SF (OFFICE)X₅₀₀=5,
-11,781 SF (INDUSTRIAL) X ₅₀₀=21.42,
-5+21.42=(26.71) ~ 27 SPACES.
TOTAL PARKING REQUIRED: 21+12+27=60
8. PARKING PROVIDED:
BUILDING "A"-11 SPACES (INCL 1 HANDICAP),
BUILDING "B"-16 SPACES (INCL 1 HANDICAP)
OFF SITE EXISTING PARKING ACROSS WOODWARD AVE ON PARCEL NO 14-29-401-009 33 SPACES.
TOTAL PARKING PROVIDED =60 PARKING SPACES

PRE-DEVELOPMENT AVERAGE RUN-OFF CALCULATION "C"

SITE AREA - 1.22 ACRES
RUN-OFF COEFFICIENT "C" VALUES BASED ON FULL SITE DEVELOPMENT
0.90 - BUILDINGS
0.90 - PAVEMENT, CONCRETE
0.20 - GRASS/LANDSCAPE
AVERAGE "C" VALUE CALCULATION
BUILDING AND CONCRETE AREA - 1.22+/-
ACRES BUILDING AND CONCRETE AREA - 1.22/1.22 X 0.90 = 0.90
AVERAGE "C" VALUE = 0.90

POST DEVELOPMENT AVERAGE RUN-OFF CALCULATION "C"

SITE AREA - 1.22 ACRES
RUN-OFF COEFFICIENT "C" VALUES BASED ON FULL SITE DEVELOPMENT
0.90 - BUILDINGS
0.90 - PAVEMENT, CONCRETE
0.20 - GRASS/LANDSCAPE
AVERAGE "C" VALUE CALCULATION
BUILDING AREA - 0.70+/-
ACRES PAVEMENT AREA -0.34+/-
ACRES CONCRETE AREA -0.15+/-
ACRES GRASS/LANDSCAPE - 0.03+/-
ACRES BUILDING AREA - 0.70/1.22 X 0.90 = 0.516
PAVEMENT AREA - 0.34/1.22 X 0.90 = 0.2508
CONCRETE AREA - 0.15/1.22 X 0.90 = 0.110
GRASS LANDSCAPE - 0.03/1.22 X 0.20 = 0.0049
AVERAGE "C" VALUE = 0.8817
USE "C" VALUE OF 0.88 < 0.90 FROM OLD DEVELOPMENT PLAN PER EXISTING CONDITIONS
NO STORM WATER DETENTION IS PROPOSED

DATE	ISSUE	BY	DATE	ISSUE	BY
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG			

PROJECT
WOODWARD CROSSINGS
49730 WOODWARD AVE, PONTIAC, MI 48342

FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT - STRUCTURAL - GEOTECH
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902

DATE	01/24/25	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM		
SECTION	29 T- 3-N, R-10-E.		



GENERAL SITE PLAN

JOB No. 24-1011
SHEET C-5
SHEET 5 OF 21



NOTE:

- PARKING PROVIDED IN PARCEL 14-29-401-009 IS PART OF THE WOODWARD CROSSINGS

LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND,
STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 14-29-401-009:
T3N, R10E, SEC 29 ASSESSOR,S PLAT NO 119 LOT
110,111,112&115 EXC THAT PART OF TAKEN FOR WIDE TRACK DR
4 LAFAYETTE STALSO LOT 11 OF NICHOLSON ASS EXC THAT
PART TAKEN FOR WIDE TRACK DR

SITE BENCHMARK #1
ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE.
ELEVATION = 925.81' (NAVD 88)

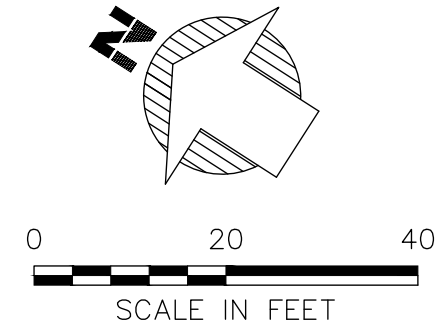
SITE BENCHMARK #2
ARROW ON HYDRANT NEAR NORTHEAST CORNER OF SITE.
ELEVATION = 930.13' (NAVD 88)
























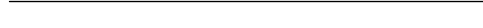






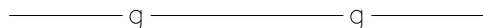







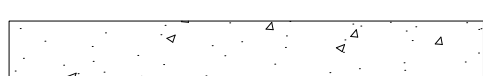


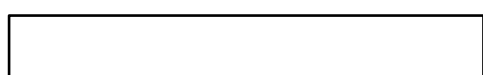


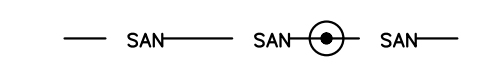
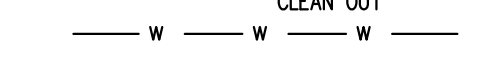
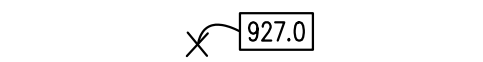
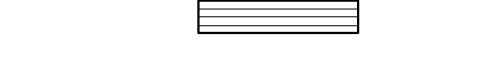

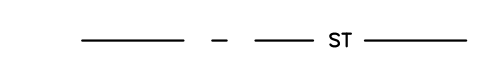

NOTE:

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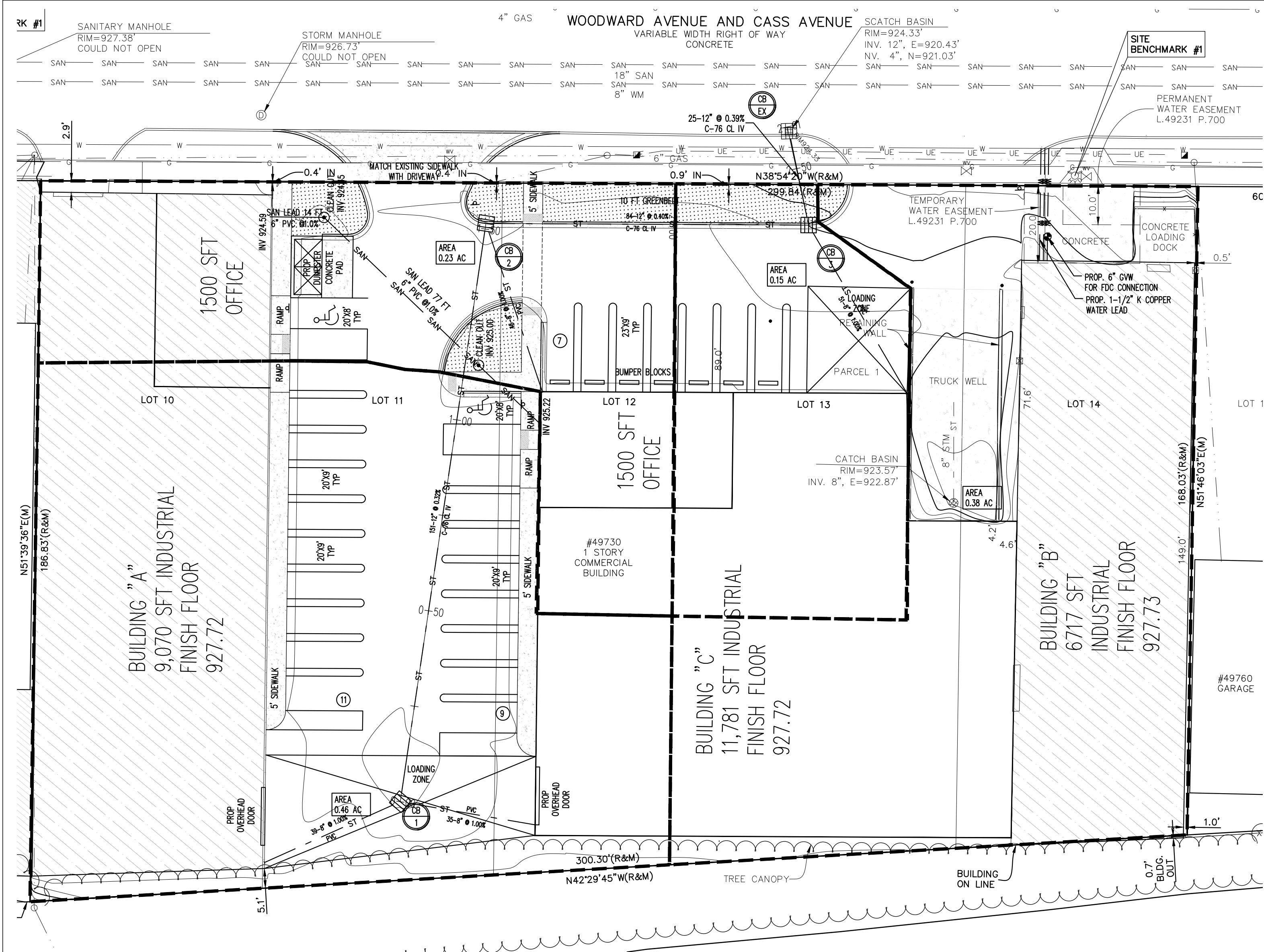
OFFSITE PARKING PLAN
SCALE: 1"=20'

DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT WOODWARD CROSSINGS 49730 WOODWARD AVE, PONTIAC, MI 48342	 FAIRWAY ENGINEERING LLC LAND DEVELOPMENT - STRUCTURAL - GEOTECH 28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O: (248) 938-4902	DATE	01/24/25	CKD. BY	DATE	 72 HOURS 5 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	OFFSITE PAKING PLAN	JOB No.	24-1011
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG						DRAWN	AG					SHEET	C-6
								DESIGN	MM						
								SECTION	29 T- 3-N. R-10-E.						

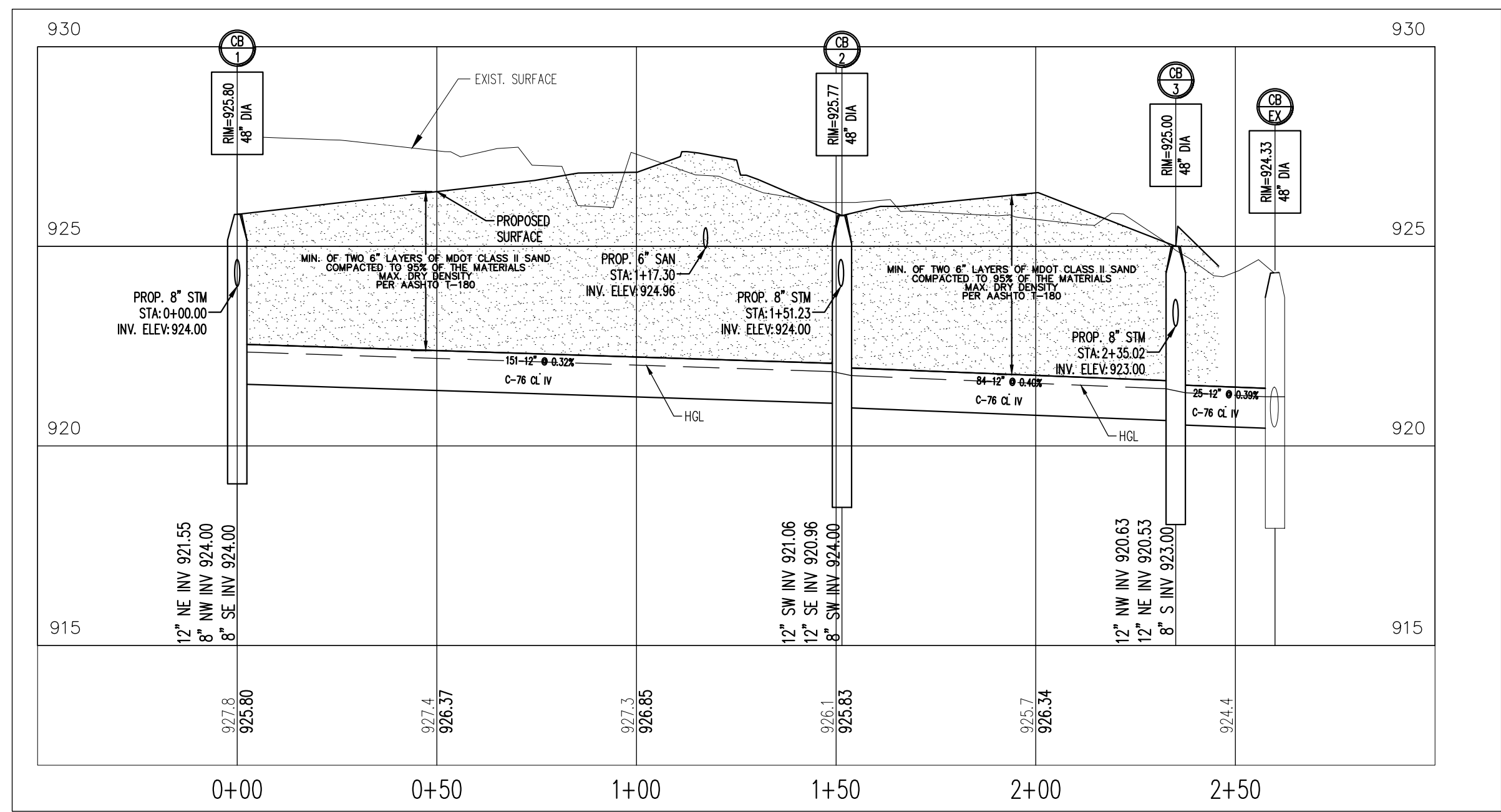


- | | |
|---|------------------------------------|
|  | FOUND MONUMENT (AS NOTED) |
|  | RECORD AND MEASURED DIMENSION |
|  | RECORD DIMENSION |
|  | MEASURED DIMENSION |
|  | GROUND ELEVATION |
|  | UTILITY POLE |
|  | GAS METER |
|  | CABLE TV RISER |
|  | TRAFFIC SIGNAL |
|  | SANITARY MANHOLE |
|  | ROUND CATCH BASIN |
|  | SQUARE CATCH BASIN |
|  | STORM DRAIN MANHOLE |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | BOLLARD |
|  | PARCEL BOUNDARY LINE |
|  | PLATTED LOT LINE |
|  | BUILDING |
|  | CONCRETE CURB |
|  | RAISED CONCRETE |
|  | EDGE OF CONCRETE (CONC.) |
|  | EDGE OF ASPHALT (ASPH.) |
|  | R/R TRACK |
|  | FENCE (AS NOTED) |
|  | WALL (AS NOTED) |
|  | TREE / BRUSH LINE (AS NOTED) |
|  | OVERHEAD UTILITY LINE |
|  | UNDERGROUND CABLE |
|  | GAS LINE |
|  | SANITARY LINE |
|  | STORM LINE |
|  | WATER LINE |
|  | FLOOD LINE |
|  | MINOR CONTOUR LINE |
|  | MAJOR CONTOUR LINE |
|  | EXIST. BUILDING AREA |
|  | EXIST ASPHALT |
|  | CONCRETE |
|  | PROP. ASPHALT |
|  | PROP.CONCRETE |
|  | PROPOSED BUILDING AREA |
|  | PROP MINOR CONTOUR |
|  | PROP MAJOR CONTOUR |
|  | PROP. SANITARY SEWER LEAD |
|  | PROP. WATER MAIN AND WATER SERVICE |
|  | PROP. GROUND ELEVATION |
|  | PROP. REVERSE GUTTER |
|  | PROP GATE VALVE |
|  | PROP. STORM SEWER |
|  | PROP. STORM SEWER STRUCTURE |

JOB No.	24-1011
SHEET	C-7
	SHEET 7 OF 21



PROPOSED STORM SEWER PLAN
SCALE: 1"=20'



PROPOSED STORM SEWER PROFILE
SCALE: H:1"=30' V:1"=3'

STORM STRUCTURE DATA

CB 1 AREA 0.46 AC CONST. 4' dia., CATCH BASIN RIM= 925.80 12" NE. INV= 921.55 8" NW&SE. INV=924.00	CB 3 AREA 0.15 AC CONST. 4' dia., CATCH BASIN RIM= 925.00 12" NW. INV= 920.63 12" NE. INV= 920.53 8" S. INV=923.00
CB 2 AREA 0.23 AC CONST. 4' dia., CATCH BASIN RIM= 925.77 12" SE. INV= 920.96 12" SW. INV= 921.06 8" SW. INV=924.00	CB EX 4' dia., CATCH BASIN RIM= 924.33 12" SW. INV= 920.43 12" E. INV= 920.43 4" N. INV=921.03

ESTIMATED UTILITY QUANTITIES

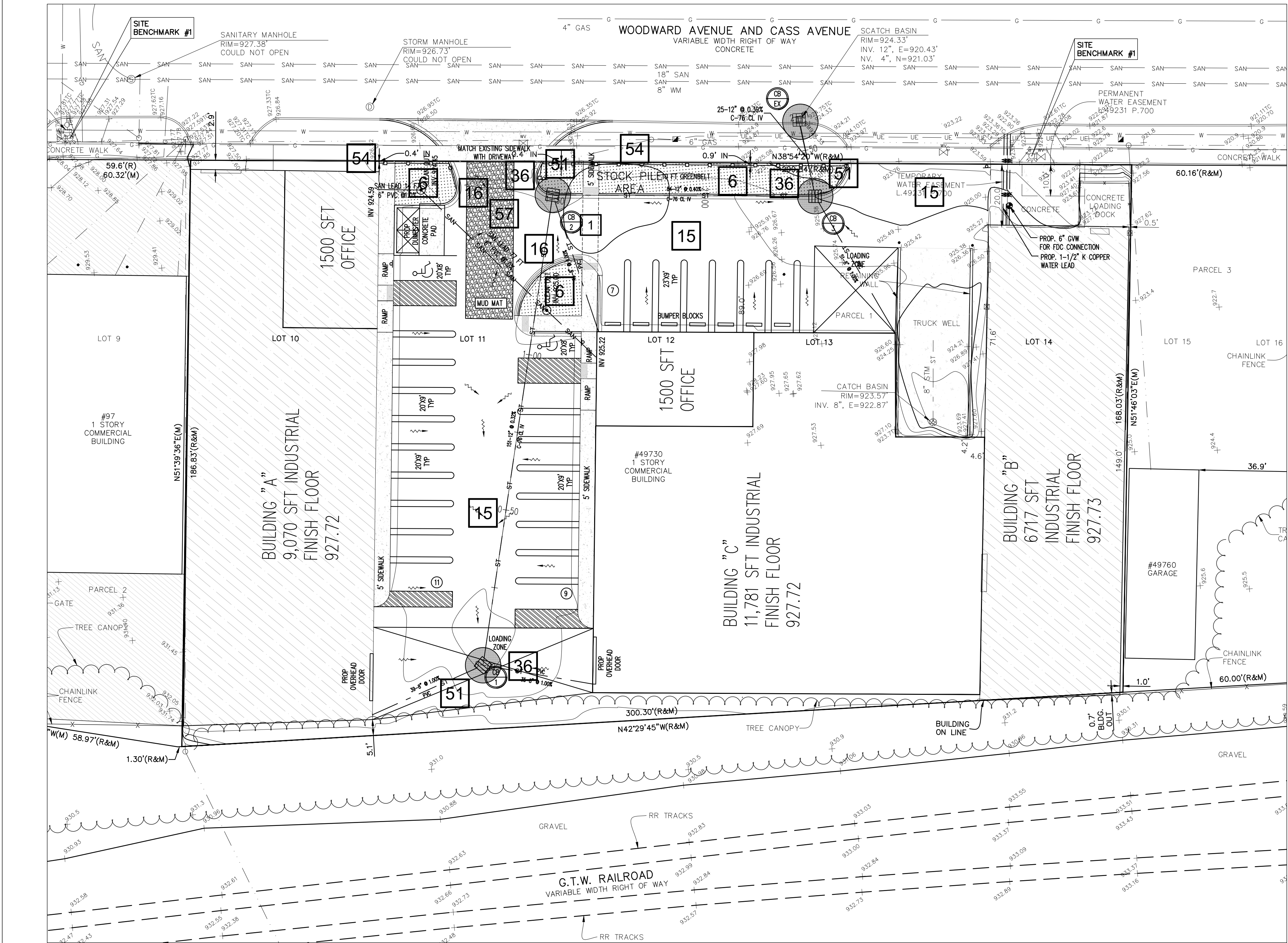
STORM SEWER QUANTITIES:	
12" RCP CL IV	259 LF
8" PVC	171 LF
4' Ø CATCH BASIN	4 EA

LEGEND

	FOUND MONUMENT (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	GROUND ELEVATION
	UTILITY POLE
	GAS METER
	CABLE TV RISER
	TRAFFIC SIGNAL
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
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	PARCEL BOUNDARY LINE
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	BUILDING
	CONCRETE CURB
	RAISED CONCRETE
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	R/R TRACK
	FENCE (AS NOTED)
	WALL (AS NOTED)
	TREE / BRUSH LINE (AS NOTED)
	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	FLOOD LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EXIST. BUILDING AREA
	EXIST. ASPHALT
	CONCRETE
	PROP. CONCRETE
	PROPOSED BUILDING AREA
	PROPOSED DRAINAGE AREA
	PROP. SANITARY SEWER LEAD
	PROP. WATER MAIN AND WATER SERVICE
	PROP. GROUND ELEVATION
	PROP. REVERSE GUTTER
	PROP. GATE VALVE
	PROP. STORM SEWER
	PROP. STORM SEWER STRUCTURE

STORM PIPE CALULATIONS

WOODWARD CROSSING DEVELOPMENT															I = (175/T+25)														
49730 WOODWARD AVE, PONTIAC, MI 48342															N=0.013														
FROM	TO	ACRES A	RUNOFF COEFF C	EQUIV. AREA A * C	ADD'L AREA A * C	SUM OF A * C	INTEN-SITY I	TIME OF CONC. Tc	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RM ELEV UPPER END	INVERT UPPER END	INVERT LOWER END	RM- INV	RM- HG >1	PIPE COVER >3.0' UPST	PIPE COVER >3.0' DWST	FLOW THRU COVER	PIPE CON. CLASS OR CMP	STRUCTURE DIA. FT.
CB-1	CB-2	0.46	0.88	0.40		0.40	4.38	15.00	1.77	151	12	2.25	0.25%	0.32%	2.02	2.57	0.98	922.35	921.86	925.80	921.55	921.06	4.25	3.45	3.00	3.46	1.77	CL IV	4
CB-2	CB-3	0.23	0.88	0.20		0.20	4.27	15.98	0.86	84	12	1.10	0.06%	0.40%	2.26	2.88	0.49	921.76	921.43	925.77	920.96	920.63	4.81	4.01	3.56	3.12	0.86	CL IV	4
CB-3	EX-CB	0.15	0.88	0.13		0.33	4.22	16.46	1.41	24	12	1.80	0.16%	0.40%	2.26	2.88	0.14	921.33	921.23	925.00	920.53	920.43	4.47	3.67	3.22	2.65	0.56	CL IV	4
																				924.33									



SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE 1"=20'

AREA OF DISTURBANCE =1.22 AC

NOTES:

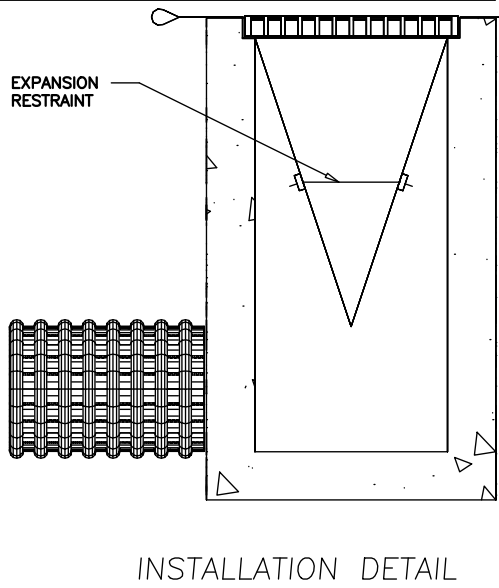
- THE CONTRACTOR IS RESPONSIBLE TO MONITOR & MAINTAIN THE SOIL EROSION CONTROLS DURING THE CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED.
- ALL SOIL EROSION CONTROLS MUST BE REMOVED FROM THE ROAD RIGHT(S)-OF-WAY PRIOR TO ROAD COMMISSION ACCEPTANCE OF THE STREET(S) FOR ROUTINE MAINTENANCE.
- VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION DEPOSIT BY THE ROAD COMMISSION.
- ALL TEMPORARY SOIL EROSION CONTROLS SHALL BE COMPLETED WITHIN 15 DAYS OF ANY EARTH DISRUPTIONS.
- ALL PERMANENT SOIL EROSION CONTROLS SHALL BE COMPLETED WITHIN 30 DAYS OF ANY EARTH DISRUPTIONS.
- A SOIL EROSION CONTROL PERMIT IS REQUIRED FROM THE CITY OF PONTIAC.
- ANY DEWATERING REQUIRED MUST BE DISCHARGED THROUGH FILTER BAG.

SOIL EROSION CONTROL MAINTENANCE NOTES

- SILT FENCE SHALL BE INSPECTED ON A WEEKLY BASIS AND REPAIRS MADE AS NECESSARY.
- ALL SOIL EROSION CONTROLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL. ANY SEDIMENT DEPOSITS SHOULD BE REMOVED. IT SHALL BE REMOVED IF SEDIMENT ACCUMULATES 1/3 TO 1/2 THE HEIGHT OF FENCE.
- IF SILT FENCE BECOMES INEFFECTIVE DUE TO WEAR AND/OR WEATHERING, IT SHALL BE PROMPTLY REPLACED WITH A NEW FABRIC.
- ACCESS ROAD IS TO BE MAINTAINED ON A REGULAR BASIS. REPLACE CRUSHED CONCRETE TO ELIMINATE RUTS OR IF FILLED WITH SEDIMENT.
- IF, DURING ANY TIME, SEDIMENT IS TRACKED ON TO THE PAVED ROAD, ROAD SHALL BE CLEANED UP TO PREVENT SEDIMENT FROM LEAVING SITE AND ENTERING STORM SEWER OR DITCH.
- INLET FILTERS ARE TO BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NEEDED. IT MAY CONSIST OF REMOVING SEDIMENT OR COMPLETELY REPLACING FILTER.
- RESTORATION SHOULD BE COMPLETED PER MANUFACTURER'S RECOMMENDATIONS AND WITHIN 5 DAYS OF FINAL GRADE.
- THE CONSTRUCTION ENTRANCE IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL SITE PAVING HAS BEEN COMPLETED.

CONSTRUCTION/ SOIL EROSION CONTROL SEQUENCE

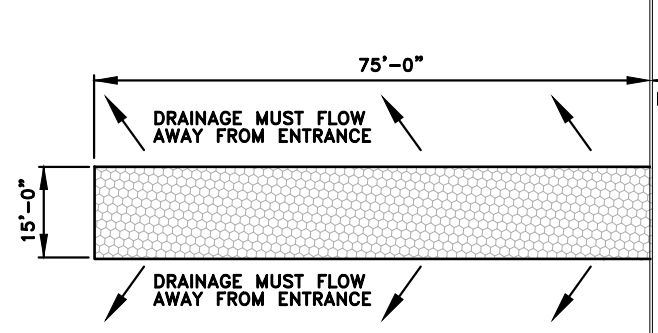
- INSTALL MUD TRACKING MAT
- INSTALL TREE PROTECTION FENCE
- INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES SUCH AS SILT FENCE, ETC.
- CLEAR SITE, STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.
- INSTALL STORM SEWER SYSTEM, IMMEDIATELY INSTALL INLET FILTERS ON ALL PIPE INLETS AND CATCH BASINS.
- CONSTRUCT ALL OTHER UTILITIES SUCH AS WATER MAIN, SANITARY SEWERS.
- INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE).
- GRADE SITE FOR PAVEMENT AND CURB. INSTALL CURBS AND PAVEMENT FIRST LAYER
- CONSTRUCT BUILDING FOUNDATIONS AND CRAWL SPACE/BASEMENT WALLS. COMPLETE BUILDING FRAMEWORK AND ROOF. FINISH BUILDINGS.
- REMOVE ALL TEMPORARY SECO MEASURES ONCE SITE IS STABILIZED. CLEAN PAVEMENTS AND STORM SEWER SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROLS.
- REESTABLISH VEGETATION AS NECESSARY.



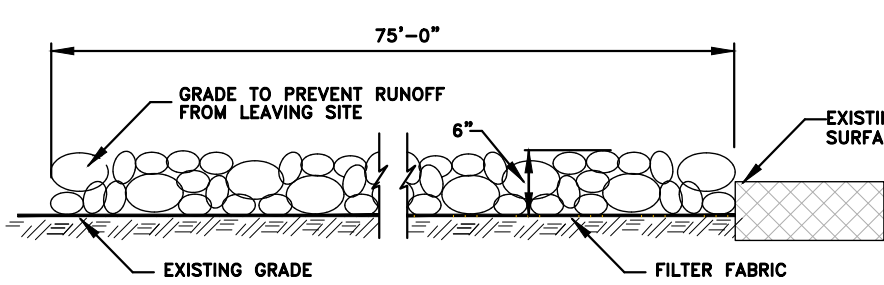
INSTALLATION DETAIL

SEDIMENT FILTER/
SILT SACK DETAIL

NOT TO SCALE



PLAN VIEW



LONGITUDINAL SECTION

SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEED
6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGE WAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY BREATHER SURFACE WILL HELP SLOW VELOCITY
16	CURB AND GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
51	CATCH BASIN SEDIMENT FILTER	USE ON ALL CATCH BASINS / INLETS
54	GEOTEXTILE SILT FENCE	USE GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY
57	STABILIZED CONSTRUCTION ENTRANCE	USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE

BENCHMARK

SITE BENCHMARK #1
ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE.
ELEVATION = 925.81' (NAVD 88)

SITE BENCHMARK #2
ARROW ON HYDRANT NEAR NORTHEAST CORNER OF SITE.
ELEVATION = 930.13' (NAVD 88)

PROPOSED CONSTRUCTION SCHEDULE

	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
CLEAR AND GRUB									
MASS GRADING									
UNDERGROUND UTILITIES									
FINAL GRADING									
CURB AND GUTTER									
PAVING									
SEED AND MULCH									

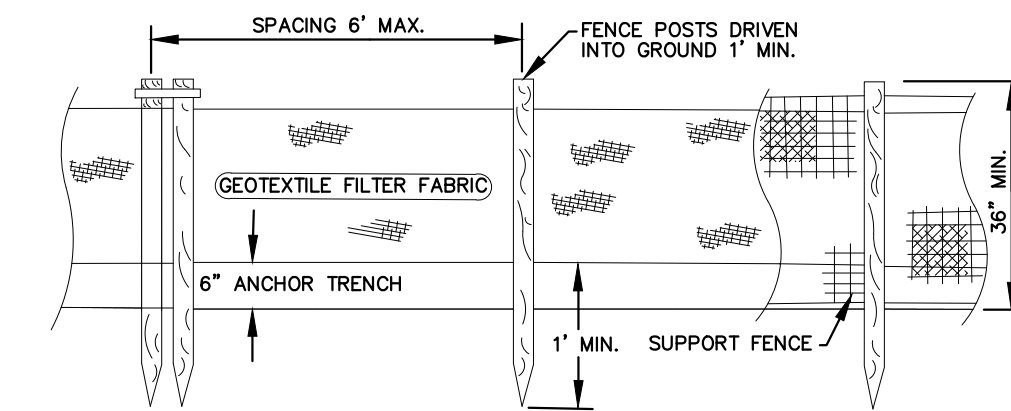
ESTIMATED QUANTITIES

PROPOSED SILT FENCE=201 LFT
PROPOSED INLET FILTER =4 EA
PROPOSED MUD MAT=1000 SFT

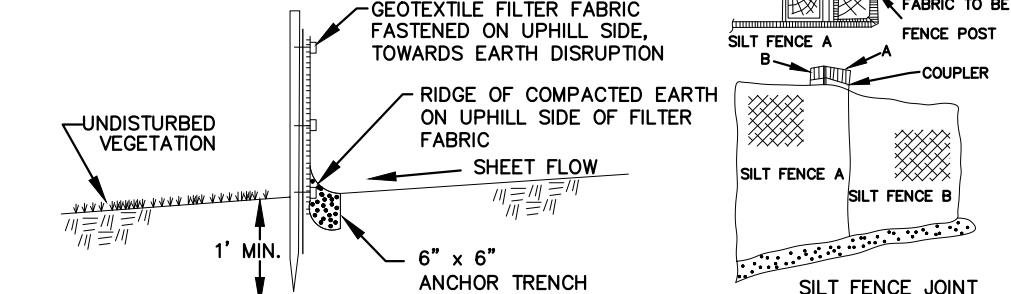
LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	SECTION LINE
	SETBACK LINES
	EXIST STORM SEWER
	EXIST STORM SEWER STRUCTURE
	EXIST GRAVITY SEWER LINE
	EXIST SANITARY SEWER MANHOLE
	EXIST DOMESTIC WATER LINE
	EXIST HYDRANT
	EXIST OVERHEAD WIRES
	EXIST UTILITY POLE
	BENCH MARK
	EXISTING GROUND ELEVATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROP. STORM SEWER
	PROP STORM SEWER STRUCTURE
	PROP. GRAVITY SEWER LINE
	PROP. DOMESTIC WATER LINE
	PROP. HYDRANT
	PROP GATE VALVE
	PROP. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. INLET FILTER
	PROP. SILT FENCE
	PROP. MUD MAT
	DIRECTION OF DRAINAGE FLOW
	PROPOSED PAVEMENT ELEVATION
	PROP. BUILDING
	PROP. UNDER GROUND ELECTRIC
	PROP. ELECTRIC LIGHT
	SILT FENCE JOINT SECTION B-B

PLAN VIEW



PLAN VIEW



SECTION A-A

SECTION B-B

54	GEOTEXTILE SILT FENCE	USE GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS SHOWN
----	-----------------------	---

- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED, WASHED ROCK.
- LENGTH SHALL BE 75'-0".
- THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH SHALL BE 15'-0".
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

DATE	ISSUE	BY	DATE	ISSUE	BY
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG			

PROJECT	WOODWARD CROSSINGS
	49730 WOODWARD AVE, PONTIAC, MI 48342

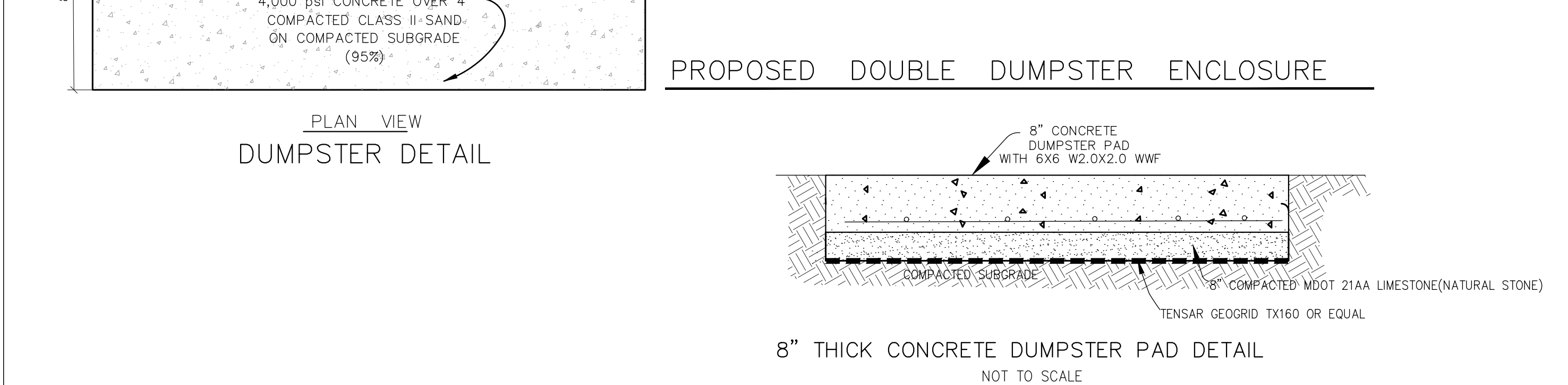
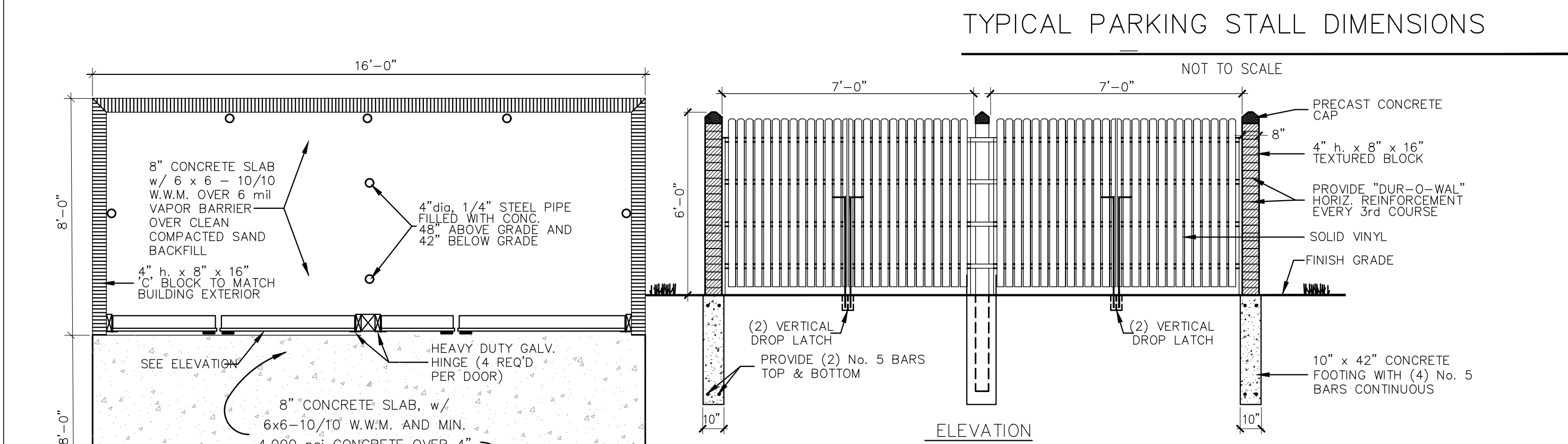
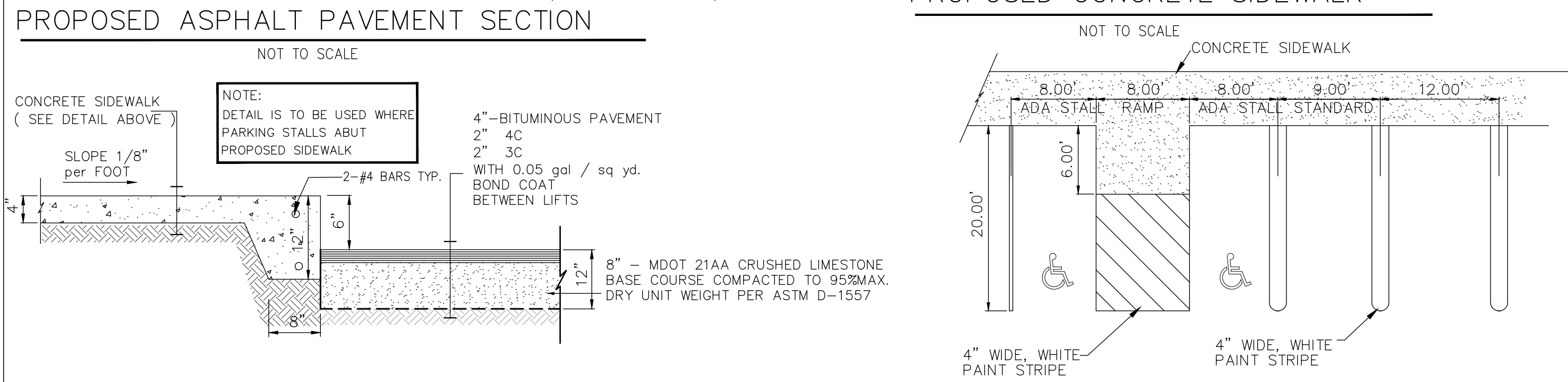
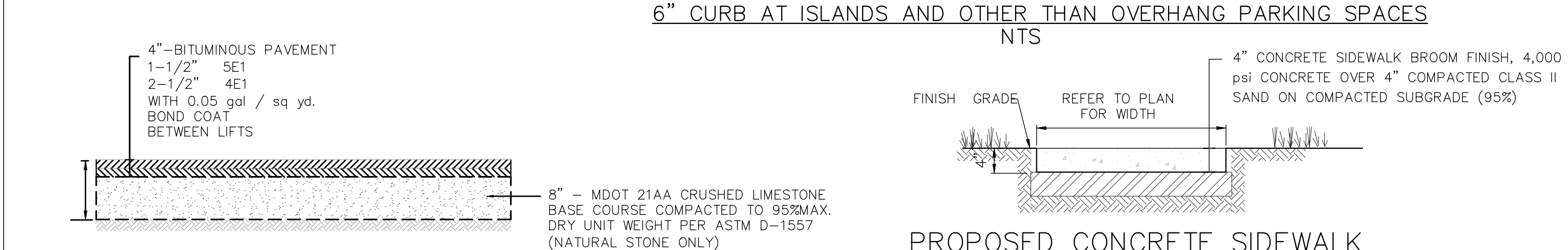
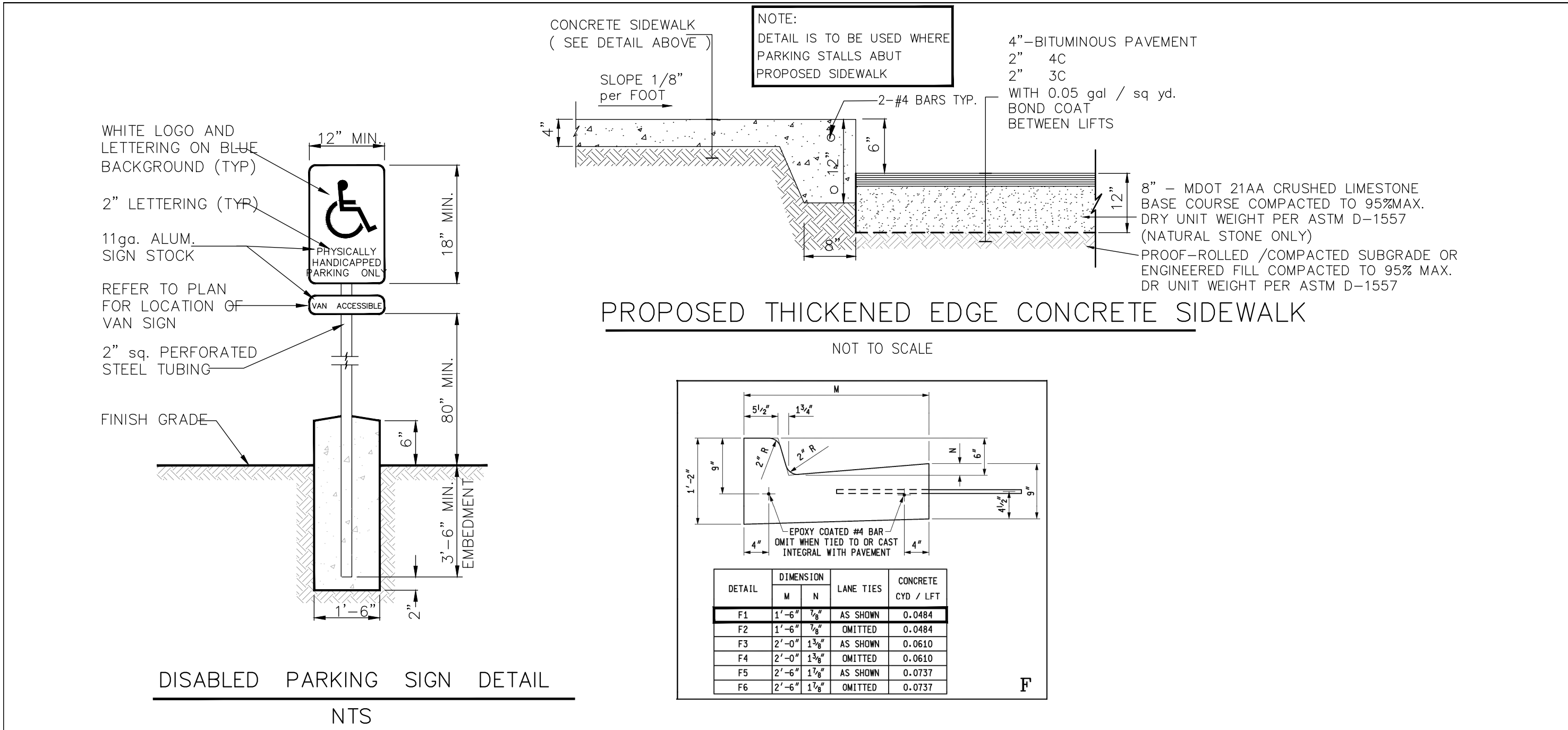
FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT - STRUCTURAL - GEOTECH
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O: (248) 938-4902

DATE	01/24/25	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM		
SECTION	29 T- 3-N, R-10-E.		

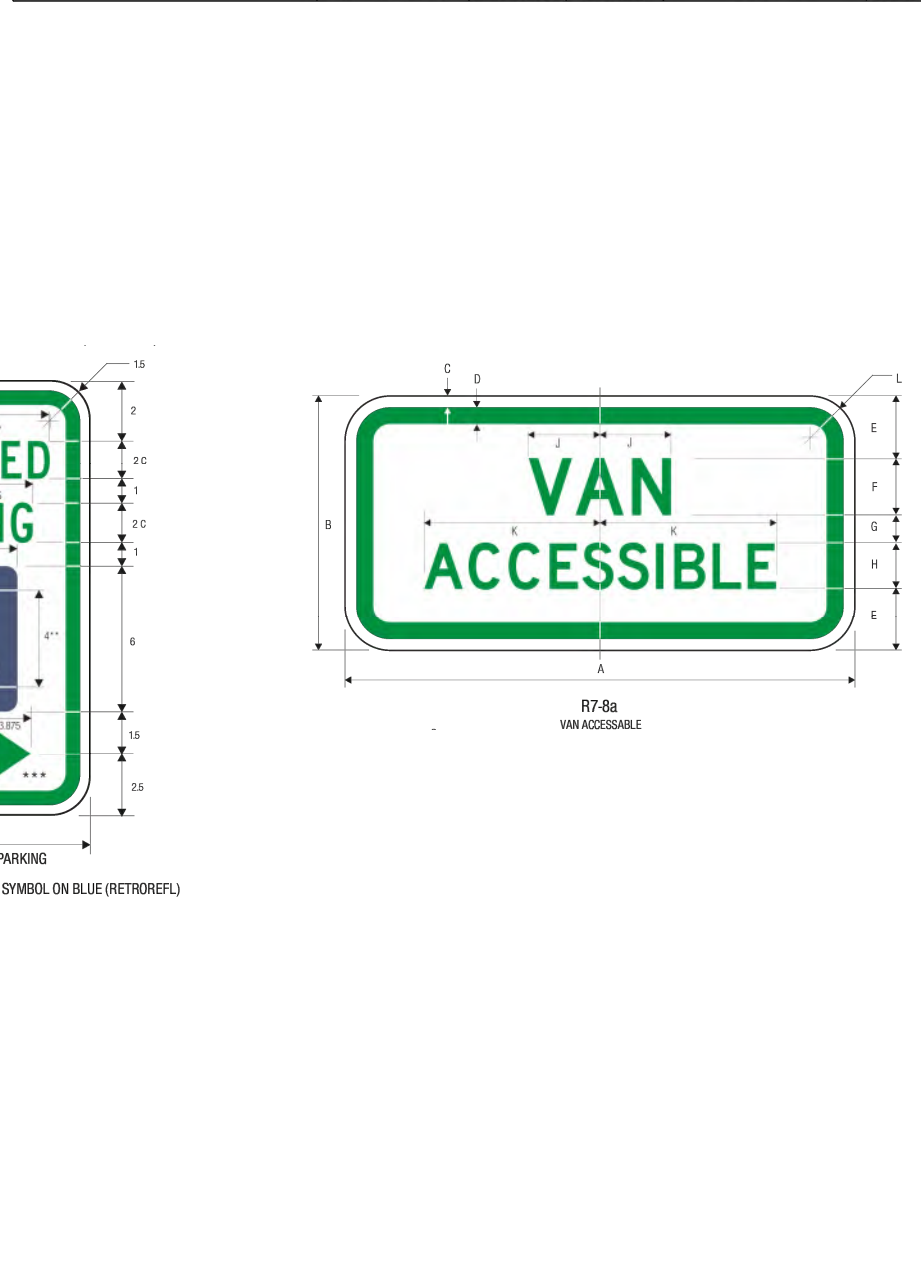
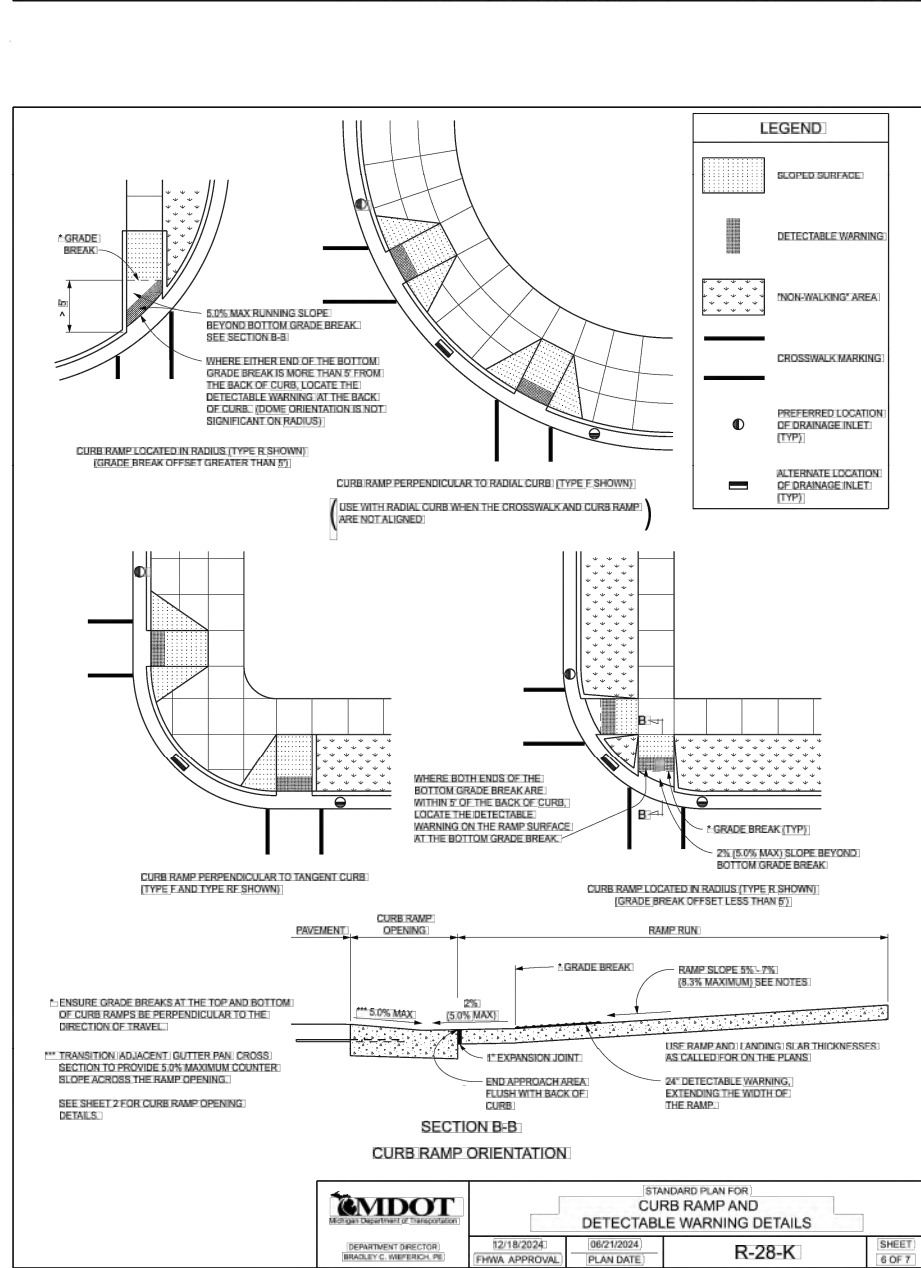
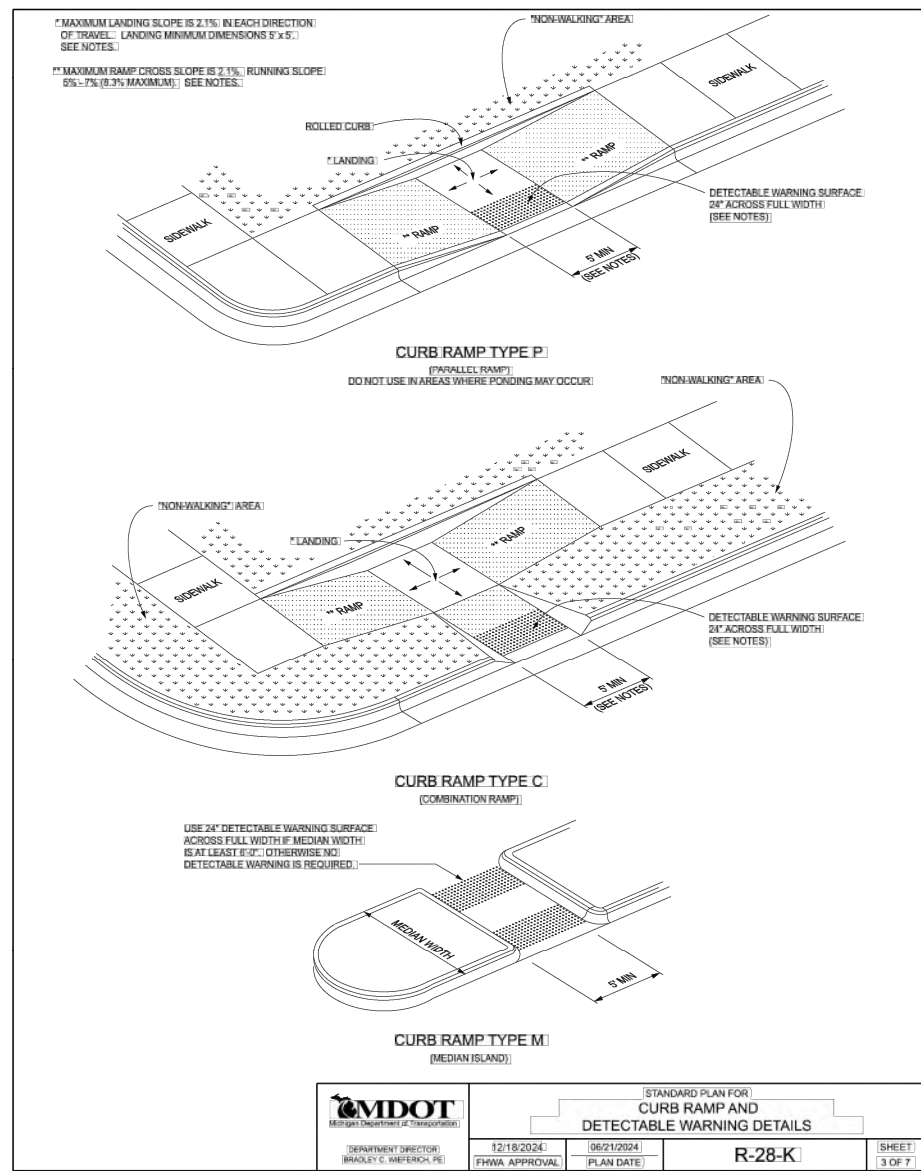
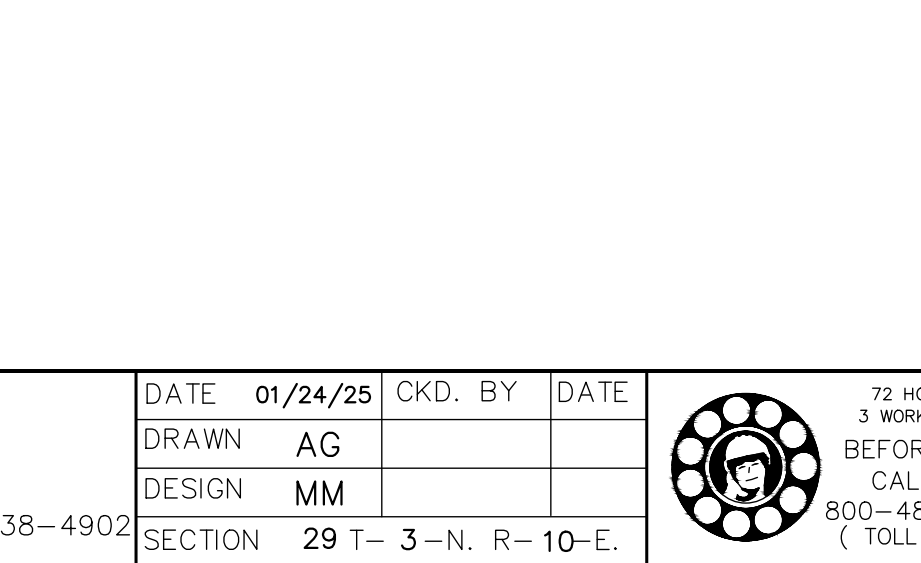
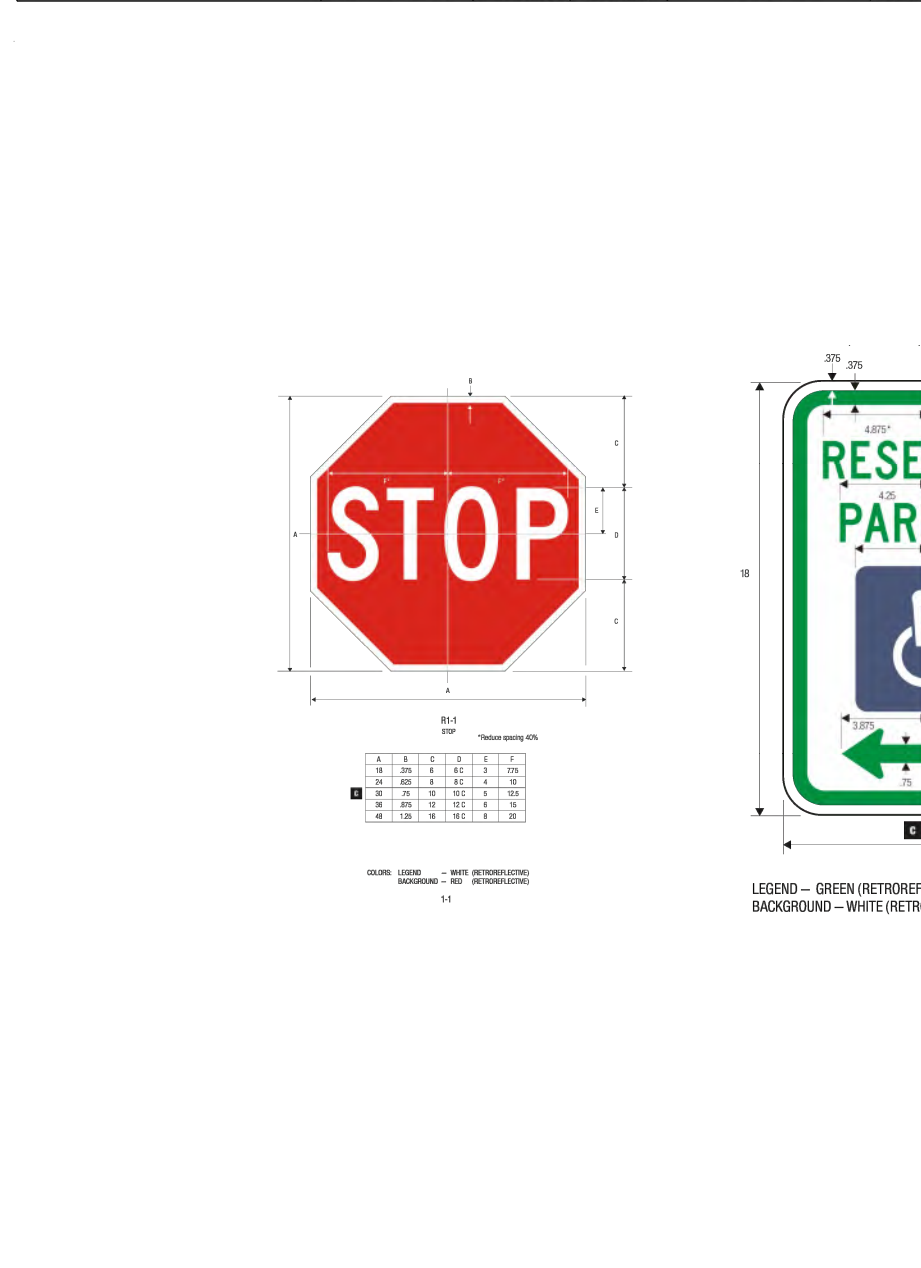
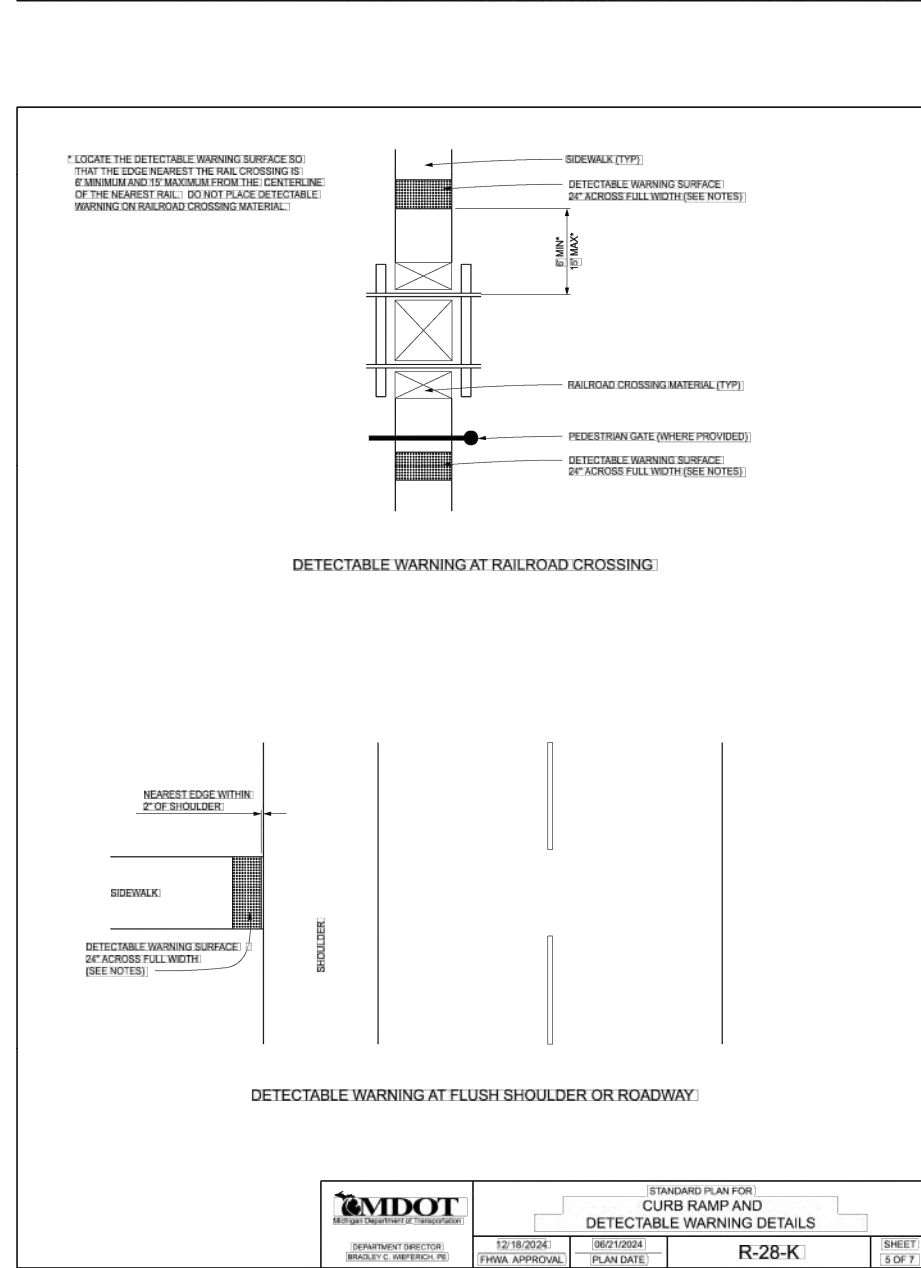
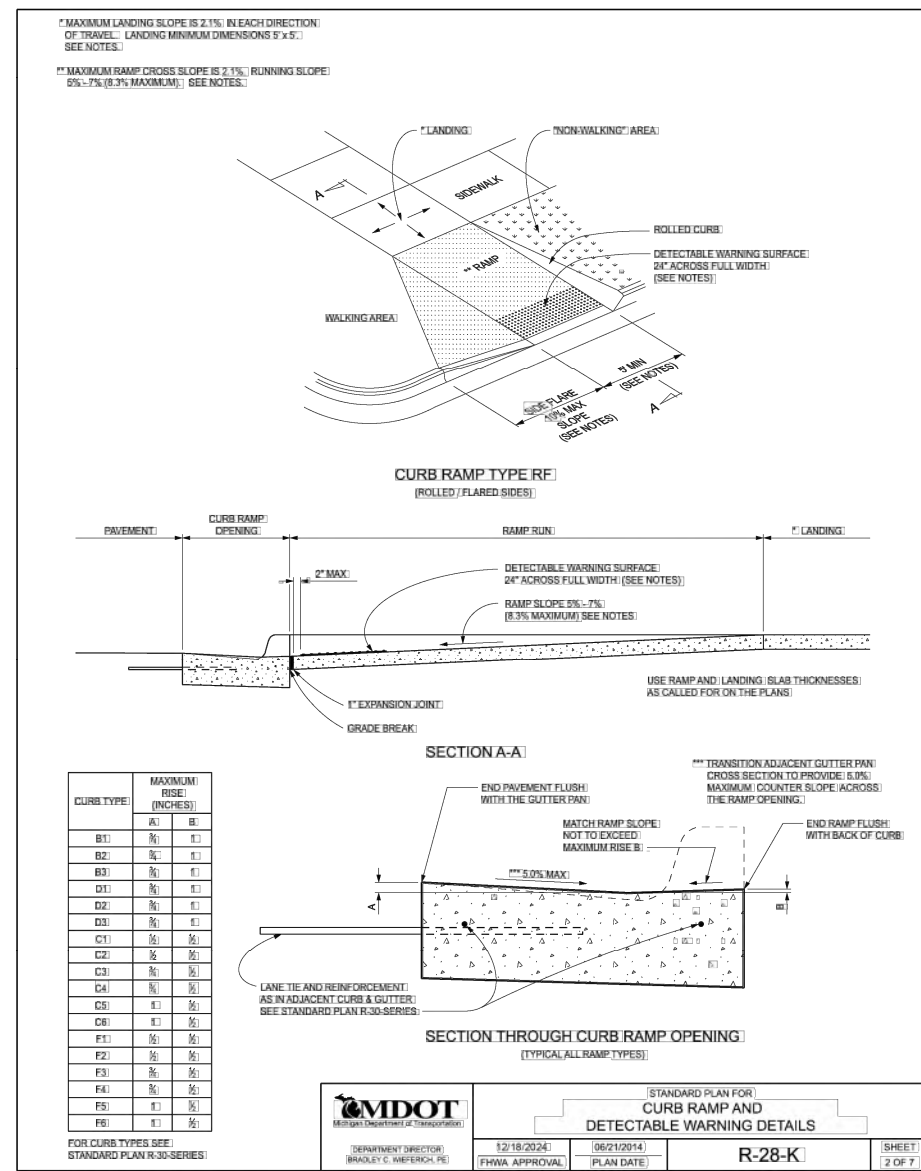
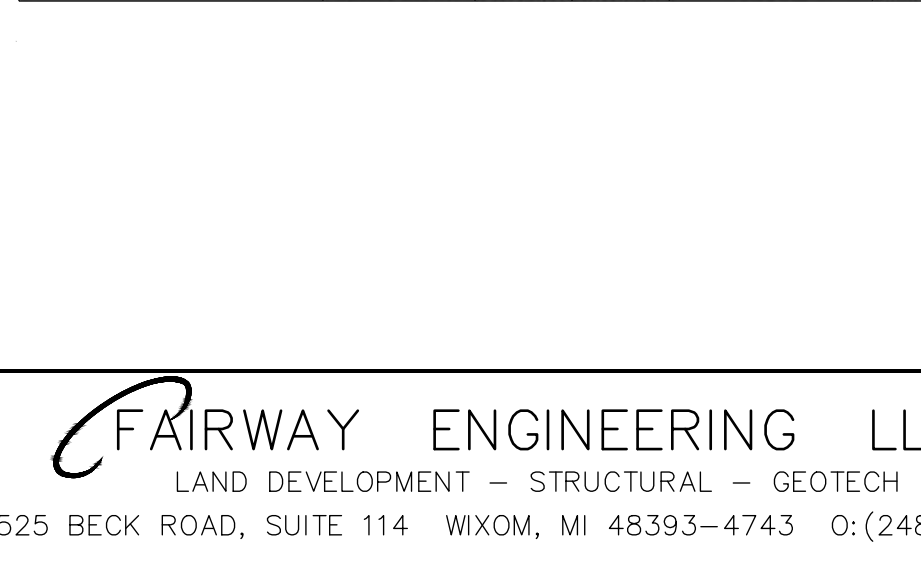
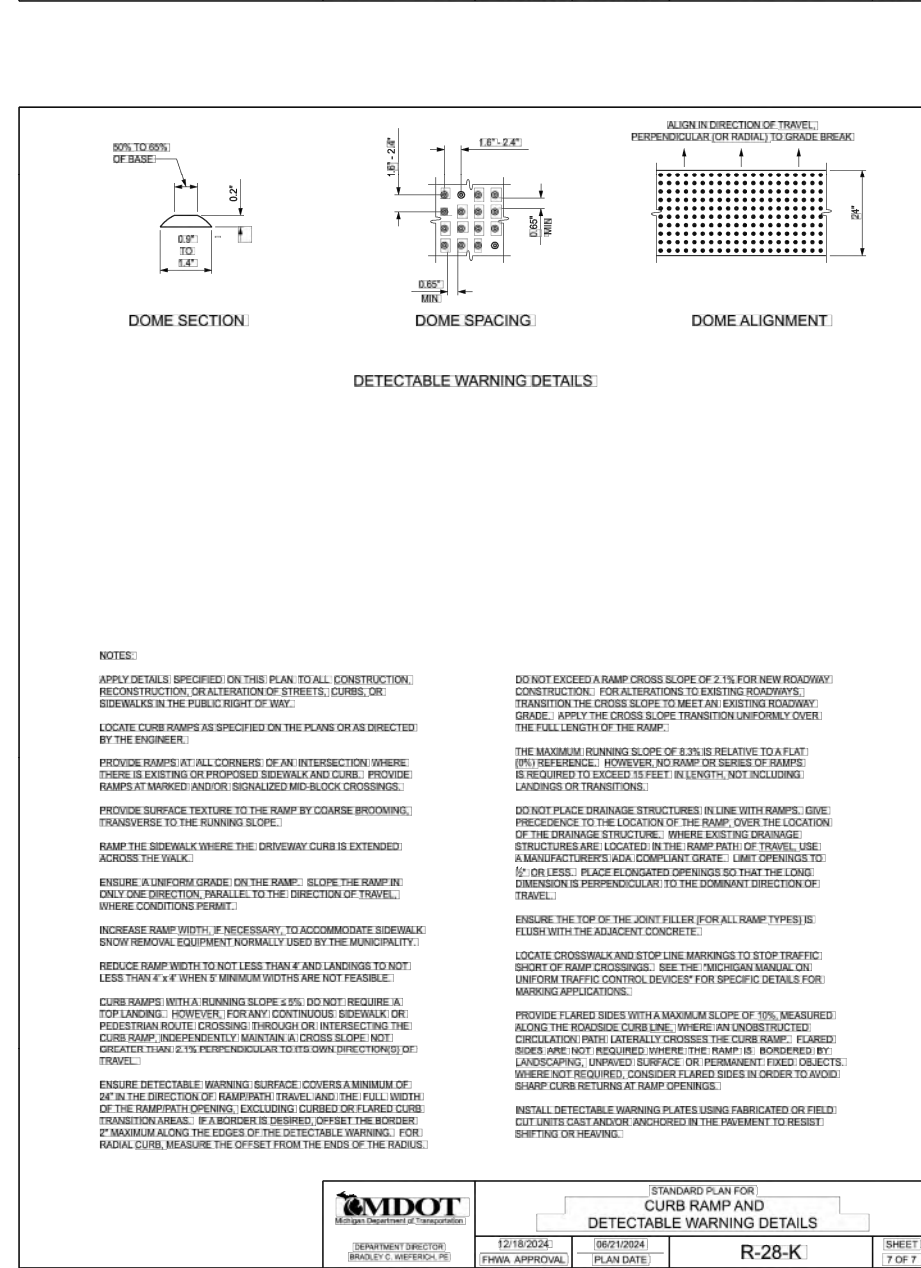
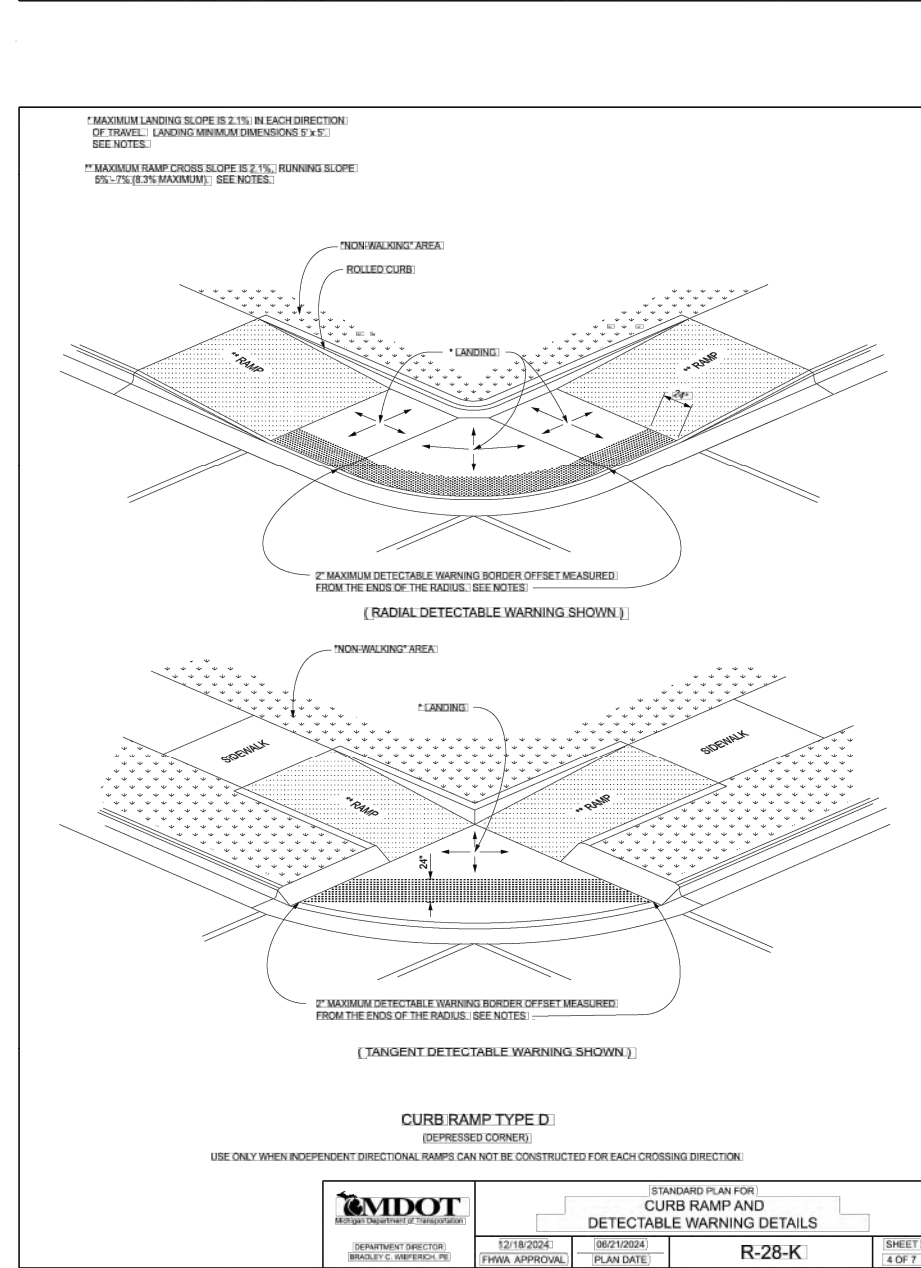
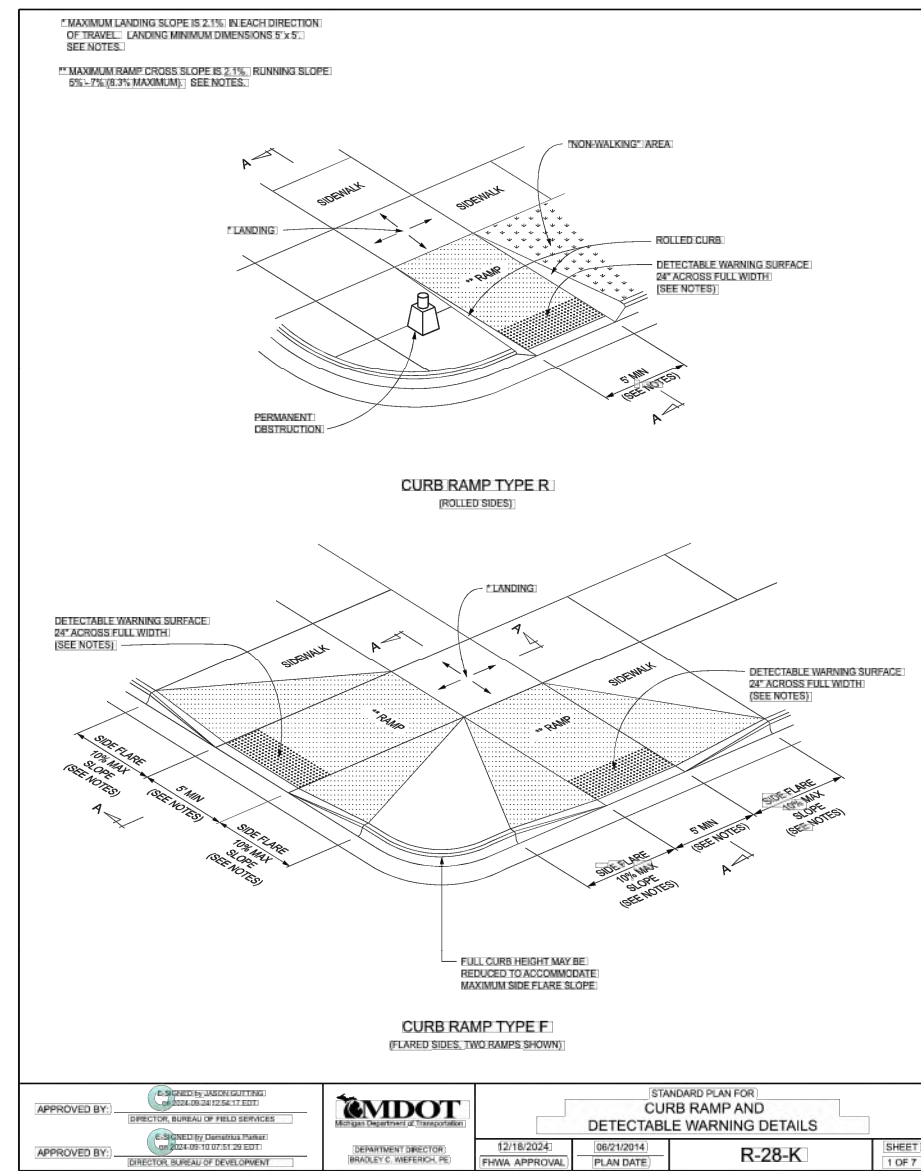


SOIL EROSION AND SEDIMENT
CONTROL PLAN

JOB No.	24-1011
SHEET	C-9
	SHEET 9 OF 21



DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT
2/3/25	PRELIMINARY SITE PLAN SUBMITTAL	AG				WOODWARD CROSSINGS
						49730 WOODWARD AVE, PONTIAC, MI 48342



DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT
01/24/25	CKD. BY	DATE				WOODWARD CROSSINGS
	AG					49730 WOODWARD AVE, PONTIAC, MI 48342
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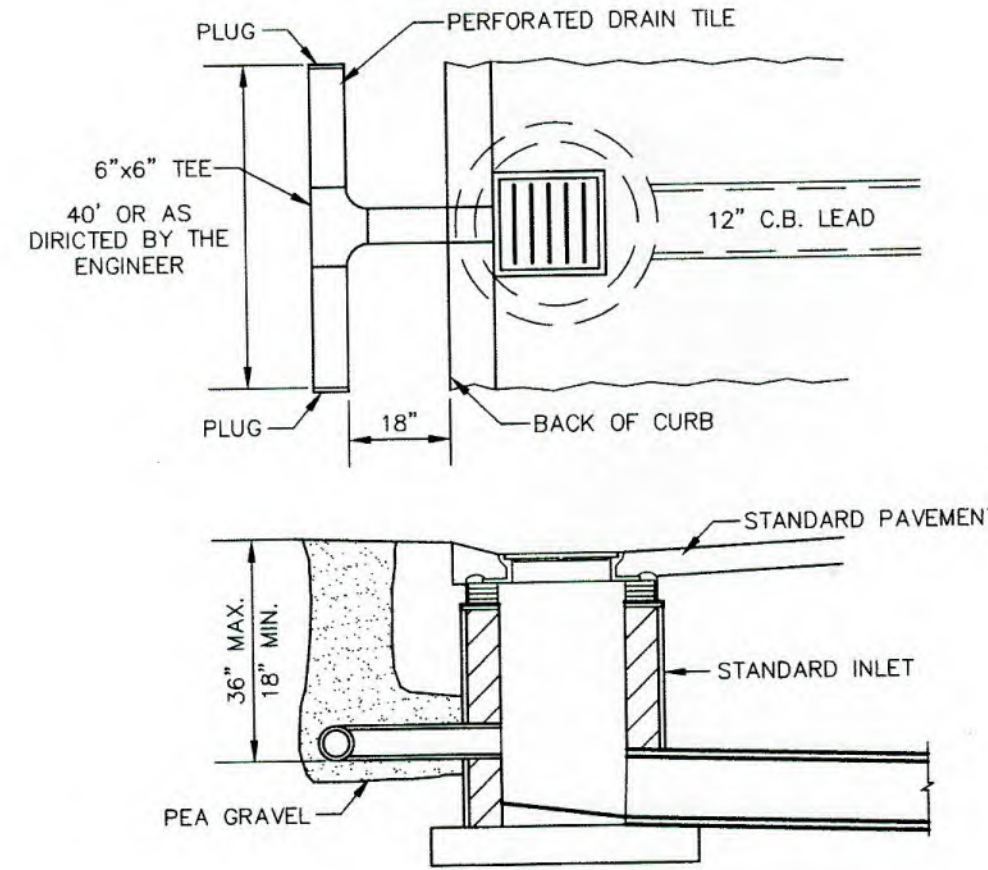
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01/24/25	CKD. BY	DATE				WOODWARD CROSSINGS
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	MM					

STORM SEWER NOTES

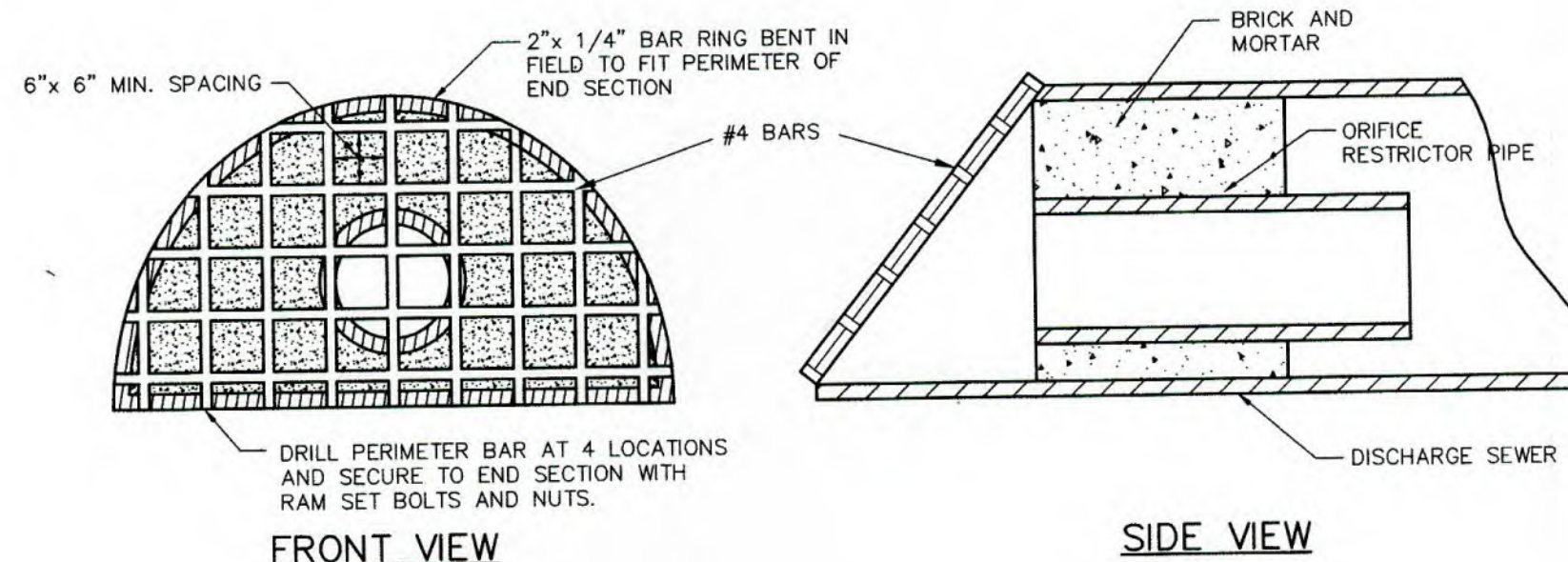
- ALL STORM DRAIN MATERIALS AND INSTALLATION SHALL ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PONTIAC DEPARTMENT OF PUBLIC WORKS & UTILITIES
- THE CONTRACTOR SHALL CONTACT MISS DIG AND THE CITY OF PONTIAC DEPARTMENT OF PUBLIC WORKS AND UTILITIES AT (248)758-3640 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO ANY UNDERGROUND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
- AN EIGHTEEN (18) INCH MINIMUM VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN STORM DRAIN AND WATER MAIN/SANITARY SEWERS.
- THE EXCAVATION DIFFERENTIAL AROUND EXISTING STRUCTURES SHALL NOT EXCEED FOUR (4) FEET AT ANYTIME DURING CONSTRUCTION. IF DIFFERENTIAL SETTLEMENT OCCURS IN AN EXISTING STRUCTURE, THE CONTRACTOR SHALL MAKE ALL REPAIRS DEEMED NECESSARY BY THE CITY'S REPRESENTATIVE.
- STORM DRAIN INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL NOT COMMENCE UNTIL SUCH TIME AS THE FOLLOWING HAVE BEEN COMPLETED:
 - ENGINEERING PLANS HAVE BEEN APPROVED BY THE ENGINEERING DIVISION
 - A RIGHT-OF-WAY PERMIT HAS BEEN OBTAINED AND INSPECTION FEES HAVE BEEN PAID.
 - CITY OF PONTIAC INSPECTION PERSONNEL HAVE BEEN SCHEDULED. (PLEASE CONTACT CITY OF PONTIAC ENGINEERING DEPARTMENT, AT (248)758-3640, THREE (3) WORKING DAYS IN ADVANCE OF STORM DRAIN INSTALLATION TO REQUEST AN INSPECTION.
- DRAINAGE STRUCTURE STEPS SHALL BE E.J.I.W. NO. 8503, M.A. INDUSTRIES PS-1 POLYPROPYLENE (OR APPROVED EQUAL), WITH THE BOTTOM STEP A MAXIMUM OF 24" ABOVE THE MANHOLE BOTTOM. ALL PRECAST STRUCTURES SHALL INCLUDE STEPS PRE-INSTALLED BY THE STRUCTURE MANUFACTURER.
- THE DESIGN ENGINEER SHALL FURNISH THE CITY OF PONTIAC - ENGINEERING DIVISION WITH "AS-BUILT" STORM DRAIN PLANS UPON JOB COMPLETION. PLANS SHALL INDICATE STRUCTURE, RIM LOCATIONS WITH RESPECT TO PROPERTY CORNERS AND RIM/INVERT ELEVATIONS. (SEE DESIGN STANDARD FOR SPECIFIC REQUIREMENTS.)
- STORM DRAIN BLIND TAPS SHALL NOT BE PERMITTED WITHOUT APPROVAL FROM THE CITY OF PONTIAC - ENGINEERING DIVISION.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OF EXISTING OR PROPOSED PAVEMENT, SIDEWALK OR CURB AND GUTTER SHALL BE BACKFILLED WITH CLASS III GRANULAR MATERIAL, COMPACTED IN CONFORMANCE WITH CURRENT MDOT SPECIFICATIONS.
- AN OIL SEPARATOR WILL BE REQUIRED ON ALL INDUSTRIAL, COMMERCIAL AND RESIDENTIAL SITES IN WHICH THE PROPOSED USE IS DEEMED ENVIRONMENTALLY NECESSARY. THE DESIGN ENGINEER SHALL PROVIDE INFORMATION TO THE ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
- TOP OF MASONRY STRUCTURES SHALL BE SUFFICIENTLY LOW TO PERMIT PROPER ADJUSTMENT OF COVER TO GRADE WITH MORTAR OR BRICK AS DIRECTED BY THE ENGINEER.
- THE TOP PORTION OF 4' DIAMETER OR LARGER UNITS SHALL BE ECCENTRIC, IN DESIGN.
- WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, HOLES SHALL BE DRILLED AT 4 INCH CENTER TO CENTER AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING OUT SECTION. NON-SHRINK GROUT SHALL BE USED TO SEAL THE OPENING AND A CONCRETE COLLAR SHALL BE POURED 12 INCHES THICK AROUND THE PIPE AND EXTENDED 12 INCHES BEYOND THE OPENING.
- MATERIALS
 - CONCRETE PIPE: ASTM C-76 (WALL B) OF THE SIZE AND TYPE INDICATED ON THE PLANS. PIPE JOINTS SHALL BE PREMIUM JOINT WITH MODIFIED TONGUE AND GROOVE AND RUBBER "O"RING GASKETS. ALL STORM DRAIN CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE C-76 CL-IV CONCRETE.
 - PLASTIC PIPE: ASTM F949, ASTM 789 PS-115, ASTM D1785 SCHEDULE 40 OR ASTM D 3034 SDR 26 FOR PVC PIPE AND ASTM 2751 SDR FOR ABS SOLID WALL. PIPE JOINTS SHALL BE GASKETED MEETING WATER TIGHTNESS REQUIREMENTS OF D3212. PLASTIC PIPE MAY ONLY BE CONSIDERED WITHIN PRIVATE PROPERTY INSTALLATIONS; IN AREAS WHERE THE PIPE WILL NOT BE SUBJECT TO CRUSHING LOAD FROM CONSTRUCTION EQUIPMENT.
 - COMPOSITE PIPE: ASTM D2680 WITH TYPE SC JOINTS FOR ABS AND GASKETED JOINTS FOR PVC.
 - SUMP LEADS SHALL BE 3-INCH PVC PIPE WITH A 10-FOOT MINIMUM LENGTH, CONNECTED TO EITHER A MANHOLE OR CATCH BASIN. BLIND TAPS INTO STORM DRAIN PIPE WILL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEERING DIVISION.
 - DRAINAGE STRUCTURES SHALL BE CONSTRUCTED ENTIRELY OF EITHER SOLID CONCRETE BLOCKS OR PRECAST SEGMENTS, IN ACCORDANCE WITH THE DETAILS SHOWN AND CONFORMING TO ASTM C478. ALL CATCH BASINS SHALL HAVE A MINIMUM 2'-0" SUMPS.
 - UNDERDRAINS SHALL MEET THE REQUIREMENTS OF ASTM F949 FOR CONJUGATED PVC; BE INSTALLED WITH A GEOTEXTILE FABRIC SOCK AND BE BACKFILLED WITH MDOT TYPE II MATERIAL.
 - DRAINAGE STRUCTURE FRAMES AND COVERS SHALL BE AS FOLLOWS:

A. MANHOLE	E.J.I.W. 1040 W/ TYPE A COVER (OR APPROVED EQUAL)
B. CATCH BASIN	E.J.I.W. 5105 (OR APPROVED EQUAL)
CATCH BASIN (GREENBELT) GRATE	E.J.I.W. 1040 W/ M1, M2 OR TYPE "N" (OR APPROVED EQUAL)
CATCH BASIN (WITH STRAIGHT FACE CURB AND GUTTER)	E.J.I.W. 7045 W/ M1 GRATE (OR APPROVED EQUAL)
CATCH BASIN (WITH MOUNTABLE CURB TO A GUTTER OR INTEGRAL CURB AND GUTTER)	E.J.I.W. 7045 W/ M1 GRATE (OR APPROVED EQUAL)
- THE INSIDE JOINT OF PIPE SIZES 36" AND OVER SHALL BE POINTED UP WITH MORTAR UPON COMPLETION OF BACKFILLING OPERATION.
- THE FOLLOWING CONDITIONS SHALL BE ADHERED TO WITH RESPECT TO MANHOLE CONSTRUCTION:
 - NO OPENINGS SHALL BE MADE WHICH WOULD LEAVE LESS THAN 12" OF UNDISTURBED STRUCTURE WALL BETWEEN PIPES (AS MEASURED BETWEEN OUTSIDE PIPE WALLS), OR WOULD REMOVE MORE THAN 40% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
 - OPENINGS SHALL BE PRECAST WITH A DIAMETER THREE (3") INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PIPE.
 - ALL VERTICAL OPENINGS IN CONCRETE BLOCK WALLS SHALL BE COMPLETELY FILLED WITH MORTAR.



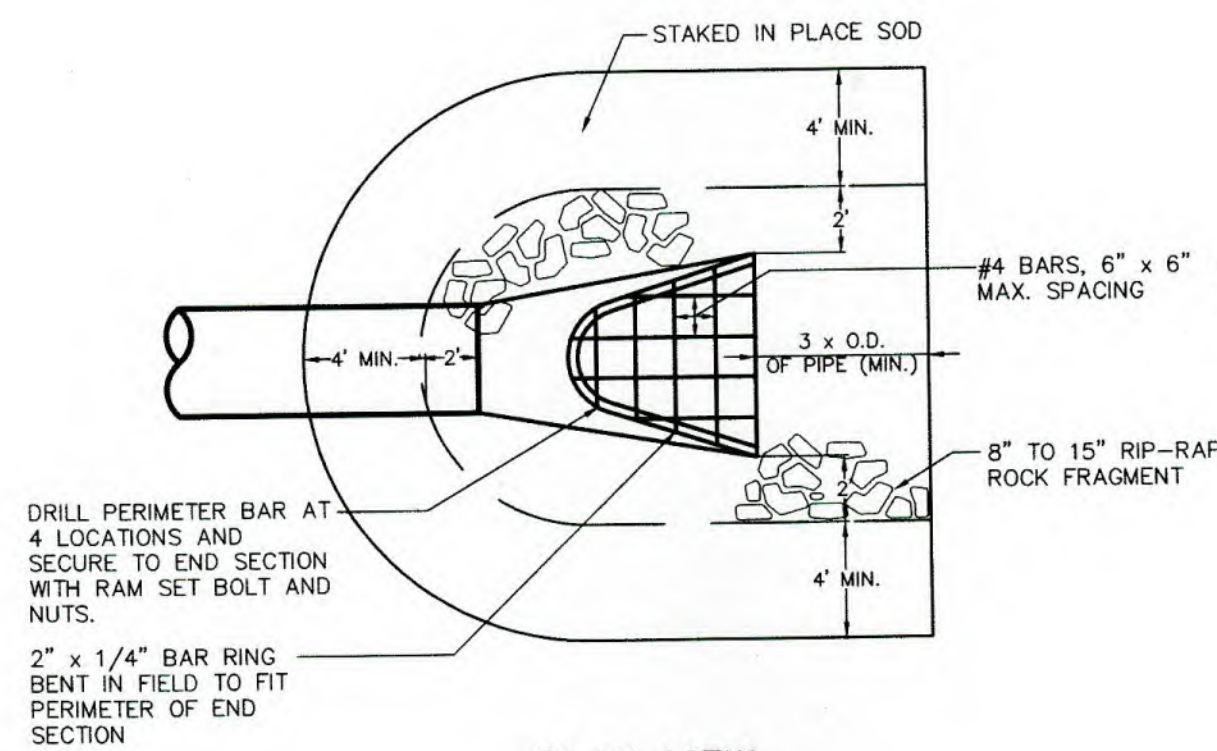
CATCH BASIN / INLET EDGE DRAIN DETAIL

N.T.S.

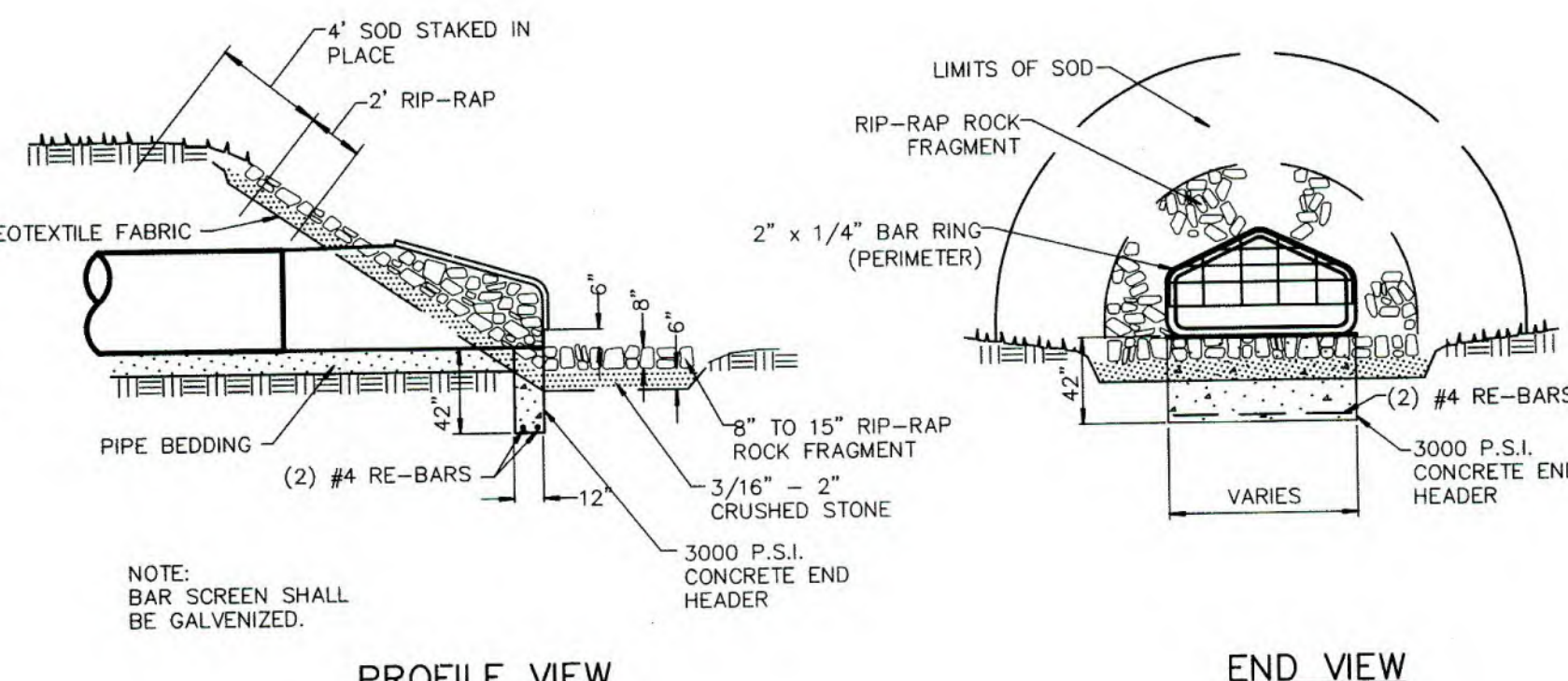


DETAIL OF END SECTION RESTRICTOR

N.T.S.



PLAN VIEW



PROFILE VIEW

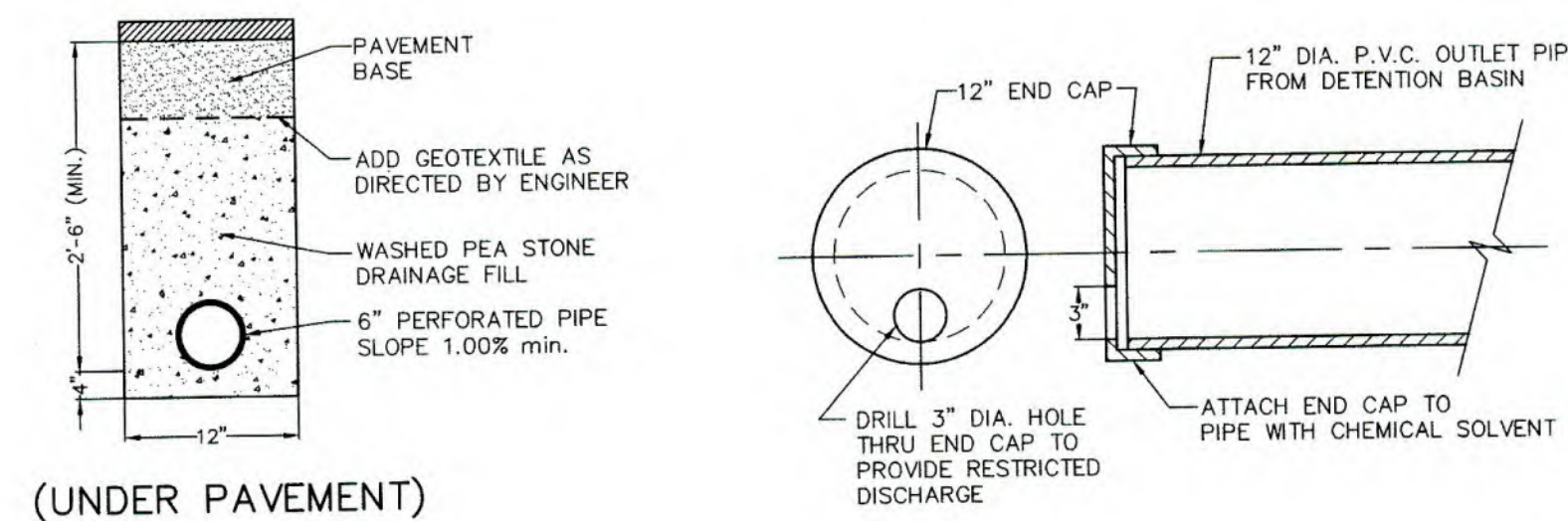
END VIEW

END SECTION AND BAR SCREEN DETAIL WITH RIP-RAP

N.T.S.

HOUSE LEAD DETAIL FOR 4" DIA. PLASTIC SUMP PUMP LEADS

N.T.S.



PERFORATED UNDERDRAIN

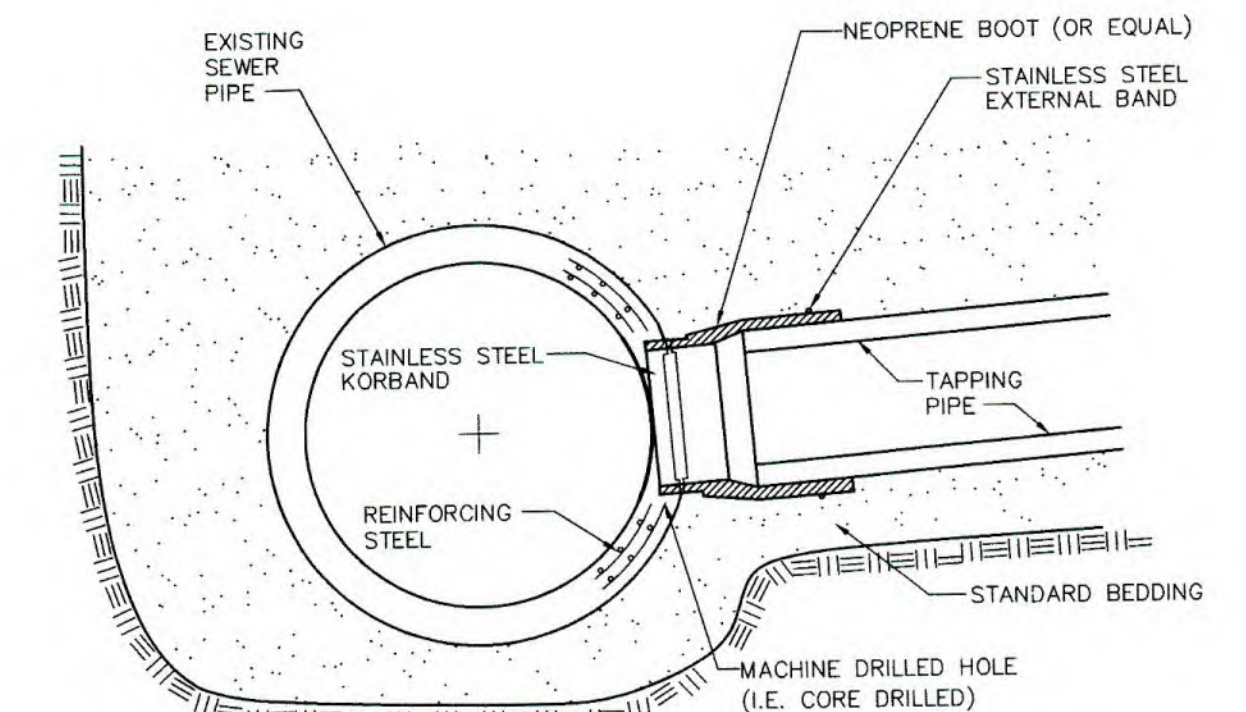
N.T.S.

PVC RESTRICTOR DETAIL

N.T.S.

STAND PIPE AND OVERFLOW STRUCTURE DETAIL

N.T.S.



CONNECTION DETAIL FOR DIRECT TAPS TO PIPE WALL OF EXISTING DRAINS (WHEN PERMITTED BY THE ENGINEERING DIVISION)

BLIND TAP FOR CONCRETE PIPE

N.T.S.

CITY OF PONTIAC **STANDARD STORM SEWER DETAILS (2 OF 2)**

DEPARTMENT OF PUBLIC WORKS & UTILITIES

C-12

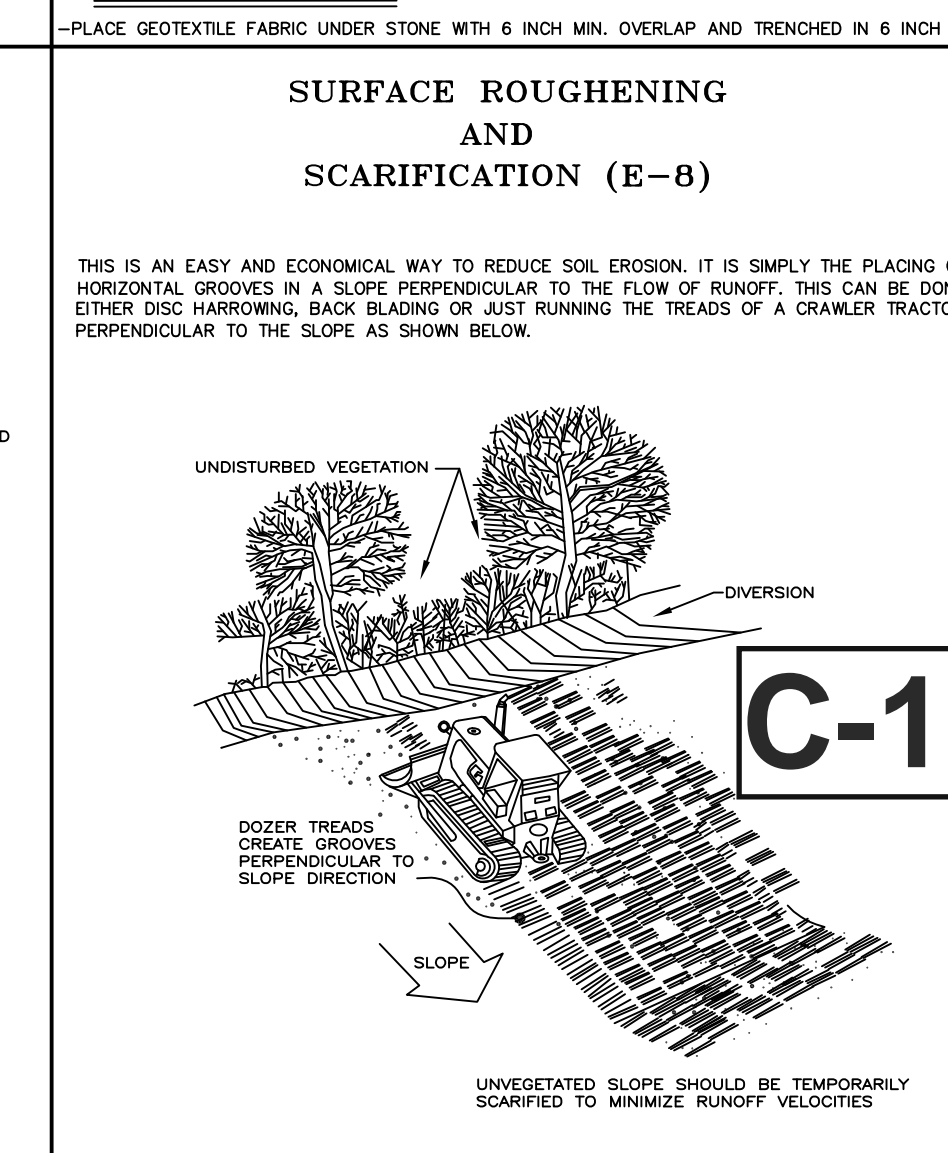
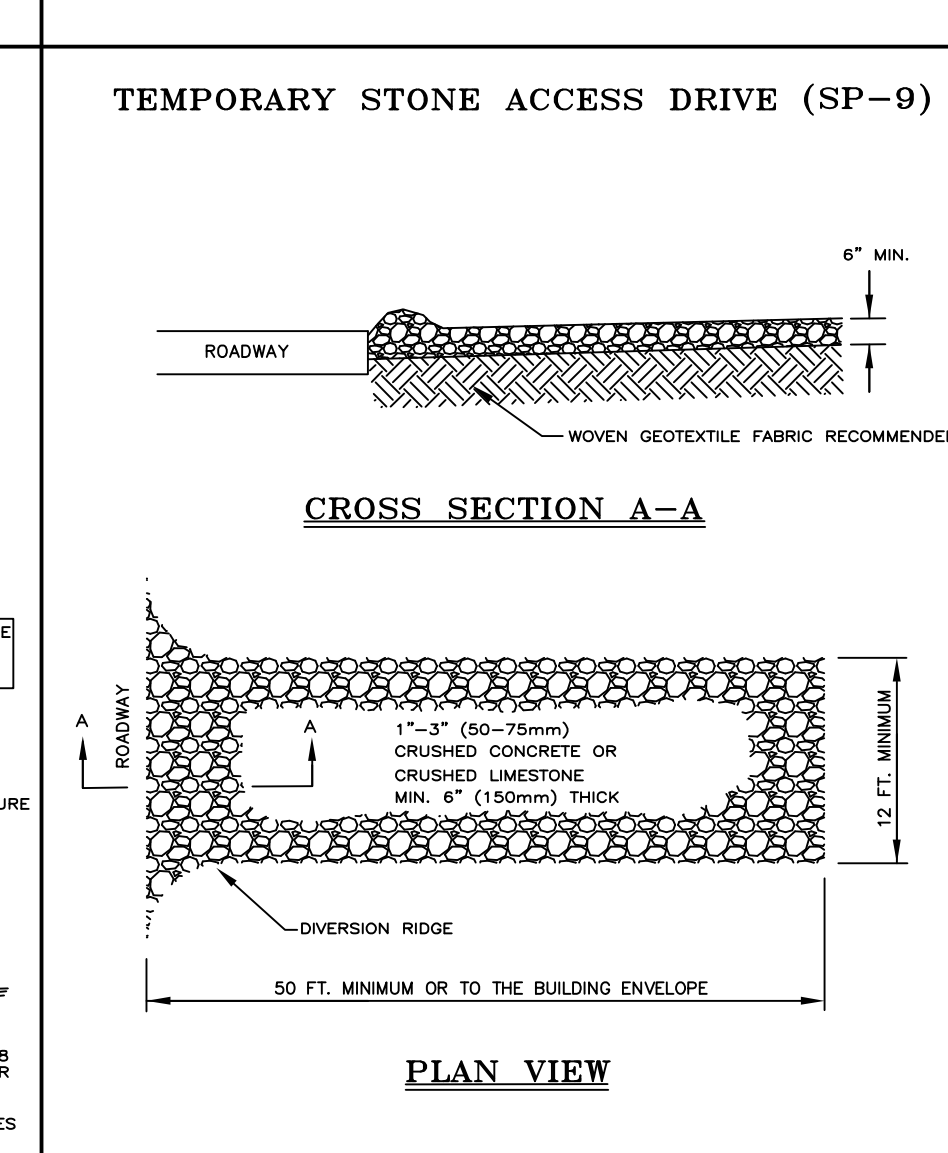
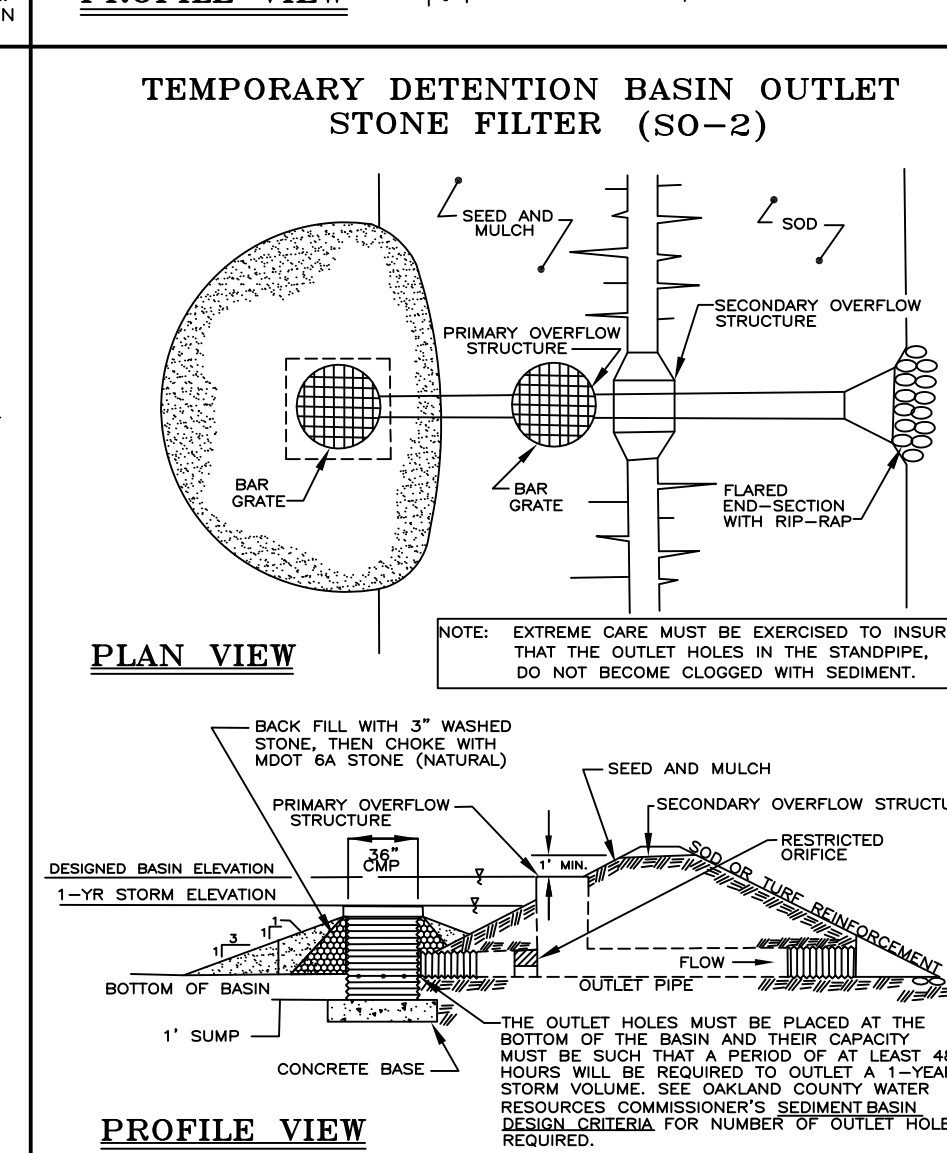
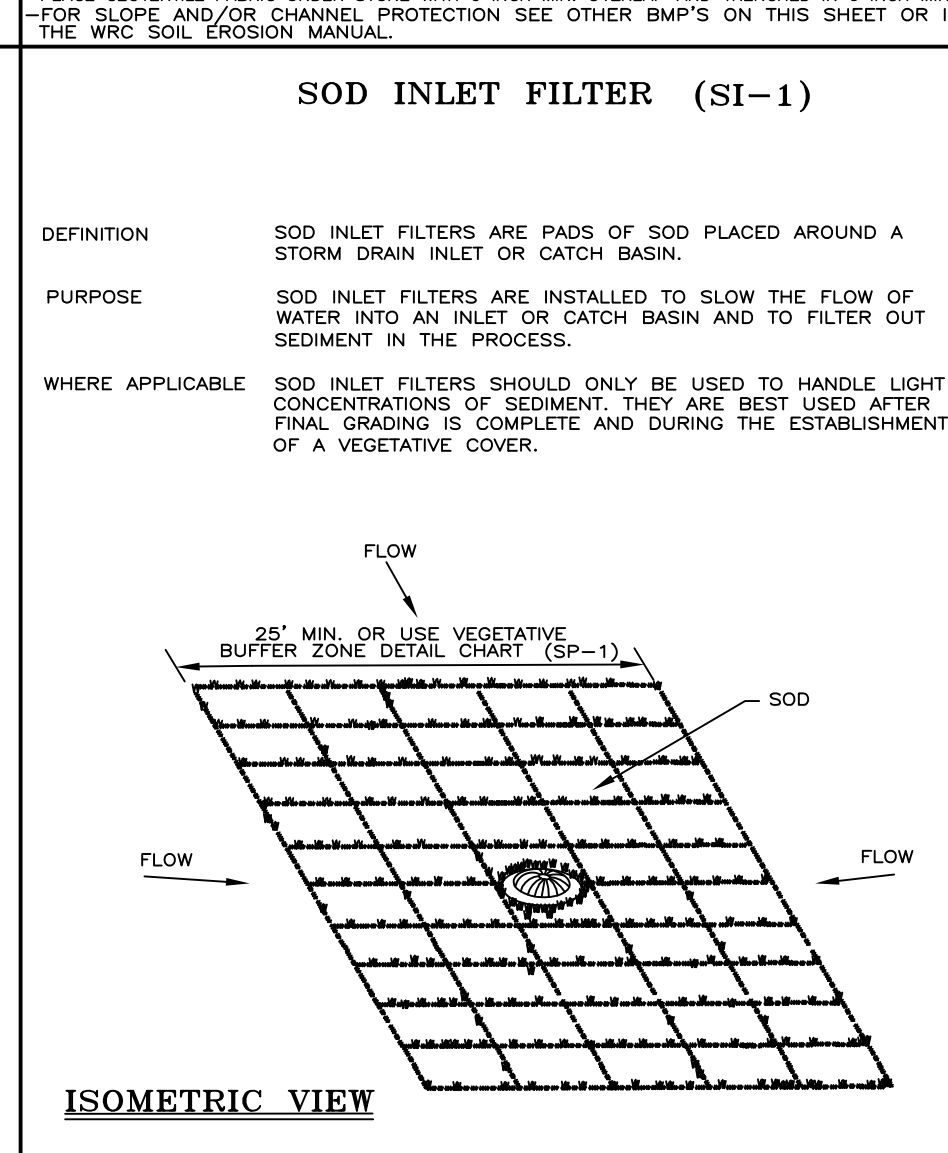
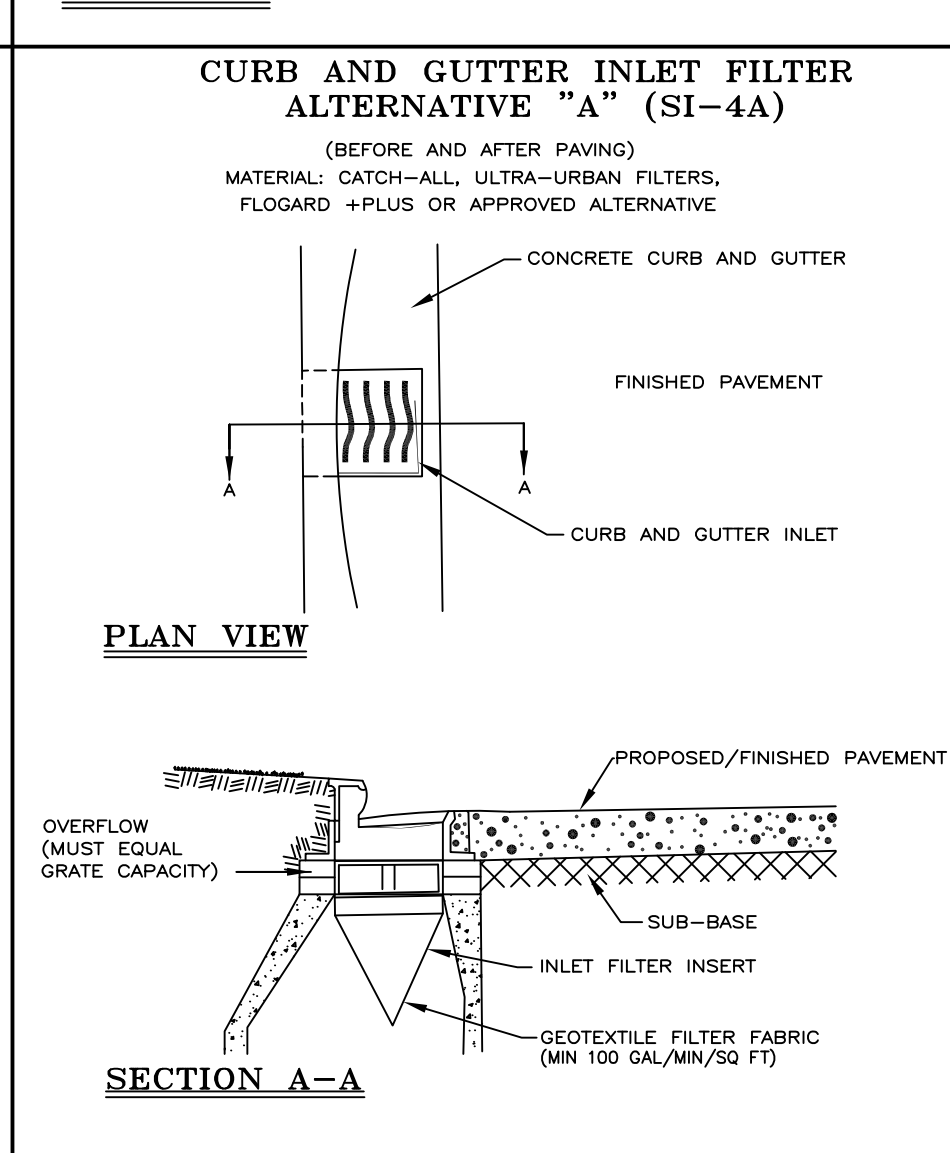
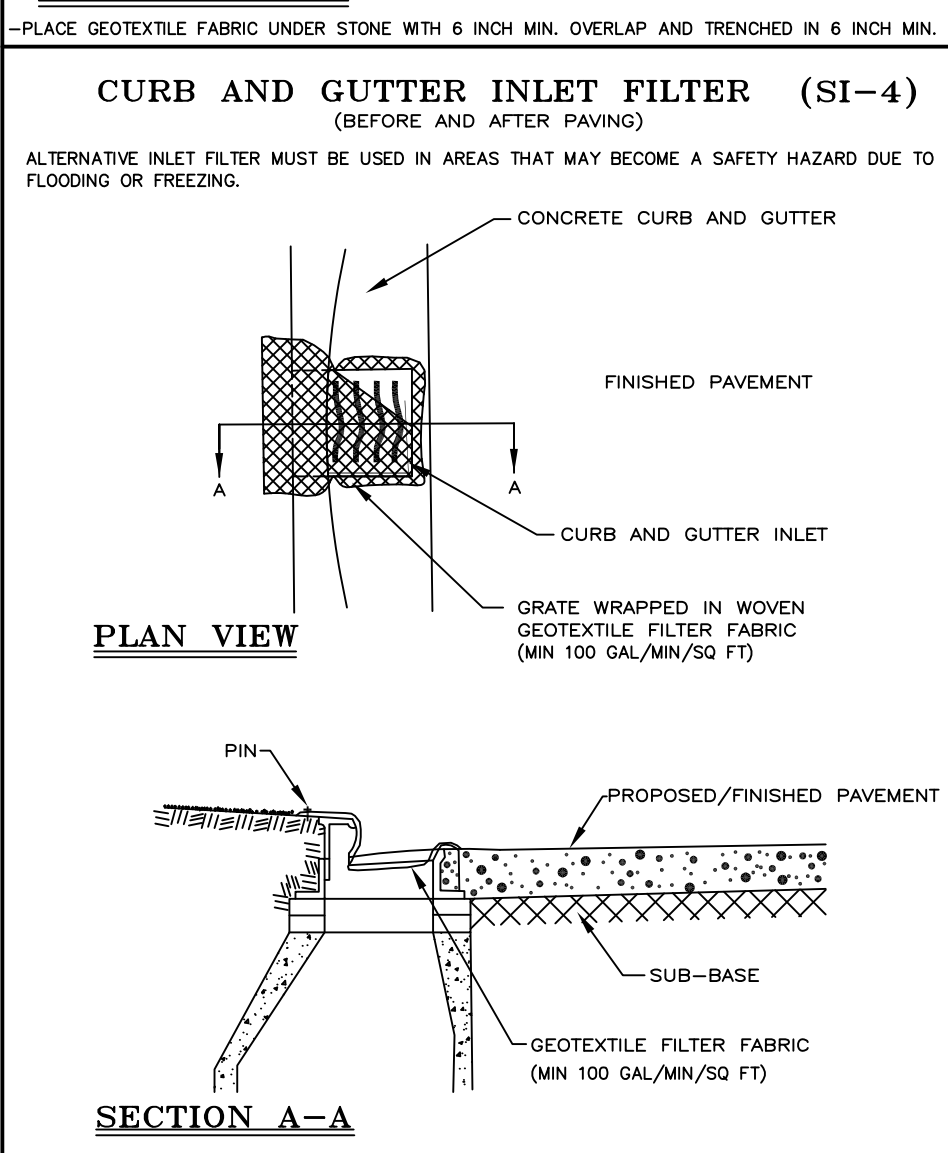
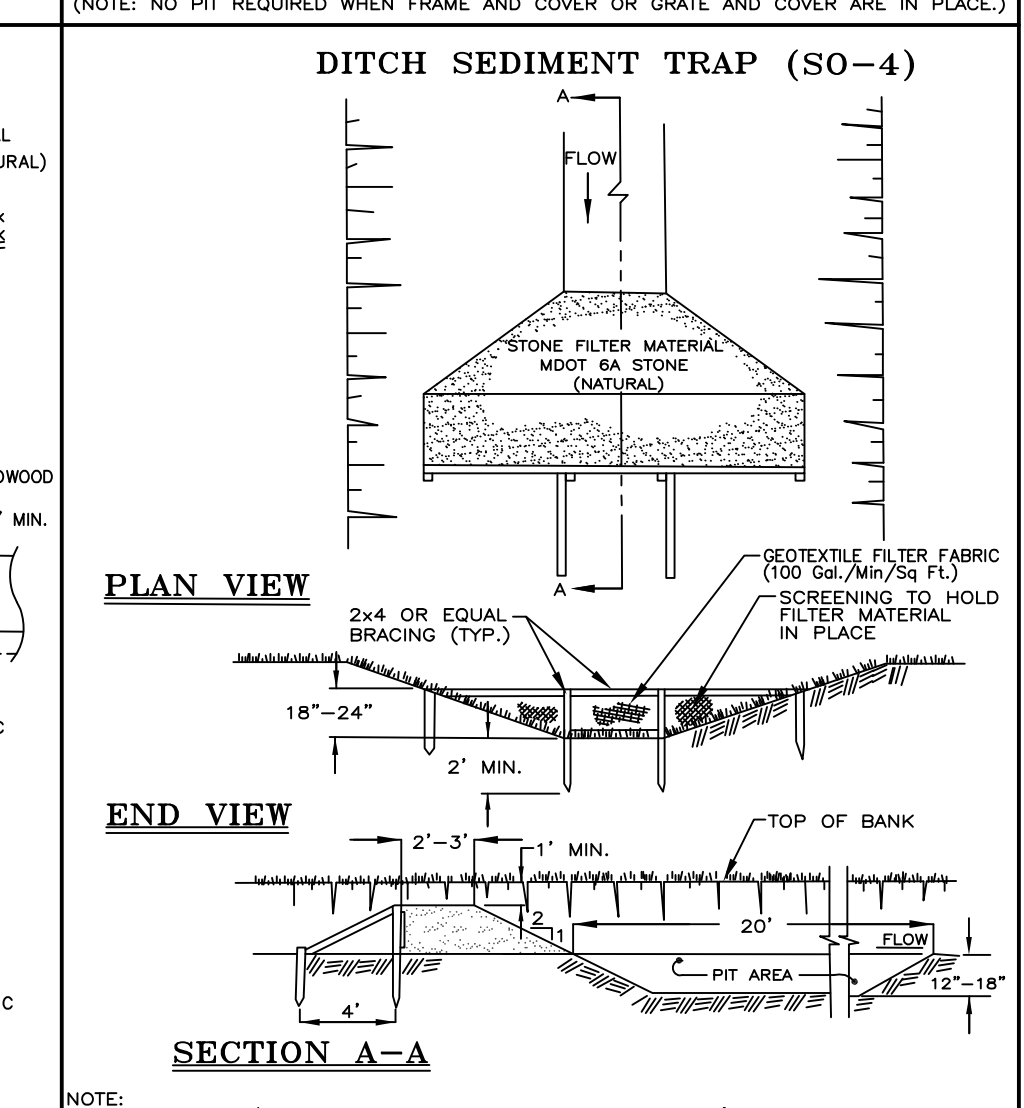
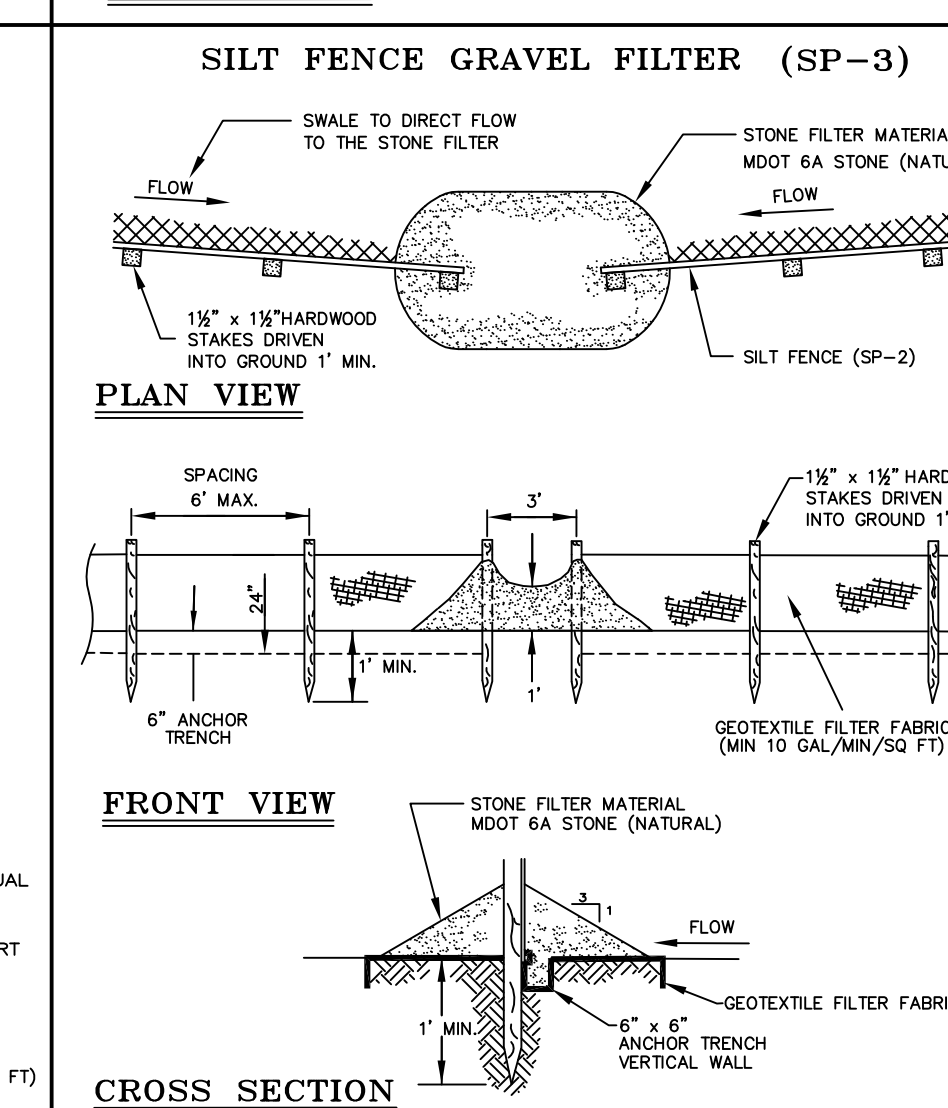
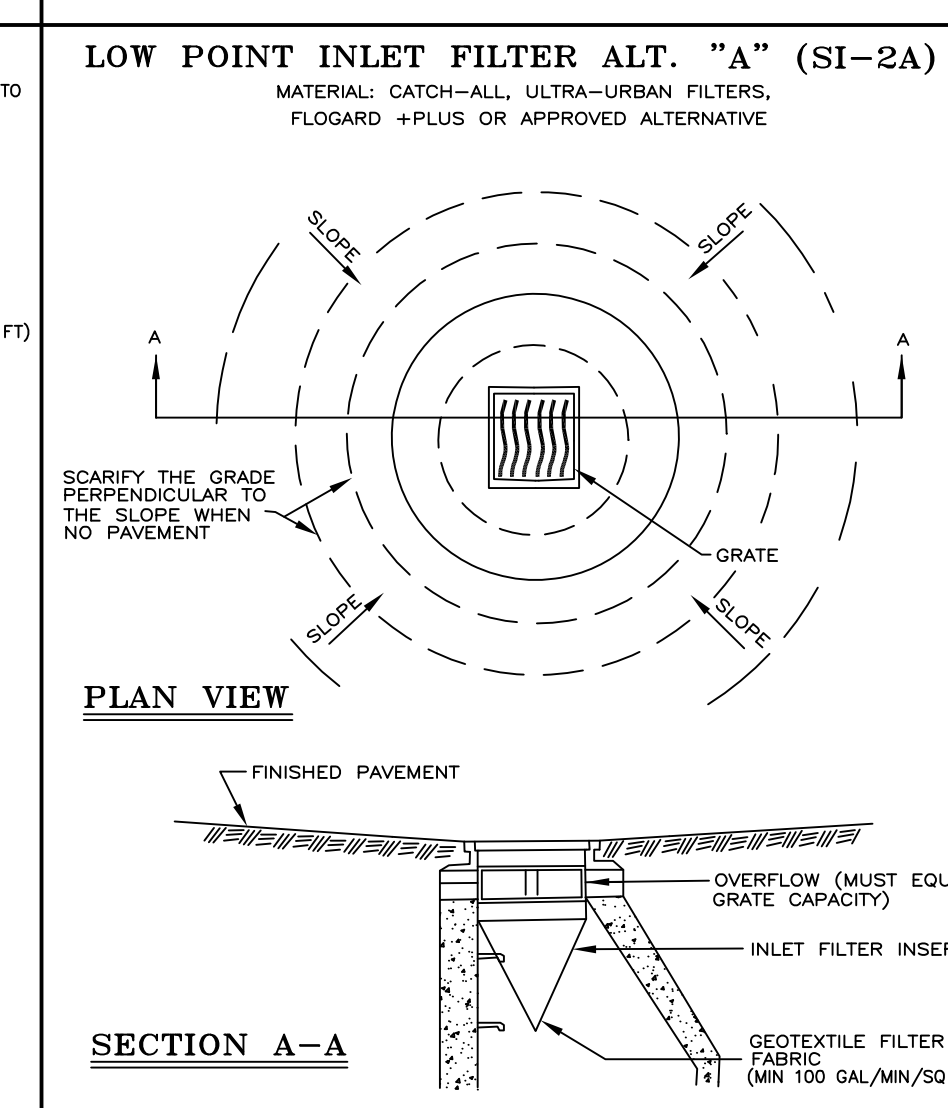
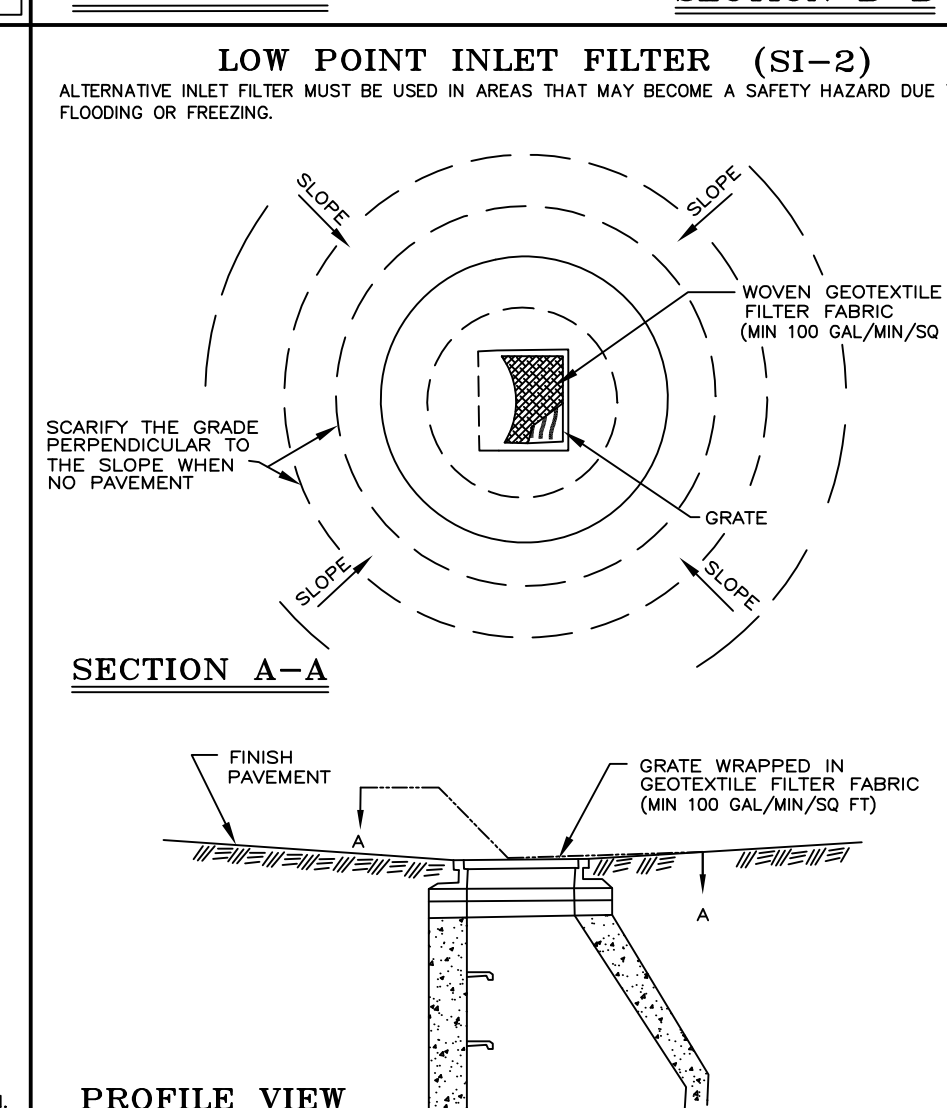
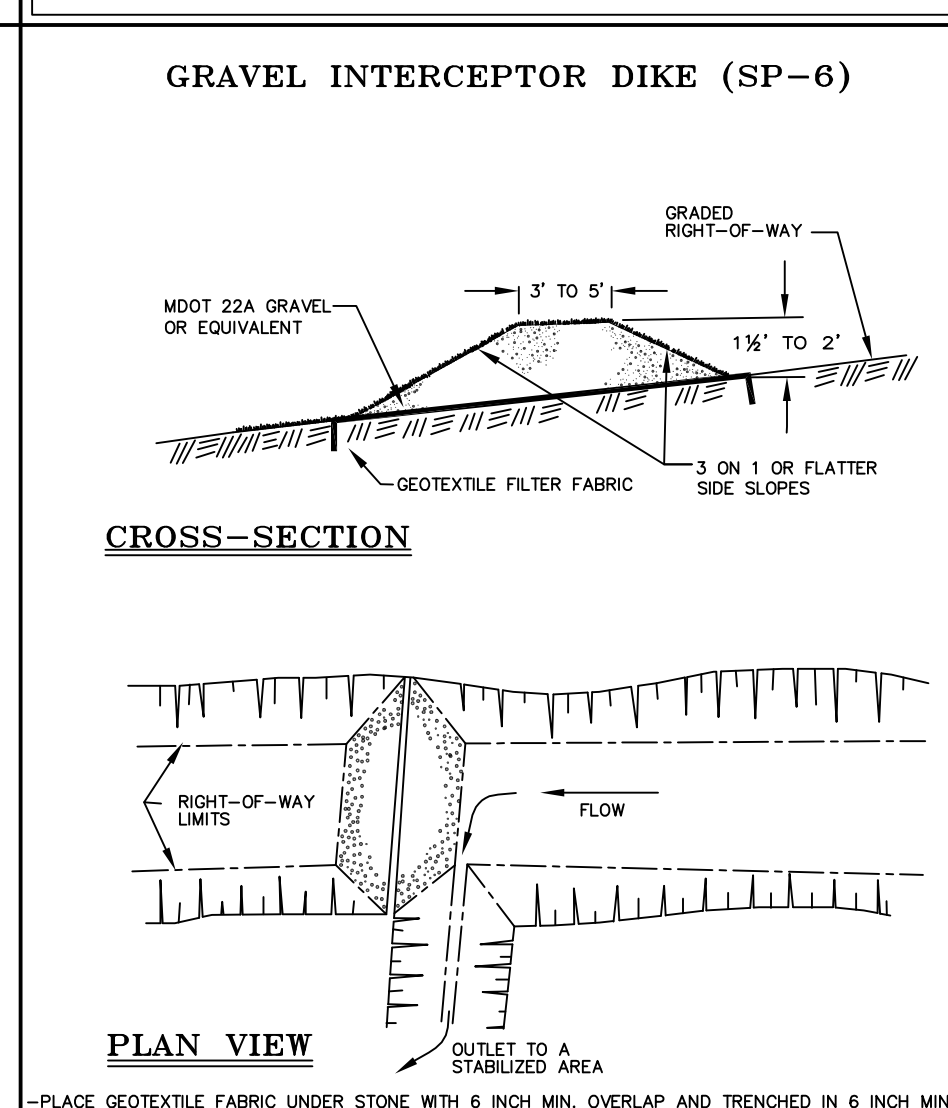
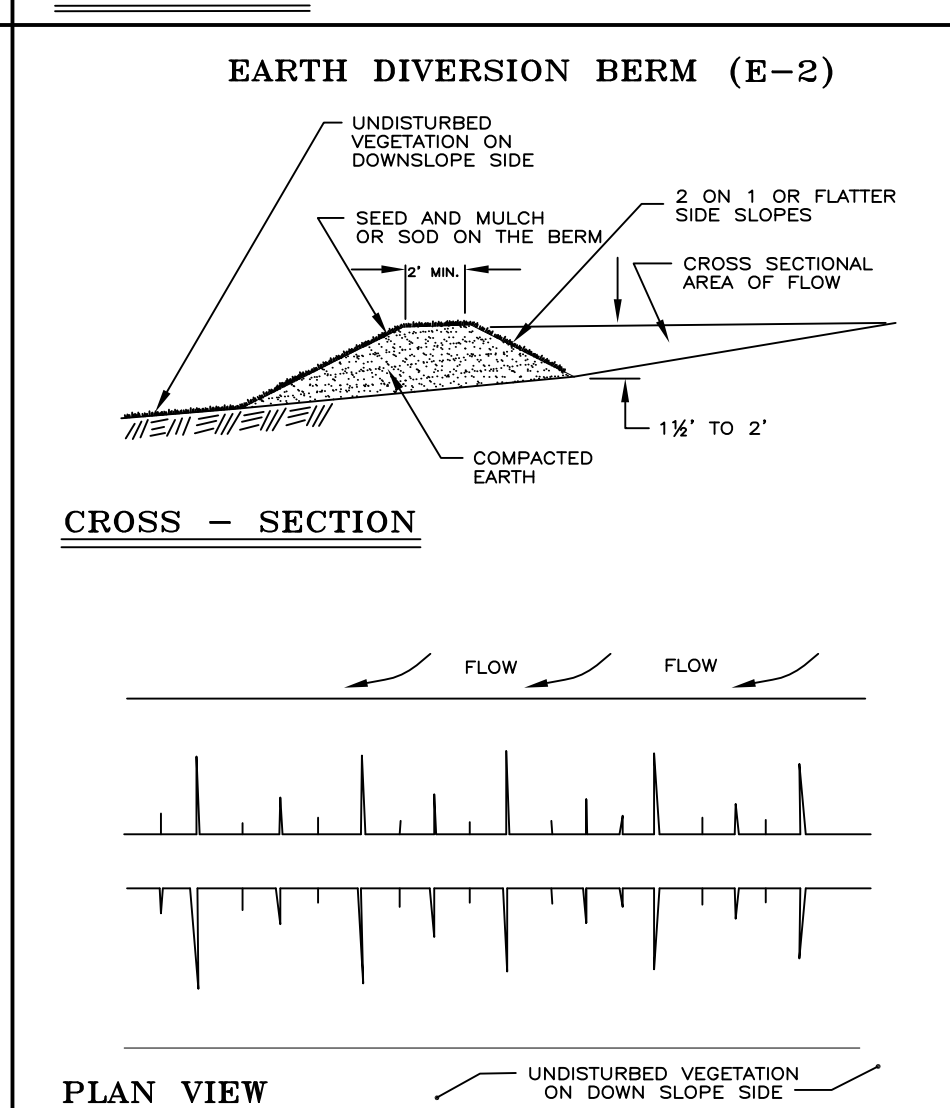
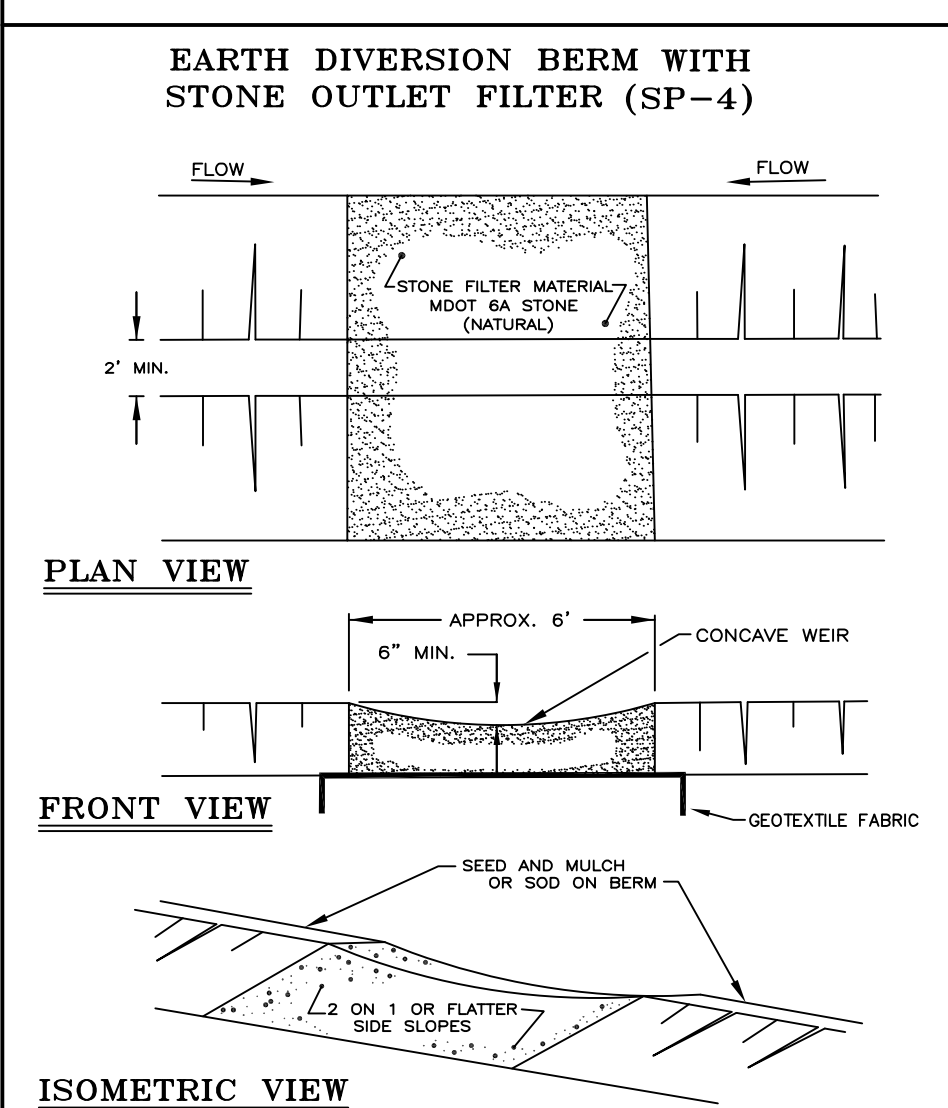
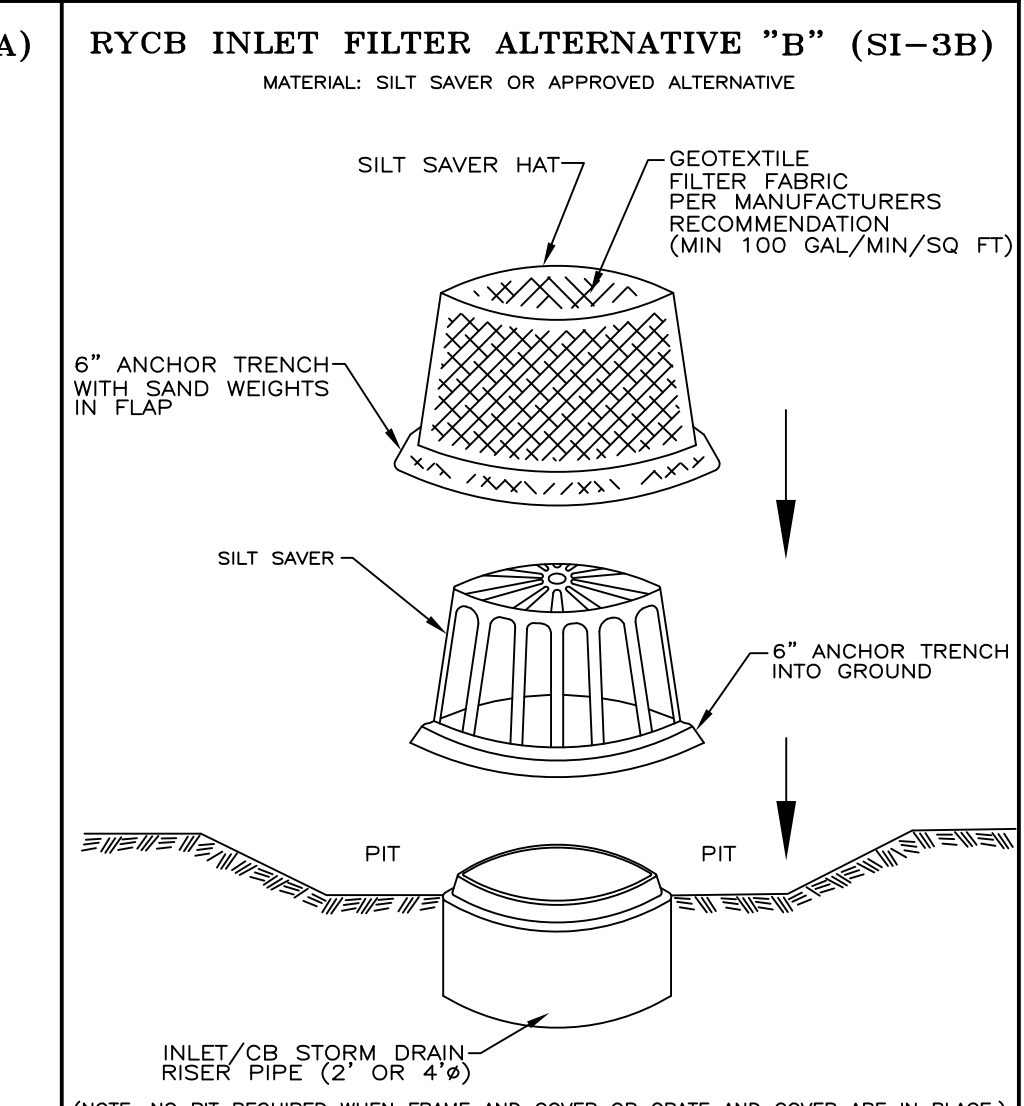
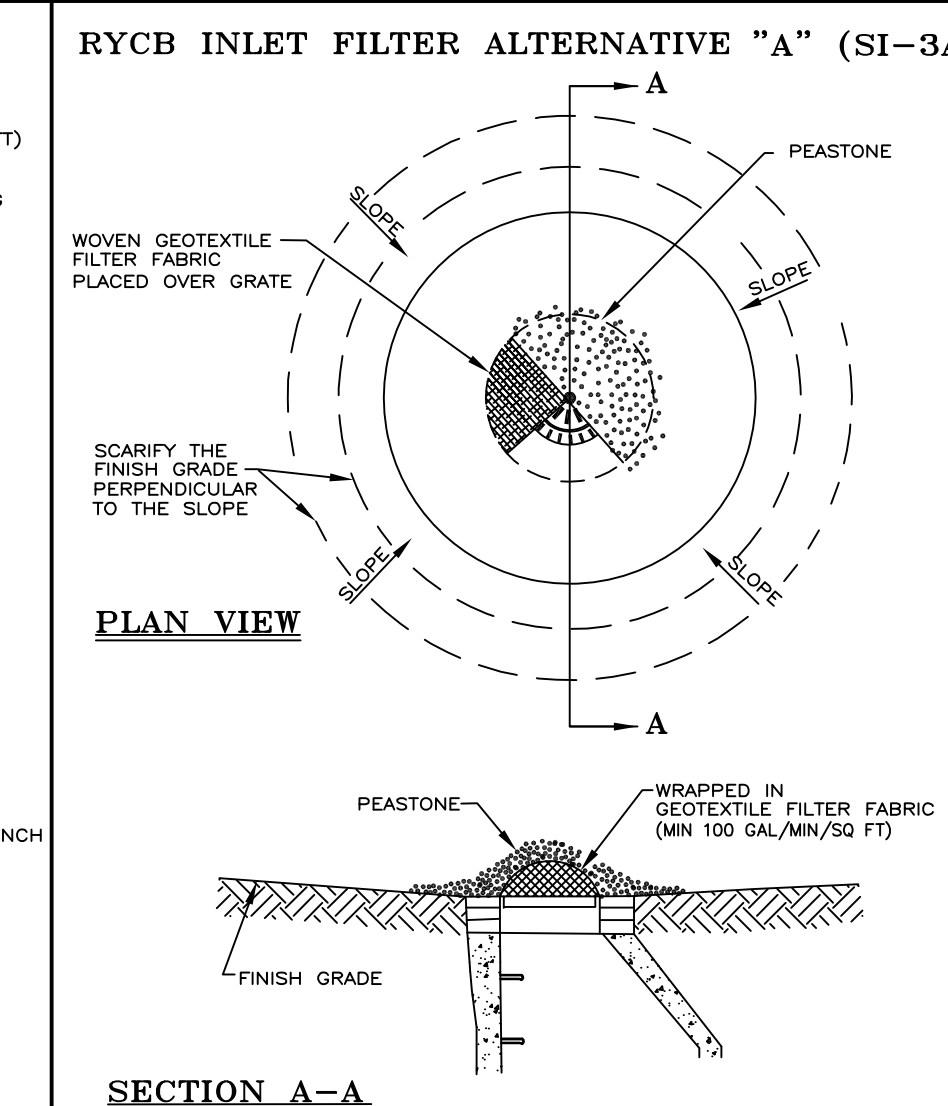
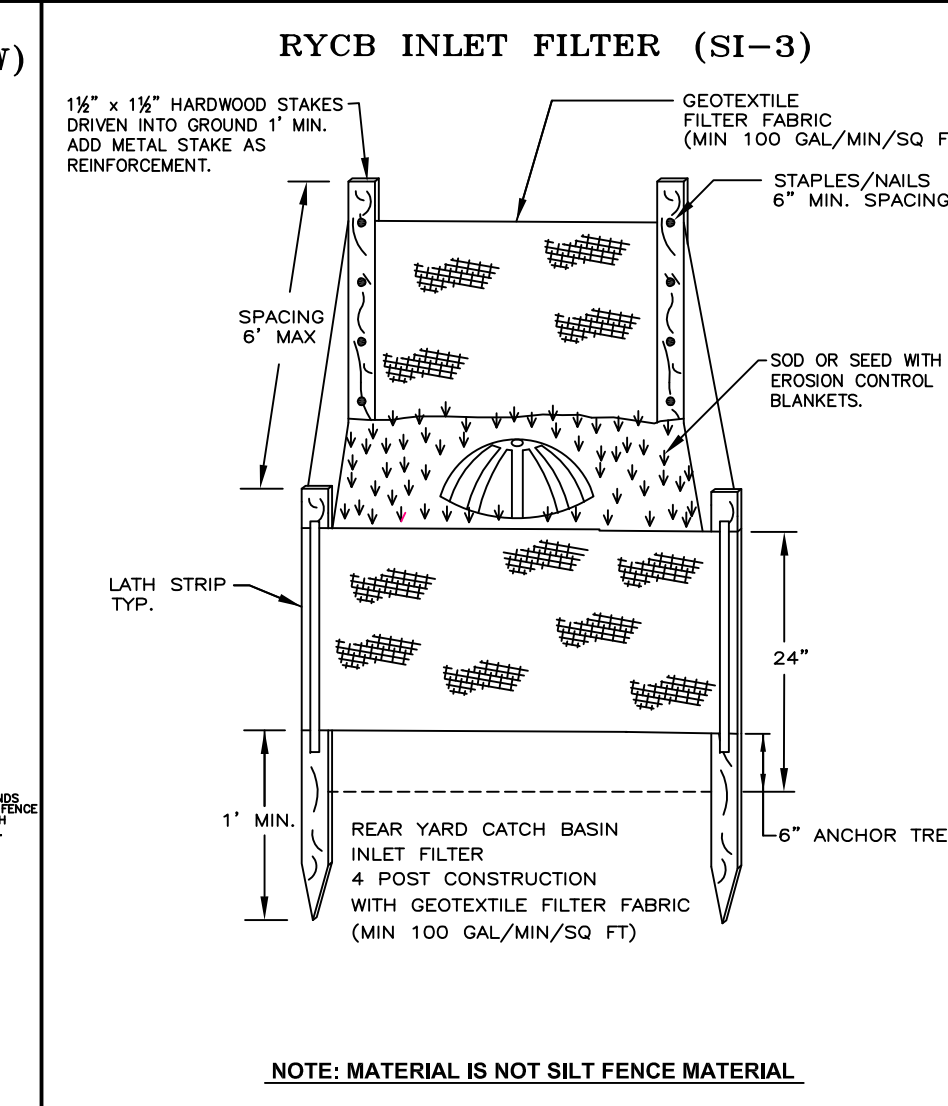
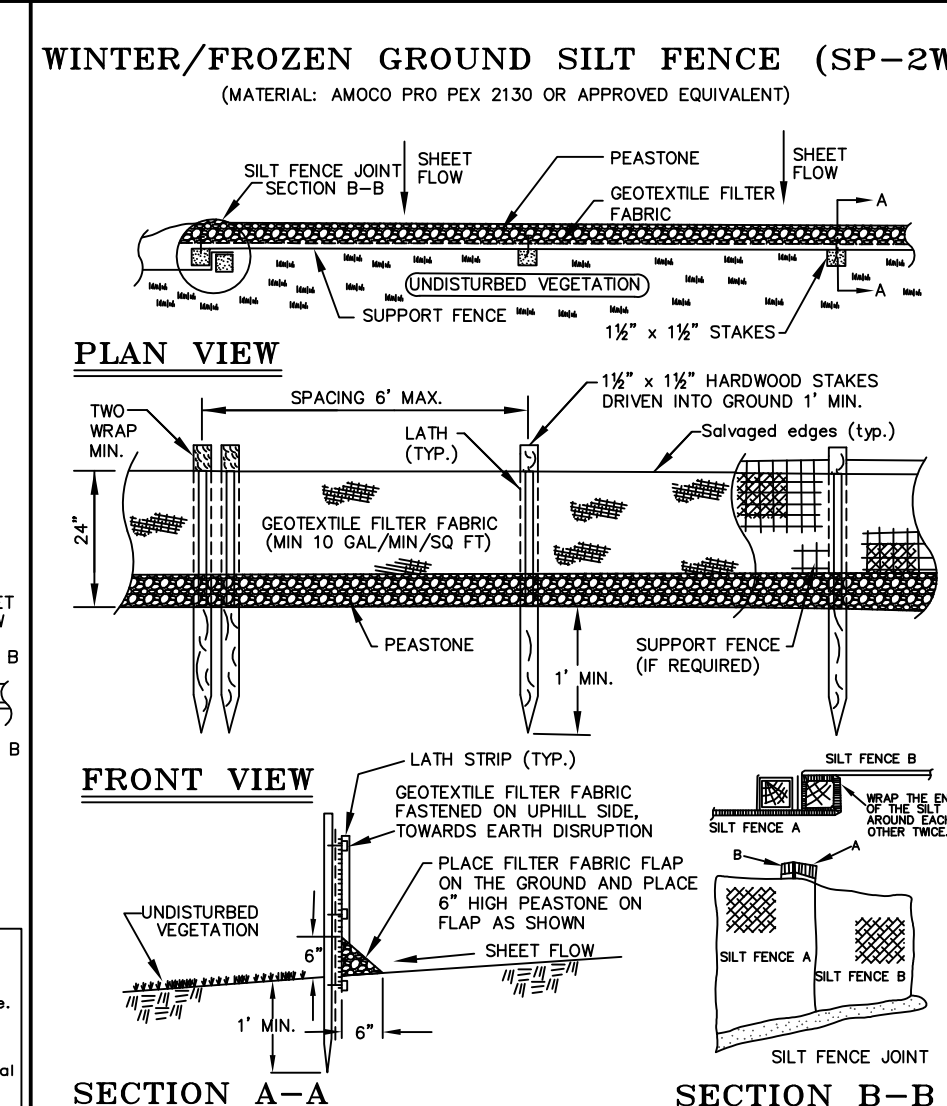
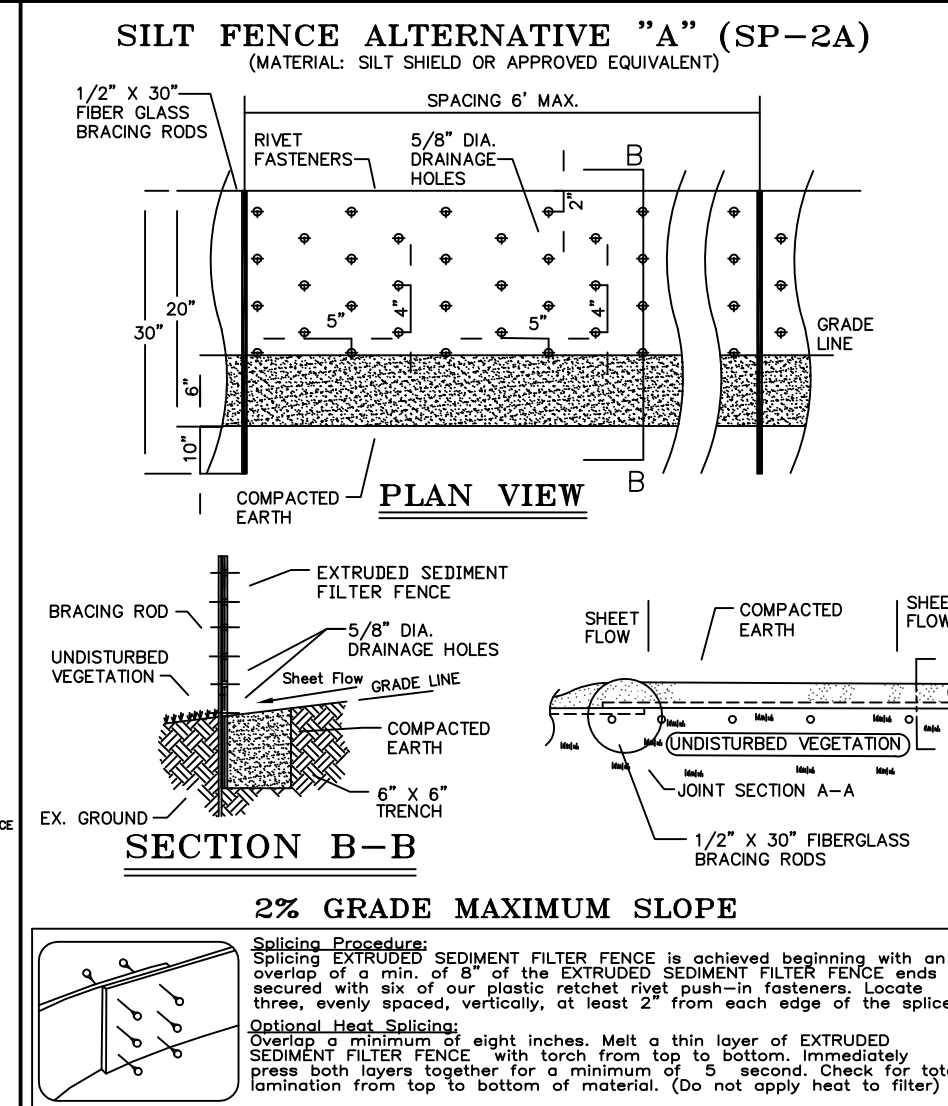
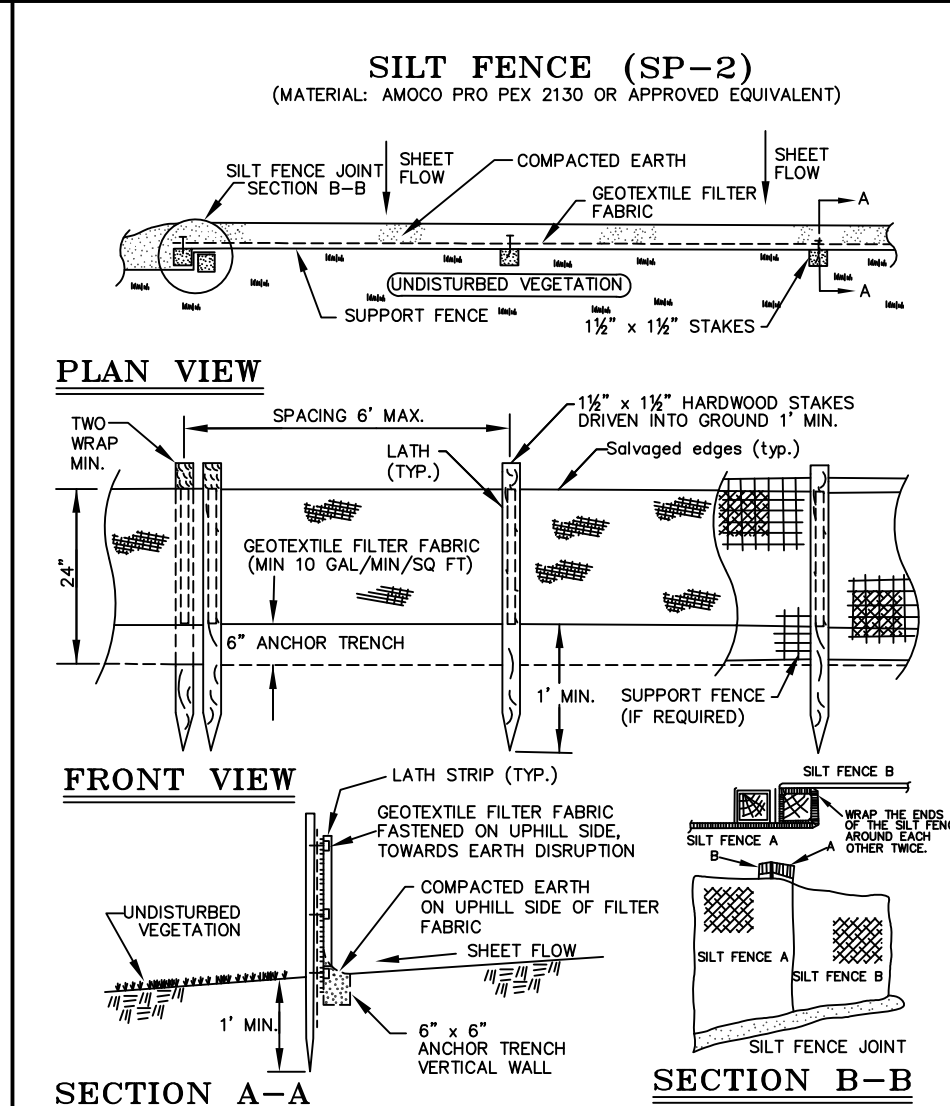
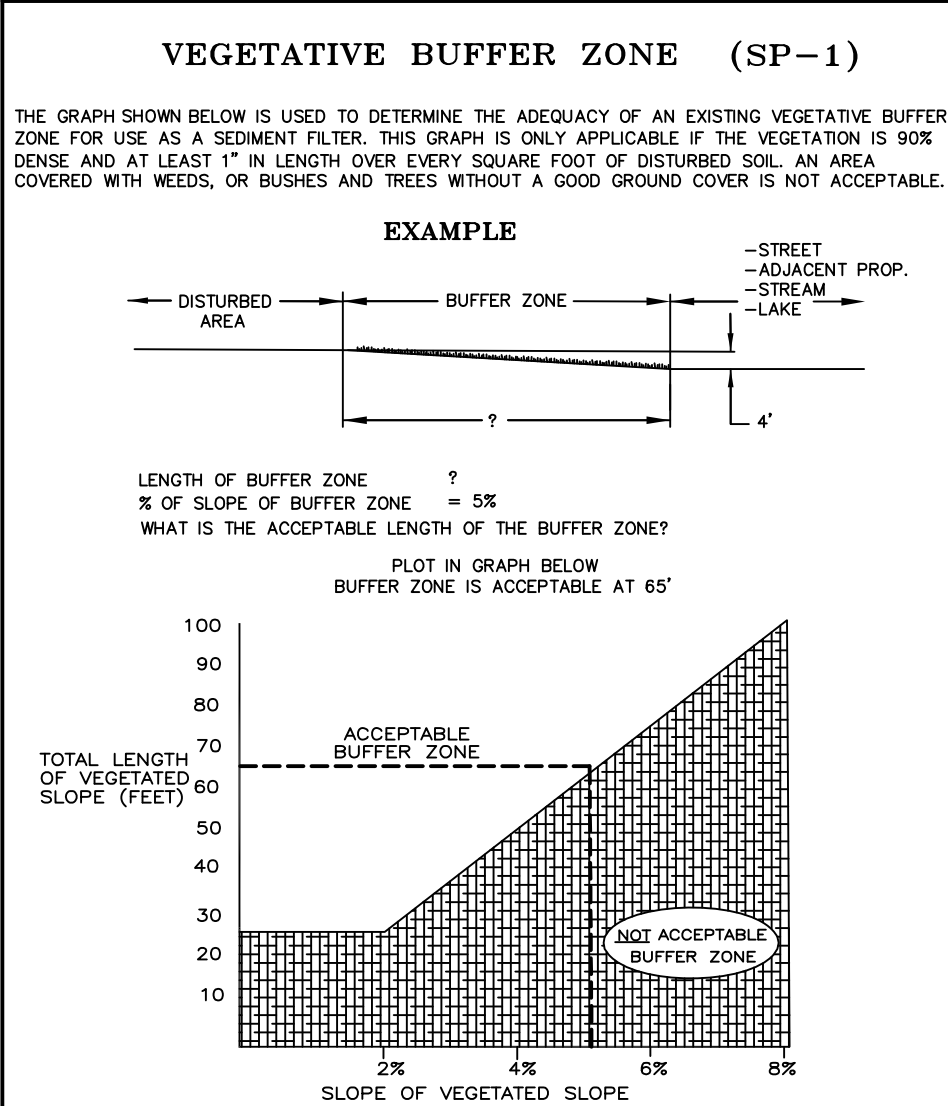
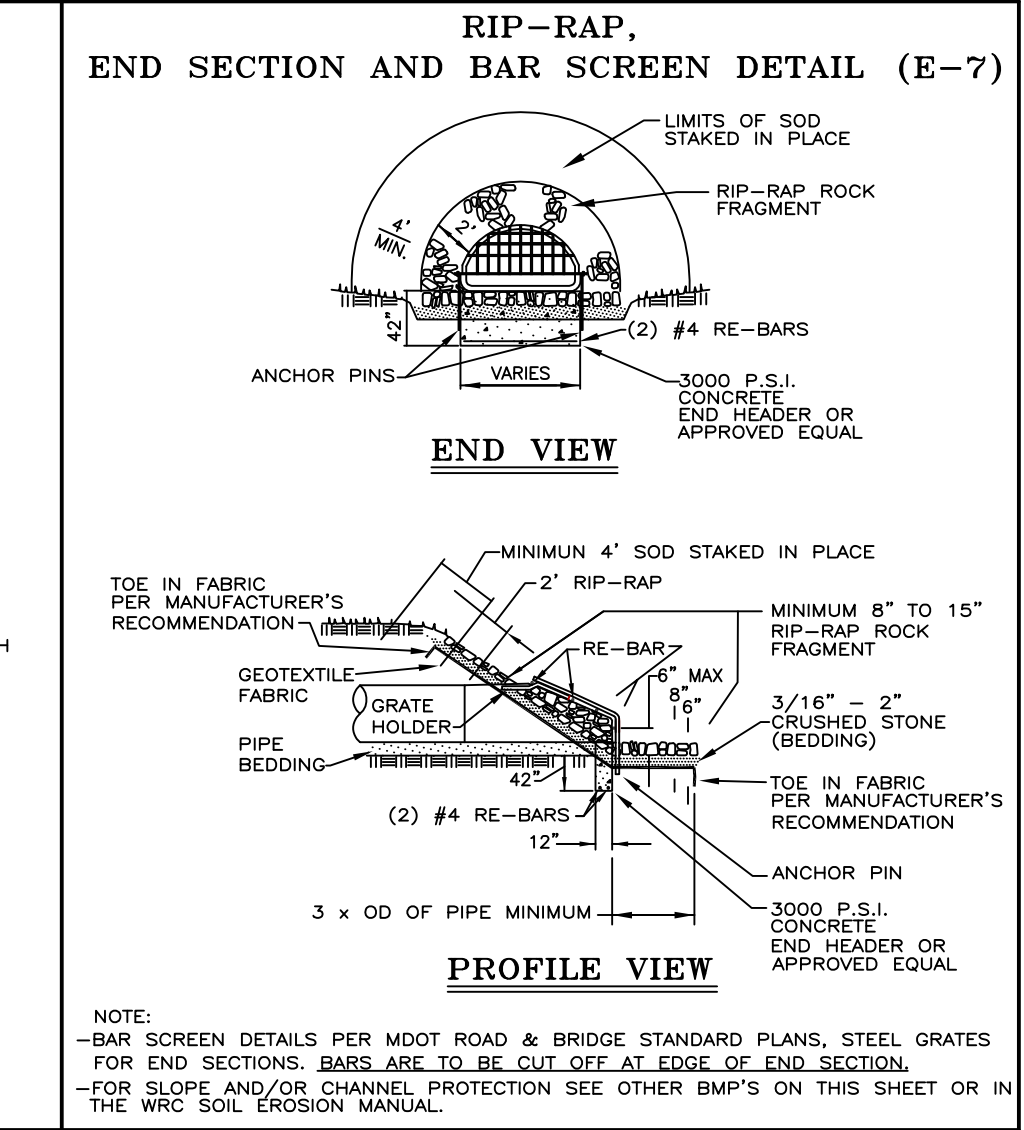
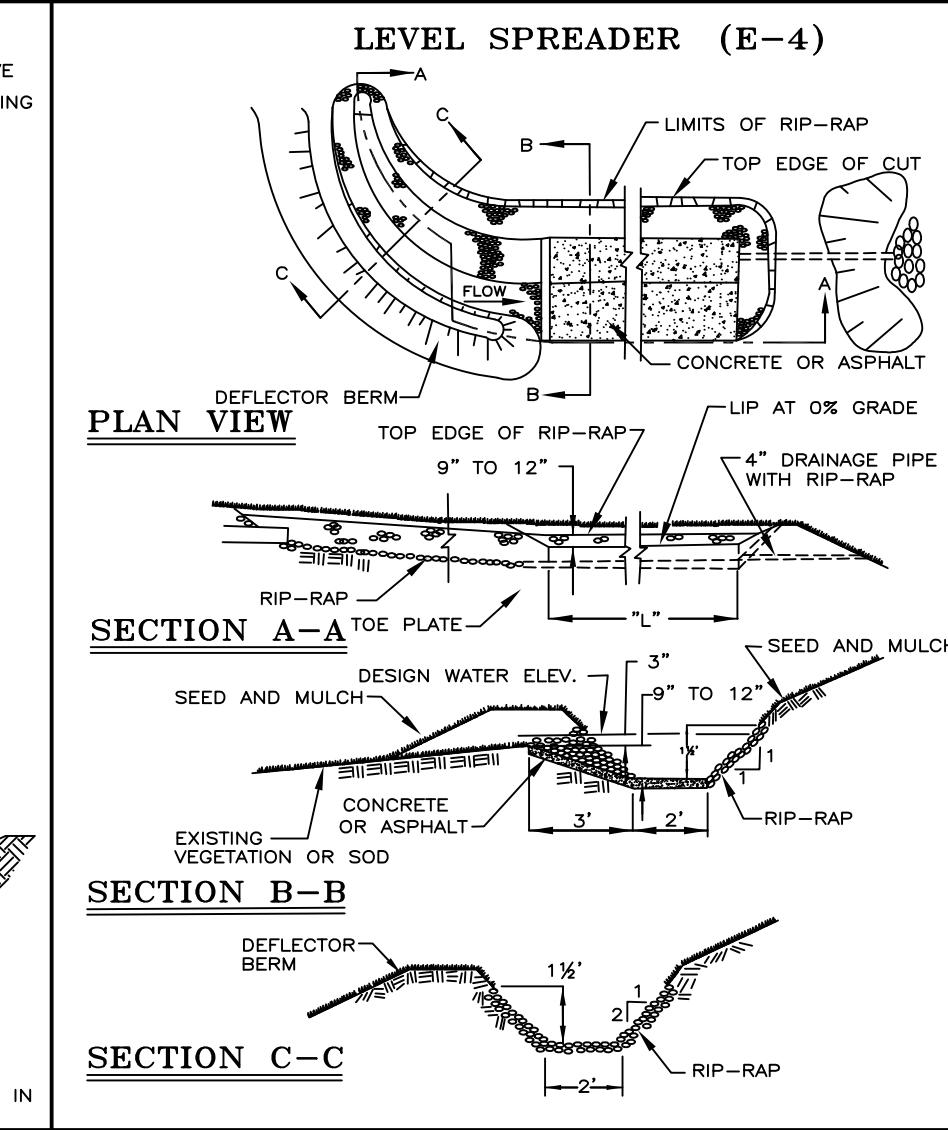
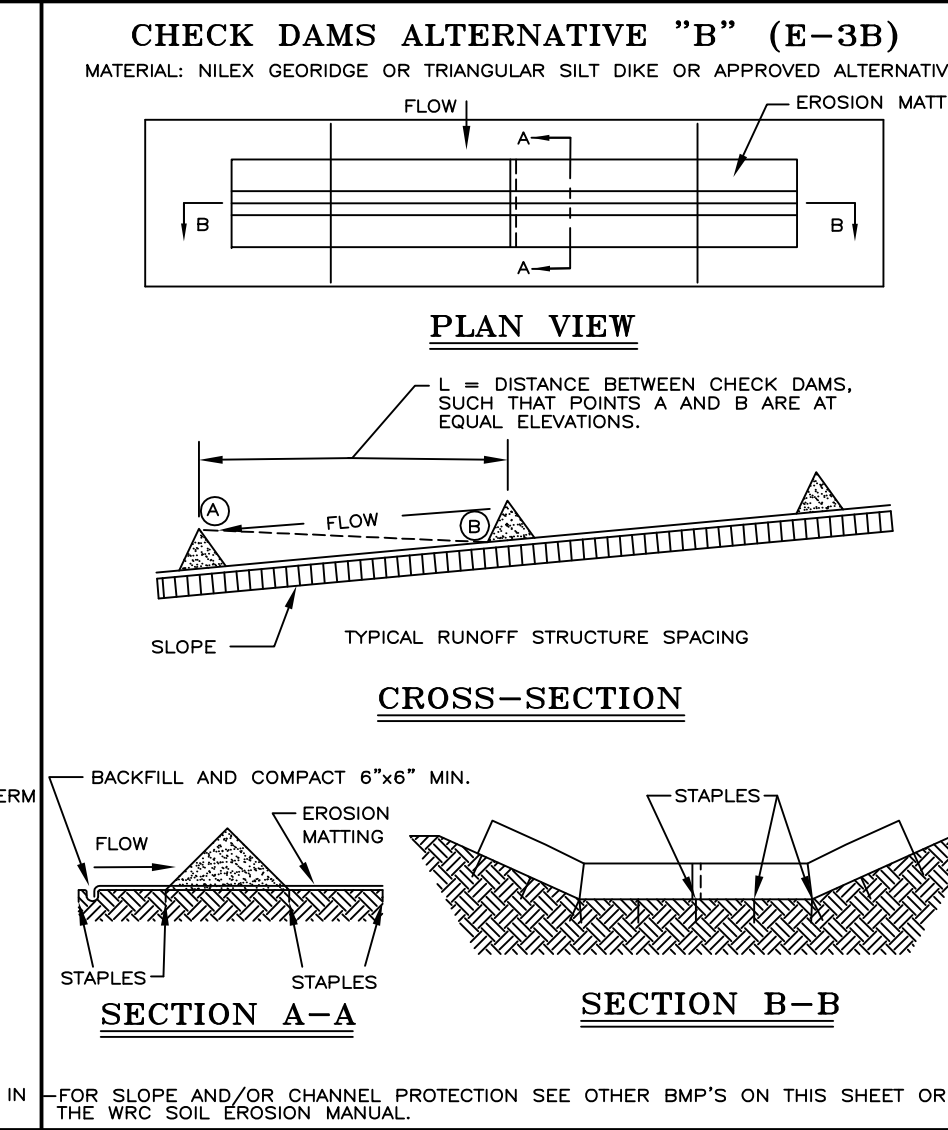
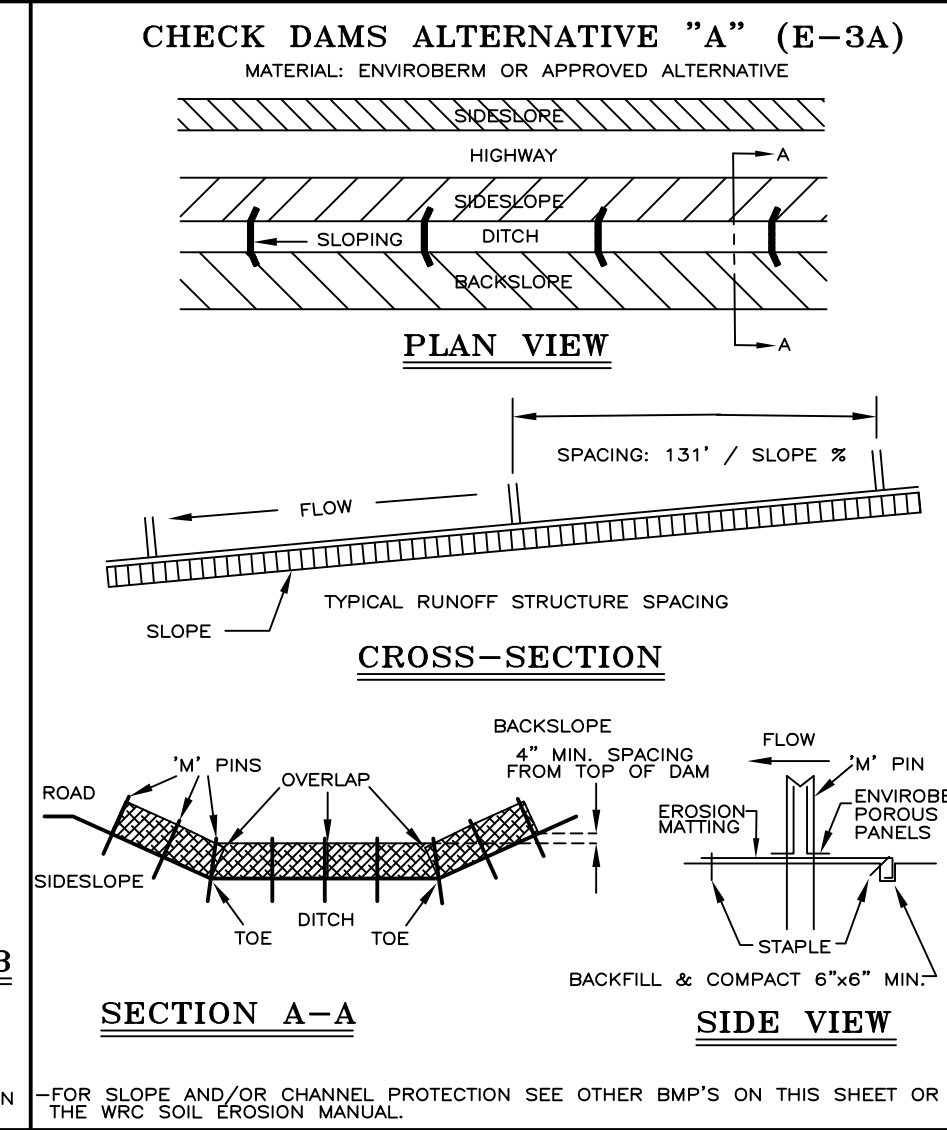
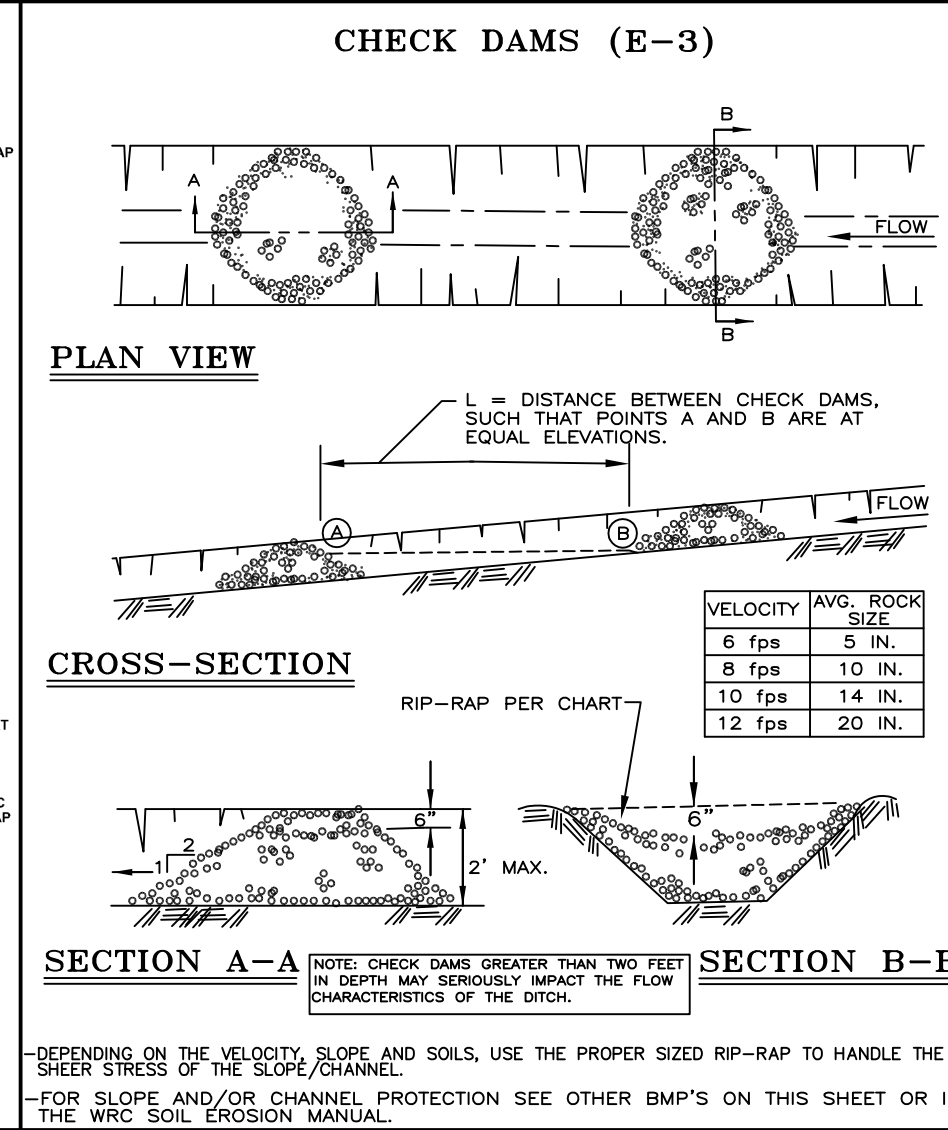
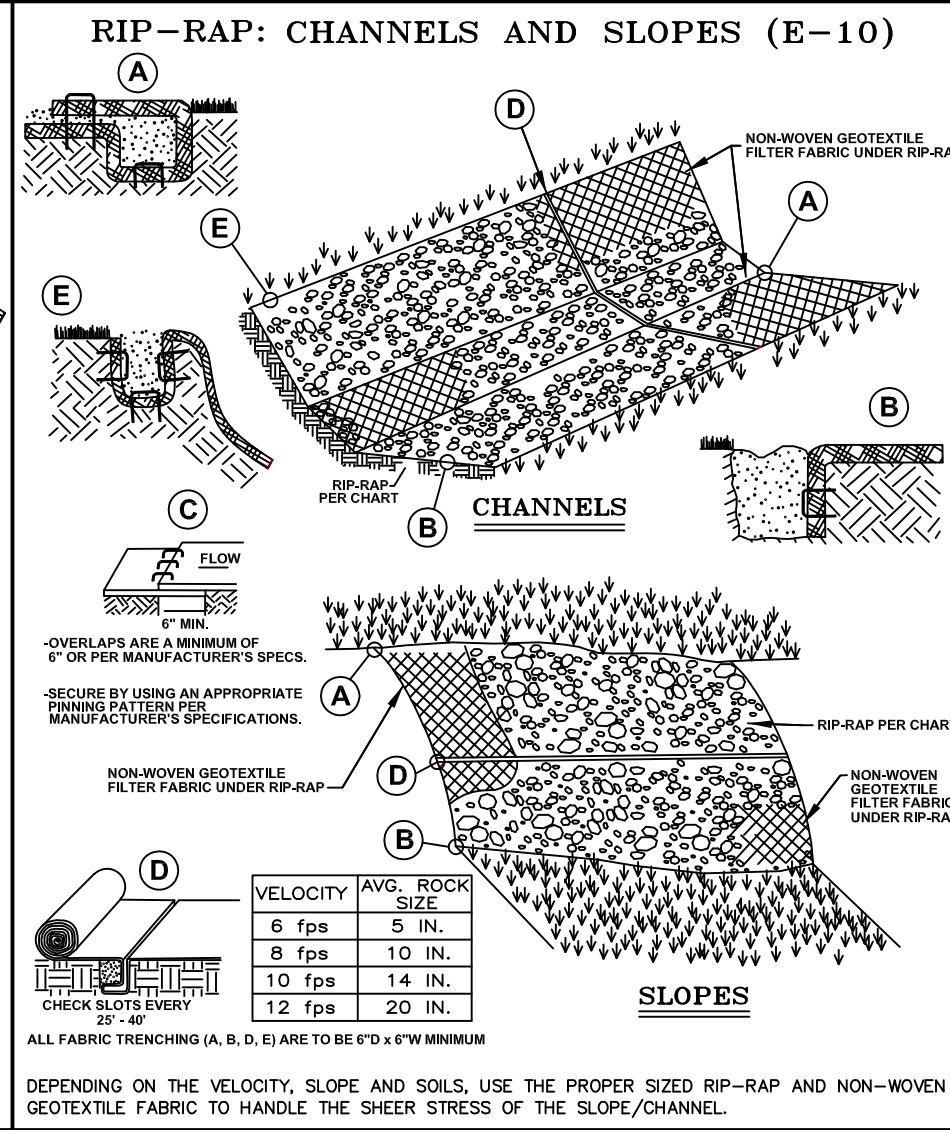
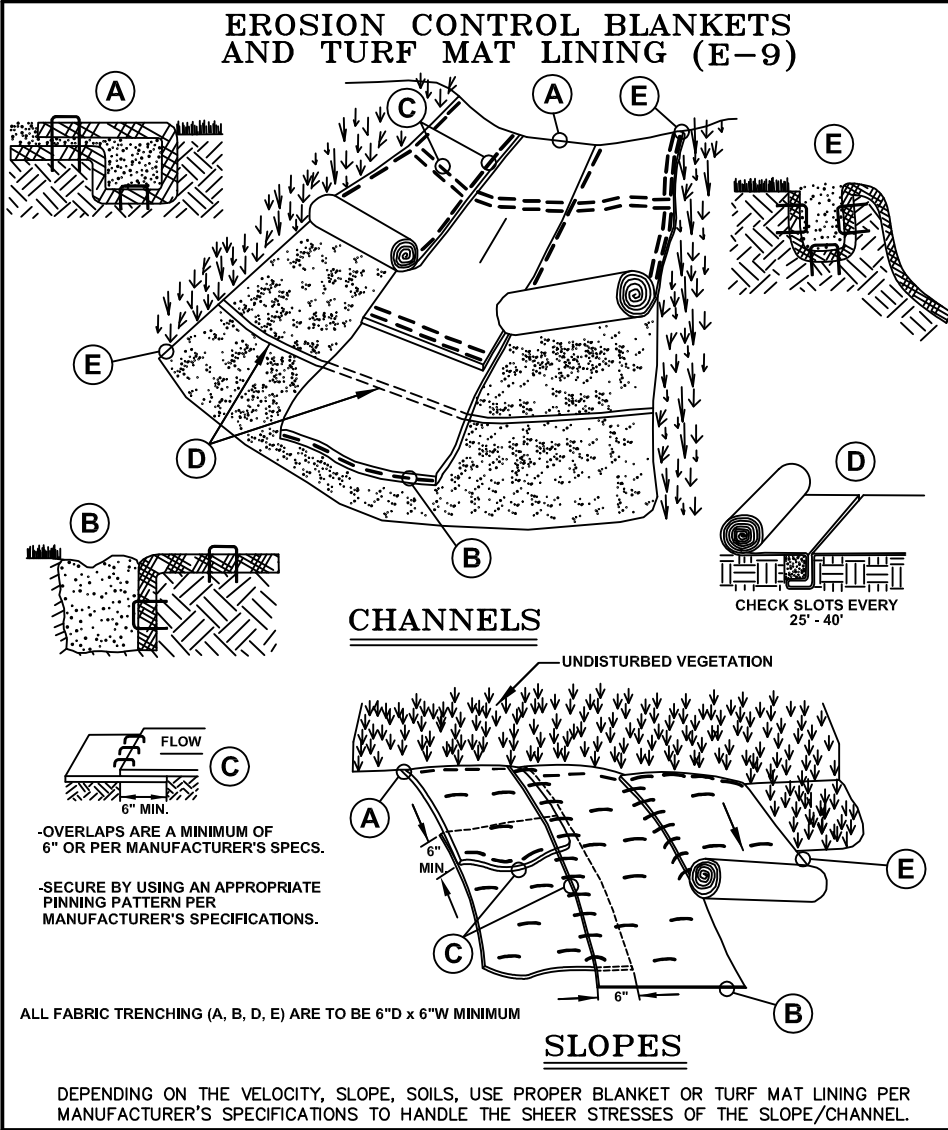
RECOMMENDED BY: *Alan E. Schneck*
ALLAN E. SCHNECK, P.E.,
D.P.W.&U. DIRECTOR / CITY ENGINEER

APPROVED BY: *John Balint*
JOHN BALINT, P.E.,
DEPUTY CITY ENGINEER, ENGINEERING DIVISION

DATE: *3/25/10*

ALLAN E. SCHNECK P.E. 49316

03/25/08	REVISED
04/15/06	ISSUED
DATE	REVISION



NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

C-13

REVISION BLOCK

Rev.	By	Desc.
1	WRC	DESIGNED
2	WRC	PROPOSED DETAIL CHANGES
3	WRC	FOR CONSTRUCTION APPROVAL / NAME CHANGES
4	WRC	FOR CONSTRUCTION APPROVAL / DETAIL CHANGES
5	WRC	FOR CONSTRUCTION APPROVAL / NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

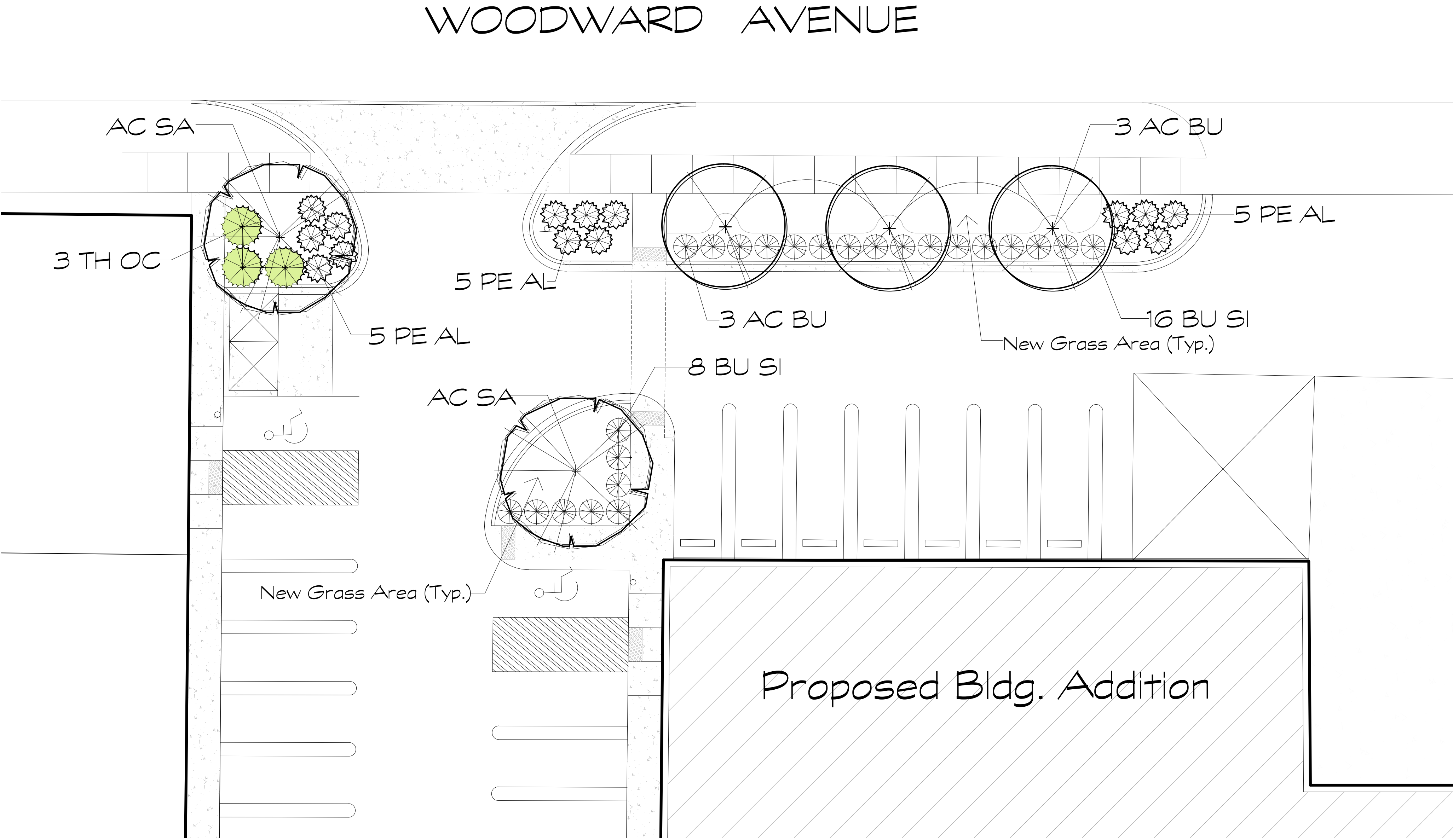
WATER RESOURCES COMMISSION

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48308-1907

SHEET NO.: 1 of 1

General Landscape Notes:

- Sod shall be applied to all landscape areas as part of final stabilization, unless otherwise directed and approved, or indicated in the approved contract documents. Stake sod per plans and as conditions demand to ensure sod "takes". Mulch blankets are required for any and all seed areas (seed areas will be specifically identified within the plans). Contractor is responsible for temporary watering and fertilizing as required for sod rooting.
- The contractor(s) shall verify the location of all underground utilities prior to construction.
- All existing vegetation shown and/or adjacent to the work areas shall be saved and protected during the demolition and construction process.
- All turf areas to be grass common to region except where other plant material is called for.
- All trees and shrubs are to be planted in mulch beds with a spade bed edge separating mulch from turf grass areas.
- Any existing turf areas disturbed by construction or installation of trees, shall be scarified to a depth of 3", graded smooth to allow for positive drainage (adding topsoil as needed to any ruts or depressions). For any landscape area so designated to remain whether on or off site, remove weeds, rocks construction items, etc., scarify area, re-seed and fertilize.
- All R.O.W. and private curb and gutter systems are to be cleaned of debris for any material accumulation resulting from the Project.
- All disturbed areas within the R.O.W.(s) (if applicable) shall be seeded with MDOT approved seed mix. Mulch with a straw mulch blanket staked in place or hydroseeded.
- Finish grade in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curbs (where lawn drains away from curb only).
- The Contractor shall provide a WATER PERMEABLE WEED MAT for all planting beds !!!!
- Contractor shall check for existing irrigation within the property limits. If irrigation is present, cap it at the property line or as directed for any portions not being re-used.
- Install pipe sleeves where irrigation lines cross or are under pavement. All sleeves to be twice the diameter of the pipe(s) it houses.
- Plants shall conform to the sizes as shown on the drawings and shall be of sound health. All measurements such as spread, ball size, height, caliper and quality designations shall be in conformance to the latest edition of the American Standards for Nursery Stock. All plant material shall be hardy to the Waterford, MI area, meet Waterford Twp. of requirements, be free of disease and insects, and conform to the American Standard for Nursery Stock of the American Nurserymen.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1 part existing site soils to 1 part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; perennial flowers - 2" of shredded bark.
- All trees that are located in lawn areas shall have a minimum of 4' diameter ring of bark within a spade edge at the base of the tree.
- Turf Notes: Select low maintenance hybrid turf from local grower. Test soil for proper pH for select sod. Amend soil with organic material, fertilizer and finish grade. Stagger all sod seams, fill any gaps with sand, water and roll smooth. Contractor shall replace any dead sod within one growing season.
- All Landscaping shall be maintained in a healthy, neat and orderly state following installation. Any trees located outside of irrigated lawn areas shall be watered regularly, either by hand, a watering truck or by placement of watering bags until the tree is established. Any and all plant material that dies or becomes diseased, shall be replaced within six months.



PLANTING PLAN
Scale: 1" = 10' - 0"

PLANT LIST

SYMB.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	REMARKS
AC BU	3	Acer Buergerianum	Trident Maple	2"	B & B	Matched Stock
AC SA	2	Acer Saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2 1/2"	B & B	
BU SI	24	Buxus Sinica Insularis 'Wintergreen'	'Wintergreen' Boxwood	#3	Cont.	
PE AL	15	Pennisetum Alopecuroides 'Hameln'	Dwarf Fountain Grass	#3	Cont.	
TH OC	3	Thuja Occidentalis 'Techny'	'Mission' Arborvitae	6'	B & B	Min. 6' Ht. at time of planting



Mark C. Fallon
Principal

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Principal

8835 North Canyon Crest Drive
Tucson, AZ 85730
Phone: 480.893.2045
Email: mcfallon@mcfa.com

MC Fallon - R.L.A.
Landscape Architecture
and Michigan
and Michigan

LANDSCAPE DEVELOPMENT PLAN for
WOODWARD CROSSING
Office Building Addition
49730 Woodward Avenue
Pontiac, MI 48342



Date: February 3, 2025

Submittal to Pontiac, MI

Revision:	

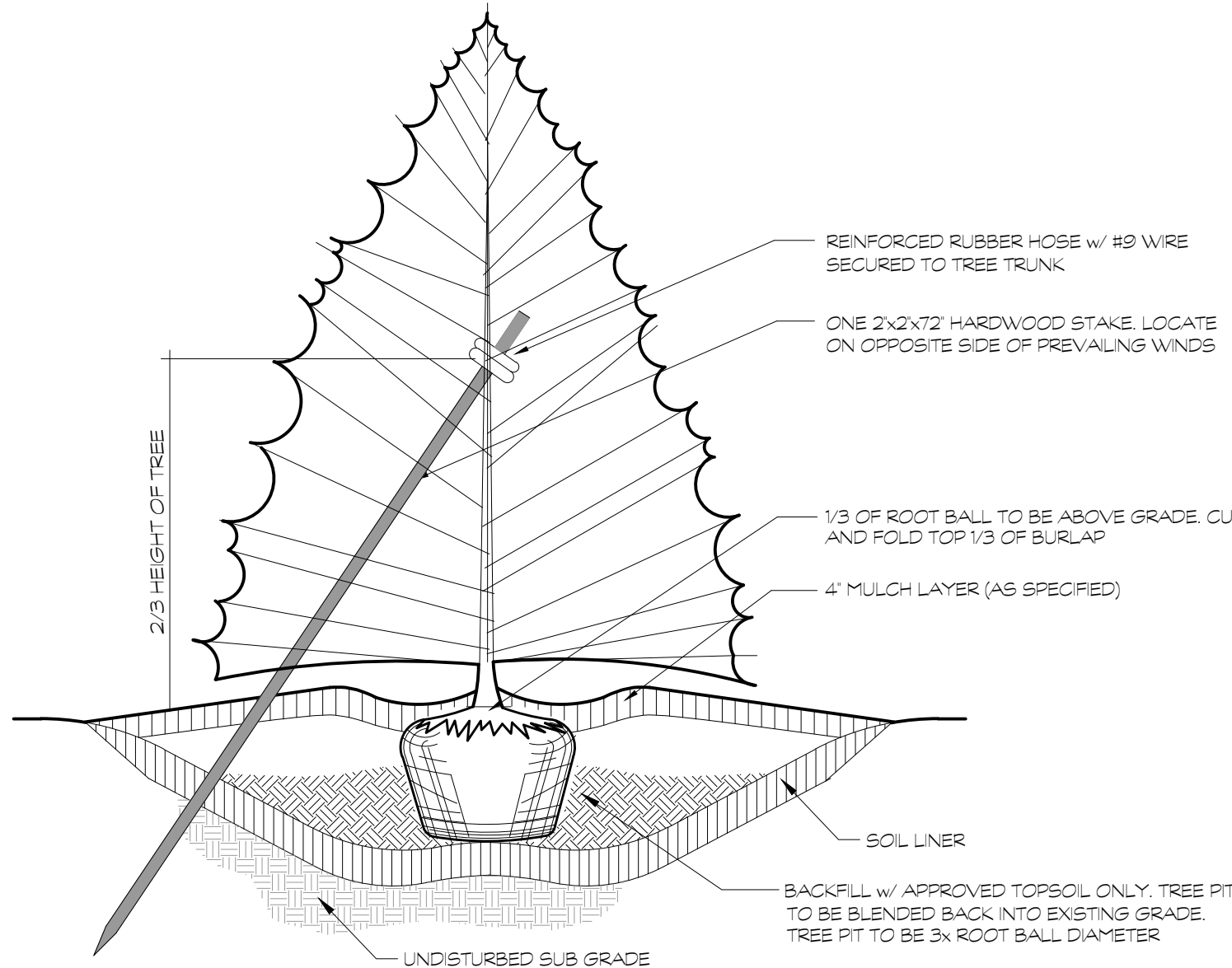
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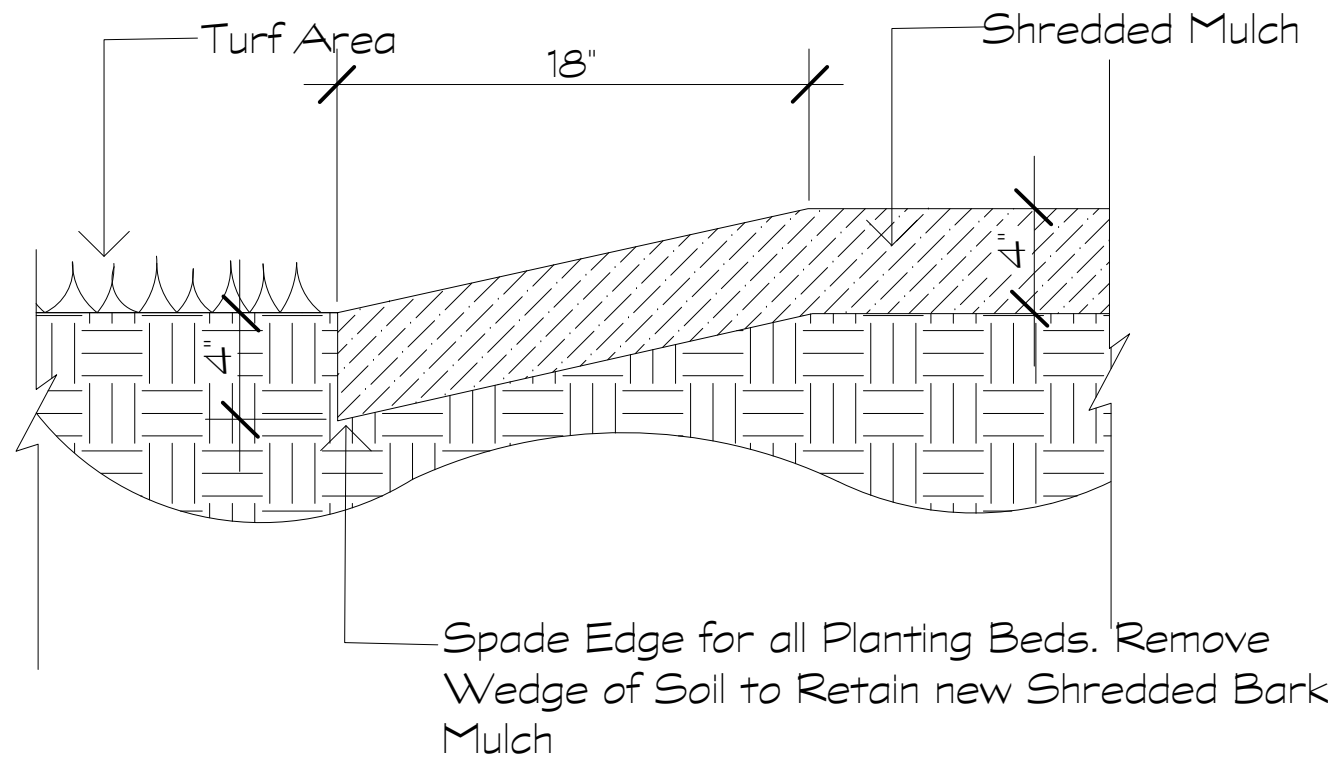
LP 1.0

Supplemental Landscape Notes:

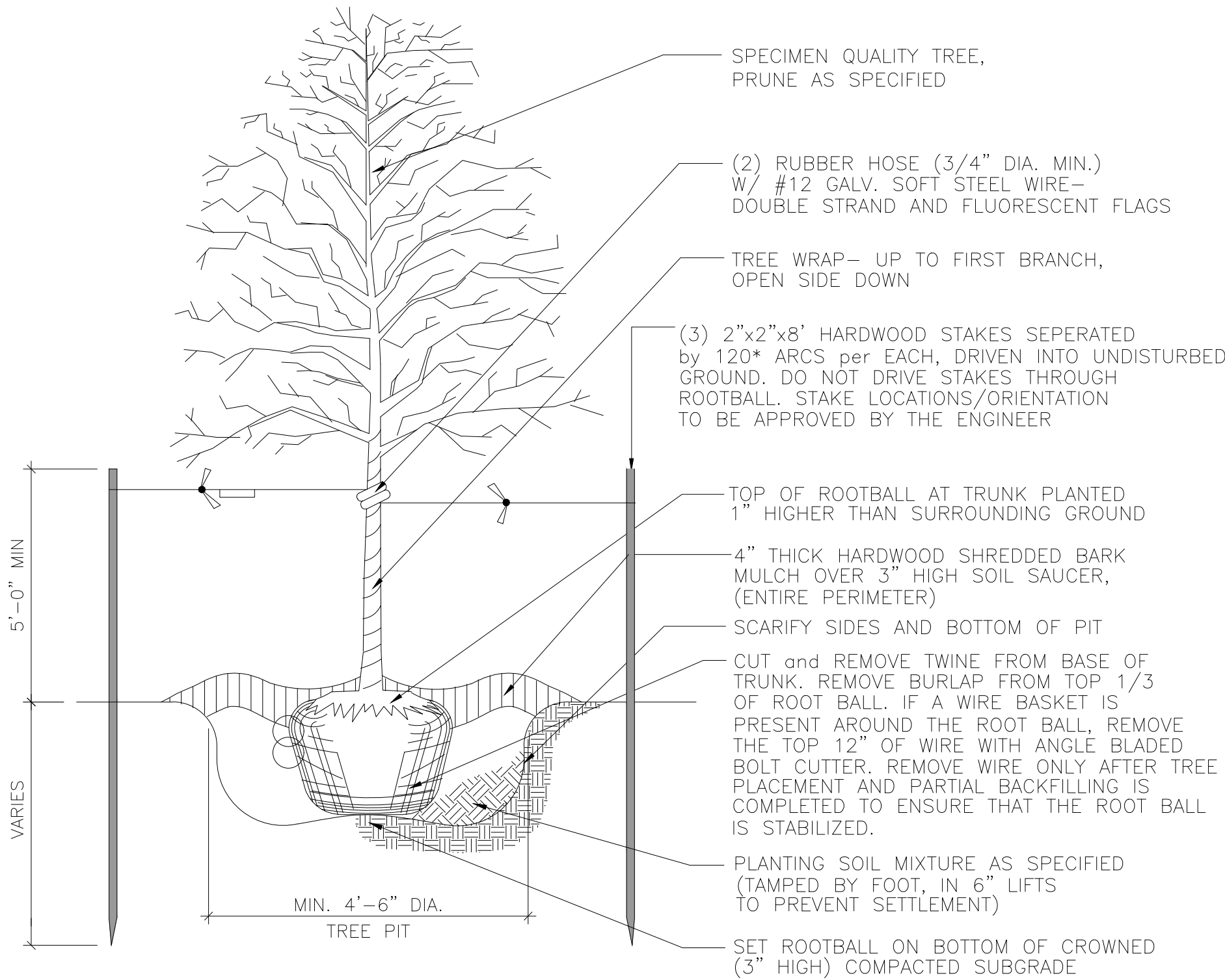
1. General Contractor (G.C.) must verify the locations of all existing utilities prior to planting and be solely responsible for any precautionary actions and/or damages to those utilities and existing pavements or structures incurred during the execution of this contract.
2. All trees and shrubs are to be planted in mulch beds. A spade edge shall separate the mulch around all trees located in lawn areas. An aluminum edge shall separate all planting beds from the lawn areas. All landscape beds are to be constructed with a minimum of 8" of topsoil and crowned as necessary to provide positive surface drainage as shown per the Grading Plan or as directed by the Engineer.
3. All newly disturbed areas within the project limits not otherwise paved, covered or planted, are turf areas and shall be seeded or sodded as noted on the drawings. The Landscape Contractor (L.C.) shall bring these areas to finished grade with a minimum of 3" of approved topsoil prior to the seeding or sodding operation.
4. The Contractor shall provide a PERMEABLE weed matt for all plantings beds. No exceptions!
5. All NEW plant materials, planting beds and lawn areas within the project limits are to be irrigated via a permanent underground automatic irrigation system designed by an irrigation contractor licensed in the State of Michigan. The Contractor shall provide drawings for approval by Pontiac, MI prior to installation.
6. Slope Stabilization: After seeding or sodding, overlay turf matts on all slopes greater than 3:1. If sod can be staked properly, use Pyramat by Synthetic Industries or approved equal. Contractor shall repair all areas of erosion to the satisfaction of the Owner, Engineer or City of Pontiac, MI in order to establish proper and acceptable turf within one year.
7. All deciduous shade, evergreen and ornamental trees are to be staked, guyed and mulched per details included in these Dwgs.
8. The cost for each unit of planting shall include all plant material, excavation and installation costs including topsoil, prepared backfill, fertilizer, stakes, guy wires, tree wrap and mulching.
9. All Landscaping shall be maintained in a healthy, neat and orderly state following installation. Any and all plant material that dies or becomes diseased, shall be replaced as soon as possible and no later than six months after notification by the Owner / Engineer.
10. The Landscape Contractor (L.C.) shall be responsible for the immediate care and watering after planting as well as the ongoing watering and maintenance of the plants as required to insure survivability. In addition, the L.C. shall guaranty the replacement of all dead or declining plant material for one full year after final acceptance of the project by the Owner / Engineer.



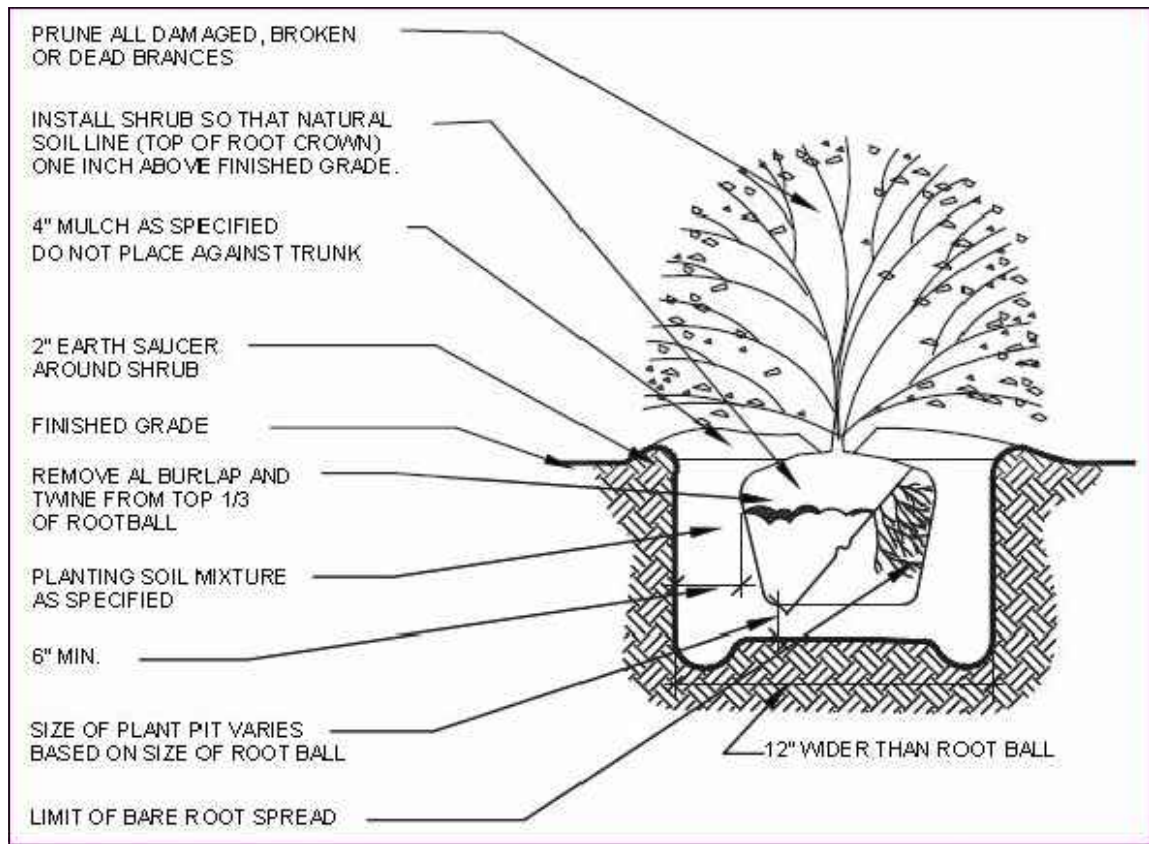
Evergreen Tree Planting Detail
Section No Scale



Spade Edge Planting Bed Detail
Section No Scale



Tree Planting Detail
Section No Scale



Shrub Planting Detail
Section No Scale

Mark C. Fallon

Principal



Mark C. Fallon

R.L.A.

Landscape Architecture

Altoona - North Carolina - Ohio

and Michigan

6555 North Canyon Crest Drive

Unit 2202

Tucson, AZ 85730

Phone - 480.959.2045

Email - mcfallonlandscape.net

mcfallonlandscapearchitect.com

LANDSCAPE DEVELOPMENT PLAN for
WOODWARD CROSSING
Office Building Addition
49730 Woodward Avenue
Pontiac, MI 48342



Date: February 3, 2025

Submittal to Pontiac, MI

Revision:	

Scale: As Noted
Sheet

LP 1.1



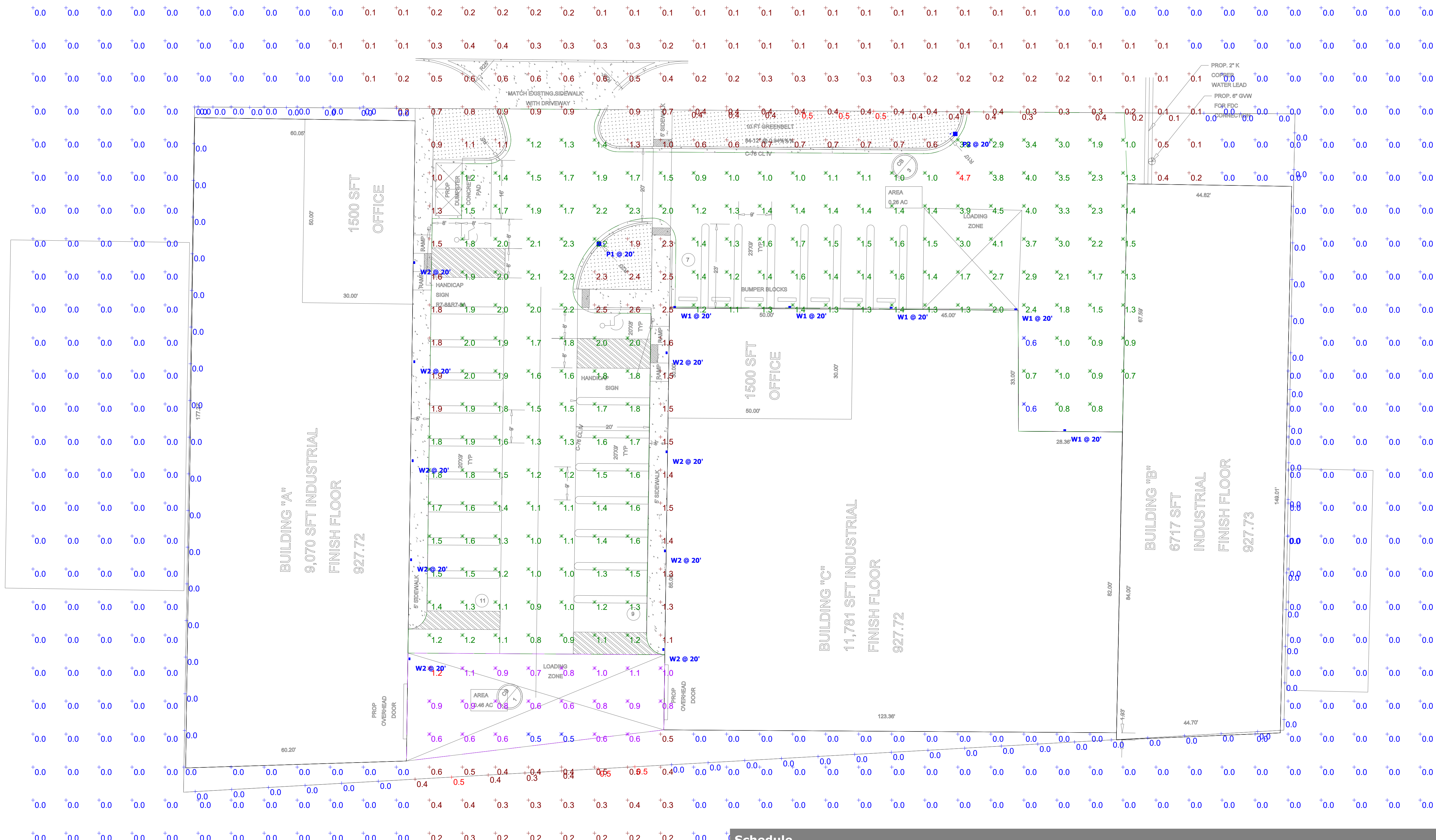


WOODWARD CROSSING
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
02/03/2025
Scale
Not to Scale
Drawing No.
#25-38926

Plan View

Scale - 1" = 14ft



General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE & 5'-0" AT PROPERTY LINE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Energize with confidence!
Contact our EV Charging Team to source and specify industry leading hardware and software solutions.

Chris Aina
caina@gasserbush.com
734-460-4036
www.gasserbush.com

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	1	Lithonia Lighting	DSX1 LED 40K 80CRI EGS	D-Series Size 1 Area Luminaire 4000K CCT 80 CRI External Glare Shield	6747	0.9	67.7927
	P2	1	Lithonia Lighting	DSX1 LED 40K 80CRI EGS	D-Series Size 1 Area Luminaire 4000K CCT 80 CRI External Glare Shield	6519	0.9	67.79
	W1	5	Lithonia Lighting	WDGE2 LED 40K 80CRI	WDGE2 LED, 4000K, 80CRI	3166	0.9	32.1375
	W2	9	Lithonia Lighting	WDGE2 LED 40K 80CRI	WDGE2 LED, 4000K, 80CRI	2061	0.9	18.9815

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.6 fc	4.7 fc	0.0 fc	N/A	N/A
Parking Lot & Drive Lanes	X	1.7 fc	4.7 fc	0.6 fc	7.8:1	2.8:1
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
South Loading Zone	X	0.8 fc	1.2 fc	0.5 fc	2.4:1	1.6:1

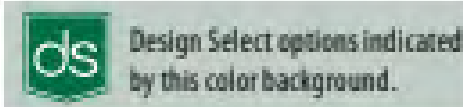
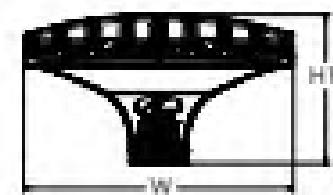
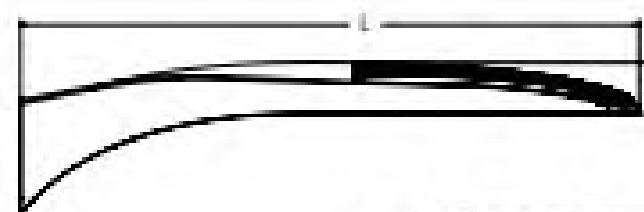
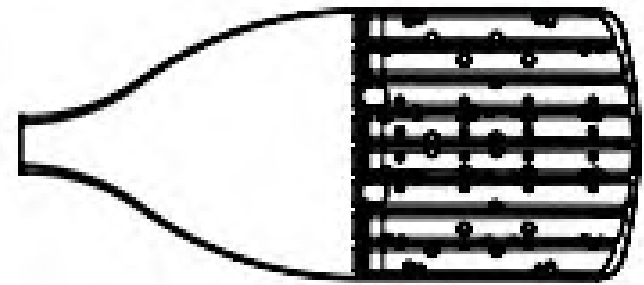


D-Series Size 1 LED Area Luminaire



Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED						
DSX1 LED	Forward optics		(this section 70CRI only)			Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling ³ RPAS Round pole mounting #5 drilling ³ SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ¹⁹ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P1	P6	30K 3000K	70CRI		
	P2	P7	40K 4000K	70CRI		
	P3	P8	50K 5000K	70CRI		
	P4	P9	(this section 80CRI only, extended lead times apply)			
	P5					
	Rotated optics					
	P10 ¹	P12 ¹	27K 2700K	80CRI		
	P11 ¹	P13 ¹	30K 3000K	80CRI		
			35K 3500K	80CRI		
DSX1 LED			40K 4000K	80CRI		Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bind Spikes (field install required)
			50K 5000K	80CRI		

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' ^{19,21,28,29} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' ^{19,28,29} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PERS Five-pin receptacle only (controls ordered separately) ^{14,21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁵ DF Double fuse (208, 240, 480V) ²⁵ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bind Spikes (field install required)	Finish (required) DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED
Rev. 01/28/25
Page 1 of 10



WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Catalog Number

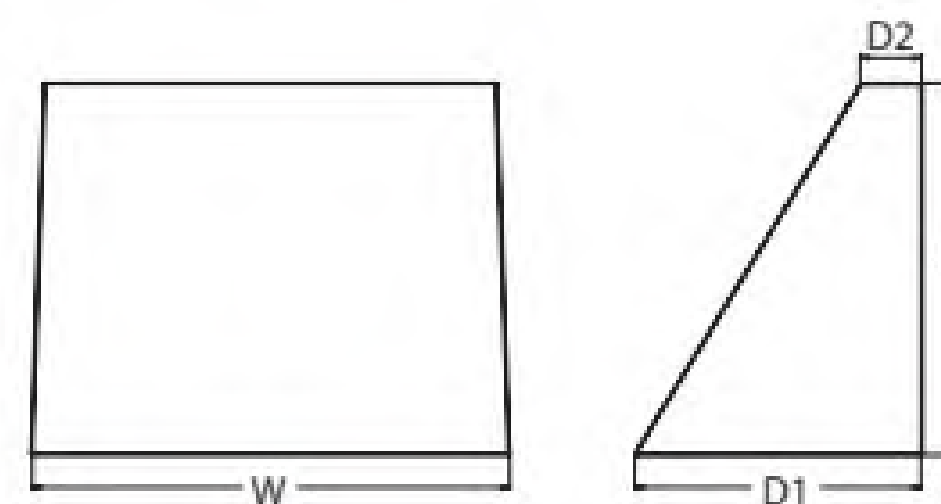
Notes

Type

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Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight:	13.5 lbs (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI LW ⁵ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE ⁷ Photocell, Button Type DMG ⁸ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. CCE Coastal Construction	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality
	Finish DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

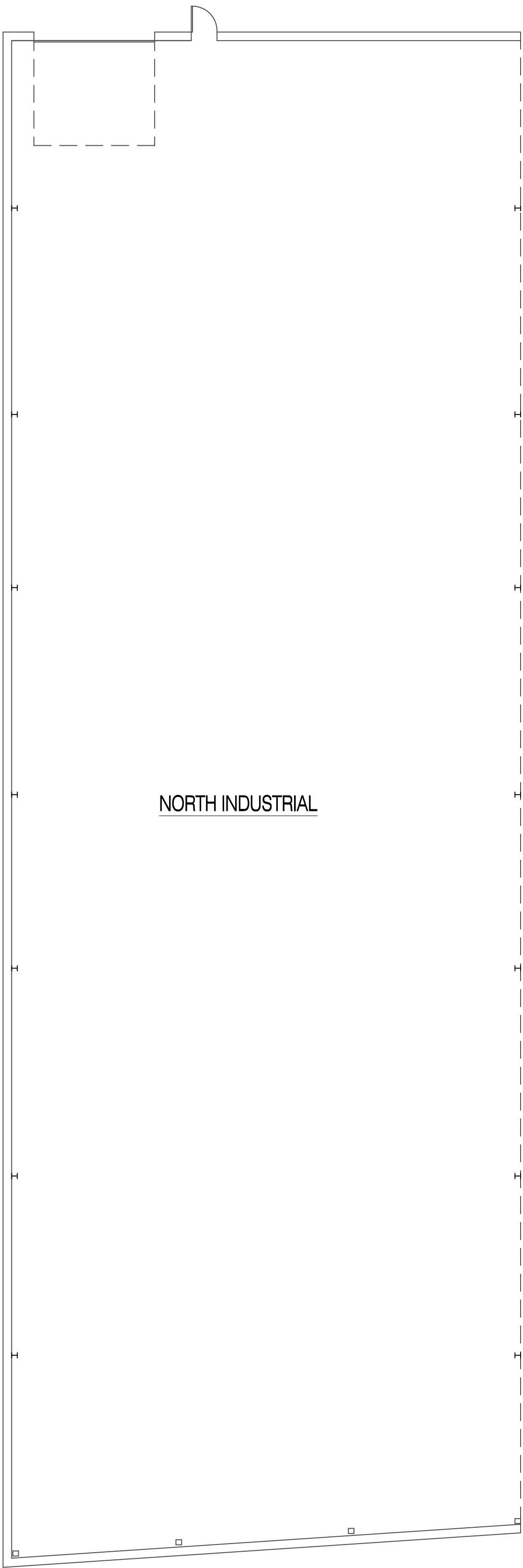
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WDGE2 LED
Rev. 04/25/24

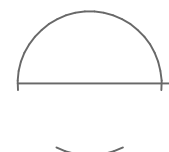
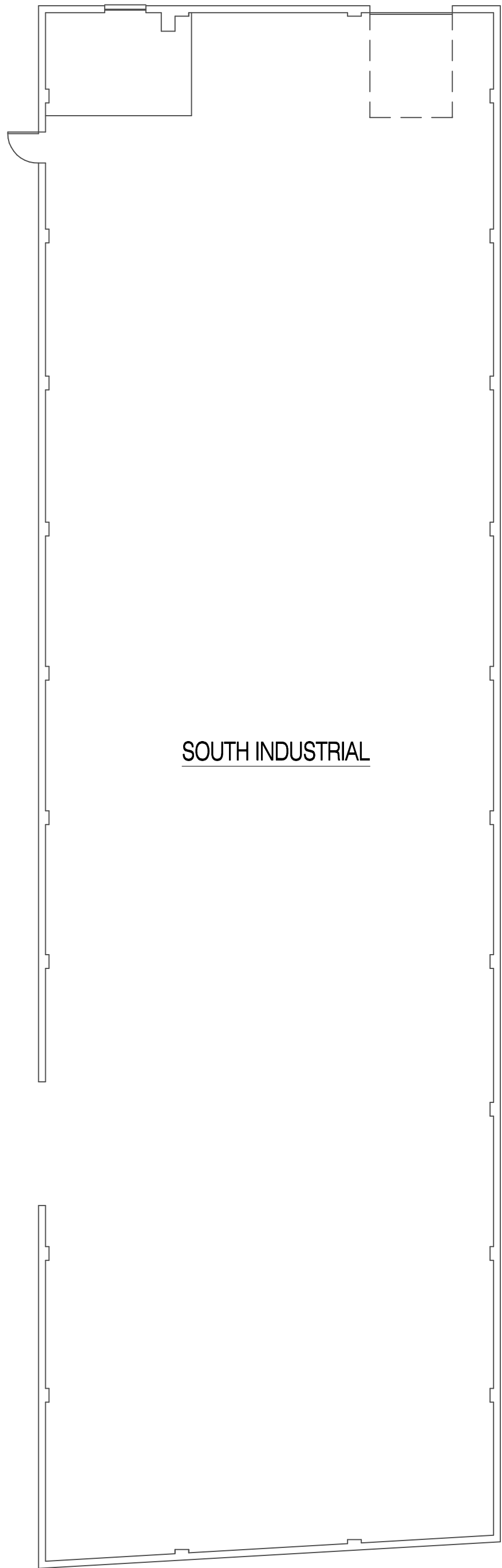


WOODWARD CROSSING
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
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Designer
BK
Date
02/03/2025
Scale
Not to Scale
Drawing No.
#25-38926



WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	



EXISTING FLOOR PLAN

SCALE: 3/32"=1'-0"



REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

STORAGE BUILDING

49730 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342

ZACK M OSTROFF & ASSOCIATES

RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

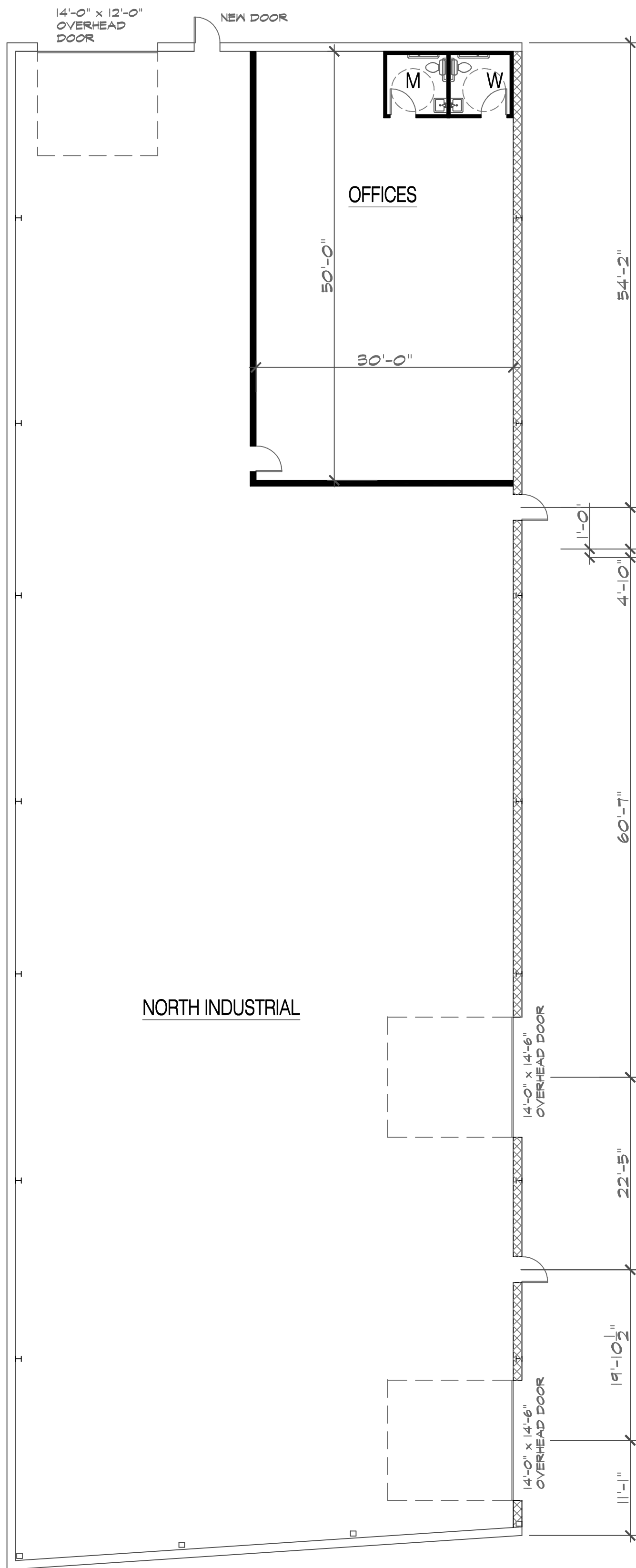
MEMBER
A I
B D

web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

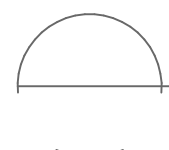
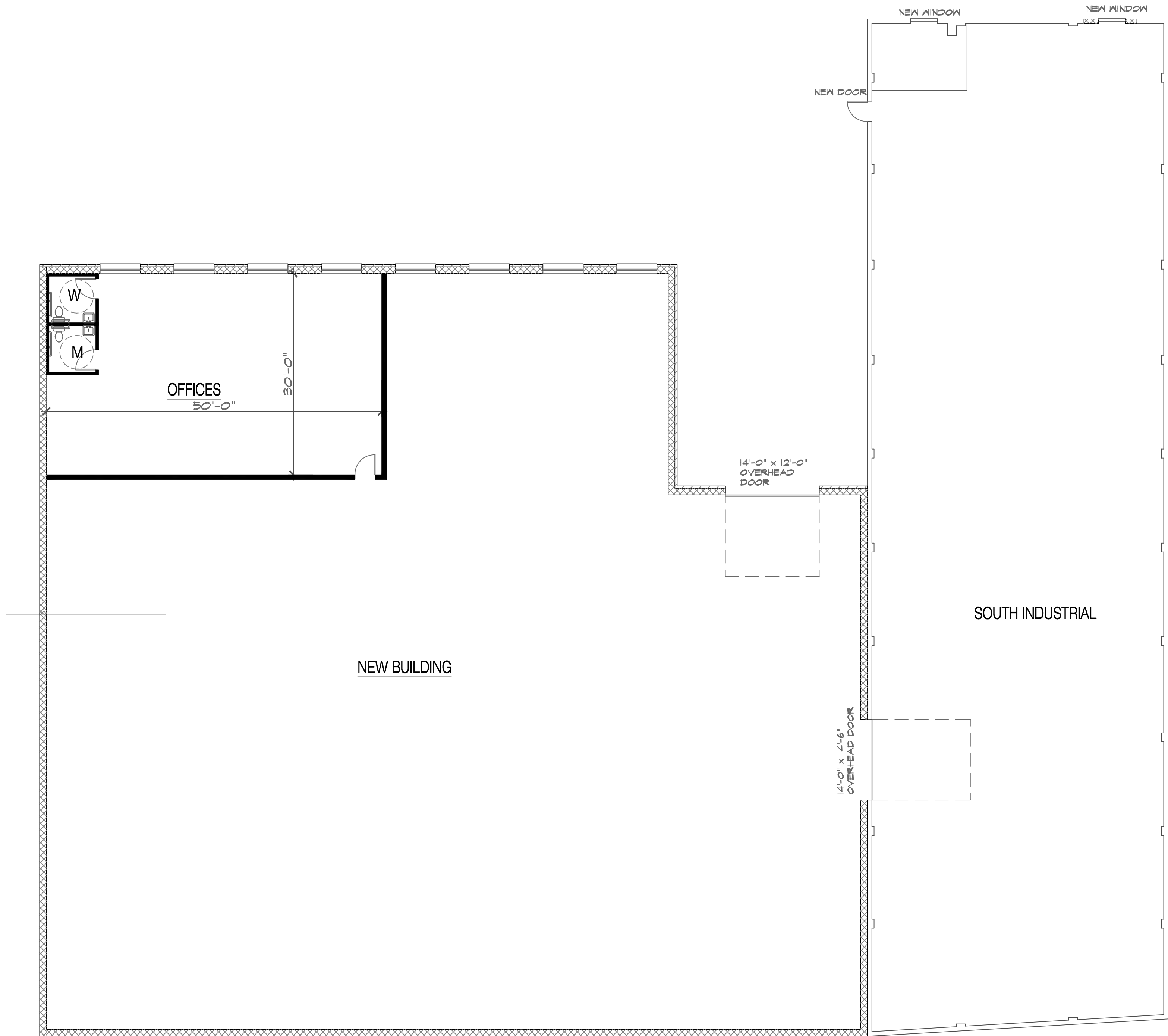
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXISTING FLOOR PLAN
SHEET SCALE
AS NOTED
PROJECT NO.
25-010
DATE
02.03.25
SHEET NUMBER
A-1



WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	



PROPOSED FLOOR PLAN

SCALE: 3/32"=1'-0"

DRAFT -- NOT FOR CONSTRUCTION

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REVISIONS		
NO.	DATE	ADDENDUM/BULLETN

STORAGE BUILDING

49730 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342

ZACK M OSTROFF & ASSOCIATES

RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

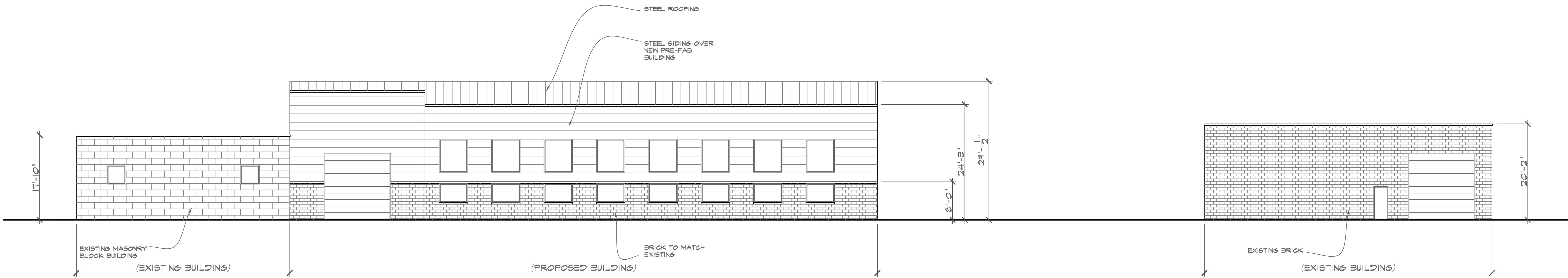
MEMBER AIA BD

web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

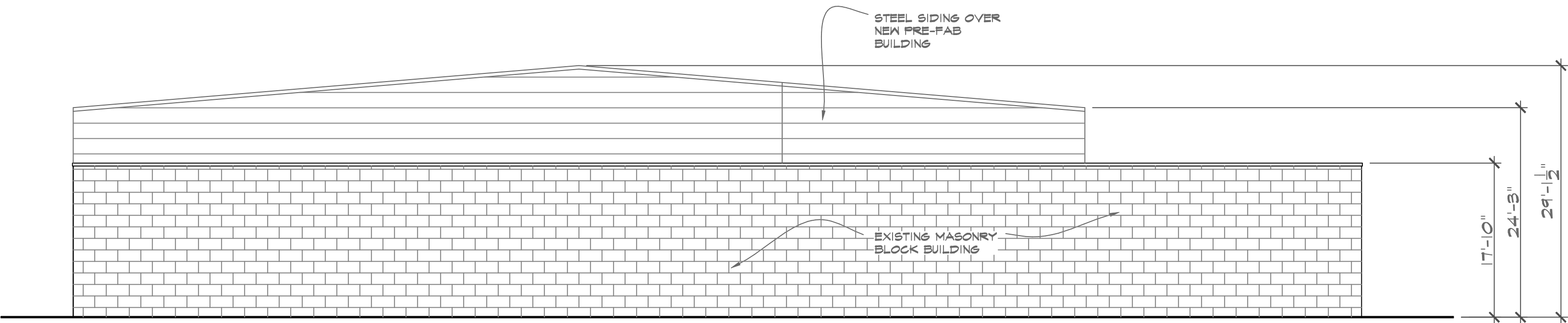
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
PROPOSED FLOOR PLAN
SHEET SCALE
AS NOTED
PROJECT NO.
25-010
DATE
02.03.25
SHEET NUMBER
A-2



 NORTH ELEVATION
SCALE: 3/32"=1'-0"



 EAST ELEVATION
SCALE: 3/32"=1'-0"

REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

STORAGE BUILDING

49730 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342

ZACK M OSTROFF & ASSOCIATES

RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

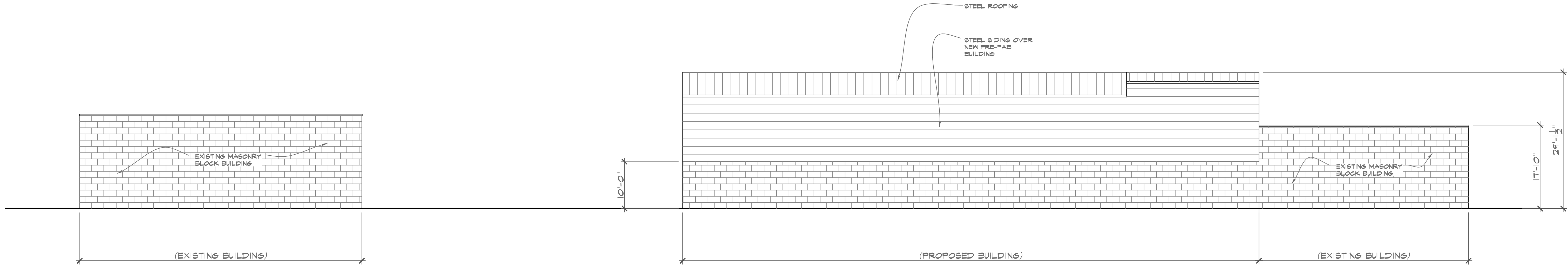
MEMBER
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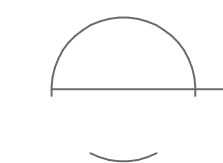
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

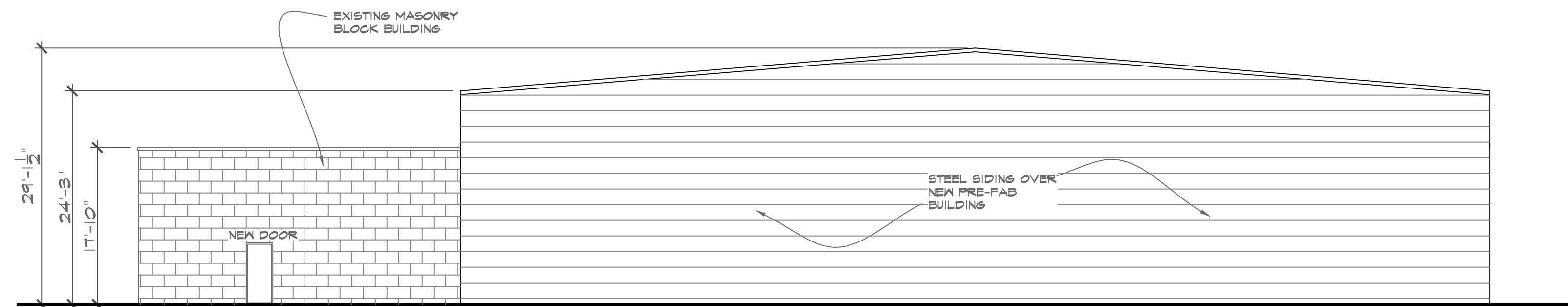
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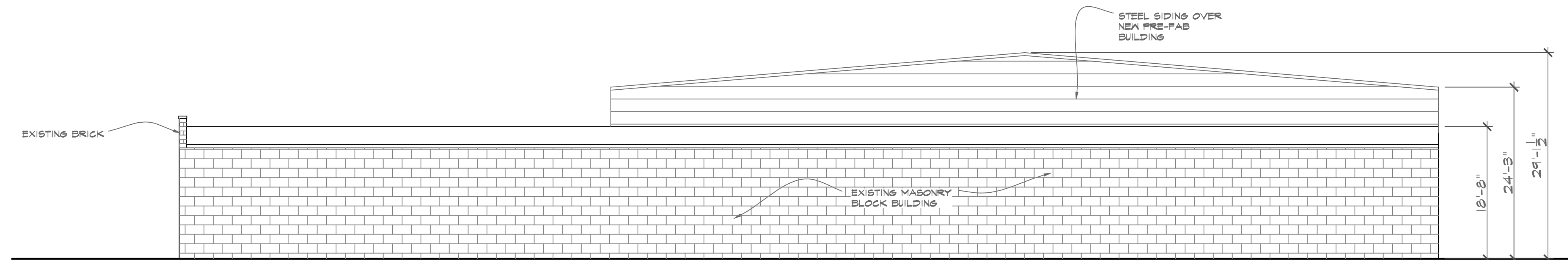
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET SCALE	
AS NOTED	
PROJECT NO.	25-010
DATE	02.03.25
SHEET NUMBER	A-3



 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"



 **(NEW BUILDING)
WEST ELEVATION**
SCALE: 3/32"=1'-0"



 **WEST ELEVATION**
SCALE: 3/32"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

STORAGE BUILDING

49730 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

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THE DESIGNER.

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AT THE SITE BEFORE PROCEEDING
WITH EACH PHASE OF HIS WORK.

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET SCALE
AS NOTED

PROJECT NO.
25-010

DATE
02.03.25

SHEET NUMBER
A-4