



PONTIAC PLANNING COMMISSION
Wednesday, October 2, 2024 6:00 PM
CITY HALL – 2ND FLOOR – COUNCIL CHAMBERS
47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

Public Hearing Format

- I. Opening of Case
- II. Staff Presentation
- III. Commission Questions for Staff
- IV. Applicant's Presentation
- V. Commission Questions for Applicant
- VI. Citizen Questions, Concerns, and Comments (Time Limit Set By Chair)
- VII. Final Questions from the Commission
- VIII. Closing of Hearing
- IX. Commission Deliberations
- X. Decision (Approve, Approve with Conditions, Table, Deny)

Agenda

1. CALL TO ORDER:
2. ROLL CALL:
3. OFFICIAL COMMUNICATIONS:
4. AMENDMENTS TO & APPROVAL OF THE AGENDA:
5. MINUTES FOR REVIEW: August 7th
6. PUBLIC HEARINGS:
 - A. Application #: SEP24 - 009
Applicant: Matthew Ferris
Application: Special Exception
Address: 1345 Baldwin Ave.
Request: Establishment of Pawn Shop
6. PUBLIC COMMENT
7. OLD BUSINESS:
8. NEW BUSINESS:
 - A. Application #: SPR24-034
Applicant: Matthew Ferris
Application: Preliminary Site Plan
Address: 1345 Baldwin Ave.
Request: Establishment of Pawn Shop
 - B. Application #: SPR 24-024

Applicant: Nathan Stephenson
Application: Preliminary Site Plan Review
Address: 148 E. Howard St.
Request: Construct a Multi-Tenant Construction Meeting

C. Application #: SPR 24-035
Applicant: Tamer Ishak, Presbyterian Villages of Michigan
Application: Preliminary Site Plan (INFORMATION SESSION ONLY)
Address: 420 S. Opdyke Dr.
Request: Construction of 40-Unit Apartment Building and 44 Independent Living Homes

D. Application #:
Applicant: SPR 24-020
Application: Bernard Grant, Stantec, on behalf of HOPE Shelters
Address: Preliminary Site Plan (INFORMATION SESSION ONLY)
Request: 283 Baldwin Ave.
Construct a 3-Story Shelter Building

9. STAFF COMMUNICATIONS:

A. Planning Commission updates from City Council

B. Master Plan Updates

Upcoming Meetings

1. Community Engagement Session #2
Thursday, October 3, 6-8pm, Bowens Senior Center (52 Bagley
2. Community Engagement Session #3
Wednesday, October 16, 6-8pm, Crofoot (1 S. Saginaw)

C. Next Regularly Scheduled Meeting – Wednesday, November 6, 6 pm

10. ADJOURNMENT:

CITY OF PONTIAC, MI

PLANNING COMMISSION MINUTES

Wednesday, September 4, 2024 – 6:00 P.M.
City of Pontiac City Council Chambers

1. CALL TO ORDER: (6:10 PM)

Planning Commissioners Present: Mona Parlove, Chair
 Sam Henley, Vice Chair
 Sue Sinclair
 Tim Shepard
 Michael McGuinness

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

2. ROLL CALL

Four members were present at the time of the roll call. Commissioner Henley arrived at 7:31 pm.

Commissioner McGuinness made a motion to excuse Commissioner Northcross and Commissioner Duvall. Commissioner Sinclair seconded the motion.

Yes 4
No 0

Motion passed.

3. OFFICIAL COMMUNICATIONS

There were no official communications.

4. AMENDMENTS TO & APPROVAL OF THE AGENDA

The motion was made by Commissioner McGuinness and seconded by Commissioner Shepard to adopt the September 4th meeting agenda as presented.

Yes: 4
No: 0

Motion passed.

5. MEETING MINUTES FOR REVIEW

Commissioner McGuinness moves to table the meeting minutes until printed copies are available. Commissioner Sinclair supported.

Yes: 4

No: 0

Motion passed.

6. PUBLIC HEARINGS

Application #: ZMA 24-004

Applicant: Charles Corkum – Paddock Vehicle Storage

Application: Zoning Map Amendment

Address: 339 S Paddock St./212 Osmun St.

Request: R-1 to M-1

Planner Christensen gave a presentation providing information on the applicant's request. The presentation included a description of the site and the proposed use as an indoor vehicle storage facility, the zoning map, neighborhood characteristics, existing conditions, the proposed rezoning, standards of approval, staff analysis, and a recommendation to recommend denial.

The commission asked questions to staff clarifying the reason they recommended denial of the rezoning, historical rezonings in the area, the zoning of the adjacent railroad right of way, and the impact of truck traffic in the area.

The commission asked questions to the applicant concerning the historic use of the subject parcel, the environmental remediation the applicant expects will be required, the proposed use of the site, the type and frequency of trucks they project to generate, and the outreach the applicant has done to the neighborhood.

The public hearing was opened at 6:36 pm.

Chuck Johnson spoke as a property owner along S Paddock St and Elm Street. He knows the developer and Mr. Johnson believes the developer's existing property is an asset to the community. He shared the history of the property and commended the developer for his effort but he is concerned about converting too much residential property to industrial. He believes this will disincentivize needed residential development. He believes this property is well-suited for residential development. For this reason, he opposes the rezoning.

Everett Seay spoke about the history of the property. He elaborated for support for redevelopment for the project but shared his concern for the M-1 permanent zoning designation while he is impressed with the applicant's existing development.

Bryan Killian-Bey spoke as a property owner and resident of the neighborhood. He commends the applicant for his existing development, but he is concerned about converting residential land to

industrial. He believes this stops the city from growing. He wants the commission to think about the residents.

Darlene Clark spoke regarding the need to focus on the residents. She does not blame investors for wanting to invest in the City, but she believes it has to be done in a way that is compatible with the existing residents.

Commissioner Shepard, with support from Commissioner Sinclair, made a motion to recommend approval of the proposed rezoning of 339 S Paddock from R-1 to M-1 based on the findings of fact outlined in the staff report and with the following condition supplied by the applicant:

- 1. The property shall not be utilized for any purpose other than indoor vehicle storage.**

Yes: 4

No: 0

Motion Passed.

7. PUBLIC COMMENT

Public comment was opened by Commissioner Parlove at 7:07 pm.

Jen Burke spoke regarding the upcoming agenda item concerning 239 Voorheis. She wanted to make the Commission aware this address has been discussed at four or five district two meetings over the last year. This property has caused concern regarding parking. There is often an overflow of parking into the neighborhood.

Everett Seay asked if the City has done a comprehensive housing study. He believes incoming developers should fit their projects to the City's existing plans.

5. MEETING MINUTES FOR REVIEW

Commissioner McGuinness, with support from Commissioner Sinclair, made a motion to approve the minutes with multiple corrections regarding spelling and vote totals.

Yes: 4

No: 0

Motion Passed.

8. NEW BUSINESS

Application #: PZC 24-038

Applicant: Charvez Miles

Application: Parking Reduction Request

Address: 239 Voorheis

Request: Waiver of five (5) parking spaces

Planner Corey Christensen gave a presentation that went over the applicant's request, the draft site plan, the zoning implications, the enforcement history relevant to this request, existing neighborhood conditions and sample motions.

The Commission asked staff questions regarding the relevant zoning standards for approval, historical requests that are similar, the use history of the property, the applicant's proposed use of the site, the role of the Fire Department in approving places of assembly, and how maximum occupancy is calculated.

Commissioner Henley arrived at 7:31 pm.

The Commission asked the applicant questions regarding the proposed use of the site, the square footage of each proposed use, the impact of rear door egress on the proposed parking plan, the feasibility of placing parking on the adjacent property, the history of enforcement actions, how the applicant plans to address overflow parking situations, and the applicant's outreach to the neighborhood.

Commissioner Sinclair made a motion to deny the requested parking reduction of five (5) spaces at 239 Voorheis based on the fact that there is inadequate overflow parking spaces. The motion was supported by Commissioner Henley.

Yes: 4 (Commissioner Shepard, Sinclair, Henley, and Parlove)

No: 1 (Commissioner McGuinness)

Motion passed.

Application #: SPR 24-030

Applicant: James Pappas

Application: Preliminary Site Plan Review

Address: 25 S. Sanford St.

Request: New Build Multifamily Residential

Planner Corey Christensen gave a presentation that went over the applicant's request, the proposed site plan, the zoning implications, neighborhood conditions, zoning compliance concerns, and recommended conditions of approval, and the applicant's request for a parking waiver.

The commission asked staff questions regarding the difference between a patio and a porch, the applicant's proposed decorative lighting, the applicant's requested parking waiver, the zoning

compliance concerns, and staff's conditions.

The commission asked the applicant questions concerning their ability to comply with staff's recommended conditions, the proposed recreation area, the future plans for the extra land on the parcel, the landscaping proposed for the detention pond, and the timeline for the project.

Commissioner McGuinness, with support from Commissioner Shepard, moved to approve the requested site plan for a multifamily residential facility at 25 S Sanford based on the findings of fact identified in the staff report and with the following seven (7) conditions:

1. One building entrance shall be provided on each street-facing façade, or a variance secured from the Zoning Board of Appeals.
2. The Patio area shall be renamed per Common Yard Frontage standards.
3. The applicant must designate 'Outdoor recreation' and it must be provided in the amount of at least 5% of the site before issuance of the Final Site Plan.
4. The Planning Commission waives the 73 parking space minimum to allow for no less than 56 parking spaces.
5. The plans shall be revised to indicate how many bicycle parking spaces are provided to meet the minimum requirements of the code.
6. The plans shall be revised to indicate what color the parking lot will be striped in.
7. The decorative uplighting in the form of "lumenfacade logs" is approved by the Planning Commission.

Yes: 5

No: 0

Motion passes.

Training/Best Practices about Planning Commission Deliberation

Attorney McAtamney gave the Planning Commission a brief training on best practices regarding deliberation and motions.

9. STAFF COMMUNICATIONS

Planning Manager Mark Yandrick gave an update on cases going before City Council, progress with the Master Plan, and upcoming cases.

10. ADJOURNMENT

Commissioner Shepard made a motion to adjourn. Commissioner Sinclair supported.

The meeting ended at 9:19 pm

TO: Planning Commission

FROM: Mark Yandrick, Planning Manager
Corey Christensen, Senior Planner

DATE: September 23, 2024

RE: Special Exception, Pawn Shop, 1345 Baldwin Ave.

Executive Summary

The applicant, Matthew Ferris, has applied for a Special Exception Permit (SEP 24-009) to allow for a Pawn Shop in Local Business (C-1) district. Pawn shops require a special exception permit in the C-1 zoning district and are subject to an approval process outlined in section 6.303 of the Pontiac Zoning Ordinance.

Staff is recommending DENIAL of the application.

Quick Facts	
Zoning	Local Business C-1
Request	Special Exception for Pawn Shop (Use Same Building)
Proposed Use	Pawn Shop
Parcel Size	9,713 Sq. Ft.

Overview

The proposed site for the pawn shop is on the west side of Baldwin Ave and two blocks south of the Canadian National Railroad. While the character of the area is commercial and industrial, there are residential properties to the west. The parcel directly to the west is zoned R-1 One Family Dwelling. Properties to the north and south are zoned C-3 Commercial Corridor, and the property across Baldwin Avenue to the east is zoned C-1 Local Business. *Figure 1: View from Baldwin Avenue*



Definition (Pontiac Zoning Code, Section 7.202)

P. Pawn Shops. A person, corporation, or member or members of a co-partnership or firm, who loans money on deposit, or pledge of personal property, or other valuable thing, other than securities or printed evidence of indebtedness, or who deals in the purchasing of personal property or other valuable thing on condition of selling the same back again at a stipulated price.

Proposal

The applicant is proposing to reuse the existing single-story brick structure on site. The footprint of the building is 3,573 square feet with parking to the south of the structure. The site is legally conforming regarding setbacks, building dimensions, lot size, and frontage requirements. The parking lot to the south will be configured for 12 parking spaces and the applicant is proposing to add street trees and a dumpster.

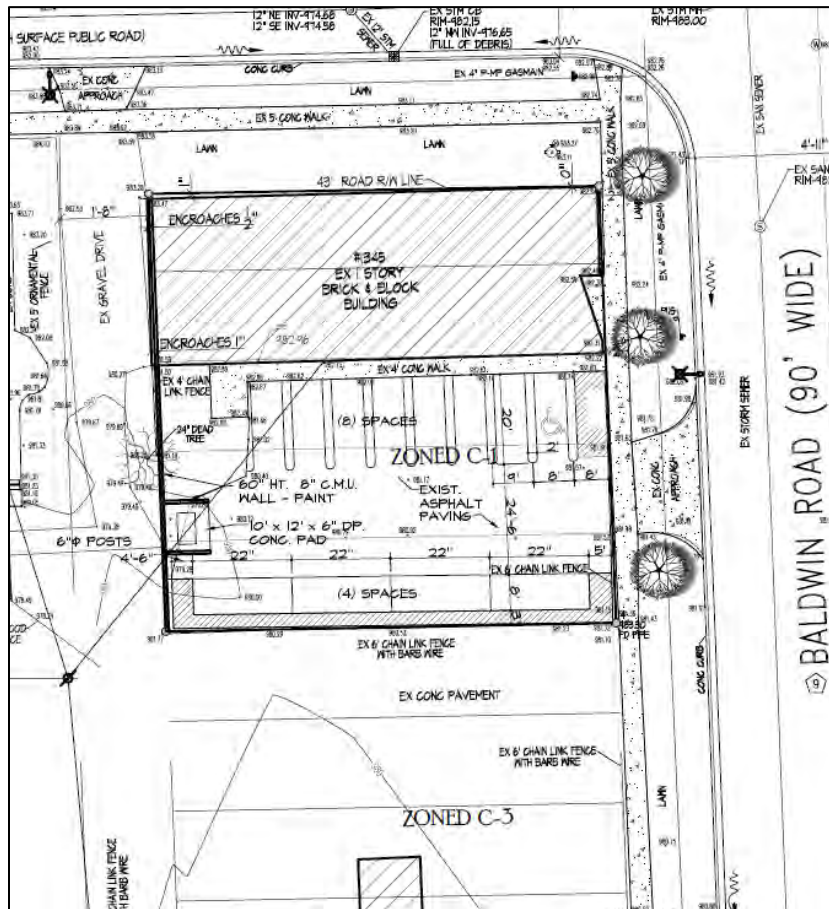


Figure 2: Proposed Site Plan

The zoning code requires Pawn Shops to comply with the development standards outlined for pawn shops in section 2.513. Section 2.513 specifically requires a 1,000 foot buffer distance between all pawn shops within the City. There are currently no existing pawn shops within 1,000 feet of the subject parcel. Section 2.513 also requires the parcel have at least 60 feet of frontage on an A or B street. This parcel is at least 60 feet wide and fronts along an A street.

Customers will access the shop by parking in the lot to the south and walking along the sidewalk to the entrance fronting along Baldwin Ave.

The generation of customer traffic may be a nuisance to adjacent residential properties;

however, this site has previously operated as a retail facility since the 1950s. The property was previously used as Mc Nabb's Saw Services. The structure was built in 1950.

Standards of Approval (Section 6.303) and Analysis

1. The proposed use shall be harmonious with the city of Pontiac Master Plan



According to the most recent Master Plan, the subject site is located in a district that is intended for neighborhood commercial development. It is staff's opinion that, a pawn shop in this location may undermine the Neighborhood Economic Development Strategy from the Master Plan as pawn shops tend to disincentivize economic growth and may potentially stunt that growth by preventing other community incentivized businesses and jobs within this neighborhood corridor¹.

2. The proposed use and appearance of the site shall be harmonious with the existing and intended character of the general vicinity.

Though the Baldwin Road Corridor is categorized as a commercial district, the surrounding area is residential in nature. Historically, the site was utilized as a retail facility that served the surrounding residences. It is staff's opinion that the proposed use of the site as a pawn shop is not similarly harmonious with the character of the general vicinity as pawn shops are considered a regulated use pursuant to the Pontiac Zoning Ordinance and can "tend to create a 'skid-row' atmosphere²" that is not consistent with the intended character of this general vicinity.

3. The proposed use shall not change the essential character of the area or adversely affect the development of the surrounding neighborhood.

As stated above, the Baldwin Road Corridor is categorized as a commercial district but the surrounding neighborhood is residential in nature. It is staff's opinion that the proposed use would adversely affect the development of the surrounding area as pawn shops are a regulated use that may have a chilling effect on economic growth in the area.

4. The proposed use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to the community as a whole.

The proposed use does not involve hazardous substances or require stormwater pre-treatment. However, the City concludes a pawn shop may be disturbing to surrounding properties along Baldwin and residential neighborhoods as an undesired land use for the surrounding area that may not incentivize desired land uses in the Baldwin corridor in the future on surrounding properties that activate and engage development on this corridor.

5. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal water and sewage facilities and schools.

¹ Pawn shops are a form of lending institution similar to payday loan organizations. The use of pawn shops is often considered an indicator of the state of the economy. It is commonly acknowledged that the use of pawn shops is an indicator of a down economy. Carter, Susan Payne and Skiba, Paige Marta, *Pawnshops, Behavioral Economics, and Self-Regulation*, Vol. 32 Review of Banking & Financial Law, 193 (2012); Villagran, Lauren, *Pawn Shops Know Something about the US Economy that Biden Doesn't: Times are Still Tough*, USA Today (March 24, 2024).

² See Section 2.513(B) of the Pontiac Zoning Ordinance.

The proposed use will not be a burden on essential public facilities and services. The site is accessible from Baldwin Avenue. The site plans have been reviewed by the Fire Department and the City Engineer to insure the building and proposed use are appropriate for the location and will not present a fire hazard or an undue burden on utility services.

6. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property or general welfare as a result of producing excess traffic, noise, smoke, fumes, glare, or odors out of proportion to that normally prevailing in the particular district.

Pawn shops generally do not generate noise, glare, odors, or airborne emissions. The proposed facility is entirely enclosed within one building. This use however could affect the general welfare of this corridor and neighboring residential units based on the perceived predatory lending component of the pawn shop.

7. Maintain all proposed structures, equipment, or materials in a readily accessible manner for police and fire protection.

The site plans have been reviewed and approved by the Fire Department. The structure will be readily accessible to police and fire protection.

Summary

The property is zoned C-1 and the existing building is 9,713 square feet. While the site plan meets the requirements, staff expresses concerns in the analysis of the standards of how this approval of the pawn shops could disincentivize future desired businesses in this corridor. The applicant is proposing to repurpose the existing one-story structure. The site is appropriately designed to reduce off-site impacts by conducting all operations entirely indoors. Staff is concerned that the use will adversely affect the development of the surrounding residential properties and other commercial parcels in the area.

Staff Recommendation

Based on the findings from the Standards of Approval Analysis, Staff recommends DENIAL of the Special Exception application.

If Planning Commission were to find support for the Special Exception request, staff recommends approval with the following two (2) conditions:

1. This pawn shop shall comply with all other applicable federal, state, and local laws and regulations, including those contained in Chapter 26 of the Pontiac Code of Ordinances.
2. All the conditions of the associated site plan approval are honored.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the requested special exception permit for a pawn shop at 1345 Baldwin Ave based on the findings of fact identified in the staff report and with the two (2) conditions outlined in the staff report.

SAMPLE MOTION TO DENY:

I move to DENY the requested special exception permit for a pawn shop at 1345 Baldwin 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 special exception permit for a pawn shop at 1345 Baldwin Ave to the regularly scheduled November 6, 2024 Planning Commission meeting.

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Pawn shops know something about the US economy that Biden doesn't: Times are still tough

**[Lauren Villagran](#)**

USA TODAY

Published 5:00 a.m. ET March 24, 2024 | Updated 1:09 p.m. ET March 28, 2024

EL PASO, Texas – Clay Baron has everything in his pawn shop from gold rings and pearl necklaces to vintage cowboy boots, silver belt buckles, stereos and ticking clocks.

The only thing he's short on is space. “Right now we have a glut of inventory,” Baron said, “which tells me that our clientele doesn't necessarily have money.”

Accumulating pawnshop inventory means fewer buyers than sellers – a sign that for the lowest-income Americans, times remain tough.

President Joe Biden is trying to persuade Americans that the economy is on the upswing, and he has been touting economic indicators that he says prove it: easing inflation, rising job growth and wages, unemployment near record lows, a surging stock market.

But the president's rosy economic picture hasn't reached everyone.

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Two years of steep inflation has hit working families hard, especially those living paycheck to paycheck.

Baron's store – called Dave's – is an icon of downtown El Paso. Outside, an Elvis statue stands with a permanently cocked hip and a guitar in hand, while the King's hits blast onto the street.

The shop, which his family has owned for four generations, sits at an economic borderline.

One block north, in the heart of a revitalized downtown, tourists and locals can pay \$200 a night to stay at one of El Paso's fanciest hotels, smoke a \$45 cigar and drink craft cocktails at a bar covered by an original Tiffany stained-glass dome.

One block south, shoppers wheeling metal carts flock to buy made-in-China knockoff purses, discount lingerie and sportswear, and other items both retail and wholesale.

It's an urban metaphor for the U.S. economy's uneven recovery.

Some Americans – people with retirement plans, savings and stock holdings – may gripe about inflation and the economy, but they're doing all right.

Others are surviving pawn to pawn.

'American households do not have \$1,000'

The pawnshop, for those who don't have a credit card or a bank account, acts like a sort of rainy day fund.

Pawnshop owners like Baron lend money to customers, secured by the item pawned. They hold the merchandise in safekeeping during the term of the loan, and sometimes a grace period, until the customer pays back the loan plus interest and fees.

Loans typically last 30 to 90 days. But right now, customers are pawning and not coming back to reclaim their rings or belt buckles.

"Pawn balances have risen across the country in the past two years, said Laura Wasileski, spokeswoman for the National Pawnbrokers Association.

The reasons, she said, include "cost-of-living increases, the lack of access to credit, short-term emergencies, and the fact that 50% of American households do not have \$1,000 in savings to cover those emergencies."

Nearly 6 million, or 4.5%, of households in the U.S. had no bank account in 2021, according to the latest survey data available from the Federal Deposit Insurance Corp., the agency that insures the banking system.

People of color, those with less education, lower incomes, disabilities and single-mother households were more likely to lack bank access, according to the FDIC.

A fifth of survey respondents said they didn't keep a bank account because they didn't have enough money to meet the minimum balance requirements – often \$100 to a few hundred dollars.

A repeat customer tries to beat inflation

At Baron's shop one recent afternoon, Arturo Washington was less worried about minimum balance requirements than he was about filling his gas tank.

Washington, 74, leaned into the pawn counter and asked what he could get for putting up an electric guitar. Over his head a neon sign glowed in Spanish with the words "I buy gold and silver."

The retired repairman knew the pawnshop clerk by name. He had been a customer at Baron's shop for nearly 20 years. The clerk offered him \$300 for the guitar. A gentle negotiation ensued.

"Could you give me \$350 today?" Washington asked.

He had to make an hour's drive for some appliance parts, he told her, and needed a full tank of gas, plus money for the parts. Sweetly, the pawnshop clerk said she couldn't give him that much, but she'd bump him to \$325. Washington thanked her and walked out with his cash.

"Sometimes I get stuck, economically speaking," he said in Spanish. "So I come and pawn things, and that's how I make ends meet."

Big pawnshop companies see inventory rise

What Baron sees from the counter of his family-owned store tracks with national trends.

"When times are good and people have money, there's going to be more money coming in. People will be buying the stuff," Baron said. "When people need money, there's going to be more money going out of the store, which is what's happening now."

Two of the largest, publicly traded pawnshop corporations in the U.S. – which between them own roughly 1,700 pawnshops nationwide – are also reporting growing inventory and increased demand for short-term loans.

FirstCash Holdings Inc. operates nearly 1,200 pawnshops under the FirstCash and Cash America brands in 29 states and the District of Columbia. The company reported "record

pawn receivables” in its most recent year-end earnings report and a 10% increase in inventory at its U.S. stores.

EZCORP Inc. also owns 530 pawnshops in the U.S. and reported an 8% increase in inventory at U.S. stores in the company's latest earnings report. The “challenging macro-economic backdrop” continued to fuel demand for short-term cash loans, the company said.

The price of gold – which investors turn to as a hedge against inflation – has helped drive up pawn inventory, too, as consumers of varying income levels pawn gold items to cash in on the favorable market price. An ounce of gold hit an all-time record – over \$2,200 per troy ounce – this week.

Lime prices a sign of sour economy

Washington, the El Paso customer, blames Biden for his financial constraints. High inflation has hurt people like him on a fixed income, he said.

“For those of us who are retired, the economy is going very badly,” Washington said.

“The cost of basic foods is very, very, very expensive,” he said. “And every day they raise prices more on basic foods. A lime, a small one, is 35 cents. It’s not right.”

Despite trending downward over the past year, consumer price increases accelerated in January and February, according to the Bureau of Labor Statistics, raising concerns that the inflation fight isn't over yet.

More: Social Security benefits could give you an extra \$900 per month. Are you eligible?

Baron, the shop's owner, tried to pinpoint the moment the economy soured for his customers.

“Definitely since COVID, but even before COVID,” he said, “I don't want to get political, but even during the Trump administration beginning, people seemed like they were a little dry.”

Lauren Villagran can be reached at lvillagran@usatoday.com.

PAWNSHOPS, BEHAVIORAL ECONOMICS, AND SELF-REGULATION

SUSAN PAYNE CARTER* AND PAIGE MARTA SKIBA**

I. Introduction

Pawnbroking is the oldest source of credit.¹ There is growing public interest in day-to-day pawnbroking operations, as evidenced by the popularity of reality shows such as “Pawn Stars” and “Hardcore Pawn.”² Television viewers’ curiosity about an old credit institution may be due to the fact that 7% of all U.S. households have used pawn credit.³ Although pawnshops predate biblical times, researchers know surprisingly little about this ancient form of banking and its customers.⁴ We fill this gap by documenting detailed information on pawnshop loan repayment and default, and by discussing how pawnshop borrowers’ behavior is consistent with various behavioral economics phenomena.

Pawnshop loans are small, short-term, collateralized loans typically used by low-income consumers. The borrower leaves a possession, or “pledge,” as collateral in exchange for a loan, typically of \$75–\$100.⁵ Interest rates vary by state and range from 2

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We would like to thank Margaret Blair, Anna Skiba-Crafts and Kip Viscusi for valuable feedback.

¹ JOHN P. CASKEY, FRINGE BANKING: CHECK CASHING OUTLETS, PAWNSHOPS, AND THE POOR 13 (1994).

² *Pawn Stars*, THE HISTORY CHANNEL, <http://www.history.com/shows/pawn-stars> (last visited Nov. 19, 2012); *Hardcore Pawn*, TRUTV, <http://www.trutv.com/shows/hardcore-pawn/index.html> (last visited Nov. 19, 2012).

³ Marieke Bos, Susan Payne Carter & Paige Marta Skiba, *The Pawn Industry and its Customers: The United States and Europe* 1 (Vanderbilt Univ. Law and Econ. Research Paper Series, Paper No. 12–26, 2012), available at http://papers.ssrn.com/sol3/papers.cfm?abstract_id=2149575.

⁴ *Id.*

⁵ Customers can also sell items outright to the pawnshop, a practice we do not study here.

to 25%.⁶ If the borrower does not return to repay the principal plus interest after the maturation date (typically loans last 30–90 days), the pledge is forfeited and resold by the pawnbroker. Just about anyone can borrow on a pawn loan. No bank account, job, or credit check is required—just the collateral and a valid photo ID.

We are able to study pawnshop-borrowing behavior in depth using a unique transaction dataset from a lender in Texas with 103 stores in 37 different cities across the state. Our dataset comes from “pawnslips,” which are filled out by the pawnbroker at the time of the transaction and include information on the collateral or “pledge,” start date and due date, repayment outcomes, and borrower demographic characteristics. We study the nature of the collateralized pledge separately, distinguishing items that might have intrinsic value to the owner that goes beyond the dollar value of the item, i.e., sentimental value. We find that borrowers are more likely to return to repay their pawnshop loan when they have pawned a sentimental item, such as a piece of jewelry. We discuss potential behavioral economic explanations and rational economic reasons for this behavior below.

These issues have gone unexplored in the sparse literature on pawnshop lending. The growing body of work on other forms of what is often referred to as “fringe banking” makes the persistent lack of literature on pawnshops especially surprising.⁷ Numerous papers study consumer borrowing behavior and test the consequences of various other types of subprime credit, including payday loans, subprime mortgages, subprime auto loans, and auto-title loans.⁸ Perhaps researchers have overlooked pawnshop lending

⁶ Our Table 1 shows these interest rates. For a state-level analysis of pawnbroking as well as payday loans, see generally Susan Payne Carter, *Payday Loan and Pawnshop Usage: The Impact of Allowing Payday Loan Rollovers* (Jan. 15, 2012) (unpublished Ph.D. dissertation, Vanderbilt Univ.), available at https://my.vanderbilt.edu/susancarter/files/2011/07/Carter_Susan_JMP_website2.pdf.

⁷ For a nice exception that studies pawnbroking (rather than customer behavior per se) see CASKEY, *supra* note 1. For works that study pawnshop customers directly, see Bos, Carter & Skiba, *supra* note 3; Sumit Agarwal, Paige Marta Skiba & Jeremy Tobacman, *Payday Loans and Credit Cards: New Liquidity and Credit Scoring Puzzles?*, 99 AM. ECON. REV. 412 (2009).

⁸ On payday loans see generally Agarwal, Skiba & Tobacman, *supra* note 7, at 412; Neil Bhutta, Paige Marta Skiba & Jeremy Tobacman, *Payday Loan Choices and Consequences* 1–23 (Vanderbilt Univ. Law and Econ. Research Paper Series, Paper No. 12–30, 2012), available at

because the loans made are small (the average loan size in our data is \$79). Despite their small principal, however, pawnshop loans are an important tool that many consumers use to manage their monthly finances during financial shortfalls.

Our results documenting differential repayment rates on pawn contracts are consistent with both (1) a model of decision-making where consumers are aware of their own self-control problems and (2) a rational model of economic decision-making where “affect” or sentimentality toward an object plays a role in utility maximization. As explained *infra*, loss aversion, the extra loss in utility due to the feeling of loss relative to a reference point,⁹ may also play a role.

Because of self-awareness about self-control problems, borrowers may seek commitment mechanisms to give themselves a greater incentive to act optimally. In the context of pawnshops, these

http://papers.ssrn.com/sol3/papers.cfm?abstract_id=2160947; Carter, *supra* note 6; Susan Payne Carter, Paige Marta Skiba & Jeremy Tobacman, *Pecuniary Mistakes? Payday Borrowing by Credit Union Members*, in FINANCIAL LITERACY: IMPLICATIONS FOR RETIREMENT SECURITY AND THE FINANCIAL MARKETPLACE 145, 147 (Olivia S. Mitchell ed., 2011); Will Dobbie & Paige Marta Skiba, *Information Asymmetries in Consumer Credit Markets: Evidence from Payday Lending* 1–41 (Vanderbilt Univ. Law and Econ. Research Paper Series, Paper No. 11-05, Sept. 15, 2011), available at http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1742564###; Ronald J. Mann & Jim Hawkins, *Just Until Payday*, 54 UCLA L. REV. 855, 857 (2007); Brian T. Melzer, *The Real Costs of Credit Access: Evidence from the Payday Lending Market*, 126 Q. J. OF ECON. 517, 518 (2011); Paige Marta Skiba & Jeremy Tobacman, *Do Payday Loans Cause Bankruptcy?* 1 (Vanderbilt Univ. Law and Econ. Research Paper Series, Paper No. 11-13, Feb. 23, 2011). On mortgages, see generally J. Michael Collins, *Exploring the Design of Financial Counseling for Mortgage Borrowers in Default*, 28 J. FAM. ECON. ISSUES 207 (2007); J. Michael Collins, Ken Lam & Chris Herbert, *State Mortgage Foreclosure Policies and Counseling Interventions: Impacts on Borrower Behavior in Default*, 30 J. OF POL’Y ANALYSIS & MGMT. 216 (2011). On subprime auto loans, see generally William Adams, Liran Einav & Jonathan Levin, *Liquidity Constraints and Imperfect Information in Subprime Lending*, 99 AMER. ECON. REV. 49 (2009). On auto-title lending, see generally Jim Hawkins, *Credit on Wheels*, 69 WASH & LEE L. REV. 535 (2012).

⁹ Daniel Kahneman, Jack L. Knetsch & Richard H. Thaler, *Anomalies: The Endowment Effect, Loss Aversion, and Status Quo Bias*, 5 J. OF ECON. PERSPECTIVES 193, 194 (1991).

types of borrowers, called “hyperbolic discounters”¹⁰ by behavioral economists, may use sentimental items (such as wedding rings) rather than less sentimental items (such as electronics) to encourage themselves to return to repay the loan. Indeed, pawnshops accept almost anything of at least a couple dollars in value as a pledge, but many borrowers choose to pledge something of great importance to them.

A growing body of work in behavioral economics documents real-world evidence of hyperbolic discounting. To our knowledge, ours is the first work to add pawnshops to the ongoing discussion of intertemporal choice in markets.¹¹

¹⁰ Ted O’Donoghue & Matthew Rabin, *Choice and Procrastination*, 116 Q. J. OF ECON. 121, 125 n.5 (2001) (explaining that the term “hyperbolic discounting” is often used to describe how “a person’s relative preference for well-being at an earlier date over a later date gets stronger as the earlier date gets closer,” i.e., how people seek immediate gratification).

¹¹ Professors DellaVigna and Malmendier document self-control problems in exercising. See Stefano DellaVigna & Ulrike Malmendier, *Paying Not to Go to the Gym*, 96 AM. ECON. REV. 694, 695–96 (2006). For more recent work documenting self-control problems, see generally Heather Royer, Mark Stehr & Justin Sydnor, *Using Incentives and Commitments to Overcome Self-Control Problems: Evidence from a Workplace Field Experiment* (Oct. 28, 2011) (unpublished manuscript), available at <http://experiments.cob.calpoly.edu/seminars/Royer.pdf>. For work on self-control problems in credit markets, see generally David Laibson, Andrea Repetto & Jeremy Tobacman, *Estimating Discount Functions with Consumption Choices over the Lifecycle* (Nat’l Bureau of Econ. Research, Working Paper No. 13314, Aug. 2007), available at <http://www.nber.org/papers/w13314>. On credit cards, see generally Haiyan Shui & Lawrence M. Ausubel, *Time Inconsistency in the Credit Card Market* (Jan. 30, 2005) (unpublished manuscript), available at <http://www.ausubel.com/creditcard-papers/time-inconsistency-credit-card-market.pdf>. On payday loans, see generally Paige Marta Skiba & Jeremy Tobacman, *Paydays Loans, Uncertainty and Discounting: Explaining Patterns of Borrowing, Repayment, and Default* (Vanderbilt Law and Econ. Research Paper Series, Paper No. 08-33, Aug. 21, 2008), available at http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1319751.

II. Regulation

Pawnshops are popularly considered to have usurious interest rates, but their fees are often low relative to those associated with alternatives such as payday loans,¹² tax refund anticipation loans,¹³ and rent-to-own agreements.¹⁴ All states allow pawnshops, and most *do* restrict the fees that can be charged through usury laws or laws regulating small loans.¹⁵ Table 1 provides a list of laws governing pawnshop interest rates by state. Beyond regulating fees, states can also force pawnshops to return any excess proceeds to the customer once they resell an item.¹⁶ In Texas, where our data are from, maximum interest rates are 20% per thirty days for loans up to \$150 and 15% per thirty days for loans larger than \$200.¹⁷

¹² Skiba & Tobacman, *supra* note 11, at 20 (documenting annualized interest rates for two-week-long payday loans of 468%).

¹³ Gregory Elliehausen, *Consumer Use of Tax Refund Anticipation Loans 2* (Georgetown Univ. McDonough Sch. of Bus. Credit Research Center, Monograph No. 37, Apr. 2005) (illustrating annualized interest rates for ten day loans as high as 162.43%).

¹⁴ Michael H. Anderson & Sanjiv Jaggia, *Rent-to-Own Agreements: Customer Characteristics and Contract Outcomes*, 61 J. OF ECON. & BUS. 51, 52 (2009) (referencing interest rates on such loans higher than 100%).

¹⁵ Joshua D. Shackman & Glen Tenney, *The Effects of Gov't Regulations on the Supply of Pawn Loans: Evidence from 51 Jurisdictions in the U.S.*, 30 J. OF FIN. SERV. RESEARCH 69, 81 (2006); Nancy PINDUS, DANIEL KUEHN & RACHEL BRASH, URBAN INST., STATE RESTRICTIONS ON SMALL-DOLLAR LOANS AND FIN. SERVS. 2004–2009: SUMMARY, DOCUMENTATION, AND DATA 1 (Urban Inst., Oct. 2010), available at <http://www.urban.org/publications/412305.html> (showing that forty states set interest rate caps on pawnshop loans).

¹⁶ This process rarely happens in practice. *But see* Shackman & Tenney, *supra* note 15, at 81 (listing states that have enacted such requirements).

¹⁷ *Texas Pawnshop Rate Chart*, TEX. OFFICE OF CONSUMER CREDIT COMM'R, http://www.occc.state.tx.us/pages/int_rates/pRate13.pdf (last visited November 20, 2012) (listing maximum legal rates from July 1, 2012 to June 30, 2013).

Table 1
Pawnshop Interest Rate Regulations

State	Interest Rates Per Month
Alabama	25% / mo
Alaska	20% / mo
Arizona	8% / mo
Arkansas	none
California	2.5% / mo
Colorado	local rules
Connecticut	3% / mo
DC	5% / mo
Delaware	3% / mo
Florida	25% / mo
Georgia	25% / mo
Hawaii	20% / mo
Idaho	none
Illinois	3% / mo
Indiana	3% / mo
Iowa	none
Kansas	10% / mo
Kentucky	2% / mo
Louisiana	10% / mo
Maine	25% / mo
Maryland	none
Massachusetts	3% / mo
Michigan	3% / mo
Minnesota	3% / mo
Mississippi	25% / mo
Missouri	2% / mo
Montana	25% / mo
Nebraska	none
Nevada	10% / mo
New Hampshire	none

New Jersey	4% / mo
New Mexico	max{7.50, 10% }
New York	4% / mo
North Carolina	2% / mo
North Dakota	reg. by municipalities
Ohio	5% / mo
Oklahoma	20% / mo
Oregon	3% / mo
Pennsylvania	2.5% / mo
Rhode Island	5% / mo
South Carolina	\$22.50/\$100 / mo
South Dakota	none
Tennessee	2% / mo
Texas	\$20 / mo
Utah	10% / mo
Vermont	3% / mo
Virginia	5% / mo
Washington	3% / mo
West Virginia	none
Wisconsin	3% / mo
Wyoming	20% / mo

Table 1 shows pawnshop laws by state as of 2011. The state laws on pawn shops come from individual state regulating insitutions.

Beyond these fairly standard regulations, however, pawnshops have received little attention from regulators in recent years. This is in stark contrast to other forms of prime and subprime credit such as credit cards, student loans, and payday loans, which have been explicitly identified by the new Consumer Financial Protection Bureau (“CFPB”) as areas of interest.¹⁸ Pawnshops, however, do not seem to be on the CFPB’s radar.¹⁹

¹⁸ See *Know Before You Owe: Credit Cards*, CONSUMER FIN. PROTECTION BUREAU, <http://www.consumerfinance.gov/credit-cards/knowbeforeyouowe>

The relative lack of regulatory attention given to pawnshops may be due to the phenomenon we document in this paper: consumers seem to avoid making big financial mistakes when using pawnshops. Something about the use of personal items (and particularly sentimental personal items) as collateral may distinguish these loans from credit cards, payday loans, and the like in terms of borrowers' repayment and default behavior.

III. Data

We use administrative records from a large, national pawnshop lender in the United States. Our data consist of 398,722 pawnslips from stores that operated in Texas from 1997–2002. From these slips, we can observe the size of the loan, whether the loan was defaulted on or repaid, and the nature of the pledge. The store categorizes the items into the following groups: Jewelry, TVs/Electronics, Tools/Equipment, Household Items, Sporting Equipment, Guns, Instruments, and Cameras/Equipment.²⁰ While our dataset is large and very detailed, one drawback is that it comes from Texas alone. Fortunately, we are able to rely on previous work documenting the surprisingly similar characteristics of pawnshop use across the United States as well as Sweden.²¹ Figure 1 and Table 2 provide basic summary statistics from our data. The typical loan is for \$79 and lasts for 109 days.

(last visited Nov. 25, 2012); *Know Before You Owe: Student Loans*, CONSUMER FIN. PROTECTION BUREAU, <http://www.consumerfinance.gov/students/knowbeforeyouowe> (last visited Nov. 25, 2012); Zixta Q. Martinez, *Share Your Input on Payday Loans for the Official Record*, CONSUMER FIN. PROTECTION BUREAU (Mar. 23, 2012), <http://www.consumerfinance.gov/blog/category/payday-loans/>.

¹⁹ There is no mention of “pawnshops” on the CFPB website. See CONSUMER FIN. PROTECTION BUREAU, <http://www.consumerfinance.gov/> (last visited Nov. 25, 2012).

²⁰ Pawnshops and other lenders now commonly offer “title loans,” with an automobile as a pledge. We do not have automobiles as pledges in our data. For more on title lending, see generally Hawkins, *supra* note 8; Nathalie Martin & Ozymandias Adams, *Grand Theft Auto Loans: Repossession and Demographic Realities in Title Lending*, 77 MO. L. REV. 41 (2012) (discussing demographic trends in auto-title lending).

²¹ Bos, Carter & Skiba, *supra* note 3, at 2.

Table 2: Summary Statistics

All Loans	
Percent Female	59.59%
Average Loan Duration	109 (140.2)
Average Loan Amount	79.5 (90.8)

Table 2 shows the percent of pawn loans taken out by females, the average and standard deviation (in parentheses) of the loan duration and loan amount. The sample of observations is from a pawnshop lender in Texas between 1997 and 2002.

Forty-nine percent of the pawnshop loans in the dataset are collateralized with jewelry, with over half of the items in the jewelry category consisting of rings, including both men's and women's class and wedding rings. The next most popular category of pledges is televisions and electronics, including satellite dishes, stereos, and CD players. Individuals also commonly pawn tools, household items such as small appliances, sporting equipment, guns, musical instruments, and camera equipment.

The value of collateral has a wide distribution: Guns have the highest average value, \$146, with instruments (\$117) and jewelry (\$96) coming in second and third, respectively. Statistics for all categories are shown in Table 3.

Table 3: Collateral by Category

Category	Number of Observations	Percentage of Observations	Average Loan Amount	Standard Deviation
Jewelry	199,288	49.98%	\$96.28	105.02
TVs / Electronics	126,297	31.68%	\$58.80	62.34
Tools / Equipment	31,600	7.93%	\$50.18	60.67
Household Items	10,552	2.65%	\$42.92	44.7
Missing	7,833	1.96%	\$63.75	72.54
Guns	7,734	1.94%	\$146.97	98.75
Instruments	7,700	1.93%	\$116.92	104.66
Camera / Equipment	4,052	1.02%	\$75.85	77.87
Misc.	3,666	0.92%	\$51.50	62.46

Table 3 reports the number of loans for each collateral category, the percentage of observations, and the average amount and standard deviation of the items pawned for each category. All amounts are in 2002 dollars. The sample of observations is from a pawnshop lender in Texas between 1997 and 2002.

The items pawned differ somewhat by the gender of the borrower. Jewelry is the most popular pledge for women, making up over 60% of the items pawned by women. Meanwhile, less than 35% of the items pawned by men are jewelry; men are more likely than women to pawn electronics and tools.

IV. Default

The probability of repayment varies by the type of collateral, the gender of the borrower, and the value of the item. Figure 2 depicts the probability of repayment and default by the category of collateral. Instruments, guns, and jewelry are associated with the highest probability of repayment and lowest probability of default. The pawning of tools, household items, and miscellaneous items

(including clothes and medical equipment) leads to the highest probability of default and lowest probability of repayment.²²

We explore default dynamics more precisely using an ordinary least squares regression, measuring the probability of default as shown in the following linear probability model:

$$Default_i = c + \beta Y_i + \gamma X_i + t + \epsilon_i$$

(Equation 1)

where $Default_i$ is an indicator variable that takes values 0 (repay) or 1 (default). Y is a vector of collateral categories (the category of camera equipment is omitted), X is a vector of demographic categories, c is a constant term, t represents month and year dummies, and ϵ_i is the error term. We cluster the standard errors at the individual level and then in other regressions, at the store level where appropriate. Results are shown in Table 4.

²² Here, as we cannot directly test for it, we abstract from any adverse selection in this market, such as borrowers having more information about their own default risks than the lender has. But we do not doubt asymmetries in information could be important here, as has been documented in the payday loan and subprime auto lending market. See Adams, Einav & Levin, *supra* note 8, at 75 (finding that adverse selection arises from asymmetric information about default risk in auto loan markets); Dobbie & Skiba, *supra* note 8, at 2 (finding “economically and statistically significant adverse selection into payday loans”).

Table 4

	(1)	(2)	(3)	(4)
Dependent Variable: Default				
Electronics	0.021 (0.0135)	0.0060 (0.0132)	0.021 (0.0139)	0.0060 (0.0131)
Guns	-0.041** (0.0161)	-0.0058 (0.0158)	-0.041** (0.0159)	-0.0058 (0.0159)
Household Items	0.055*** (0.0160)	0.041*** (0.0154)	0.055*** (0.0160)	0.041*** (0.0155)
Instruments	- 0.055*** (0.0172)	-0.038** (0.0177)	- 0.055*** (0.0186)	-0.038** (0.0166)
Jewelry	-0.028** (0.0136)	-0.046*** (0.0136)	-0.028* (0.0146)	-0.046*** (0.0132)
Tools	0.031** (0.0147)	0.036** (0.0151)	0.031** (0.0156)	0.036** (0.0144)
Female		0.054*** (0.0054)		0.054*** (0.0044)
White		-0.033 (0.0237)		-0.033 (0.0223)
Black		0.00053 (0.0240)		0.00053 (0.0220)
Hispanic		0.015 (0.0230)		0.015 (0.0221)
Loan Amount		- 0.00023*** (0.0000)		- 0.00023** (0.0000)
Month x Year Effects		X		X
Cluster at Individual	X			X
Cluster at Store		X	X	
N	387,223	387,223	387,223	387,223
adj. R-sq	0.0032	0.0169	0.0032	0.0169

The category of camera equipment is omitted in the regressions, meaning results are interpreted as differences in other categories of collateral relative to camera equipment. As the results show, even after controlling for demographic characteristics (gender and race) and the loan size, borrowers pawning jewelry and instruments are the least likely to default. The pawning of household items or tools is more likely to result in default than pawning camera equipment. The coefficients on the merchandise categories are all statistically significantly different from each other at the 1% level, except for the coefficients on jewelry and instruments, which are statistically different at the 5% level. An interesting fact that we are not able to explore further here is that, controlling for loan characteristics, female borrowers are 5.4 percentage points more likely to default on their loans than male borrowers are.

Our findings show that when borrowers use items like jewelry or instruments—which may have intrinsic value greater than the market price—as collateral for a loan, they are more likely to repay the loan.²³ This is true even controlling for characteristics of the loan and borrower, and the value of the item. To investigate this result further, we narrow the field of jewelry down further to include only items that are the most likely to hold sentimental value: class rings, wedding rings, and engagement rings.

Borrowers may choose to pawn these types of items as a commitment mechanism to encourage themselves to repay the loan, as we discuss further in the section on theoretical underpinnings below. Alternatively, these items might be the only pledge available to the borrower at the time they want to borrow, but given that pawnshops accept nearly any type of collateral, we find this explanation unlikely. We examine the probability of repayment for “sentimental” and “non-sentimental” items, counting wedding rings,

²³ Interestingly, in the context of default on credit in Mexico, Professor Vissing-Jorgenson finds that when borrowers are using credit to *buy* luxury items, they are more likely to default on their loans. Annette Vissing-Jorgenson, *Consumer Credit: Learning Your Customer’s Default Risk from What (S)he Buys 27* (Apr. 13, 2011) (unpublished manuscript), *available at* http://papers.ssrn.com/sol3/papers.cfm?abstract_id=2023238 (“I showed that high loss products tend to be luxuries and that consumers who tend to spend a lot on luxuries given their income on average are higher risk.”). This result indicates that credit providers may want to modify payments, interest rates, or both based on the items borrowers have purchased previously and the corresponding implications such items have about their credit risk.

class rings, engagement rings, and “mother’s” rings as sentimental items. As shown in Figure 3, when borrowers pawn sentimental items, they are less likely to default and are more likely to repay their loans.²⁴

We test the effects of sentimentality using regression analysis. Here, we regress the probability of default on the amount loaned, an indicator for each merchandise category, and month-year dummies (as in Equation 1). The results from this regression are presented in Table 5. Even when controlling for merchandise categories, gender, race, and loan amount, pawning a sentimental item decreases the probability of default by a significant amount: 6.2 percentage points. The statistical significance on the collateral categories and gender remain the same and the coefficients are similar. Pledging a specific item, for example a sentimental ring, further reduces the probability that the borrower defaults on the loan. In the next section, we discuss the economic theory behind our results.

²⁴ Of course, pawnshops are popularly considered fences for stolen items and we cannot be certain of each pledge’s ownership. Some evidence suggests that only a small fraction of pawned items are repossessed by law enforcement because they were stolen. *See CASKEY, supra* note 1, at 37–38. However, Professor Miles finds evidence suggesting pawnshops do sometimes function as fences for stolen goods. Thomas J. Miles, Markets for Stolen Property: Pawnshops and Crime 6 (Jan. 24, 2008) (unpublished manuscript presented at the University of Michigan Law School Law and Economics Workshop), available at <http://www.law.umich.edu/centersandprograms/lawandeconomics/workshops/Documents/Winter2008/miles.pdf>. Further, because pawnshop borrowers must show a valid photo ID that is recorded with the pawnslip (and serial number of the pledge where possible), and pawnshops are required to regularly send all pawnslips to local police (usually every week), we feel confident that the vast majority of items pawned are pawned by their rightful owner. John P. Caskey, *Pawnbroking in America: The Economics of a Forgotten Credit Market*, 23 J. OF MONEY, CREDIT & BANKING 85, 89 n.6 (1991) (“Given the police report requirement, they also say it would not be in the interest of a thief to pawn a stolen good.”).

Table 5

	(1)	(2)	(3)	(4)
Dependent Variable: Default				
Sentimental	-0.090*** (0.0045)	-0.062*** (0.0046)	- 0.090*** (0.0044)	-0.062*** (0.0044)
Electronics		0.0064 (0.0131)		0.0064 (0.0132)
Guns		-0.0067 (0.0159)		-0.0067 (0.0158)
Household Items		0.041*** (0.0155)		0.041*** (0.0154)
Instruments		-0.038** (0.0166)		-0.038** (0.0177)
Jewelry		-0.038*** (0.0132)		-0.038*** (0.0136)
Tools		0.036** (0.0144)		0.036** (0.0151)
Female		0.053*** (0.0044)		0.053*** (0.0054)
White		-0.030 (0.0223)		-0.030 (0.0238)
Black		0.0010 (0.0220)		0.0010 (0.0241)
Hispanic		0.015 (0.0221)		0.015 (0.0231)
Loan Amount		-0.00023*** (0.0000)		- 0.00023** * (0.0000)
Month x Year Fixed Effects		X		X
Cluster at Customer Level	X	X		
			X	X
N	395,032	387,223	395,032	387,223
adj. R-sq	0.0021	0.0178	0.0021	0.0178

V. *The Rational Economics and Behavioral Economics of Pawnbroking*

In this section, we first evaluate our results relative to the standard rational framework used in economics to study choice involving decision-making over time.²⁵ We then step away from the standard assumptions of this classical rational model to explore behavioral economics models of decision-making, models which strive to be more realistic and more representative of human behavior. We evaluate all of these models relative to our evidence above on common drivers of default in the pawnshop market.

A. **Rational Model with Exponential Discounting**

The canonical model of rational choice in economics, the exponential discounting model, assumes that individuals act to maximize a utility function.²⁶ This utility function reflects levels of happiness coming from different potential choices at each point (or instant) in time. The utility at time t is represented as u_t . Time can be measured in years, months, days or even at an instant. For our purposes, days are a natural way to think about time units. We can represent any day's utility in this way, for an indefinite number of periods t . Individuals make choices by trading off these utilities over time. For example, an individual decides when to do her homework by comparing the utility of doing it today (time t) with the utility of doing it on any possible future date (so long as it meets certain constraints, like completing the homework assignment before the due date). Certain time periods may come with an extra cost: Doing homework on Friday night may come with extra disutility of missing a night out on the town with friends. These choices regarding how

²⁵ For a nice review of both the historical and more recent theory in psychology and economics on intertemporal choice, see generally Shane Frederick, George Loewenstein & Ted O'Donoghue, *Time Discounting and Time Preference: A Critical Review*, 40 J. OF ECON. LITERATURE 351 (2002).

²⁶ For the original foundations of this model see Paul Samuelson, *A Note on Measurement of Utility*, 4 REV. OF ECON. STUDIES 155, 156 (1937) ("During any specified period of time, the individual behaves so as to maximise the sum of all future utilities, they being reduced to comparable magnitudes by suitable time discounting."). For a review of work on discounted utility theory since then, see Frederick et al., *supra* note 25, at 356–360.

utility is traded off depend not just on such opportunity costs, but also in part on the extent to which borrowers discount future utilities.

A feature of this type of discounting is that it assumes borrowers correctly predict their future discounting, that is, that they are *time consistent*—meaning they know the choices that will give them the highest utility in terms of today, and when tomorrow comes they make those same choices. A drawback of exponential discounting, however, is that this strong assumption of individuals exhibiting time consistency is often at odds with the way people make choices in reality.²⁷ The exponential model assumes a consumer's discount rate between any two periods is constant, whether those two periods are today and tomorrow or 365 days and 365-plus-one days from now,²⁸ and, further, assumes that consumers know the rate at which they will discount any of these periods.²⁹ Time consistency precludes *any* procrastination or self-control problem.

A second drawback is how quickly utility gets discounted very heavily. Even for high values of the discount rate, typically denoted “delta” (indicating a very patient person), say 0.99, if one examines discounting at the daily level (which would be a reasonable way to consider the choices we explore here in credit markets), the borrower would care almost nothing about utility in one year. That utility would be discounted by 0.99^{365} which equals approximately 0.02, implying that borrowers care about utility in one year fifty times *less* than utility today!³⁰ For example, this consumer would be indifferent between receiving \$10 today and \$500 in a year. So exponential discounting may work well in theory (the time consistency aspect makes calculating the tradeoffs that consumers face very tractable) and in some contexts, but not well when shorter time frames are concerned.

In light of these drawbacks, one wonders about the propriety of using such a model. Recall that this model, or a close cousin,

²⁷ See O'Donoghue & Rabin, *supra* note 10, at 125–26 (“[P]eople have self-control problems caused by a tendency to pursue immediate gratification in a way that their ‘long-run selves’ do not appreciate.”).

²⁸ Frederick et al., *supra* note 25, at 358 (“Constant discounting implies that a person’s intertemporal preferences . . . confirm earlier preferences.”).

²⁹ *Id.* at 367.

³⁰ This is because $1/0.02 = 50$.

underlies just about all models of rational choice in economics.³¹ Like all models, exponential discounting is a simplification of the real world, and, though not always realistic in its predictions about behavior, it can be a nice starting point for thinking about choices over time.³² There is, however, overwhelming evidence refuting the exponential model.³³ Even Paul Samuelson himself, writing the canonical paper that works through the exponential discounting model, was forthcoming about its drawbacks and unrealistic predictions for behavior.³⁴ However, economists both of his time and today appreciate it as an excellent starting place to begin to think

³¹ See Stefano DellaVigna, *Psychology and Economics: Evidence from the Field*, 47 J. OF ECON. LITERATURE 315, 315 (2009).

³² For reviews of the empirical evidence on time inconsistency, see *id.*; Stephan Meier & Charles D. Sprenger, *Stability of Time Preferences* 1–41 (Institute for the Study of Labor (IZA), Discussion Paper No. 4756, 2010); Rabin, *supra* note 31, at 11–46; Frederick et al., *supra* note 25, and references therein. See also Jacob Goldin, *Making Decisions About the Future: The Discounted-Utility Model*, 2 MIND MATTERS: WESLEYAN JOURNAL OF PSYCHOLOGY 49, 49–56 (2007) (“The many disparate factors that can affect one’s willingness to trade off between current and future satisfaction—e.g., patience or impatience, imagination of the future, anticipation, and memory—are summarized by a single number in the DU model—the discount rate[;] . . . however, factors that promote simplicity may be detrimental to the model’s accuracy.”). Exponential discounting can include very high discount rates where consumers care very little about the future, but consumers’ exhibiting different short-run and long-run time preferences cannot be accounted for with an exponential discount rate alone. See David Laibson, *Golden Eggs and Hyperbolic Discounting*, 112 Q.J. OF ECON. 443, 445 (1997) (“Hyperbolic discount functions are characterized by a relatively high discount rate over short horizons and a relatively low discount rate over long horizons. This discount structure sets up a conflict between today’s preferences, and the preferences that will be held in the future.”).

³³ See DellaVigna, *supra* note 31, at 316–341 (“In the laboratory, individuals are time-inconsistent, show a concern for the welfare of others, and exhibit an attitude toward risk that depends on framing and reference point. They violate rational expectations, for example, by overestimating their own skills and overprojecting from the current state. They use heuristics to solve complex problems and are affected by transient emotions in their decisions.”).

³⁴ See Samuelson, *supra* note 26, at 155–61 (“Serious limitations of the . . . analysis . . . almost certainly vitiate it even from a theoretical point of view.”).

about tradeoffs over time. Recent alternatives do a good job of capturing more realistic factors that affect individuals' tradeoffs over time, such as self-control problems, procrastination, and a combination of long-run patience with short-run impatience. None of these factors fit neatly into exponential discounting.

Returning to the pawnshop context, what does exponential discounting imply given our data? To fit into the rational choice model, a borrower must experience additional disutility from having pawned an item of sentimental value, as the sentimental value increases the utility the borrower garners from having the item in her possession. The borrower is then more likely to repay the loan in order to prevent this additional disutility from extending longer—and even becoming permanent—if she defaults on the loan. Given this additional disutility, it is not clear why the borrower would then choose to pawn an item with sentimental value, assuming the borrower has other alternatives. Using a sentimental item as a commitment mechanism to repay the loan (as we discuss next), therefore, may be a better explanation for why borrowers pawn items with sentimental value and are more likely to repay them.

B. Self-control Model

The simplest and most popular alternative to the classic exponential discounting model of choice over time shares most of the original model's features. It merely relaxes the assumption about how individuals discount future periods. This simple permutation allows the model to capture elements such as procrastination, self-control, and even addiction.³⁵ This model is known as quasi-hyperbolic discounting³⁶ and adds an additional discount factor, β , to capture short-run time preferences. Having two discount rates in the model (beta and delta) reflects the idea that people have higher discount rates between two periods in the short-run (say, today and tomorrow) than between two periods in the long run (two consecutive days next year). Large amounts of evidence support the

³⁵ For an analysis of addiction, hyperbolic discounting, and smokers, see generally Jonathan Gruber & Botond Köszegi, *Is Addiction "Rational"?* *Theory and Evidence*, 116 Q.J. OF ECON. 1261 (2001).

³⁶ Note that "quasi" here refers to the fact that we are not using continuous time as in pure hyperbolic discounting, but discrete time units—a more plausible and tractable way to capture decisions over periods such as hours or days. See Laibson, *supra* note 32, at 450.

theoretical validity of hyperbolic discounting in consumer finance as well as other fields. Behaviors like simultaneously saving for retirement and borrowing on credit cards are accurately captured by this model.³⁷

Hyperbolic discounters can be either *naive* or *sophisticated* about their self-control problems.³⁸ “Naifs” fail to realize that they will have different discount rates in the short and long-runs and expect to be more patient in the future than they end up being (demonstrating a form of irrational behavior: time inconsistency). “Sophisticates,” on the other hand, realize they will have differing discount rates in the short-run and long-run and may seek commitment devices to combat their procrastination.³⁹

³⁷ See, e.g., Bhutta, Skiba & Tobacman, *supra* note 8, at 14 (finding hyperbolic discounting present in payday loan context); Kristopher Gerardi et al., Financial Literacy and Subprime Mortgage Delinquency 14 (Apr. 2010) (unpublished manuscript) (on file with Federal Reserve Bank of Atlanta), available at <http://ssrn.com/abstract=1600905> (applying a discount factor to measure time and risk preferences among subprime mortgage borrowers); David Laibson, Andrea Repetto & Jeremy Tobacman, *A Debt Puzzle* 3–4 (Nat’l Bureau of Econ. Research, Working Paper No. 7879, 2000); Sera Linardi & Tomomi Tanaka, *Competition as a Savings Incentive: A Field Experiment at a Homeless Shelter* 10–11 (U. of Pittsburgh, Dep’t of Econ., Working Paper No. 484, 2012) (demonstrating how time discounting affects saving habits of individuals staying at a homeless shelter); Stephan Meier & Charles Sprenger, *Present-Biased Preferences and Credit Card Borrowing*, 2 AM. ECON. J. APPLIED ECON. 193, 193 (2010). See generally DellaVigna, *supra* note 32. Of course, hyperbolic discounting, while it improves on the realism of exponential discounting, is also a very stylized theory of decision-making and can fail to capture many critical factors of decision making.

³⁸ See O’Donoghue & Rabin, *supra* note 10, at 126 (“Two extreme assumptions have appeared in the literature: *sophisticated* people are fully aware of their future self-control problems and therefore correctly predict how their future selves will behave, and *naive* people are fully *unaware* of their future self-control problems and therefore believe their future selves will behave exactly as they currently would like them to behave.”) (emphasis in original).

³⁹ The classic example of a commitment device was when, in Homer’s *Odyssey*, Odysseus asked his crew to tie him to the mast of his ship to help himself avoid jumping into the dangerous waters when he was tempted by the call of beautiful sirens ashore. See JOHN MALCOLM DOWLING & YAP CHIN-FANG, MODERN DEVELOPMENTS IN BEHAVIORIAL ECONOMICS 90 (2007) (“Tying oneself to the mast such as Ulysses is an example of

Turning back to our analysis of pawnshop borrowers, our results appear to be consistent with sophisticated hyperbolic discounting. The differing repayment rates for sentimental items and non-sentimental items with a similar objective value do not seem to fit into a model of exponential discounting, which would assume that the simple cost of replacing a collateralized item (be it a TV or wedding ring) should in large part determine repayment rates. However, were borrowers to have especially high affection or sentimentality for a particular item, they may also be more likely to redeem that item, regardless of the item's replacement cost and relative consumption value (that is, how much utility they receive from using it).

Classically, under exponential discounting, a loan collateralized with a \$100 TV and a loan collateralized with a \$100 wedding ring would not necessarily have different repayment rates. Sentimental items (like the wedding ring) seem to work as a natural commitment device: the idea of losing an important item helps motivate the borrower to repay. Our results, which show that borrowers are more likely to make good on pawnshop loans that are secured by sentimental items, are consistent with the idea that borrowers are sophisticated about their future discounting and choose pledges to help them repay their loan, just like Odysseus tying himself to the mast.⁴⁰

Here, we cannot precisely determine whether borrowers' discount rates and predictions about those rates, or, alternatively, a

external commitment . . ."). More recently, websites like stickK.com offer commitment devices, as does "Clocky" (an alarm clock on wheels). See STICKK, <http://www.stickk.com> (last visited Nov. 14, 2012); *Clocky*, NANDA HOME, <http://www.nandahome.com/products/clocky/> (last visited Nov. 14, 2012). Naïfs (and sophisticates) can of course be partially or fully naive. For simplicity, we limit our analysis to the extreme cases here. *But see* O'Donoghue & Rabin, *supra* note 10, at 122 ("Economists have been predisposed to focus on complete sophistication; but since our results show that *any* degree of naïveté can yield different predictions than complete sophistication, our analysis suggests that restricting attention to complete sophistication could be a methodological and empirical mistake even if people are mostly sophisticated." (emphasis in original)). For a review of the evidence on commitment devices, see DellaVigna, *supra* note 32, at 318–24.

⁴⁰ See DOWLING & CHIN-FANG, *supra* note 39, at 90.

rational form of sentimentality or affect,⁴¹ is driving the pattern we see in repayment behavior. Further, heterogeneity among borrowers is impossible for us to parse out with our existing data. Borrowers may be a mix of naïfs, sophisticates, and rational actors, and each type of borrower may choose to pawn different items.

C. Loss Aversion

Alternatively, or in addition, loss aversion,⁴² another popular and robust behavioral anomaly, may be responsible for high repayment rates when sentimental items are involved. A model that

⁴¹ Note that, classically, feelings like sentimentality and affection are outside a rational model. But modern models of choice do often allow for choice involving some emotional component. For more on adding affect into decision making, see Mark J. Browne, Christian Knoller & Andreas Richter, *Behavioral Bias, Market Intermediaries and the Demand for Bicycle and Flood Insurance* 18 (Munich Risk and Ins. Ctr., Working Paper No. 10, 2012) (“[P]eople are more willing to purchase insurance for an object, the more affection they have for the object.”).

⁴² Loss aversion has been documented extensively and popularly in the class mugs experiment, Daniel Kahneman et al., *Experimental Tests of the Endowment Effect and the Coase Theorem*, 98 J. OF POL. ECON. 1325, 1342 (1990) (finding that “the value that an individual assigns to such objects as mugs, pens, binoculars, and chocolate bars appears to increase substantially as soon as that individual is given the object”), although there has been considerable work on the topic since then. We do not actually have many people pawning mugs in our data. More recently, loss aversion has been documented outside the lab among cab drivers. See Colin Camerer et al., *Labor Supply of New York City Cabdrivers: One Day at a Time*, 112 Q.J. OF ECON. 407, 408 (1997) (finding negative wage elasticities reflecting that “drivers tend to quit early on high wage days and to drive longer hours on low wage days”); accord Ernst Fehr & Lorenz Goette, *Do Workers Work More if Wages are High? Evidence from a Randomized Field Experiment*, 97 AM. ECON. R. 298, 300 (2007) (documenting loss aversion among bike messengers). For a helpful review of this empirical literature, see generally Lorenz Goette et al., *Loss Aversion and Labour Supply*, 2 J. OF THE EUR. ECON. ASS’N 216 (2004). For modeling specifics, see David Bowman, Deborah Minehart & Matthew Rabin, *Loss Aversion in a Consumption-Savings Model*, 38 J. OF ECON. BEHAV. & ORG. 155, 156–64 (1999) and Botond Köszegi & Matthew Rabin, *A Model of Reference-Dependent Preferences*, 121 Q.J. OF ECON. 1133, 1137–1155 (2006). See DellaVigna, *supra* note 32, 325–30; and Bowman, *supra*, at 164–67, for a review of the literature.

includes loss aversion (or the “endowment effect,”⁴³ a closely related concept) typically focuses on a decision at one point in time and abstracts from discounting over time, as with the models above.⁴⁴ Also, as in the other models, borrowers maximize a utility function but with loss aversion affecting choices. Loss aversion is the effect whereby losses (relative to some reference point) “loom larger”⁴⁵ than gains. For example, the utility loss associated with losing \$10 is larger than the utility gain of winning \$10. Typically, this gap is measured to be about two, meaning losing \$10 feels about twice as bad as winning \$10 feels good.⁴⁶

Recent evidence suggests different types of items are more likely to be subject to loss aversion than others.⁴⁷ Given this existing empirical evidence, we would predict that sentimental items are subject to loss aversion to a greater extent than items with pure consumption value (that is, those items providing utility solely based on the use derived from it, like watching a TV or printing documents with a printer). Therefore, in our context, a model of loss aversion in decision-making with respect to pawn contracts implies higher repayment rates for items that people feel loss averse towards. Reclaiming an item allows the borrower to avoid that *extra* negative utility associated with losing an item (beyond the normal utility loss associated with forgoing the consumption value of the item). Loss aversion is an intuitive and likely important component of borrower behavior in the pawnshop context.

The extent to which loss aversion is relevant in pawnbroking, however, turns on the relevant reference point, which we are unfortunately unable to determine in our data. Reference points are some neutral point around which choices are framed by the decision maker. A natural reference point and the one that is most often assumed in behavioral economic models is the status quo, i.e.,

⁴³ See Kahneman et al., *supra* note 42, at 1326 (“[T]he increased value of a good to an individual when the good becomes part of the individual’s endowment [is] the ‘endowment effect.’”).

⁴⁴ See *id.*

⁴⁵ See Dan Ariely, Joel Huber & Klaus Wertenbroch, *When Do Losses Loom Larger than Gains?*, 42 J. OF MARKETING RES. 134, 134–138 (2005).

⁴⁶ See Camerer et al., *supra* note 42, at 411–12, for a review of the evidence on the coefficient of loss aversion.

⁴⁷ For more on what people are loss averse about and when, see generally George F. Loewenstein, Christopher K. Hsee, Elke U. Weber & Ned Welch, *Risk as Feelings*, 127 PSYCHOL. BULL. 267 (2001); Sarah F. Brosnan et al., *Endowment Effects in Chimpanzees*, 17 CURRENT BIOLOGY 1704 (2007).

whatever situation you are currently in: You currently either own a mug, or you do not own a mug. Other possibilities for reference points are (a) goals (I want to run a marathon under four hours.); (b) past experiences (I ran a marathon in under four hours when I was 25.); (c) social comparisons (My brother ran a sub-four marathon and I'd like to beat him.); and (d) expectations (I can probably finish the marathon in four hours.). In a model that includes loss aversion, changes relative to the reference point result in a change in utility. For example, if you ran a marathon in 4:05 with a goal of breaking four hours, you would feel loss averse because you were below your reference point. However, if you ran a marathon in 4:05 with a goal of 4:15, you would not feel this extra disutility. The same outcome (a 4:05 marathon) comes with different utilities depending on the reference point. Where pawnshop borrowers' reference points are calibrated such that they expect to lose their pledge, borrowers will not feel this extra disutility when they default. If their reference point is owning and using their pledge, however, they would feel this extra utility loss if they default.

The most robust model of loss-averse behavior is found in Professors Köszegi and Rabin's article entitled *A Model of Reference-Dependent Preferences*.⁴⁸ Köszegi and Rabin identify a specific reference point around which people feel loss averse. Their reference point is defined to take into account individuals' expectations as well as a number of other factors. The model then predicts how individuals will make choices by maximizing a utility function that consists of two parts: a traditional, rational part; and the less conventional loss-averse component derived from utility gains or losses due to ending up above or below the reference point. Determining the reference point in pawnbroking could be a fruitful area for future research, but for now, we cannot directly test the extent to which people are loss averse without more direct evidence on the reference point.

D. Discussion

Using only our loan records data, we cannot fully determine whether pawnshop users are hyperbolic discounters, loss averse, fully rational, or some combination of these factors. Nevertheless, our results comport with the type of discounting shown among

⁴⁸ Köszegi & Rabin, *supra* note 42, at 1137.

sophisticated hyperbolic discounters. The data do suggest that people choose to pawn sentimental items. Since almost anything is accepted by pawnbrokers, why pawn your wedding ring? We view such behavior as suggestive evidence that borrowers exploit sentimental items to combat their (accurate) prediction that they may not have the self-control to pay back their loans and may be tempted to default. A sentimental item will be harder to replace (Try explaining to your wife what happened to your wedding ring!) and thus provides a better commitment device than a similarly valued but fungible item, such as tools or a TV. Additional research, perhaps experimental in nature, is needed on this topic to fully disentangle which kind of borrowers pawnshop users are.

VI. *Conclusion*

In this paper, we use transaction data to study the behavior of customers patronizing pawnshops. We present new evidence on the dynamics of repayment and default for loans secured by different types of collateral at pawnshops. We are the first, to our knowledge, to study borrower activity in the world of pawnbroking from a behavioral economics perspective.

We view pawnshops as a potentially attractive alternative to other forms of high interest credit.⁴⁹ Pawnshops offer simple transactions in which anyone can participate. No credit is needed and no credit check is conducted.⁵⁰ Interest rates on pawnshop loans are lower than those associated with many other types of credit, even mainstream credit. The combination of the existing regulations on interest rates and what appears to be consumers' self-governing repayment behavior or "self-regulation" seems to work well in this market.

While we cannot say for sure what behavioral factors are at play, repayment rates on pawnshop loans, particularly those secured by sentimental items, are high. Some combination of sentimentality, loss aversion, and discounting seems to help borrowers make good on their pledges. A deeper welfare analysis is difficult for us to

⁴⁹ A main alternative is payday loans. For an overview of payday loans and their consequences, see generally Melzer, *supra* note 8; Adair Morse, *Payday Lenders: Heroes or Villains?*, 102 J. OF FINANCIAL ECON. 28 (2011); Skiba & Tobacman, *supra* note 8. Craigslist is a natural alternative to pawnshops, but we know of no research on this market.

⁵⁰ See Caskey, *supra* note 24, at 90

conduct without additional data, but we are convinced that pawnshops can be a good alternative source of credit.⁵¹ Further research on pawnbroking and its customers will give policymakers, consumers, and academics a better grasp of this ancient and yet still popular and important institution.

Figure 1: Collateral by Category, Number of Observations

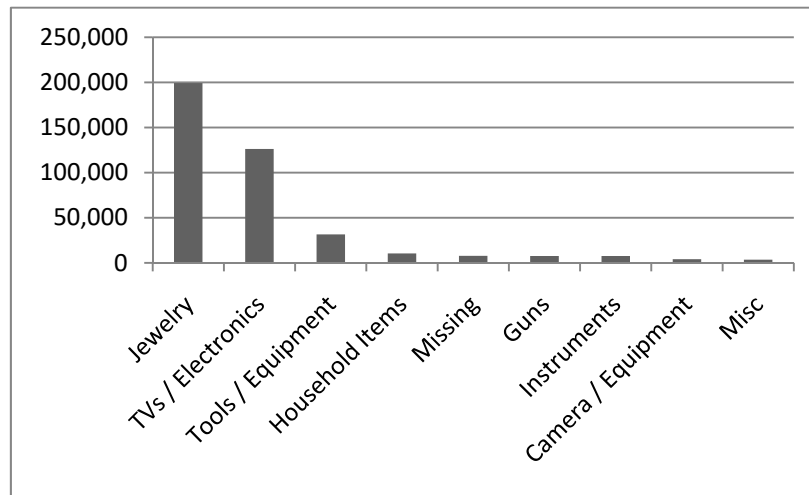


Figure 1 shows the number of loans taken out using each category of collateral between 1997 and 2002 in a sample of observations from a pawnshop lender in Texas.

⁵¹ See Bos, Carter & Skiba, *supra* note 3, at 1 (“[P]eople who are excluded from the credit supplied through the regular banking system have to rely on alternative financial services like those supplied by the pawnbroking industry.”).

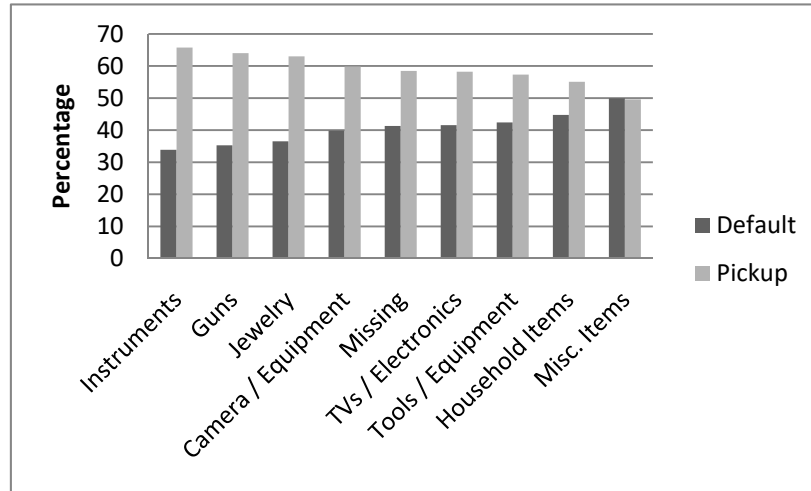
Figure 2: Probability of Default by Collateral Category

Figure 2 shows the percentage of loans in each collateral category where the borrowers defaulted or picked up the loan. The sample of observations is from a pawnshop lender in Texas between 1997 and 2002.

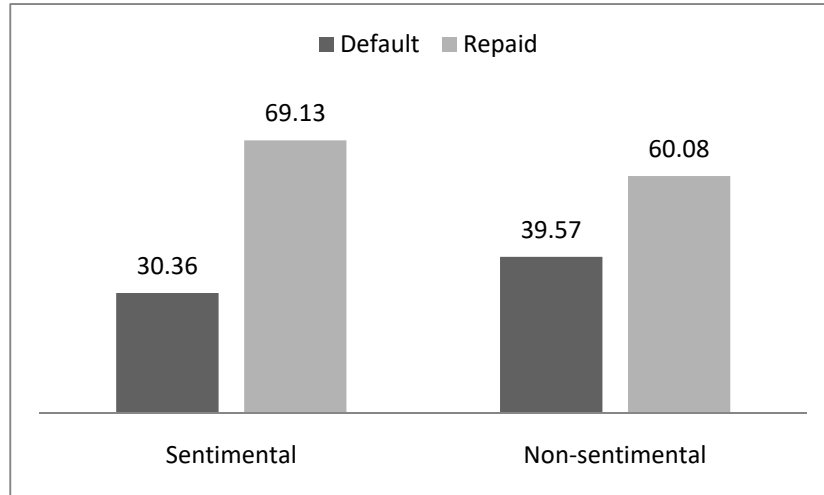
Figure 3: Default Rates on Sentimental Items

Figure 3 depicts the fraction of pawnshop loans that borrowers default on when the loans are collateralized with items that are sentimental and when they are collateralized with items that are non-sentimental. Sentimental items include wedding rings, engagement rings, class rings, and “mother’s rings.” The sample of observations is from a pawnshop lender in Texas between 1997 and 2002.



Application for Special Exception Permit

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: 1345 Baldwin Ave

Sidwell Number: 64-14-17-132-018

Office Use Only

PF Number: _____

Date: 8-30-24

Instructions: Completed application with appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least **30 days** prior to the scheduled Planning Commission Meeting. Application must complete in all respects with supporting documents such as site plan, property survey, detailed description of the proposed use, etc. Incomplete applications will delay the review process.

Applicant (please print or type)

Name	<u>Matthew Ferris</u>		
Address	<u>3825 Corunna Rd.</u>		
City	<u>Flint</u>		
State	<u>MI</u>		
ZIP Code	<u>48532</u>		
Telephone	Main: <u>(810) 845-7200</u>	Cell: <u>(810) 845-7200</u>	Fax: <u>(810) 235-2734</u>
E-Mail	<u>MFerris317@gmail.com</u>		

Project and Property Information

Name of Proposed Development: Mega Pawn of Pontiac

The subject property is location at 1345 Baldwin Ave on the N / S / E / W side of Baldwin Ave between W Princeton Ave and W Hopkins Ave.

The property is zoned: C1

It is proposed that the property will be used as: Pawnshop

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

T3N, R10E, SEC 17 WALTON BLVD PARK SUBLOTS 18 TO 22 INCL Tax ID #: 64-14-17-132-018

Property Owner Information

Name	Matthew Ferris		
Address	3825 Corunna Rd.		
City	Flint		
State	MI		
ZIP Code	48532		
Telephone	Main: (810) 845-7200	Cell: (810) 845-7200	Fax: (810) 235-2734
E-Mail			

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.).

Pawnshop

Supporting materials required:

- o Proof of ownership, purchase/lease agreement
- o Site plan, floor plan, elevations/photographs
- o Electronic copy of site plan associate planner



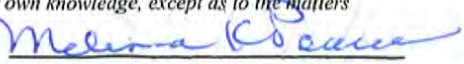
Signature of Owner



Signature of Applicant

State of Michigan
County of Oakland

On this 30 day of August, A.D., 2024, 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: 1-31-29

PROJECT INFORMATION

BUILDING DATA:
 PRESENT ZONING C1 - DOWNTOWN MIXED USE DISTRICT
 BUILDING USE GROUP- B (BUSINESS)
 CONSTRUCTION TYPE- 3B
 BUILDING AREA- 3,573 SQ.FT.
 TOTAL LAND AREA- 9,713 SQ.FT. - 0.23 ACRE
 BUILDING HEIGHT- 30'-0" MAX (TWO STORY)
 PARKING REQUIRED (1) SPACE PER 500 S.F OF FLOOR AREA
 PARKING PROVIDED (12) SPACES INCLUDING (1) BARRIER FREE

DESIGN CODES:
 BUILDING CODE - 2015 MICHIGAN BUILDING CODE
 BARRIER FREE CODE - 2009 MICHIGAN BARRIER FREE CODE
 MECHANICAL CODE - 2015 MICHIGAN MECHANICAL CODE
 ELECTRICAL CODE - 2017 NATIONAL ELECTRIC CODE
 PLUMBING CODE - 2015 MICHIGAN PLUMBING CODE

ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

ZONED C-3

W HOPKINS AVENUE

W PRINCETON AVENUE
 (EX ASPH SURFACE PUBLIC ROAD)

BALDWIN ROAD (90' WIDE)
 (EX ASPH SURFACE PUBLIC ROAD)

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

DRAWINGS INDEX

SITE:

- S1 SITE PLAN
- SURVEY
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES

ARCHITECTURAL

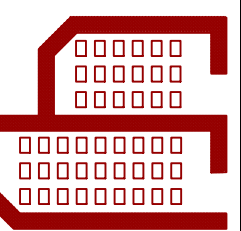
- A1 FLOOR PLAN
- A2 ELEVATIONS

REGISTERED DESIGN PROFESSIONAL
 IN RESPONSIBLE CHARGE:
 REGISTERED ARCHITECT
 JEFFREY VANCAMP
 LICENSE NO. 1301047808
 EXPIRATION DATE 6-21-2026



REVISIONS

CREEKWOOD ARCHITECTURE, INC.
 burton, michigan 48509
 tel. (810) 742-0480
 fax (810) 742-8393

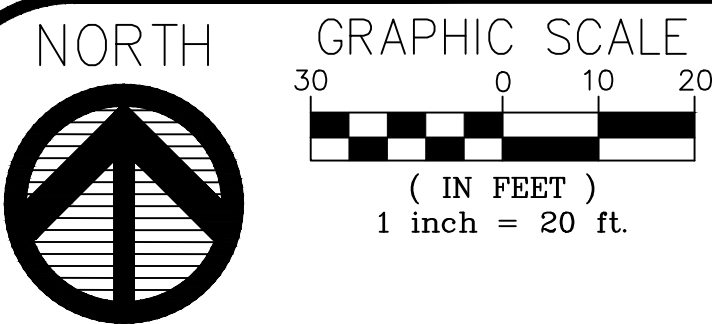


SHEET TITLE
 DEMOLITION PLAN

PROJECT
NEW BUILDING REMODELING FOR:
MESA PAVN
 1545 BALDWIN AVE.
 PONTIAC MI.
 CHECKED BY: R.A.S.
 J.S.B.

JOB NO. 24064
 DATE 12 AUG 2024
 SHEET NO.

S1
 OF 1

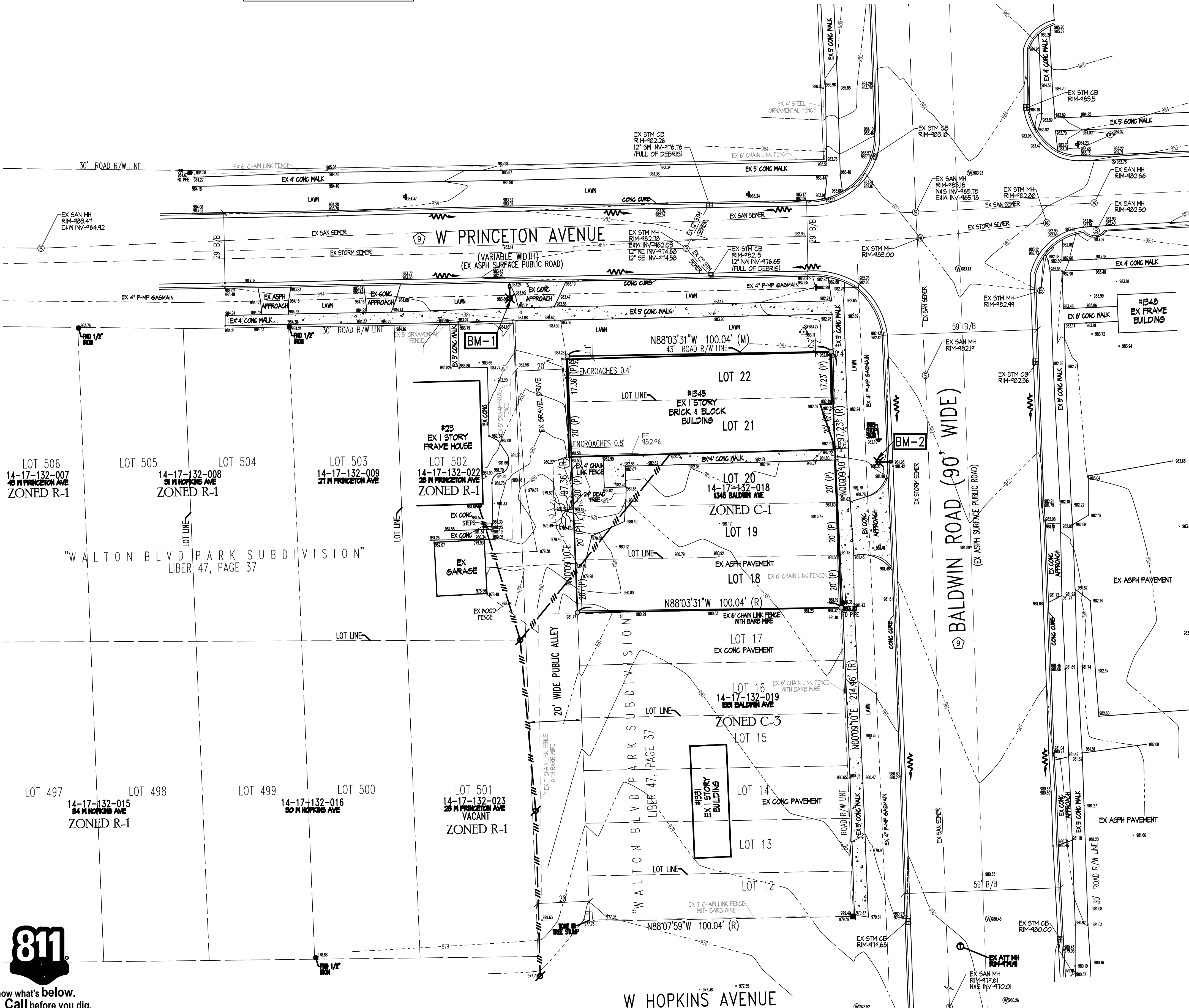


BENCHMARK NO. 1
BENCH TIE IN EASTERLY FACE OF POWER POLE, LOCATED ALONG SOUTHERLY LINE OF W PRINCETON AVENUE, AS SHOWN ELEVATION-984.93 (NAVD88)

BENCHMARK NO. 2
CHISELED 'X' ON SW BOLT OF LIGHT POLE, LOCATED ALONG WESTERLY LINE OF BALDWIN AVENUE, AS SHOWN ELEVATION-982.14 (NAVD88)

ALTA/NSPS LAND TITLE SURVEY OF:
1345 BALDWIN AVENUE,
PONTIAC, MI 48360
PART OF THE NORTHWEST 1/4, SECTION 17,
T3N-R10E, CITY OF PONTIAC,
OAKLAND COUNTY, MICHIGAN

LEGEND		
○	SET IRON #55012	--- EX WATERMAIN
●	FOUND IRON	⊕ EX FIRE HYDRANT
■	FOUND CONCRETE MONUMENT	⊗ EX WATER MANHOLE
(M)	MEASURED	⊕ EX GATEVALVE
(R)	RECORDED	⊕ EX WATER MARKER
(P)	PLATTED	785.7 EX SURFACE ELEVATION
FND	FOUND	785.7 EX SURFACE CONTOUR
⊕	EX UTILITY POLE W/GUY WIRE	BLDG BUILDING
⊕	EX UTILITY POLE W/LIGHT	ASPH ASPHALT
⊕	EX LIGHT POLE	CONC CONCRETE
⊕	EX OVERHEAD POWERLINES	R/W RIGHT OF WAY
⊕	EX UTILITY PEDESTAL	EX EXISTING
⊕	EX ROAD SIGN	B/B BACK TO BACK
⊕	EX MAILBOX	FF, FFE FINISHED FLOOR ELEVATION
⊕	EX STORM MANHOLE/CATCHBASIN	--- EX DRAINAGE FLOW ARROW
⊕	EX STORM SEWER	--- EX BUILDING AREA
⊕	EX SANITARY MANHOLE	--- EX PAVEMENT AREAS
⊕	EX SANITARY CLEANOUT	--- EX CONC AREAS
⊕	EX SANITARY SEWER	⊕ EASEMENT IDENTIFICATION NUMBER
⊕	EX GASMAIN	
⊕	EX GASMAIN MARKER	
⊕	EX GAS/ELEC METER	



LEGAL DESCRIPTIONS (AS PROVIDED):
(PER TITLE POLICY PROVIDED BY PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, COMMITMENT DATE: JUNE 24, 2024 8:00 AM)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:
LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT: LOTS 18, 19, 20, 21 AND 22, WALTON BOULEVARD PARK SUBDIVISION, AS RECORDED IN LIBER 47, PAGE 37 OF PLATS, OAKLAND COUNTY RECORDS.

SCHEDULE B - EXCEPTIONS FROM COVERAGE - PART II
(PER TITLE POLICY PROVIDED BY PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, COMMITMENT DATE: JUNE 24, 2024 8:00 AM)
RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
EASEMENTS AND SETBACK LINES, IF ANY, AS DISCLOSED ON THE RECORDED PLAT. (DOES NOT AFFECT SUBJECT PROPERTY, NO EASEMENTS OR SETBACKS SHOWN ON PLAT)

EXISTING ZONING INFORMATION:
ACCORDING TO THE CURRENT CITY OF PONTIAC ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-1 (LOCAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = 2,000 SQ FT
- 2) MINIMUM LOT WIDTH = 20 FEET
- 3) FRONT SETBACK = 0 FEET MINIMUM, 10 FEET MAXIMUM
- 4) SIDE STREET SETBACK = 10 FEET
- 5) SIDE INTERIOR = 0 FEET
- 6) REAR SETBACK = 20 FEET
- 7) MAXIMUM BUILDING HEIGHT = 35 FEET
- 8) MAXIMUM LOT COVERAGE = NONE SPECIFIED

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER 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 AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYORS NOTES:

1. DATE OF LAST FIELD WORK 08.07.2021
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE VISIBLE IMPROVEMENTS SHOWN.
3. THE SUBJECT PROPERTY IS IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2612500366F, WHICH BEARS AN EFFECTIVE DATE SEPTEMBER 29, 2006.
7. THE BEARINGS ARE BASED ON THE WEST LINE OF BALDWIN AVENUE, BEING N00°09'10"E.
8. AT THE TIME OF SURVEY, NO UTILITY PLANS WERE PROVIDED.
9. TOTAL PROPERTY AREA IS 0.22± GROSS ACRES OR 9,731 SQUARE FEET OF LAND.

SURVEYORS CERTIFICATE:

TO (i) TARGET SALES LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND (ii) PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, WITH AN EFFECTIVE DATE OF JUNE 24, 2024 8:00 AM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, AND 4 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1, 2024.

DATE OF PLAT OR MAP: AUGUST 15, 2024

JASON P. WHITE, P.S. NO. 55012

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

SCALE: 1"=20'
JOB NO. 24-277

PREPARED FOR:
CHASE FERRIS
1345 BALDWIN AVENUE
PONTIAC, MI 48340
PHONE: 239.284.8151

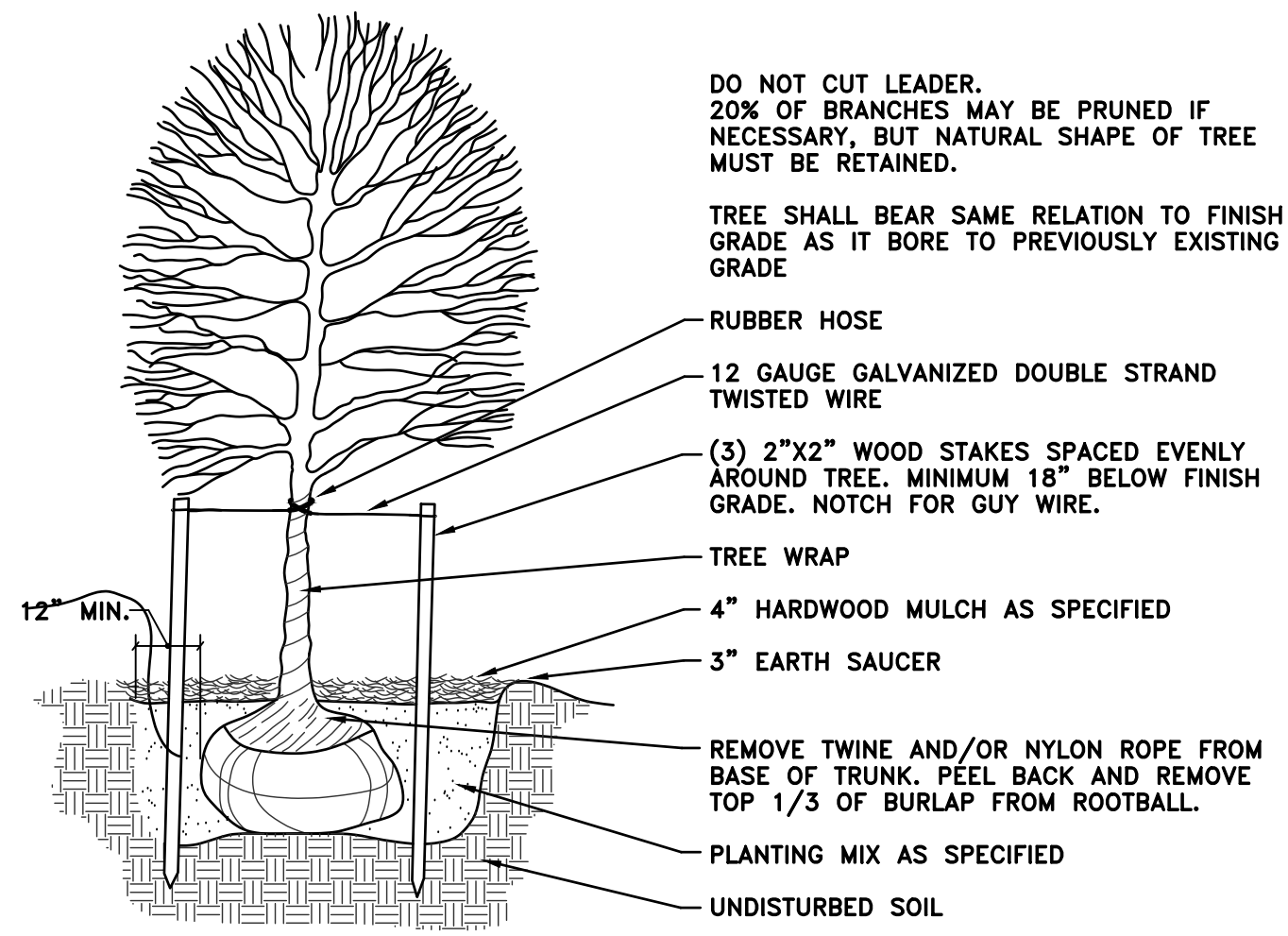
PART OF THE NORTHWEST 1/4,
SECTION 17, T3N-R10E
CITY OF PONTIAC, OAKLAND CO, MI

F&E
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

ALTA/NSPS LAND TITLE SURVEY OF:
1345 BALDWIN AVENUE,
PONTIAC, MI 48360

REVISIONS	DRN. BY:	D.S.S.	08.09.2024	SHEET NO:
	DSN BY:	J.R.B.	"	1 of 1
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

FILED: 08/24/2024 1345 BALDWIN, PONTIAC, OAKLAND CO, MI



DO NOT CUT LEADER. 20% OF BRANCHES MAY BE PRUNED IF NECESSARY, BUT NATURAL SHAPE OF TREE MUST BE RETAINED.

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE

RUBBER HOSE

12 GAUGE GALVANIZED DOUBLE STRAND TWISTED WIRE

(3) 2"x2" WOOD STAKES SPACED EVENLY AROUND TREE. MINIMUM 18" BELOW FINISH GRADE. NOTCH FOR GUY WIRE.

TREE WRAP

4" HARDWOOD MULCH AS SPECIFIED

3" EARTH SAUCER

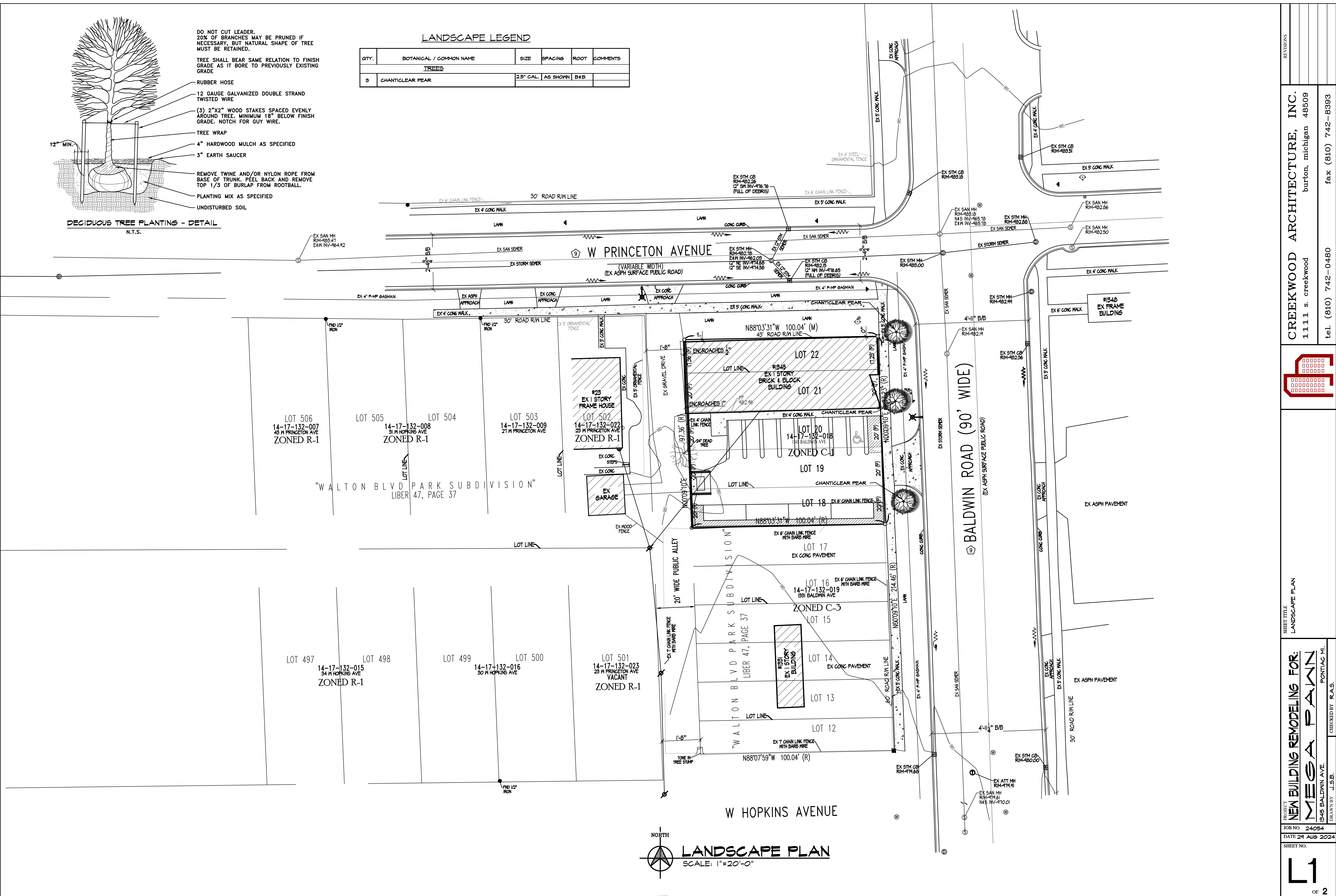
REMOVE TWINE AND/OR NYLON ROPE FROM BASE OF TRUNK. PEEL BACK AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.

PLANTING MIX AS SPECIFIED

UNDISTURBED SOIL

LANDSCAPE LEGEND

QTY.	BOTANICAL / COMMON NAME	SIZE	SPACINGS	ROOT	COMMENTS
TREES					
3	CHANTICLEAR PEAR	2.5' CAL.	AS SHOWN	B4B	



REVISIONS

CREEKWOOD ARCHITECTURE, INC.
burton, michigan 48509
tel. (810) 742-0480
fax (810) 742-8393

SHEET TITLE
LANDSCAPE PLAN

PROJECT
**NEW BUILDING REMODELING FOR:
MESA PAVN**
1845 BALDWIN AVE. PONTIAC MI.
DRAWN BY J.S.B. CHECKED BY R.A.S.

JOB NO. 24054
DATE 29 AUG 2024
SHEET NO.

1

OF 2

HYDRO-SEEDING SPECIFICATIONS:

- 1) THE CONTRACTOR SHALL REMOVE ALL WEEDS, STONES OVER 1" IN DIAMETER, ROOTS, BRUSH, STAKES, BUILDING MATERIAL AND OTHER DEBRIS.
- 2) AREAS INDICATED "TURF" SHALL BE HYDRO-SEEDED WITH A PUMP RATED AND OPERATED AT NO LESS THAN 100 GPM AND NO LESS THAN 100 PSI, WITH A MECHANICAL AGITATOR THAT WILL ENSURE UNIFORM SUSPENSION OF SEED AND FERTILIZER IN WATER. EACH 1000 GALLONS OF SLURRY MIX SHALL CONTAIN 1500 lbs. OF APPROVED CELLULOSE FIBER, 200 lbs. OF THE SPECIFIED SEED MIXTURE AND 500 lbs. OF AN APPROVED 12/12/12 COMMERCIAL FERTILIZER.

APPLY SEED AND FERTILIZER AT A RATE OF NOT LESS THAN 1000 GALLONS OF SLURRY PER ACRE.
- 3) FINISH GRADING - AFTER CLEAN UP AND PRIOR TO TOP SOILING, THE CONTRACTOR SHALL FINE GRADE WITH MECHANICAL EQUIPMENT AND HAND RAKING IF REQUIRED TO BRING ALL AREAS TO THE DESIGN GRADES INDICATED ON THE SITE PLAN AND NECESSARY TO MAINTAIN POSITIVE DRAINING.
- 4) TOPSOIL SHALL BE UNIFORMLY SPREAD TO SUPPORT SEED GERMINATION AND PROCEEDURE TURF. TOPSOIL SAMPLE MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT AND THE SOURCE DESIGNATION BY THE CONTRACTOR.
- 5) SEED MIXTURE
 - A. 40% KENTUCKY BLUEGRASS
 - B. 30% "PENNLAWN" RED FESCUE
 - C. 30% "PENNFINE" PERENNIAL REGRESS
- 6) SEED AND FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE MANUFACTURER'S ORIGINAL SEALED CONTAINERS, STATING MIXTURE COMPONENTS AND PERCENTAGES. SEED AND FERTILIZER OTHERWISE DELIVERED WILL NOT BE ACCEPTED.
- 7) WATERING

THE CONTRACTOR HAS THE RESPONSIBILITY OF IRRIGATING THE SEED BED.
- 8) GUARANTEE

THE CONTRACTOR SHALL OVERSEED ALL AREAS THAT HAVE BARE SPOTS IN EXCESS OF ONE SQ. FT. IN SIZE.
- 9) INSPECTION

THE LANDSCAPE ARCHITECT SHALL BE THE OWNER'S AGENT FOR THIS WORK AND WILL DETERMINE COMPLETION AND ACCEPTANCE OF WORK PERFORMED, AND WILL MAKE CASUAL INSPECTION DURING SEEDING OPERATIONS. PROMPT CLEAN-UP OF THE SITE UPON COMPLETION WILL BE REQUIRED. WALKS AND DRIVES SHALL BE KEPT CLEAN AND PASSABLE.

SITE CONDITIONS:

THE LANDSCAPE CONTRACTOR SHALL NOT OBSTRUCT ROADS, PARKING AREAS OR WALKS WITH MATERIALS, EQUIPMENT OR DEBRIS. THE ENTIRE PARKING AREA MUST BE AVAILABLE FOR CAPACITY USE DURING WORKING HOURS. SPECIAL ARRANGEMENTS WILL BE MADE TO ISOLATE SPECIFIC AREAS REQUIRED FOR CONSTRUCTION. THESE AREAS WILL BE PRE-ARRANGED WITH HIGH ADMINISTRATION BY THE LANDSCAPE ARCHITECT.

GENERAL NOTES:

- 1) ALL PLANTING AREAS TO RECEIVE 3" WASHED STONE (3/4"-1-1/2" DIA.) W/ DE-WIT FABRIC WEED BARRIER UNDERLAYMENT. UNLESS OTHERWISE NOTED
- 2) LAWN EDGING TO BE COMMERCIAL GRADE BLACK PLASTIC
- 3) GROUND COVER PLANTS TO BE PLANTED IN SOIL MIX (NO STONE AROUND.)

NOTE:

ALL LAWN AND LANDSCAPED AREAS ARE TO BE FULLY IRRIGATED. - SUPPLIER TO PROVIDE SHOP DRAWINGS

GENERAL NOTES

ALL LANDSCAPE AREAS ADJACENT TO DRIVES OR PARKING AREAS ARE TO BE CURBED WITH A MINIMUM 6" CONCRETE CURBING.

ALL PLANTING BEDS ARE TO BE EDGED.

ALL LANDSCAPING IS TO BE CONTINUOUSLY MAINTAINED.

ALL SITE IMPROVEMENTS DETAILED ON THIS PLAN ARE TO BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

ALL RIGHT OF WAY AREAS ARE TO BE SEEDED OR SODDED.

ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE TRUE TO NAME, FREE FROM PHYSICAL DAMAGE AND WIND BURN. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.

PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.

ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING.

ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

PROVIDE CLEAN BACK FILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF ANY DEBRIS, FOREIGN MATERIAL, AND STONE. "AGRIFORM" TABS OR SIMILAR SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANTING PITS BEFORE BEING BACKFILLED.

ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 4". MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONSISTENT SIZE.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON THE LANDSCAPE DRAWINGS AND SPECIFICATIONS.

NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.

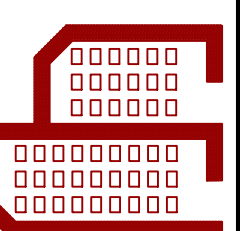
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.

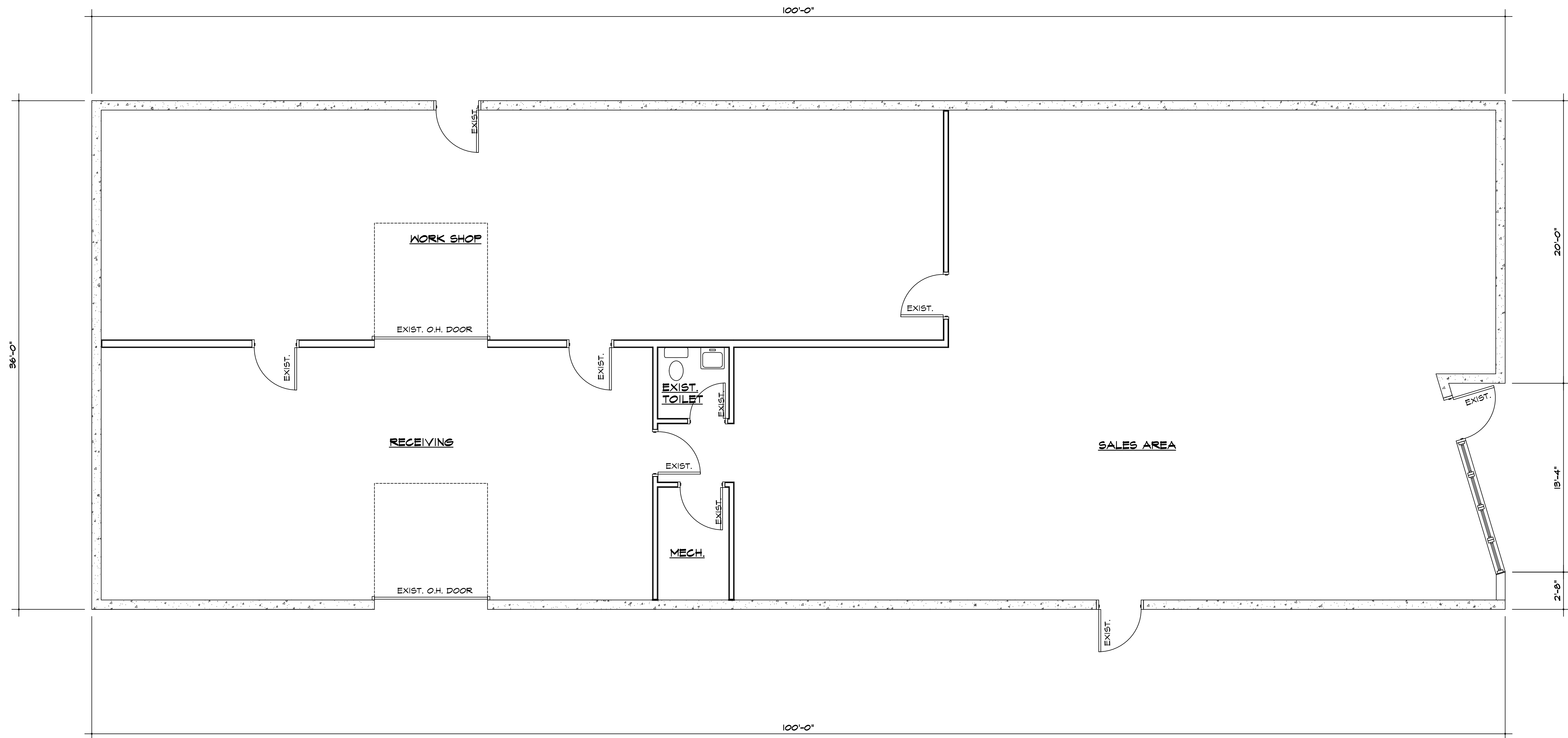
THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, IF REQUESTED BY OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING PLANT QUANTITIES TO ENSURE QUANTITIES ON DRAWINGS AND PLANT LIST ARE THE SAME. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLANS SHALL PREVAIL.

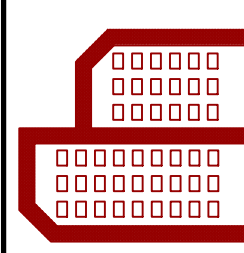
THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED DURING CONSTRUCTION, THROUGHOUT THE DEVELOPMENT.

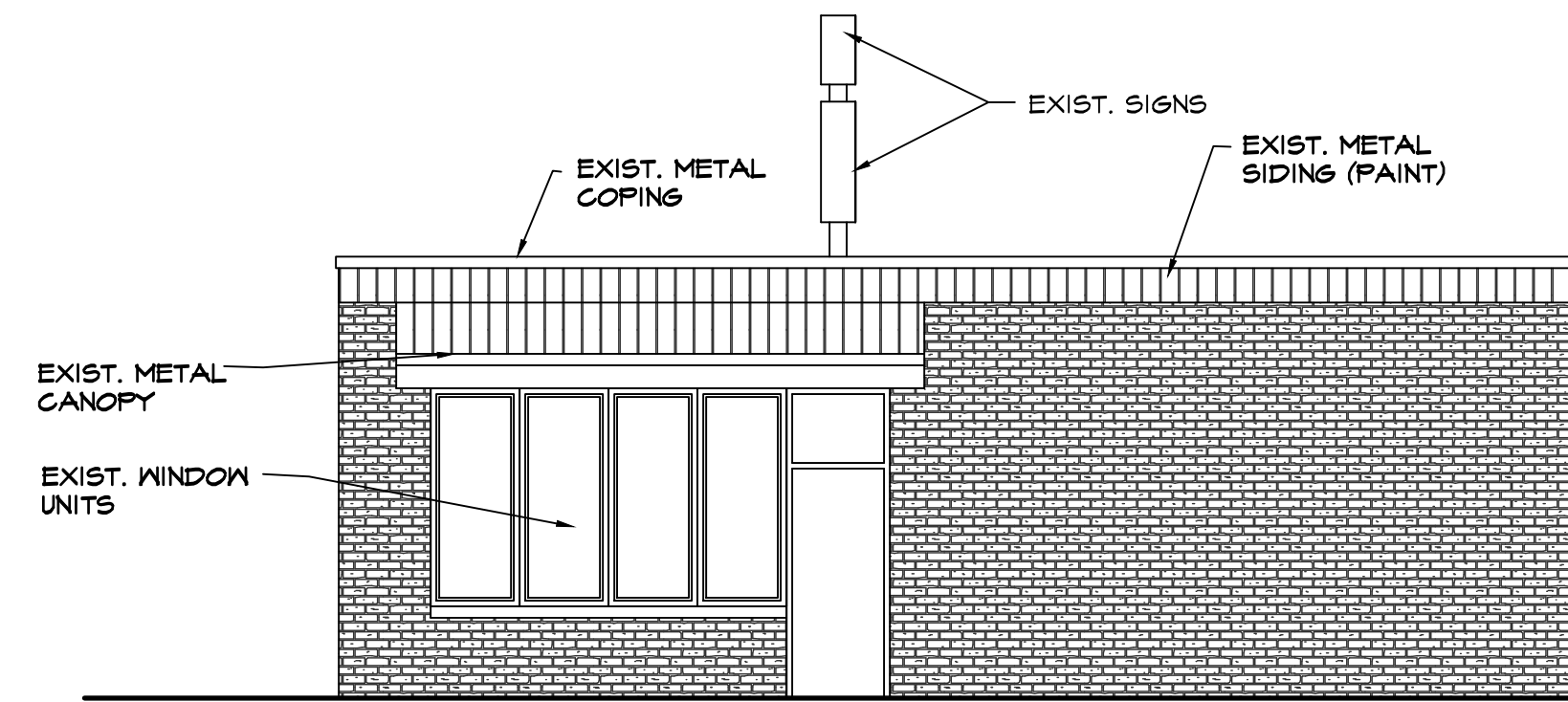
A PRE-EMERGENT WEED CONTROL AGENT, "PREEN" OR EQUAL, SHALL BE APPLIED UNIFORMLY TO ALL PLANTING BEDS PRIOR TO MULCHING.

Revision									
<p>CREEKWOOD ARCHITECTURE, INC. burton, michigan 48509 1111 s. creekwood tel. (810) 742-0480 fax (810) 742-8393</p>									
									
<p>LANDSCAPE NOTES</p>									
<p>PROPERTY: NEW BUILDING REMODELING FOR: MESA PAVAN 1345 BALDWIN AVE. PONTIAC MI. DRAWN BY: J.S.B. CHECKED BY: R.A.B.</p>									
<p>JOB NO. 24054 DATE 29 AUG 2024 SHEET NO.</p>									
<p>L2 of 2</p>									



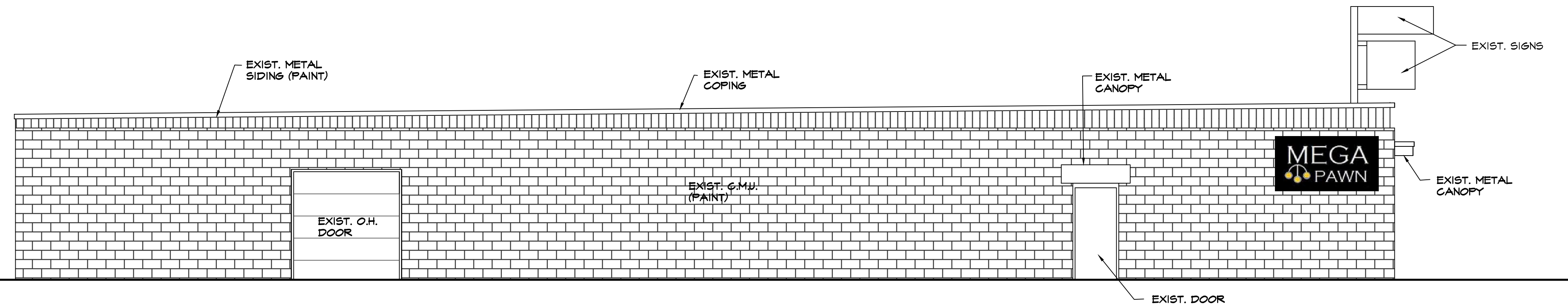

EXIST. FLOOR PLAN
 SCALE: 1/4"=1'-0"

PROJECT NEW BUILDING REMODELING FOR: MESA PAVN <small>1545 BALDWIN AVE. PONTIAC, MI.</small> <small>DRAWN BY J.S.B. CHECKED BY R.A.S.</small>	SHEET TITLE FLOOR PLAN	CREEKWOOD ARCHITECTURE, INC. burton, michigan 48509 tel. (810) 742-0480 fax (810) 742-8393	REVISIONS
			
A1 OF 2			



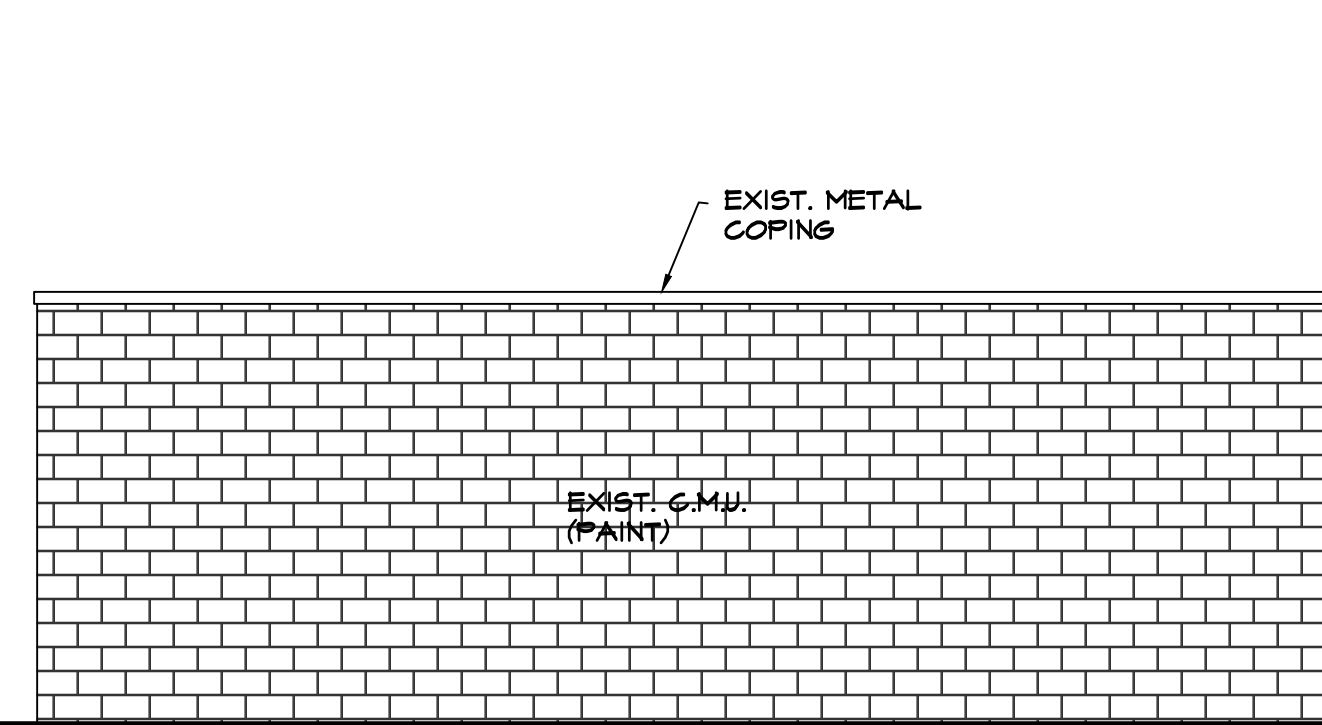
FRONT ELEVATION
SCALE: 3/16"=1'-0"

EXIST. FACE BRICK - (PAINT)

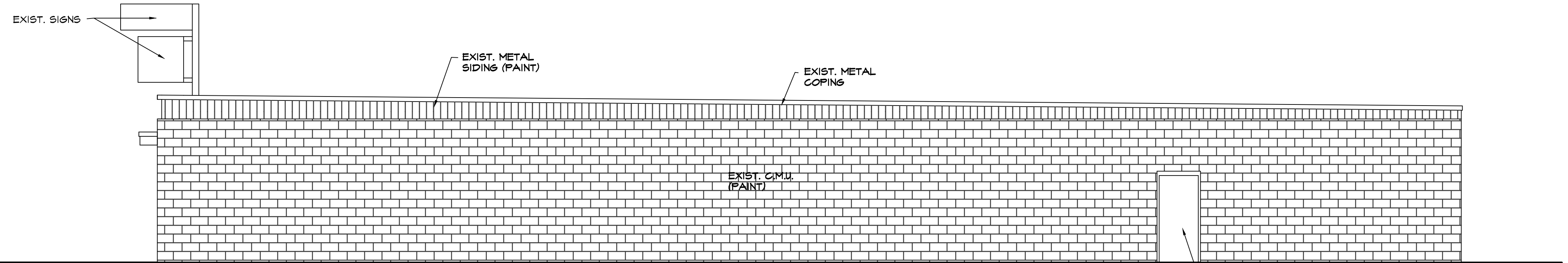


LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

EXIST. DOOR



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



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

EXIST. DOOR

REVISIONS	
CREEKWOOD ARCHITECTURE, INC.	
burton, michigan 48509	
1111 s. creekwood	
tel. (810) 742-0480	
fax (810) 742-8393	
SHEET TITLE DEMOLITION PLAN	
PROJECT NEW BUILDING REMODELING FOR: MEGA PAWN 1345 BALDWIN AVE. PONTIAC MI. DRAWN BY J.S.B. CHECKED BY R.A.S.	
JOB NO. 24054 DATE 29 AUG 2024	
SHEET NO.	
A2 OF 2	

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
 FROM: Corey Christensen, Senior Planner
 DATE: September 23, 2024
 RE: Preliminary Site Plan: Pawn Shop, 1345 Baldwin Ave.

Executive Summary

SPR 24-034 is a request for site plan approval by Matthew Ferris to allow for a Pawn Shop at 1345 Baldwin Ave. The building is existing and the applicant is not proposing any alterations to the footprint. The applicant is proposing to utilize the building as a pawn shop, which is a special regulated use in our ordinance.

Staff recommends the proposed site plan be APPROVED with five (5) conditions. This Site Plan requires a public hearing for a Special Exception at the same meeting, and staff recommended DENIAL of the Special Exception application.

Quick Facts	
Zoning	Local Business C-1
Request	Site Plan Approval
Proposed Use	Pawn Shop
Parcel Size	9,713 Sq. Ft.

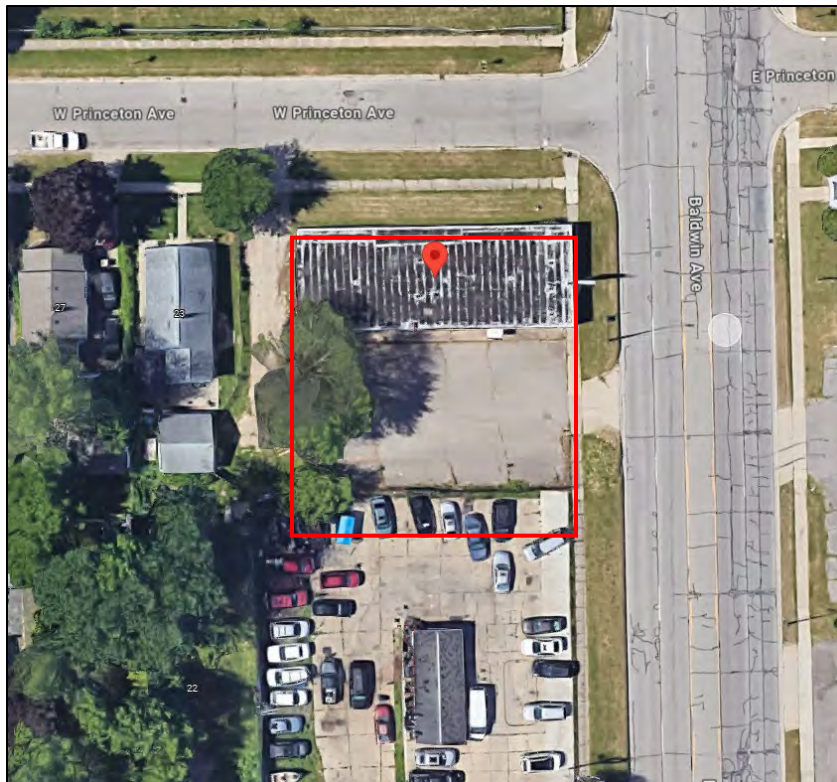


Figure 1: Aerial of the Existing Site

Proposal

The applicant is proposing to reuse the existing single-story brick structure on site. The footprint of the building is 3,573 square feet with parking to the south of the structure. The site is legally conforming regarding setbacks, building dimensions, lot size, and frontage requirements. The parking lot to the south will be configured for 12 parking spaces and the applicant is proposing to add street trees and a dumpster.

Background

The structure was built in 1950. The property was most recently utilized by Mc Nabb Saw Services as a retail facility. However, it's been vacant for

several years.

The parcel directly to the south is zoned C-3 Corridor Commercial, the parcel across the alley to the west is zoned R-1 One Family Dwelling, the parcel across W Princeton Ave to the north is zoned C-3 Commercial Corridor, and the parcel across Baldwin to the east is zoned C-1 Local Business.

Staff Review

Staff conducted a review of the site plans on September 23, 2024 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.

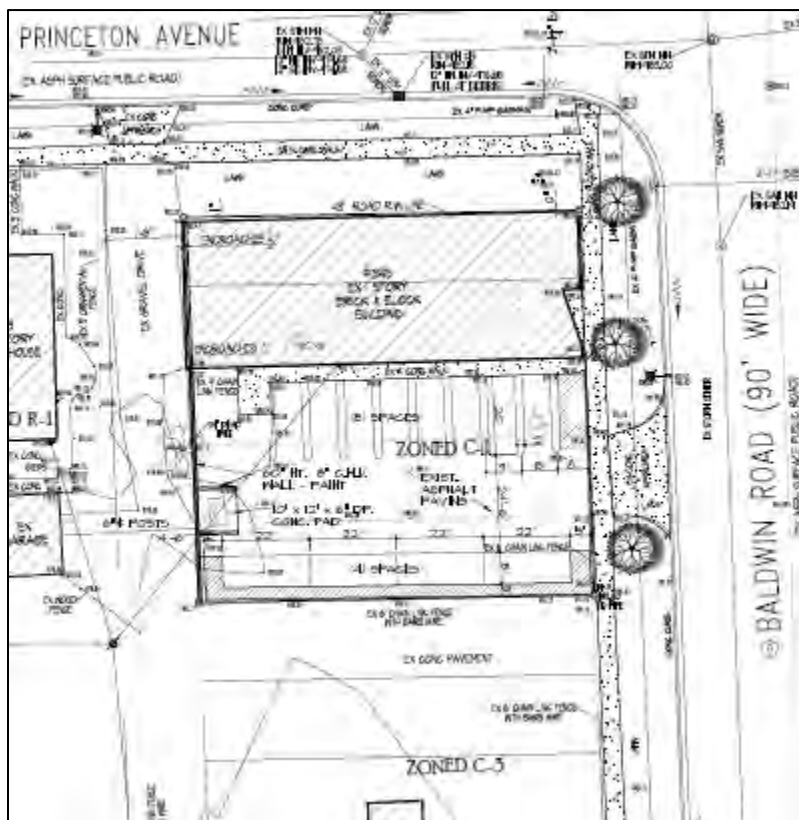


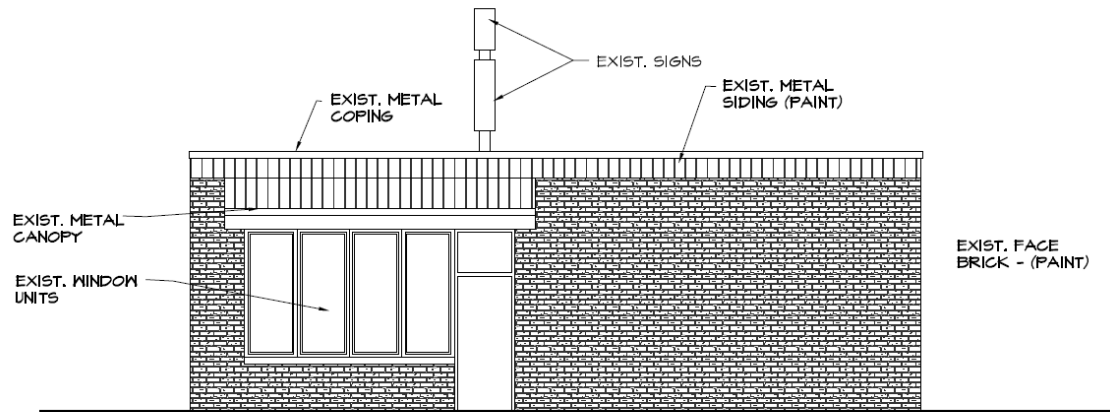
Figure 2: Proposed Site Plan

Dimension and Development Standards – Article 2 Chapter 3

2.308 C-1 LOCAL BUSINESS/RESIDENTIAL MIXED USE DISTRICT – The applicant is proposing to reuse the existing structure which sits on the north side of the property with parking provided on the south side of the building. The existing structure is in compliance with the dimensional requirements for the C-1 district. The building is setback zero feet from the front lot line, zero feet from the north lot line, 24 feet six (6) inches from the south lot line, and zero feet from the rear lot line. **It is unclear from the plans how tall the existing structure is. The plans should be revised to include this information.**

Private Frontage Design Standards – Article 2 Chapter 4

2.408 STREETFRONT – The existing structure contains a horizontal cornice along the roofline in compliance with the design standards for street front structures. **The front façade does not appear to meet the transparency requirement of 65% for nonresidential buildings. Existing structures do not need to meet the frontage design standards, however, this is at the discretion of the reviewing authority. In this case, the Planning Commission has the authority to waive the 65% transparency requirement, grant a lesser requirement or require the full 65% transparency.**



FRONT ELEVATION

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

Figure 3: Existing and Proposed Frontage Design

Development Standards for Specific Uses – Article 2 Chapter 5

2.513 PAWN SHOPS – The proposed location complies with the lot frontage requirement of 60 feet and there are no pawn shops within 1000 feet of the subject parcel.

Generally – Article 4 Chapter 2

4.202 ACCESS MANAGEMENT – The existing approach is grandfathered.

Parking – Article 4 Chapter 3

4.302(D) LANDSCAPING – Please provide eight (8) feet of landscape between the ROW and the parking area.

4.305(D) BARRIER FREE PARKING SPACES – The proposed barrier-free parking space must have a 96" wide access aisle adjacent to be van accessible.

4.305(F) STRIPING REQUIREMENTS – The ordinance requires parking lots to be striped in white or yellow paint. The site plans should be revised to indicate this requirement will be complied with.

4.306 SURFACING – Will the parking lot be resurfaced?

Landscaping and Buffering – Article 4 Chapter 4

4.405(C) WALL AND BERM STANDARDS – Please provide details on the proposed dumpster screening walls.

4.406(B) PARKING LOTS ADJACENT TO PUBLIC RIGHTS-OF-WAY – **Please provide at least eight (8) feet of landscaping where the parking lot is adjacent to the ROW.**

Exterior Lighting – Article 4 Chapter 5

Details on the existing exterior lighting were not provided. It is unclear if the site meets the

requirements for shielding, light intensity, and type of fixture, however, the lighting as it exists is grandfathered.

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.

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 would appear to be sufficient for traffic and pedestrian circulation. There is one approach off Baldwin Ave, and the existing parking lot provides 24 feet of maneuvering lane. There are four parallel spaces to the south and eight spaces to the north. The parking lot will need to be adjusted to provide a van-accessible space for the barrier-free parking space. This may reduce the overall parking count by one, but since the plans exceed the required number of parking spaces by six (6) there should be no issue.*
2. **Buildings** – *The existing building would not appear to present any adverse impacts on adjacent properties. The use of the site as a pawn shop is unlikely to have negative impacts on adjacent properties.*
3. **Natural Features** – *There are no existing natural features on site in need of preservation or buffering.*
4. **Site Layout and Screening** – *The plans as proposed provide adequate screening and an appropriate layout for the site.*
5. **Compliance with the Zoning Ordinance** – *The following revisions must be made to the proposed site plans.*
 - a. *The site plans must provide the building height on the site plans.*
 - b. *The site plans must provide 65% transparency, or the amount of transparency required by the Planning Commission.*
 - c. *The site plans must provide eight (8) feet of landscaped space between the ROW and the parking area.*
 - d. *One (1) van accessible barrier free parking space with a 96" wide access aisle must be provided.*
 - e. *The site plans must provide the proposed striping color.*
 - f. *The site plans must provide details on the proposed dumpster screening walls.*
 - g. *Please provide details on exterior lighting.*

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. Furthermore, the Planning Commission will need to determine whether 65% transparency is reasonable for the first floor façade or if the applicant should be granted relief.

Staff Recommendation

Staff recommends **APPROVAL** of the preliminary site plan with the following four (4) conditions:

1. The site plans shall be revised to provide the building height, proposed striping color, and details on the proposed dumpster screening wall and exterior lights.
2. The planning commission waives the required 65% transparency on the first floor and requires 40% instead on Baldwin Avenue and W. Princeton Avenue.
3. The site plans must provide eight (8) feet of landscaped space between the ROW and the parking area.
4. One (1) van accessible barrier free parking space with a 96" wide access aisle must be provided.
5. Any conditions of the Special Exception approval must be honored.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the requested site plan for a pawn shop at 1345 Baldwin Ave based on the findings of fact identified in the staff report and with the four (4) conditions outlined in the staff report.

SAMPLE MOTION TO DENY:

I move to DENY the requested site plan for a pawn shop at 1345 Baldwin 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 pawn shop at 1345 Baldwin Ave until the regularly scheduled November 6, 2024 Planning Commission meeting.



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: 1345 Baldwin Ave

Sidwell Number: 64-14-17-132-018

Date: 8-30-24

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	<u>Matthew Ferris</u>		
Address	<u>3825 Corunna Rd.</u>		
City	<u>Flint</u>		
State	<u>MI</u>		
ZIP Code	<u>48532</u>		
Telephone	Main: <u>(810) 845-7200</u>	Cell: <u>(810) 845-7200</u>	Fax: <u>(810) 235-2734</u>
E-Mail	<u>MFerris317@gmail.com</u>		

Project and Property Information

Name of Proposed Development: Mega Pawn of Pontiac

The subject property is location at 1345 Baldwin Ave on the N / S / E / **W** side of Baldwin Ave between W Princeton Ave and W Hopkins Ave.

The property is zoned: C-1

It is proposed that the property will be used as: Pawnshop

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

T3N, R10E, SEC 17 WALTON BLVD PARKS SUBLOTS 18 TO 22 INCL TAXID#: 64-14-17-132-018

The property has frontage of 97.23 feet, and a depth of 100.04 feet.

The total property is .22 acres (square feet/acres).

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

1 Building will undergo renovations/improvements. The building is 1 story. The floor areas will consist of a back storage area and a sales showroom.

Value of Construction

Estimated cost of acquisition and construction -	\$400,000
Estimated Employment -	5-10
Estimated start and completion dates -	As soon as approved / Approx. 6 months To complete

Property Owner Information

Name	Matthew Ferris		
Address	3825 Corunna Rd.		
City	Flint		
State	MI		
ZIP Code	48532		
Telephone	Main: (810) 845-7200	Cell: (810) 845-7200	Fax: (810) 235-2734
E-Mail	mFerris317@gmail.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:

This property is currently vacant. The planned improvements for this property will provide a safe establishment to conduct business and also add value to the surrounding properties. Existing building and parking lot. We are putting the site back in use.

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.

Matthew Ferris
Signature of Owner

Matthew Ferris
Signature of Applicant

State of Michigan
County of Oakland

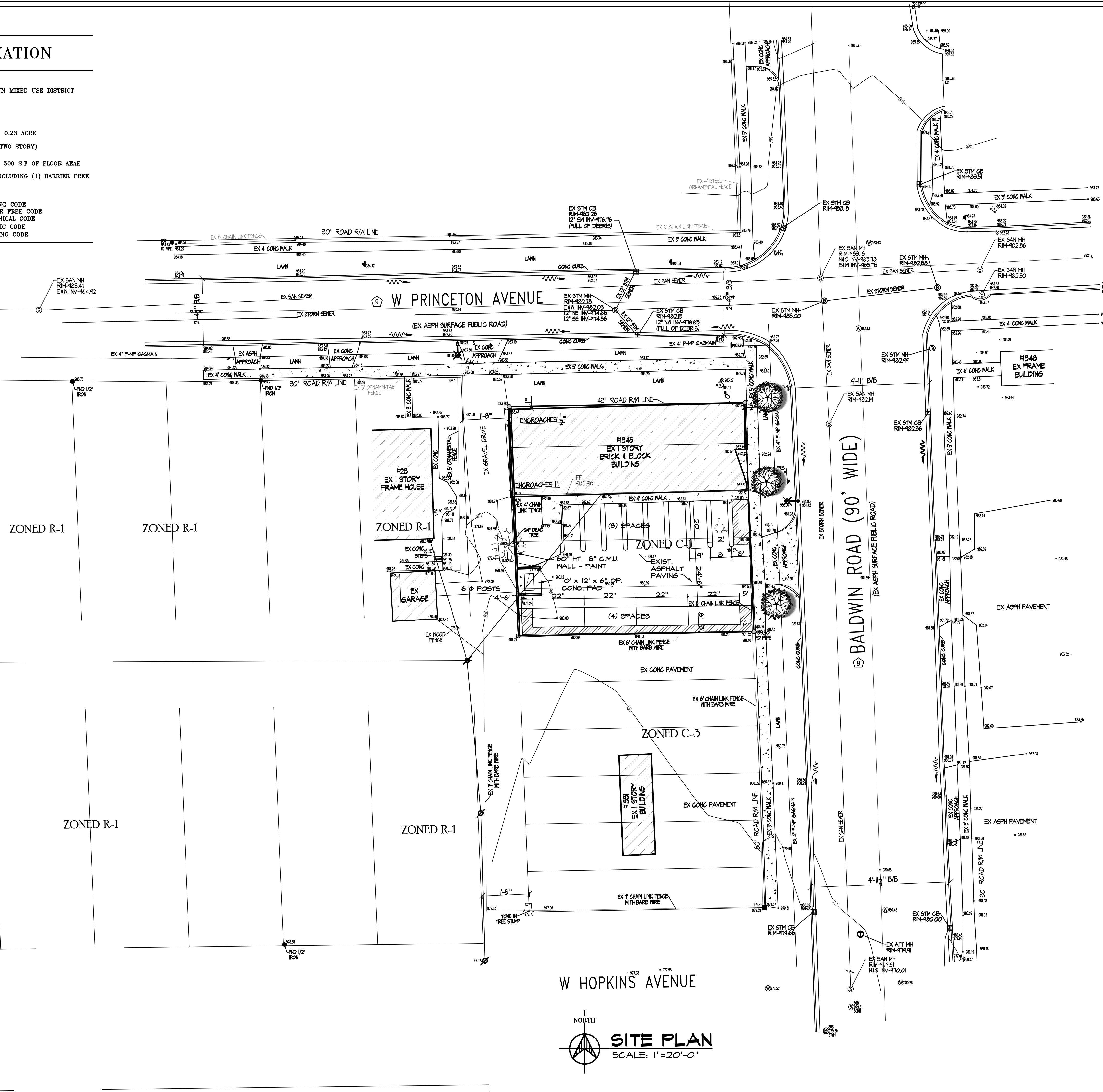
On this 30 day of August, A.D., 2024, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Melona K. Lewis
Notary Public, Oakland County, Michigan
My Commission Expires: 1-31-29

PROJECT INFORMATION

BUILDING DATA:
 PRESENT ZONING C1 - DOWNTOWN MIXED USE DISTRICT
 BUILDING USE GROUP- B (BUSINESS)
 CONSTRUCTION TYPE- 3B
 BUILDING AREA- 3,573 SQ.FT.
 TOTAL LAND AREA- 9,713 SQ.FT. - 0.23 ACRE
 BUILDING HEIGHT- 30'-0" MAX (TWO STORY)
 PARKING REQUIRED (1) SPACE PER 500 S.F OF FLOOR AREA
 PARKING PROVIDED (12) SPACES INCLUDING (1) BARRIER FREE

DESIGN CODES:
 BUILDING CODE - 2015 MICHIGAN BUILDING CODE
 BARRIER FREE CODE - 2009 MICHIGAN BARRIER FREE CODE
 MECHANICAL CODE - 2015 MICHIGAN MECHANICAL CODE
 ELECTRICAL CODE - 2017 NATIONAL ELECTRIC CODE
 PLUMBING CODE - 2015 MICHIGAN PLUMBING CODE



DRAWINGS INDEX

SITE:

- S1 SITE PLAN
- SURVEY
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES

ARCHITECTURAL

- A1 FLOOR PLAN
- A2 ELEVATIONS

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

REGISTERED DESIGN PROFESSIONAL
 IN RESPONSIBLE CHARGE:
 REGISTERED ARCHITECT
 JEFFREY VANCAMP
 LICENSE NO. 1301047808
 EXPIRATION DATE 6-21-2026

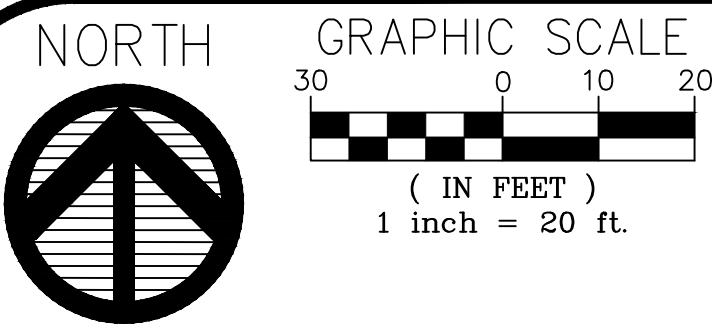


REVISIONS

CREEKWOOD ARCHITECTURE, INC.
 burton, michigan 48509
 tel. (810) 742-0480
 fax (810) 742-8393

11111 s. creekwood

PROJECT: NEW BUILDING REMODELING FOR: **MESA PAVN**
 1545 BALDWIN AVE. PONTIAC MI. CHECKED BY: R.A.S.
 SHEET TITLE: DEMOLITION PLAN
 JOB NO. 24064
 DATE 12 AUG 2024
 SHEET NO. **S1** OF 1

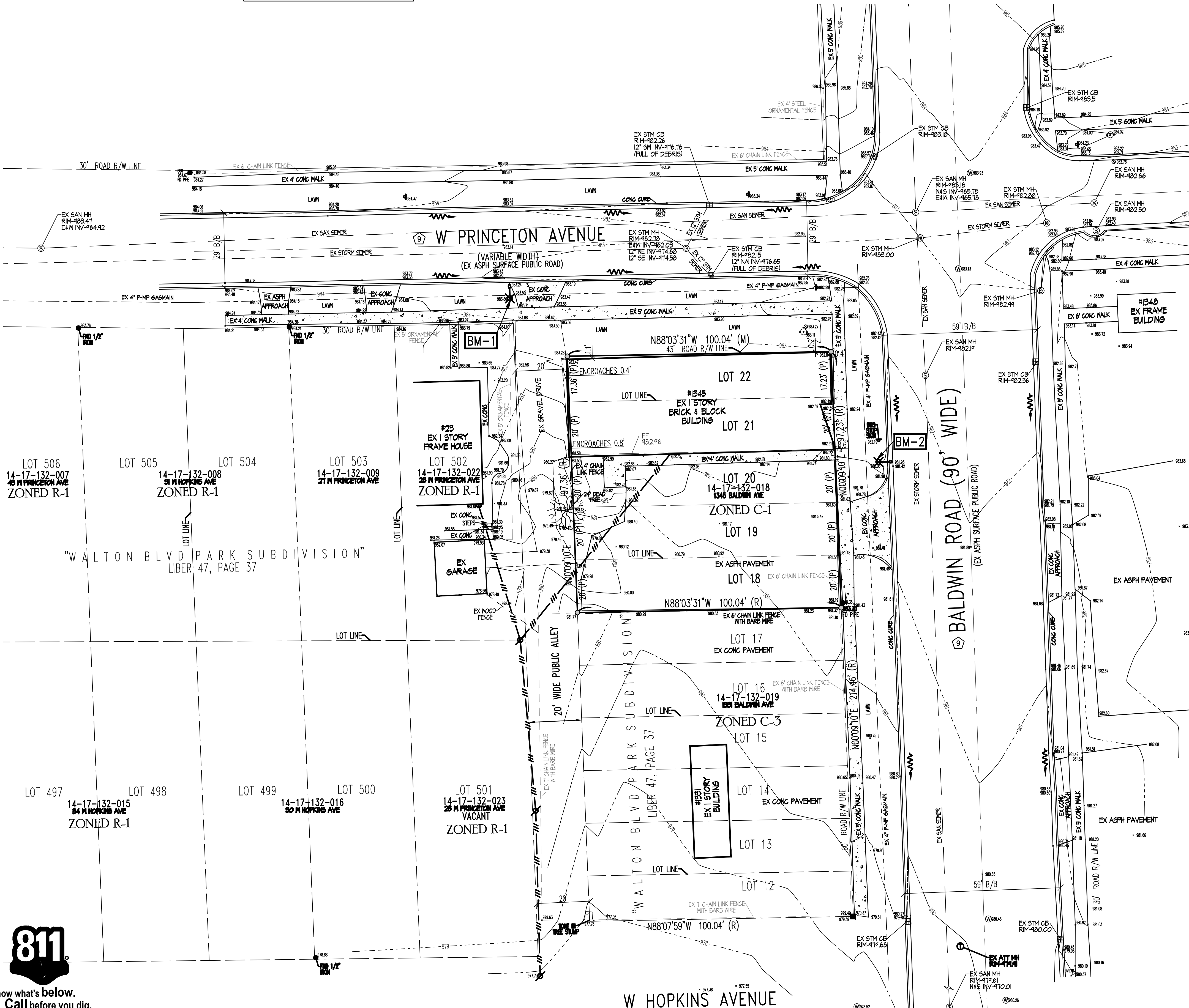


BENCHMARK NO. 1
BENCH TIE IN EASTERLY FACE OF POWER POLE, LOCATED ALONG SOUTHERLY LINE OF W PRINCETON AVENUE, AS SHOWN ELEVATION-984.93 (NAVD88)

BENCHMARK NO. 2
CHISELED 'X' ON SW BOLT OF LIGHT POLE, LOCATED ALONG WESTERLY LINE OF BALDWIN AVENUE, AS SHOWN ELEVATION-982.14 (NAVD88)

ALTA/NSPS LAND TITLE SURVEY OF:
1345 BALDWIN AVENUE,
PONTIAC, MI 48360
PART OF THE NORTHWEST 1/4, SECTION 17,
T3N-R10E, CITY OF PONTIAC,
OAKLAND COUNTY, MICHIGAN

LEGEND	
○	SET IRON #55012
●	FOUND IRON
⊙	FOUND CONCRETE MONUMENT
⊕	MEASURED
⊗	RECORDED
⊘	PLATTED
⊙	FOUND
⊕	EX UTILITY POLE W/GUY WIRE
⊕	EX UTILITY POLE W/LIGHT
⊕	EX LIGHT POLE
⊕	EX OVERHEAD POWERLINES
⊕	EX UTILITY PEDESTAL
⊕	EX ROAD SIGN
⊕	EX MAILBOX
⊕	EX STORM MANHOLE/CATCHBASIN
⊕	EX STORM SEWER
⊕	EX SANITARY MANHOLE
⊕	EX SANITARY CLEANOUT
⊕	EX SANITARY SEWER
⊕	EX GASMAIN
⊕	EX GASMAIN MARKER
⊕	EX GAS/ELEC METER
⊕	EX WATERMAIN
⊕	EX FIRE HYDRANT
⊕	EX WATER MANHOLE
⊕	EX GATEVALVE
⊕	EX WATER MARKER
⊕	EX SURFACE ELEVATION
⊕	EX SURFACE CONTOUR
⊕	BLDG BUILDING
⊕	ASPH ASPHALT
⊕	CONC CONCRETE
⊕	R/W RIGHT OF WAY
⊕	EX EXISTING
⊕	B/B BACK TO BACK
⊕	FF, FFE FINISHED FLOOR ELEVATION
⊕	EX DRAINAGE FLOW ARROW
⊕	EX BUILDING AREA
⊕	EX PAVEMENT AREAS
⊕	EX CONC AREAS
⊕	EASEMENT IDENTIFICATION NUMBER



LEGAL DESCRIPTIONS (AS PROVIDED):
(PER TITLE POLICY PROVIDED BY PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, COMMITMENT DATE: JUNE 24, 2024 8:00 AM)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:
LAND SITUATED IN THE CITY OF PONTIAC, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT: LOTS 18, 19, 20, 21 AND 22, WALTON BOULEVARD PARK SUBDIVISION, AS RECORDED IN LIBER 47, PAGE 37 OF PLATS, OAKLAND COUNTY RECORDS.

SCHEDULE B - EXCEPTIONS FROM COVERAGE - PART II
(PER TITLE POLICY PROVIDED BY PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, COMMITMENT DATE: JUNE 24, 2024 8:00 AM)
RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
EASEMENTS AND SETBACK LINES, IF ANY, AS DISCLOSED ON THE RECORDED PLAT. (DOES NOT AFFECT SUBJECT PROPERTY, NO EASEMENTS OR SETBACKS SHOWN ON PLAT)

EXISTING ZONING INFORMATION:
ACCORDING TO THE CURRENT CITY OF PONTIAC ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-1 (LOCAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) MINIMUM LOT AREA = 2,000 SQ FT
2) MINIMUM LOT WIDTH = 20 FEET
3) FRONT SETBACK = 0 FEET MINIMUM, 10 FEET MAXIMUM
4) SIDE STREET SETBACK = 10 FEET
5) SIDE INTERIOR = 0 FEET
6) REAR SETBACK = 20 FEET
7) MAXIMUM BUILDING HEIGHT = 35 FEET
8) MAXIMUM LOT COVERAGE = NONE SPECIFIED

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER 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 AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYORS NOTES:
1. DATE OF LAST FIELD WORK 08.07.2021
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE VISIBLE IMPROVEMENTS SHOWN.
3. THE SUBJECT PROPERTY IS IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2612500366F, WHICH BEARS AN EFFECTIVE DATE SEPTEMBER 29, 2006.
7. THE BEARINGS ARE BASED ON THE WEST LINE OF BALDWIN AVENUE, BEING N00°09'10"E.
8. AT THE TIME OF SURVEY, NO UTILITY PLANS WERE PROVIDED.
9. TOTAL PROPERTY AREA IS 0.22± GROSS ACRES OR 9,731 SQUARE FEET OF LAND.

SURVEYORS CERTIFICATE:
TO (i) TARGET SALES LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND (ii) PRIMARY TITLE AGENCY, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 28769, WITH AN EFFECTIVE DATE OF JUNE 24, 2024 8:00 AM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, AND 4 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1, 2024.

DATE OF PLAT OR MAP: AUGUST 15, 2024

JASON P. WHITE, P.S. NO. 55012

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

SCALE: 1"=20'
JOB NO. 24-277

PREPARED FOR:
CHASE FERRIS
1345 BALDWIN AVENUE
PONTIAC, MI 48340
PHONE: 239.284.8151

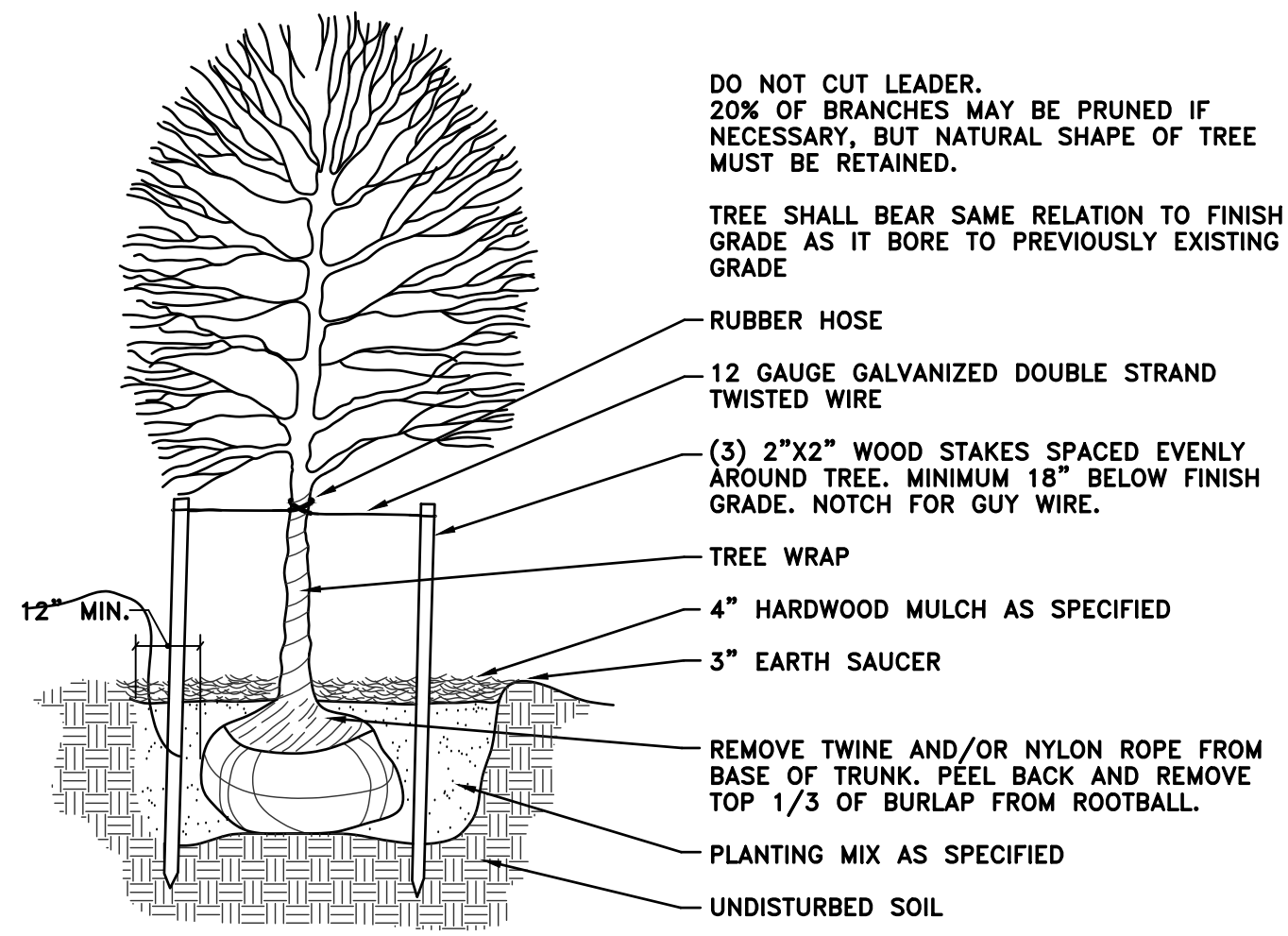
PART OF THE NORTHWEST 1/4,
SECTION 17, T3N-R10E
CITY OF PONTIAC, OAKLAND CO, MI

F&E
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

ALTA/NSPS LAND TITLE SURVEY OF:
1345 BALDWIN AVENUE,
PONTIAC, MI 48360

REVISIONS	DRN. BY:	D.S.S.	08.09.2024	SHEET NO:
	DSN BY:	J.R.B.	"	1 of 1
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

FILED: 08/24/2024 1345 BALDWIN, PONTIAC, OAKLAND CO, MI



DO NOT CUT LEADER. 20% OF BRANCHES MAY BE PRUNED IF NECESSARY, BUT NATURAL SHAPE OF TREE MUST BE RETAINED.

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE

RUBBER HOSE

12 GAUGE GALVANIZED DOUBLE STRAND TWISTED WIRE

(3) 2"x2" WOOD STAKES SPACED EVENLY AROUND TREE. MINIMUM 18" BELOW FINISH GRADE. NOTCH FOR GUY WIRE.

TREE WRAP

4" HARDWOOD MULCH AS SPECIFIED

3" EARTH SAUCER

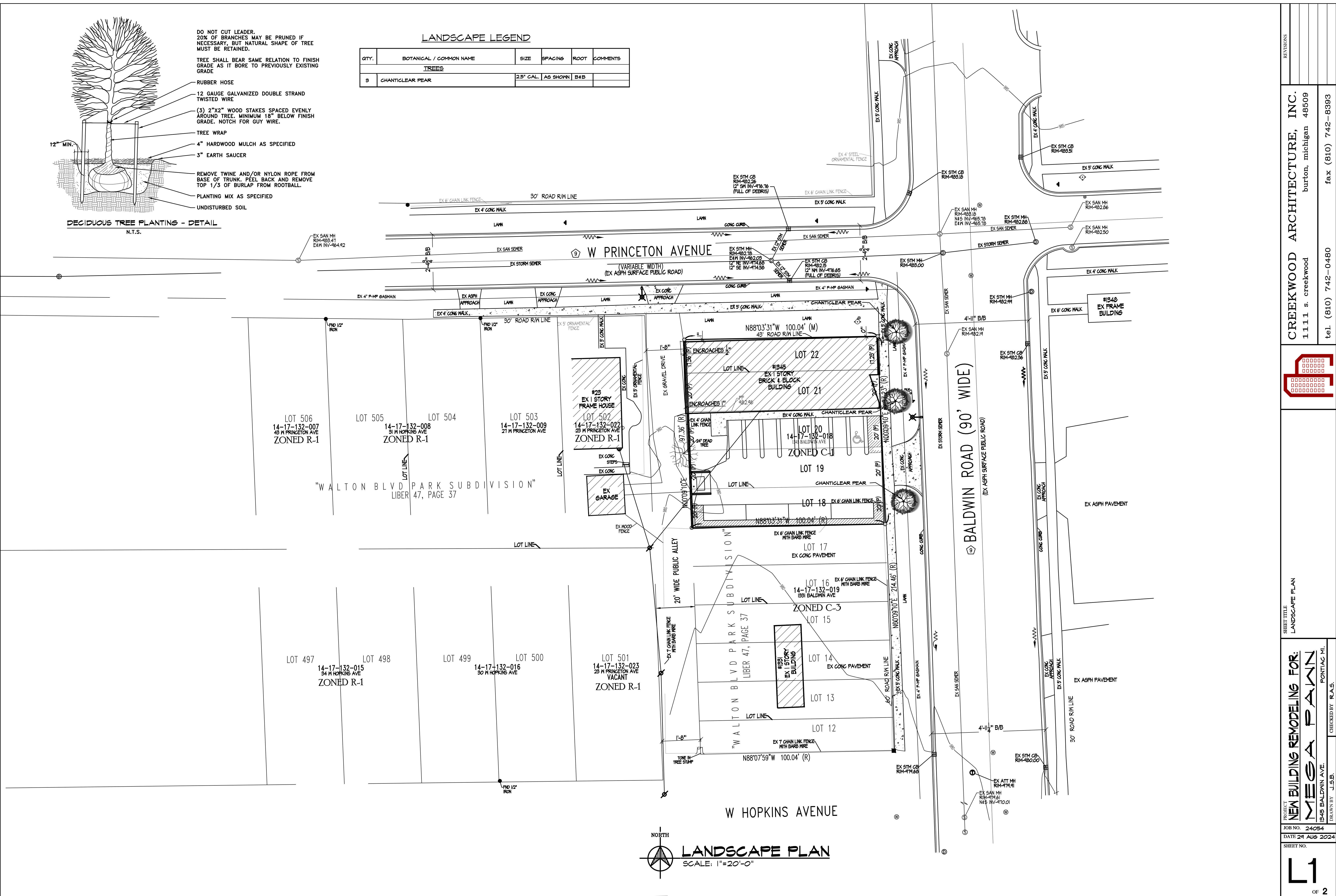
REMOVE TWINE AND/OR NYLON ROPE FROM BASE OF TRUNK. PEEL BACK AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.

PLANTING MIX AS SPECIFIED

UNDISTURBED SOIL

LANDSCAPE LEGEND

QTY.	BOTANICAL / COMMON NAME	SIZE	SPACINGS	ROOT	COMMENTS
TREES					
3	CHANTICLEAR PEAR	2.5' CAL.	AS SHOWN	B4B	



REVISIONS

CREEKWOOD ARCHITECTURE, INC.
burton, michigan 48509
tel. (810) 742-0480
fax (810) 742-8393

SHEET TITLE
LANDSCAPE PLAN

PROJECT
NEW BUILDING REMODELING FOR:
MESA PAVN
1845 BALDWIN AVE. PONTIAC MI.
DRAWN BY J.S.B. CHECKED BY R.A.S.

JOB NO. 24054
DATE 29 AUG 2024
SHEET NO.

L1
OF 2

HYDRO-SEEDING SPECIFICATIONS:

- 1) THE CONTRACTOR SHALL REMOVE ALL WEEDS, STONES OVER 1" IN DIAMETER, ROOTS, BRUSH, STAKES, BUILDING MATERIAL AND OTHER DEBRIS.
- 2) AREAS INDICATED "TURF" SHALL BE HYDRO-SEEDED WITH A PUMP RATED AND OPERATED AT NO LESS THAN 100 GPM AND NO LESS THAN 100 PSI, WITH A MECHANICAL AGITATOR THAT WILL ENSURE UNIFORM SUSPENSION OF SEED AND FERTILIZER IN WATER. EACH 1000 GALLONS OF SLURRY MIX SHALL CONTAIN 1500 lbs. OF APPROVED CELLULOSE FIBER, 200 lbs. OF THE SPECIFIED SEED MIXTURE AND 500 lbs. OF AN APPROVED 12/12/12 COMMERCIAL FERTILIZER.

APPLY SEED AND FERTILIZER AT A RATE OF NOT LESS THAN 1000 GALLONS OF SLURRY PER ACRE.
- 3) FINISH GRADING - AFTER CLEAN UP AND PRIOR TO TOP SOILING, THE CONTRACTOR SHALL FINE GRADE WITH MECHANICAL EQUIPMENT AND HAND RAKING IF REQUIRED TO BRING ALL AREAS TO THE DESIGN GRADES INDICATED ON THE SITE PLAN AND NECESSARY TO MAINTAIN POSITIVE DRAINING.
- 4) TOPSOIL SHALL BE UNIFORMLY SPREAD TO SUPPORT SEED GERMINATION AND PROCEEDURE TURF. TOPSOIL SAMPLE MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT AND THE SOURCE DESIGNATION BY THE CONTRACTOR.
- 5) SEED MIXTURE
 - A. 40% KENTUCKY BLUEGRASS
 - B. 30% "PENNLAWN" RED FESCUE
 - C. 30% "PENNFINE" PERENNIAL REGRESS
- 6) SEED AND FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE MANUFACTURER'S ORIGINAL SEALED CONTAINERS, STATING MIXTURE COMPONENTS AND PERCENTAGES. SEED AND FERTILIZER OTHERWISE DELIVERED WILL NOT BE ACCEPTED.
- 7) WATERING

THE CONTRACTOR HAS THE RESPONSIBILITY OF IRRIGATING THE SEED BED.
- 8) GUARANTEE

THE CONTRACTOR SHALL OVERSEED ALL AREAS THAT HAVE BARE SPOTS IN EXCESS OF ONE SQ. FT. IN SIZE.
- 9) INSPECTION

THE LANDSCAPE ARCHITECT SHALL BE THE OWNER'S AGENT FOR THIS WORK AND WILL DETERMINE COMPLETION AND ACCEPTANCE OF WORK PERFORMED, AND WILL MAKE CASUAL INSPECTION DURING SEEDING OPERATIONS. PROMPT CLEAN-UP OF THE SITE UPON COMPLETION WILL BE REQUIRED. WALKS AND DRIVES SHALL BE KEPT CLEAN AND PASSABLE.

SITE CONDITIONS:

THE LANDSCAPE CONTRACTOR SHALL NOT OBSTRUCT ROADS, PARKING AREAS OR WALKS WITH MATERIALS, EQUIPMENT OR DEBRIS. THE ENTIRE PARKING AREA MUST BE AVAILABLE FOR CAPACITY USE DURING WORKING HOURS. SPECIAL ARRANGEMENTS WILL BE MADE TO ISOLATE SPECIFIC AREAS REQUIRED FOR CONSTRUCTION. THESE AREAS WILL BE PRE-ARRANGED WITH HIGH ADMINISTRATION BY THE LANDSCAPE ARCHITECT.

GENERAL NOTES:

- 1) ALL PLANTING AREAS TO RECEIVE 3" WASHED STONE (3/4"-1"-1 1/2" DIA.) W/ DE-WIT FABRIC WEED BARRIER UNDERLAYMENT. UNLESS OTHERWISE NOTED
- 2) LAWN EDGING TO BE COMMERCIAL GRADE BLACK PLASTIC
- 3) GROUND COVER PLANTS TO BE PLANTED IN SOIL MIX (NO STONE AROUND.)

NOTE:

ALL LAWN AND LANDSCAPED AREAS ARE TO BE FULLY IRRIGATED. - SUPPLIER TO PROVIDE SHOP DRAWINGS

GENERAL NOTES

ALL LANDSCAPE AREAS ADJACENT TO DRIVES OR PARKING AREAS ARE TO BE CURBED WITH A MINIMUM 6" CONCRETE CURBING.

ALL PLANTING BEDS ARE TO BE EDGED.

ALL LANDSCAPING IS TO BE CONTINUOUSLY MAINTAINED.

ALL SITE IMPROVEMENTS DETAILED ON THIS PLAN ARE TO BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

ALL RIGHT OF WAY AREAS ARE TO BE SEEDED OR SODDED.

ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE TRUE TO NAME, FREE FROM PHYSICAL DAMAGE AND WIND BURN. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.

PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.

ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL YEAR FOLLOWING PLANTING.

ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

PROVIDE CLEAN BACK FILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF ANY DEBRIS, FOREIGN MATERIAL, AND STONE. "AGRIFORM" TABS OR SIMILAR SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANTING PITS BEFORE BEING BACKFILLED.

ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 4". MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONSISTENT SIZE.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON THE LANDSCAPE DRAWINGS AND SPECIFICATIONS.

NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.

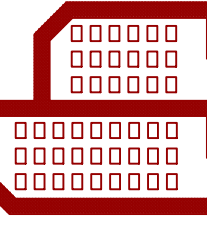
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.

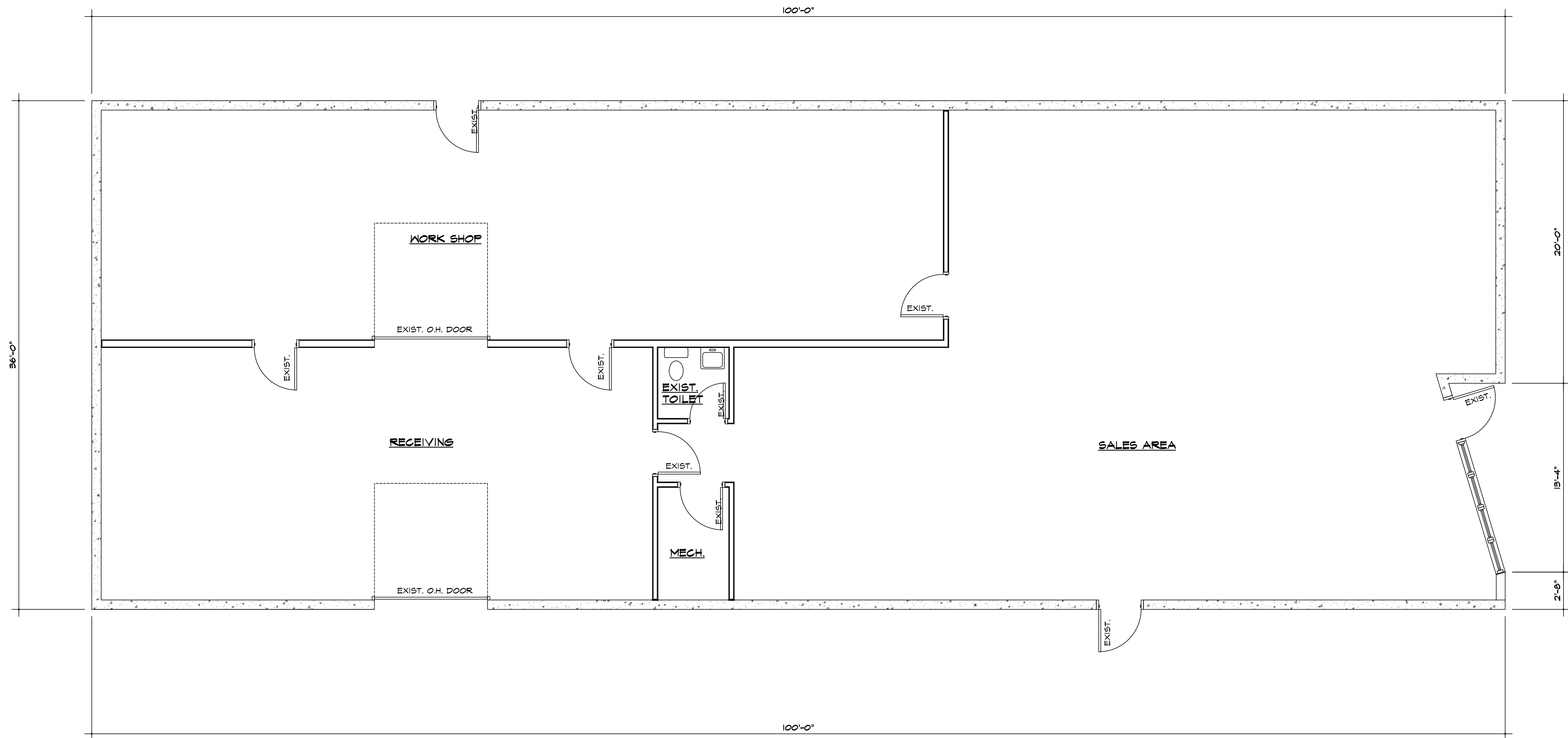
THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, IF REQUESTED BY OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING PLANT QUANTITIES TO ENSURE QUANTITIES ON DRAWINGS AND PLANT LIST ARE THE SAME. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLANS SHALL PREVAIL.

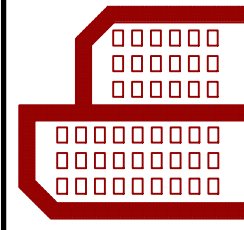
THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED DURING CONSTRUCTION, THROUGHOUT THE DEVELOPMENT.

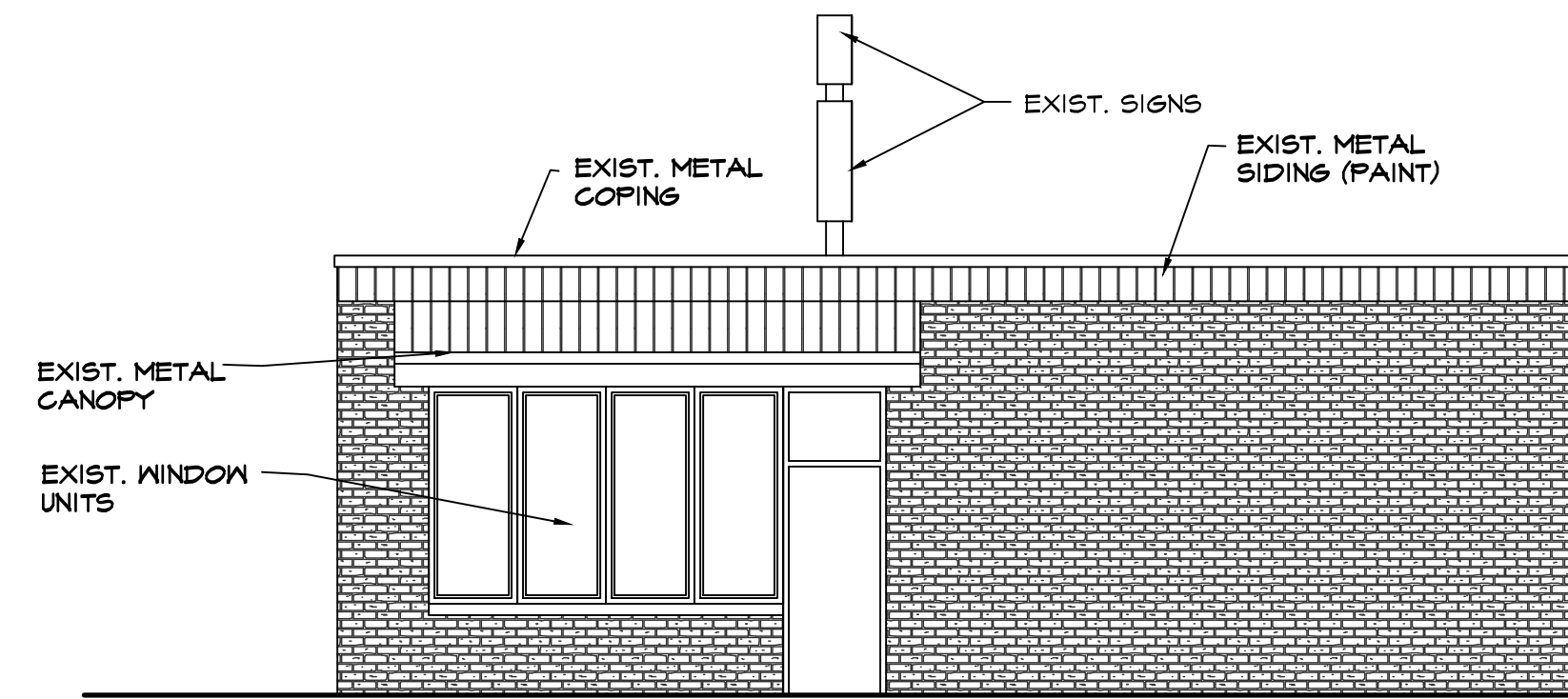
A PRE-EMERGENT WEED CONTROL AGENT, "PREEN" OR EQUAL, SHALL BE APPLIED UNIFORMLY TO ALL PLANTING BEDS PRIOR TO MULCHING.

Revision									
									
CREEKWOOD ARCHITECTURE, INC. burton, michigan 48509 1111 s. creekwood tel. (810) 742-0480 fax (810) 742-8393									
PROJECT: NEW BUILDING REMODELING FOR: MESA PAVAN 1345 BALDWIN AVE. PONTIAC MI. DRAWN BY: J.S.B. CHECKED BY: R.A.B.									
SHEET TITLE: LANDSCAPE NOTES									
JOB NO. 24054 DATE 29 AUG 2024 SHEET NO. L2 of 2									



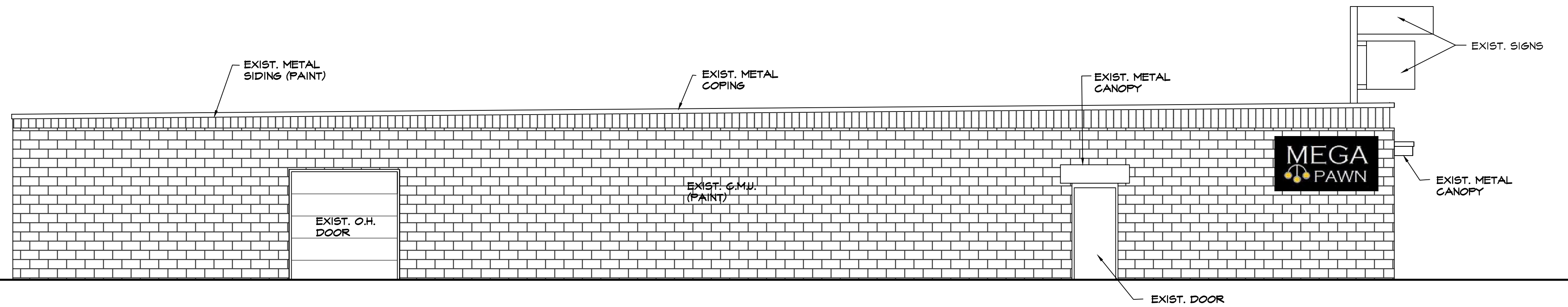

EXIST. FLOOR PLAN
 SCALE: 1/4"=1'-0"

PROJECT NEW BUILDING REMODELING FOR: MESA PAVN <small>1545 BALDWIN AVE. PONTIAC, MI.</small> <small>DRAWN BY J.S.B. CHECKED BY R.A.S.</small>	SHEET TITLE FLOOR PLAN		CREEKWOOD ARCHITECTURE, INC. burton, michigan 48509 tel. (810) 742-0480 fax (810) 742-8393	REVISIONS
A1	OF 2			

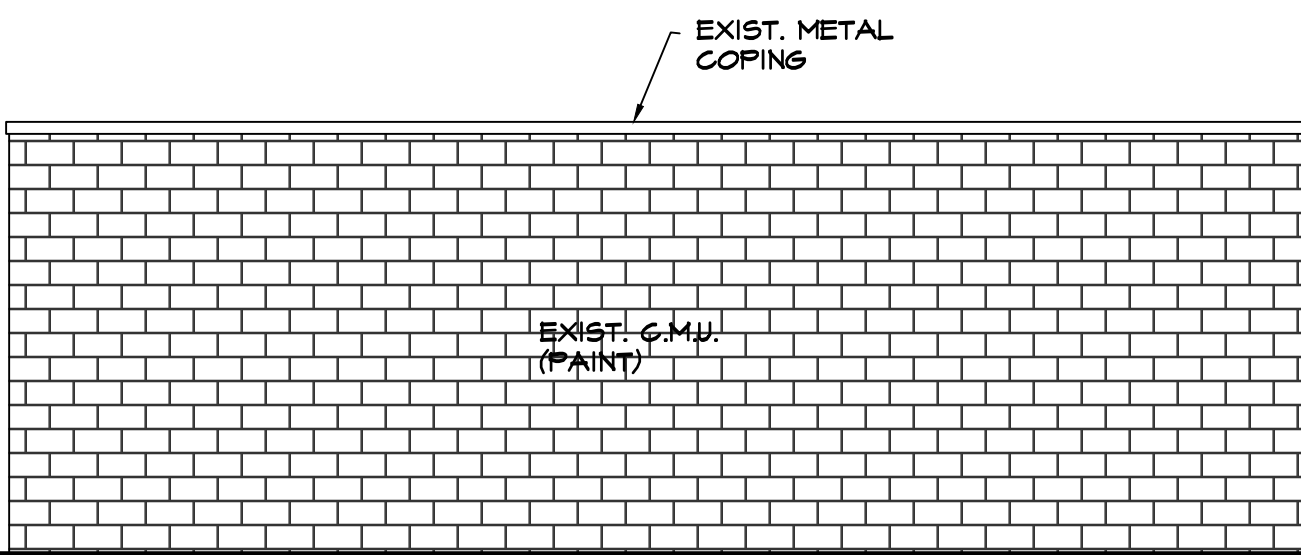


FRONT ELEVATION
SCALE: 3/16"=1'-0"

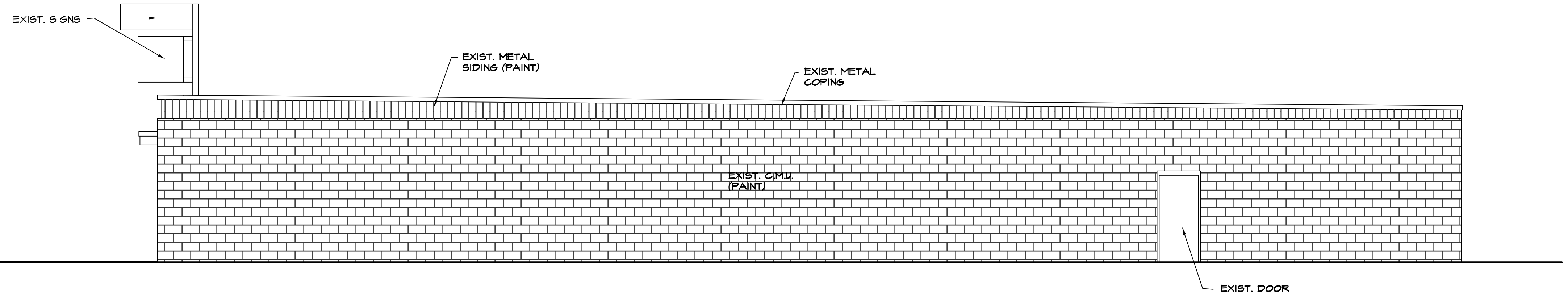
EXIST. FACE BRICK - (PAINT)



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



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



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

REVISIONS	
CREEKWOOD ARCHITECTURE, INC.	burton, michigan 48509
1111 s. creekwood	tel. (810) 742-0480
	fax (810) 742-8393
SHEET TITLE	DEMOLITION PLAN
PROJECT	NEW BUILDING REMODELING FOR: MEGA PAWN 1345 BALDWIN AVE. PONTIAC MI.
JOB NO.	24054
DATE	29 AUG 2024
DRAWN BY	J.S.B.
CHECKED BY	R.A.S.
SHEET NO.	A2 OF 2

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
 FROM: Corey Christensen, Senior Planner
 DATE: September 24, 2024
 RE: Preliminary Site Plan: Personal Service Establishment/Retail, 148 E Howard St.

Executive Summary

SPR 24-024 is a request for site plan approval Nathan Stephenson to construct for a multi-tenant commercial building and site at 148 E Howard St. The previous structure on site suffered a fire and was ticketed as a “Dangerous building” by the City of Pontiac Code Enforcement team in June of 2023. The applicant subsequently applied for and received a rezoning to C-1 Local Business to allow for redevelopment of the site. The applicant is now proposing a single structure with three tenant spaces.

Quick Facts	
Zoning	Local Business C-1 (P-1 Parking Area)
Request	Preliminary Site Plan Approval
Proposed Use	Personal Service Establishment/Retail
Parcel Size	24,829 Sq. Ft.

Staff recommends the Planning Commission approve the preliminary site plans with four (4) conditions.



Figure 1: Aerial of the Existing Site

Proposal

The applicant is proposing a new single story retail building. The footprint of the building is 4,900 square feet with some parking to the east and the rest of the parking proposed for across E Howard St. The structure will have three tenant spaces that are currently proposed to be used as a barber shop, laundromat, and banquet space for less than 50 persons.

Background

Code enforcement first identified a dangerous building on site on June 26, 2023. The owner was notified and encouraged to begin the process of acquiring all the permits and approvals necessary to bring the structure and property into operational and code-compliant condition. The applicant was informed he would need to rezone the property and receive site plan approval for the new building.

The subject properties was rezoned on January 3, 2024, by the Pontiac City Council. The two parcels south of E Howard Street, 14-28-104-009 and 14-29-239-018, were rezoned from R-2 to C-1 Local Business while the two parcels north of E Howard Street, 14-28-103-017 and 14-28-103-016, were rezoned from R-2 to P-1 Parking. The applicant submitted their site plan application on June 18, 2024.

Planning Commission reviewed this item in an Informational Session at the August 7 Planning Commission meeting.

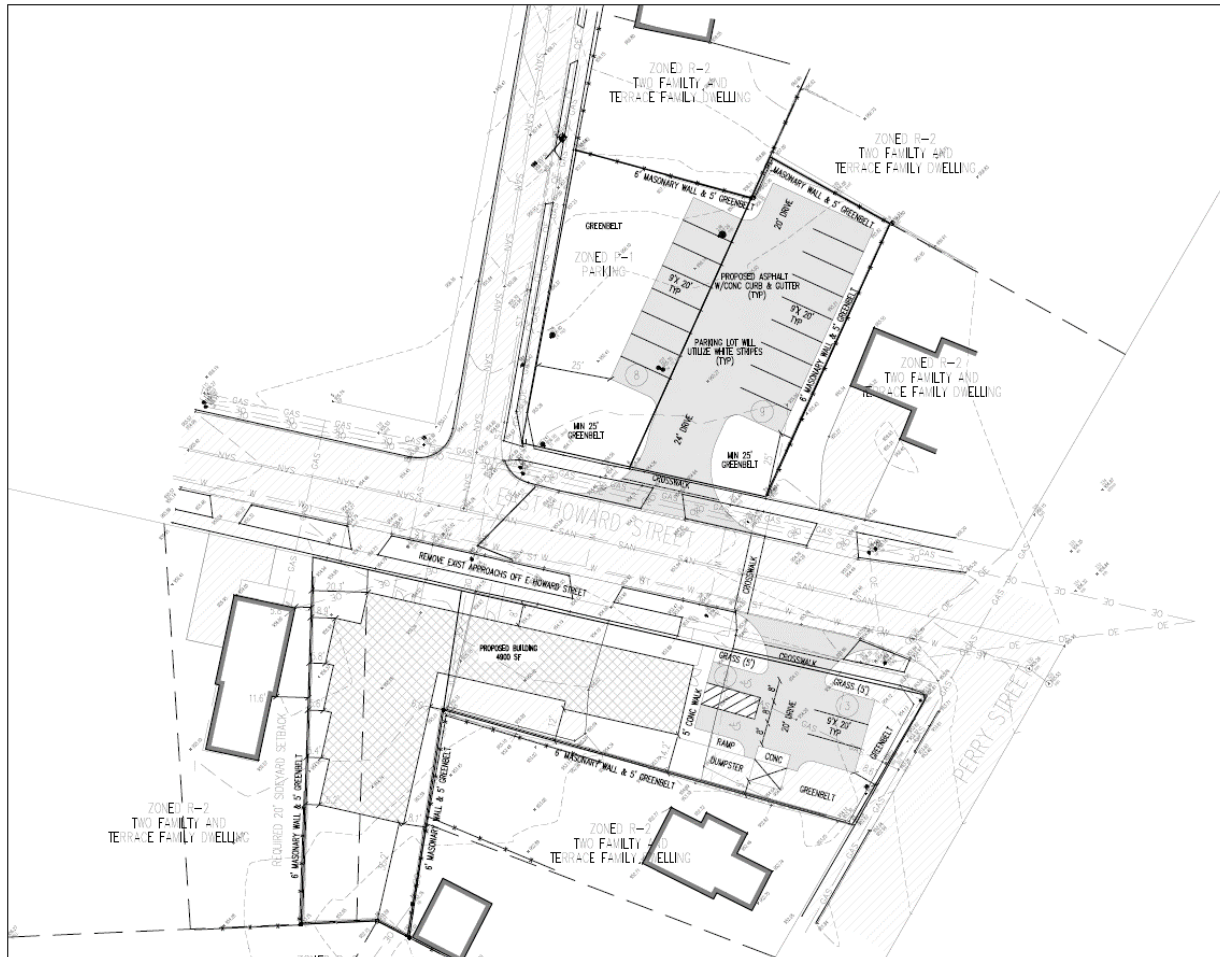


Figure 2: Proposed Site Plan

Staff Review

Staff conducted a review of the site plans on September 24, 2024, and provided feedback on lighting, landscaping, and parking to the applicant. Items identified below are the deficiencies in the site plan that must be addressed prior to issuing any approval.

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

Dimension and Development Standards – Article 2 Chapter 3

2.308 C-1 LOCAL BUSINESS/RESIDENTIAL MIXED USE DISTRICT – The applicant is a new structure on two parcels and an associated parking lot to the north of E Howard St. **The proposed structure complies with all dimensional requirements as long as the associated parcels are combined. This should be a condition of approval.**

2.304 – 2.314 DISTRICT SPECIFIC REQUIREMENTS – The P-1 Parking district requires a 25 foot setback and a Type B buffer wherever the parking lot is adjacent to residentially zoned or used land. The site plans comply with this requirement.

Private Frontage Design Standards – Article 2 Chapter 4

2.405 FRONT PARKING – The applicant is proposing a façade primarily composed of brick and fiber-cement siding. It is unclear from the plans what the proposed transparency is, however, it appears to be far less than 40%. **The applicant will need to revise the plans to provide at least 40% transparency.**

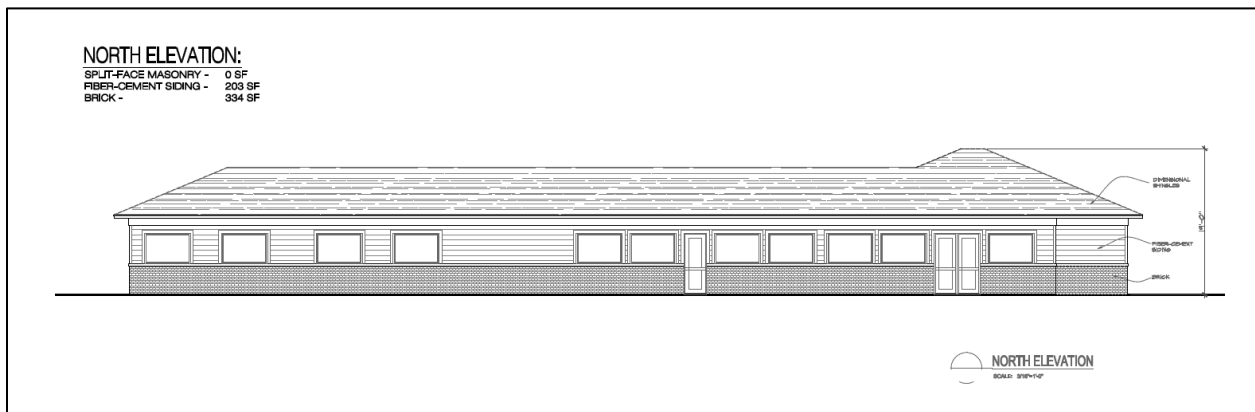


Figure 3: Proposed Front Facade

Generally – Article 4 Chapter 2

4.202 ACCESS MANAGEMENT – The existing second approach off E Howard is proposed to be removed.

Parking – Article 4 Chapter 3

4.305(C) PEDESTRIAN CIRCULATION – Planning staff defers to the City Engineer regarding the best location of the crosswalk. It should be a condition of approval that the applicant will work with the City Engineer to place the crosswalk appropriately as part of Final Site Plan Review.

Landscaping and Buffering – Article 4 Chapter 4

4.405 BUFFER REQUIREMENTS – The applicant is proposing the appropriate buffers, however, more information is needed. **Please provide details on the proposed masonry walls.**

Exterior Lighting – Article 4 Chapter 5

The applicant is proposing three downward-directed and fully shielded lights for the parking area. The applicant has provided photometrics demonstrating there will not be light pollution impacting nearby residences.

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.

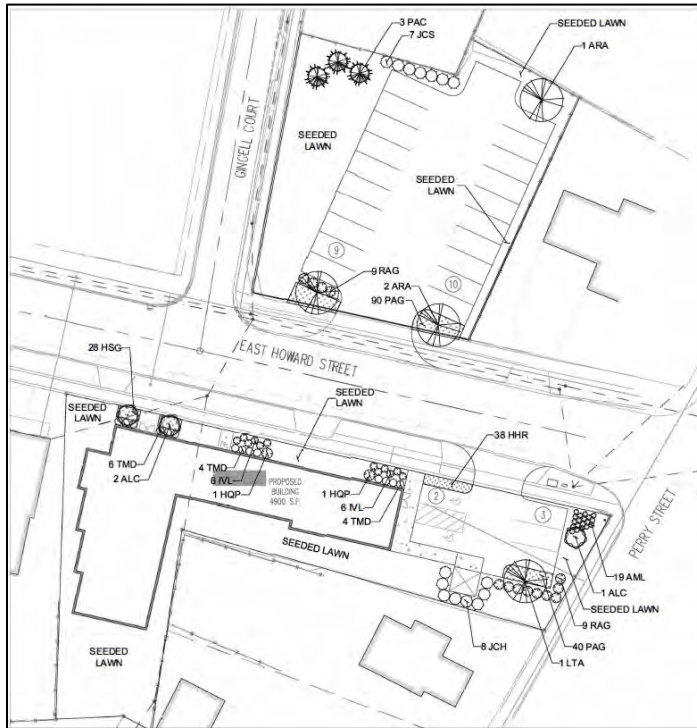


Figure 4: Proposed Landscaping Plan

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:

- a. **Circulation.** *The proposed site has adequate traffic circulation and pedestrian access for barrier-free spaces. The City Engineer will need to review the crosswalk location and determine if it should be moved.*
- b. **Buildings.** *The buildings and structures proposed to be located upon the premises are so situated as to minimize adverse effects upon owners and occupants of adjacent properties.*
- c. **Natural Features.** *There are no existing natural features in need of protection.*
- d. **Site Layout and Screening.** *The applicant has met the ordinance requirements for proper buffering of the retail structure and the associated parking lot.*
- e. **Compliance with the Zoning Ordinance.** *Site Plans must be revised to provide additional information as part of the Final Site Plan review.*

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 ordinance compliance deficiencies that need to be addressed prior to bringing this forward to the Planning Commission for a formal decision.

Staff Recommendation

Staff recommends **APPROVAL** of the preliminary site plan with the following four (4) conditions:

1. The subject parcels shall be combined before the Final Site Plan is approved.
2. The front façade shall be revised to provide at least 40% transparency.
3. The applicant shall amend the plans to seek approval from the City Engineer on these two items.
 - a. The Curb Aprons on E. Howard must be reduced to comply with City Standards
 - b. The crosswalk on E. Howard St. and Sidewalk Ramps must be relocated to the intersection of E. Howard St. and Gingell Ct.
4. The applicant shall provide Further details on the proposed masonry walls to comply with the zoning ordinance.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the requested site plan for a barbershop, laundromat, and place of assembly at 148 E Howard based on the findings of fact identified in the staff report.

SAMPLE MOTION TO DENY:

I move to DENY the requested site plan for a barbershop, laundromat, and place of assembly at 148 E Howard 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 barbershop, laundromat, and place of assembly at 148 E Howard until the regularly scheduled November 6, 2024 Planning Commission meeting.



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: 148 E. Howard St

Office Use Only

Sidwell Number: 14-28-104-009 14-28-733-08

PF Number: _____

Date: 6-18-24 ^{14-28-103-016, 14-28-103-017}

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	<u>NATHAN STEPHENSON</u>		
Address	<u>290 LIBERTY APT # 9</u>		
City	<u>PONTIAC</u>		
State	<u>MI</u>		
ZIP Code	<u>48341</u>		
Telephone	Main: <u>(248) 894-3305</u>	Cell: <u>→</u>	Fax: _____
E-Mail	<u>AAEXPEDITING@YAHOO.COM</u>		

Project and Property Information

Name of Proposed Development: BARBER/SALON NORTH PERRIN

The subject property is location at 148 E. HOWARD on the N/S/E/W side of P
between HOWARD and GLADSTONE.

The property is zoned: C-1

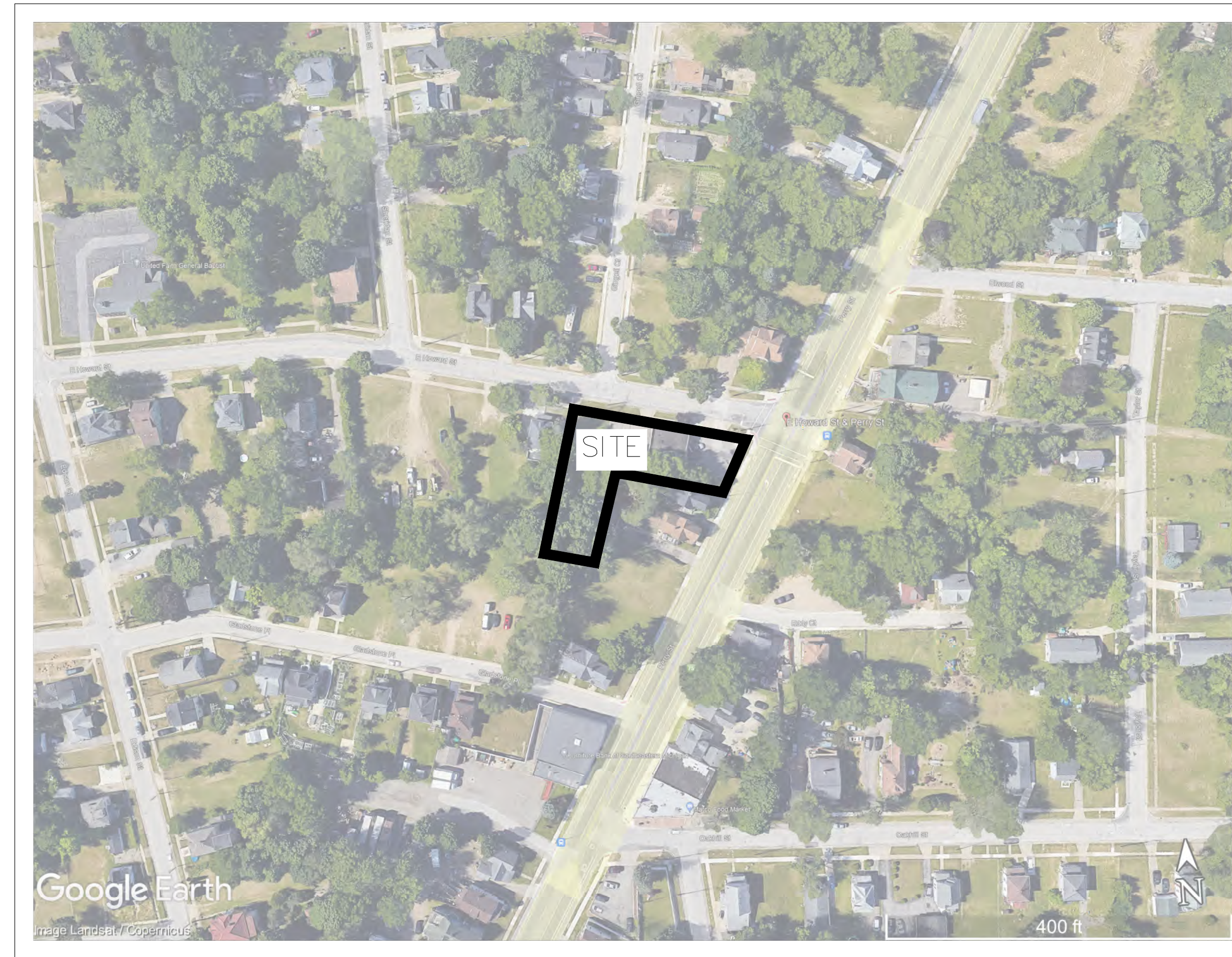
It is proposed that the property will be used as: BARBER SHOP/SALON

The subject property is legally described as follows (include sidwell numbers):
see - site plans.

The property has frontage of 227.31 feet, and a depth of 132.48 feet.

The total property is 24,977 (square feet/acres).

SITE PLAN FOR PROPOSED ONE STORY COMMERCIAL BUILDING



CLIENT

NATE STEVENSON
148 EAST HOWARD STREET, PONTIAC, MI48342

ENGINEER

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

SITE ADDRESS

148 EAST HOWARD STREET,
PONTIAC, MI 48342

PARCEL ID NUMBER

14-28-104-009
14-28-233-018
14-28-103-016
4-28-103-017

ZONING

C 1 - LOCAL BUSINESS/RESIDENTIAL MIXED USE DISTRICT

BASIS OF BEARINGS

BEARINGS HEREON BASED ON THE MICHIGAN STATE
PLANE COORDINATE SYSTEM, NAD83(2011) SOUTH ZONE,
ALL DISTANCES FIELD MEASURED.

LEGAL DESCRIPTION

14-28-104-009
LOTS 15 AND 16, "ASSESSOR'S PLAT 25", PARTS OF THE NW 1/4 SEC. 28 AND
NE 1/4 SEC. 29, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN.
RECORDED IN LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY
RECORDS. 7733 SQ.FT. / 0.1775 AC ± AS SURVEYED

14-28-233-018
LOT 14, "ASSESSOR'S PLAT 25", PARTS OF THE NW 1/4 SEC. 28 AND NE 1/4
SEC. 29, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN. RECORDED IN
LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY RECORDS.
5974 SQ.FT / 0.1371 AC ± AS SURVEYED

14-28-103-016
LOT 10, "ASSESSOR'S PLAT 24", PARTS OF THE SW 1/4 SEC. 21 AND NW 1/4
SEC. 28, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN. RECORDED IN
LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY RECORDS.
5585 SQ.FT. / 0.1282 AC ± AS SURVEYED

14-28-103-017
LOT 9, "ASSESSOR'S PLAT 24", PARTS OF THE SW 1/4 SEC. 21 AND NW 1/4 SEC.
28, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN. RECORDED IN
LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY RECORDS.
5685 / 0.1305 AC ± AS SURVEYED

SHEET INDEX

C-1 COVER SHEET
C-2 EXISTING CONDITIONS
C-3 PROPOSED SITE PLAN
LP-1 LANDSCAPE PLANTING PLAN
LIGHTING PLAN SHEET 1 OF 1
A-100 PROPOSED FLOOR PLAN

FEMA NOTE:
SUBJECT PARCELS LIE IN ZONE X - AREAS OF MINIMAL FLOOD
HAZARD FIRM PANEL 26125C0368F, EFFECTIVE DATE 09/29/2006

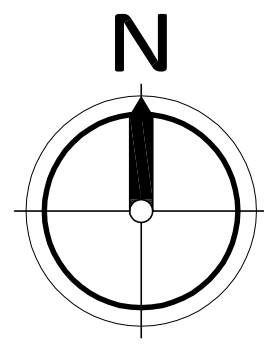


DATE	ISSUE	BY	DATE	ISSUE	BY	PROJECT	DATE	CKD. BY	DATE	
9-13-24	PRELIMINARY SITE PLAN	MDM				PROPOSED COMMERCIAL BUILDING 148 EAST HOWARD STREET PONTIAC, MI 48342	5-12-2024			
							FAIRWAY ENGINEERING LLC LAND DEVELOPMENT - STRUCTURAL - GEOTECH 28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 P: (248) 214-5913			
							SECTION 29 T-3-N. R-10-E.			



COVER SHEET

JOB No. 24-1015
SHEET C-1
SHEET 1 OF 3



PROPERTY DESCRIPTIONS:

14-28-104-009
LOTS 15 AND 16, "ASSESSOR'S PLAT 25", PARTS OF THE NW 1/4 SEC. 28 AND NE 1/4 SEC. 29, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN. RECORDED IN LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

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5685 / 0.1305 AC ± AS SURVEYED

LINETYPE LEGEND

- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- GAS
- UG TELCOMM
- UG ELECTRIC
- MINOR CONTOUR
- MAJOR CONTOUR
- x-x- FENCE LINE

BASIS OF BEARINGS:

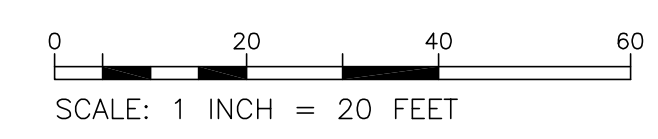
BEARINGS HEREON BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83(2011) SOUTH ZONE, ALL DISTANCES FIELD MEASURED.

FEMA NOTE:

SUBJECT PARCELS LIE IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD
FIRM PANEL 26125C0368F, EFFECTIVE DATE 09/29/2006

UNDERGROUND UTILITY INFORMATION AS SHOWN WAS GATHERED IN PART FROM FIELD OBSERVATION AND IN PART FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE ACCURACY AND/OR COMPLETENESS THEREOF.

CALL MISS-DIG (800) 482-7171 OR 811 AT LEAST 72 HOURS BEFORE COMMENCING ANY EXCAVATION

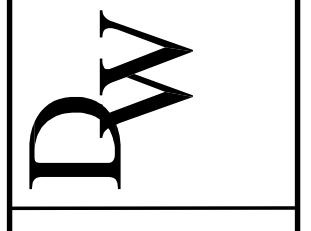


REVISION A

REV.	DATE	DESCRIPTION
B	10/03/24	REVISED/ADDED SEWER INERTS
A	03/19/24	REVISED SANITARY/WATER/STORM LINWORK

HORIZONTAL DATUM	VERTICAL DATUM	SOURCE
M. S.P.C.	NAVD83(GEOD18)	MDOT CORRS

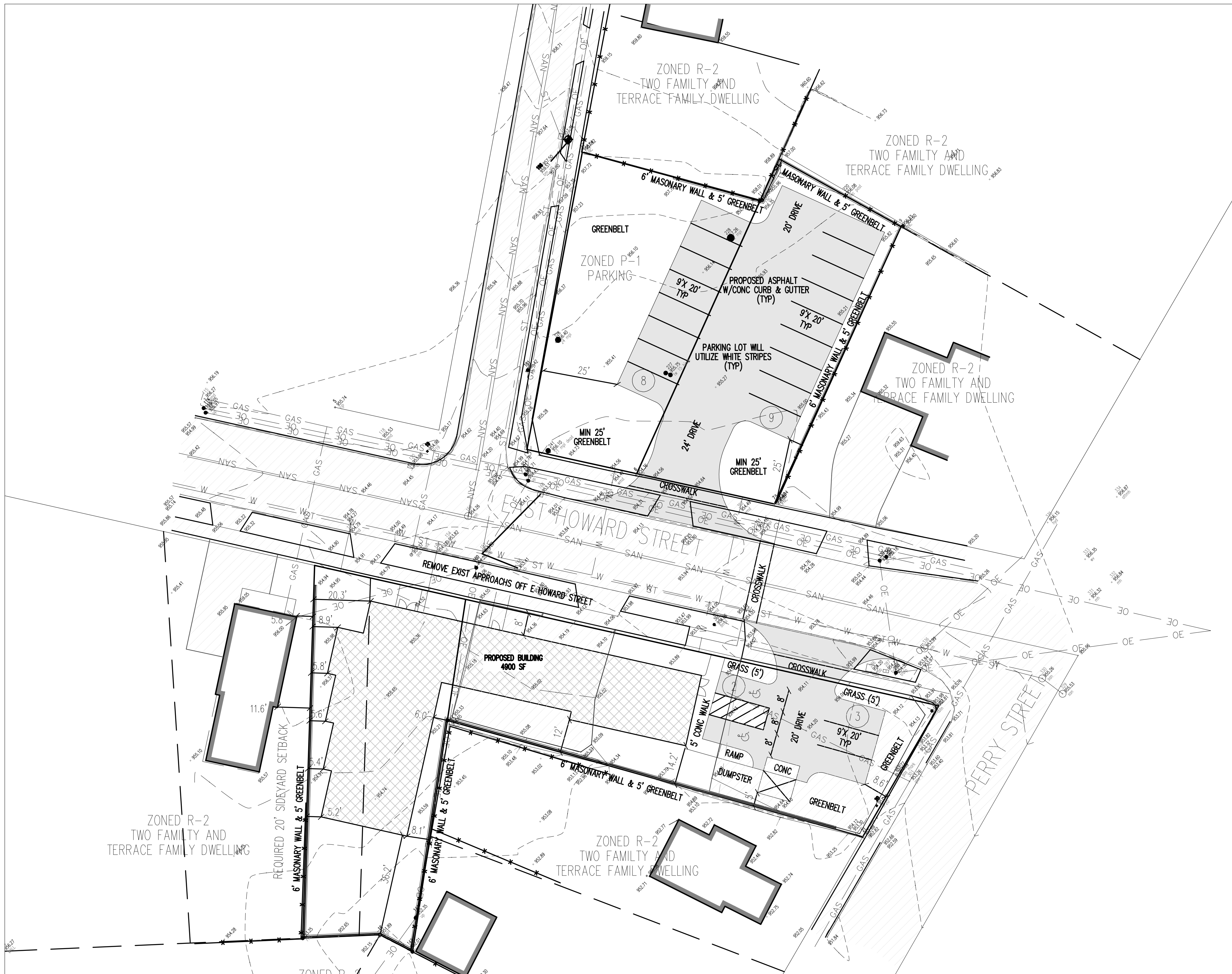
David White Land Surveying, PLLC
Boundary - Topographic - Construction - ALTA
44 DENNISON STREET, OXFORD, MICHIGAN 48371
Professional Land Surveyor
734.353.0135
dwsurveying@gmail.com



PREPARED FOR
NATE STEVENSON

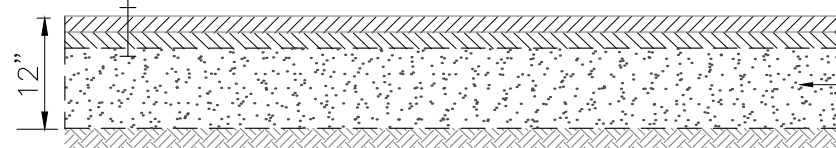
JOB NO.	240302
DATE	03/18/24
FIELD DATE	03/2024
FIELD BK	106
SHEET	1 OF 1
SCALE	1" = 20'
CHECKED	KCW

TOPOGRAPHIC SURVEY
OAKLAND CO. TAX ID #14-28-104-009
#14-29-233-018
#14-28-103-017
#14-28-103-016



SITE PLAN
SCALE: 1"=20'

4"-BITUMINOUS PAVEMENT
1-1/2" SE1
2-1/2" 4E1
WITH 0.05 gal / sq yd.
BOND COAT
BETWEEN LIFTS



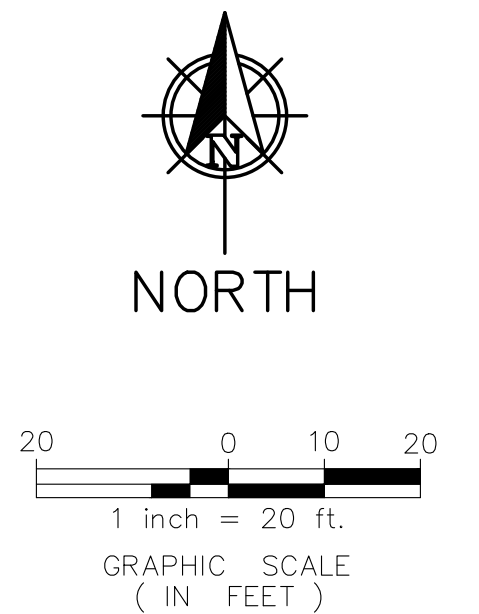
8" - MDOT 21AA CRUSHED LESTONE
BASE COURSE COMPACTED TO 95% MAX.
DRY UNIT WEIGHT PER ASTM D-1557

PROPOSED ASPHALT PAVEMENT SECTION

NTS

LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - SETBACK LINES
- - - EXIST STORM SEWER
- ○ EXIST STORM SEWER STRUCTURE
- SAN — CLEAN OUT
- EXIST GRAVITY SEWER LINE
- EXIST SANITARY SEWER MANHOLE
- W — W — EXIST DOMESTIC WATER LINE
- OE — EXIST HYDRANT
- OE — EXIST OVERHEAD WIRES
- EXIST UTILITY POLE
- BENCH MARK
- EXISTING GROUND ELEVATION
- ▨ PROP. PAVEMENT
- ▩ PROP. BUILDING
- ▩ PROP. PARKING



SITE DATA

TAX ID NUMBERS:
4-28-104-009
14-28-233-018
14-28-103-016
4-28-103-017

ZONING: R-2 TWO FAMILY AND TERRACE FAMILY DWELLING
PROPOSED : C-0 COMMERCIAL/OFFICE BUILDING
P-1 PARKING ACROSS THE STREET ON SEPARATE PARCEL
PARCEL AREA : BUILDING SITE : 0.31 AC
PARKING SITE : 0.26 AC
TOTAL : 0.57 AC
AREA OF DEVELOPMENT: 0.57 AC
BUILDING AREA/COVERAGE: 4900 sq ft
AREA OF PAVEMENT: 8338 SF (0.19 AC)

PARKING PROVIDED - 21 SPACES (INCL 2 HANDICAP)

SETBACKS REQUIRED FOR C-1	PROVIDED
FRONT 8 FT	FRONT 8 FT
SIDE 10 FT	SIDE 6' FT (VARIANCE IS REQUIRED)
REAR 20 FT	REAR 36 FT

LEGAL DESCRIPTION

14-28-104-009
LOTS 15 AND 16, "ASSESSOR'S PLAT 25", PARTS OF THE NW 1/4 SEC. 28 AND NE 1/4 SEC. 29, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN. RECORDED IN LIBER 1 OF ASSESSOR'S PLATS, PAGE 25, OAKLAND COUNTY RECORDS. 7733 SQ.FT. / 0.1775 AC ± AS SURVEYED

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BENCHMARK

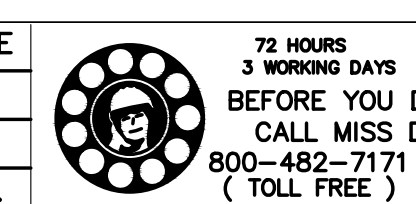
BENCH MARK IN U.P.
959.51 (NAVD88)

DATE	ISSUE	BY	DATE	ISSUE	BY
9-13-24	PRELIMINARY SITE PLAN	MDM			

PROJECT
PROPOSED COMMERCIAL BUILDING
148 EAST HOWARD STREET
PONTIAC, MI 48342

FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT - STRUCTURAL - GEOTECH
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 P:(248) 214-5913

DATE	CKD. BY	DATE
5-12-24		
DRAWN	MDM	
DESIGN	MDM	



SITE PLAN

JOB No. 24-1015
SHEET C-3
SHEET 3 OF 3

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Pontiac, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. DO NOT apply tree paint to freshly cut wounds. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be seeded with a Grade A Kentucky Blue Grass blend over the topsoil. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
- Edging shall consist of Ryerson Steel edging or approved equivalent.
- Elevate the rootballs of Yew shrubs to allow for better drainage.

MATERIAL

- Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All landscape areas including parking lot islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- Report all changes, substitutions, or deletions to the Owner's representative.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

PLANT LIST

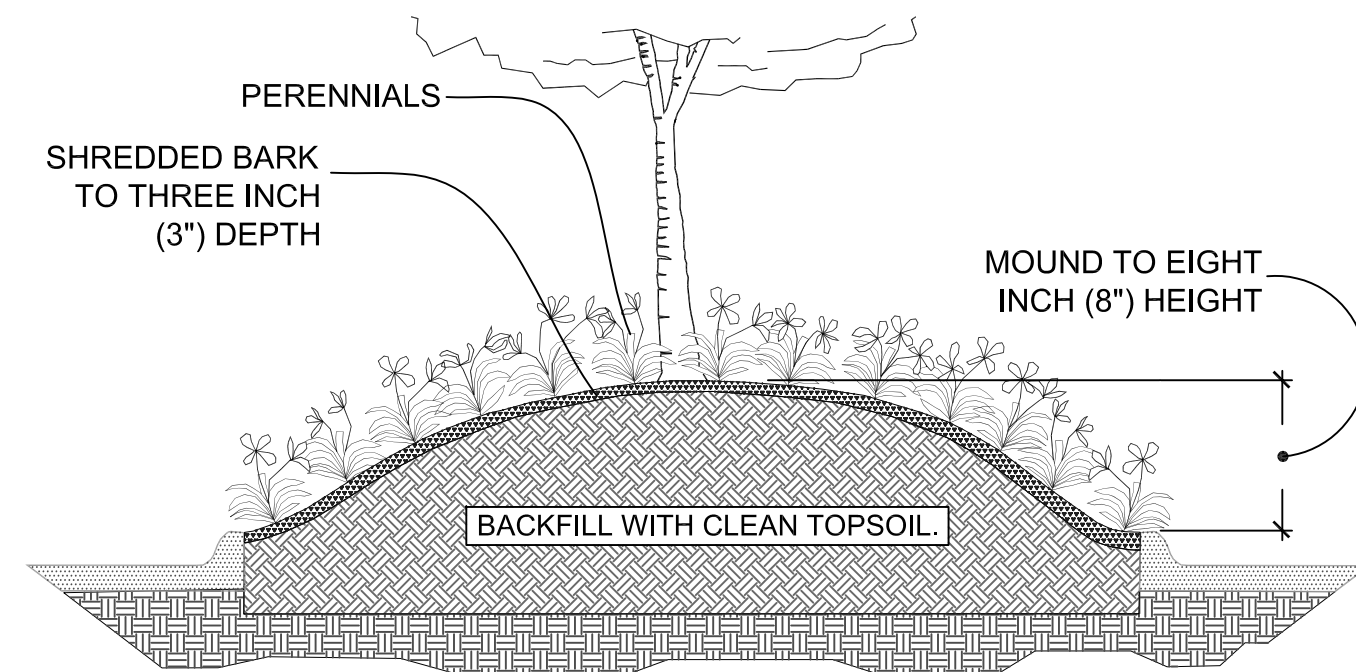
KEYQTY.	BOTANICAL NAME	COMMON NAME	SIZE
GENERAL SITE PLANTINGS			
AML 19	<i>Aronia melanocarpa</i> 'Lowscape Mound'	Lowscape Mound Chokeberry	24" ht., 3 gal. pot
ALC 2	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
HQP 2	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oakleaf Hydrangea	24" ht., 3 gal. pot
IVL 12	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	24" ht., 3 gal. pot
JCH 8	<i>Juniperus chinensis</i> 'Hetzel Columnaris'	Hetz Columnar Upright Juniper	4' ht. B&B
JCS 24	<i>Juniperus chinensis</i> 'Spartan'	Spartan Upright Juniper	4' ht. B&B
PAC 2	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6' ht. B&B
RAG 19	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot
TMD 14	<i>Taxus x media</i> 'Densifomis'	Densifomis Yew	24" ht. B&B
HHR 102	<i>Heemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 24" o.c.
HSG 28	<i>Hosta</i> sp. 'Guacamole'	Guacamole Hosta	1 gal. pot, 30" o.c.
PAG 98	<i>Pennisetum alopecuroides</i> 'Ginger Love'	Ginger Love Fountain Grass	1 gal. pot, 30" o.c.

STREET TREE PLANTINGS

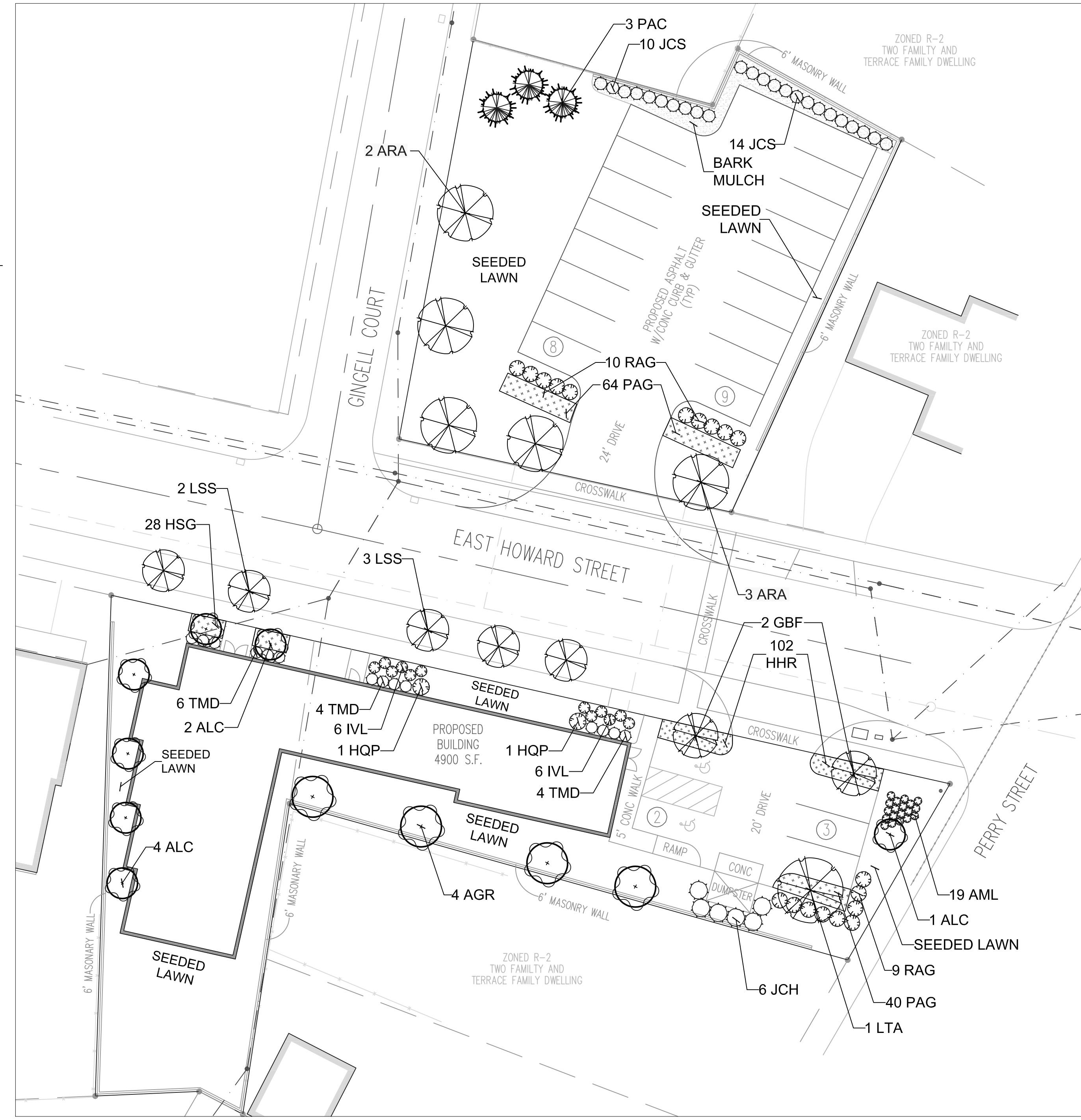
ALC 1	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
ARA 5	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	2" - 2-1/2" cal. B&B
GBF 2	<i>Gingko biloba</i> 'Fastigiata'	Fastigate Maidenhair Tree	2" - 2-1/2" cal. B&B
LSS 5	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette American Sweetgum	2" - 2-1/2" cal. B&B
LTA 1	<i>Liriodendron tulipifera</i> 'Arnold'	Fastigate Tuliptree	2" - 2-1/2" cal. B&B
PAC 1	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6' ht. B&B

PLANTINGS FOR SCREENING RESIDENTIAL

AGR 4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	2" cal. B&B
ALC 4	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B



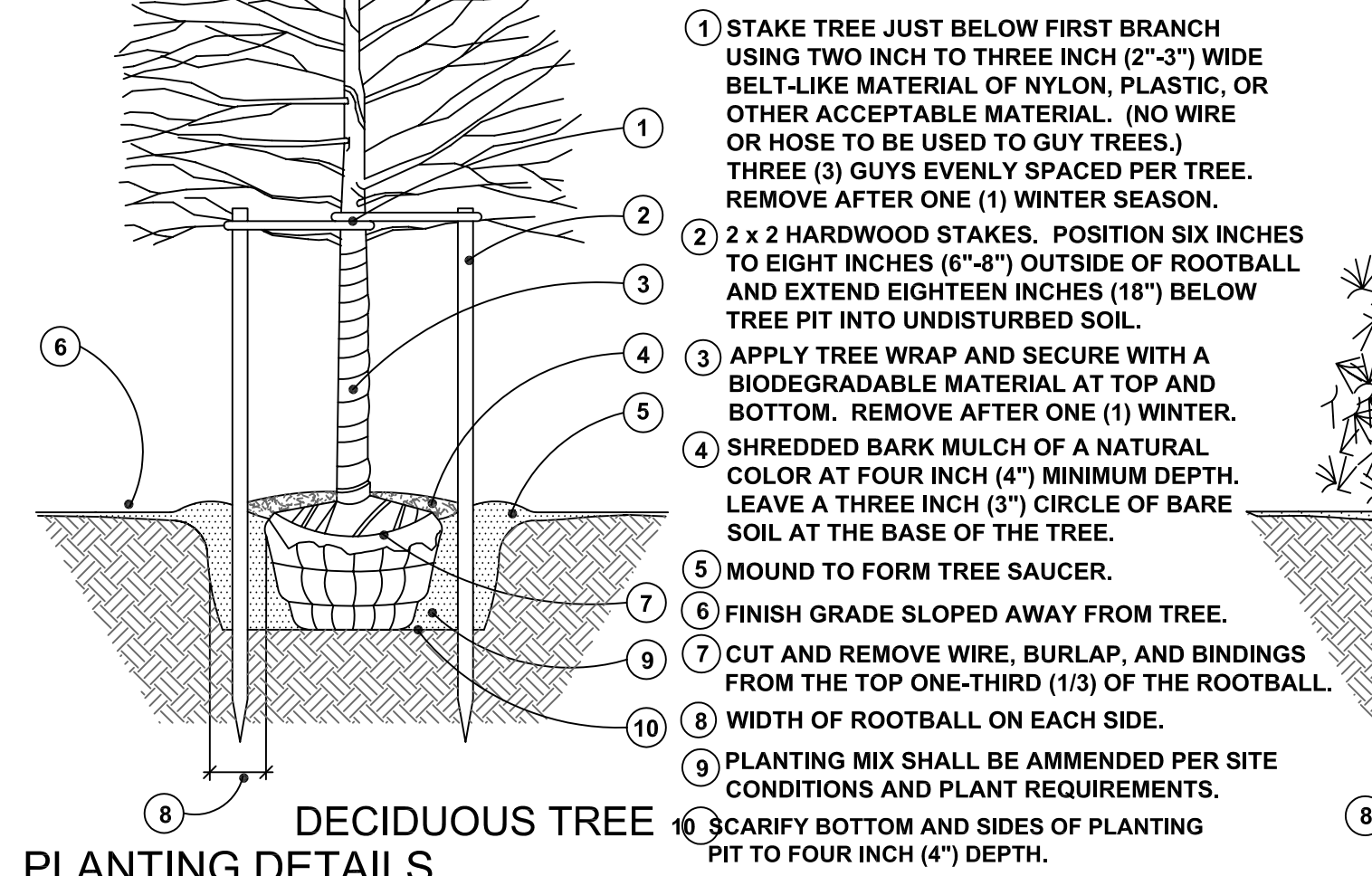
PARKING LOT ISLAND DETAIL not to scale



LANDSCAPE PLANTING PLAN scale: 1" = 20'

NOTES:

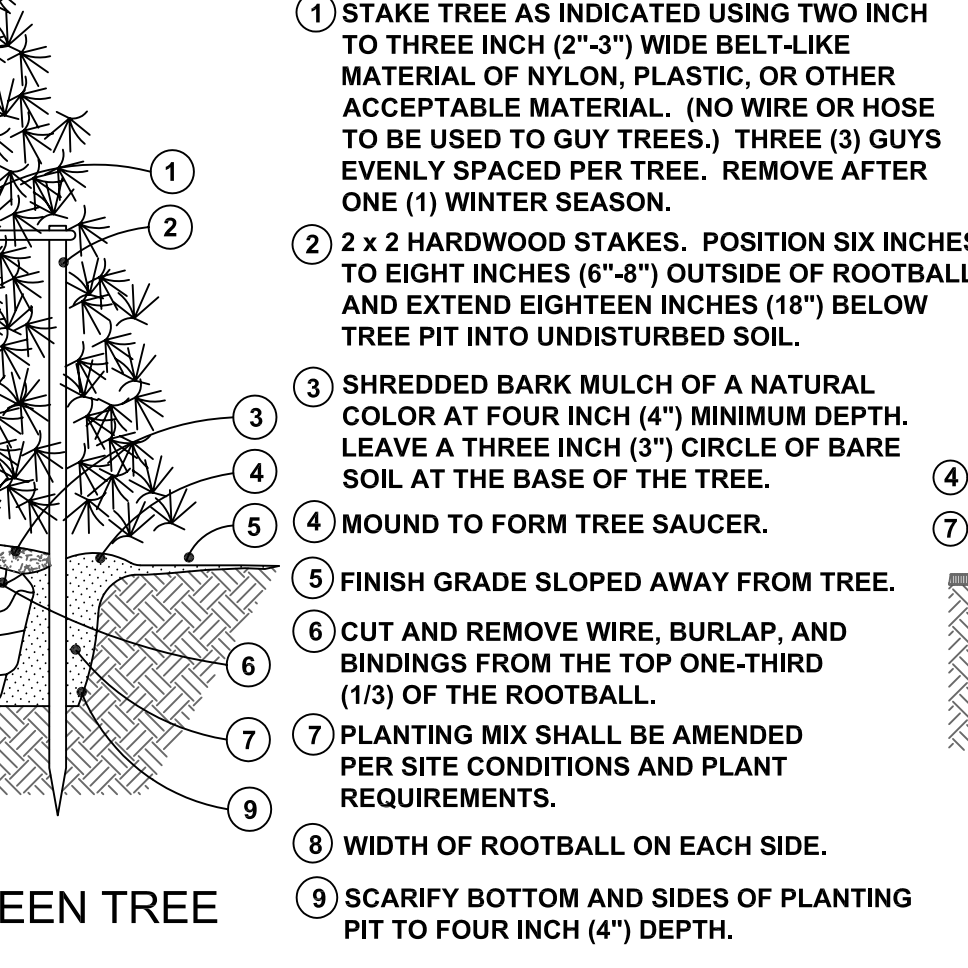
- * STAKE TREES UNDER FOUR INCH (4") CALIPER.
- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- * SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- * SET STAKES VERTICAL & EVENLY SPACED.
- * STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- * DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- * REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



DECIDUOUS TREE PLANTING DETAILS

NOTES:

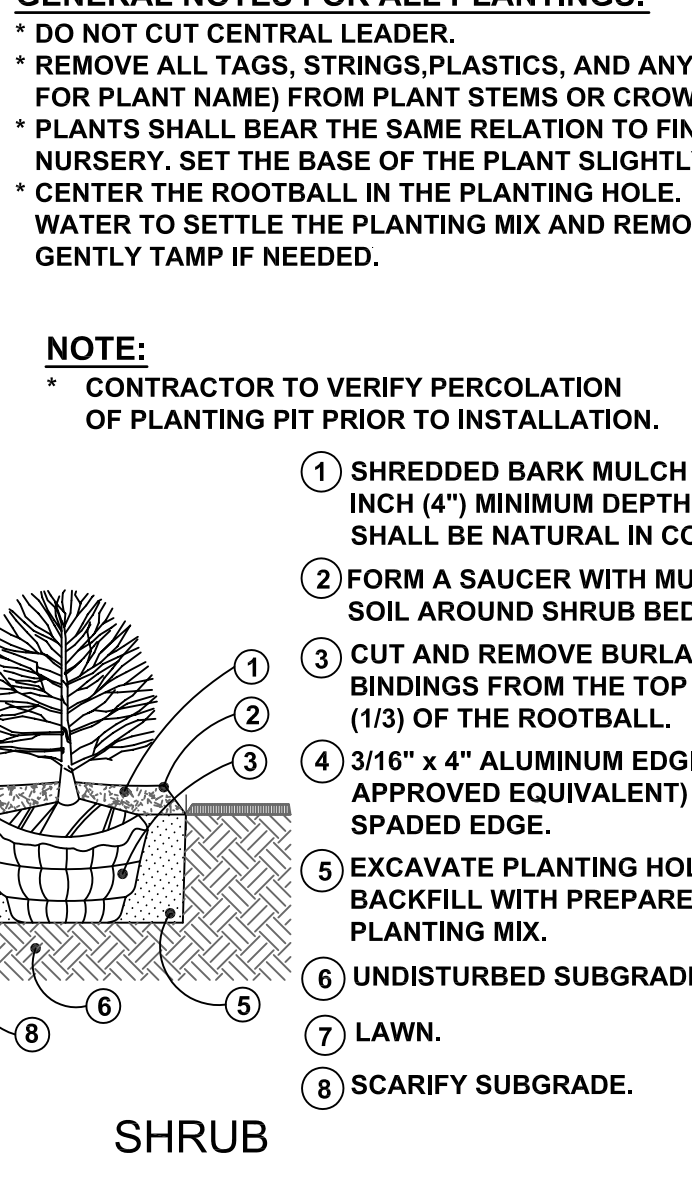
- * STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- * NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- * SET STAKES VERTICAL AND EVENLY SPACED.
- * REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.



EVERGREEN TREE PLANTING DETAILS

NOTE:

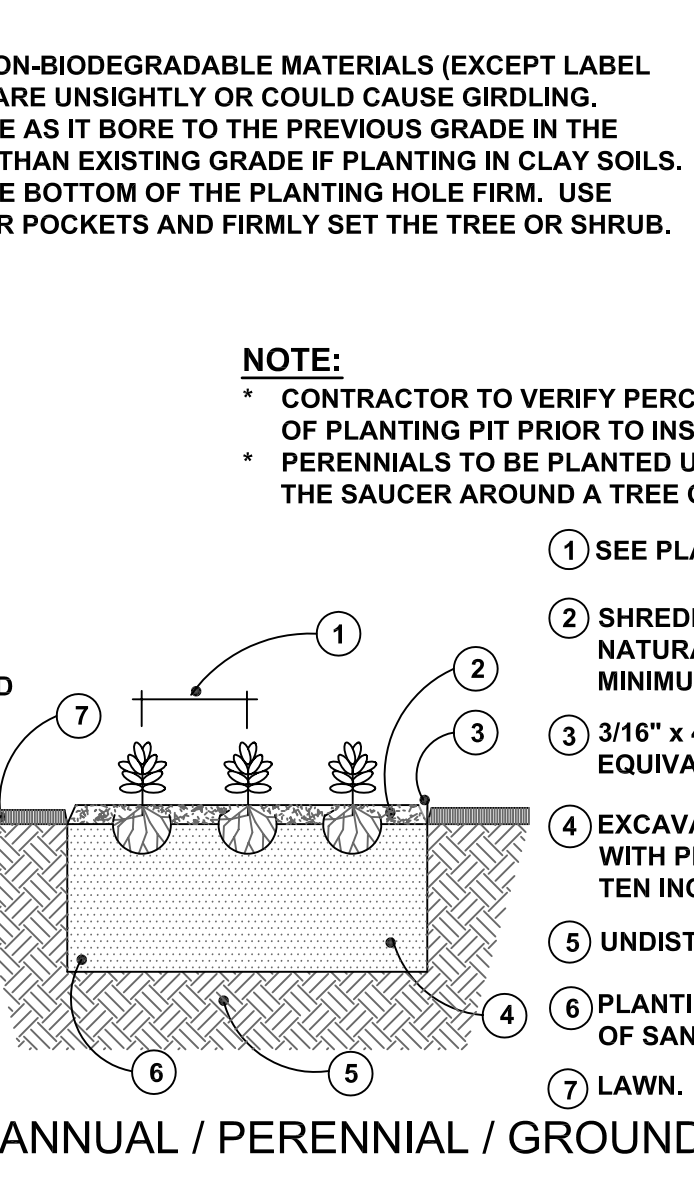
- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



SHRUB PLANTING DETAILS

NOTE:

- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



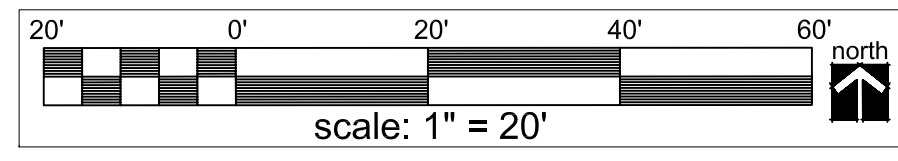
ANNUAL / PERENNIAL / GROUND COVER PLANTING DETAILS

GENERAL NOTES FOR ALL PLANTINGS:

- * DO NOT CUT CENTRAL LEADER.
- * REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- * PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- * CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

GENERAL NOTES FOR ALL PLANTINGS:

- SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
- UNDISTURBED SUBGRADE.
- PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- LAWN.
- SCARIFY SUBGRADE.
- SEE PLANT LIST FOR SPACING DISTANCE.
- SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4") MINIMUM DEPTH.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
- UNDISTURBED SUBGRADE.
- PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- LAWN.



date: June 20, 2024
 revised: 09-12-2024 Revise for site plan changes & City review ltr. dated August 1, 2024.



LANDSCAPE PLAN FOR:
 Fairway Engineering, L.L.C.
 28525 Beck Road, Suite 124
 Wixom, Michigan 48393
 (248) 938-4902

PROJECT LOCATION:
 Retail Building
 East Howard Street &
 Perry Street
 Pontiac, Michigan

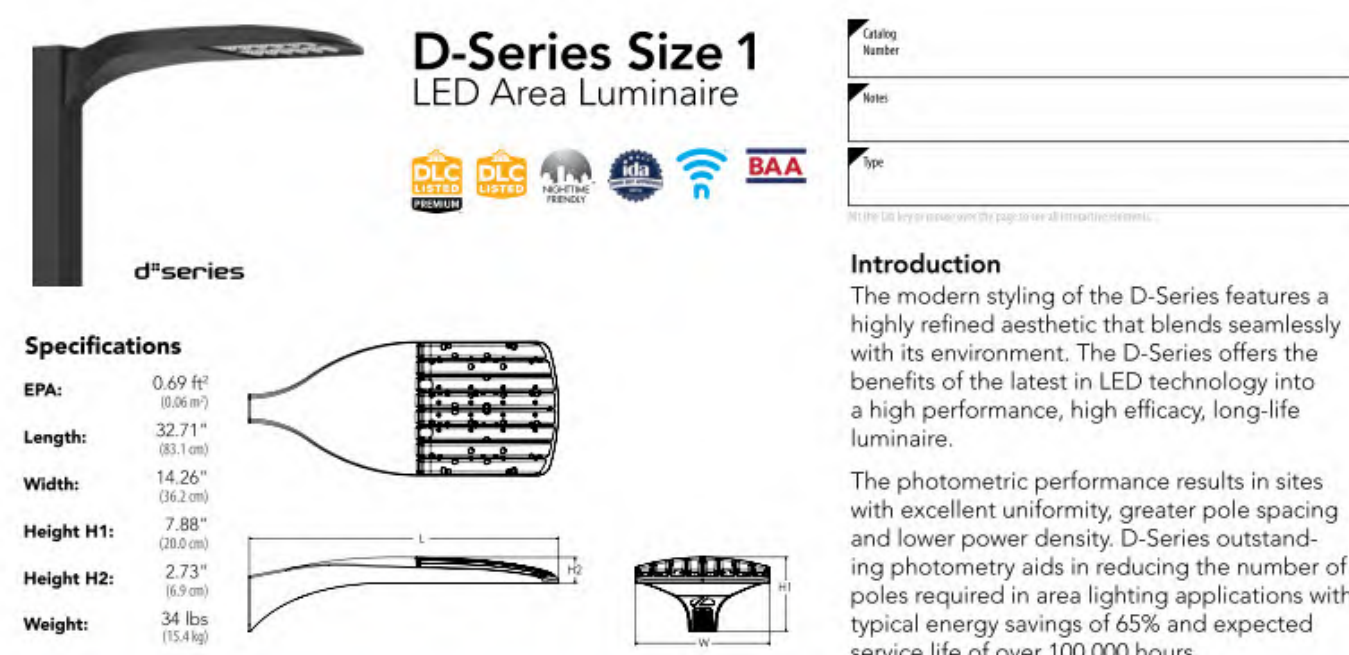
LANDSCAPE PLAN BY:
 Nagy Devlin Land Design, L.L.C.
 31736 West Chicago Avenue
 Livonia, Michigan 48150
 (734) 634-9208



Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	1	Lithonia Lighting	DSX1 LED P3 40K 80CRI T4LG EGS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Low G Rating External Glare Shield	11060	0.9	102.17
	P2	1	Lithonia Lighting	DSX1 LED P2 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	6516	0.9	67.79
	P3	1	Lithonia Lighting	DSX1 LED P2 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	9154	0.9	67.79

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot Across The Street		1.8 fc	4.7 fc	0.4 fc	11.8:1	4.5:1
Overall/Grade		0.3 fc	9.8 fc	0.0 fc	N/A	N/A
Building Parking		4.0 fc	9.8 fc	0.7 fc	14.0:1	5.7:1



Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBX0

Series	LEDs	Color temperature	Color Rendering Index	Description	Voltage	Housing
DSX1 LED						
P1	P7	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P2	P7	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P3	P7	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P4	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P5	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P6	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P7	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P8	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P9	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P10	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P11	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P12	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P13	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P14	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P15	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P16	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P17	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P18	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P19	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P20	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P21	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P22	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P23	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P24	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P25	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P26	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P27	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P28	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P29	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P30	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P31	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P32	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P33	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P34	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P35	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P36	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P37	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P38	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P39	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P40	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P41	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P42	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P43	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
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P46	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P47	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P48	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P49	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P50	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P51	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P52	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P53	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P54	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P55	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P56	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P57	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P58	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P59	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P60	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P61	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P62	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P63	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P64	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P65	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P66	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P67	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P68	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P69	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P70	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P71	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P72	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P73	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P74	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P75	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P76	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P77	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P78	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P79	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P80	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P81	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P82	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P83	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P84	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P85	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P86	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P87	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
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P98	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P99	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA
P100	P5	40K	70CRI	T3M	MVOLT (220V-277V)	SPA

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

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.

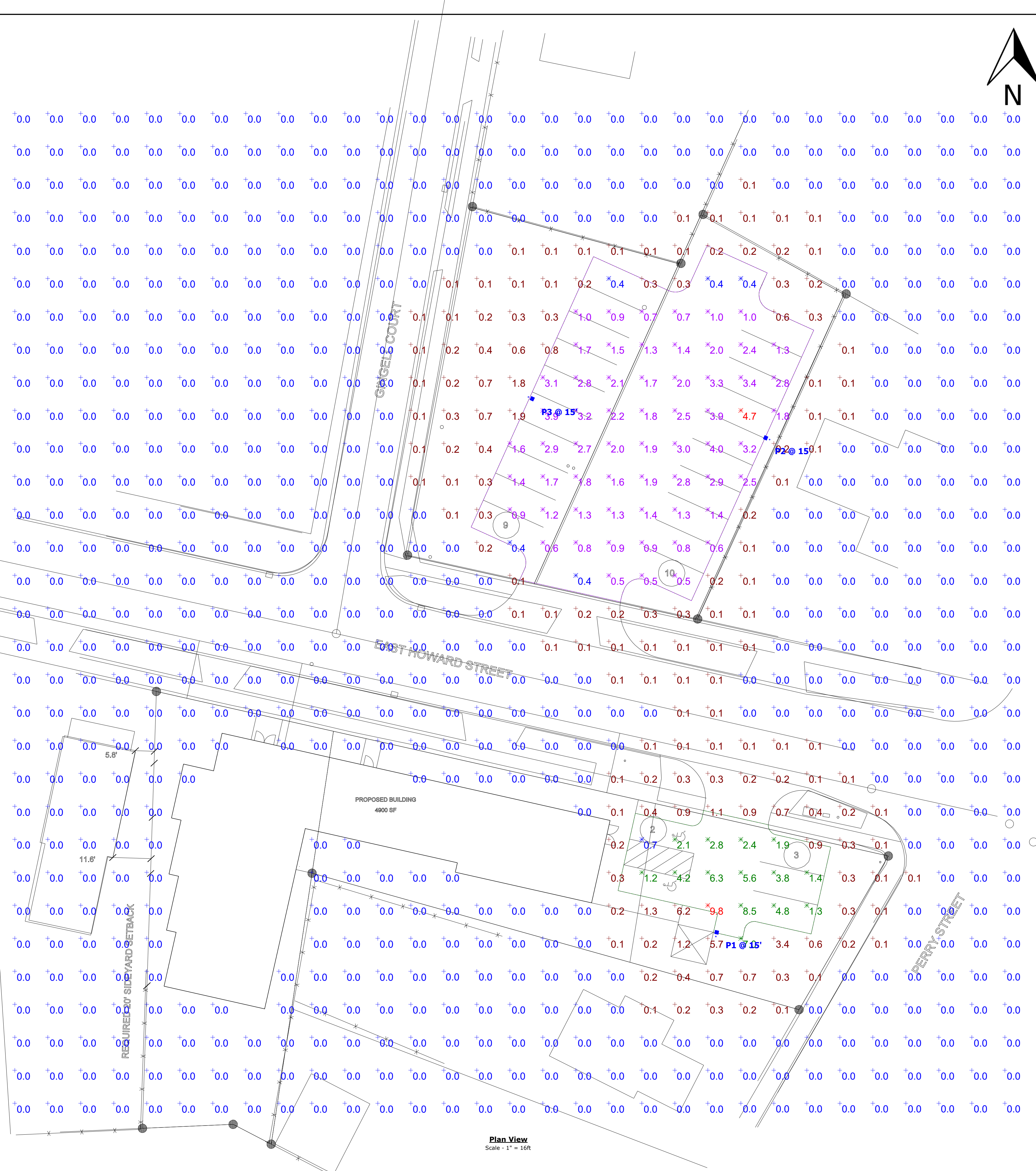
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

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

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

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

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.

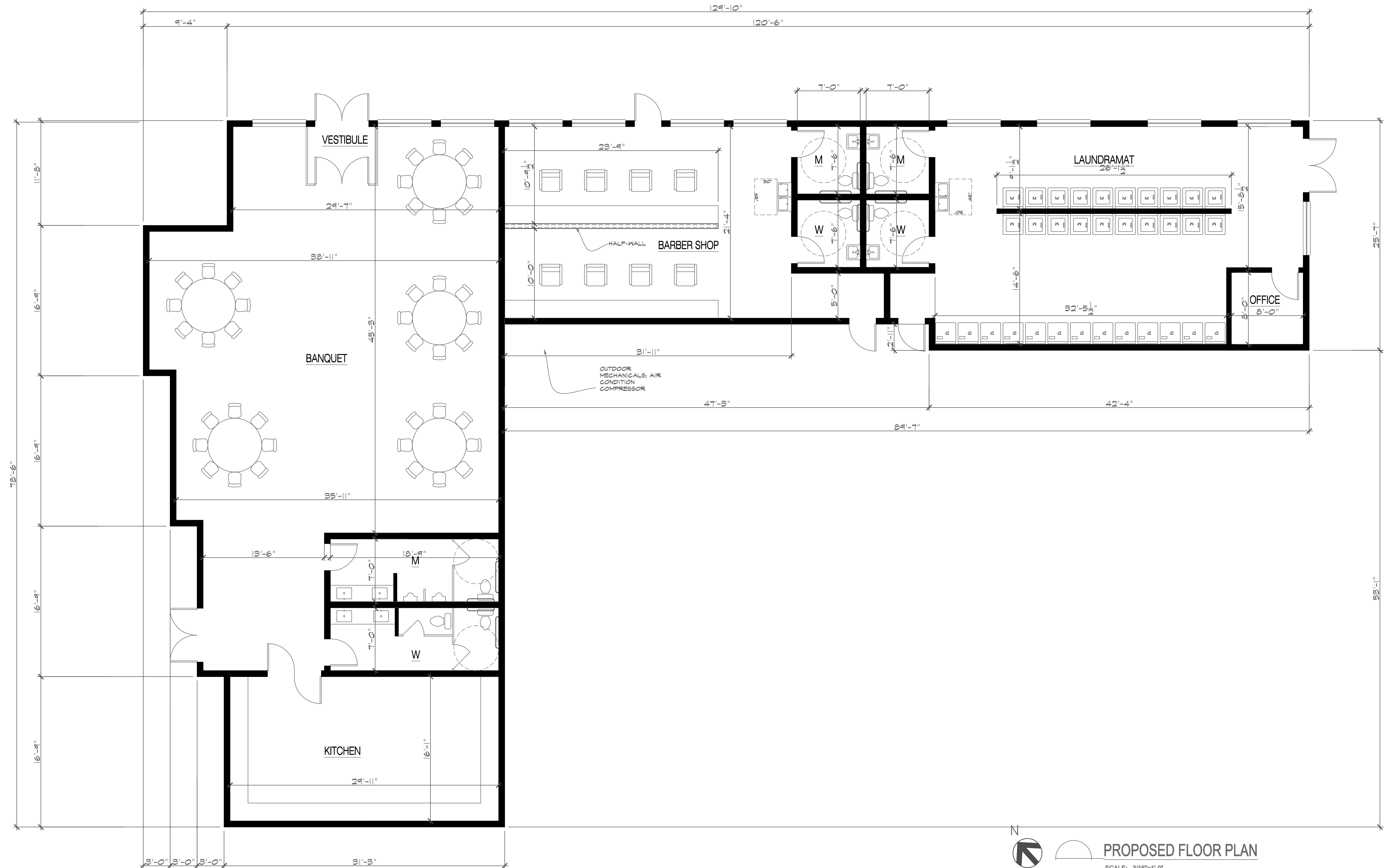


148 EAST HOWARD ST.
INTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
08/06/2024
Scale
Not to Scale
Drawing No.
#24-32264

WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	

REVIEWED UNDER:
2015 MICHIGAN BUILDING CODE



REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED NEW BUILDING:
COMMERCIAL BUILDING
148 EAST HOWARDS STREET
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
FLOOR PLANS

SHEET SCALE
AS NOTED

PROJECT NO.
24-034

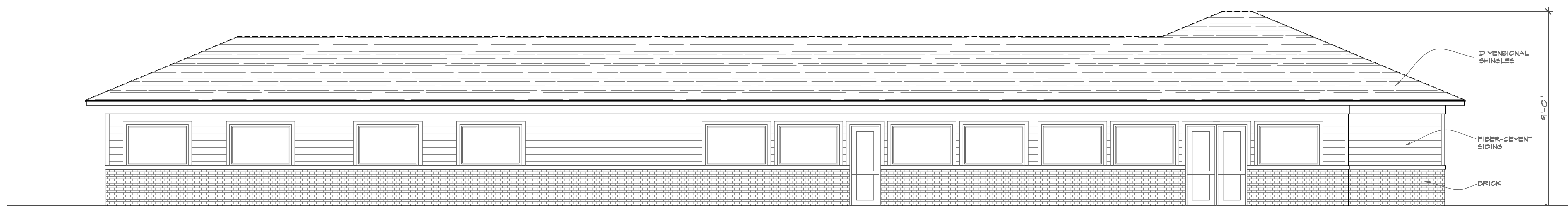
DATE
09.13.24

SHEET NUMBER
A-100

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

NORTH ELEVATION:

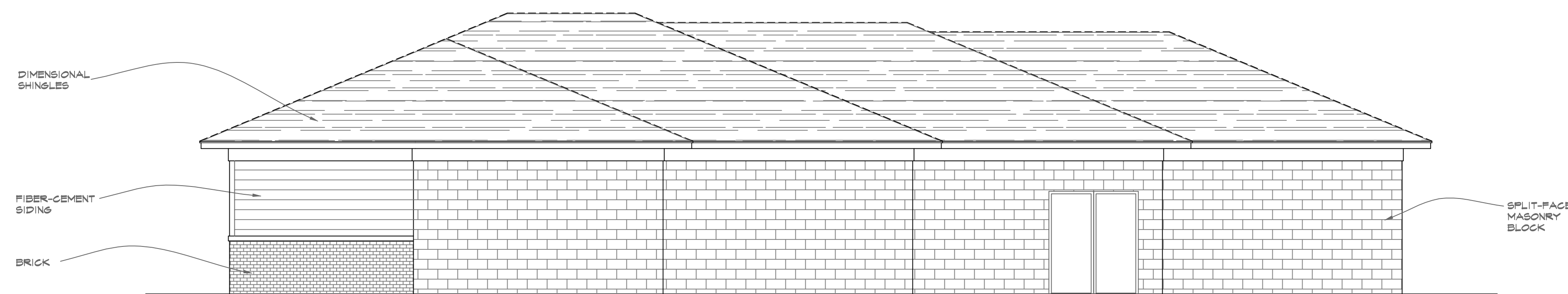
SPLIT-FACE MASONRY - 0 SF
 FIBER-CEMENT SIDING - 203 SF
 BRICK - 334 SF



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

WEST ELEVATION:

SPLIT-FACE MASONRY - 382 SF
 FIBER-CEMENT SIDING - 45 SF
 BRICK - 36 SF



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

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED NEW BUILDING:
COMMERCIAL BUILDING
 148 EAST HOWARDS STREET
 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

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

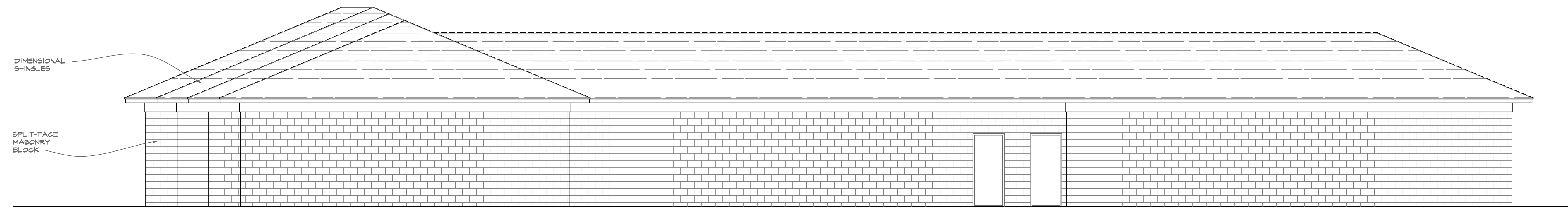
PROJECT NO.
24-034

DATE
09.13.24

SHEET NUMBER
A-101

SOUTH ELEVATION:

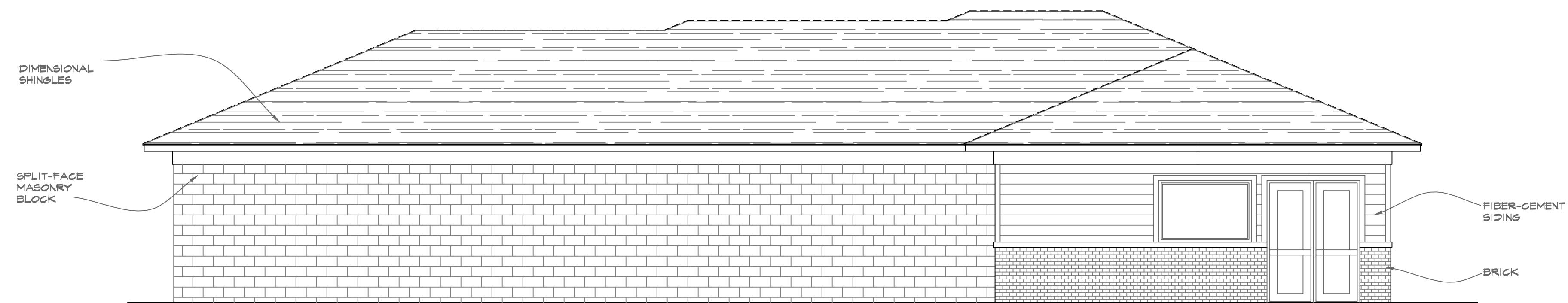
SPLIT-FACE MASONRY - 816 SF
 FIBER-CEMENT SIDING - 0 SF
 BRICK - 0 SF



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

EAST ELEVATION:

SPLIT-FACE MASONRY - 348 SF
 FIBER-CEMENT SIDING - 55 SF
 BRICK - 59 SF



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

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED NEW BUILDING:
COMMERCIAL BUILDING
 148 EAST HOWARDS STREET
 PONTIAC, MICHIGAN 48342

ZACK M OSTROFF & ASSOCIATES
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
24-034

DATE
09.13.24

SHEET NUMBER
A-102

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
 FROM: Corey Christensen, Senior Planner
 DATE: September 24, 2024
 RE: Preliminary Site Plan: Multifamily Apartment and Townhouse (Senior Housing),
 420 S Opdyke Rd.

Executive Summary

SPR 24-035 is a request for site plan approval by Tamer Ishak on behalf of Presbyterian Villages of Michigan to allow for a multifamily apartment building and townhome style units at 420 S Opdyke Rd. The applicant is proposing to remove the existing wooded area and expand the existing residential development along Kirkman and Peterson Roads. The plans call for a 40-unit structure for nursing/assisted care with parking on four sides and 44 townhome units.

Quick Facts	
Zoning	R-3 Multiple Family Dwelling
Request	Site Plan Approval
Proposed Use	40 Unit Nursing/Assisted Care and 44 Independent Living Townhome Units
Parcel Size	34 Acres

Staff recommends the Planning Commission review the proposed site plans and provide feedback to the applicant. Revised plans must be submitted by **October 11th** to be considered on the November 6th Planning Commission agenda.



Figure 1: Aerial of Subject Parcel

Background

City records indicate the parcels in question have no records of development requests or enforcement actions. Historic aerials indicate the site has been wooded since at least the 1950s, and was possibly farmland prior to this. Presbyterian Villages of Michigan currently owns the Village of Oakland Woods retirement community and is seeking to expand.

Proposal

The applicant is proposing to remove the existing wooded area and replace it with a new 36,250 square foot one-story residential facility. The proposed building has 40 residential units and 2000 square feet of office area. Additionally, they are proposing 44 Independent Living Single-Story residents along the extension of Kirkman. 51 parking spaces are provided on all four sides of the building. It is unclear from the plans whether the applicant is proposing to create a new right-of-way or private street to extend Kirkman Rd. to Peterson Dr. If so, new parcel lines will need to be drawn and the setback compliance analysis will need to be done again. If a new right-of-way is not proposed then the parcels will need to be combined or an easement issued to provide road access to the parcels without road access.

Additionally, the applicant is proposing 44 Independent Living Single-Story residents along the extension of Kirkman Rd.

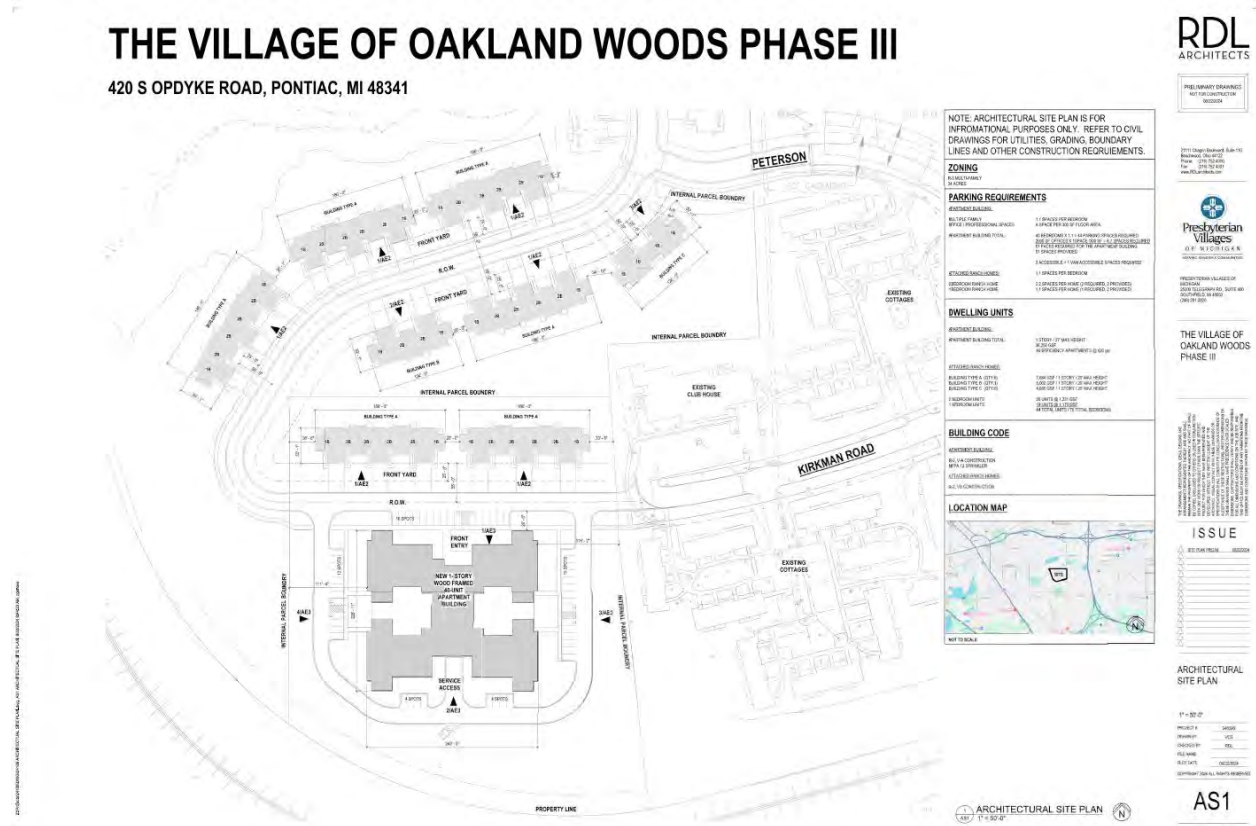


Figure 2: Proposed Site Plan

Staff Review

Staff conducted a review of the site plans on September 24, 2024 and provided feedback on lighting, landscaping, and parking to the applicant. The following items need to be addressed prior to resubmission.

1. Clarity on the ownership of the proposed roads needs to be provided. Will they be private or public.
2. If the roads are proposed to be private, then the parcels must be combined or an easement enacted to provide the two subject parcels with road access.
3. It is unclear from the plans if any recreation area is provided. The zoning ordinance requires multifamily apartments to provide a recreation area.
4. There do not appear to be any bicycle spaces proposed. Parking areas with more than 40 spaces are required to provide a bike rack.
5. It is unclear from the plans what the width of the maneuvering lanes and drives will be.
6. It is unclear from the plans what the dimensions of the parking spaces are proposed to be and what color they will be striped in.
7. It is unclear from the plans how the internal roads and parking areas will be surfaced.
8. It is unclear if any exterior lighting is proposed. If so, please provide schematics and photometrics.
9. Please provide a tree survey in compliance with the Woodland Preservation ordinance (section 4.602 of the zoning ordinance). This is needed to verify an adequate number of replacement trees are proposed.

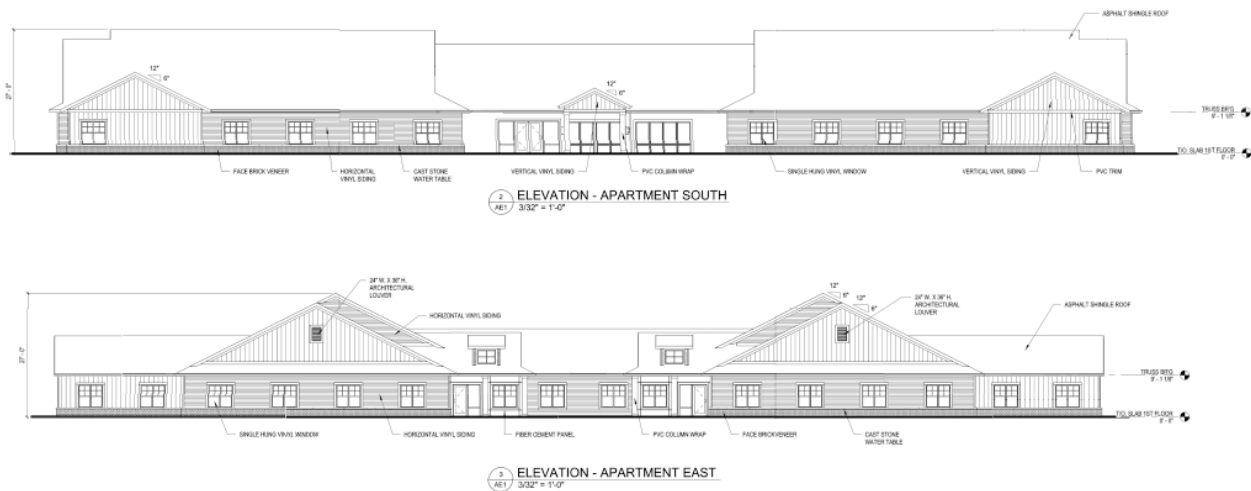


Figure 3: Proposed Multifamily Façade

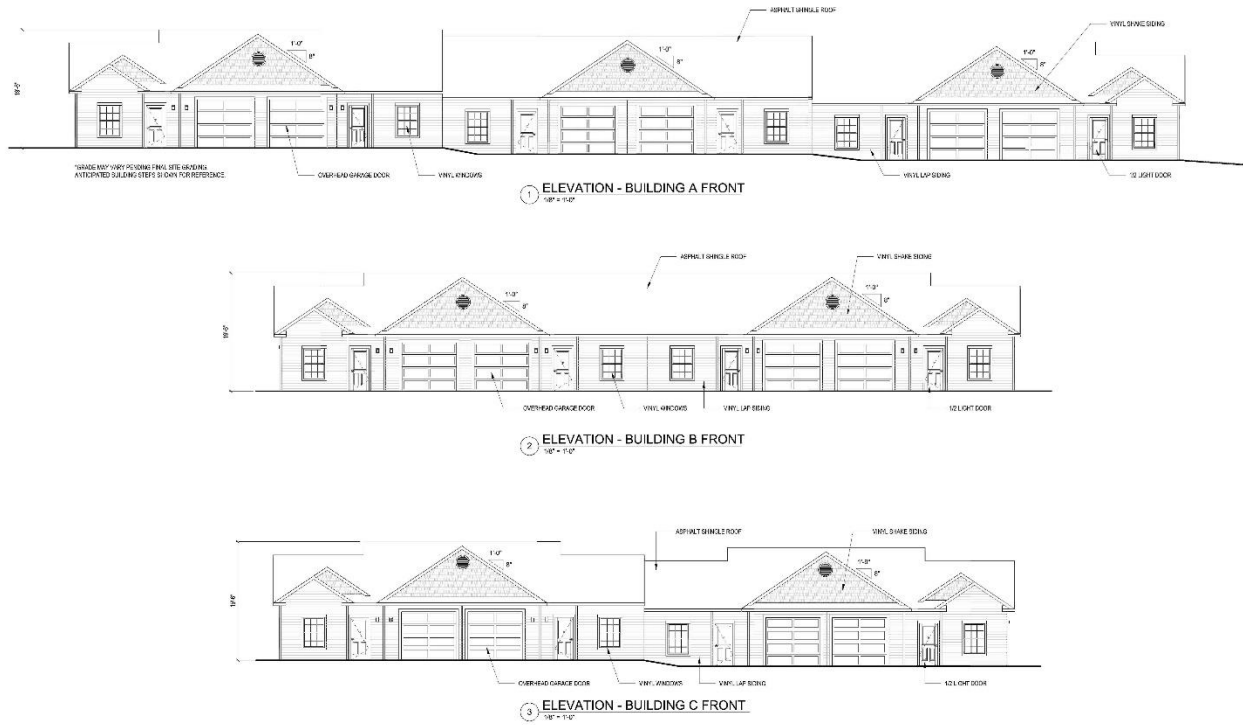


Figure 4: Independent Living/Attached Homes

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** – *There is a proper relationship between the existing streets and highways within the vicinity and proposed acceleration and/or deceleration lanes, service drives, entrance and exit driveways, and parking areas to ensure the safety and convenience of pedestrian and vehicular traffic. The Planning Commission may request, at their discretion, that a traffic study be conducted by an independent source and paid for by the developer, and the results submitted to the Planning Commission prior to final site approval.*
2. **Buildings** – *The buildings and structures proposed to be located upon the premises are so situated as to minimize adverse effects upon owners and occupants of adjacent properties.*
3. **Natural Features** – *As many natural features of the landscape shall be retained as possible where they furnish a barrier screen, or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood.*
4. **Site Layout and Screening** – *Any adverse effects of the proposed development and activities emanating therefrom that affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback, and location of buildings, structures, and entryways.*
5. **Compliance with the Zoning Ordinance** – *Site plans must comply with all current provisions and*

standards of the zoning ordinance and the subdivision control ordinance.

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 zoning compliance issues that need to be addressed pertaining to lot lines, parking, lighting, and woodland preservation.

Staff Recommendation

Staff recommends the Planning Commission review the proposed site plans and provide feedback to the applicant. Revised plans must be submitted by **October 11th** to be considered on the November 6th Planning Commission agenda.

ZEIMET WOZNIAK & ASSOCIATES

Consulting Civil Engineers

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

August 29, 2024

Mr. Mark Yandrick, Planning Manager
City of Pontiac Planning and Zoning Division
47450 Woodward Avenue
Pontiac, MI 48342

Re: Preliminary Site Plan for
The Village of Oakland Woods Phase III
420 Opdyke Road

Dear Mr. Yandrick:

Thank you to you for meeting with us on June 10, 2024, to discuss this project. Based on our discussions, we have prepared preliminary site plan drawings and are submitting them herein for your formal consideration.

Attached please accept the following:

- A completed "Application for Site Plan Review".
- A completed "Site Plan Review Requirements Checklist".
- One set of Site Plan drawings dated August 22, 2024.
- A thumb drive with the above drawings in PDF format.

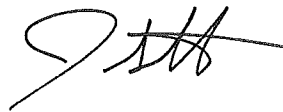
Once you have computed the review fees, please inform us and we shall have the Owner submit payment to you.

If you have any questions or need further clarification, please contact the undersigned.

Very truly yours,



Julian J. Wargo, Jr., PE
President



Jason D. Sutton, PE
Engineer

Encl.

J:24108.Letter1



PRELIMINARY OR ADMINISTRATIVE SITE PLAN APPLICATION

APPLICATION CHECKLIST

- Completed and Signed Application.**
- Application Fee.** TO BE PAID ONCE IT IS CALCULATED BY CITY
- Preapplication Meeting Required.** Prior to accepting any applications, a preapplication meeting between the applicant and City Planning Staff is required.
 - o Preapplication meeting date: JUNE 10, 2024
- Site Plans. We require one 24" by 36" hard copy and one digital copy.**
- Site Plan Elements. Site plans should have the following elements:**
 - o Each page should be signed and sealed by a registered architect or engineer.
 - o North Arrow
 - o Scale
 - o Name and contact of the developer
 - o Name and contact of the architect or engineer
 - o Landscaping
 - o 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: 420 S. OPDYKE

Sidwell Number: 14-34-202-007,006

Date: 8/22/24

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	PRESBYTERIAN VILLAGES OF MICHIGAN ATTN: TAMER ISHAK		
Address	25200 TELEGRAPH RD., STE 400		
City	SOUTHFIELD		
State	MI		
ZIP Code	48033		
Telephone	Main: 248-281-2020	Cell: 248-847-5656	Fax:
E-Mail	TISHAK@PVM.ORG		

Project and Property Information

Name of Proposed Development: THE VILLAGE OF OAKLAND WOODS PHASE III

The subject property is location at 420 S. OPDYKE on the N / S / E / (W) side of OPDYKE RD between AUBURN AVE and SOUTH BLVD.

The property is zoned: R-3 MULTIPLE FAMILY DWELLING DISTRICT

It is proposed that the property will be used as: SENIOR HOUSING

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

14-34-202-007, -006

The property has frontage of 122 feet, and a depth of 122 feet.

The total property is 34.00 AC. (square feet/acres).

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

APARTMENT BUILDING: 1 STORY; 27' MAX HEIGHT; 36,250 GSF; 40 UNITS
ATTACHED BARRACK HOMES: 13 - TOTAL, 44 TOTAL UNITS (26 @ 2 -
BEDROOM, 1231 GSF EACH; 18 @ 1 - BEDROOM, 1170 GSF EACH)

Value of Construction

Estimated cost of acquisition and construction -	
Estimated Employment -	
Estimated start and completion dates -	<u>START APRIL, 2025</u>

Property Owner Information

Name	<u>PRESBYTERIAN VILLAGES OF MICHIGAN ATH: TAMER ISHAK</u>		
Address	<u>2520 TELEGRAPH RD, STE 400</u>		
City	<u>SOUTHFIELD</u>		
State	<u>MI</u>		
ZIP Code	<u>48033</u>		
Telephone	Main: <u>248-281-2020</u>	Cell: <u>248-847-5656</u>	Fax:
E-Mail	<u>TISHAK@PVM.ORG</u>		

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:

PRESBYTERIAN VILLAGES OF MICHIGAN IS COMMITTED TO PROVIDING PONTIAC/
MICHIGAN SENIORS A FULL SPECTRUM OF RESIDENTIAL AND CARE OPTIONS
(AFFORDABLE AND INCOME-BASED) ON ITS EXISTING COMPLEX.

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.

TO BE PROVIDED _____

Tamer Ishak

Signature of Owner

Tamer Ishak

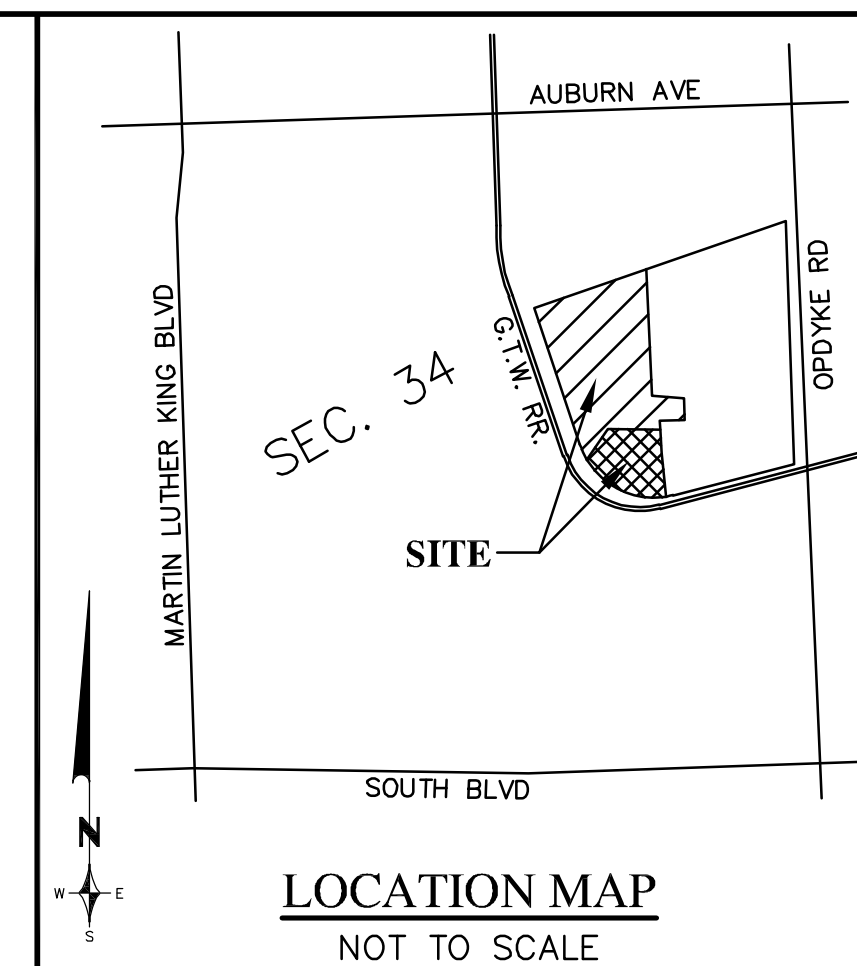
Signature of Applicant

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: _____

PRELIMINARY SITE PLAN FOR THE VILLAGE OF OAKLAND WOODS PHASE III 420 S. OPDYKE ROAD PONTIAC, MICHIGAN PART OF SECTION 34, T. 3 N., R. 10 E.



SITE PLAN NOTES:

- IF THERE IS TO BE ANY CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCAL TELEPHONE COMPANY, DETROIT EDISON COMPANY, LOCAL GAS COMPANY AND LOCAL MUNICIPALITY TO VERIFY THE LOCATION AND/OR EXISTENCE OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, DRAIN COMMISSION, AND MICHIGAN DEPARTMENT OF TRANSPORTATION.
- ALL ELEVATIONS OF THESE PLANS ARE LOCAL DATUM.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THE JOB PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL ITEMS OF WORK NOT SPECIFICALLY INDICATED AS PAY ITEMS IN THE PROPOSED SHALL BE CONSIDERED INCIDENTAL ITEMS.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, INCLUDING FIELD TILES, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ON-SITE TREES, BRUSH, STUMP, ROCKS, STONES, FENCE, WIRE, TRASH, OR OTHER UNWANTED DEBRIS AT THE DEVELOPER'S DIRECTION RESULTING FROM THE CONSTRUCTION AND SHALL BE AN INCIDENTAL ITEM.
- CONTRACTOR TO CONTACT LOCAL MUNICIPALITY 48 HOURS PRIOR TO CONSTRUCTION SUCH THAT THE PROPER INSPECTIONS CAN BE SCHEDULED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING ELEVATIONS OF INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CHECK BENCHMARK RELATIVE TO SITE GRADE PRIOR TO CONSTRUCTION.

OWNER:

PRESBYTERIAN VILLAGES OF MICHIGAN
25200 TELEGRAPH ROAD, SUITE 400
SOUTHFIELD, MICHIGAN 48033
Mr. Tamer Ishak
Project Manager
(248) 847-5656

CONSTRUCTION MANAGER:

FIRST CONTRACTING, INC.
701 SOUTH MAIN STREET
OVID, MICHIGAN 48866
Mr. Brian Fleming
Project Manager
(989) 834-1500

CIVIL ENGINEER:

ZEIMET WOZNAK AND ASSOCIATES, INC.
55800 GRAND RIVER, SUITE 100
NEW HUDSON, MICHIGAN 48165
Mr. Jason Sutton, PE
Project Engineer
(248) 437-5099

ARCHITECT:

RDL ARCHITECTS, INC.
21111 CHAGRIN BLVD., SUITE 110
BEACHWOOD, OHIO 44122
Mr. Vince Sassano, R.A.
Project Engineer
(216) 352-0347

LANDSCAPE ARCHITECT:

MANNIK SMITH GROUP
1160 DUBLIN RD., SUITE 100
COLUMBUS, OHIO 43215
Mr. Nick Favver
Landscape Designer
(614) 441-4222

SITE PLAN NARRATIVE

Development Program

As one of Oakland County's premiere senior living communities, The Village of Oakland Woods currently offers independent living, with two-bedroom cottages and garden-style apartments laid out on a scenic 80 plus acre campus.

Master planned in 2002, Presbyterian Villages of Michigan now proposes to develop Phase III:

PHASE IIIA Senior Apartment Building

- A new garden-style building to be a one story, wood framed apartment building for seniors. The new apartment building contains 40 studio apartments with onsite food service, dining, community space, and offices for staff and visiting medical professionals.

PHASE IIIB Senior Cottages

- 44 new attached ranch style homes for seniors, clustered in groups of 3, 4 and 6 units. The ranch style homes contain a mix of one-bedroom and two-bedroom units and will be wood framed construction. The ranch style homes are designed to blend in with the existing homes built during the previous Phase II expansion at Oakland Woods.

The parcel is commonly known as "Units 6 and 7 of Presbyterian Village North Condominium" which shall be revised to accommodate the new site layout. The property is currently zoned R-3, Multiple Family Dwelling District; the current zoning will support the proposed use without re-zoning.

Natural Features

The site is steeply sloped with a ground elevation of 918 on the south to a ground elevation of 890 to the south. The site ultimately drains to an existing wetland that abuts an existing stream commonly referred to as the "Bartlett Drain", which is under the jurisdiction of the Oakland County Water Resources Commission.

The EGLE Wetland Map and record plans for "The Village of Oakland Woods" prepared by Giffels Webster indicate the existence of wetlands on the site.

The Bartlett Drain has an associated floodplain. However, this site is within a Zone X Flood Area (Area of Minimal Flooding), with only a 0.2 percent chance of annual flooding. Therefore, there will not be any flood zone restrictions for this development.

The site is heavily wooded.

Existing Soil Conditions

According to the USDA-SCS Soils Mapper, the existing soils on the site are classified as:

- 11B - Capax sandy loam, 0 to 4 percent slopes
- 13C - Oshemo-Boyer loamy sands, 6 to 12 percent slopes
- 17A - Wasepi sandy loam, 0 to 3 percent slopes
- 20B - Glynwood loam, 2 to 6 percent slopes
- 54A - Matherton sandy loam, 0 to 3 percent slopes

Site Vehicular Access

The site is accessed via Kirkman Road, a private road, that runs to Opdyke Road, a public road. Opdyke Road lies approximately 1,170-feet to the east. No new construction activity is anticipated within the Opdyke Road right-of-way as a part of this development.

Storm Water Management and Availability

Currently, the site drains to the north towards a large wetland system to the north of this site. The site is part of an overall development "Villages of Oakland Woods" and, as such, would be included in the storm drainage system. The existing onsite storm drainage system is private and subject to routine maintenance by Presbyterian Villages of Michigan.

The City of Pontiac has adopted regulations similar to the Oakland County Water Resource Commission's storm water management ordinance. This project will provide detention for the 100-year event and water quality treatment. It is anticipated that storm water management will be provided by an underground storm sewer collection system that will discharge to a proposed sedimentation and detention pond and then ultimately discharged offsite under the existing railroad viaduct.

Public Sanitary Sewer and Water Main Availability

There is an existing 8" public sanitary sewer in Kirkman Road that flows to the north and ultimately to an existing 18" public sanitary sewer in Opdyke Rd. This 8" sanitary sewer will be extended to serve the proposed development. The connection to the sanitary sewer system would be under the jurisdiction of the Oakland County Water Resource Commission. A permit for the construction will also be required from Michigan EGLE.

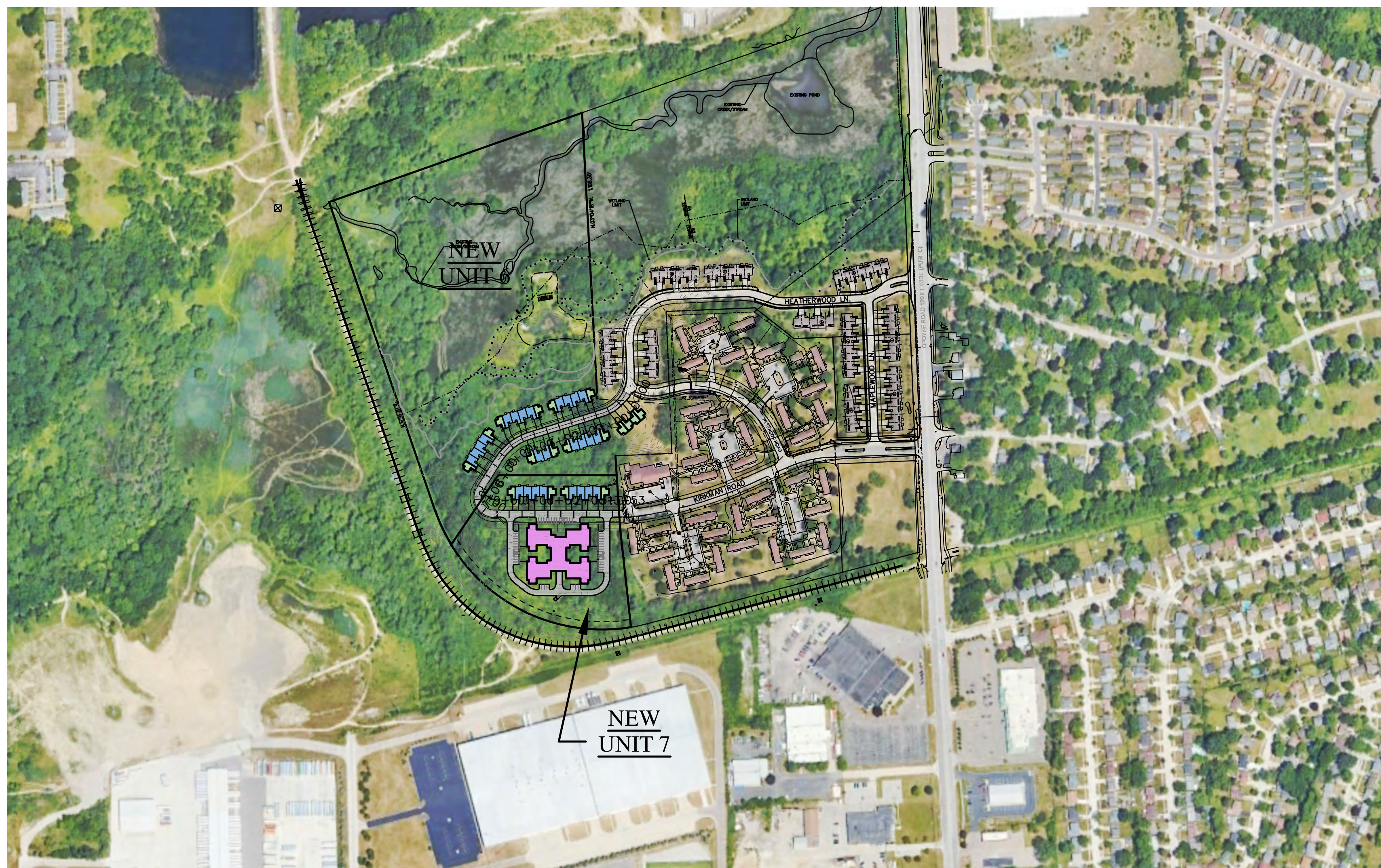
There is an existing 8" public water main located in Kirkman Road. This water main will be extended and looped to serve the proposed development. The connection to the water main system would be under the jurisdiction of the Oakland County Water Resource Commission. A permit for the construction will also be required from Michigan EGLE.

Franchised Utilities Availability

- According to plans obtained from the City of Pontiac:
- Electric service is provided by Detroit Edison Company.
 - Gas service is provided by Consumers Energy.
 - Telephone service is provided by Ameritech.
 - Cable television service is provided by Comcast.

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. THE GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.



AERIAL IMAGE

SCALE: 1" = 300'

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SITE PLAN PRELIM	8-22-24								

ZEIMET WOZNAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznak.com

THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM 1-800-482-7171

PROJECT SPONSOR:
PRESBYTERIAN VILLAGES OF MICHIGAN
25200 TELEGRAPH RD., SUITE 400
SOUTHFIELD, MI 48033

COVER SHEET			
PVM VILLAGE OAKLAND WOODS PH. III			
CITY OF PONTIAC		OAKLAND COUNTY MICHIGAN	
DATE	8-22-24	SCALE	HOR: 1" = VER: 1" =
DESIGNED BY	JJW	JOB NO.	24108
DRAWN BY	PTO	SHEET	COVER

THE VILLAGE OF OAKLAND WOODS PHASE III

420 S OPDYKE ROAD, PONTIAC, MI 48341



Presbyterian Villages
OF MICHIGAN
SERVING SENIORS & COMMUNITIES

PRESBYTERIAN VILLAGES OF MICHIGAN
25200 TELEGRAPH RD., SUITE 400
SOUTHFIELD, MI 48033
(248) 281-2020

THE VILLAGE OF OAKLAND WOODS PHASE III

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND ARCHITECT VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

▲	SITE PLAN PRELIM	08/22/2024
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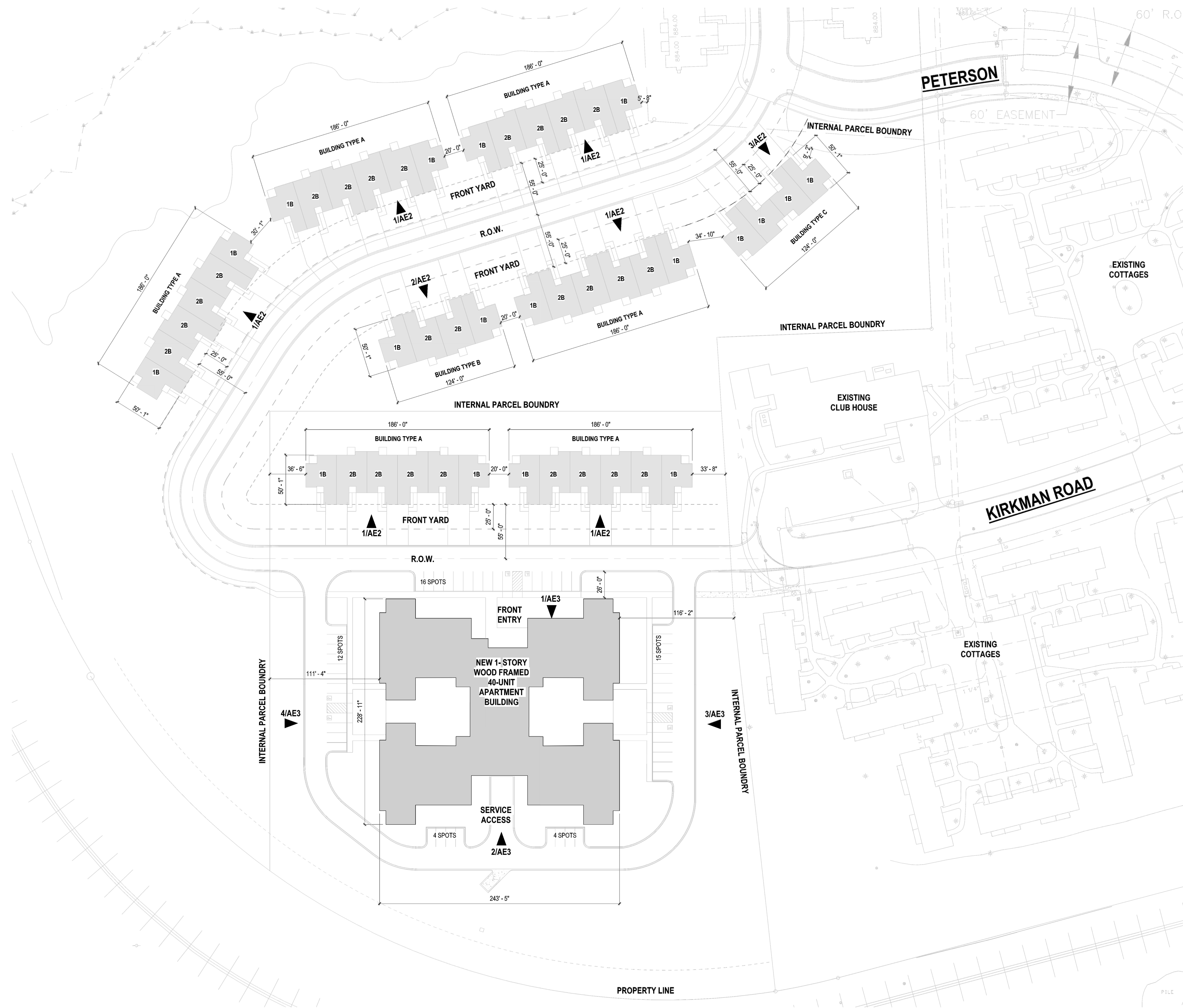
ARCHITECTURAL SITE PLAN

1" = 50'-0"

PROJECT #	240395
DRAWN BY	VCS
CHECKED BY	RDL
FILE NAME	
PLOT DATE	08/22/2024

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AS1

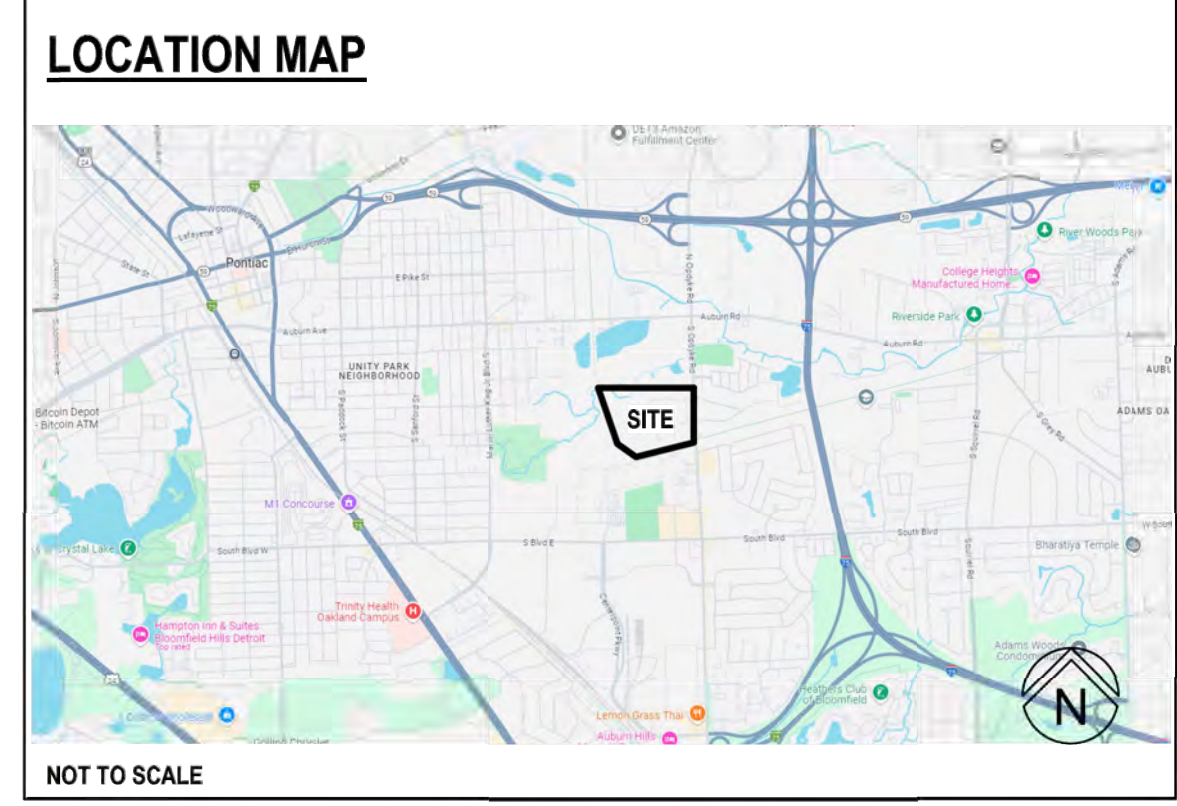


NOTE: ARCHITECTURAL SITE PLAN IS FOR INFROMATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR UTILITIES, GRADING, BOUNDARY LINES AND OTHER CONSTRUCTION REQUIIEMENTS.

ZONING	R-3 MULTIFAMILY 34 ACRES	
PARKING REQUIREMENTS	APARTMENT BUILDING: MULTIPLE FAMILY OFFICE / PROFESSIONAL SPACES APARTMENT BUILDING TOTAL: ATTACHED RANCH HOMES: 2 BEDROOM RANCH HOME 1 BEDROOM RANCH HOME	1.1 SPACES PER BEDROOM A SPACE PER 300 SF FLOOR AREA 40 BEDROOMS X 1.1 = 44 PARKING SPACES REQUIRED 2000 SF OFFICES X 1 SPACE /300 SF = 6.7 SPACES REQUIRED 51 SPACES REQUIRED FOR THE APARTMENT BUILDING 51 SPACES PROVIDED 3 ACCESSIBLE + 1 VAN ACCESSIBLE SPACES REQUIRED 1.1 SPACES PER BEDROOM 2.2 SPACES PER HOME (2 REQUIRED, 2 PROVIDED) 1.1 SPACES PER HOME (1 REQUIRED, 2 PROVIDED)

DWELLING UNITS	APARTMENT BUILDING: APARTMENT BUILDING TOTAL: ATTACHED RANCH HOMES: BUILDING TYPE A (QTY:6) BUILDING TYPE B (QTY:1) BUILDING TYPE C (QTY:6) 2 BEDROOM UNITS 1 BEDROOM UNITS	1 STORY / 27' MAX HEIGHT 36,250 GSF 40 EFFICIENCY APARTMENTS @ 420 gsf 7,664 GSF / 1 STORY / 20' MAX HEIGHT 5,002 GSF / 1 STORY / 20' MAX HEIGHT 4,680 GSF / 1 STORY / 20' MAX HEIGHT 26 UNITS @ 1,311 GSF 18 UNITS @ 1,170 GSF 44 TOTAL UNITS / 70 TOTAL BEDROOMS
-----------------------	--	--

BUILDING CODE	APARTMENT BUILDING: R-2, V-A CONSTRUCTION NFPA 13 SPRINKLER ATTACHED RANCH HOMES: R-2, VB CONSTRUCTION
----------------------	--



1 ARCHITECTURAL SITE PLAN
AS1 1" = 50'-0"

Z:\Projects\24108\DWG\24108_ARCHITECTURAL SITE PLAN.dwg, AS1_ARCHITECTURAL SITE PLAN, 08/20/2024 8:44:23 AM, jggmore

GRAND TRUNK WESTERN RAILROAD
(ABANDONED - RAILROAD TRACKS REMOVED)

1,259.36'
N.8°56'20"W.

6
C.M.

REMAINDER OF LOT 1
N.70°32'35"E. 2,327.57'
1290.50'

2
C.M.

NO.	COORDINATE	NO.	COORDINATE
22	N 4905.2243 E 5068.5435	32	N 5115.9726 E 4222.5024
23	N 4845.2731 E 5070.9631	33	N 5175.9238 E 4224.9220
24	N 4833.8062 E 4786.8342	34	N 4930.8824 E 4558.3698
25	N 4785.1588 E 4581.2195	35	N 4852.4166 E 4586.4475
26	N 4723.4051 E 4444.5209	36	N 4893.7573 E 4784.4150
27	N 4590.3444 E 3983.2614	37	N 5063.9865 E 3842.7133
28	N 4649.7791 E 3975.0441	38	N 5044.6537 E 4122.1639
29	N 4778.0845 E 4419.8194	39	N 4675.1719 E 3506.9212
30	N 4828.4456 E 4531.2994	40	N 4500.4768 E 3276.8801
31	N 4910.6677 E 4501.8776		

UNIT 6
27.228 ACRES

UNIT 5
33.790 ACRES

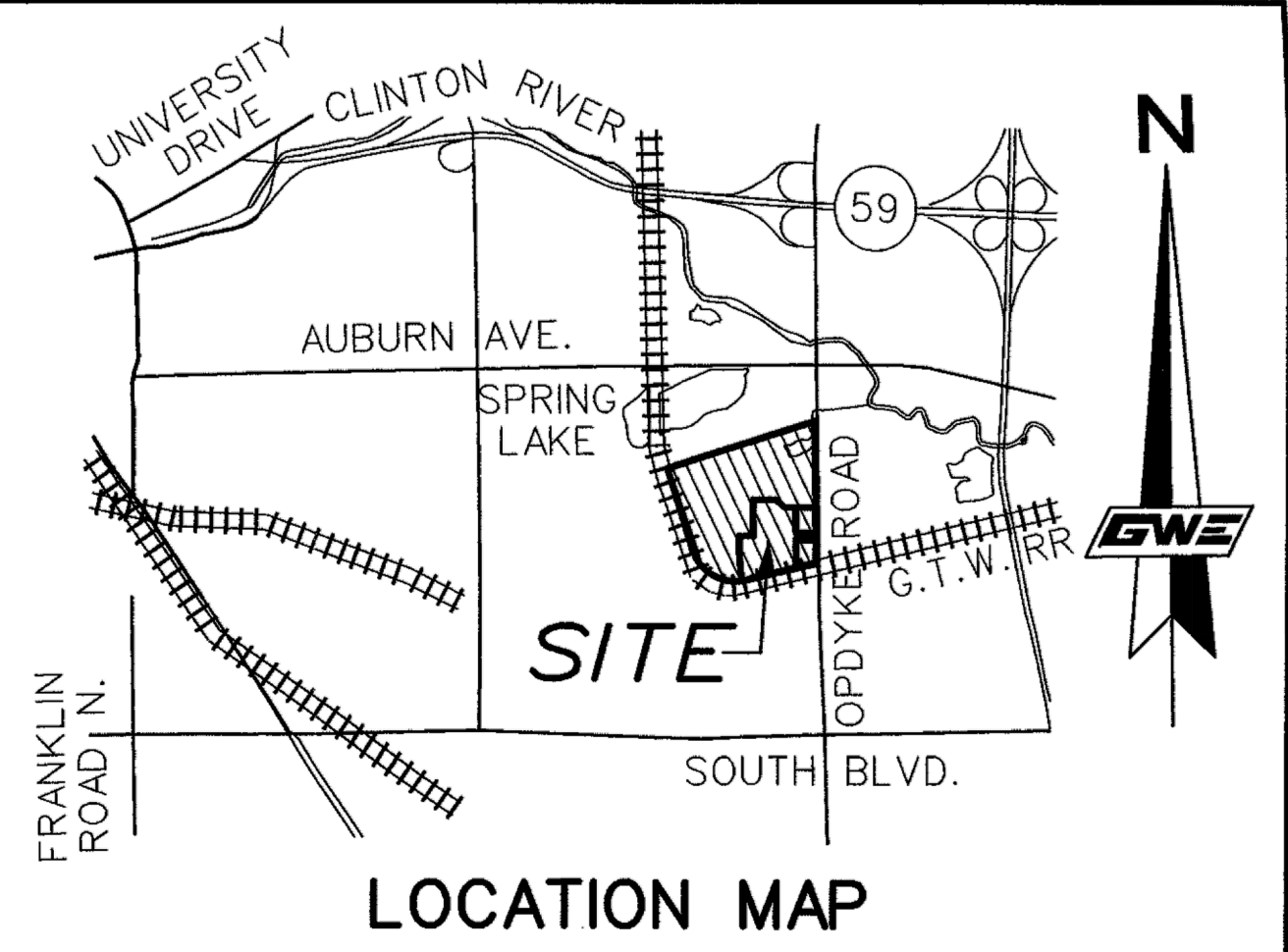
- (C4) ARC=212.59'
RAD.=553.66'
DELTA=22° 00'02"
CHD. BRG.=N.76° 41'20"E.
CH.=211.29'
- (C5) ARC=481.72'
RAD.=1678.92'
DELTA=16° 26'22"
CHD. BRG.=N.73° 54'31"E.
CH.=480.07'
- (C6) ARC=464.50'
RAD.=1618.92'
DELTA=16° 26'22"
CHD. BRG.=S.73° 54'31"W.
CH.=462.91'
- (C7) ARC=439.12'
RAD.=370.00'
DELTA=68° 00'00"
CHD. BRG.=N.53° 41'20"W.
CH.=413.80'
- (C8) ARC=203.16'
RAD.=613.66'
DELTA=18° 58'08"
CHD. BRG.=S.78° 12'17"W.
CH.=202.24'
- (C9) ARC=147.84'
RAD.=683.69'
DELTA=12° 23'24"
CHD. BRG.=N.25° 08'03"W.
CH.=147.56'

UNIT 7
6.770 ACRES

UNIT 3
17.132 ACRES

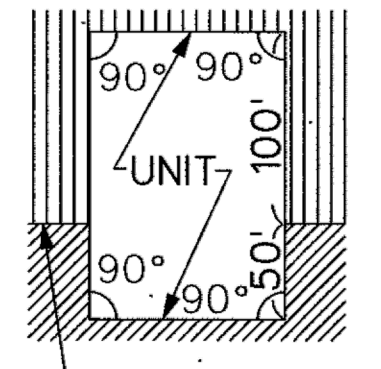
UNIT 2
2.664 ACRES

GRAND TRUNK WESTERN RAILROAD
(ABANDONED - RAILROAD TRACKS REMOVED)



NO.	COORDINATE	NO.	COORDINATE
1	N 7494.8262 E 4964.0314	12	N 4825.2903 E 5071.7696
2	N 6600.5540 E 5000.1230	13	N 4393.5350 E 4788.9497
3	N 4471.8370 E 5086.0340	14	N 4813.1920 E 4772.0140
4	N 4194.8516 E 4035.1285	15	N 4181.2969 E 3971.5868
5	N 4634.0633 E 3214.2063	16	N 4563.9845 E 3929.6549
6	N 5825.2460 E 2805.4700	17	N 4844.4453 E 3912.2555
7	N 6170.6942 E 3783.3250	18	N 4853.2287 E 4129.8895
8	N 4925.2090 E 5067.7370	19	N 5402.2033 E 4107.7335
9	N 4913.1517 E 4768.9802	20	N 5416.0353 E 4450.4618
10	N 4973.1029 E 4766.5607	21	N 5297.4393 E 4602.2577
11	N 5303.4881 E 4752.1357		

L1	S.19° 41'20"E. 87.33'
L2	S.07° 52'18"E. 60.00'
L3	N.65° 41'20"E. 150.00'
L4	S.65° 41'20"W. 122.33'
L5	S.02° 18'40"W. 60.00'
L6	N.19° 41'20"W. 83.34'



LOWEST EARTH SURFACE
GRADE ELEVATION (N.G.V.D.)

TYPICAL SECTION

LEGEND

- (4) COORDINATE NUMBER
- (C2) CURVE NUMBER
- (L2) LINE NUMBER
- C.M. CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY SIX (36) INCHES IN LENGTH.



SURVEY/
SITE PLAN

PRESBYTERIAN VILLAGE NORTH
CONDOMINIUM

SCALE: 1" = 100'

PROPOSED 11-01-04

DATE	ISSUED	BY
9-4-02	ISSUED FINAL SET	LC
11-01-04	REPLAT. NO.1	JW
3-15-05	REPLAT.	AK

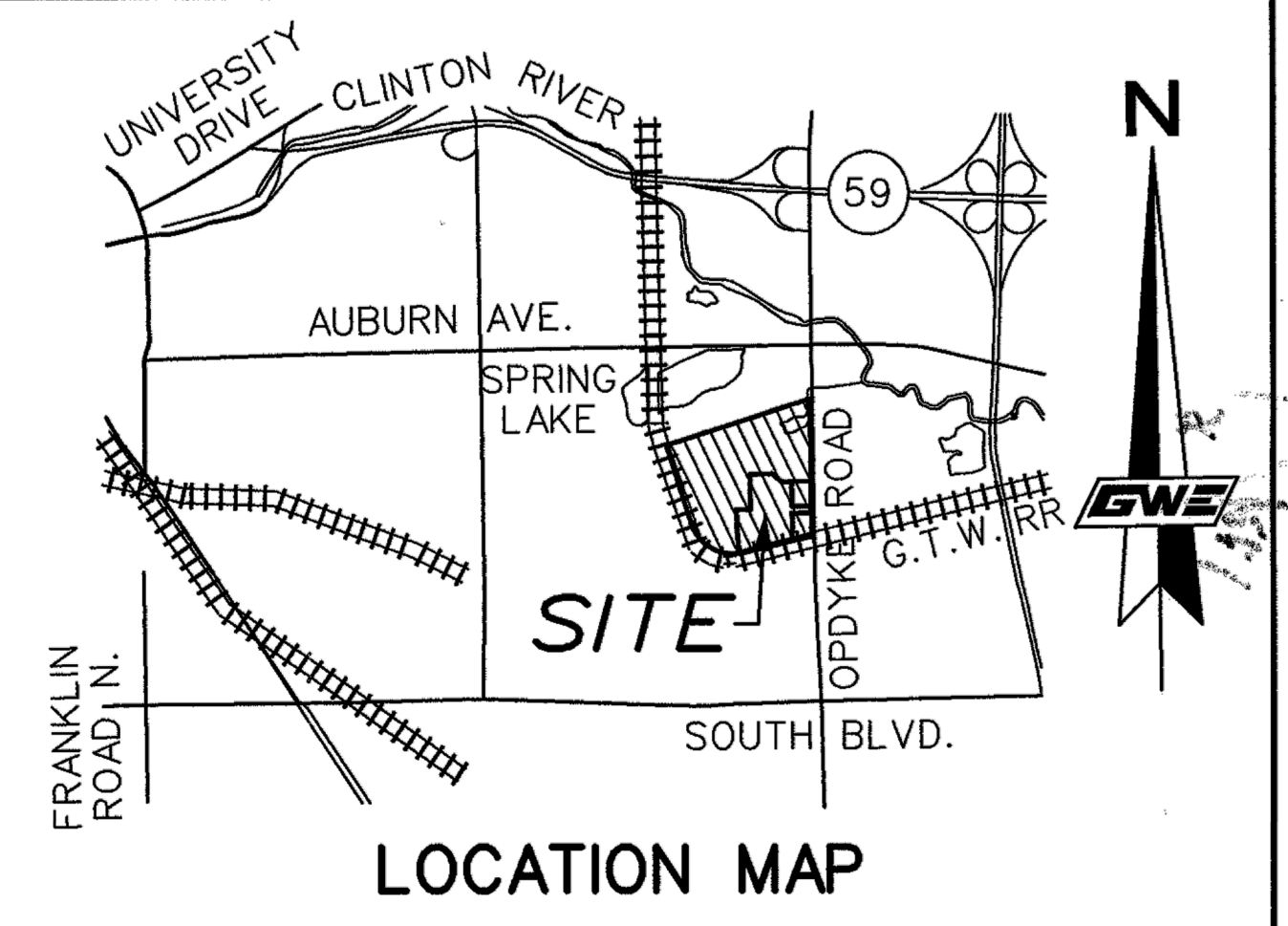
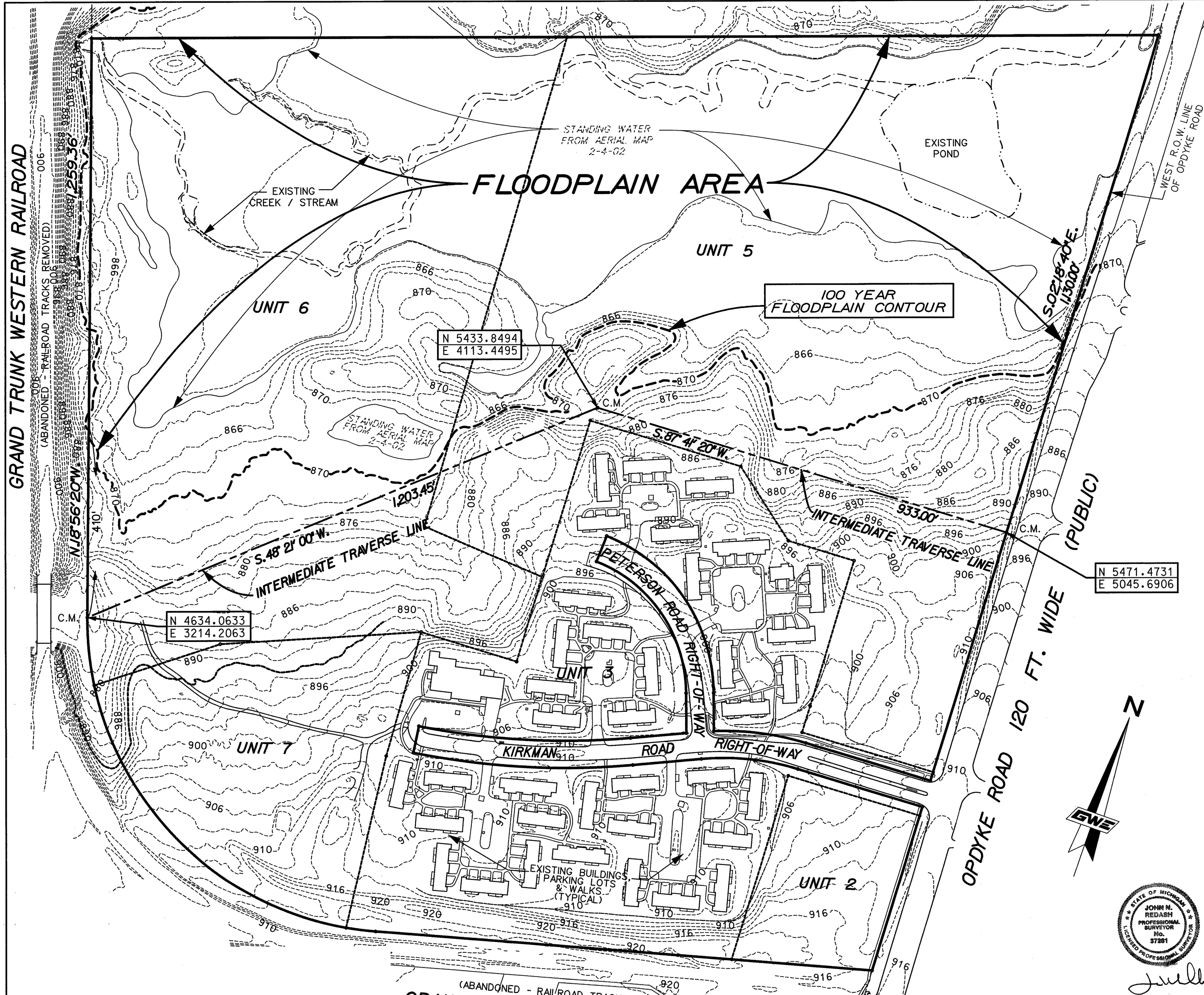
Giffels-Webster Engineers Inc.
ENGINEERS - SURVEYORS - PLANNERS
2871 BOND STREET ROCHESTER HILLS MICHIGAN 48309
(248) 852-3100

DATE	CKD. BY	DATE
11/01/04	RDK	8/02

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

SCALE 1"=100'
SHEET 3 OF 5
GWE 14782.05

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NOTE:
 THIS CONDOMINIUM DOES LIE WITHIN FLOOD HAZARD AREAS A2, B AND C, AS DETERMINED BY NATIONAL FLOOD INSURANCE PROGRAM FOR THE CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN COMMUNITY-PANEL NUMBER 260177 0010 B, DATED AUGUST 15, 1979.

LEGEND
 C.M. CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY SIX (36) INCHES IN LENGTH.
 -870- 100 YR. FLOODPLAIN CONTOUR

**TOPOGRAPHY/
 FLOODPLAIN PLAN**
**PRESBYTERIAN VILLAGE NORTH
 CONDOMINIUM**
 SCALE: 1" = 100'
 PROPOSED 11-01-04



John N. Redash

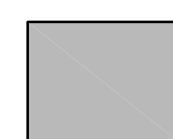
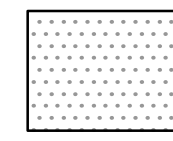
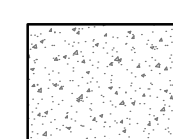
DATE	ISSUED	BY
9-4-02	ISSUED FINAL SET	J.C.
11-01-04	REPLAT. NO. 1	J.W.

Giffels-Webster Engineers Inc.
 ENGINEERS - SURVEYORS - PLANNERS
 2871 BOND STREET ROCHESTER HILLS MICHIGAN 48309
 (248) 852-3100

DATE 11-01-04	CKD. BY RDK	DATE 8/02		SCALE 1"=100'
DRAWN L.L.C.				SHEET 5 OF 5
DESIGN				GWE 14782.05

Z:\Projects\24108\DWG\24108 RECORD ONLY.dwg, 5/6 TOPOGRAPHY-FLOODPLAIN PLAN (FOR REFERENCE ONLY), 8/30/2024 6:55:36 AM, jrgmwa

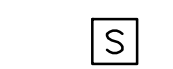


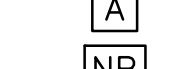
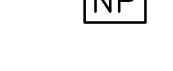
PAVEMENT SPECIFICATIONS:

-  **REGULAR DUTY ASPHALT DRIVE:**
1.5" MDOT HMA 5E1 WEARING COURSE ON
2.5" MDOT HMA 3C LEVELING COURSE ON
8.0" MDOT 21AA AGGREGATE BASE COMPACTED
TO 95% MAX. UNIT WEIGHT ON
PREPARED SUBGRADE.
-  **HEAVY DUTY ASPHALT DRIVE:**
1.5" MDOT HMA 5E1 WEARING COURSE ON
2.5" MDOT HMA 3C LEVELING COURSE ON
10.0" MDOT 21AA AGGREGATE BASE COMPACTED
TO 95% MAX. UNIT WEIGHT ON
PREPARED SUBGRADE.
-  **CONCRETE SIDEWALK:**
4.0" UNIFORM P.C. CONCRETE, 4000 PSI
(6.0" THROUGH DRIVES AND DRIVEWAYS) ON
4.0" MDOT 21AA AGGREGATE BASE ON
PREPARED SUBGRADE.

NOTE: ALL CONCRETE SHALL MEET THE MIN. PSI AT 28 DAYS

 **DETECTABLE SIDEWALK WARNING**

TRAFFIC CONTROL SIGN LEGEND:

-  STOP
-  BARRIER FREE
-  BARRIER FREE VAN
-  AUTHORIZED VEHICLE ONLY
-  NO PARKING - FIRE LANE

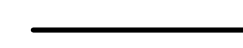
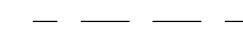
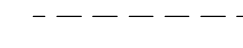

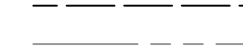







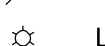
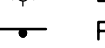


GENERAL NOTES:

1. ALL DIMENSIONS OF PROPOSED PAVEMENT SHALL BE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED COMMUNITY WALK SHALL BE 5' WIDE WITH ALL PROPOSED BUILDING WALKS 4' WIDE.
3. ALL PROPOSED CURB AND GUTTER SHALL BE 24" WIDE X 4" HIGH MOUNTABLE EXCEPT AT THE PROPOSED ENTRANCE FROM OPDYKE ROAD WHICH SHALL BE 24" WIDE X 6" HIGH STANDARD CURB AND GUTTER.
4. REFER TO ARCHITECTURAL PLANS FOR ALL PROPOSED BUILDING LAYOUTS AND ELEVATIONS.
5. PERMITS WILL BE REQUIRED FOR ALL WORK WITHIN THE WETLAND AND 100-YR FLOODPLAIN, INCLUDING ALL DISCHARGES INTO THE WETLAND.
6. PROPOSED SIGNAGE SHALL INCLUDE ADDRESS PLATES FOR EACH UNIT AND LANDSCAPED ENTRANCE SIGNS. REFER TO LANDSCAPE PLANS FOR PROPOSED LAYOUT.
7. STORM WATER MANAGEMENT WILL BE PERFORMED BY AN UNDERGROUND PIPE COLLECTION SYSTEM DISCHARGING INTO THE WETLANDS LOCATED ON THE NORTH SIDE OF THE SITE.
8. SANITARY SEWER SERVICE WILL BE EXTENDED FROM THE EXISTING SANITARY MAIN ON THE EAST END OF THE SITE AND THEN ROUTED THROUGHOUT THE SITE WITH ADDITIONAL MANHOLES AND TAPS. EACH BUILDING WILL BE PROVIDED WITH ONE 6" SANITARY CONNECTION.
9. WATER SERVICE WILL BE LOOPED THROUGHOUT THE SITE WITH A TIE IN AT OPDYKE ROAD ON THE EAST END OF THE SITE, PETERSON ROAD IN THE MIDDLE OF THE SITE AND KIRKMAN ROAD ALONG THE SOUTH END OF THE SITE. EACH BUILDING WILL BE PROVIDED A SEPARATE WATER SERVICE LEAD AND METER.
10. SITE LIGHTING WILL BE PROVIDED VIA POLE MOUNTED LIGHTS SPECIFIED AND LOCATED PER CUT OF PONTIAC AND MSDA STANDARDS.
11. ANY UTILITY, PAVING, AND/OR GRADING IN THE RIGHT-OF-WAY OF OPDYKE ROAD WILL REQUIRE APPLICABLE PERMITS FROM THE CITY OF PONTIAC AND OAKLAND COUNTY.
12. LOCATION AND FREQUENCY PF HYDRANTS AND GATE VALVES SHALL BE PER CITY OF PONTIAC AND/OR OAKLAND COUNTY REQUIREMENTS.
13. PRIVATE UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, AND CABLE, SHALL BE UNDERGROUND WITH THE EXCEPTION OF ANY NECESSARY TRANSFORMERS AND COMMUNICATION BOXES. ALL WORK SHALL BE COORDINATED WITH THE PROPOSED PUBLIC UTILITIES TO PREVENT ANY INTERFERENCES.
14. A DRAINAGE PLAN TO CONTROL STORM WATER RUN-OFF AND SOIL EROSION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEERING DIVISION.
15. ANY ENCROACHMENT INTO THE WETLANDS AREA SHALL BE SUBJECT TO APPROVAL BY THE MICHIGAN EGLE.
16. AT LEAST 1 TREE (MIN 2" CALIPER) FOR EVERY 50 LINEAR FEET SHALL BE PLANTED WITH THE RIGHT-OF-WAY OF ALL INTERNAL STREETS IN ACCORDANCE WITH THE SUBDIVISION CODE.
17. TRASH PICKUP SHALL BE PROVIDED AT THE SERVICE ENTRANCE BY A PRIVATE CONTRACTOR.
18. LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR INTRUSION BY PROVISION OF CONTINUOUS CURBING OR OTHER PERMANENT MEANS PER SECTION 9.28 OF THE ZONING ORDINANCE. LANDSCAPE MATERIAL SHALL BE PLACED SO AS NOT TO OBSTRUCT TRAFFIC VISIBILITY AT THE ENTRANCEWAY.
19. ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE OWNER/TENANT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL DEAD PLANT MATERIAL SHALL BE REPLACED BY THE OWNER/TENANT WITHIN SIX (6) MONTHS PER SECTION 9.35 OF THE ZONING ORDINANCE.
20. OUTDOOR STORAGE OF ANY RUBBISH, GARBAGE, JUNK, MATERIALS, VEHICLES OR EQUIPMENT IS STRICTLY PROHIBITED.
21. THE BUILDING AND SITE SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY FIRE MARSHALL.
22. ALL SIGNAGE SHALL CONFORM WITH THE APPLICABLE PROVISIONS OF ARTICLE 18 OF THE ZONING ORDINANCE.
23. PRIOR TO OCCUPANCY, THE OWNER/TENANT OF THIS PROPERTY SHALL SATISFY THE REQUIREMENTS AND STANDARDS OF THE CITY ENGINEERING DIVISION WITH RESPECT TO THE CONDITION, LOCATION, AND DESIGN OF ALL SIDEWALKS, DRIVE APPROACHES, STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES, LANDSCAPE AND PAVING MATERIALS, AS WELL AS CURBS AND CURB DROPS LOCATED WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY BETWEEN THE ROADWAY AND SUBJECT PROPERTY LINE(S).
24. REFER TO ARCH PLANS FOR DUMPSTER ENCLOSURE DETAILS, MAILBOX LAYOUT, CONFIGURATION DETAILS, AND LOCATION.












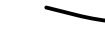
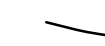

SITE DATA

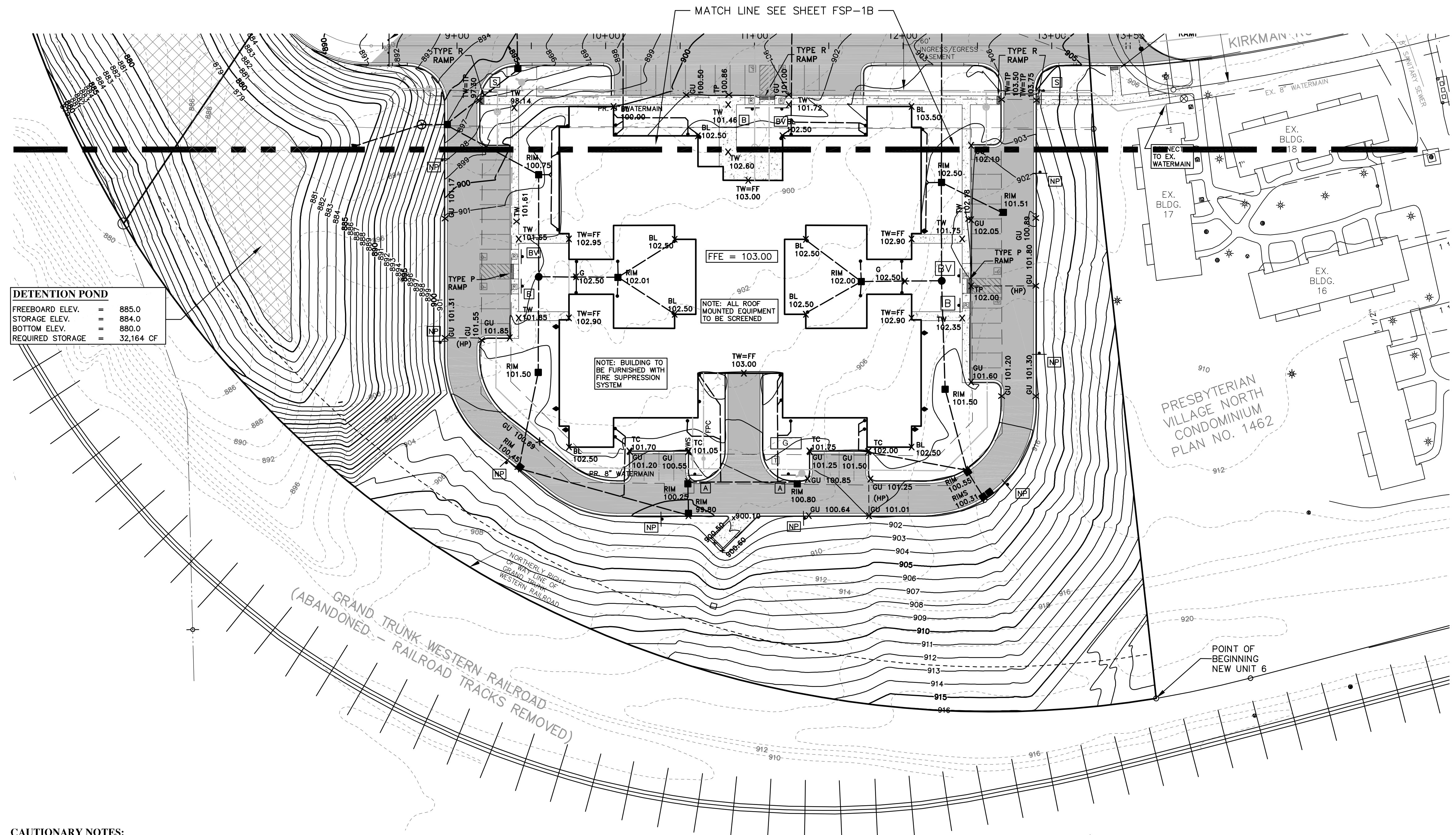
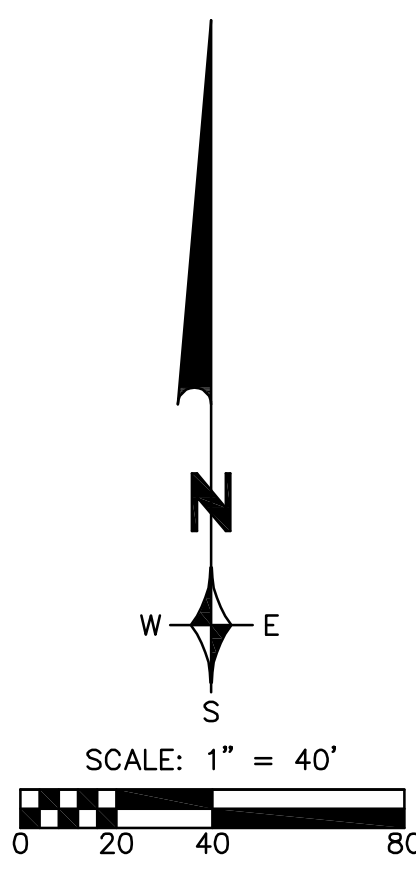
LAND	
UNIT 6 =	7.25 AC
UNIT 7 =	28.75 AC
TOTAL LAND AREA =	34.00AC
BUILDINGS	
APARTMENT BUILDING =	36,250 GSF
ATTACHED RANCH HOMES	
BUILDING TYPE A = 6 X 7664 =	45,984 GSF
BUILDING TYPE B = 1 X 5002 =	5,002 GSF
BUILDING TYPE C = 6 X 4680 =	28,080 GSF
	79,066 GSF
TOTAL BUILDING AREA = 36,250 + 79,066 =	115,316 GSF (2.65 AC)
COVERAGE	
2.65 / 34.00 =	7.8%

EXISTING LEGEND

-  BOUNDARY LINE
-  PARCEL LINE
-  EASEMENTS
-  SANITARY SEWER
-  STORM SEWER
-  WATER MAIN
-  CONTOUR MAJOR
-  CONTOUR MINOR
-  MANHOLE
-  CATCH BASIN
-  GATE VALVE
-  HYDRANT
-  UTILITY POLE
-  LIGHT POLE
-  PROPOSED SIGN
-  R.O.W. RIGHT OF WAY

PROPOSED LEGEND

-  MANHOLE
-  CATCH BASIN
-  CLEANOUT
-  END SECTION
-  ROOF DRAIN
-  GATE VALVE
-  HYDRANT
-  SPLASH BLOCK
-  DOWNSPOUT BOOT
-  SANITARY SEWER
-  STORM SEWER
-  WATER MAIN
-  CONTOUR MAJOR
-  CONTOUR MINOR



DETECTION POND

FREEBOARD ELEV. =	885.0
STORAGE ELEV. =	884.0
BOTTOM ELEV. =	880.0
REQUIRED STORAGE =	32,164 CF

CAUTIONARY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
50% REVIEW	5-17-24								
CONCEPT PLAN REVIEW	5-28-24								
SITE PLAN PRELIM	8-22-24								

ZEMET WOZNAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zemetwoznak.com

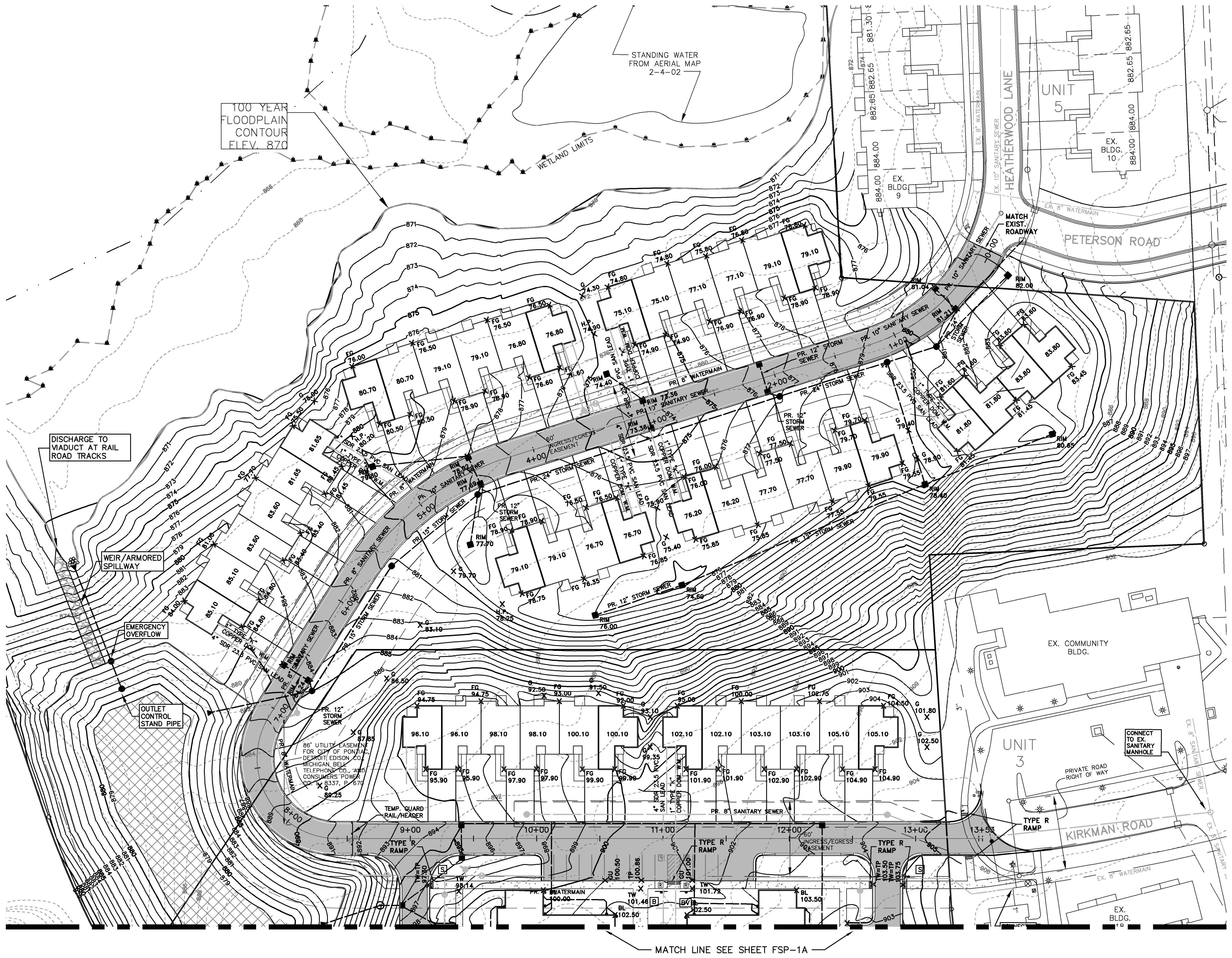
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1-800-482-7171
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PROJECT SPONSOR:
PRESBYTERIAN VILLAGES OF MICHIGAN
25200 TELEGRAPH RD., SUITE 400
SOUTHFIELD, MI 48033

FACILITY ENGINEERING SITE PLAN
PVM VILLAGE OAKLAND WOODS PH. III
CITY OF PONTIAC OAKLAND COUNTY MICHIGAN

DATE: 8-22-24 SCALE: HOR: 1" = 40' VER: 1" = ---
DESIGNED BY: JWW JOB NO.: 24108
DRAWN BY: PTO SHEET: FSP-1A

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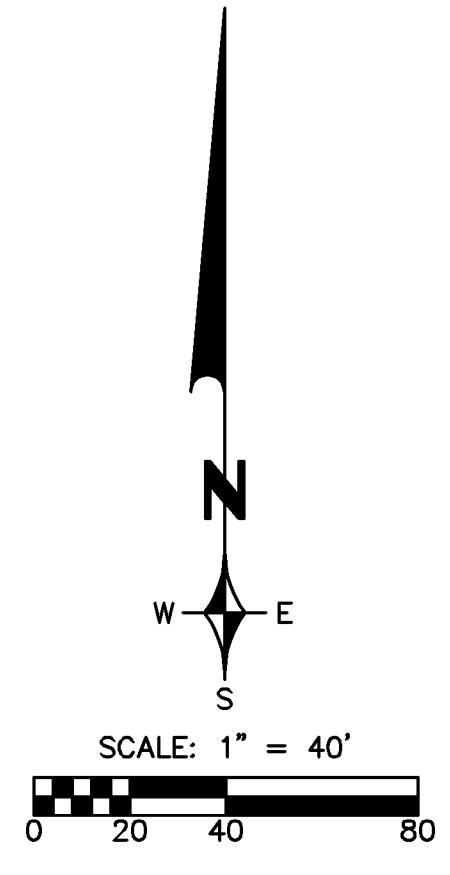


EXISTING LEGEND

- BOUNDARY LINE
- - - PARCEL LINE
- - - EASEMENTS
- - - SANITARY SEWER
- - - STORM SEWER
- - - WATER MAIN
- - - CONTOUR MAJOR
- - - CONTOUR MINOR
- MANHOLE
- CATCH BASIN
- ⊗ GATE VALVE
- ⊕ HYDRANT
- ⊙ UTILITY POLE
- ⊛ LIGHT POLE
- ⊠ PROPOSED SIGN
- R.O.W. RIGHT OF WAY

PROPOSED LEGEND

- MANHOLE
- CATCH BASIN
- ⊖ END SECTION
- ▲ ROOF DRAIN
- ⊕ GATE VALVE
- ⊕ HYDRANT
- SPLASH BLOCK
- DOWNSPOUT BOOT
- - - SANITARY SEWER
- - - STORM SEWER
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- - - CONTOUR MINOR



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ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
50% REVIEW	5-17-24								
CONCEPT PLAN REVIEW	5-28-24								
SITE PLAN PRELIM	8-22-24								

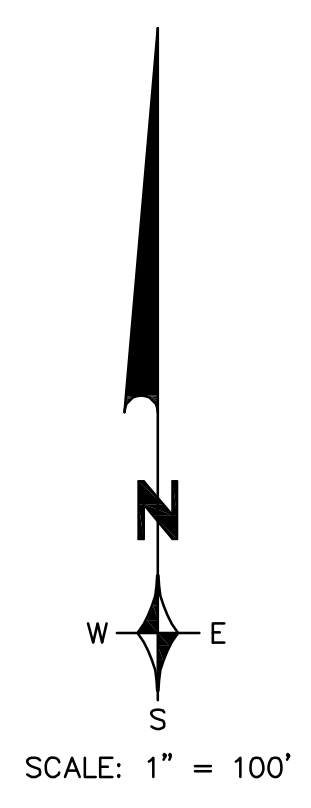
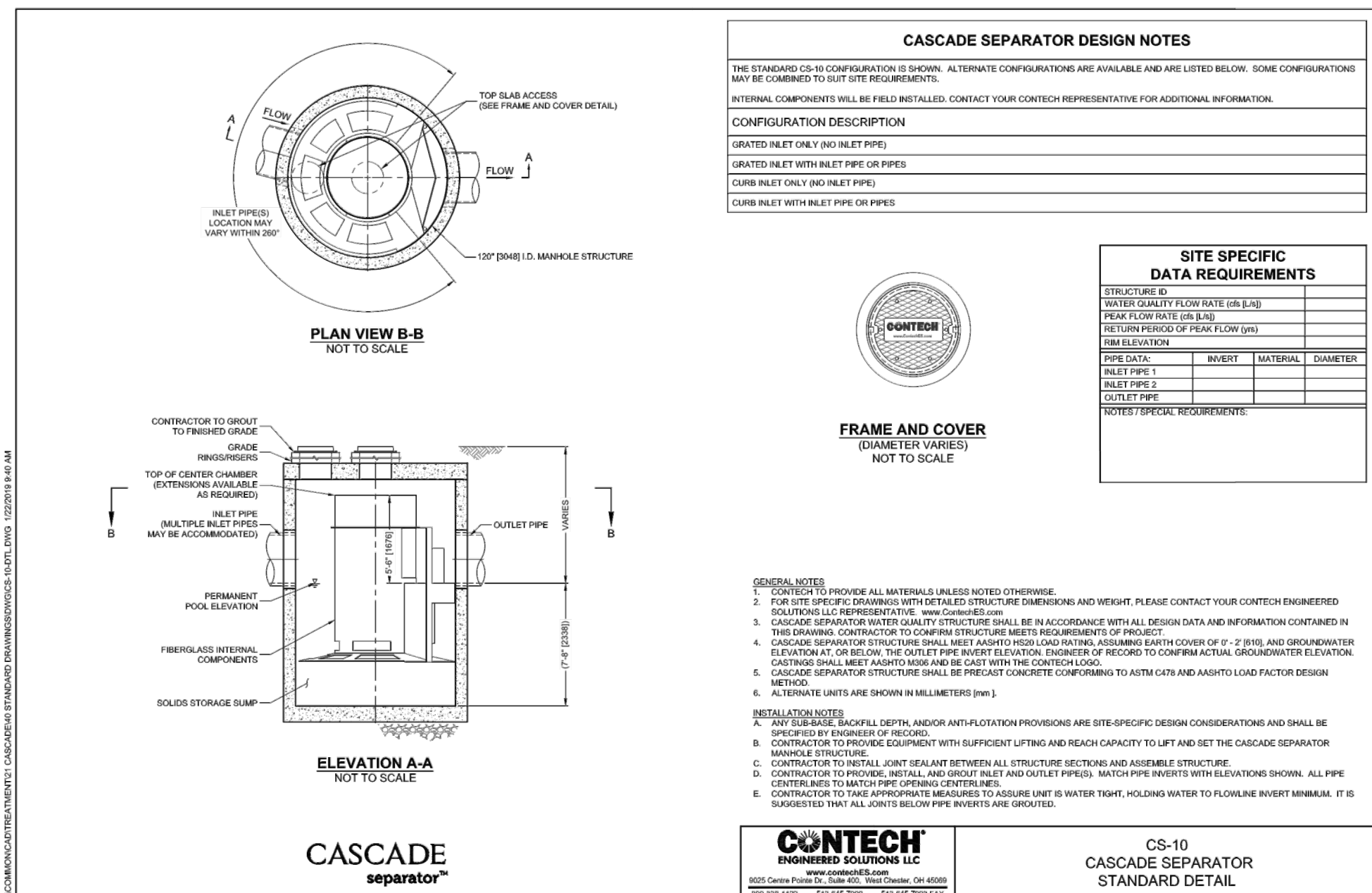
ZEMET WOZNAK
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PROJECT SPONSOR:
 PRESBYTERIAN VILLAGES OF MICHIGAN
 25200 TELEGRAPH RD., SUITE 400
 SOUTHFIELD, MI 48033

FACILITY ENGINEERING SITE PLAN
PVM VILLAGE OAKLAND WOODS PH. III
 CITY OF PONTIAC OAKLAND COUNTY MICHIGAN

DATE: 8-22-24
 SCALE: HOR: 1" = 40'
 VER: 1" = 40'
 DESIGNED BY: JWW
 JOB NO.: 24108
 DRAWN BY: PTO
 SHEET: FSP-1B



DRAINAGE ANALYSIS:

ORIGINAL SITE (2005)
(OAKLAND COUNTY 10-YEAR DESIGN)
SITE AREA = 26.00 AC.
SITE C = 0.30

$Q_{10yr} = 0.2$ CFS/AC
 $T = 1.50$ MIN
 $V_{10yr} = 132,860$ CF
 $V_{10yr} = 141,507$ CF

EXISTING DETENTION ANALYSIS:

PHASE	AREA (AC) % OF BASIN	VOLUME ALLOCATED (CF)
PHASE 1 =	19.36 0.00%	0.00
PHASE 2 =	2.66 10.23%	14,477.25
PHASE 2A =	1.40 5.38%	4,999.75
PHASE 2B =	1.12 4.31%	4,419.75
PHASE 3 =	0.77 2.96%	3,668.25
WETLANDS =	44.44 0.00%	0.00
TOTAL =	89.81	141,507.00
TOTAL EX. BASIN (10-YR) =	26.00	100.00%

PROPOSED SITE (DRAINING TO EXISTING POND)

(OAKLAND COUNTY 100-YEAR)
SITE AREA = 5.96 AC.
SITE C = 0.30

USE $T_c = 10.00$ MIN

100-YEAR PEAK INTENSITY

$P = 100$ YEAR
 $I_{100} = 7.80$ IN/HR

CHANNEL PROTECTION VOLUME

$V_{100} = 14,110$ CF

CHANNEL PROTECTION RATE CONTROL-EXTENDED DETENTION

$V_{100} = 12,925$ CF

100-YEAR PEAK INFLOW

$Q_{100} = 22.74$ CFS

VARIABLE RELEASE RATE

$Q_{100} = 0.74$ CFS/AC
 $Q_{100} = 4.41$ CFS

STORAGE CURVE FACTOR

$R = 0.45$

100-YEAR RUNOFF

$V_{100} = 56,770$ CF

100-YEAR STORAGE VOLUME

$V_{100} = 25,844$ CF
 $V_{100} + V_{100} + V_{100} = 25,844$ CF
 $V_{100} = 16,181$ CF
 $V_{100} = 44,530$ CF

EXTENDED DETENTION RELEASE RATE

$Q_{100} = 0.73$ CFS

INFILTRATION BMP CALCULATIONS

AVERAGE INFILTRATION AREA

$A_1 = 0$ SF
 $A_2 = 0$ SF
 $A_3 = 0$ SF

SURFACE STORAGE VOLUME
 $H = 1$ FT
 $V_{100} = 0$ CF

SUBSURFACE STORAGE VOLUME
 $V_{100} = 0$ CF
 $DEPTH (d) = 0$ FT
 $V_{100} = 0$ CF

INFILTRATION STORAGE
 $K_{inf} = 0$ IN/HR
 K_{inf} SAFETY FACTOR = 1
 $V_i = 0$ CF

BIOTENTION TOTAL STORAGE VOLUME
 $V_{100} = 0$ CF
 $V_{100} = 14,110$ CF

CREDIT FOR CHANNEL PROTECTION VOLUME HAS NOT BEEN INCLUDED DUE TO POOR SOILS ON SITE

PROPOSED SITE (DRAINING TO PROPOSED POND)

(OAKLAND COUNTY 100-YEAR)
SITE AREA = 7.25 AC.
SITE C = 0.30

USE $T_c = 10.00$ MIN

100-YEAR PEAK INTENSITY

$P = 100$ YEAR
 $I_{100} = 7.80$ IN/HR

CHANNEL PROTECTION VOLUME

$V_{100} = 17,342$ CF

CHANNEL PROTECTION RATE CONTROL-EXTENDED DETENTION

$V_{100} = 0$ CF

100-YEAR PEAK INFLOW

$Q_{100} = 27.85$ CFS

VARIABLE RELEASE RATE

$Q_{100} = 0.89$ CFS/AC
 $Q_{100} = 5.11$ CFS

STORAGE CURVE FACTOR

$R = 0.45$

100-YEAR RUNOFF

$V_{100} = 69,770$ CF

100-YEAR STORAGE VOLUME

$V_{100} = 32,164$ CF
 $V_{100} + V_{100} + V_{100} = 32,164$ CF
 $V_{100} = 0$ CF
 $V_{100} = 32,164$ CF

EXTENDED DETENTION RELEASE RATE

$Q_{100} = 0.80$ CFS

INFILTRATION BMP CALCULATIONS

AVERAGE INFILTRATION AREA

$A_1 = 0$ SF
 $A_2 = 0$ SF
 $A_3 = 0$ SF

SURFACE STORAGE VOLUME
 $H = 1$ FT
 $V_{100} = 0$ CF

SUBSURFACE STORAGE VOLUME
 $V_{100} = 0$ CF
 $DEPTH (d) = 0$ FT
 $V_{100} = 0$ CF

INFILTRATION STORAGE
 $K_{inf} = 0$ IN/HR
 K_{inf} SAFETY FACTOR = 1
 $V_i = 0$ CF

BIOTENTION TOTAL STORAGE VOLUME
 $V_{100} = 0$ CF
 $V_{100} = 17,342$ CF

CREDIT FOR CHANNEL PROTECTION VOLUME HAS NOT BEEN INCLUDED DUE TO POOR SOILS ON SITE

PROPOSED DETENTION BASIN

ELEVATION	AREA (SF)	AVG. AREA	VOLUME (CF)
884	41,771	38,982	38,982
883	36,212	33,000	33,000
882	30,653	28,346	28,346
881	25,094	23,363	23,363
880	20,535	18,380	18,380
TOTAL =			134,270

OUTLET DESIGN

AN OUTLET CONTROL STRUCTURE WILL BE PROVIDED TO RESTRICT THE DISCHARGE RATE FROM THE STORMWATER MANAGEMENT SYSTEM.

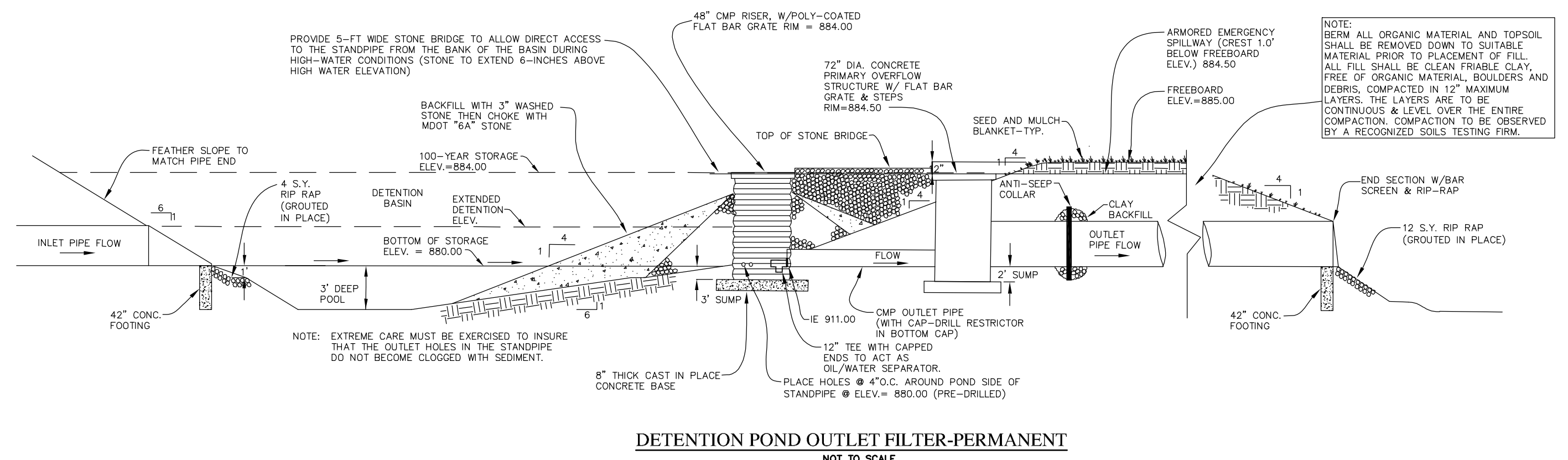
WATER QUALITY CONTROL

A MANUFACTURED STORMWATER TREATMENT SYSTEM SHALL BE SELECTED IN LIEU OF A SEDIMENT FOREBAY.

$I_1 = \frac{30.20}{(10 + 9.17)^{0.81}} = 2.76$ IN/HR

$Q_1 = 2.76 \times 0.50 \times 2.76 = 3.78$ CFS

SELECT A CASCADE SEPARATOR MODEL CS-10 FROM CONTECH WHICH CAN TREAT A MAXIMUM FLOW OF 11.30 CFS.



DETENTION POND OUTLET FILTER-PERMANENT
NOT TO SCALE

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SITE PLAN PRELIM	8-22-24								

ZEIMET WOZNAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

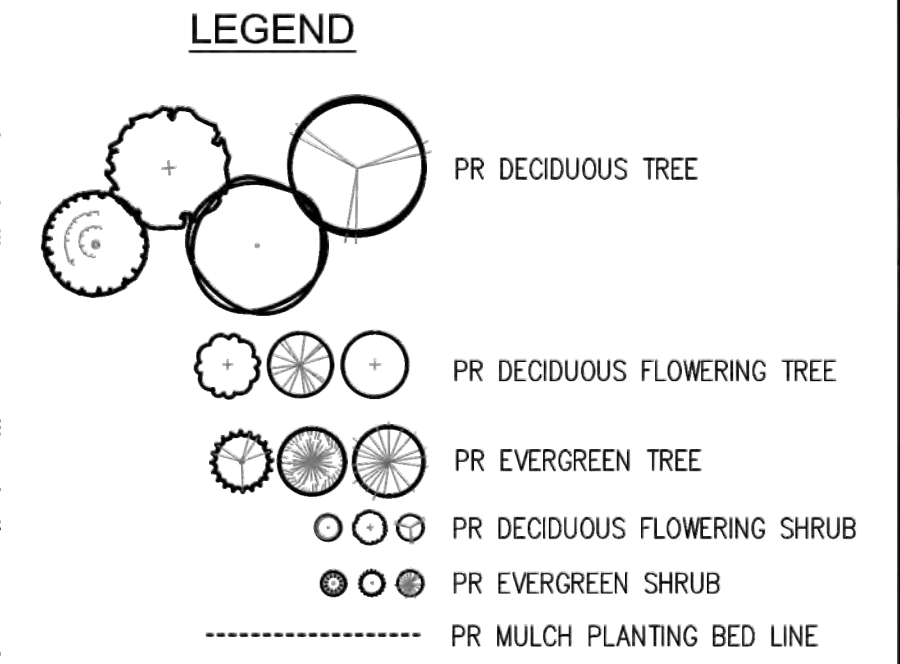
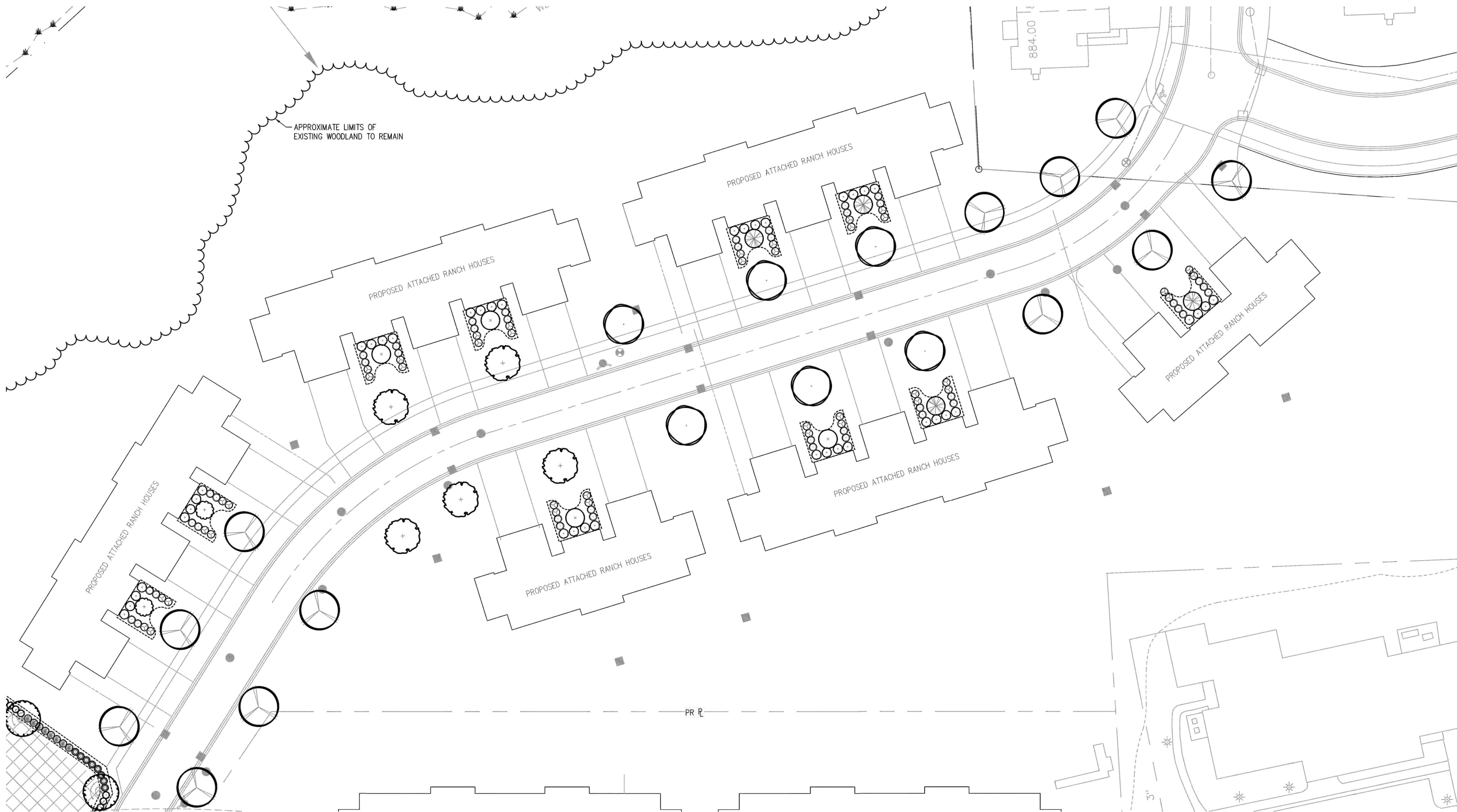
MISS DIG SYSTEM, INC.
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM
1-800-482-7171

PROJECT SPONSOR:
PRESBYTERIAN VILLAGES OF MICHIGAN
25200 TELEGRAPH RD., SUITE 400
SOUTHFIELD, MI 48033

STORMWATER MANGEMENT ANALYSIS
PVM VILLAGE OAKLAND WOODS PH. III
CITY OF PONTIAC OAKLAND COUNTY MICHIGAN

DATE: 8-22-24 SCALE: HOR: 1" = 100' VER: 1" = 10'
DESIGNED BY: JWW JOB NO.: 24108
DRAWN BY: PTO SHEET: FSP-3

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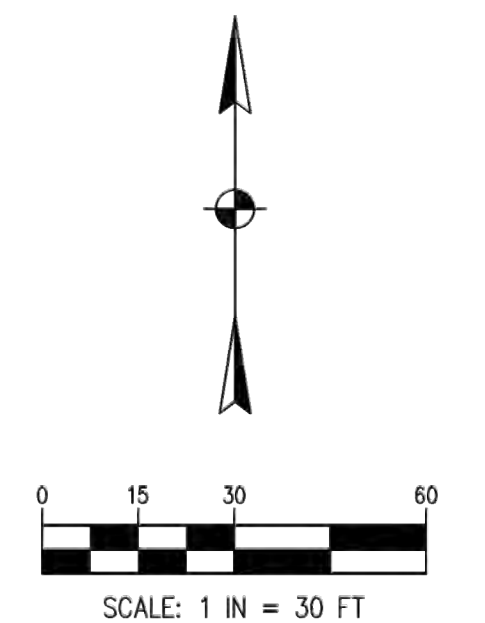
LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
1. ALL OFF-STREET PARKING LOTS SHALL BE SCREENED FROM ADJACENT RESIDENTIALLY ZONED OR USED PROPERTIES BY A BUFFER STRIP AT LEAST A TEN FEET IN WIDTH, LANDSCAPED WITH AT LEAST ONE TREE AND ONE SHRUB FOR EVERY TEN FEET OF BUFFER STRIP LENGTH. AT LEAST ONE-HALF OF THE REQUIRED TREES SHALL BE AN EVERGREEN VARIETY.	EVERGREEN TREES AND SHRUBS PROVIDED TO BUFFER OFF-STREET PARKING.
2. IN RESIDENTIAL DISTRICTS, FOR EVERY 50' SF LOT WIDTH, ONE OR MORE TREE(S) SHALL BE PROVIDED WITHIN SAID FRONT YARD.	FRONTAGE TREES PROVIDED FOR EVERY 50' OF LOT WIDTH.
3. TO ENSURE ADEQUATE VARIETY, TO AVOID MONOTONY AND UNIFORMITY WITHIN A SITE, AND TO PRESERVE THE DIVERSITY AND HEALTH OF THE CITY'S LANDSCAPING, ANY SINGLE TREE SPECIES MAY NOT COMPRISE MORE THAN 40% OF THE TOTAL REQUIRED DECIDUOUS TREES AND NO MORE THAN 40% OF THE TOTAL REQUIRED EVERGREEN TREES.	PROVIDED.
4. TRASH RECEPTACLE OR DUMPSTER AREAS SHALL BE INDICATED ON-SITE PLANS, AND SHALL BE SCREENED ON AT LEAST THREE SIDES WITH A MASONRY WALL AT LEAST EQUAL TO THE HEIGHT OF THE TRASH RECEPTACLE WITH A GATE ON THE FOURTH SIDE.	MASONRY WALL PROVIDED.
5. STORAGE AREAS, LOADING AND UNLOADING, AND SERVICE AREAS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAYS OR ADJOINING PROPERTIES BY A TYPE B BUFFER. (2 DECIDUOUS TREES, 8 EVERGREEN TREES, AND 12 SHRUBS REQUIRED PER 100 LINEAL FT.)	2 DECIDUOUS TREES, 8 9 EVERGREEN TREES, AND 12 SHRUBS PROVIDED.

LANDSCAPE PLANT LIST

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
	6	AMELANCHIER CANADENSIS 'GLENN FORM'	GLENFORM RAINBOW PILLAR SERVICEBERRY	2" CALIPER	B&B	ORNAMENTAL TREE
	6	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	2" CALIPER	B&B	ORNAMENTAL TREE
	4	CORNUS SANGUINEA 'WINTER FLAME'	BLOODTWIG DOGWOOD 'WINTER FLAME'	2" CALIPER	B&B	ORNAMENTAL TREE
	10	ACER RUBRUM 'SOMERSET'	SOMERSET RED MAPLE	2" CALIPER	B&B	DECIDUOUS TREE
	14	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIPTREE	2" CALIPER	B&B	DECIDUOUS TREE
	16	QUERCUS MACROCARPA 'URBAN PINNACLE'	URBAN PINNACLE OAK	2" CALIPER	B&B	DECIDUOUS TREE
	16	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CALIPER	B&B	DECIDUOUS TREE
	9	JUNIPERUS CHINENSIS 'STAR POWER'	STAR POWER CHINESE JUNIPER	5' HEIGHT	B&B	EVERGREEN TREE
	9	TAXUS X MEDIA 'HICKSI'	HICKS YEW	5' HEIGHT	B&B	EVERGREEN TREE
	7	THUJA OCCIDENTALIS 'TRAUTMAN'	TRAUTMANN EASTERN ARBORVITAE	5' HEIGHT	B&B	EVERGREEN TREE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
	82	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY	30" HEIGHT	CONTAINER	DECIDUOUS SHRUB
	80	CEANOTHUS AMERICANUS	NEW JERSEY TEA	30" HEIGHT	CONTAINER	DECIDUOUS SHRUB
	86	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	30" HEIGHT	CONTAINER	DECIDUOUS SHRUB
	74	PINUS MUGO 'FASTIGIATA'	COLUMNAR MUGO PINE	4' HEIGHT	CONTAINER	EVERGREEN SHRUB
	77	ILEX MESERVEAE 'BLUE BOY'	BLUE BOY MALE BLUE HOLLY	4' HEIGHT	CONTAINER	EVERGREEN SHRUB
	72	ILEX MESERVEAE 'BLUE GIRL'	BLUE GIRL FEMALE BLUE HOLLY	4' HEIGHT	CONTAINER	EVERGREEN SHRUB



DESCRIPTION

BY

DATE

NO.

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 688.488.1590

PROJECT NO. 08/03/2024
DRAWN BY: OP400867
MINF
NMF

TECHNICAL SKILL:
CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
RDL ARCHITECTS,
INC
2111 CHAGRIN BOULEVARD,
BEACHWOOD, OH 44122

SITE IMPROVEMENT PLAN FOR
PRESBYTERIAN VILLAGES
OF MICHIGAN
SOUTH OPDYKE ROAD, PONTIAC, MI 48341

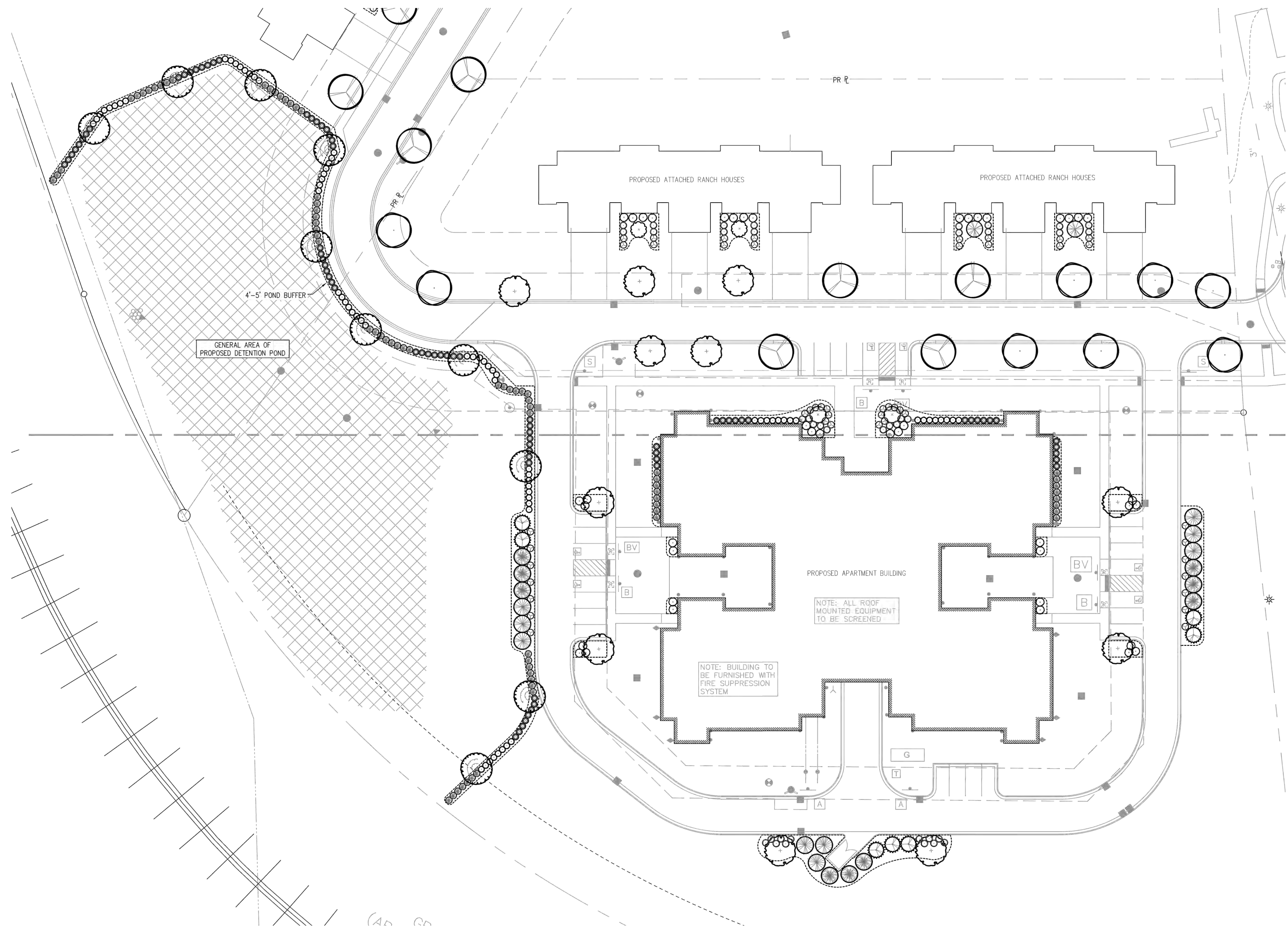
LANDSCAPE PLAN

L100

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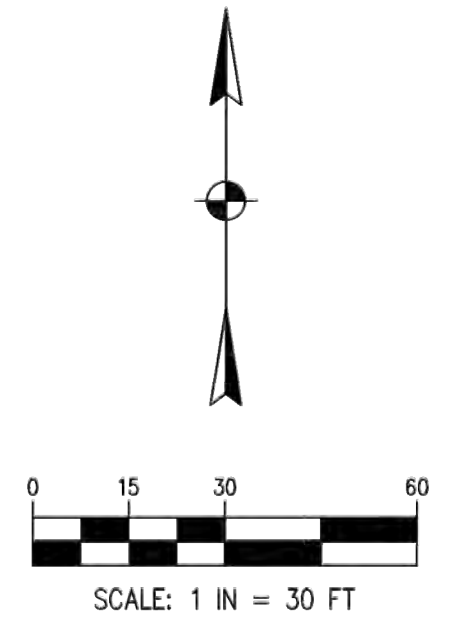
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LEGEND

	PR DECIDUOUS TREE
	PR DECIDUOUS FLOWERING TREE
	PR EVERGREEN TREE
	PR DECIDUOUS FLOWERING SHRUB
	PR EVERGREEN SHRUB
	PR MULCH PLANTING BED LINE



LANDSCAPE PLAN	SITE IMPROVEMENT PLAN FOR PRESBYTERIAN VILLAGES OF MICHIGAN SOUTH OPDYKE ROAD, PONTIAC, MI 48341	PREPARED FOR: RDL ARCHITECTS, INC 21111 CHAGRIN BOULEVARD, BEACHWOOD, OH 44122	 Mannik Smith GROUP www.MannikSmithGroup.com TECHNICAL SKILL: CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.487.7540	PROJECT NO.: 08032024 DRAWN BY: JNF CHECKED BY: MAF
				NO.	DATE

L101

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF MDOT CONSTRUCTION SPECIFICATIONS (2020 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION).
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER MDOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS: ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX: FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - A. ONE PART EXCAVATED SOIL.
 - B. ONE PART TOPSOIL.
 - C. ONE PART EPA RATED CLASS IV COMPOST.
 - D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
 - E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH: SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT: BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLANTED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER MDOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO MDOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 5 LBS/1000 SF (22 LB/AC) WITH THE FOLLOWING SEED MIXTURE (CSI GEOTURF SUN & SHADE MIX):

KENTUCKY BLUEGRASS	20%
HARD FESCUE	20%
CHEWING FESCUE	20%
PERENNIAL RYEGRASS	40%
12. IRRIGATION: NO IRRIGATION PROPOSED AT THIS TIME.

GENERAL MAINTENANCE PLAN

- **FERTILIZATION PROGRAM**
FERTILIZE LAWNS UP TO 6 TIMES PER YEAR USING THE STANDARD RECOMMENDED FERTILIZER FOR THAT TIME OF YEAR. THE FOLLOWING PROGRAM IS A GUIDE:
 - EARLY SPRING – PRE-EMERGENT CRABGRASS CONTROL AND BALANCED FERTILIZER
 - SPRING – BROADLEAF WEED CONTROL AND BALANCED FERTILIZER
 - EARLY SUMMER – SLOW RELEASE SUMMER FERTILIZER
 - MID SUMMER – SLOW RELEASE TURF BUILDING FERTILIZER
 - FALL – BROADLEAF WEED CONTROL AND BALANCED FERTILIZER
 - LATE FALL – LATE FALL/WINTER BLEND FERTILIZER
- **MOWING**
NEWLY SEEDED LAWNS NEED TO BE KEPT MOIST AND SEED GERMINATION CAN TAKE FROM 2-4 WEEKS, NO WEED CONTROL OR PRE-EMERGENT SHOULD BE USED UNTIL THE LAWN HAS BEEN MOWED FOR 2 MONTHS TO ENSURE ALL OF THE SEED HAS GERMINATED AND HAS HAD TIME TO HARDEN OFF.

MOWING SHOULD NOT REMOVE MORE THAN 1/3 THE TOTAL LEAF SURFACE GRASS BLADE AT ANY ONE MOWING. THIS MAY REQUIRE MOWING TWICE PER WEEK IN THE SPRING AND FALL DUE TO INCREASED GROWTH, AND NORMALLY ONCE PER WEEK THROUGH THE SUMMER. REMOVING MORE THAN 1/3 OF THE LEAF SURFACE CAN SEVERELY SHOCK THE GRASS PLANT. IT IS RECOMMENDED TO BAG CLIPPINGS FOR THE FIRST FEW MOWINGS.
- **BED CARE**
IT IS IMPORTANT TO MAINTAIN ADEQUATE MULCH COVER, USUALLY TO A MINIMUM DEPTH OF 2" AN ORGANIC DOUBLE OR TRIPLE PROCESSED MULCH IS SUGGESTED. MULCH COVER ASSISTS IN MAINTAINING AND RETAINING MOISTURE FOR EXTENDED PERIODS OF TIME AND INSULATING THE ROOT ZONES FROM EXTREME HEAT AND COLD. ADDITIONALLY, A GOOD MULCH COVER WILL HELP TO DETER THE GERMINATION OF WEEDS.

MULCHING IS NOT REQUIRED YEARLY, A THIN COAT, PURELY TO ADD COLOR MAY BE APPLIED YEARLY TO KEEP UP APPEARANCES AS DESIRED. SHOULD THE MULCH DEPTH EXCEED 4", TURN THE MULCH OVER TO PROMOTE THE MULCH BREAKING DOWN. TOO MUCH MULCH CAN BE DETRIMENTAL TO THE HEALTH OF PLANTS.

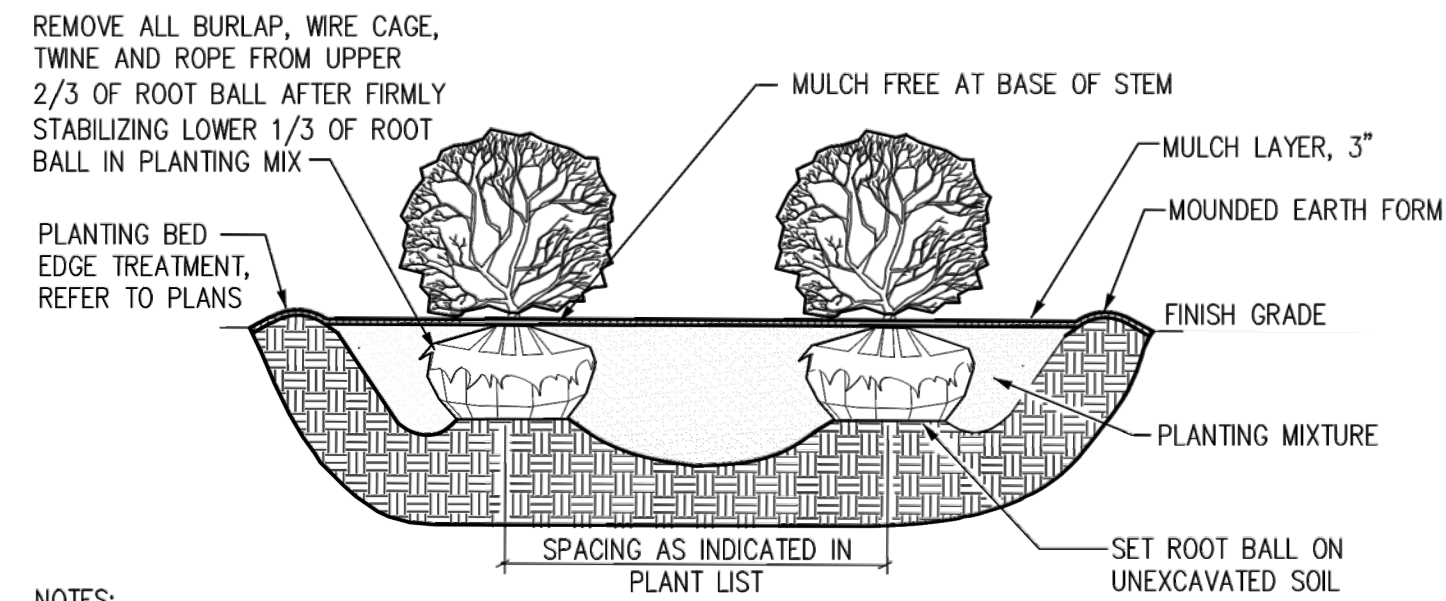
TO MAINTAIN BED LINES, EDGE THEM PERIODICALLY. EDGING BEDS LIGHTLY 2-3 TIMES PER YEAR WILL PREVENT THE LAWN FROM INVADING THE BEDS WHICH GIVES A JAGGED APPEARANCE TO THE EDGE. THIS IS BEST DONE USING A ROUND POINT SHOVEL AND DIGGING A SHALLOW TRENCH ALONG THE BED LINE.
- **PRUNING**
PRUNING TIMES FOR TREES AND SHRUBS VERY DEPENDING ON WHEN THEY FLOWER.

SHRUBS AND TREES THAT DEVELOP BLOSSOMS ON NEW GROWTH IN LATE SPRING OR SUMMER SHOULD BE PRUNED IN EITHER EARLY SPRING, OR THE LAST FEW WEEKS OF WINTER

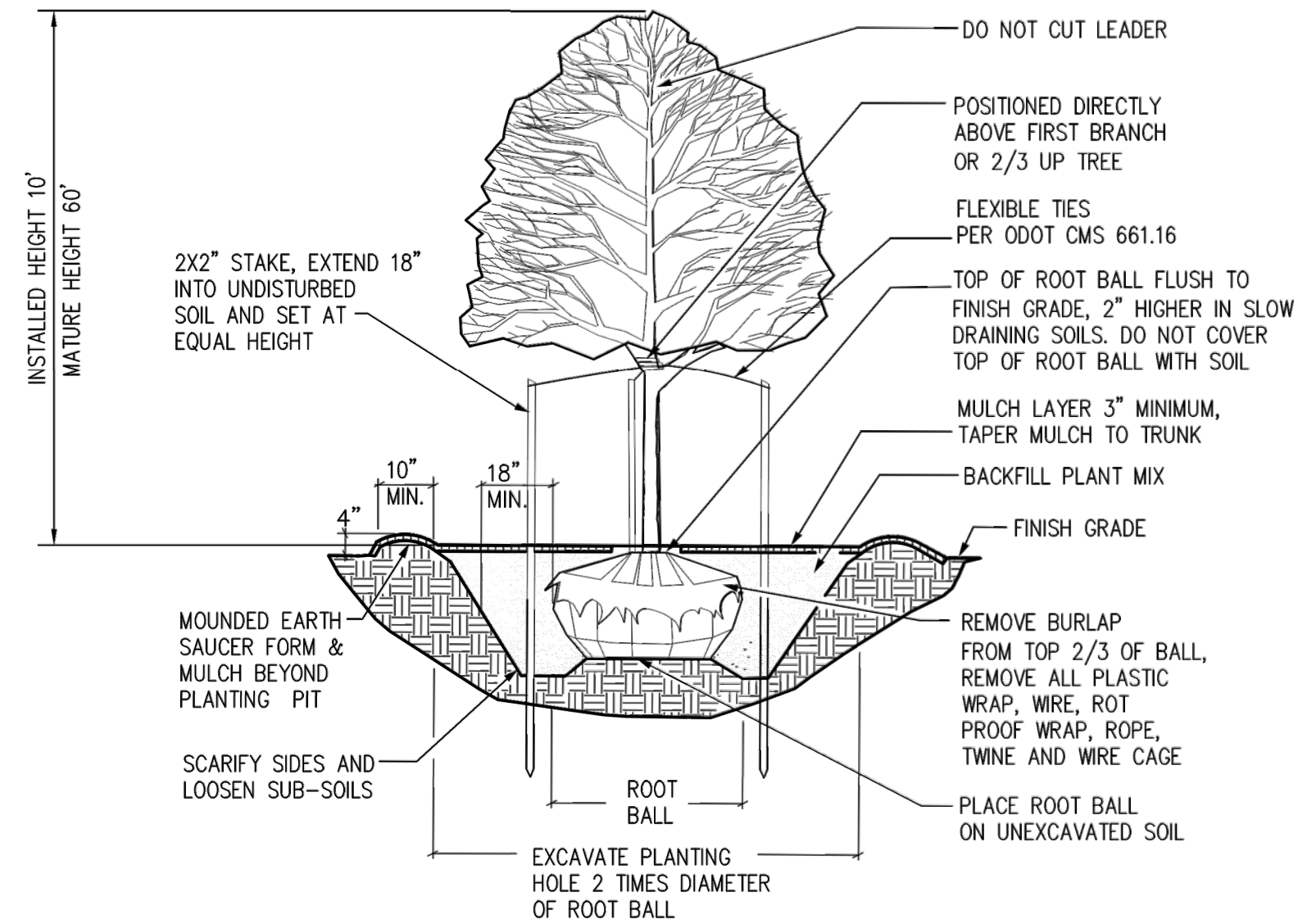
SHRUBS AND TREES THAT BEAR BLOSSOMS ON LAST YEAR'S WOOD SHOULD BE PRUNED SOON AFTER BLOOMING. FLOWER BUDS, IN THIS GROUP, ARE FORMED LATE IN THE PREVIOUS GROWING SEASON. HEAVY PRUNING IN THE WINTER OR EARLY SPRING WILL DRAMATICALLY LESSEN THEIR FLOWERING POTENTIAL IN THE SPRING.

MOST TREES CAN BE PRUNED AT ANY TIME DURING THE GROWING SEASON. IF PRUNING IS TO BE SEVERE, TRY TO SPREAD THE PRUNING OUT OVER MULTIPLE GROWING SEASONS TO LIMIT STRESS ON THE TREES.

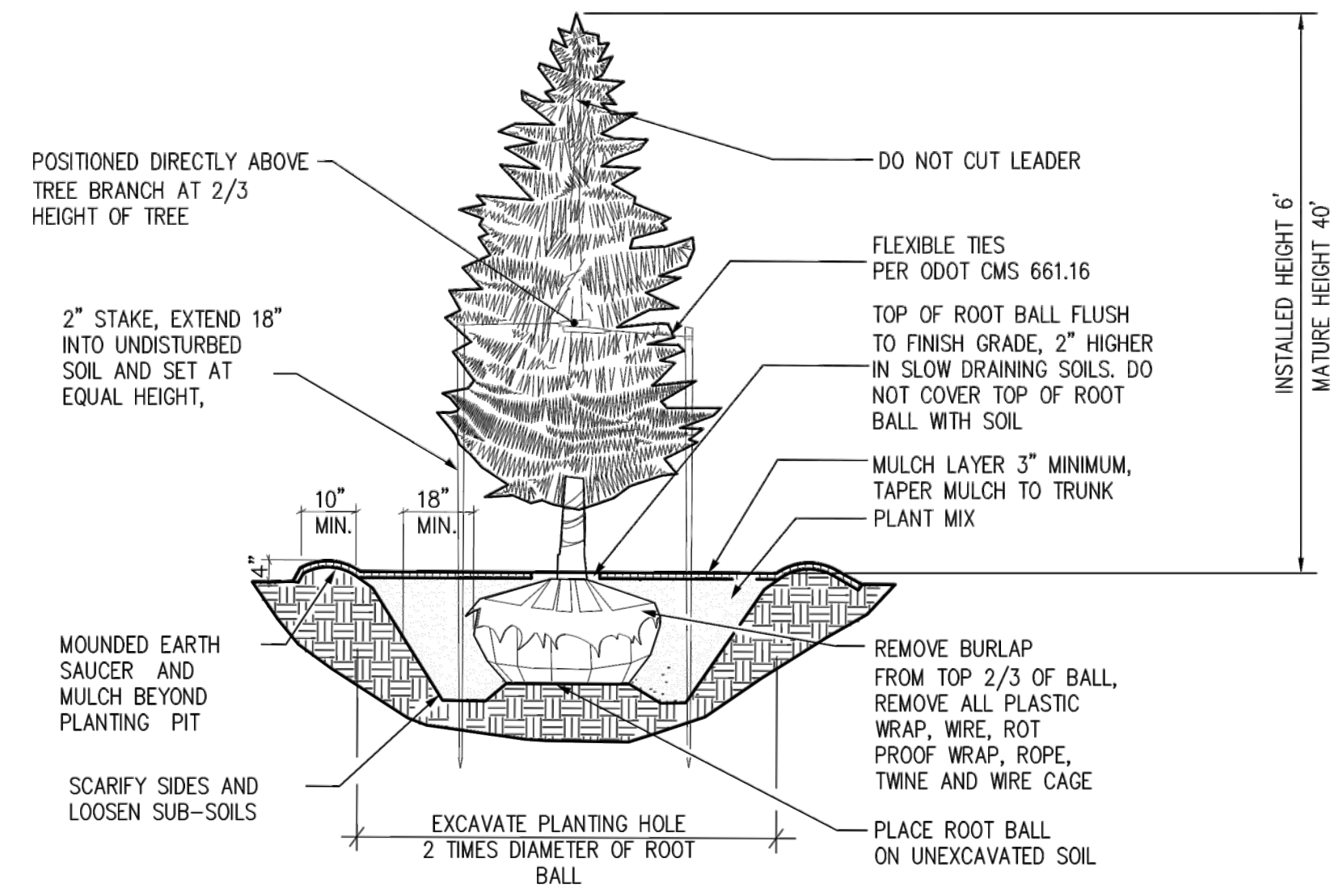
FOR MOST PERENNIALS, THE VEGETATION DRIES AND DIES IN THE FALL AND SHOULD BE REMOVED IN THE LATE AUTUMN OR WINTER MONTHS TO PREPARE FOR THE NEXT GROWING SEASON. THIS INCLUDES BULBS WHICH SHOULD BE CUT BACK WHEN THE FOLIAGE BEGINS TO DISCOLOR. USE EXTRA CARE WITH SEMI-EVERGREEN PERENNIALS SO AS TO NOT DAMAGE THE PLANT.



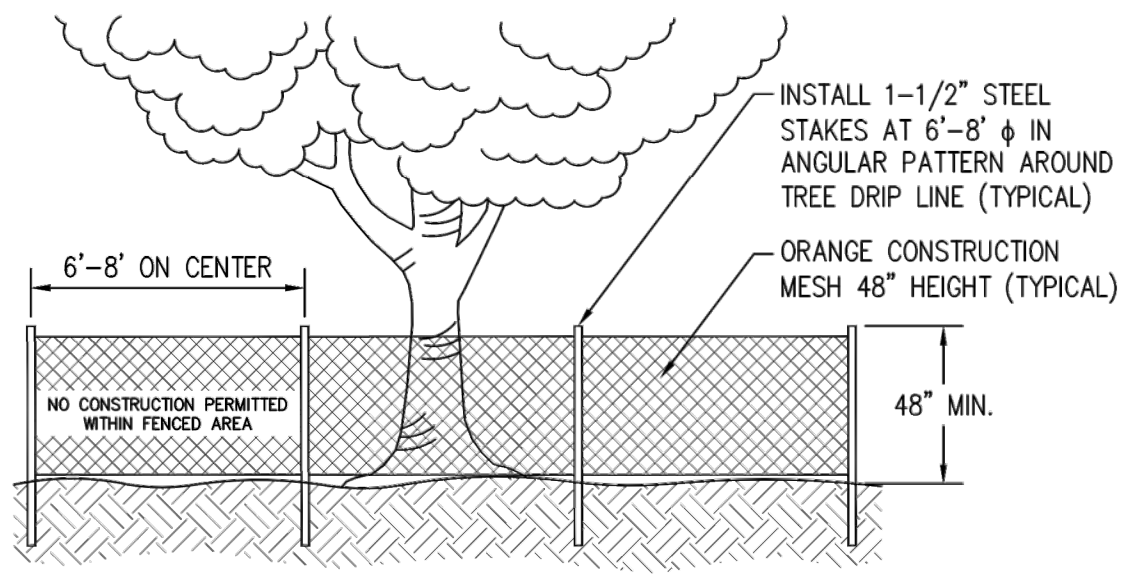
NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE

- TREE PROTECTION NOTES
1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
 2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.
 3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

DESCRIPTION	BY	DATE	NO.	1160 DUBLIN ROAD	PROJECT NO: 08032024	DATE: 08/03/2024	PROJECT NO: 08032024	DATE: 08/03/2024
				SUITE 100	COLUMBUS, OH 43215	TEL: 614.441.4222	FAX: 688.487.9400	DRAWN BY: NMF
PREPARED FOR:				RDL ARCHITECTS, INC.		2111 CHAGRIN BOULEVARD, BEACHWOOD, OH 44122		
SITE IMPROVEMENT PLAN FOR				PRESBYTERIAN VILLAGES OF MICHIGAN		SOUTH OPDYKE ROAD, PONTIAC, MI 48341		
LANDSCAPE NOTES & DETAILS				L102				

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
08/22/2024

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Phone: (216) 752-4300
Fax: (216) 752-4301
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THE VILLAGE OF OAKLAND WOODS PHASE III

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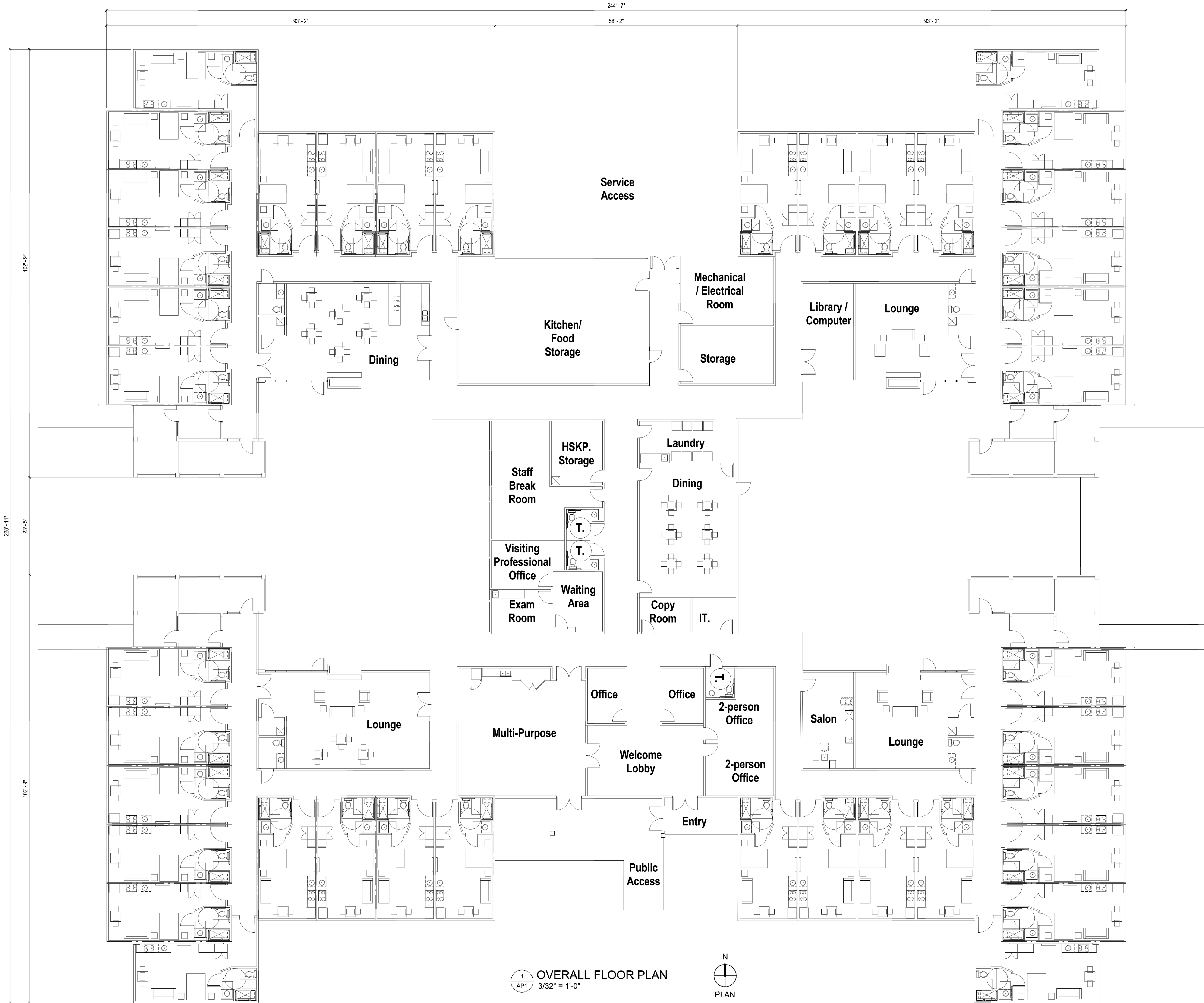
SD PRICING	05/09/2024
HUD 202	07/08/2024

APARTMENT FLOOR PLAN

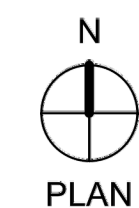
3/32" = 1'-0"

PROJECT #	24039S
DRAWN BY	Floor Plan
CHECKED BY	VCS
FILE NAME	RDL
PLOT DATE	08/22/2024

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1 OVERALL FLOOR PLAN
AP1 3/32" = 1'-0"



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08/22/2024

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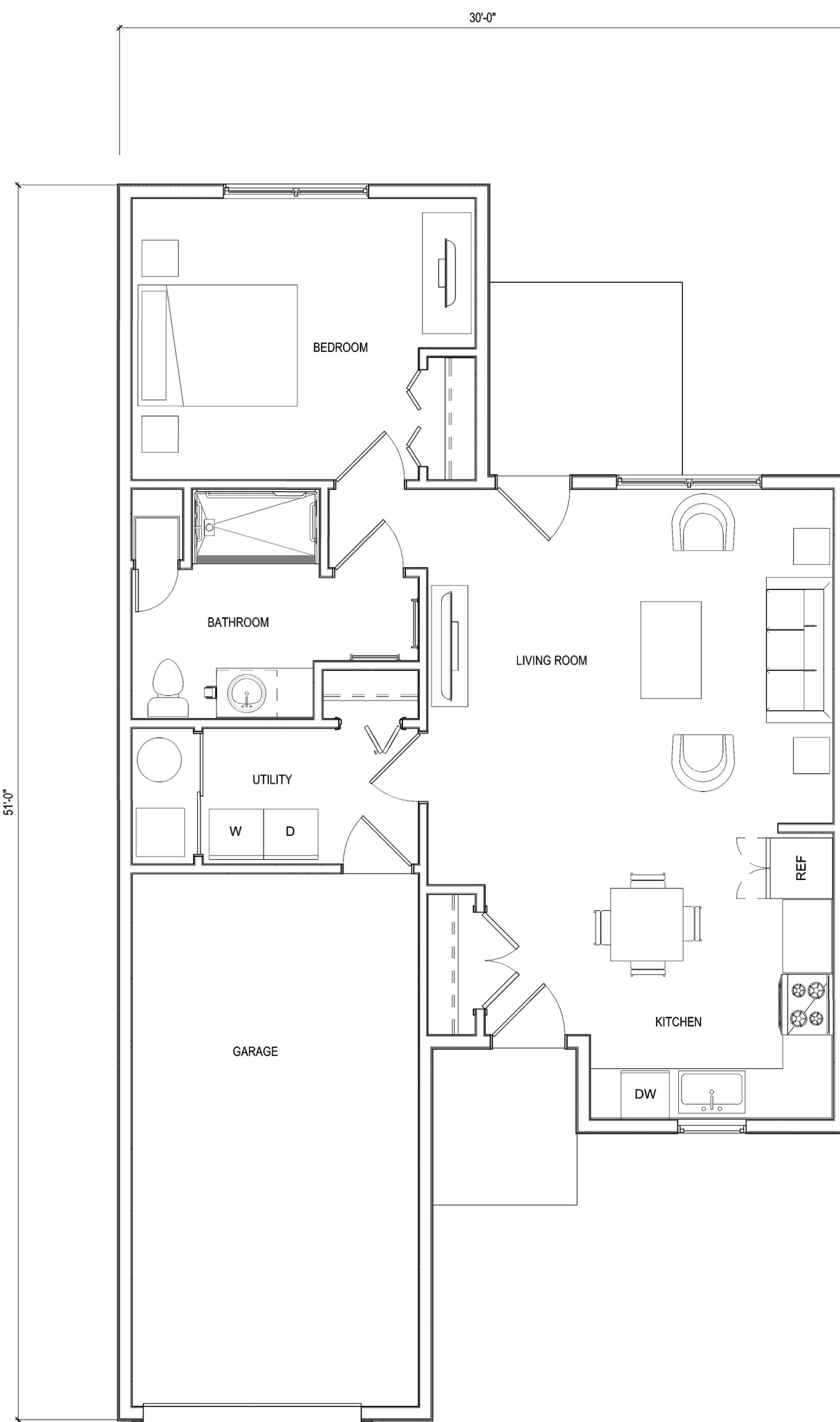
RANCH HOME FLOOR PLANS

1/4" = 1'-0"

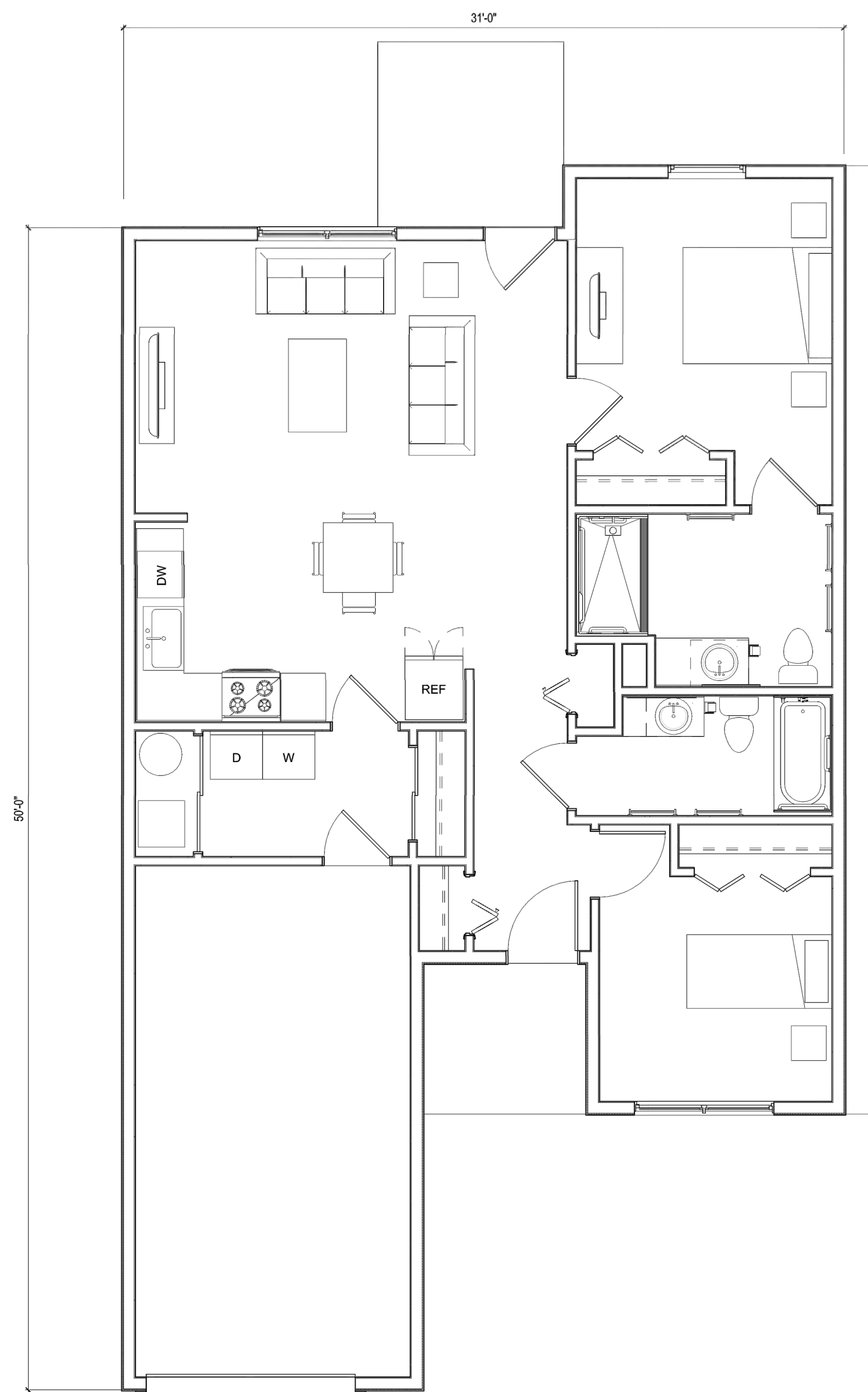
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PLOT DATE	08/22/2024

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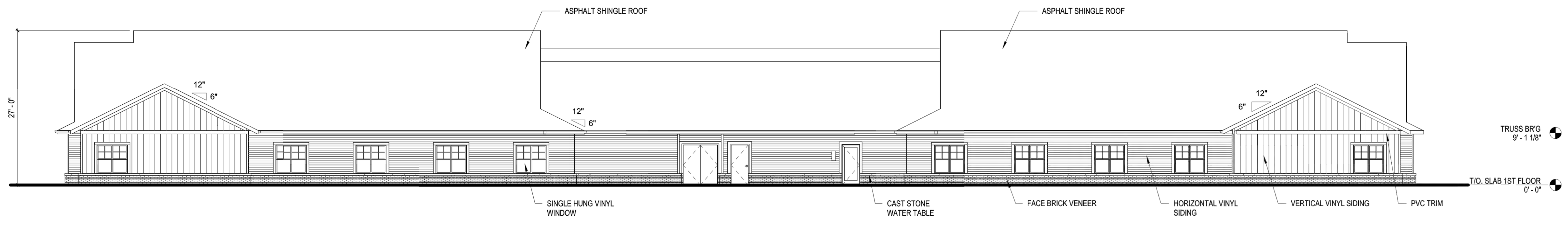
AP2



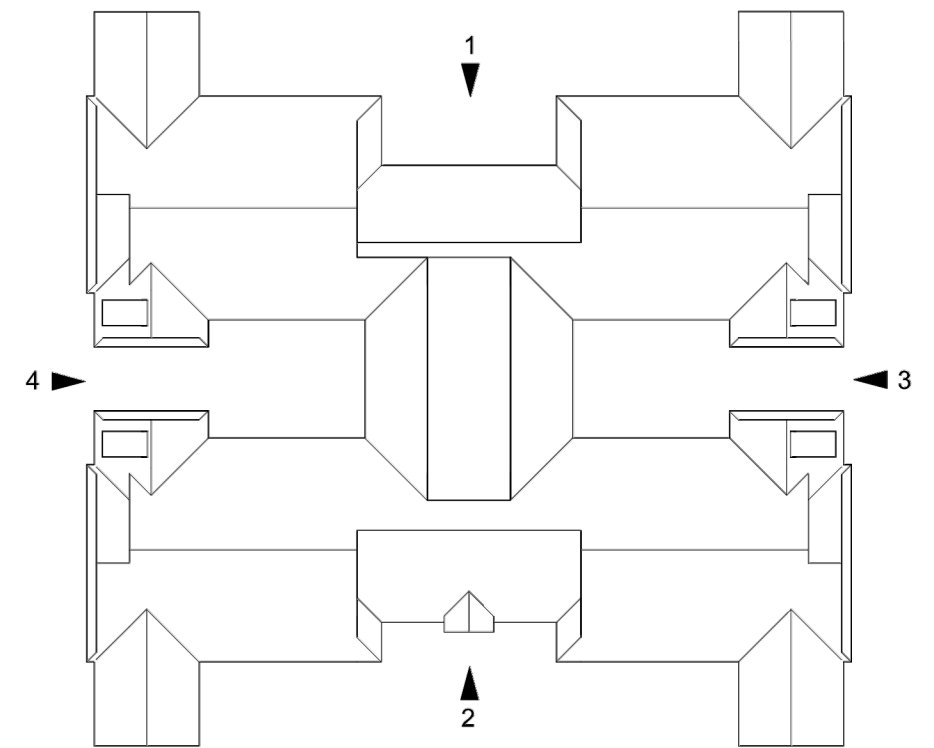
1 1 BEDROOM FLOOR PLAN
1/4" = 1'-0"



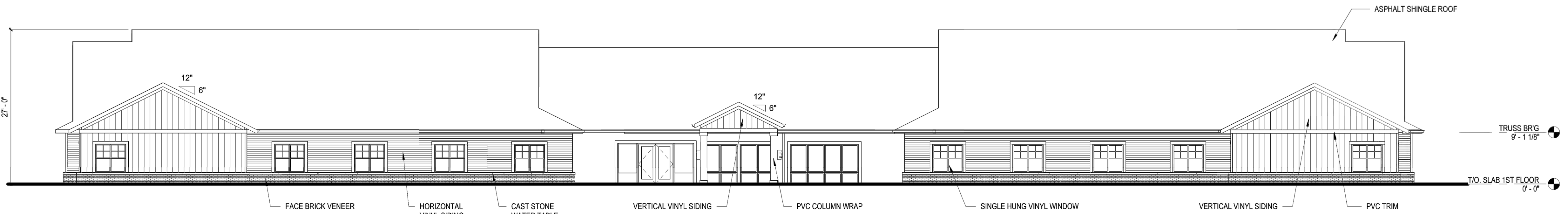
2 2 BEDROOM FLOOR PLAN
1/4" = 1'-0"



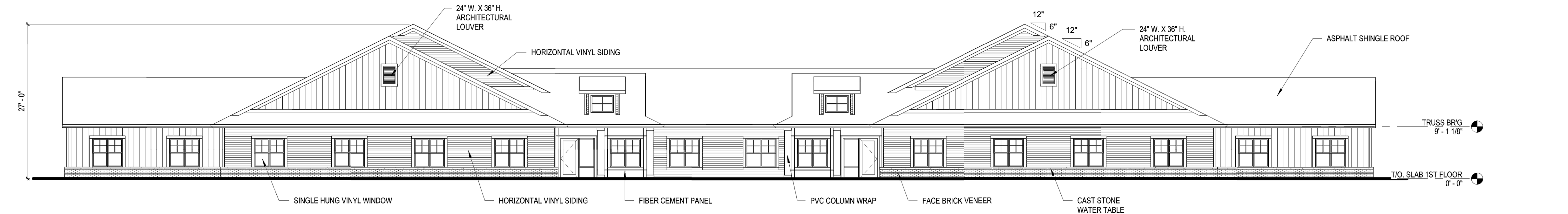
1 ELEVATION - APARTMENT NORTH
 AE1 3/32" = 1'-0"



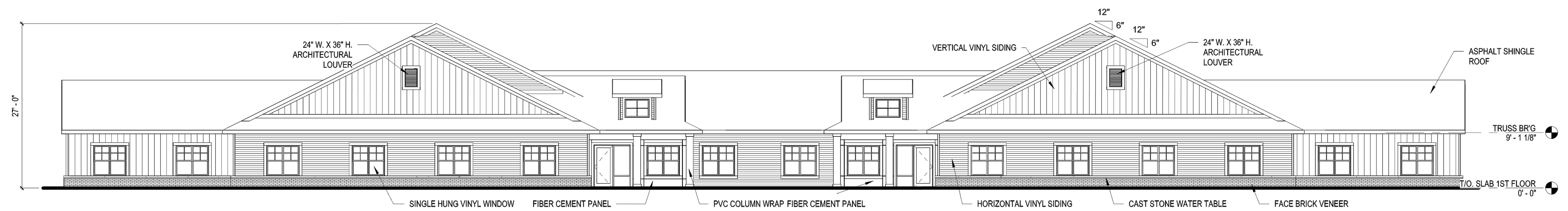
KEY PLAN



2 ELEVATION - APARTMENT SOUTH
 AE1 3/32" = 1'-0"



3 ELEVATION - APARTMENT EAST
 AE1 3/32" = 1'-0"



4 ELEVATION - APARTMENT WEST
 AE1 3/32" = 1'-0"

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NO.	DESCRIPTION	DATE
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EXTERIOR ELEVATIONS - APRTMENT

As indicated

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FILE NAME	XXX
PLOT DATE	08/22/2024

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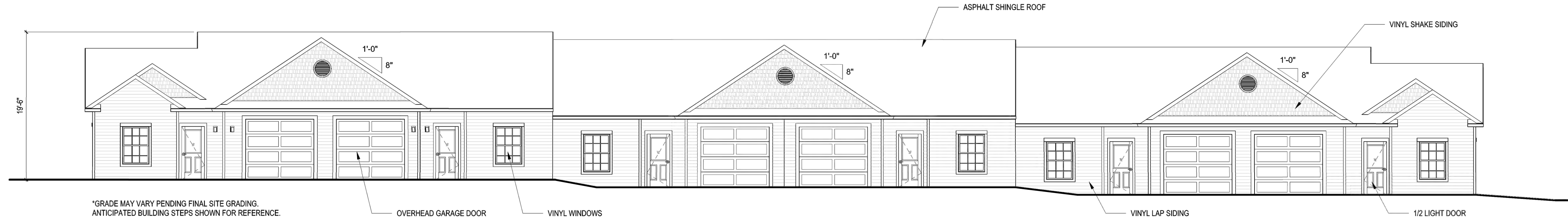
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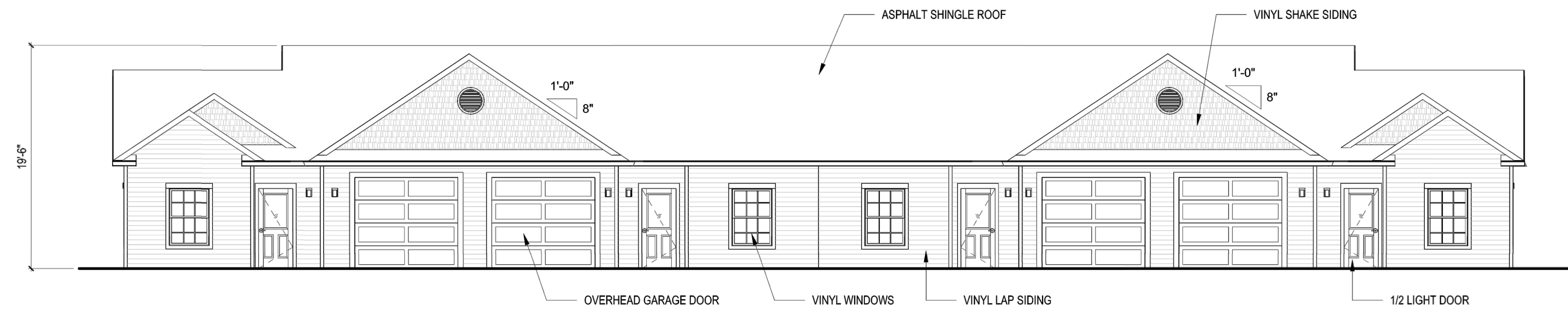
EXTERIOR ELEVATIONS - RANCH HOMES

1/8" = 1'-0"	
PROJECT #	24039S
DRAWN BY	VCS
CHECKED BY	RDL
FILE NAME	
PLOT DATE	08/22/2024

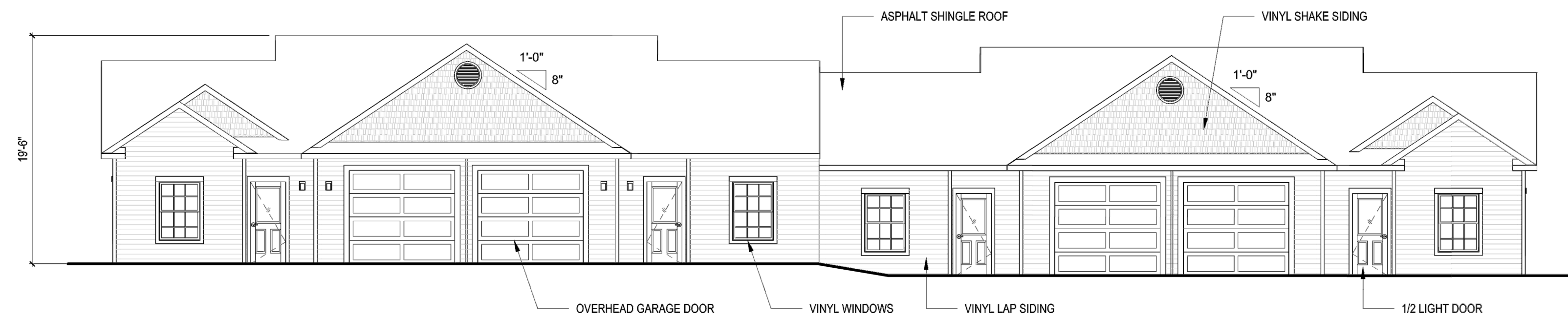
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1 ELEVATION - BUILDING A FRONT
1/8" = 1'-0"



2 ELEVATION - BUILDING B FRONT
1/8" = 1'-0"



3 ELEVATION - BUILDING C FRONT
1/8" = 1'-0"

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**HUD 202 Architect Narrative
Village of Oakland Woods Phase III
June 27, 2024**

RDLA #24039s

Item 1 : Physical Design and Livability

Issued as separate document

Item 2: Schematic Design Package

Schematic plans included as a separate document.

Item 3: Tab K Narratives

A. Description of Climate Hazard Risks and Mitigation

The site is in a “relatively high” risk area per the FEMA (NRI) report.

- Expected Annual Loss from All natural hazards is Relatively High
- Social Vulnerability is Very Low
- Community Resilience is Very High

The hazards are as follows:

- Cold Wave: Very High = 99.2
- Heat Wave: Relatively High = 98.8
- Ice Storm: Very High = 99.8
- Lightning: Relatively High = 94.2
- Strong Wind: Relatively High = 99.3
- Tornado: Very High = 99.7

The proposed design will defend against the high-risk factors above by achieving high level green certification standards. Temperature swings and thermal transmission will be reduced by specifying higher R-value insulation, energy efficient windows exceeding energy code minimums, and HVAC systems capable of operating effectively in low temperatures, such as VRF with supplemental electric heating.

Exterior materials will be durable and long lasting, specified to be installed in accordance with structural code requirements for the snow and wind loads appropriate for the area. Landscaping will be appropriate for the native environment and seek opportunities to provide natural shading for the building and occupants.

Critical life safety elements will be protected with an on-site emergency generator, maintaining power heating, lighting, cooking and refrigeration for an extended period of time during loss of

power. Other life safety features include a fully automatic NFPA 13 sprinkler system installed throughout the building, a defend in place strategy with compartmentalized zones for interior evacuation, fire rated structural elements, and internal areas of shelter away from exterior windows and doors. The building is well above the floodplain so floodproofing is not a concern at this location.

B. Assessing Renewable Energy

The Architect has retained the services SOL Design and Consulting who specialize in sustainability consulting, green certification, and building energy modeling. With their expertise, the design team will analyze all viable forms of energy conservation to achieve a Net Zero energy project meeting or exceeding NGBS Silver + Net Zero or LEED Zero Energy. As part of the analysis, we believe solar energy could play a viable role in reducing the project's overall energy consumption by as much as 25%. The ongoing project development will examine all energy sources of the building cohesively and analyze what features or equipment will make the largest improvements over baseline energy standards, weighing the performance and cost savings against the cost of implementation and installation.

C. Innovative Design Elements

Oakland Woods Phase III takes inspiration from the "Small House" concept of senior living where residents live in a communal home-like environment. The building will be on a single story with fully accessible entries and circulation throughout. The building is divided into four resident wings of 10 units. Each wing has its own front exterior entrance and is connected to an internal shared service and support core. The individual entries contribute to the residential experience and provide a sense of identification and privacy that can be lost in large scale projects with long corridors and a common entrance. The core contains resident amenities and activity spaces as well as offices for staff and visiting medical professionals. There is a full-service commercial kitchen preparing 3 meals a day for all residents. Each wing has its own small gathering and dining area. The communal space encourages social interaction among residents and promotes daily activity and stimulation with views to the exterior to promote a connection to nature and sense of wellbeing.

Each resident unit has a full barrier free bathroom with grab bars at toilet and showers, night lighting to easily identify the toilet and exit during the night, handwashing, and lockable medicine cabinets for staff. Ceiling lifts may be installed to provide resident assistance in getting out of bed if needed. Flooring will be selected with appropriate finishes to reduce slip hazards and handrails shall be installed along all corridors and circulation routes.

By providing a barrier free design in a smaller environment, residents can safely and comfortably live independently while having access to the care and support needed as they age in place. Limiting travel distances promotes safe access to dining and activities and the individual entries give residents and visitors an easier method of wayfinding and sense of personal space. These features paired with the sustainable vision of the green certification strive to achieve a project that is not only comfortable and safe for residents but provides a low impact on the environment and protects against the harsh climate swings know to this region, truly allowing both the occupants and the building itself to age in place.

Item 4: Green Building Standard Letter

The Green building standard letter is included as a separate document.

Item 5: Tab R: Climate Change Narratives

A. Carbon Reduction

The project will reduce carbon emissions, energy, and water consumption through a variety of strategies, ultimately meeting or exceeding the requirements of NGBS Silver + Net Zero (or equal or greater green standard). Power consumption will be reduced by using energy efficient VRF heating and cooling units, which can improve over ASHRAE 90.1 /IECC standards by as much as 50%. The lighting design will utilize low wattage LED fixtures with occupancy sensors and ample natural lighting will reduce dependence on artificial lighting requirements. Plumbing fixtures will be high efficiency types or water sense labeled as applicable. To the extent possible, materials for this project will be recycled and /or recyclable, specified from nearby manufactures and from companies that follow good sustainable practices to reduce the carbon footprint beyond just the scope of this site. Appliances will be energy star rated and the building envelope will be designed to exceed minimum values in ASHRAE and IECC. Energy modeling throughout the design process will show how the various building components each contribute to reducing emission and energy consumption and demonstrate how the overall building substantially improves on the established baseline. This will be a critical tool in allowing the design team and owner to make decisions to ultimately achieve a building that is both energy and economically efficient.

B. Climate Adaptation and Resilience

As identified in Tab K, wind and temperature swings pose the highest level of climate change risk. The design improves climate adaptation and resilience by incorporating high levels of insulation and energy efficient windows to minimize the impact of high temperature swings. In addition, HVAC systems will be chosen which perform effectively and efficiently in both low and high temperature environments. The site is located well above the FEMA flood limit, and durable weather resilient siding and roofing materials will be selected to minimize risks associated with heavy rains or winds. Additional safety measures such as full sprinkler protection and emergency generator power will also be installed throughout to ensure occupant safety during endangering events.

Item 6: Climate Resilience Design Considerations

- a. Water storage space will be incorporated into the project for both bottled drinking water and a storage tank.
- b. This building and site on which it sits is not within a FEMA floodplain. There is a nearby area with a BFE of 869'. The building is proposed to be constructed at an elevation of 900' a minimum distance of 600' away from the floodplain boundary.

Item 7: Other Required Information

- a. Anticipated completion of plans and specs is November 2024
- b. 0 elevators
- c. 6.77 acre site

- d. Building Size: 36,250 GSF
Unit Size Gross: 420 GSF
Unit Size Net: 385 NSF
Wall thickness: 2x6
- e. Number of parking spots: 24
- f. Unusual Features
 - Cuts: yes
 - Fills: yes
 - Erosion: no
 - Poor Drainage: TBD
 - Retaining Walls: no
 - Rock foundations: no
 - High Water Table: TBD

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
 FROM: Corey Christensen, Senior Planner
 DATE: September 23, 2024
 RE: Preliminary Site Plan: Community Service Facility, 283 Baldwin Ave. (Informational)

Executive Summary

SPR 24-033 is a request for site plan approval by Stantec Architecture, on behalf of HOPE Hospitality & Warming Center, to allow for a community service facility at 283 Baldwin Ave. The site is currently vacant and the applicant is proposing a new building with a footprint of 20,395 square feet. The applicant is proposing to utilize the building as a shelter, office, and medical facility. Community service facilities are classified as a special exception use in our ordinance.

Quick Facts	
Zoning	Local Business C-1
Request	Site Plan Approval
Proposed Use	Community Service Facility
Parcel Size	1.34 Acres

Staff recommends the Planning Commission review the proposed site plans and provide feedback to the applicant. Revised plans must be submitted by **October 11th** to be considered on the November 6th



Figure 1: Aerial of Subject Parcel

Planning Commission agenda.

Proposal

The applicant is proposing to build a new three story structure on site. The proposed building is 52,000 square feet and will have frontage along Baldwin Avenue with parking in the rear. The site is legally conforming regarding building dimensions, lot size, and frontage requirements. However, the structure will need to be moved closer to Baldwin Avenue to comply with the setback requirements. The applicant is proposing 30

parking spaces while the ordinance requires 39. The applicant is requesting a waiver of nine (9) parking spaces based on the proposed use of the structure and the projected need for parking due to its use as a shelter.

Facades for community, education and institutional uses are not required to comply with the design requirement of the zoning ordinance due to the unique nature of these uses. Despite this, the façade proposed by the applicant would meet most the required design standards. The proposed façade will include a limestone veneer entryway, brick, Hardie siding, and aluminum coping. Mechanical units will be screened and the front façade features staggered setbacks to add architectural interest.



Figure 2: Front Facade

Staff Review

Staff conducted a review of the site plans on September 23, 2024 and provided feedback on lighting, landscaping, and parking to the applicant.

1. Front setbacks in the C-1 district must be 10 feet or less.
2. A waiver or variance of nine (9) spaces must be received.
3. Please verify there will be a curb stop in each parking spot to limit overhang.
4. Please verify what color the parking lot will be striped in.
5. Please provide schematics for each exterior light proposed.

Standards for Approval (Site Plan Only)

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** – *There is a proper relationship between the existing streets and highways within the vicinity and proposed acceleration and/or deceleration lanes, service drives, entrance and exit driveways, and parking areas to ensure the safety and convenience of pedestrian and vehicular traffic. The Planning Commission may request, at their discretion, that a traffic study be conducted by an independent source and paid for by the developer, and the results submitted to the Planning Commission prior to final site approval.*
2. **Buildings** – *The buildings and structures proposed to be located upon the premises are so situated as to minimize adverse effects upon owners and occupants of adjacent properties.*
3. **Natural Features** – *As many natural features of the landscape shall be retained as possible*

where they furnish a barrier screen, or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood.

4. **Site Layout and Screening** – *Any adverse effects of the proposed development and activities emanating therefrom that affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback, and location of buildings, structures, and entryways.*
5. **Compliance with the Zoning Ordinance** – *Site plans must comply with all current provisions and standards of the zoning ordinance and the subdivision control ordinance.*

Summary

In terms of a site plan, 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. Furthermore, the Planning Commission will need to determine whether a nine (9) space parking waiver is reasonable.

Staff will be providing a separate staff report on a Special Exception application including the standards of approval, analysis, and recommendation. Some of the items for the Planning Commission should consider and share at the Information Session:

- Is this use appropriate for the area?
- Is there land use or design elements that could limit any negative impacts to surrounding properties?
- Is the layout with the rear parking lot and courtyard the best layout for this use?

Staff Recommendation

Staff recommends the Planning Commission review the proposed site plans and provide feedback to the applicant. Revised plans must be submitted by **October 11th** to be considered on the November 6th Planning Commission agenda



PRELIMINARY OR ADMINISTRATIVE SITE PLAN APPLICATION

APPLICATION CHECKLIST

- Completed and Signed Application.**
- Application Fee.** \$1,080
- Preapplication Meeting Required.** Prior to accepting any applications, a preapplication meeting between the applicant and City Planning Staff is required.
 - o Preapplication meeting date: 8/13/2024
- Site Plans. We require one 24" by 36" hard copy and one digital copy.**
- Site Plan Elements. Site plans should have the following elements:**
 - o Each page should be signed and sealed by a registered architect or engineer.
 - o North Arrow
 - o Scale
 - o Name and contact of the developer
 - o Name and contact of the architect or engineer
 - o Landscaping
 - o 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: 283 Baldwin Avenue, Pontiac MI 48342

Sidwell Number: Tax ID Number 14-20-334-035

Office Use Only

PF Number: _____

Date: 8/30/2024

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	Stantec Architecture		
Address	2338 Coolidge Highway		
City	Berkley		
State	Michigan		
ZIP Code	48072		
Telephone	Main: 248-336-4705	Cell: 248-794-7123	Fax:
E-Mail	bernard.grant@stantec.com		

Project and Property Information

Name of Proposed Development: HOPE Shelter

The subject property is location at 283 Baldwin Ave on the N / S / E / W side of Baldwin Ave between Rundell St and Tacoma Ct.

The property is zoned: C-1, R-2

It is proposed that the property will be used as: Non Congregate Shelter for the homeless

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

T3N, R10E, SEC 20 FRUIT RIDGE ADDITION LOT 1, ALSO ASSESSOR'S PLAT NO. 6 E 196.3 FT OF LOT 1, ALSO LOT 9, ALSO TACOMA COURT LOTS 1, 2 & 3.

The property has frontage of 220.60 feet, and a depth of 280.05 feet.

The total property is 58,368.11SF / 1.34 Acres (square feet/acres).

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

One Shelter Building, 3 floors. The building area will be: First Floor - 19,288.04 sf ; Second Floor - 15,795 sf ; Third Floor - 16,259 sf.

Total Building Area = 51,342 sf

The building will have a total of 103 guest rooms.

Value of Construction

Estimated cost of acquisition and construction -	15,000,000
Estimated Employment -	12 on Day Shift
Estimated start and completion dates -	Spring 2025 - Fall 2026

Property Owner Information

Name	HOPE Shelter		
Address	249 Baldwin Ave.		
City	Pontiac		
State	Michigan		
ZIP Code	48342		
Telephone	Main: 248-482-4394	Cell: 248-221-1867	Fax:
E-Mail	BWright@HopeShelter.org		

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:

The new HOPE shelter will provide a new Non-Congregant shelter for the community's homeless population.

The project will improve the existing vacant brown field site through new site improvements such as landscape planting and underground storm water detention.

The building will enhance the architectural character of the neighborhood through the use of residential type exterior brick and siding materials.

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.

Kim Olenko

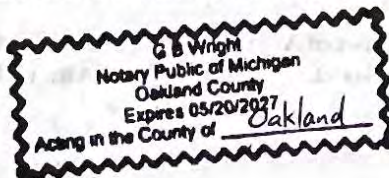
Signature of Owner

[Handwritten Signature]

Signature of Applicant

State of Michigan
County of Oakland

On this 29 day of August, A.D. 2024, 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.



[Handwritten Signature]
Notary Public, Oakland County, Michigan
My Commission Expires: 5/20/2027



Adult Shelter

249 Baldwin Ave
Pontiac, MI 48342
248-499-7345

Admin: 248-481-4394

Recuperative Shelter

1416 Joslyn Avenue
Pontiac, MI 48340
248-499-6437

Contact@HopeShelters.org

08/26/2024

Pontiac Planning Commission
47450 Woodward Ave
Pontiac, MI 48342

Dear Commissioners,

HOPE Shelters is proud to present our Non-Congregant Shelter Project. This is an opportunity for us to serve the community more effectively and set new standards addressing our mission.

Since 1998, HOPE began serving the community in response to the hypothermic death of a homeless person in downtown Pontiac. Ever since, we have served as the only low-barrier homeless shelter in Oakland County. In 2015 we added the Recuperative Shelter to serve people exiting a hospitalization while experiencing homelessness.

Each year, more than 200 guests exit the shelter to a place they can call home. We are proud of that statistic because it is 30% stronger than the average shelter in Michigan while working with complex clients that typically get screened out of other shelters. Our recidivism rate is also 30% better.

Despite these stellar statistics, HOPE also serve another 200 unique individuals who repeatedly enter the shelter throughout the year but exit without developing a plan to resolve homelessness. Why do they leave early? The noise, chaos, and lack of privacy drive out people who have more complex behavioral health needs. A non-congregant shelter should resolve this. For the first time, we will have space to offer a more dignified, less traumatic shelter experience. The number of individuals experiencing chronic homelessness should decline more dramatically using this new shelter.

In addition, expanding capacity to 100 shelter guests will help eliminate a line of unserved people.

We hope that you will support this new project in every way you can. Lives matter.

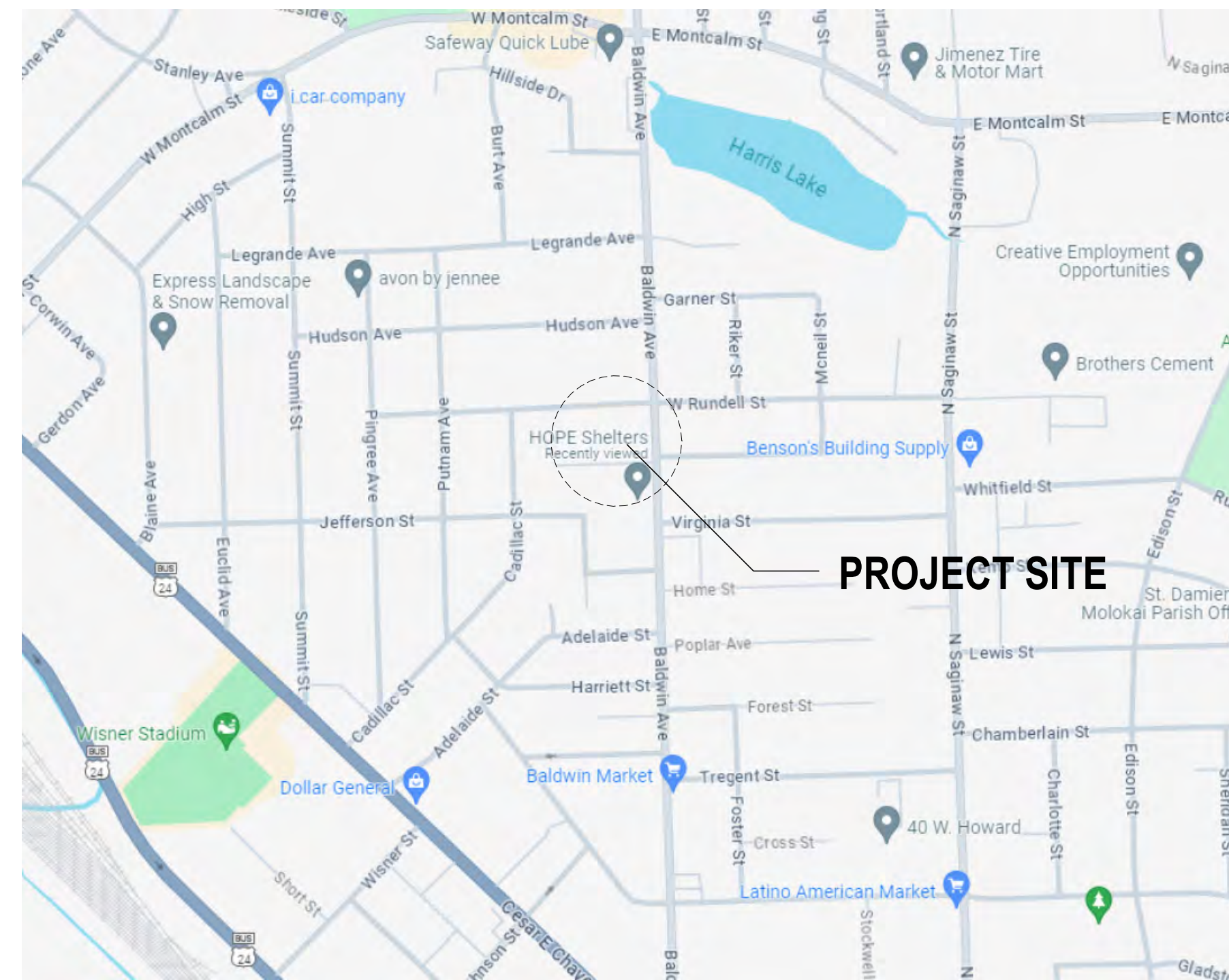
Sincerely,

A handwritten signature in black ink that reads "Brian Wright". The signature is written in a cursive, flowing style.

Brian Wright, Executive Director



HOPE
shelters



LOCATION MAP



VIEW OF EXISTING CAMPUS AND ADJACENT PROJECT SITE

NEW SHELTER, FACILITY

**249 BALDWIN AVE,
PONTIAC, MI 48342**

DRAWING INDEX	
NO.	DRAWING NAME
GENERAL	
G001	PROJECT COVER SHEET
G100	CODE INFORMATION
G101	FIRST LEVEL LIFE SAFETY PLAN
G102	SECOND LEVEL LIFE SAFETY PLAN
G103	THIRD LEVEL LIFE SAFETY PLAN

DRAWING INDEX	
NO.	DRAWING NAME
CIVIL	
SP00	COVER SHEET
SP01	BOUNDARY, TOPOGRAPHIC, TREE SURVEY
SP02	SITE PLAN
SP03	GARBAGE - DELIVERY VEHICLE ACCESS PLAN
SP04	PAVING AND GRADING PLAN
SP05	NOTES AND DETAILS
SP06.1	NOTES AND DETAILS
LANDSCAPE	
L1	TREE REMOVAL PLAN
L2	LANDSCAPE PLAN

DRAWING INDEX	
NO.	DRAWING NAME
ARCHITECTURE	
A101	FIRST LEVEL - COMPOSITE PLAN
A102	SECOND LEVEL - COMPOSITE PLAN
A103	THIRD LEVEL - COMPOSITE PLAN
A301	COMPOSITE EXTERIOR ELEVATIONS
A302	COMPOSITE EXTERIOR ELEVATIONS
A321	BUILDING SECTIONS
ELECTRICAL	
ES02	ELECTRICAL SITE PHOTOMETRIC PLAN



FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS		
	MICHIGAN BUILDING CODE - TYPE VB	
	CODE DATA	SECTION
1. PRIMARY STRUCTURAL FRAME INCLUDING COLUMN, BEAMS, GIRDETS, TRUSSES - SUPPORTING 1 FLOOR ONLY - SUPPORTING A ROOF ONLY	0 HOUR	MBC TABLE 601
2. EXTERIOR BEARING WALLS - SUPPORTING 1 FLOOR ONLY - SUPPORTING A ROOF ONLY	0 HOUR	MBC TABLE 601
3. EXTERIOR NON-BEARING WALLS & PARTITIONS - Distance (D) LESS THAN 5 FT - 5 FT LESS THAN / EQUAL D LESS THAN 10 FT - 10 FT LESS THAN / EQUAL D LESS THAN 30 FT - D GREATER THAN / EQUAL 30 FT	1 HOUR 1 HOUR 0 HOUR 0 HOUR	MBC TABLE 602
4. INTERIOR BEARING WALLS - SUPPORTING 1 FLOOR ONLY - SUPPORTING A ROOF ONLY	0 HOUR	MBC TABLE 601
5. INTERIOR NON-BEARING WALLS & PARTITIONS	0 HOURS	MBC TABLE 601
6. FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOURS	MBC TABLE 601
7. ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - LESS THAN 20 FT - 20 FT OR MORE	0 HOURS 0 HOUR	MBC TABLE 601
8. FIRE SEPARATION ASSEMBLIES - MIXED USE SEPARATION - STORAGE (OVER 100 SQ FT)	NA SMOKE RESISTANT (W/ SPRINKLER SYSTEM)	MBC 508.2.4
9. FIRE PARTITIONS - EXIT ACCESS CORRIDORS	0 HOUR (W/ SPRINKLER SYSTEM)	MBC TABLE 1018.1
EXTERIOR WALL - VERTICAL & LATERAL FLAME PROPAGATION		
COMBUSTIBLE WATER-RESISTIVE BARRIER TEST IN ACCORDANCE TO NFPA 285 - LESS THAN 40 FT IN HEIGHT - GREATER THAN 40 FT IN HEIGHT	NOT REQUIRED NOT REQUIRED	MBC 1403.4 MBC 1403.5 MBC 1403.5 Exc 1

ZONING CLASSIFICATION

EXISTING DISTRICT CLASSIFICATION - C-1
SMALL PORTION DESIGNATED AS R-2 (REFER TO CIVIL DRAWINGS)

PROPOSED USE:
- COMMUNITY SERVICE FACILITY (NON STATE LICENSED FACILITY)
- MEDICAL OFFICE
- BUSINESS OFFICE

BUILDING GROSS SF AREA	
Level 1	
19288.04 SF	
19288.04 SF	
Level 2	
15795.27 SF	
15795.27 SF	
Level 3	
16259.11 SF	
16259.11 SF	
51342.41 SF	

BUILDING ELEMENTS			
	MICHIGAN BUILDING CODE (MBC)		
	ITEM	SECTION	
PRIMARY OCCUPANCY CLASSIFICATION SEPARATED MIXED USE	GROUP R1/R4: RESIDENTIAL GROUP A2: ASSEMBLY GROUP B: BUSINESS	MBC 310 MBC 303/420 MBC 304	
ACCESSORY OCCUPANCIES	GROUP S-1: STORAGE	MBC 311	
BUILDING CONSTRUCTION CLASSIFICATION	TYPE VB	MBC 602.2	
AUTOMATIC FIRE PROTECTION	YES - MBC 420.5.903.2.8		
FIRE ALARM SYSTEM	YES - MBC 420.6		
STANDPIPE SYSTEM		-	
ALLOWABLE BUILDING HEIGHT	3 STORIES / 60 FT	MBC TBL 504.3 & 504.4	
ACTUAL BUILDING HEIGHT	3 STORIES / TOP OF PARAPET = 38'		
AREA MODIFICATION			
TABULAR AREA	R1/R4: 21,000 SF	MBC TBL 506.2	
	A2: 18,000 SF		
	B: 27,000 SF		
ALLOWABLE AREA SPRINKLER INCREASE	NOT NEEDED		
ALLOWABLE AREA OPEN FRONTAGE INCREASE	ALLOWABLE AREA MIXED USE CALCULATION		
TOTAL PERCENTAGE FACTOR INCREASE	L1: 4,835/27,000 + 1,676/27,000 + 3,190/18,000 + 8,898/27,000 = .84<1		
ALLOWABLE CALCULATED TABULAR AREA			
ACTUAL FLOOR AREA	FIRST LEVEL GROSS SF: 19,289 SF = 4,835 SF B 1,676 S 3,190 A2 8,898 R4		
	SECOND LEVEL GROSS SF: 15,795 SF		
	THIRD LEVEL GROSS SF: 16,260 SF		
	TOTAL GROSS SF: 51,343 SF		
OCCUPANT LOAD CALCULATION			
MICHIGAN BUILDING CODE (MBC)			
	FLOOR AREA / SF		
GROUP B - BUSINESS	100 SF GROSS	MBC TBL 1004.1.2	
GROUP A-2 - ASSEMBLY (UNCONCENTRATED)	15 SF NET	MBC TBL 1004.1.2	
GROUP S-1 - STORAGE + MECH / EQUIP RMS	300 SF GROSS	MBC TBL 1004.1.2	
GROUP R-1 - RESIDENTIAL	200 SF GROSS/ 1 PER UNIT	MBC TBL 1004.1.2	
TABULAR OCCUPANT LOAD:			
GROUP B - BUSINESS	37	2	2
GROUP A-2 - ASSEMBLY (UNCONCENTRATED)	76 (NONCONCURRENT WITH R4/R1 UNITS OCC)		
GROUP A-2 - ASSEMBLY (KITCHEN)	5		
GROUP S-1 - STORAGE + MECH / EQUIP RMS	12		43
GROUP R-1 - RESIDENTIAL	0.0	41	
GROUP R-4 - RESIDENTIAL	21		
	0.0		
TOTAL OCCUPANT LOAD PER LEVEL:	151	43	45
TOTAL OCCUPANT LOAD:	163		

MEANS OF EGRESS

	MICHIGAN BUILDING CODE (MBC)	
	ITEM	SECTION
MAXIMUM EXIT ACCESS TRAVEL (W/ SPRINKLER)	300 FT B & S 250 FT A & R	MBC TBL 1017.2
MAXIMUM COMMON PATH OF EGRESS (W/ SPRINKLER)	100 FT B & S 75 FT A & R-1 125FT R-4	MBC TBL 1006.2.1
MAXIMUM DEAD END CORRIDOR (W/ SPRINKLER)	50 FT LENGTH < 2 x WIDTH	MBC 1020.4 Exc 2 MBC 1020.4 Exc 3
FIRE EXTINGUISHER DISTRIBUTION CLASS A FIRE HAZARD	75 FT MAX DISTANCE 11,250 SF MAX FLR AREA	MBC TBL 906.3 (1)
EGRESS COMPONENT CAPACITY (INCH / OCC)		
EXIT ACCESS CORRIDORS	0.2 INCHES 44 INCHES MINIMUM	MBC 1005.3.2 MBC TBL 1020.2
STAIRWAYS	0.3 INCHES 44 INCHES MINIMUM	MBC 1005.3.1 MBC 1011.2
RAMP	0.2 INCHES 44 INCHES MINIMUM	MBC 1005.3.2 MBC 1012.5.1
DOORS	0.2 INCHES 32 IN MIN & 48 IN MAX	MBC 1005.3.2 MBC 1010.1.1
EGRESS COMPONENT FIRE RESISTANCE RATING		
EXIT ACCESS CORRIDORS	SMOKE RESISTANT	MBC TBL 1020.1
EXIT PASSAGEWAY	2 HOUR	MBC TBL 707.3.10
EXITING THRU ADJOINING SPACES	PERMITTED < / = HAZARD	MBC 1016.2
STAIRWAY ENCLOSURE	1 HOUR < 4 STORIES	MBC 713.4
ELEVATOR ENCLOSURE	1 HOUR < 4 STORIES	MBC 713.4
VERTICAL SHAFTS	1 HOUR < 4 STORIES	MBC 713.4
SEPARATED MIXED USE OCCUPANCIES	1 HOUR BTWN A-3 & B 1 HOUR BTWN A-3 & S-1	MBC TBL 508.4
INCIDENTAL USE OCCUPANCIES	0 HOUR IF < 10% OF BLDG	MBC 509.3
MECH RM W/ EQUIP OVER 400,000 Btu / HOUR	1 HOUR OR SPRINKLED	MBC TBL 509
LAUNDRY ROOMS OVER 100 SF	1 HOUR OR SPRINKLED	MBC TBL 509

DESIGN CRITERIA			
APPLICABLE CODES AND STANDARDS FOR DESIGN AND CONSTRUCTION - FIRE PROTECTION PORTIONS			
STD. NO.	ED. DATE, ABBREV.	TITLE	COMMENTS
R408.30401	2015 ed. MBC	MICHIGAN BUILDING CODE AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION; INCORPORATES THE 2015 INTERNATIONAL BUILDING CODE; EFFECTIVE 04/20/2017	BASIC CONSTRUCTION, INCLUDES HANDICAP REQUIREMENTS
R408.30901a	2021 ed. MMC	MICHIGAN MECHANICAL CODE AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 03/12/2024	
MUEC PART 10a	2015 ed.	MICHIGAN UNIFORM ENERGY CODE (ASHRAE 90.1 - 2013 ADOPTED BY REFERENCE) AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 09/20/2017	
ASHRAE 90.1	2016 ed.	ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL, ASHRAE STANDARD 90.1, AS REFERENCED BY THE 2021 MICHIGAN MECHANICAL CODE; EFFECTIVE 03/12/2024	
R408.30701	2021 ed. MPC	MICHIGAN PLUMBING CODE AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 03/12/2024	
R408.30901	2023 ed. NEC	MICHIGAN ELECTRICAL CODE PART 8 ELECTRICAL CODE RULES AND ADOPTED NATIONAL ELECTRIC CODE, AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 03/12/2024	
R408.30801	2023 ed. NEC	NATIONAL ELECTRICAL CODE BY THE NATIONAL FIRE PREVENTION ASSOCIATION (NFPA 70), AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 03/12/2024	
	TENTH ed. IESNA	ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA	
	2015 ed. IFC	INTERNATIONAL FIRE CODE WITH APPENDICES; EFFECTIVE 05/11/2016	MINIMUM FIRE REGULATIONS FOR FIRE PREVENTION
R408.7001 ASME A17.1	2016 ESC	SAFETY CODE FOR ELEVATORS AND ESCALATORS ASME A17.1, BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS, AS ADOPTED AND AMENDED BY THE STATE OF MICHIGAN, BUREAU OF CONSTRUCTION CODES; EFFECTIVE 06/27/2023	ELEVATOR SAFETY CODES
ICC / ANSI A117.1	2009 ed. HAC	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES BY THE INTERNATIONAL CODE COUNCIL AS REFERENCED BY THE 2015 MICHIGAN BUILDING CODE; EFFECTIVE 04/20/2017	HANDICAP DETAILS
28 CFR PART 36	1990 ADA 2010 - APPENDIX B	AMERICANS WITH DISABILITIES ACT, TITLE III - PUBLIC ACCOMODATIONS AND GUIDELINES, BY THE U.S. DEPARTMENT OF JUSTICE	HANDICAP ACCESSIBILITY LAW & GUIDELINES
ASHRAE 62.1	2019 ed.	VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY, ASHRAE STANDARD 62.1, AS REFERENCED BY THE 2021 MICHIGAN MECHANICAL CODE; EFFECTIVE 03/12/2024	
ACGIH	25TH ed.	INDUSTRIAL VENTILATION: A MANUAL OF RECOMMENDED PRACTICES	
SMACNA	3RD ed.	SMACNA, HVAC DUCT CONSTRUCTION STANDARDS	
VOL. 1 TO VOL. 12	2013 ed. 2016 ed. 2016 ed. 2016 ed. 2015 ed. 2015 ed. 2016 ed. 2015 ed. 2015 ed.	NATIONAL FIRE CODES AS APPLICABLE BY THE NATIONAL FIRE PROTECTION ASSOCIATION AS REFERENCED BY MBC INCLUDING BUT NOT LIMITED TO: - NFPA 10: PORTABLE FIRE EXTINGUISHERS - NFPA 13: INSTALLATION OF SPRINKLER SYSTEMS - NFPA 14: STANDPIPES, PRIVATE HYDRANTS AND HOSE SYSTEMS - NFPA 20: INSTALLATION OF STATIONARY FIRE PUMPS - NFPA 30: FLAMMABLE & COMBUSTIBLE LIQUIDS CODE - NFPA 70E: STANDARD FOR ELECTRICAL SAFETY IN THE WORKPLACE - NFPA 72: NATIONAL FIRE ALARM CODE - NFPA 90A: STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATION SYSTEMS - NFPA 91: STANDARD FOR EXHAUST SYSTEMS FOR AIR CONVEYING OF VAPORS, GASES, MISTS, AND NONCOMBUSTIBLE PARTICULATE SOLIDS	VARIOUS F.P. SUBJECTS

PLUMBING FIXTURE REQUIREMENTS							
USE GROUP	TOTAL OCCUPANT	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SECTION
		MALE	FEMALE	MALE	FEMALE		
ASSEMBLY A-2 (UNCONCENTRATED)	76/2=47	1/75 0.376	1/75 0.376	1/200 0.235	1/235 0.235	1/500 0.094	MPC 2015 TABLE 403.1
BUSINESS	37/2=19	1/25 TO 50 & 1/50 AFTER 0.76	1/25 TO 50 & 1/50 AFTER 0.76	1/40 TO 50 & 1/80 AFTER 0.475	1/40 TO 50 & 1/80 AFTER 0.475	1/100 0.19	
STORAGE / MECH / ELECT ROOMS	12/2=6	1/100 0.6	1/100 0.6	1/100 0.6	1/100 0.6	1/1000 0.006	
R-1 AND R-4 SLEEPING UNITS	1 PER UNIT						
FIXTURE REQUIREMENTS							
		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	REMARKS
		MALE	FEMALE	MALE	FEMALE		
		1.736	1.736	1.31	1.31	.20	
	CALC TOTALS:	1.736	1.736	1.31	1.31	.20	
	TOTAL REQUIRED:	2	2	2	2	1	
	TOTAL PROVIDED:	2	2	2	2	1	
	ADDITIONAL UNISEX PROVIDED:	0	0	0	0	0	

Stantec Architecture Inc.
2338 Coolidge Highway
Berkeley, MI 48072-1500
Tel: (248) 336-4700 • www.stantec.com

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Consultant

By	Date	Appd
YYT/MMD	2024/08/30	YYT/MMD
YYT/MMD	2024/08/12	YYT/MMD

Preliminary Site Plan Review
Site Plan Review - Pre-Meeting
By
Appd
Issued

Permit/Seal

HOPE SHELTERS

NEW SHELTER, FACILITY

249 BALDWIN AVE.
PONTIAC, MI 48342

Project No.: 214100638

Title

CODE INFORMATION

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

Revision:

Drawing No. G100

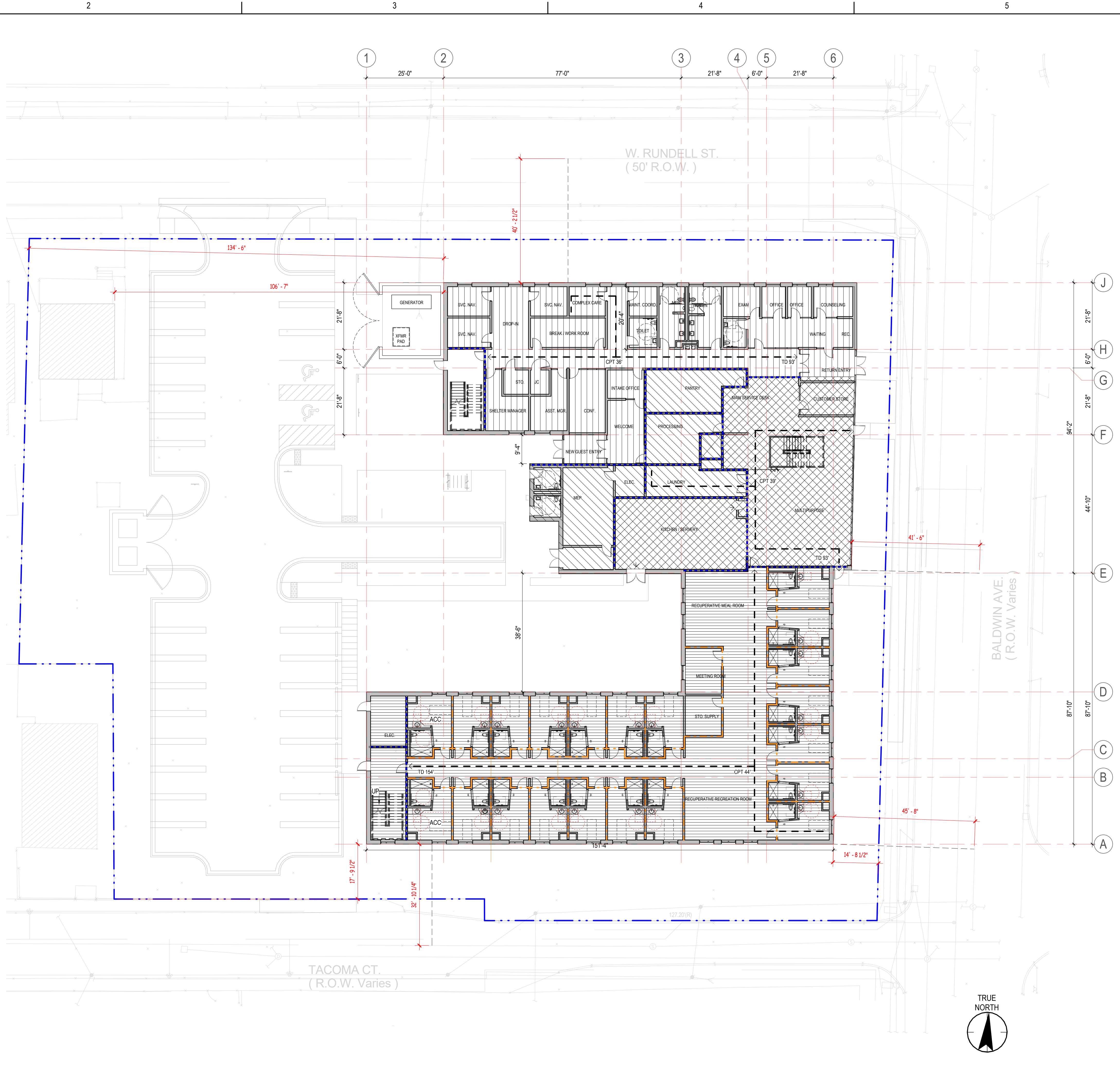
LIFE SAFETY LEGEND

- 1/2 HOUR RATED WALL
- ONE HOUR RATED WALL
- TWO HOUR RATED WALL
- SMOKE TIGHT WALL PARTITION
- X
W
Y
Z OCCUPANT LOAD
- # ALLOWABLE OCCUPANT LOAD
- DIRECTION OF EGRESS & TRAVEL DISTANCE

- BUSINESS 4,835 SF
- STORAGE 1,676 SF
- ASSEMBLY 3,190 SF
- R-4 8,898 SF
- R-1 SECOND AND THIRD LEVEL

SLEEPING UNITS PROVIDED	
FIRST LEVEL - 21 UNITS, R-4	
02 ACCESSIBLE	19 TYPE B UNITS
SECOND LEVEL - 40 UNITS R-1	
03 ACCESSIBLE	37 TYPE B UNITS
SECOND LEVEL - 42 UNITS R-1	
03 ACCESSIBLE	39 TYPE B UNITS
TOTAL UNITS	
08 ACCESSIBLE UNITS	97 TYPE B UNITS
TOTAL UNITS 103	

OCCUPANCY CALCULATION						
Room Name	Area	Area #OCC	Occupancy	Use	#Occ	Comments
Level 1						
101RA	176.36 SF					unit
101RB	153.66 SF					unit
102RA	176.36 SF					unit
102RB	153.66 SF					unit
103RB	153.66 SF					unit
104RB	153.66 SF					unit
105RB	153.66 SF					unit
106RB	153.66 SF					unit
107RB	159.22 SF					unit
108RB	153.66 SF					unit
109RB	153.66 SF					unit
110RB	153.66 SF					unit
111RB	153.66 SF					unit
112RB	153.66 SF					unit
113RB	161.94 SF					unit
114RB	156.84 SF					unit
115RB	153.85 SF					unit
116RB	153.85 SF					unit
117RB	153.85 SF					unit
118RB	153.85 SF					unit
119RB	153.85 SF					unit
JC	47.00 SF					unit
MEN	153.09 SF					unit
NEW GUEST ENTRY	131.64 SF					
SERVICE DESK	276.50 SF					
TOILET	85.50 SF					
TOILET	68.44 SF					
WAITING	86.89 SF					
WELCOME	242.58 SF					
WOMEN	196.35 SF					
30						
ASSEMBLY						
KITCHEN / SERVERY	957.29 SF	200.00 SF	ASSEMBLY		5	
MULTIPURPOSE	1062.99 SF	15.00 SF	ASSEMBLY		71	
ASSEMBLY: 2						
BUSINESS						
ASST. MGR.	176.06 SF	100.00 SF	BUSINESS		2	
BREAK / WORK ROOM	231.17 SF	100.00 SF	BUSINESS		3	
COMPLEX CARE	112.42 SF	100.00 SF	BUSINESS		2	
CONF.	240.61 SF	100.00 SF	BUSINESS		3	
COUNSELING	123.25 SF	100.00 SF	BUSINESS		2	
CUSTOMER STORE	170.83 SF	100.00 SF	BUSINESS		2	
DROP-IN	240.61 SF	100.00 SF	BUSINESS		3	
EXAM	114.39 SF	100.00 SF	BUSINESS		2	
INTAKE OFFICE	108.47 SF	100.00 SF	BUSINESS		2	
MAIN SERVICE DESK	188.00 SF	100.00 SF	BUSINESS		2	
MAINT. COORD.	85.50 SF	100.00 SF	BUSINESS		1	
MEETING ROOM	173.06 SF	100.00 SF	BUSINESS		2	
OFFICE	74.11 SF	100.00 SF	BUSINESS		1	
OFFICE	74.11 SF	100.00 SF	BUSINESS		1	
PARTNER'S CLINIC	182.22 SF	100.00 SF	BUSINESS		2	
RETURN ENTRY	170.67 SF		BUSINESS			
SHELTER MANAGER	198.39 SF	100.00 SF	BUSINESS		2	
STO. SUPPLY	148.46 SF	300.00 SF	BUSINESS		1	
SVC. NAV.	112.42 SF	100.00 SF	BUSINESS		2	
SVC. NAV.	130.63 SF	100.00 SF	BUSINESS		2	
SVC. NAV.	130.62 SF	100.00 SF	BUSINESS		2	
BUSINESS: 21						
R-4						
REC.	47.44 SF	15.00 SF	R-4		4	21
RECUOPERATIVE MEAL ROOM	491.39 SF	0.00 SF	R-4			
RECUOPERATIVE RECREATION ROOM	416.83 SF	15.00 SF	R-4		28	
R-4: 3						
STORAGE						
ELEC.	93.33 SF	300.00 SF	STORAGE		1	
ELEC.	183.22 SF	300.00 SF	STORAGE		1	
LAUNDRY	298.06 SF	300.00 SF	STORAGE		1	
MEP	412.28 SF	300.00 SF	STORAGE		2	
PANTRY	373.89 SF	300.00 SF	STORAGE		2	
PROCESSING	317.67 SF	100.00 SF	STORAGE		4	
STO.	62.67 SF	300.00 SF	STORAGE		1	
STORAGE: 7						
Level 1: 63						



A2 LEVEL 1 - COMPOSITE PLAN LIFE SAFETY
1/16" = 1'-0"

Consultant			
			By
			App'd
			Revision
			By
			App'd
			Revision
			By
			App'd
			Revision
			By
			App'd
			Revision

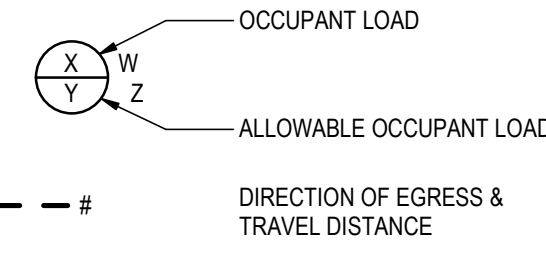


Click location in Project Information

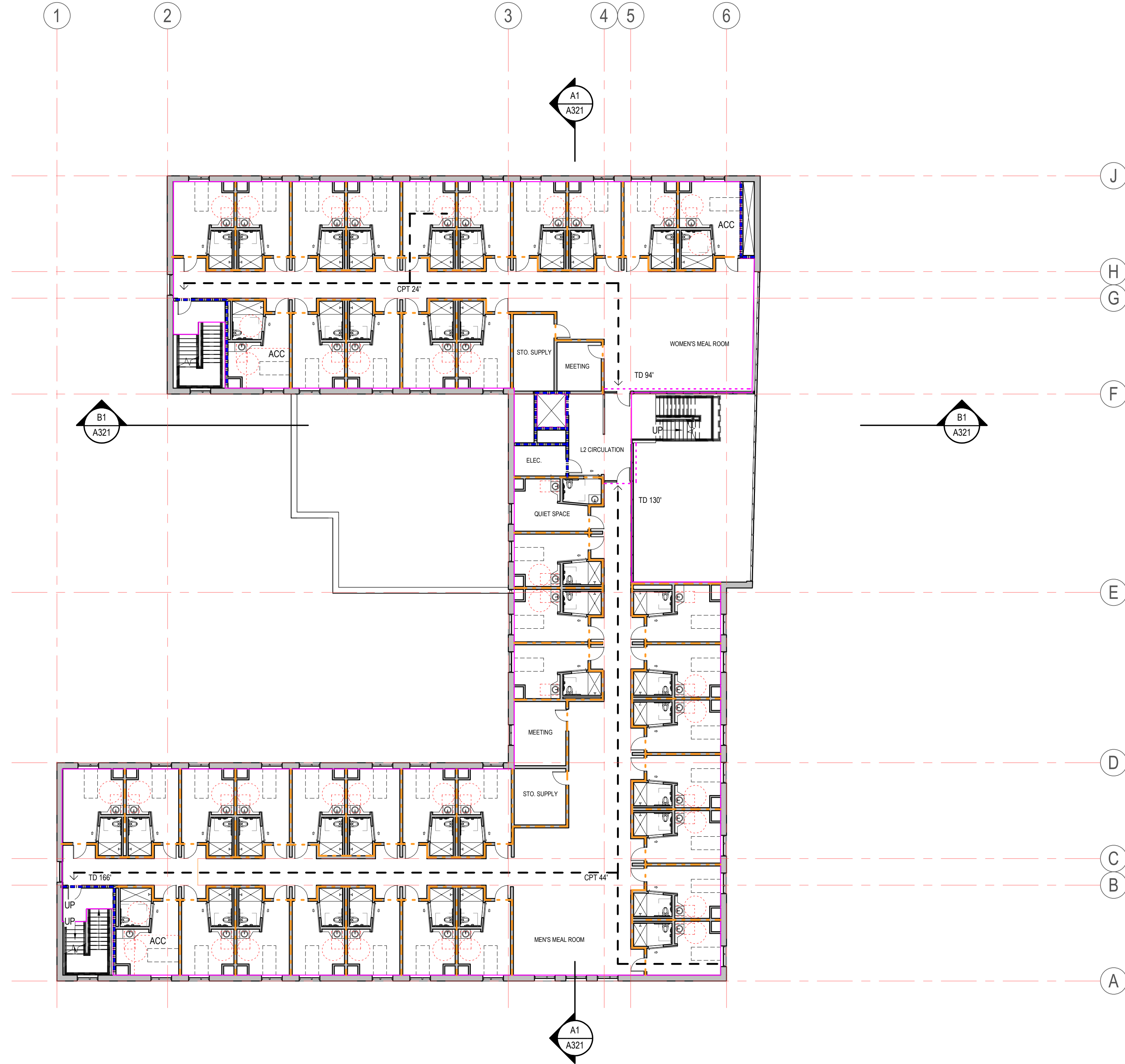
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- TWO HOUR RATED WALL
- SMOKE TIGHT WALL PARTITION

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- STORAGE 1,676 SF
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03 ACCESSIBLE	39 TYPE B UNITS
TOTAL UNITS	
08 ACCESSIBLE UNITS	97 TYPE B UNITS
TOTAL UNITS 103	



A3 SECOND LEVEL LIFE SAFETY PLAN
1/16" = 1'-0"



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2338 Coolidge Highway
Berkeley, MI 48072-1500
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Consultant

Revision	By	App'd	Date

Permit/Seal



HOPE SHELTERS
NEW SHELTER, FACILITY
249 BALDWIN AVE.
PONTIAC, MI 48342

Project No.: 214100638
Title

SECOND LEVEL LIFE SAFETY PLAN

Scale: 1/16" = 1'-0"
Revision:

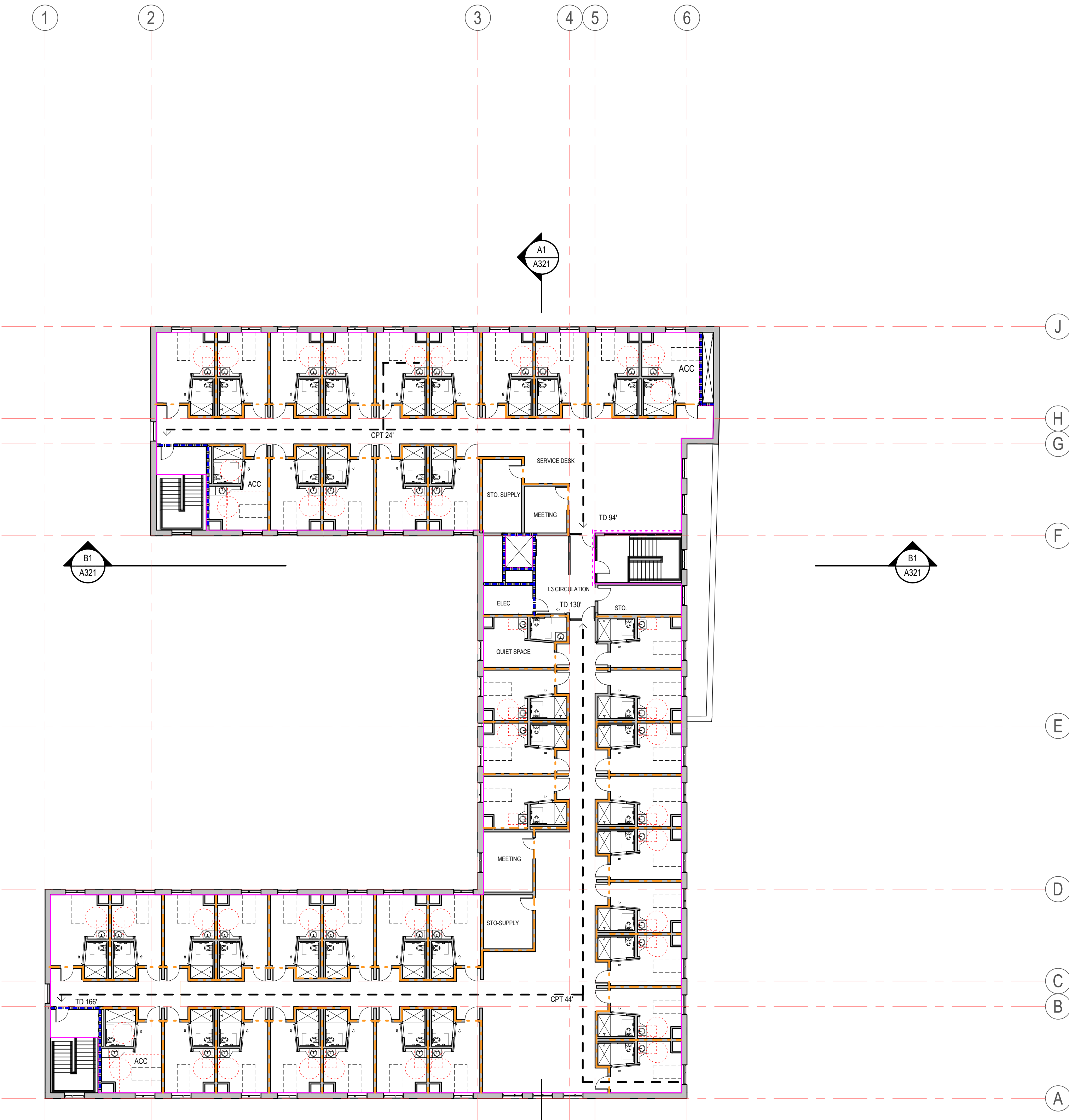
Drawing No. **G102**

LIFE SAFETY LEGEND

- 1/2 HOUR RATED WALL
- ONE HOUR RATED WALL
- TWO HOUR RATED WALL
- SMOKE TIGHT WALL PARTITION
- OCCUPANT LOAD
- ALLOWABLE OCCUPANT LOAD
- DIRECTION OF EGRESS & TRAVEL DISTANCE

- BUSINESS 4,835 SF
- STORAGE 1,676 SF
- ASSEMBLY 3,190 SF
- R-4 8,898 SF
- R-1 SECOND AND THIRD LEVEL

SLEEPING UNITS PROVIDED	
FIRST LEVEL - 21 UNITS R-4	
02 ACCESSIBLE	
19 TYPE B UNITS	
SECOND LEVEL - 40 UNITS R-1	
03 ACCESSIBLE	
37 TYPE B UNITS	
SECOND LEVEL - 42 UNITS R-1	
03 ACCESSIBLE	
39 TYPE B UNITS	
TOTAL UNITS	
08 ACCESSIBLE UNITS	
97 TYPE B UNITS	
TOTAL UNITS 103	



THIRD LEVEL LIFE SAFETY PLAN
1/16" = 1'-0"



Revision	By	App'd	Date

Permit/Seal

HOPE SHELTERS
NEW SHELTER, FACILITY
249 BALDWIN AVE.
PONTIAC, MI 48342

Project No.: 214100638
Title
THIRD LEVEL LIFE SAFETY PLAN

Scale: 1/16" = 1'-0"
Revision:
Drawing No. **G103**

Click location in Project Information

Owner / Developer

HOPE Shelters
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 481-4394

CONTACT: Brian Wright

Architect

STANTEC ARCHITECTURE INC.
2338 Coolidge Highway
Berkley, MI 48072-1500
Tel. (248) 336-4700

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

Landscape Architect

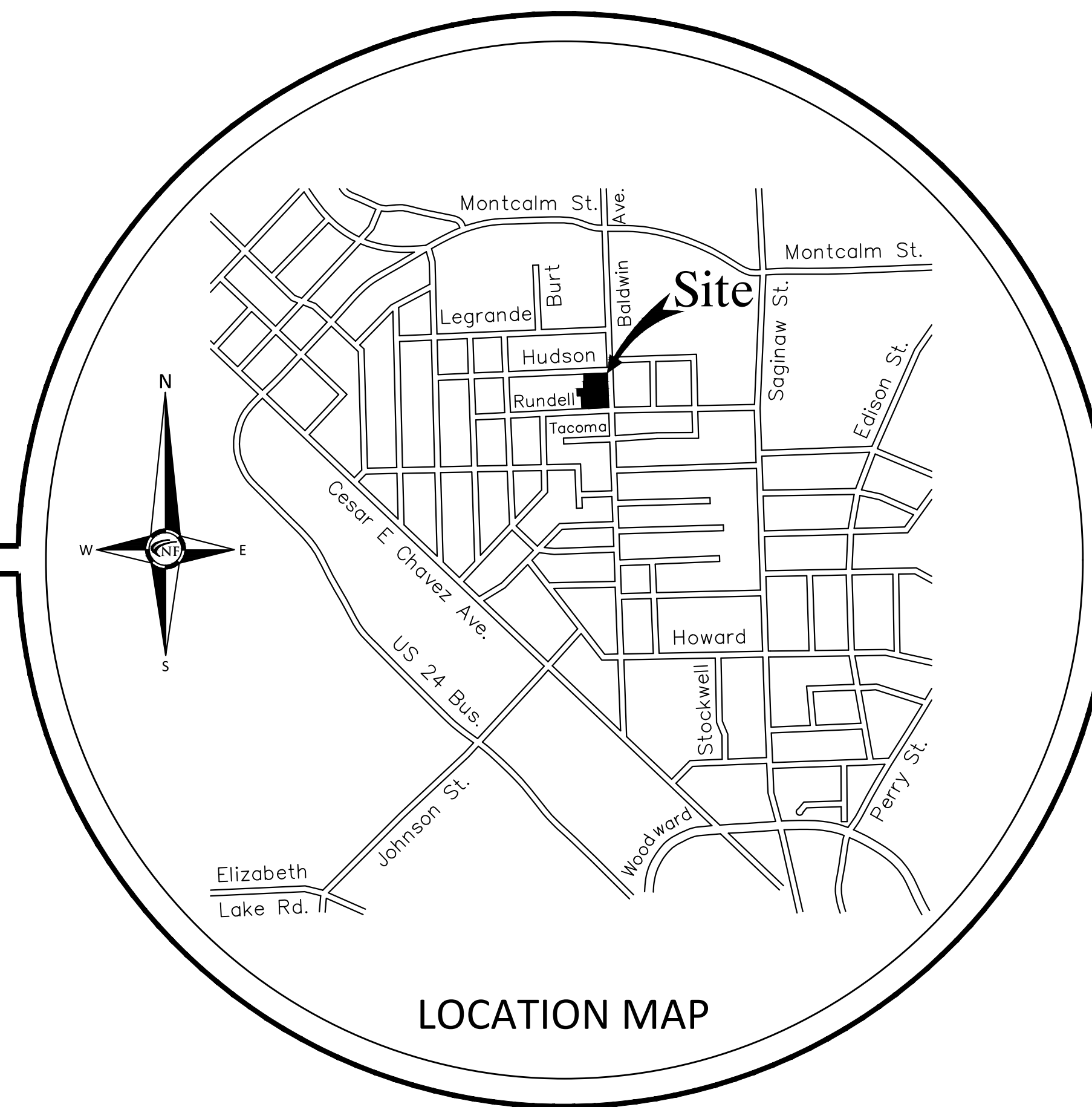
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: George A. Ostrowski, PLA, LEED AP

City of Pontiac, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For HOPE Shelters

SHEET INDEX

SP00	Cover Sheet
SP01	Boundary, Topographic, Tree Survey
SP02	Site Plan
SP03	Garbage - Delivery Vehicle Access Plan
SP04	Paving and Grading Plan
SP05	Notes and Details
SP05.1	Notes and Details
L1	Tree Removal Plan
L2	Landscape Plan



LOCATION MAP

CITY OF PONTIAC NOTE
ALL WORK SHALL CONFORM TO THE CITY OF PONTIAC'S CURRENT STANDARDS AND SPECIFICATIONS

LEGAL DESCRIPTION - PER TAX RECORD

T3N, R10E, SEC 20 FRUIT RIDGE ADDITION LOT 1, ALSO ASSESSOR'S PLAT NO. 6 E 196.3 FT OF LOT 1, ALSO LOT 9, ALSO TACOMA COURT LOTS 1, 2 & 3.

TAX ID NUMBER: 14-20-334-035

ADDRESS: 283 BALDWIN AVE., PONTIAC, MI 48342

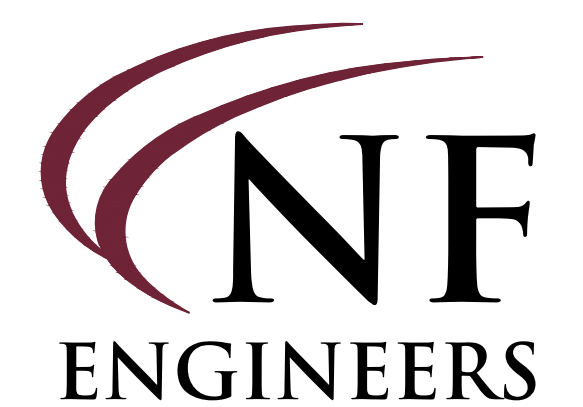
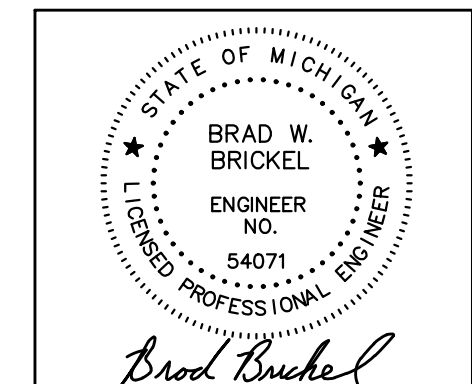
REVISIONS:
08-12-24 SITE PLAN REVIEW - PRE-MEETING
08-30-24 PRELIMINARY SITE PLAN REVIEW

Project Name

HOPE Shelters 283 Baldwin Ave.

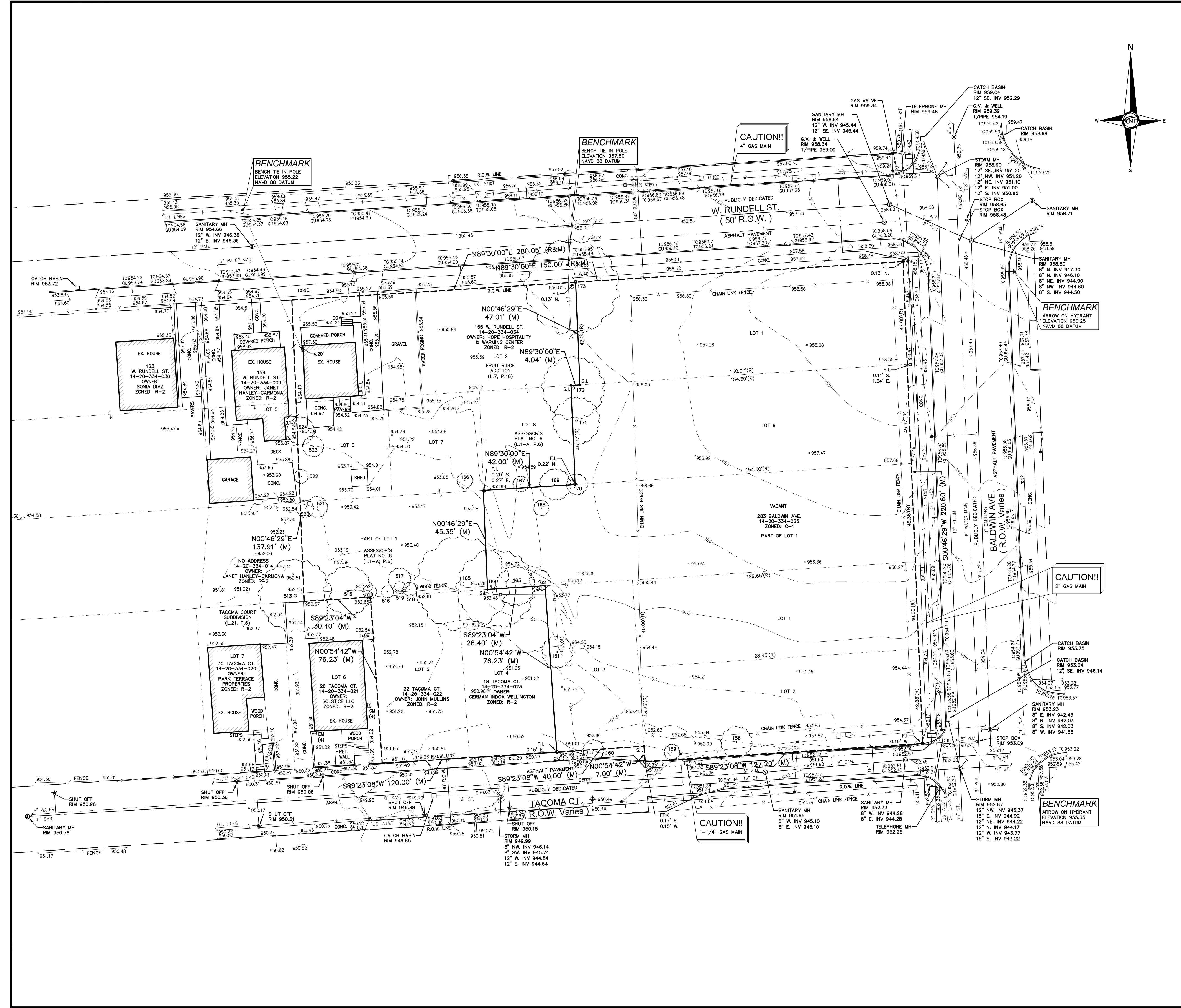
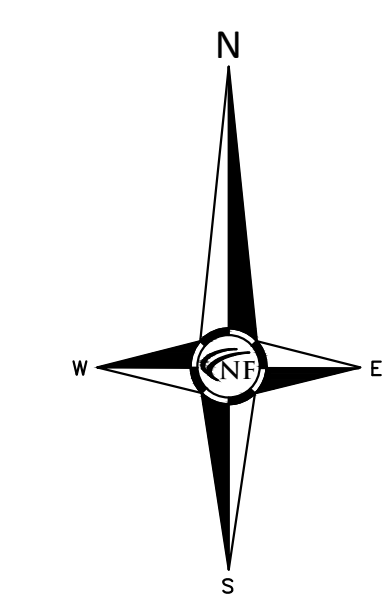
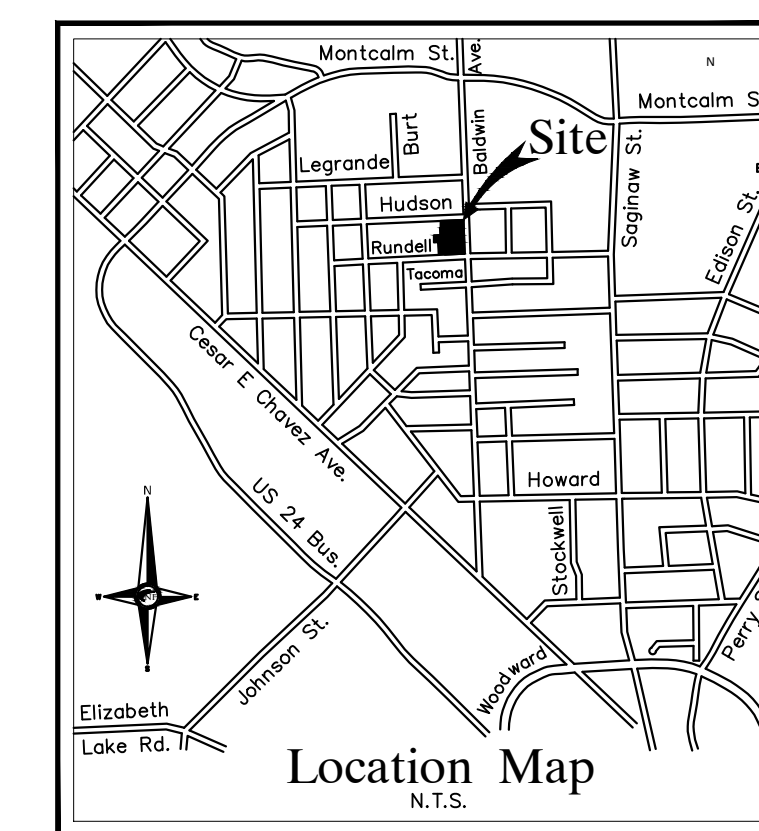


N & F JOB #N213-01



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



CERTIFICATE OF SURVEY
 WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

Kevin Navaroli
 KEVIN NAVAROLI, P.S. NO. 4001053003
 DATE OF PLAT OR MAP: 4-5-2023

SURVEY DATA
 SITE AREA:
 36,626 SQUARE FEET OR 0.84 ACRES
 ZONED:
 C-1, LOCAL BUSINESS DISTRICT AND
 R-2, TWO FAMILY AND TERRACE FAMILY DWELLING DISTRICT (LOT 3 OF TACOMA COURT SUBDIVISION ONLY)
 PARKING SPACES:
 NO STRIPED PARKING SPACES (VACANT)

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF PONTIAC TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

LEGAL DESCRIPTION - PER TAX RECORD
 T3N, R10E, SEC 20 FRUIT RIDGE ADDITION LOT 1, ALSO ASSESSOR'S PLAT NO. 6 E 196.3 FT OF LOT 1, ALSO LOT 9, ALSO TACOMA COURT LOTS 1, 2 & 3.
 TAX ID NUMBER: 14-20-334-035
 ADDRESS: 283 BALDWIN AVE., PONTIAC, MI 48342

BASIS OF BEARING NOTE
 ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED SOUTH LINE OF LOTS 1 & 2 OF FRUIT RIDGE ADDITION AS ZONED ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 261250C368F BEARING AN EFFECTIVE DATE OF 09-29-2006.

FLOOD HAZARD NOTE
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 261250C368F BEARING AN EFFECTIVE DATE OF 09-29-2006.

MISS DIG / UTILITY DISCLAIMER NOTE
 A MISS DIG TICKET NUMBER 2023030100554, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON MARCH 30, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

DTE DISCLAIMER NOTE
 PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD)	GATE_VALVE(GWV)
MANHOLE(MH)	CATCH BASIN(CB)
CBB	EXISTING WATER MAIN
EXISTING STORM SEWER	EX. BEEHIVE CATCH BASIN
EX. UNDERGROUND (UG) CABLE	OVERHEAD (OH.) LINES
UTILITY POLE GUY POLE	LIGHT POLE
UP	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

SEAL



PROJECT
 HOPE Shelters
 283 Baldwin Ave.
 Pontiac, MI 48342

CLIENT
 HOPE Shelters

Contact: Brian Wright,
 Executive Director / CEO
 Phone: 248.481.4394
 Email: bwright@hopeselters.org

PROJECT LOCATION
 Part of the SW 1/4
 of Section 20
 T.3N., R.10E.,
 City of Pontiac,
 Oakland County, Michigan

SHEET
 Boundary, Topographic,
 Tree Survey

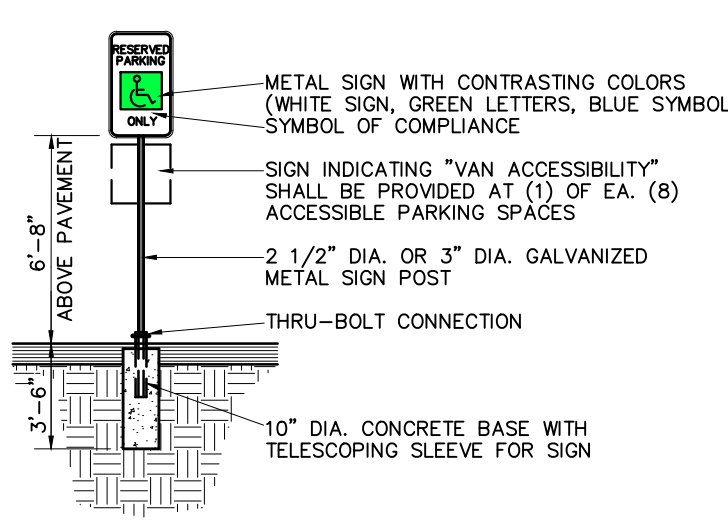
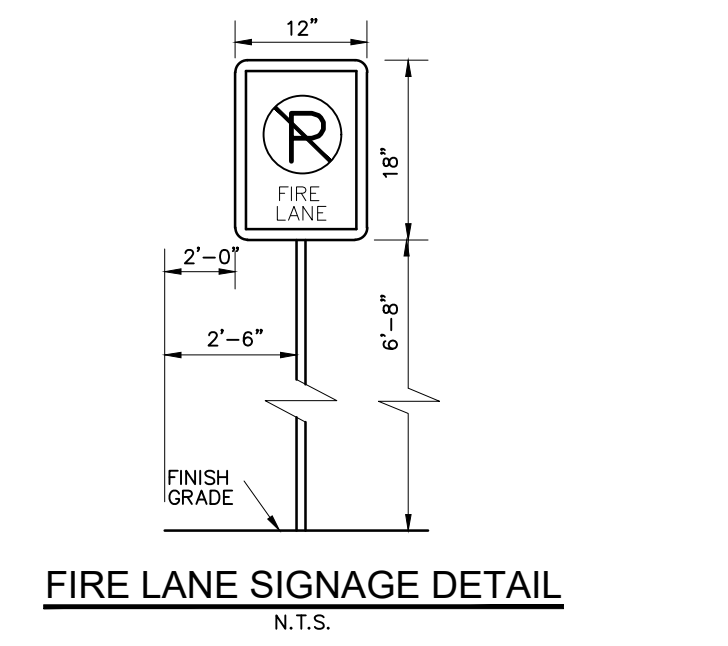
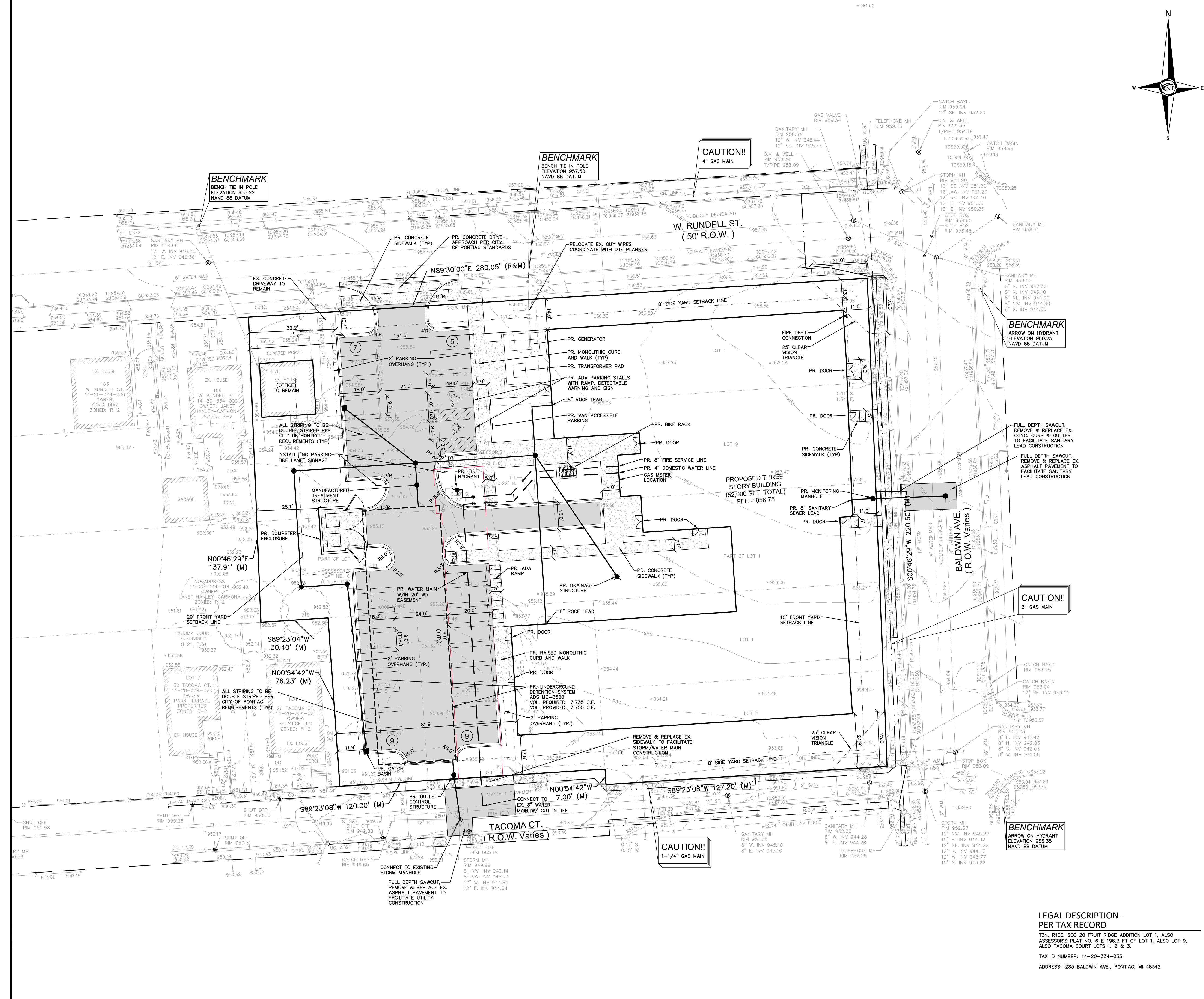
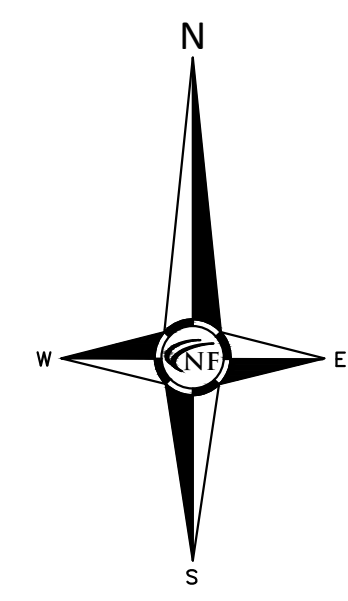
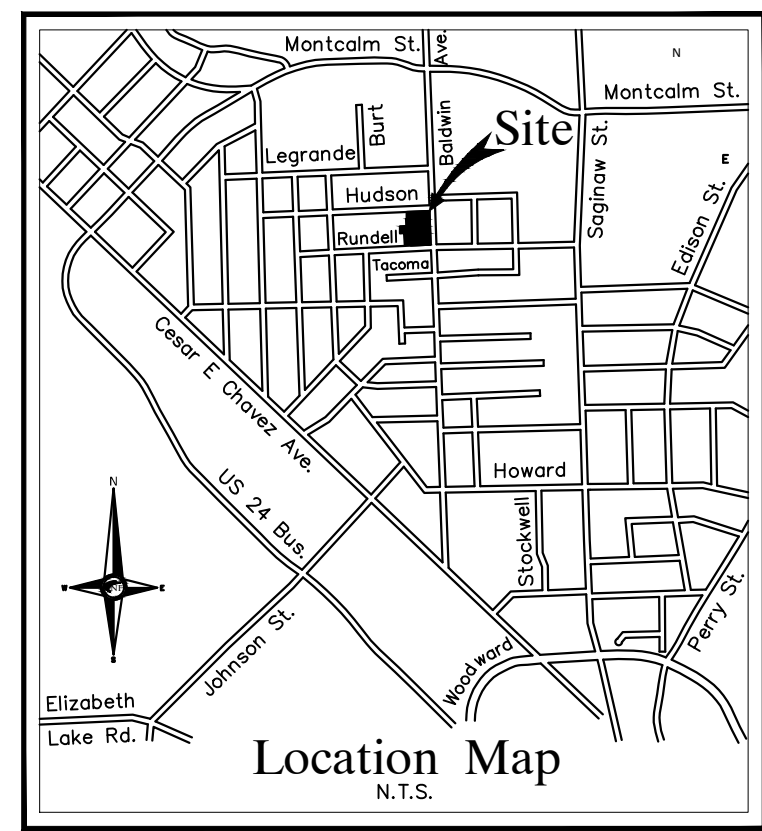


DATE ISSUED/REVISED
 08-12-24 SITE PLAN REVIEW - PRE MEETING
 08-30-24 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
 M. Carnaghi
DESIGNED BY:

APPROVED BY:
 K. Navaroli
DATE:
 August 1, 2024

SCALE: 1" = 20'
 20 10 0 10 20 30
NFE JOB NO. SHEET NO.
 N213 SP01



SITE DATA

SITE AREA:
 GROSS/NET: 58,368 S.F. OR 1.34 ACRES

ZONING:
 EXISTING: C-1 (LOCAL BUSINESS DISTRICT)
 R-2 (TWO FAMILY AND TERRACE FAMILY DISTRICT)
 (LOT 3 OF TACOMA COURT SUBDIVISION ONLY)

SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH):	8'	13.8'
FRONT (EAST):	8'	11.0'
FRONT (SOUTH):	8'	17.8'
REAR (WEST):	20'	81.9'

PARKING:
 REQUIRED:
 MEDICAL OFFICE: 1 SPACE PER 300 S.F.
 748 S.F. / 300 S.F. = 3 SPACES

OFFICE: 1 SPACE PER 500 S.F.
 4,597 S.F. / 500 S.F. = 10 SPACES

FACILITY: 0.25 SPACES PER UNIT
 103 UNITS * 0.25/UNIT = 26 SPACES

TOTAL PARKING REQUIRED: 39 SPACES
 * THIS IS NOT A STATE LICENSED FACILITY

PROVIDED: 30 TOTAL SPACES INCLUDING 2 BARRIER-FREE SPACES
 13 OFFICE SPACES
 17 ADDITIONAL SPACES

LOT COVERAGE:
 SITE AREA: 58,368 S.F.
 PR. BUILDING FOOTPRINT: 20,395 S.F. (34.94%)
 EX. BUILDING FOOTPRINT: 591 S.F. (1.01%)
 PARKING, DRIVES, AND SIDEWALKS: 16,991 S.F. (29.11%)
 OPEN SPACE: 20,391 S.F. (34.94%)

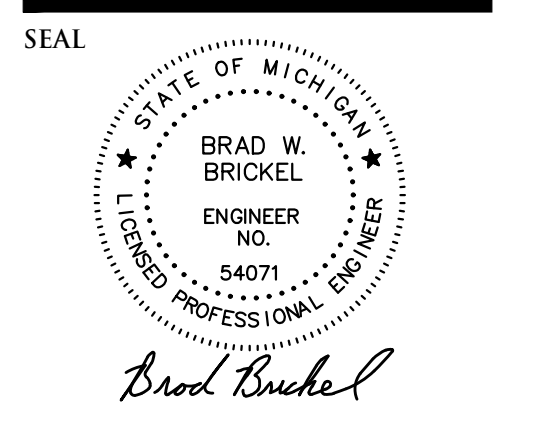
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

LEGAL DESCRIPTION - PER TAX RECORD
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 TAX ID NUMBER: 14-20-334-035
 ADDRESS: 283 BALDWIN AVE., PONTIAC, MI 48342



PROJECT
 HOPE Shelters
 283 Baldwin Ave.
 Pontiac, MI 48342

CLIENT
 HOPE Shelters

Contact: Brian Wright,
 Executive Director / CEO
 Phone: 248.481.4394
 Email: bwright@hopeselters.org

PROJECT LOCATION
 Part of the SW 1/4
 of Section 20
 T.3N., R.10E.,
 City of Pontiac,
 Oakland County, Michigan

SHEET
 Site Plan



DATE ISSUED/REVISED
 08-12-24 SITE PLAN REVIEW - PRE-MEETING
 08-30-24 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
 J. Lawrey

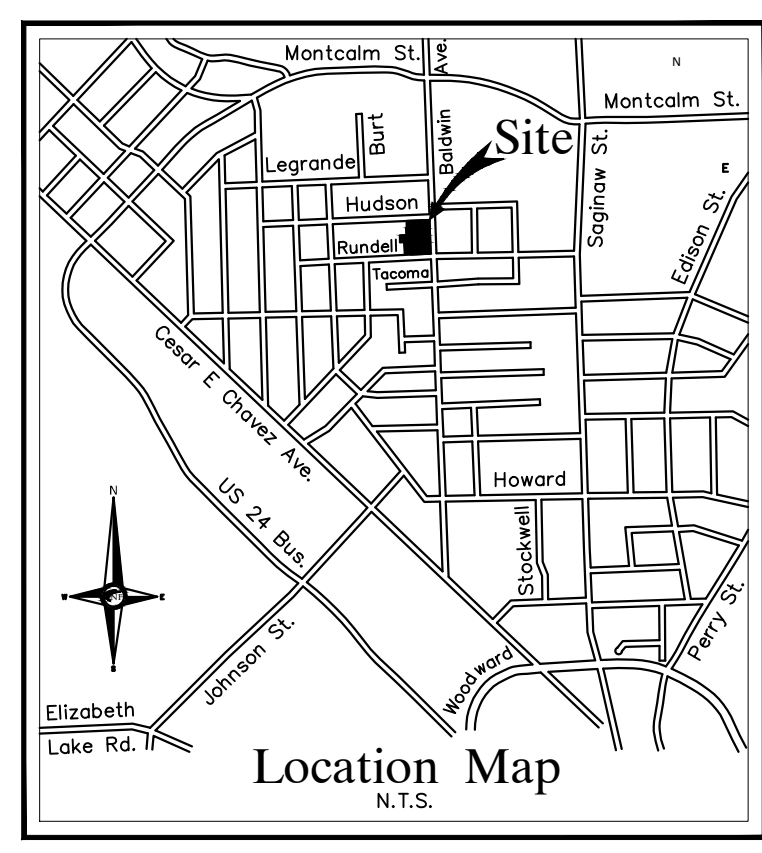
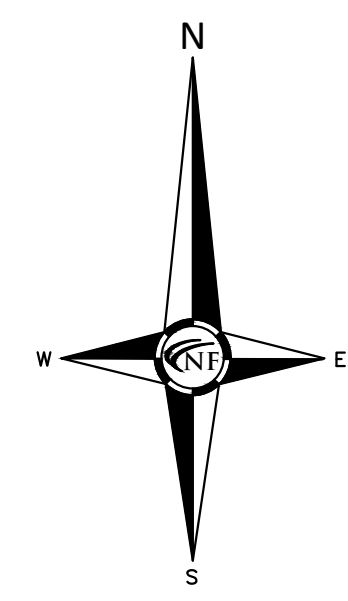
DESIGNED BY:
 A. Eizember

APPROVED BY:
 B. Brickel

DATE:
 August 1, 2024

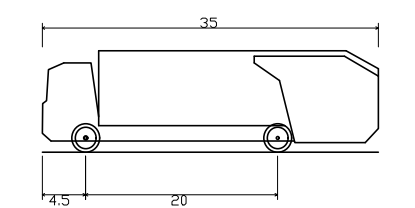
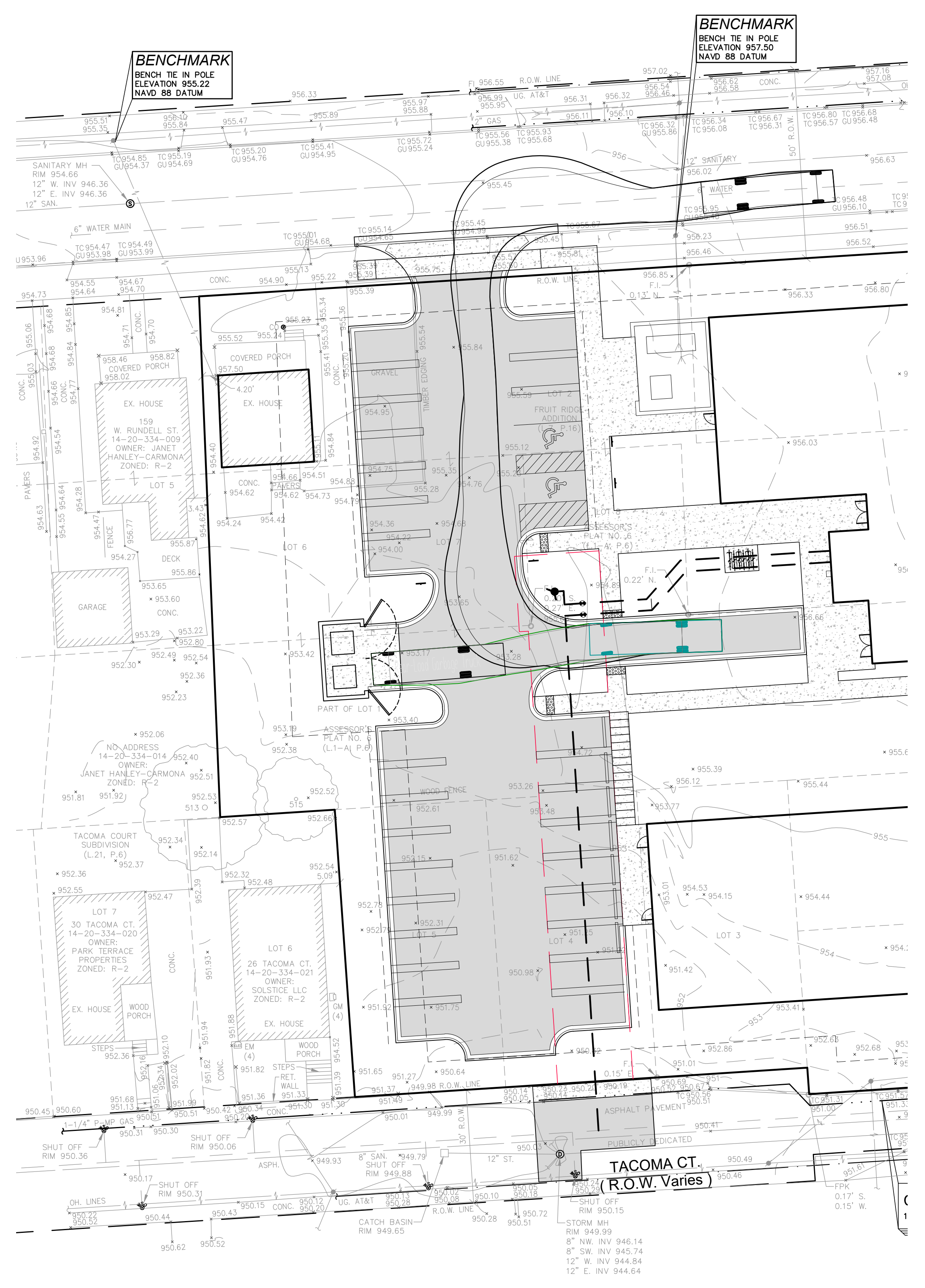
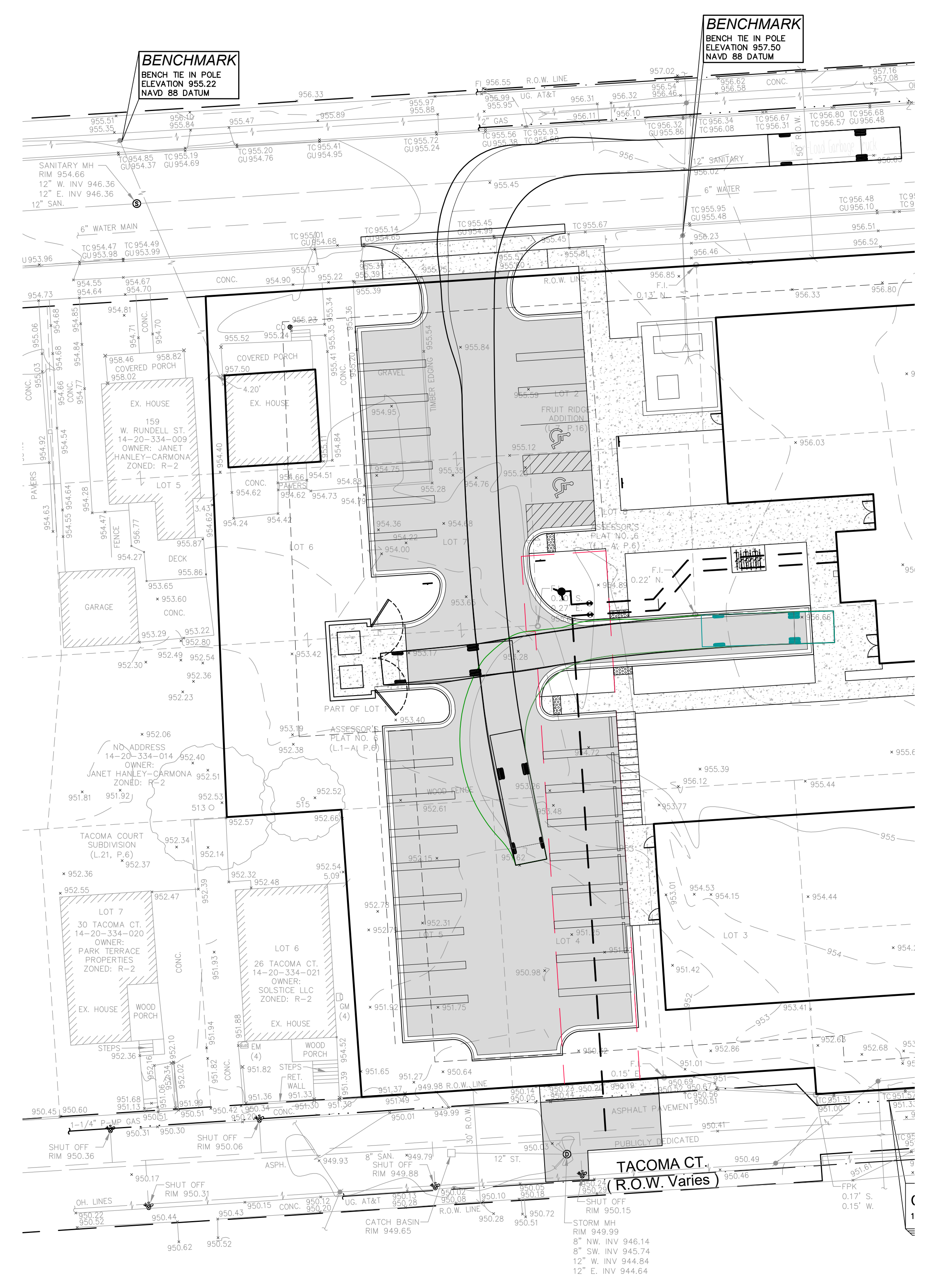
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NFE JOB NO. SHEET NO.
 N213 SP02



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



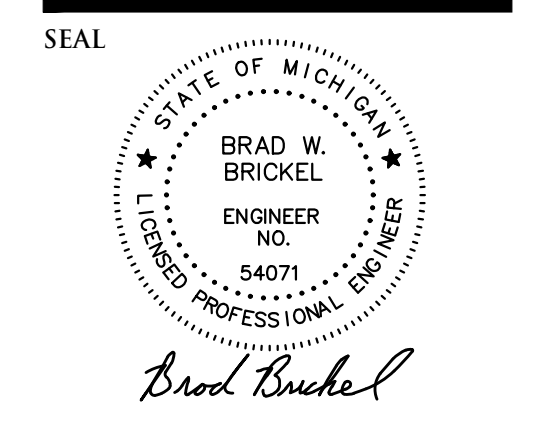
Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 10.000ft
 Overall Body Height 10.000ft
 Min. Body Ground Clearance 8.375ft
 Track Width 6.000ft
 Lock-to-lock time
 Curb to Curb Turning Radius 29.300ft

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE



PROJECT
 HOPE Shelters
 283 Baldwin Ave.
 Pontiac, MI 48342

CLIENT
 HOPE Shelters

Contact: Brian Wright,
 Executive Director / CEO
 Phone: 248.481.4394
 Email: bwright@hopeselters.org

PROJECT LOCATION
 Part of the SW 1/4
 of Section 20
 T.3N., R.10E.,
 City of Pontiac,
 Oakland County, Michigan

SHEET
 Garbage - Delivery
 Vehicle Access Plan



Know what's below
 Call before you dig.

DATE ISSUED/REVISED
 08-12-24 SITE PLAN REVIEW - PRE-MEETING
 08-30-24 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
 J. Lawrey

DESIGNED BY:
 A. Eizember

APPROVED BY:
 B. Brickel

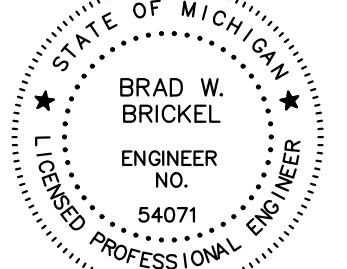
DATE:
 August 1, 2024

SCALE: 1" = 20'

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NFE JOB NO. SHEET NO.
 N213 SP03

SEAL



Brad Brickel

PROJECT
 HOPE Shelters
 283 Baldwin Ave.
 Pontiac, MI 48342

CLIENT
 HOPE Shelters

Contact: Brian Wright,
 Executive Director / CEO
 Phone: 248.481.4394
 Email: bwright@hopeselters.org

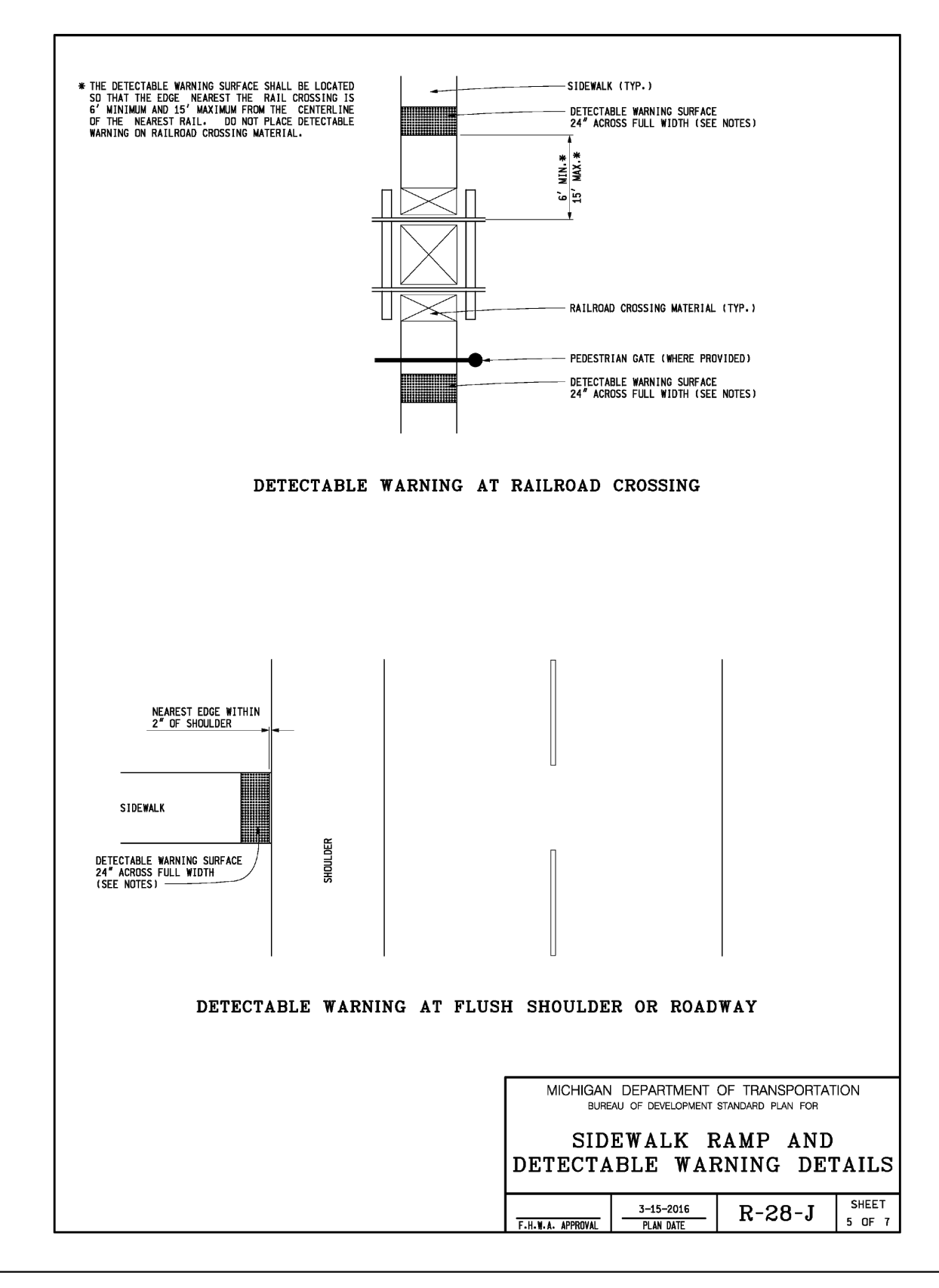
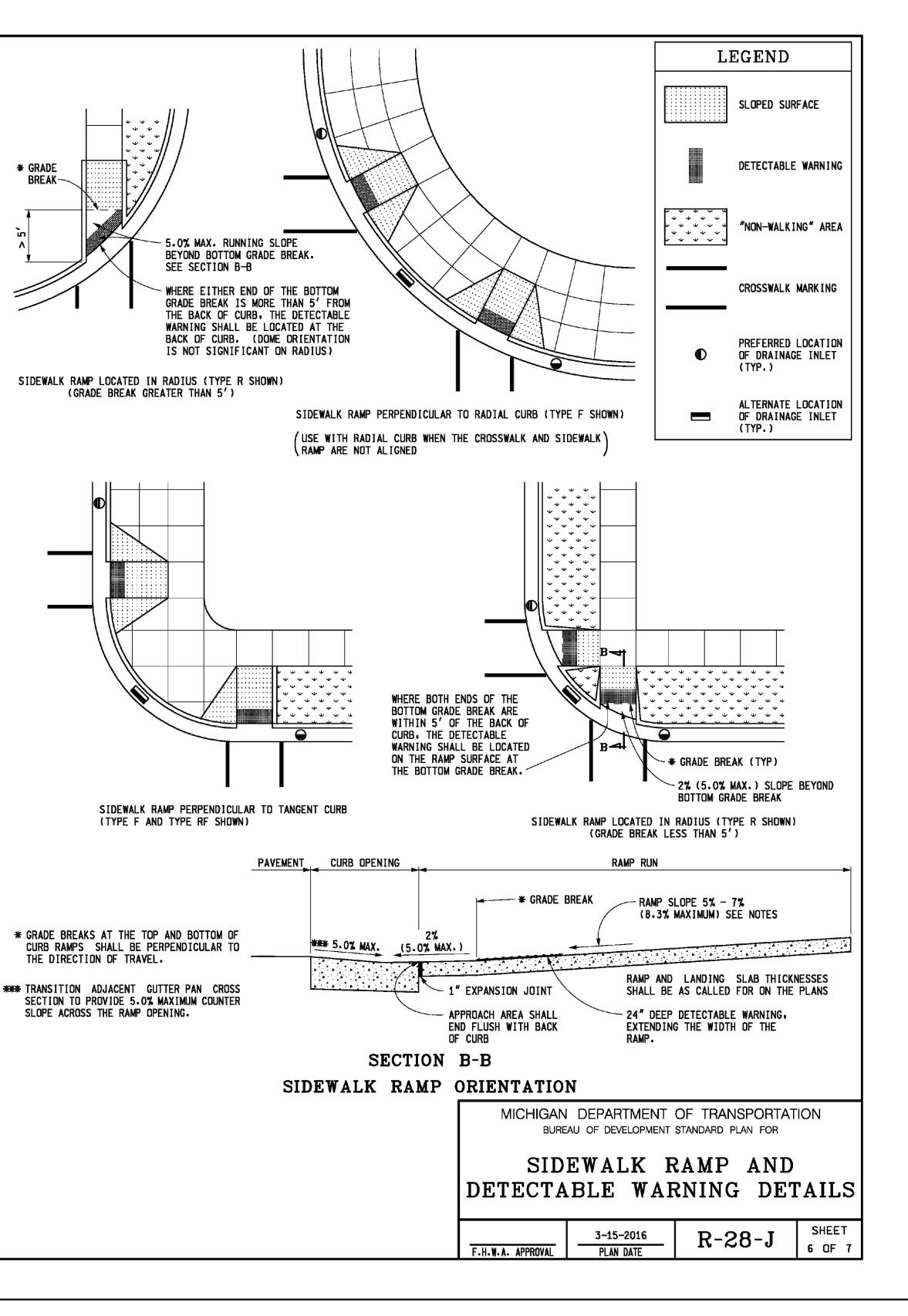
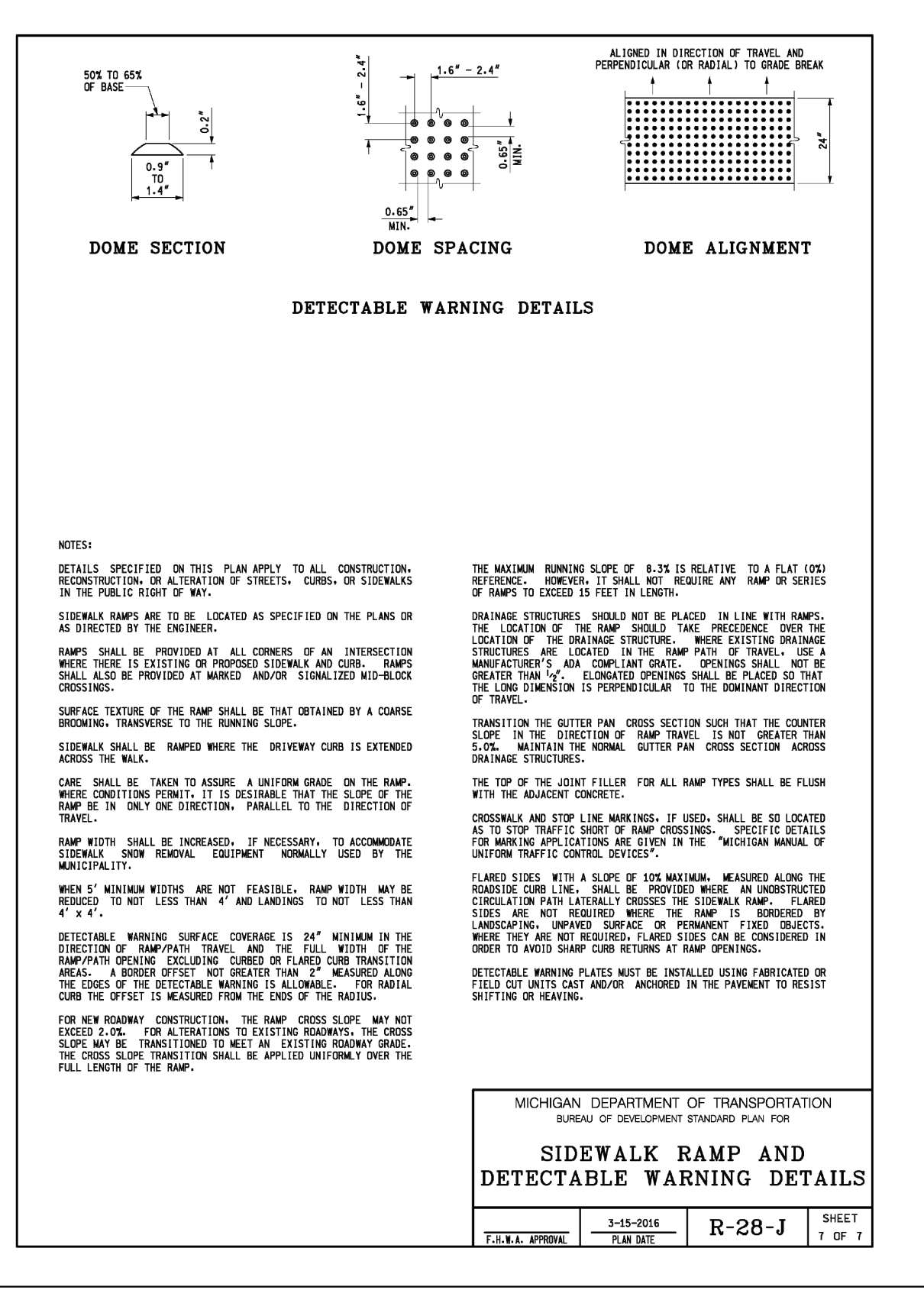
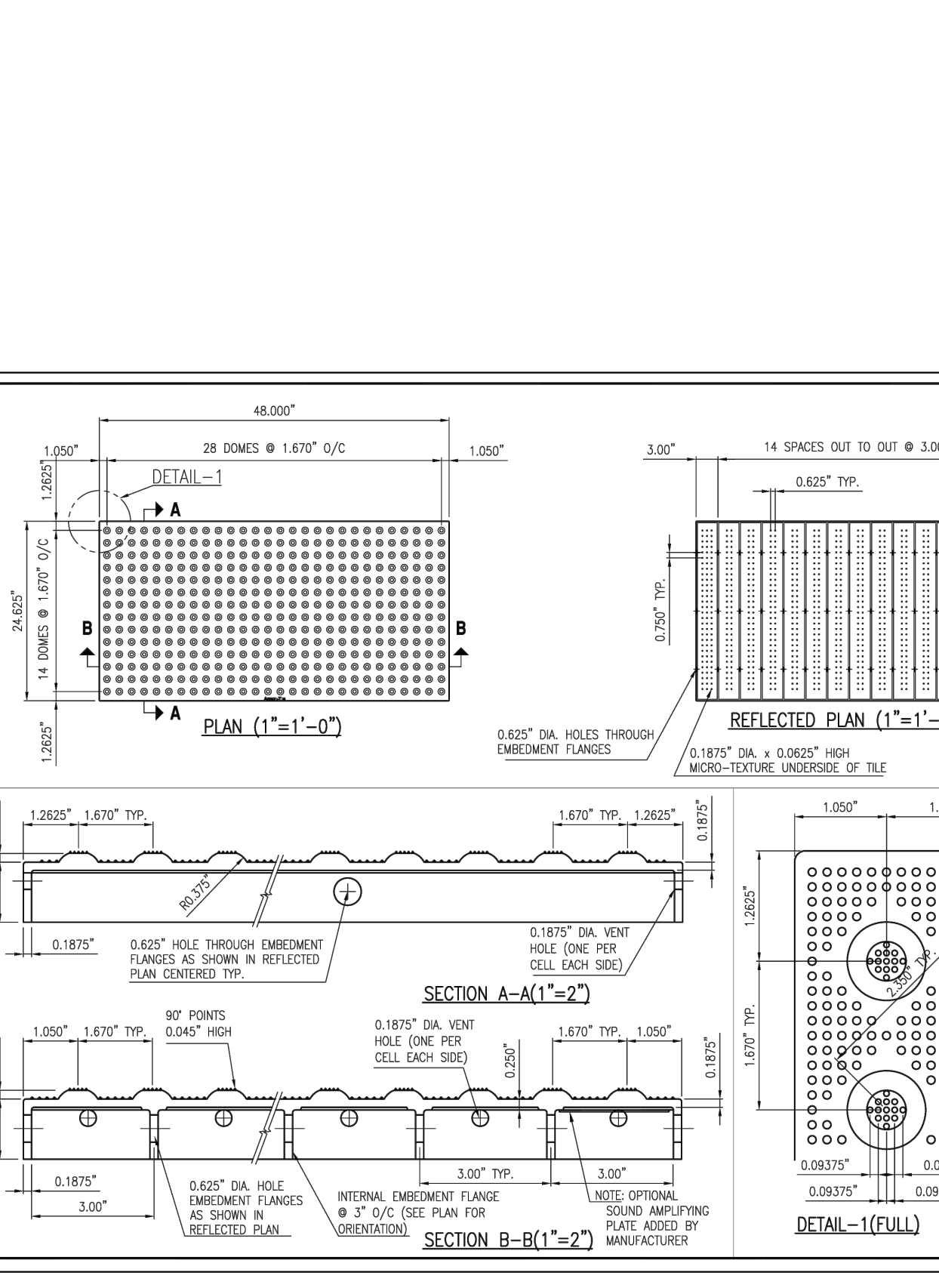
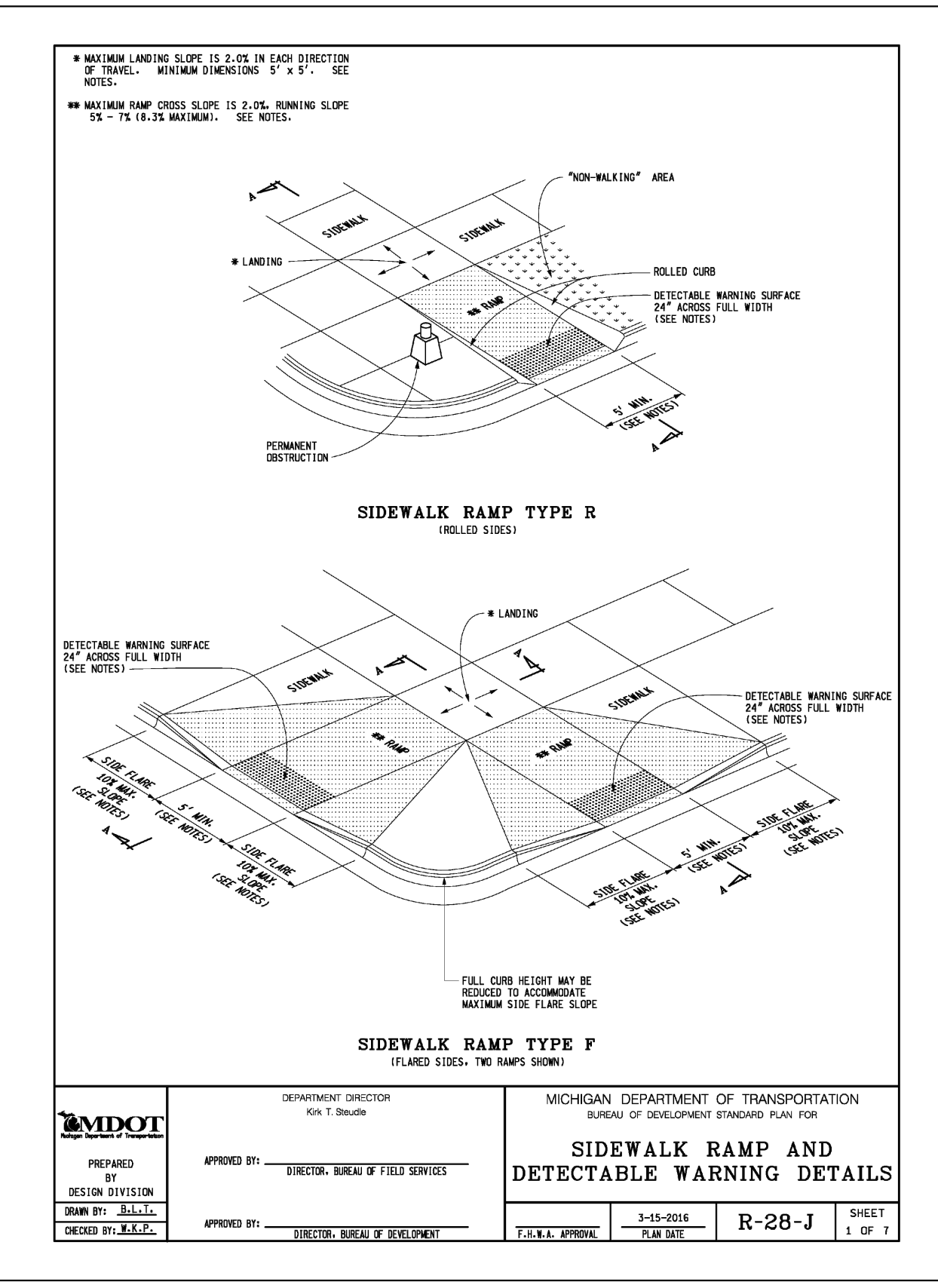
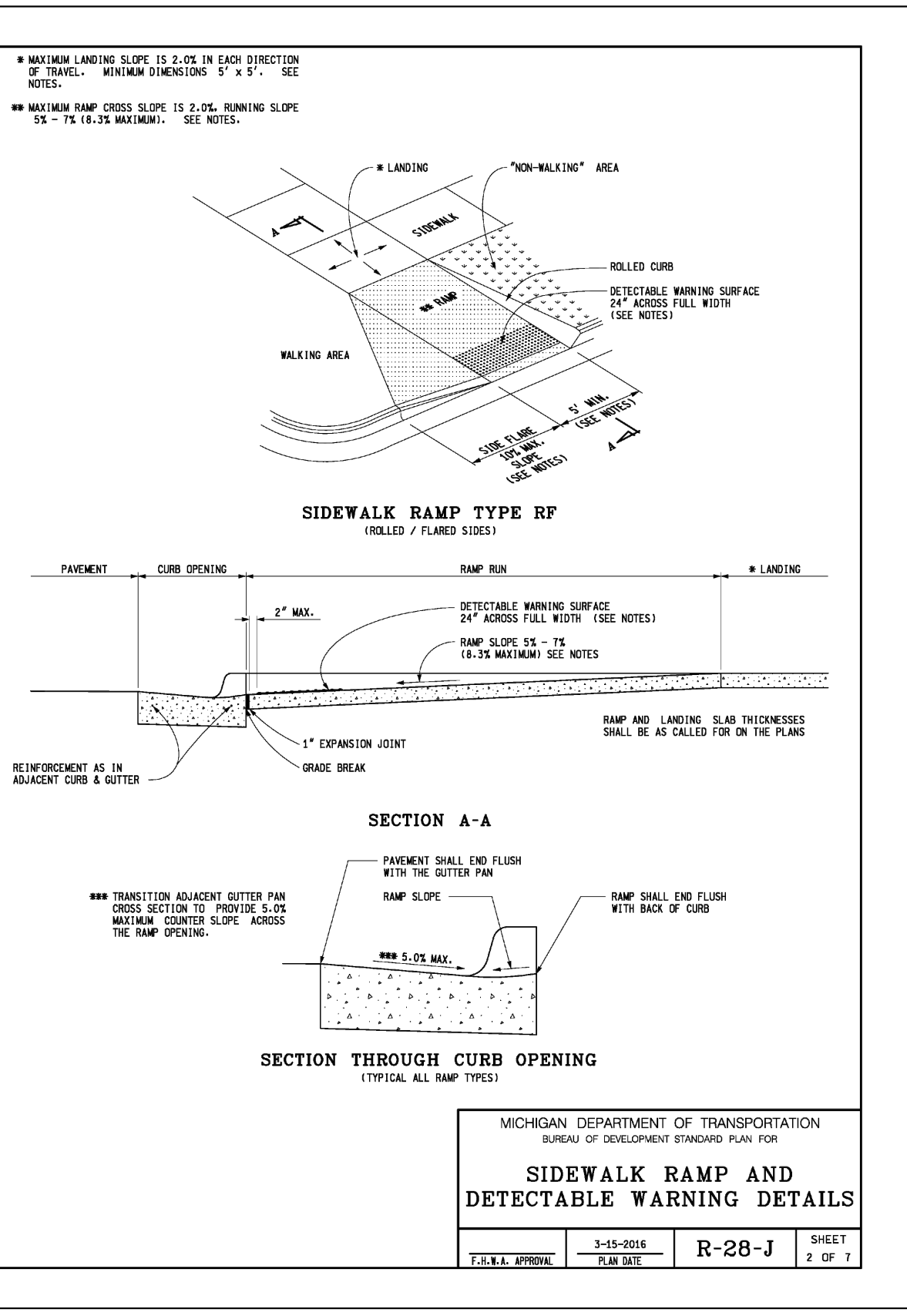
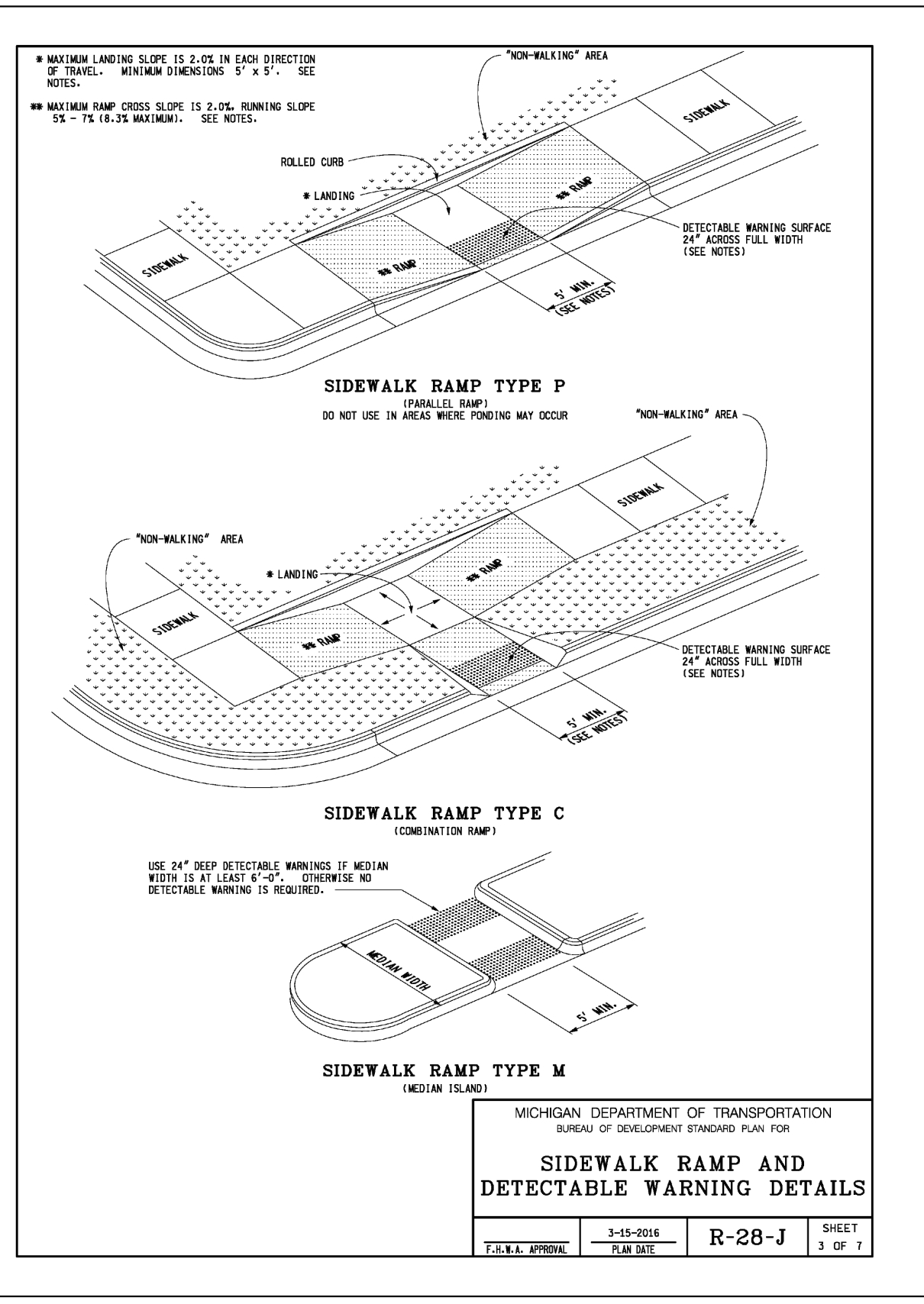
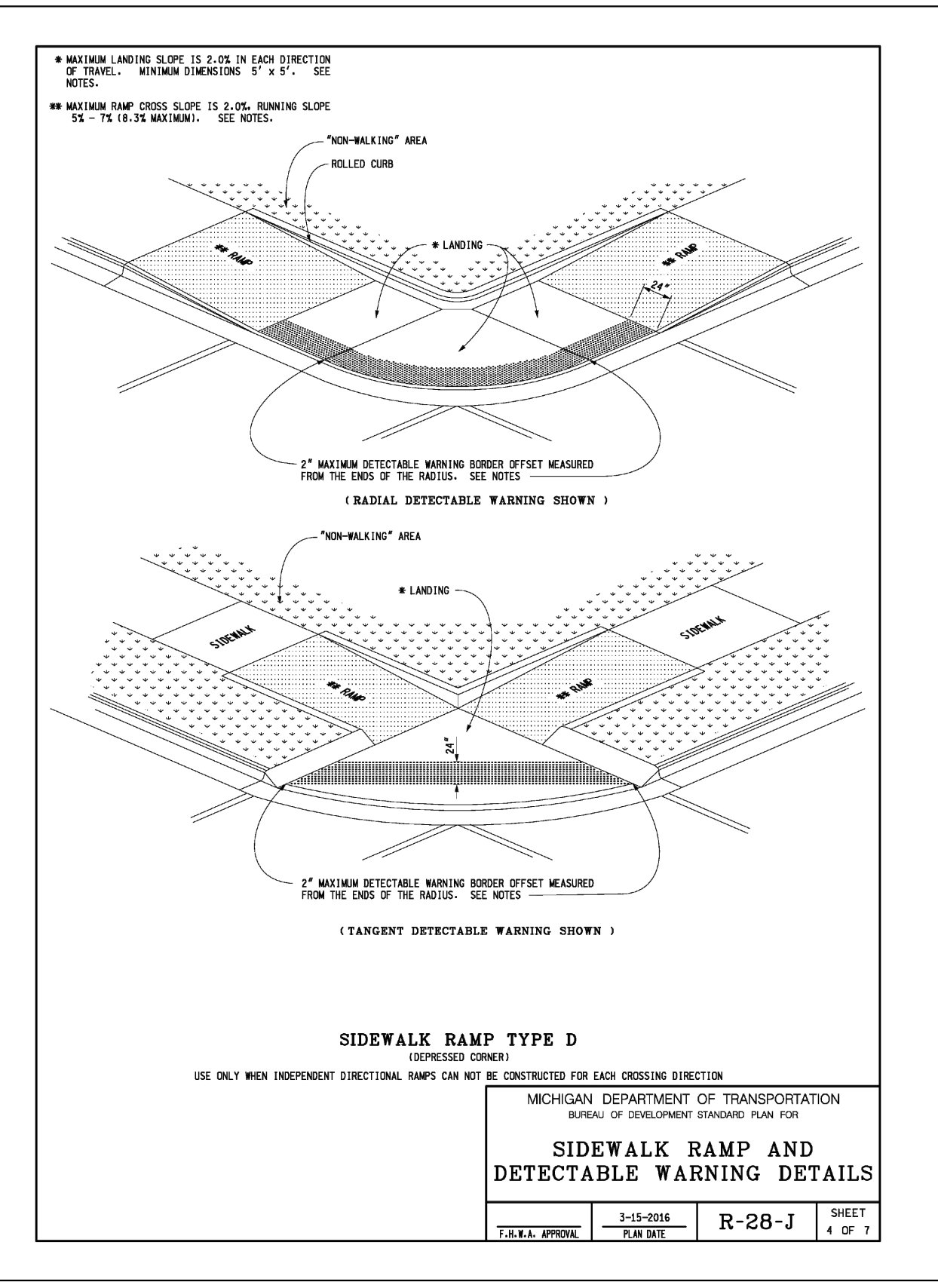
PROJECT LOCATION
 Part of the SW 1/4
 of Section 20
 T.3N., R.10E.,
 City of Pontiac,
 Oakland County, Michigan

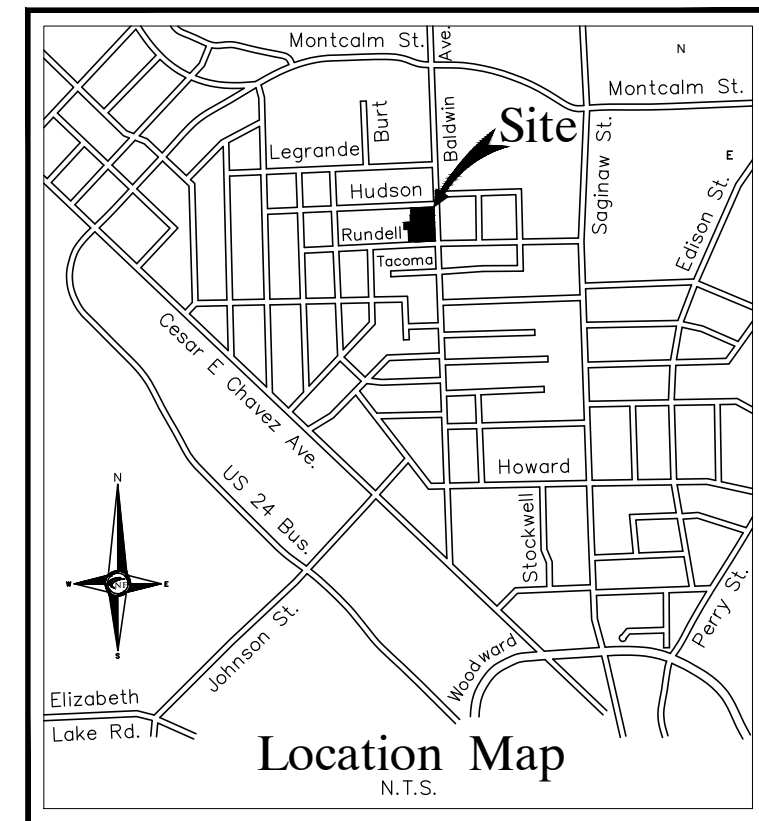
SHEET
 Notes and Details



DATE ISSUED/REVISED
 08-12-24 SITE PLAN REVIEW - PRE-MEETING
 08-30-24 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
 J. Lawrey
 DESIGNED BY:
 A. Eizember
 APPROVED BY:
 B. Brickel
 DATE:
 August 1, 2024
 SCALE: N.T.S.





SEAL



PROJECT
HOPE Shelters
283 Baldwin Ave.
Pontiac, MI 48342

CLIENT
HOPE Shelters

Contact: Brian Wright,
Executive Director / CEO
Phone: 248.481.4394
Email: bwright@hopeselters.org

PROJECT LOCATION
Part of the SW 1/4
of Section 20
T.3N., R.10E.,
City of Pontiac,
Oakland County, Michigan

SHEET
Tree Removal Plan



Know what's below
Call before you dig.

REVISIONS
08/30/24 PRELIMINARY SITE PLAN REVIEW

NO.	DATE	DESCRIPTION

DRAWN BY:
M. Sandberg

DESIGNED BY:
M. Sandberg

APPROVED BY:
G. Ostrowski

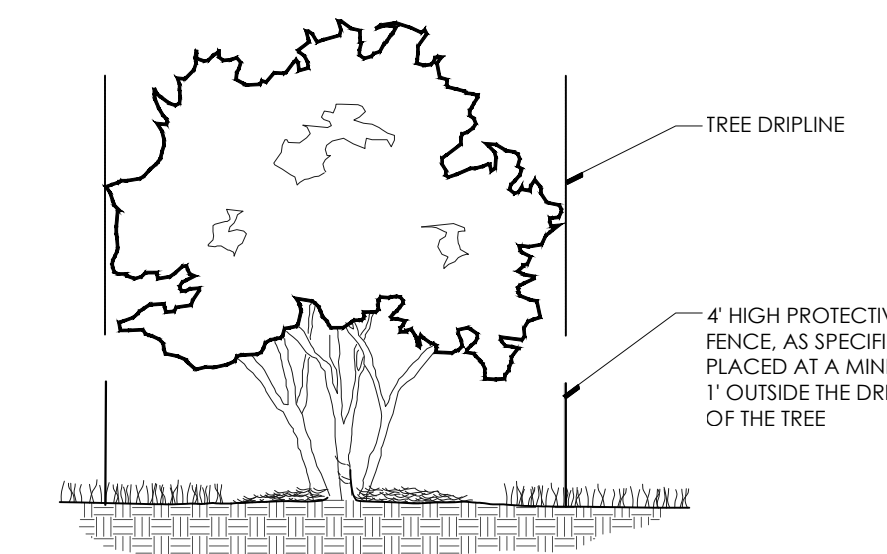
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SCALE: 1" = 20'

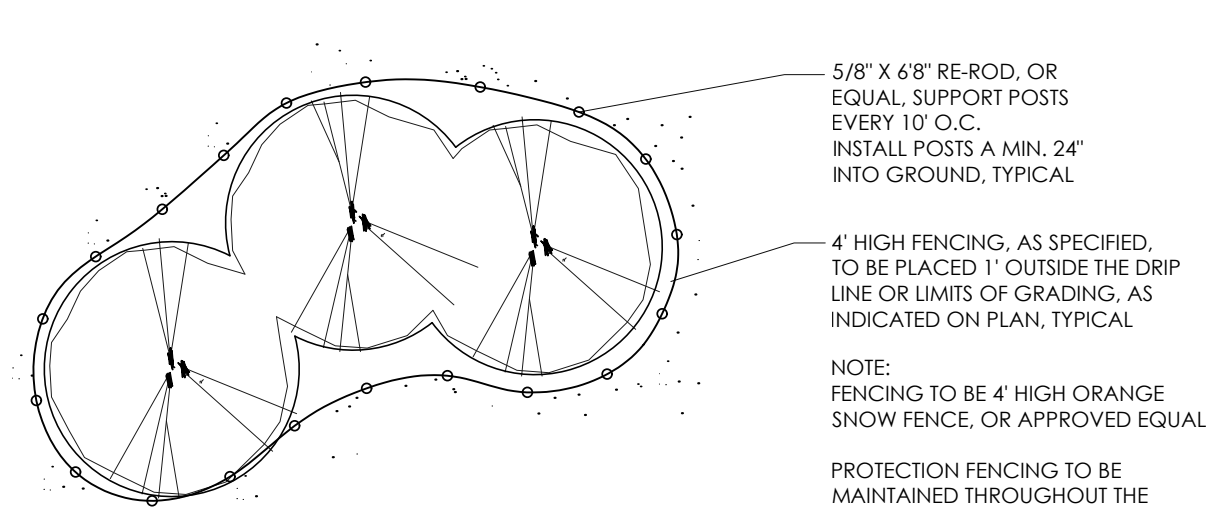
NFE JOB NO. SHEET NO.
N213 L1

GENERAL TREE PROTECTION NOTES

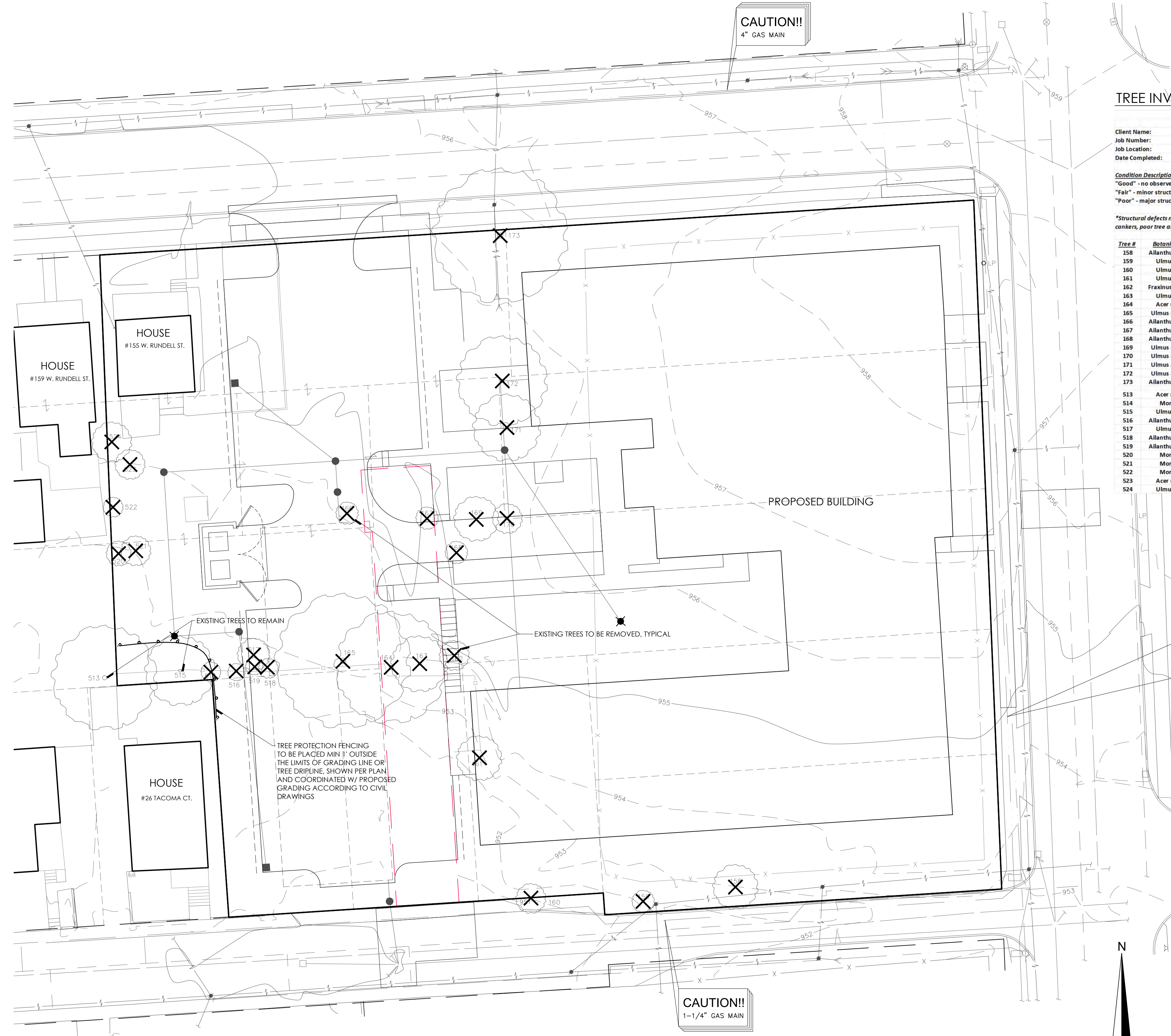
- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



TREE PROTECTION DETAIL-SECTION



TREE PROTECTION DETAIL-PLAN



TREE INVENTORY

Client Name: HOPE Hospitality Warming Center
Job Number: N213
Job Location: 283 Baldwin Ave.
Date Completed: 4/5/2023 | 8/5/2024

Condition Description Notes:
"Good" - no observed structural defects
"Fair" - minor structural defects, marginal form, some insect activity noted
"Poor" - major structural defects, poor form, insect infested

*Structural defects may include decayed wood, cracks, root problems, weak branch unions, cankers, poor tree architecture, dead/felled branches due to various causes.

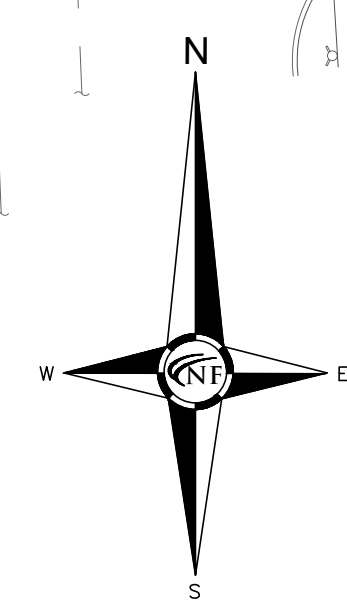
Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
158	Alnus altissima	Tree of Heaven	12	fair		fair	growing into OH lines
159	Ulmus pumila	Siberian Elm	6	triple	3,4	poor	
160	Ulmus pumila	Siberian Elm	8	twin	12	poor	too close to street
161	Ulmus pumila	Siberian Elm	12			poor	poor crown, vines
162	Fraxinus americana	White Ash	8			poor	broken limbs, poor crown
163	Ulmus pumila	Siberian Elm	15	triple	10,12	poor	
164	Acer negundo	Box Elder	30			poor	45 degree lean
165	Ulmus americana	American Elm	36			fair	poor crown, vines
166	Alnus altissima	Tree of Heaven	6			fair	vines
167	Alnus altissima	Tree of Heaven	6			poor	vines
168	Alnus altissima	Tree of Heaven	6			poor	poor crown development
169	Ulmus americana	American Elm	12			poor	ivy
170	Ulmus americana	American Elm	8			good	ivy
171	Ulmus americana	American Elm	8			fair	ivy
172	Ulmus americana	American Elm	24			fair	cracks on trunk
173	Alnus altissima	Tree of Heaven	36			poor	lean, poor trunk condition
513	Acer negundo	Box Elder	34			fair	leaning
514	Morus alba	White Mulberry	8			fair	leaning into house, insect damage
515	Ulmus pumila	Siberian Elm	28			fair	leaning
516	Alnus altissima	Tree of Heaven	6			fair	insect damage
517	Ulmus pumila	Siberian Elm	15			fair	leaning
518	Alnus altissima	Tree of Heaven	8			fair	leaning
519	Alnus altissima	Tree of Heaven	6			fair	leaning
520	Morus alba	White Mulberry	10	twin	6	fair	leaning
521	Morus alba	White Mulberry	12	twin	6	poor	leaning, trunk weeping, vines
522	Morus alba	White Mulberry	8			poor	leaning into fence post, vines
523	Acer negundo	Box Elder	12	twin	8	fair	leaning
524	Ulmus pumila	Siberian Elm	16	multiple	12,8,4	fair	insect damage

TREE REMOVAL SUMMARY:

TOTAL NUMBER OF TREES SURVEYED: 29
TOTAL NUMBER OF DEAD TREES: 0
TOTAL OFF-SITE TREES: 1
NET TREES ON-SITE: 28
TOTAL NUMBER OF TREES TO REMAIN: 1

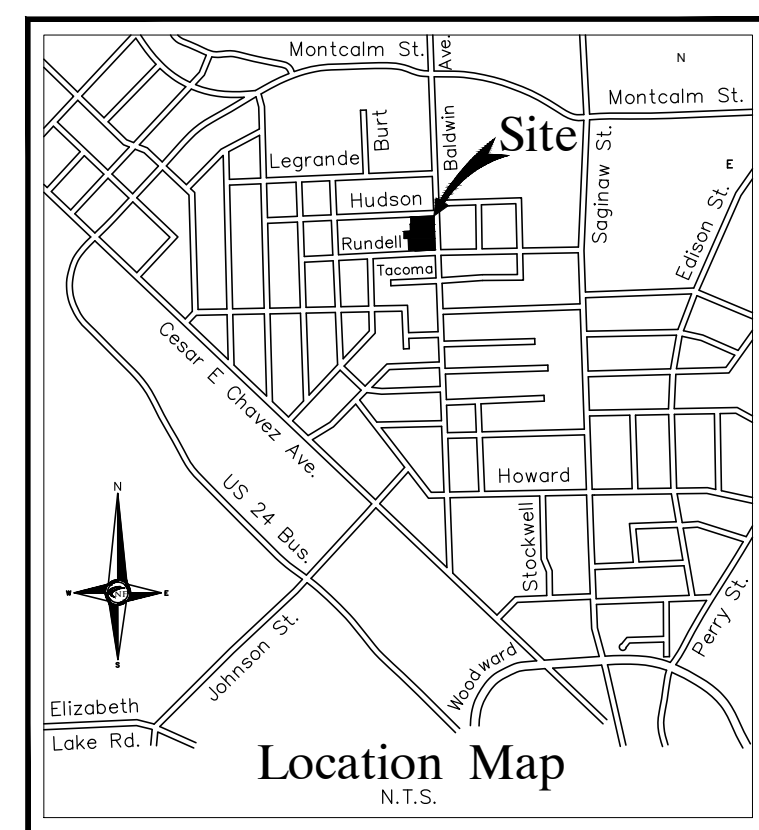
LEGEND:

- (X) TREES TO BE REMOVED
- (o) TREES TO REMAIN
- (---) TREE PROTECTION FENCING



PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	10	<i>Acer rubrum</i> 'Armstrong' Armstrong Red Maple	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN	2	<i>Betula nigra</i> River Birch	12' HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
GT	5	<i>Gleditsia triacanthos</i> 'Northern Acclaim' Northern Acclaim Honey Locust	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
NS	5	<i>Nyssa sylvatica</i> 'Red Rage' Red Rage Black Tupelo	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	6	<i>Picea glauca</i> 'Densata' Black Hills Spruce	6' HT	SEE PLAN	B&B	FULL TO GROUND
PS	6	<i>Pinus strobus</i> White Pine	6' HT	SEE PLAN	B&B	FULL TO GROUND
QB	1	<i>Quercus bicolor</i> Swamp White Oak	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
QE	8	<i>Quercus ellipsoidalis</i> Northern Pin Oak	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
AM	8	<i>Aronia melanocarpa</i> Black Chokeberry	24' HT	3' OC	B&B	
TO	8	<i>Thuja occidentalis</i> 'Smaragd' Emerald Green Arborvitae	5' HT	30' OC	B&B	



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

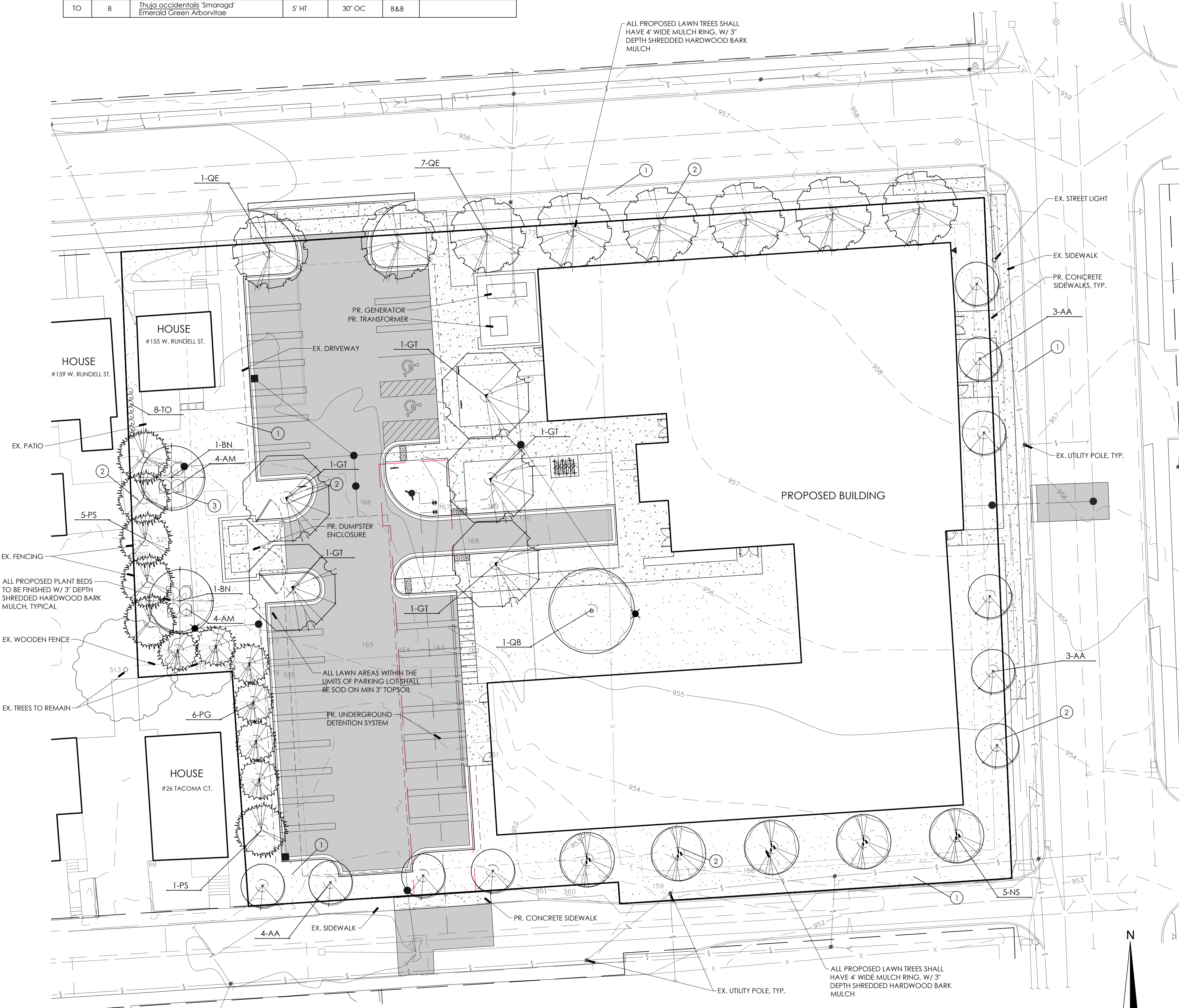
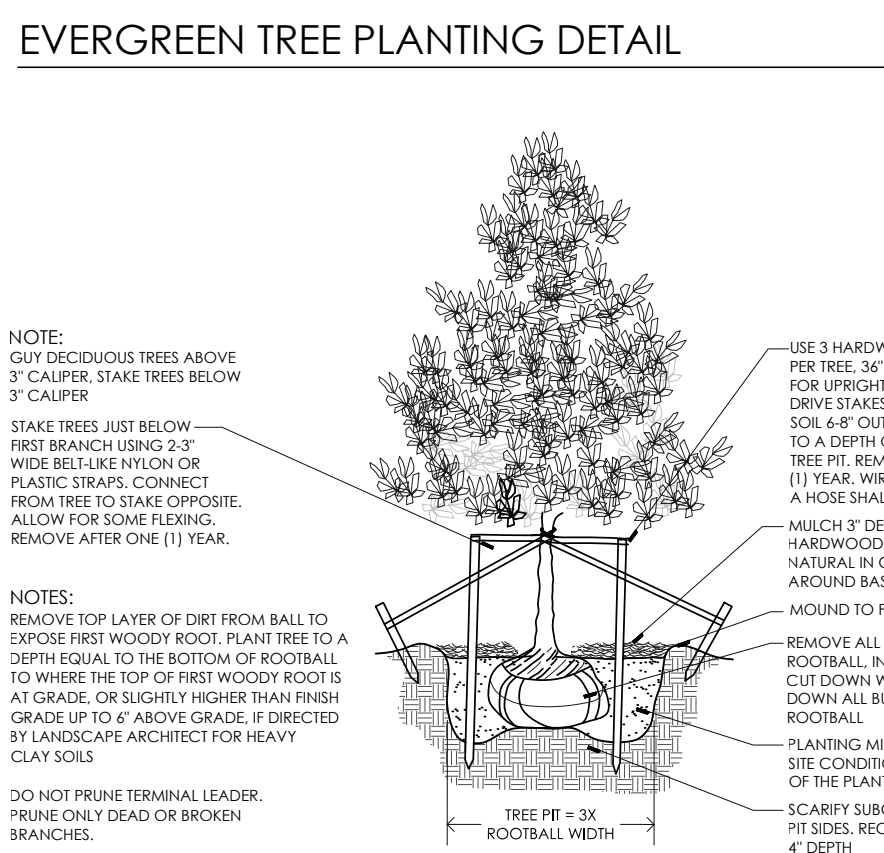
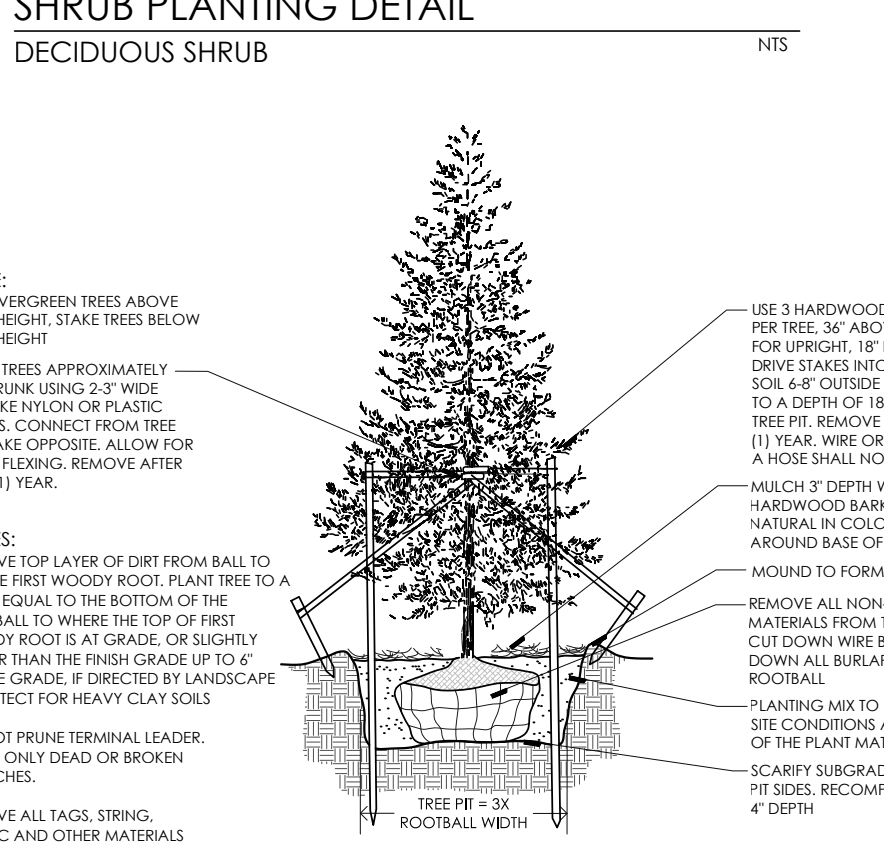
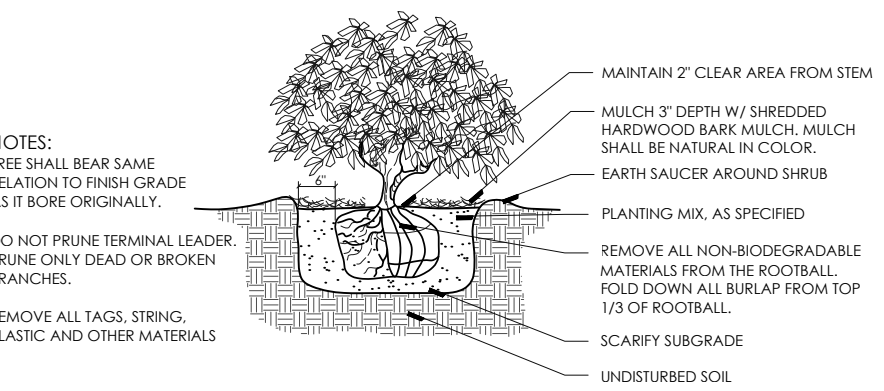
NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY:
 SPRING: APRIL TO OCTOBER 15
 FALL: AUGUST 15 TO NOVEMBER 15



GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR REPAIR PHASE OF WORK. ANY DAMAGE OR INTERFERENCE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, RIGIDIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE HANDBOOK FOR HURDISY STOCK.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SURVEY PLANTING LOCATIONS AND INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
- PROVIDE CLEAN FERTILIZER SPECIFICALLY FOR ON-SITE SOD. SOD SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SOD RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT BEDS BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATE.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 SHADY SOOT COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PRICES ON ANNUAL BASIS.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS THROUGHOUT THE INSTALLATION.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REQUEST ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: C-1, LOCAL BUSINESS & R-2, TWO FAMILY DWELLING
 EXISTING SITE AREA: 58,368 S.F. OR 1.34 ACRES

LANDSCAPE AREA
 5% OF TOTAL SITE AREA SHALL BE LANDSCAPED
 REQUIRED: 58,368 S.F. x 5% = 2,918.40 S.F.
 PROVIDED: 20,018.60 S.F.

PERIMETER BUFFER
 TYPE 'A':
 OPT: 1'-6" WIDE WITH 4.5' TO 6" WALL, 2 TREES PER 100 L.F.
 REQUIRED: 197.50 L.F. / 100 L.F. x 1 = 1.98 OR 2 TREES
 197.50 L.F. / 100 L.F. x 6 = 11.85 OR 12 EVERGREENS
 197.50 L.F. / 100 L.F. x 8 = 15.80 OR 16 SHRUBS
 *EXCLUDES HOUSE & FRONT YARD AT #155 W. RUNDLELL ST.
 PROVIDED: 2 SHADE TREES, 12 EVERGREENS, 16 SHRUBS

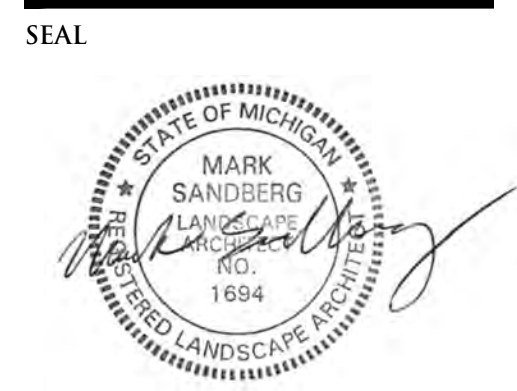
PARKING LOT
 ABUTTING PUBLIC R.O.W.
 1 TREE PER 30 L.F.
 NORTH: 60 L.F. / 30 L.F. = 2 TREES
 SOUTH: 60 L.F. / 30 L.F. = 2 TREES
 PROVIDED: NORTH: 2 TREES; SOUTH: 2 TREES

INTERIOR PARKING LOT
 1 TREE PER 6 PARKING SPACES
 TOTAL PARKING PROVIDED: 22 SPACES
 REQUIRED: 30 SPACES / 6 SPACES = 5 TREES
 PROVIDED: 5 TREES

STREET FRONTAGE
 1 TREE PER 35 L.F. (EXCLUDING PARKING DRIVE LINES)
 NORTH: 217.80 L.F. / 35 L.F. = 6.22 OR 6 TREES
 EAST: 220.40 L.F. / 35 L.F. = 6.30 OR 6 TREES
 SOUTH: 247.20 L.F. / 35 L.F. = 7.06 OR 7 TREES
 PROVIDED: NORTH: 6 TREES; EAST: 6 TREES; SOUTH: 7 TREES

KEY LEGEND

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 4" DIA SPADE CUT EDGE W/ 3" SHREDED BARK MULCH
- 3 3" DEPTH DOUBLE SHREDED HARDWOOD BARK MULCH



PROJECT
 HOPE Shelters
 283 Baldwin Ave.
 Pontiac, MI 48342

CLIENT
 HOPE Shelters

Contact: Brian Wright,
 Executive Director / CEO
 Phone: 248.481.4394
 Email: bwright@hopeselters.org

PROJECT LOCATION
 Part of the SW 1/4
 of Section 20
 T.3N., R.10E.,
 City of Pontiac,
 Oakland County, Michigan

SHEET
 Landscape Plan



REVISIONS

08/12/24	SITE PLAN REVIEW-PRE-MEETING
08/30/24	PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
 M. Sandberg

DESIGNED BY:
 M. Sandberg

APPROVED BY:
 G. Ostrowski

DATE:
 August 9, 2024

SCALE: 1" = 20'

NFE JOB NO. **N213** SHEET NO. **L2**



B1 SOUTHEAST PERSPECTIVE

1" = 1'-0"



A1 WEST ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

CEMENT FIBER BOARD (CFB) LAP SIDING:
 CFB-1: HARDIE LAP SIDING, TRANQUIL TEAL, HEX#: 168888
 CFB-2: HARDIE LAP SIDING, CARRIBEAN BLUE, HEX#: 79C1A0
 CFB-3: HARDIE LAP SIDING, MONARCH ORANGE, HEX#: E4952E
 CFB-4: HARDIE LAP SIDING, HOPEFUL YELLOW, HEX#: F5B01A
 CFB-5: HARDIE LAP SIDING, BLOOMING RED, HEX#: EC6449
 CFB-6: HARDIE LAP SIDING, LIGHT BLOOMING RED, HEX#: F6A0A0
 CFB-7: HARDIE LAP SIDING, MOCHA BROWN, HEX#: 8E4C46
 CFB-8: HARDIE LAP SIDING, LIGHT MOCHA BROWN, HEX#: BE897E

MASONRY:
 ST-1: DOLOMITIC LIMESTONE VENEER
 BK-1: BRICK, GOLDEN DAWN, RUNNING BOND, GLEN-GERY
 BK-2: BRICK, GOLDEN DAWN, ENGLISH BOND WITH ALTERNATING
 HEADER REVEAL, GLEN-GERY
 BK-3: BRICK, CHALK WHITE, RUNNING BOND, GLEN-GERY
 BK-4: BRICK, CHALK WHITE, RUNNING BOND WITH ALTERNATE
 COURSING REVEAL

GLAZING SYSTEMS:
 GL-1: FIXED ALUMINUM GLAZING SYSTEM, CLEAR ANODIZED
 GL-2: FIXED ALUMINUM STOREFRONT SYSTEM, CLEAR
 ANODIZED

Consultant

Revision	By	Date
1	YTY/M/MD	2024.08.30
2	Appd	2024.08.12
3	By	2024.08.12
4	Appd	2024.08.12
5	By	2024.08.12
6	Appd	2024.08.12
7	By	2024.08.12
8	Appd	2024.08.12
9	By	2024.08.12
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97	By	2024.08.12
98	Appd	2024.08.12
99	By	2024.08.12
100	Appd	2024.08.12



Permit/Seal

HOPE SHELTERS
 NEW SHELTER, FACILITY
 249 BALDWIN AVE.
 PONTIAC, MI 48342

Project No.: 214100638
 Title
COMPOSITE EXTERIOR ELEVATIONS

Scale: As indicated
 Revision:
 Drawing No. **A302**

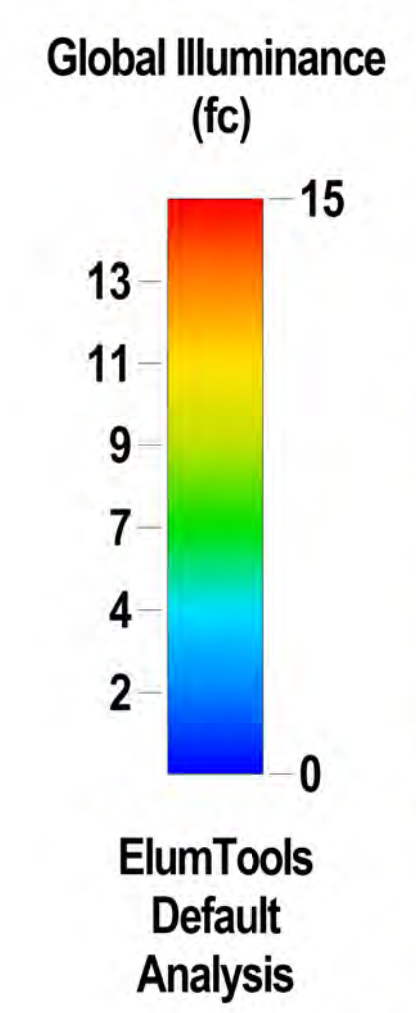
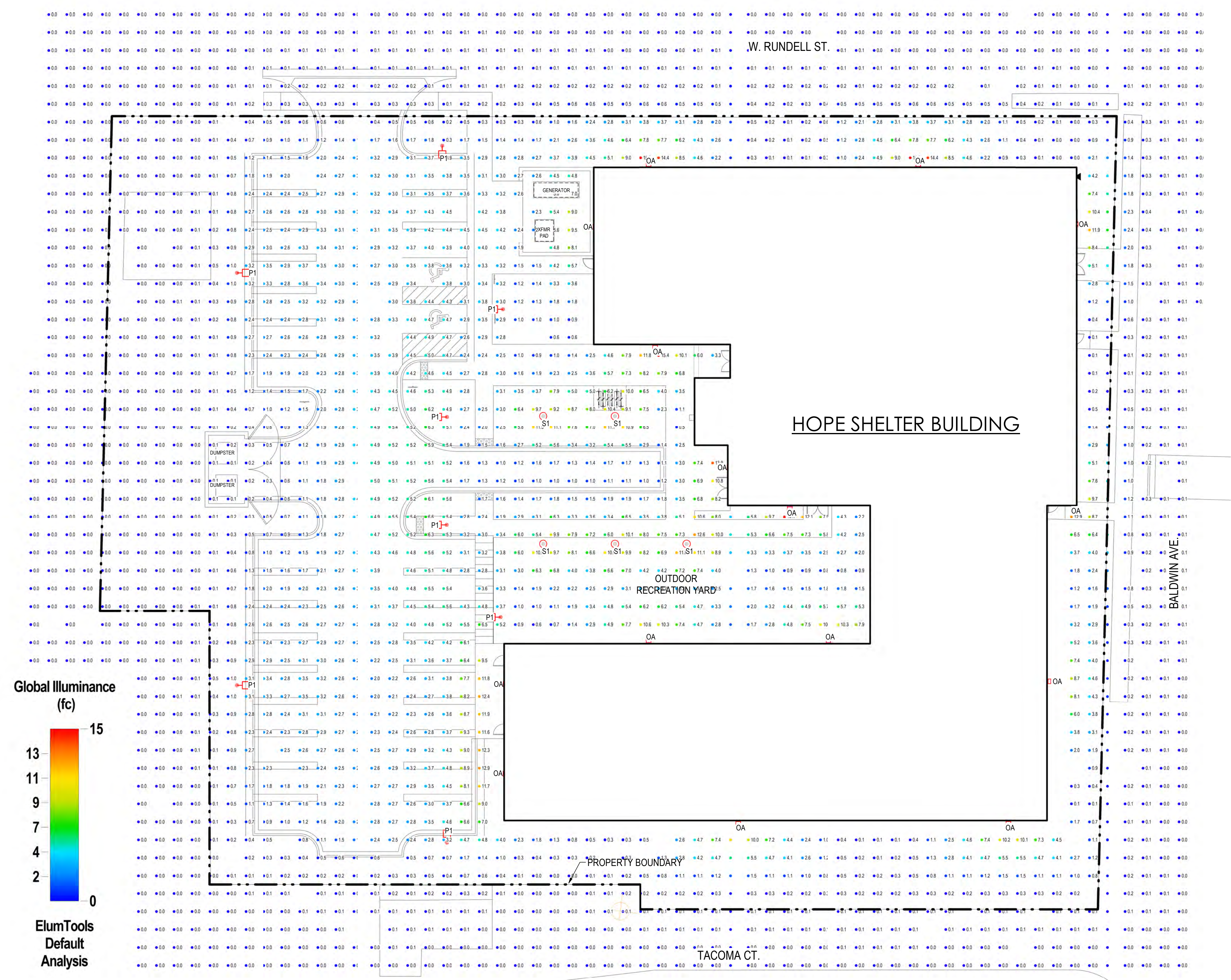
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 ORIGINAL SHEET - ARCH D

LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING HEIGHT	MANUFACTURER	CATALOG No.	INPUT				
					TYPE	LUMENS	COLOR	WATTS	VOLTS
OA	EXTERIOR BUILDING MOUNTED WALL PACK	SURFACE @ 12'-0"	COOPER LIGHTING	IST-AF-600-LED-E1-T4FT-AP	LED	4,531	3000K	34	UNV
P1	PARKING LOT POLE FIXTURE (SINGLE HEAD), 18' STEEL POLE	POLE @ 20'-6"	COOPER LIGHTING	GLEON-SA2B-730-U-T4W-HSS POLE: ARP-5-L-6-18-A-AP*	LED	7,718	3000K	85	UNV
S1	EXTERIOR PEDESTRIAN POLE, 10' STEEL POLE	POLE @ 12'-0"	COOPER LIGHTING	LXS-B3-LED-D1-T4-AP--MS/DIM-L40W POLE: ARP-5-L-3-10-A-AP*	LED	7,108	3000K	86	UNV

PHOTOMETRIC NOTES

- VALUES SHOWN INDICATE INITIAL LIGHTING LEVEL IN FOOT-CANDELS AT 5FT ABOVE GRADE.
- ALL EXTERIOR LIGHTING IS LED FULL CUT-OFF LIGHT DISTRIBUTION TO LIMIT LIGHT TRESPASS PER CITY OF PONTIAC LOCAL ORDINANCE.

SITE PLAN PHOTOMETRIC ANALYSIS			
Calculation Points Name	Average	Maximum	Minimum
SITE LIGHTING	1.6 fc	15.4 fc	0.0 fc



1 ELECTRICAL SITE PHOTOMETRIC PLAN
 ES02 1/16" = 1'-0"

Consultant

Revision	By	App'd	Issue
1	YYT/MMD		ISSUED
2	YYT/MMD		PRELIMINARY SITE PLAN REVIEW
3	YYT/MMD		SITE PLAN REVIEW PRE-MEETING
4	YYT/MMD		ISSUED
5	YYT/MMD		ISSUED
6	YYT/MMD		ISSUED
7	YYT/MMD		ISSUED
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73	YYT/MMD		ISSUED
74	YYT/MMD		ISSUED
75	YYT/MMD		ISSUED
76	YYT/MMD		ISSUED
77	YYT/MMD		ISSUED
78	YYT/MMD		ISSUED
79	YYT/MMD		ISSUED
80	YYT/MMD		ISSUED
81	YYT/MMD		ISSUED
82	YYT/MMD		ISSUED
83	YYT/MMD		ISSUED
84	YYT/MMD		ISSUED
85	YYT/MMD		ISSUED
86	YYT/MMD		ISSUED
87	YYT/MMD		ISSUED
88	YYT/MMD		ISSUED
89	YYT/MMD		ISSUED
90	YYT/MMD		ISSUED
91	YYT/MMD		ISSUED
92	YYT/MMD		ISSUED
93	YYT/MMD		ISSUED
94	YYT/MMD		ISSUED
95	YYT/MMD		ISSUED
96	YYT/MMD		ISSUED
97	YYT/MMD		ISSUED
98	YYT/MMD		ISSUED
99	YYT/MMD		ISSUED
100	YYT/MMD		ISSUED



Permit/Seal

HOPE SHELTERS
 NEW SHELTER, FACILITY
 249 BALDWIN AVE.
 PONTIAC, MI 48342

Project No.: 214100638
 Title
ELECTRICAL SITE PHOTOMETRIC PLAN

Scale: As indicated
 Revision:
 Drawing No. **ES02**