INKSTER CITY COUNCIL

Monday, February 20, 2023
26215 Trowbridge, Inkster, MI 48141
(313) 563-9770
www.cityofinkster.com

Mayor – Patrick Wimberly
Mayor Pro Tem – Kim Howard, District V

Council Members
George Williams, District I
La'Gina Washington, District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Dennard Shaw, District VI

VERNA CHAPMAN
CITY CLERK

DARRYL GREENE
TREASURER

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Email your comment to be read for one (1) minute into the record. clerk@cityofinkster.com.

Monday, February 20, 2023

Orientation Session – 6:00 PM

Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order
   A. Prayer
   B. Pledge of Allegiance
   C. Roll Call
   D. Closed Session
      Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

2. Approval of Agenda

3. Presentations/Introduction of Guests/Announcements
   A. Divdat

4. Public Hearing – N/A

5. Consent Agenda
   A. Approval of the February 6, 2023, Regular City Council Meeting Minutes
   B. Approval of Schenk & Bruetsch January 2023 Invoice in the amount of $ 29,215.89

6. Boards and Commissions Appointments

7. Previous Business

8. Ordinance(s)
   A. First Reading(s) - None
   B. Second Reading(s) - None

9. New Business

   A. Discussion/Action: (Planning) Consider approval of a Special Land Use and Planned Unit Development for Lemoyne Gardens Housing Redevelopment.

   B. Discussion/Action: (Saif Alsenad) Consider approval for the administration to enter a master services agreement with DivDat (Diversified Data Processing & Consulting, Inc.) to provide Treasury and Water Department with additional secure and official payment channels, including a Bill Payment Kiosk and Web Payment Portals. The City of Inkster will be contracting with DIvDat as the exclusive payment provider.

   C. Discussion/Action: (Mayor Wimberly) Consider approval of an offer to purchase 91 vacant parcels of land located at Annapolis Point in the amount of $400,000.000 and for the administration to enter a development agreement with Western Wayne Urban Community Development for Annapolis Point Housing Development.

   D. Discussion/Action: (DPS Director Bivins) Consider authorizing the Director of DPS to make an application to the Wayne County Department of Public Services for a permit to maintain the storm water management system and detention pond at the location of the new Filling Station at 29406 Michigan Avenue in Inkster Michigan, in accordance with the drawing attached as Exhibit "A", the terms of long term maintenance plan attached as Exhibit 'B", and the Wayne County Storm Water Ordinance and administrative rules.

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session
    Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

CITY OF INKSTER
REGULAR CITY COUNCIL MEETING MINUTES
Monday, February 6, 2023 – 7:00 P.M.

An orientation session was held at 6:12p.m. to allow staff to answer questions or address any concerns related to agenda items.

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan was called to order by Mayor Wimberly, Chairman at 7:00 p.m. and prayer was offered by Rev. Dr. Leon Crawford of Citi Praise Church/Café.

Roll Call

Mayor Wimberly	Present	Councilmember Watley	Present
Mayor Pro Tem Howard	Present	Councilmember Chisholm	Present
Councilmember Williams	Present	Councilmember Shaw	Present
Councilmember Washington	Present		

*__A Quorum was present__

Approval of Agenda

MOTION: Motion by Shaw, second by Howard to approve the agenda as presented.
VOTE: Unanimous consent, motion carried. **Resolution 02-23-016R**

Presentations/Introduction of Guest/Announcements

- Friends of the Rouge, Mr. Herman Jenkins and Octavia Smith, presented the activities associated with the Rouge River and encouraged everyone to participate in the cleaning and restoration efforts. For more information contact Herman Jenkins at hjenkins@therouge.org or via phone at (313)806-8199. Pamphlets are available at City Hall.
- Frank W. Ervin, III, Government Affairs and Economic Development Executive at the Ervin Policy Group presented his available services.

Consent Agenda

MOTION: Motion by Watley, second by Shaw to approve the consent agenda with the following corrections. Page 3, under Council Comments, Councilmember Watley was misquoted.
VOTE: 6-0, motion carried. **Resolution 02-23-017R**

Boards and Commissions Appointments

MOTION: Motion by Williams, second by Shaw to re-appoint Walter Johnson to Inkster Parks and Recreation Commission to serve a three-year term, expiring February 28, 2026.
VOTE: 6-0, motion carried. Resolution 02-23-018R

MOTION: Motion by Chisholm, second by Howard to re-appoint William Miller to the Inkster Board of Review to serve a term of one year expiring March 1, 2024.
VOTE: 6-0, motion carried. Resolution 02-23-019R

MOTION: Motion by Chisholm, second by Howard to re-appoint Lenoria Warmack to the Inkster Board of Review to serve a term of one year expiring March 1, 2024.
VOTE: 6-0, motion carried. Resolution 02-23-020R

MOTION: Motion by Chisholm, second by Howard to re-appoint Peggy Bishop to the Inkster Board of Review to serve a term of one year expiring March 1, 2024.
VOTE: 6-0, motion carried. Resolution 02-23-021R

MOTION: Motion by Chisholm, second by Howard to re-appoint Ned Sanders to the Inkster Board of Review, as an alternate member, to serve a term of one year expiring March 1, 2024.
VOTE: 6-0, motion carried. Resolution 02-23-022R

New Business

A. Consumers Energy Lease

Director Bivins presented this item.

MOTION: Motion by Shaw, second by Washington to approve an extension request from Consumers Energy to continue leasing the land at 3250 Middlebelt Road for sixty thousand dollars ($60,000.00) for a period of one (1) year. Consumers Energy is proposing to use half the amount of space utilized last year.
VOTE: 6-0, motion carried. Resolution 02-23-023R

B. Ervin Policy Group, LLC

MOTION: Motion by William, second by Chisholm to authorize the administration to enter into a professional service agreement with Ervin Policy Group, LLC for government relations and public policy advocacy services for the City of Inkster.
VOTE: 6-0, motion carried. Resolution 02-23-024R

C. Land Sale – Case Number (LD 23-02)

MOTION: Motion by Williams, second by Washington to approve an offer to purchase and redevelop two parcels of land located at 27206 and 27210 Michigan Ave. in the amount of $24,000.00 from AAHM Investments and First Windows Plus Factory and authorize the administration to enter into a development agreement with AAHM Investments for the development.
VOTE: 6-0, motion carried. Resolution 02-23-025R

Public Comment

The following persons participated in public comment:

- Barbara Cooper expressed her appreciation to the City on behalf of the Inkster Goodfellows for a successful event. She commended the Fire Chief and the IFD, DPS, Mr. Greene, and the Clerks office for their Support. Finally, there will be a recognition dinner on February 14, 2023, at 6PM.
- Felicia Paisley expressed concern about marijuana dispensaries and the strong odors emitting into the community from existing cultivation centers.
- Evonne Moore announced a Black History Program and invited all to the celebration that would highlight children on Sunday February 26, 2023 at Springhill MBC located at 2655 Springhill. A soul food dinner will be served, please RSVP by February 20th. She also announced an event that where children can make Valentine cards and cookies on Feb. 13, 2023 from 4-6 pm at 27441 Belt Street. She further announced the Unity in the Community Easter Egg Hunt on April 8, 2023, from 2-4pm. Finally, she thanked everyone for all of their Christmas contributions.
- Octavia Smith thanked Chief Hubbard and the IFD for supporting the Winter Blast. She further mentioned the COC pop-up events and finally Zumba classes on Tuesday and Thursday at 6pm.
- C. Porter reported a water main break at 29937 Pierce.
- Joseph Hamilton expressed concern about losing his home and delinquent water bill.
- Bonnie spoke about speed bumps, blight, and is in support of reducing the number of dispensaries in the community.
- Gabe Henderson greeted the Inkster family and thanked the City for continuing to allow programs at the Booker Dozier Rec Center.

City Clerk - No Comments.

Treasurer - No Comments.

Mayor and Council

- **Councilmember Watley:**
  - Spotlighted Ms. Kalilya Smith, Ms. Rodeo Michigan 2023, who will be showcased at a Coronation on March 4, at 6p.m. For more information, email swatley@cityofinkster.com
  - Urged Inkster residents to attend the next council meeting and bring a neighbor, because there are too many dispensaries in Inkster.
- **Councilmember Washington:**
  - No comment
- **Councilmember Shaw:**
  - Commended Stephanie Taylor for the wonderful work that she is doing with the Covenant House.
- **Mayor Pro Tem Howard**
  - Thanked DPS for the fantastic job of removing snow during the last storm.
- **Councilmember Williams:**
  - Further commended Ms. Taylor for the work she does in the community. He noted that God is blessing her work. He wished everyone a happy Valentine's Day and Black History Month.
- **Councilmember Chisholm:**
  - Expressed a desire for a refresher on Parliamentary Procedure.
  - Spoke in memoriam of Nelson Isaac Williams, former Athletic Director. His memorial service was February 11th at 2pm.

Adjournment

The regular council meeting of January 17, 2023, adjourned at 8:45 p.m. by motion of Councilmember Shaw, second by Mayor Pro Tem Howard and unanimous consent of the body.

Verna Chapman, City Clerk
City of Inkster

Approved:
Posted:

David W. Jones
(313) 774-1000, ext 1115
David.Jones@SBDetroit.com

February 6, 2023

City of Inkster
Attention: Darryl Greene
26215 Trowbridge Street
Inkster, MI 48141

Re: January 2023 Outstanding Invoices

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	$6,000.00
Municipal Legal Services	$0.00
Labor	$525.00
Litigation	$22,690.89
Balance Owed for January 2023	**$29,215.89**

Thank you!.

City of Inkster
26215 Trowbridge
Inkster, MI 48141

www.cityofinkster.com
Phone: 313.563.9770
Fax: 313.563.7378

Oath of Office._____ (For Clerk's Office Use)

BOARDS AND COMMISSION APPLICATION

email to: frutledge@cityofinkster.com cc: yholmes@cityofinkster.com
Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: JAMES CROSS

Date Requested: 12-14-22

Address: 26736 ROSS **Telephone:** 313-920.6836 (W) Sel-

INK MICH 48141 **Telephone:** — (H)

Email Address: JAMESCROSS 1212 A-G M-A CM

How do you wish to receive information? X Mail ___Pick it up ___E-Mail

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What Board or Commission would you like to be appointed to:
Zolen Appl Bol?

How long have you been a City of Inkster resident? 19-64

Brief Description of why you would like to serve on a Board or Commission:

Yes i Wood Like to Set
on the Bord - I Ser - on the Bord
For 40 years

List qualification, License and Certifications: C 620367000944

** Please note that serving on a Board or Commission will need your full participation and time. Most Boards and Commissions will need a quorum to officially conduct business and take action on agenda items.

Once you have been appointed by City Council to a Board or Commission, you must schedule an appointment within ***10 days* to take the Oath of Office.

Please attach a brief Resume or Bio along with your application.

Felicia Rutledge, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141

www.cityofinkster.com
Phone: 313.563.9770
Fax: 313.563.7378
frutledge@cityofinkster.com

Oath of Office._____ (For Clerk's Office Use)

BOARDS AND COMMISSION APPLICATION

email to: frutledge@cityofinkster.com cc: yholmes@cityofinkster.com
Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: Eric Smith

Date Requested: 2-9-23

Address: 702 Sherbourne **Telephone:** 313 600 9503 **(W)**

Inkster, MI 48141 **Telephone:** _____ **(H)**

Email Address: Ericraysmith2014@gmail.com

How do you wish to receive information? ___Mail ___Pick it up X E-Mail

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Dist 4

What Board or Commission would you like to be appointed to:
Zoning Board of Appeals

How long have you been a City of Inkster resident? 35 years

Brief Description of why you would like to serve on a Board or Commission:

I would like to serve on this Board to help our city achieve long term goals and protect our community health, safety and welfare

List qualification, License and Certifications: _____

**** Please note that serving on a Board or Commission will need your full participation and time. Most Boards and Commissions will need a quorum to officially conduct business and take action on agenda items.**

****Once you have been appointed by City Council to a Board or Commission, you must schedule an appointment within *10 days* to take the Oath of Office.**

Please attach a brief Resume or Bio along with your application.

ERIC SMITH

EXPERIENCE

Board Member
June 2021 - Present | Messias Temple Church, Ypsilanti, Michigan

- Oversaw implementation of new bylaws, policies and procedures to increase transparency and accountability
- Informed committee and board about trends, issues and problems to facilitate policy-making.
- Conferred with board members, organization officials and staff members to discuss issues, coordinate activities and resolve problems.

SKILLS

- Resident Engagement
- Operational Efficiency
- Strategize Plans

CONTACT

(313) 600-9503

ericraysmith2014@gmail.com

Inkster, MI 48141

CAREER OBJECTIVE

Responsible Resident with good judgment, time management and a flexible schedule. Aiming to leverage my abilities to successfully fill the vacancy of ZBA. Frequently praised as hardworking by my peers, I can be relied upon to help our community achieve its goals.

CITY OF INKSTER

Boards & Commissions

[M**ade Operative by State Law, City Of Inkster Charter Provision Or City Of Inkster Ordinance]**

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term	9 Members	Ordinances: 414,457 & 508
Denise Champagne, Project Dir. - (Ex-Officio Member)		Tenure
Rochelle Wells		Exp. 07/30/24
Rosie Allen Thompson		Exp. 07/30/24
Iris Long		Exp. 01/01/24
Tim Williams		Exp. 07/06/23
Roosevelt Stubbs		Exp. 04/19/23
Gabe Henderson		Exp. 07/30/24
Jean Liddell		Exp. 07/06/22
Ruth Williams		Exp. 03/01/24
DeAtriss Richardson		Exp. 03/01/24
June Patterson		Exp. 01/06/24
Debra Owens		Exp. 07/30/24
Chuck Coleman		Exp. 07/30/24

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law
WCA Assessing		Clerk of the Board – Non Voting
William Miller		Exp. 03/08/24
Lenoria Warmack		Exp. 03/08/24
Ned Sanders (Alternate)		Exp. 03/08/24
Peggy Bishop		Exp. 03/08/24

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]

2 Year Term	
Vacant	Exp. 07/06/22
Kathleen Gibbs	Exp. 01/21/22 - EXPIRED
Gabe Henderson	Exp. 03/15/23
Avis Love	Exp. 01/06/22 **- EXPIRED**
George Williams	Exp. 08/17/22 - EXPIRED
Lenoria Warmack	Exp. 10/31/24
Aaron Sims	Exp. 02/01/23
Alice Dent	Exp. 02/01/23
Kenfentse Mandisa	Exp. 04/19/23
Tangela Ward	Exp. 04/19/23
Iris Long	Exp 05/03/23
JoAnn Blanding	Exp. 05/03/23
Kevin Harrington	Exp. 05/03/23
Denise Johnson	Exp. 02/01/24
Walter Cooper	Exp. 02/01/24
Christine Day	Exp. 08/30/24
Bernice Skeen	Exp. 08/30/24
LeWanna Abney-Mitchell	Exp. 07/27/24
Vacant	
Vacant	
Vacant	

BUILDING AUTHORITY COMMISSION - *INACTIVE*

[MEETINGS: Second Monday in January]

3 Year Term	5 Members	State Law and Resolution 74-1-39
Nathaniel Elcock		Exp. 12/31/05
Hersey Bryant, (C)		Exp. 12/31/00
Horace Wells		Exp. 12/31/01

CABLE TELEVISION COMMISSION

[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]

3 Year Term		9 Members	Ordinances 593 and 609
Vacant			**Ex. Officio**
Troy Seaton	Dist. 1		Exp. 07/06/23
Phineas Cody	Dist. 3		Exp. 10/07/22-Expired
Octavia Smith	Dist. 4		Exp. 07/03/20-**Expired**
Velma Jean Overman	resigned		Exp. 02/06/20-**Expired**
Connie R. Mitchell	Dist. 6		Exp. 02/04/22-Expired
Sandra Watley	**Mayoral**		Exp. 01/06/23
Steven Chisholm	At-Large		Exp. 07/06/23

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term	3 Members	Ordinances 237 & 559
Vacant		
Vacant - (Employee Representative)		
Vacant (Commission Appointment)		

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]	5 Members	Ordinance 150.140 thru 150.145
Don Jones (Building Contractor)		Exp. **Tenure**
Deborah Owens (General Member)		Exp. 01/22 (2 Year Term
Guy Borrusch General Member)		Exp. 9/19 (2 Year Term)-**Expired**
Tom Michelini Contractor)		Exp. 01/23 (3 Year Term)
James Garett (Engineer)		Exp. 9/20 (3 Year Term)-**RESIGNED**
Charles Rizzo (Alternate)		Exp. 01/21

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Shirley Hankerson		Exp. 12/21
Yvette Brock		Exp. 12/21
Charles Rizzo		Exp. 12/21
Rebecca Daniels		Exp. 02/22
Tom Michelini		Exp. 04/19-**Expired**
Don Jones- Building Inspector		Exp. Tenure

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Martha Theis		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Barbara Cooper		Exp. 10/7/23
Octavia Smith		Exp. 10/21/23

Sonja Jennings	Exp. 11/4/23
Randa Davis	Exp. 11/4/23
Val Ogbonaya	Exp. 07/20/19 –RESIGNED
Winston Wade	Exp. 07/17/21
Rerhi Onomake (Treasurer)	Exp. 3/16/19-**Expired**
Uche Ndubuisi	Exp. 7/20/19-**Expired**
Clarence Oden	Exp. 7/1/23

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term 11 Members State Law and Ordinances 517 and 570

Bishop Walter Starghill, Jr.	Exp. 06/07/16-**Expired**
Octavia Smith	Exp. 10/21/25
Angela Dotson	Exp. 10/21/25
Deborah Walker	Exp. 06/07/16-**Expired**
Mary Weislo	Exp. 03/07/17-**Expired**
Cassandra Leonard	Exp. 06/07/16-**Expired**
Herbert Johnson	Exp. 06/07/16-**Expired**
Dennis Weislo	Exp. 06/07/19-**Expired**
Charmaine Kennedy	Exp. 01/17/23
Connie R. Mitchell	Exp. 02/06/23

ELECTRICAL EXAMINING BOARD-*INACTIVE*

Indefinite Terms 4 Members State Law and Ordinance 616

Walter Bays (Elec. Cont.)
Andrew Hughes (Adm. Official)
Carlton Trouteaud (Rep. of Detroit Edison)

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1]

4 Year Term

Council Member (most votes)	Kim Howard
City Attorney	Tenure
City Clerk	Tenure
Felicia Rutledge	05/25
Ruth E. Williams	02/24

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term 5 Members State Law and Ordinance 99

Will Miller	Exp. 02/25
Mable Stroman, Treasurer	Exp. 03/27
Evonne Moore, Vice Chair	Exp. 09/26 (Resident Housing)
Victor Wheeler, Member	Exp. 05/24
James Thomas	Exp. 01/27
Gregory Gillette	Exp. 08/27

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term 7 Members State Law and Ordinance 196

Roosevelt Stubbs	Dist. 1	Exp. 7/06/22
Rhoda Littles	Dist. 2	Exp. 10/24/21
Ruth E. Williams	Dist. 3	Exp. 02/06/25
Vacant	Dist. 4	

Vacant	Dist. 5	
June Liddell	Dist. 6	Exp. 10/21/21
George Mitchell		Exp. 10/21/21
Gabe Henderson	Dist. ???	Exp. 08/20/20
Chrisha Bond-Johnson		Exp. 10/19/22

LIBRARY BOARD 4 year term -Elected

Michael Wells	Exp. 2023
Timothy Williams	Exp. 2023
DeAndra Crystal-Rikay Watley	Exp. 2023
Stephanie Abernathy-Lane	Exp. 2023
Doyse A. Thompson	Exp. 2023
Ruth E. Williams	Exp. 2023
Akindele Akinyemi	Exp. 2026

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term 7 Members Ordinance: 603

Nell Harrison	Dist. 1	Exp. 3/21/18-**Expired**
Curtistine Barge	Dist. 2	Exp. 1/20/18-**Expired**
Brittni Abiolu	Dist. 3	Exp. 3/7/18-**Expired**
Olubisi B. Ajetunmobi	Dist. 4	Exp. 1/20/18-**Expired**
Vacant	Dist. 5	
Barbara Cooper	Dist. 6	Exp. 5/2/18-**Expired**
Marie Jenkins	**Mayoral**	Exp. 1/20/18-**Expired**

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term 7 Members State Law and Ordinance 409

Lenoria Warmack		Exp. 10/17/2023
Velma Jean Overman		Exp. 10/17/2023
Debra Owens	.	Exp. 10/17/2023
Ann Gross		Exp. 12/5/2023
Ronald Johnson		Exp. 12/19/2023 Resigned (03/09/21)
Courtney Owens		Exp. 12/16/2026
Aaron Sims		Exp. 01/03/2024

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term 9 Members Ordinances: 493 & 551

Walter Johnson	Dist. 1	Exp. 03/01/25
Shirley Hankerson	Dist. 2	Exp. 04/05/23
Khalidah Muhammad	Dist. 3	Exp. 04/05/23
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/17/24
Rayphael Brown	Dist. 5	Exp. 03/08/24
Connie R. Mitchell	Dist. 6	Exp. 11/18/23
Ashwanna Butts	Mayoral	Exp. 01/21/24
James Richardson, JR.	Mayoral	Exp. 04/05/23
Vacant	Council	Exp. 01/19/23

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term 6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18-**Expired**

Katrina Coats	Dist. 2	Exp. 3/7/18-**Expired**
Zeavean Johnson	Dist. 3	Exp. 3/7/18-**Expired**
William Grubbs	Dist. 4	Exp. 3/7/18-**Expired**
Taylor Todd	Dist. 5	Exp. 3/7/18-**Expired**
Demon Zimmerman	Dist. 6	Exp. 3/7/18**-Expired**
Tiwain Smith	**Mayoral**	Exp. 3/7/18**-Expired**

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term	9 Members	State Law and Ordinance 33
Patrick Wimberly (Mayor)		Tenure
Darryl Davis (City appointee)		Exp. 03/22 - Expired
Tonia Williams		Exp. 02/23
Mack Willis		Exp. 07/23
Rebecca Daniels		Exp. 10/23
William Ratliff (Vice-Chair)		Exp. 07/22 - Expired
Lynette Cain (Secretary)		Exp. 07/22 - Expired
Steven Chisholm (Chair)		Exp. 07/22 - Expired
Kim Faison		Exp. 03/24
Sheryl Hayes-Bradford		Exp. 09/30/25
Tavan Hill		Exp. 08/30/25

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term	5 Members	Charter
Kanfendsa Mandisa	**Mayoral**	Exp. 03/23
Barry O'Bryan	Police Rep	(Resigned)
Jason Kaye	Fire Rep	(Resignation date 01/22)
Sandra K.Watley	**City Council Rep**	Exp. 12/23
Velma Overman	Board of Trustee Rep	
Juan Bradford		Exp. 02/01/24

WATER REVIEW COMMITTEE- INACTIVE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Marcus Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term	7 Members	State Law and Ordinance 277
Ruth E. Williams	Dist. 1	Exp. 12/16/25
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 08/03/23
James Cross	Dist. 3	Exp. 07/01/16- **Expired**
Roosevelt Stubbs (S)	Dist. 4	Exp. 03/01/24
Vanola Williams	Dist. 5	Exp. 03/01/24
Norma McDaniel	Dist. 6	Exp. 12/16/25
Teresa Patton		Exp. 08/06/21 - Expired
Mac Willis		Exp. 11/05/21 - Expired
Dorsey Williams		Exp. 07/01/22 – Expired

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

Mayor Patrick Wimberly	Exp. **Tenure - (Tenure is up)**
Denise Champagne, Community Appointee	Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee	Exp. Tenure- **No longer on CC**
Clarence Oden (Alternate)	Exp. Tenure**- No Longer on CC**

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term	13 Members	Resolution 85-8-331
Patrick Wimberly		Tenure
Kim Howard		09/08/26
Avis Love		Exp. 03/20/23
Kevin Harrington		Exp. 04/19/27
Kenfentse Mandisa		Exp. 04/19/27
Charmaine Kennedy		Exp 03/05/27
Jean Overman		Exp. 03/05/27
VijayViruppanavar		Exp. 03/05/27
Yolanda Lockett		Exp. 09/08/26

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years	Up to 9 members	Resolution 02-9-458
Timothy Williams, City Council Representative		**Tenure (Tenure is up)**
Darryl Greene, Treasurer		Tenure
Vacant Community		Tenure
Tonia C. Williams		Exp. 02/20/19-**Expired**
Vacant		Exp. 11/6/20-**Expired**

NOTES:

____ Vacancies and/or Expired terms *Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor **Date:** February 13, 2023

From: Planning Department **Date for Council Consideration:** February 20, 2023

ACTION REQUESTED: Consider approval of a Special Land Use and Planned Unit Development for Lemoyne Gardens Housing Redevelopment.

Current Action ___X____ Emergency _____ Future _____

Funds Budgeted: If Yes _____ Account #_____ No _____ N/A __X__

Mayor's Approval _____

BACKGROUND INFORMATION

On Monday, January 23, 2023, the Planning Commission reviewed and recommended approval for the Special Land Use (SLU 22-36) for the redevelopment of Lemoyne Gardens by the Inkster Housing Commission. Given the nature of the overall redevelopment a Planned Unit Development agreement is also being considered for the entire Lemoyne Gardens site. The proposed project seeks to split development into three phases:

- Phase I: Demolish 16 buildings containing 28 dwelling units and construct a 60-unit multifamily housing structure.
- Phase II: Demolish 37 buildings containing 87 dwelling units and a management office and construct two 58-unit multifamily housing structures, totaling 116 units.
- Phase III: Demolish the remaining 80 buildings containing 160 dwelling units and construct 25 multi-unit townhome structures containing 99 dwelling units.

The first phase proposes to demolish 16 existing townhouses for the construction of a new multiple family apartment structure on a 2.71-acre parcel as part of a larger effort to redevelop the entire Lemoyne Gardens site. The entire project involves the replacement of 275 units across an area of approximately 26 acres, largely bounded by Henry Ruff Rd., Liberty St., Burton St., and Andover St. in the city's southwest corner.

Subsequent phases will be considered by the Planning Commission and City Council.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Inkster Housing Commission is currently experiencing approximately 50 percent occupancy within the Lemoyne Gardens development. This is largely because of the repairs necessary to many of the units. It is no longer cost effective to rehabilitate the existing duplexes, and therefore a complete rebuild is being pursued. Through this process no residents will be displaced as all will be offered alternative housing arrangements. There is a recognized need for attainable housing through Metro-Detroit and the redevelopment of Lemoyne Gardens will bring greater vitality to this area of the city.

The Planning Department's Special Land Use, Planned Unit Development, and Site Plan reviews along with the site plan are attached.

PROJECT OR IMPROVEMENT TASKS

If approved the redevelopment of housing in Lemoyne Gardens will create great material improvement to the housing quality and land value in the area.

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

Timing for construction will be variable based upon funding availability from the Department of Housing and Urban Development. However, the Applicant hopes to have Phase I completed by early 2024, Phase II completed by 2025, and Phase III completed by 2026. Once the applicant has been cleared for preliminary approval, the project will move forward with final site planning and a signed PUD agreement, followed by demolition and construction for Phase I.

RESOLUTION

Resolved by _____ Seconded by _____

Approval of Special Land Use and Planned Unit Development for a proposed housing redevelopment of Lemoyne Gardens conditions outlined in the Planner's January 13, 2023 review letter.

Yes:
No:
Absent:

MCKENNA

January 13, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use, Site Plan, and Planned Unit Development Review for Lemoyne Gardens Multifamily Housing Phase I: Parcel 44-013-05-0008-000
Location: Lemoyne Gardens
Zoning: RM, Restricted Multifamily District
Project #: SLU 22-36; SP 22-37

Dear Commissioners,

We have reviewed the above-stated application for preliminary Site Plan, Special Land Use, and Planned Unit Development consideration. FSP Architects, on behalf of the Richman Group (the "Applicant") proposes to demolish 16 existing townhouses for the construction of a new multiple family apartment structure on a 2.71-acre parcel as part of a larger effort to redevelop the entire Lemoyne Gardens site. The entire project involves the replacement of 275 units across an area of approximately 26 acres, largely bounded by Henry Ruff Rd., Liberty St., Burton St., and Andover St. in the city's southwest corner.

The subject review is for Phase I only; the Applicant will seek all three approvals for each subsequent phase of the project upon satisfactory completion of the previous phase, including all building permits, site inspections, and certificates of occupancy.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

PROJECT SUMMARY

The proposed project seeks to split development into three phases:

Phase I: Demolish 16 buildings containing 28 dwelling units and construct a 60-unit multifamily housing structure.

Phase II: Demolish 37 buildings containing 87 dwelling units and a management office and construct two 58-unit multifamily housing structures, totaling 116 units.

Phase III: Demolish the remaining 80 buildings containing 160 dwelling units and construct 25 multi-unit townhome structures containing 99 dwelling units.

The Applicant expects to have Phase I completed by early 2024, Phase II completed by 2025, and Phase III completed by 2026. In addition to the new and improved housing, the site will have a community center, landscaping and green space, playground equipment, and off-street parking for residents. The site is zoned RM, Restricted Multifamily District, in which multifamily structures of three stories require Special Land Use permits. All PUDs require Special Land Use permits. The applicant seeks preliminary Site Plan approval, a recommendation of approval for a Special Land Use, and a recommendation of approval for a PUD agreement for Phase I from City Council; after which, the applicant will seek Special Land Use approval and a PUD agreement for Phase I from City Council. Once the applicant has been cleared for preliminary approval, the project will move forward with final site planning and a signed PUD agreement, followed by demolition and construction for Phase I.

RECOMMENDATIONS

Special Land Use Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed 60-unit multifamily building for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000) to City Council, with the required conditions listed in the Planner's Report.

Conditions:

1. *Provide a revised site plan with satisfactory dimensions of buildings to the nearest driveway, maneuvering lane, and/or parking lot, as noted in the Additional Use Standards, to be reviewed and approved administratively.*
2. *Receive a waiver from the Planning Commission regarding ingress and egress onto a minor interior road, as recommended by the City Planner.*
3. *Receive approval from the Planning Commission regarding the modified block face build-to line, as recommended by the City Planner.*

Site Plan Consideration. Provided there is consensus on the Commission regarding the special land use review, we recommend the Planning Commission consider the following motion:

I move to approve the proposed 60-unit multifamily building for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000), provided that special land use and planned unit development approval is granted by City Council, and with the required conditions listed in the Planner's Report.

Conditions (requiring administrative approval):

1. *Provide a revised, sealed, and signed site plan package prior to City Council review, meeting the following requirements:*
2. *A deviation from density requirements must be stated and approved by the Planning Commission;*
3. *A deviation from height requirements must be approved by the Planning Commission;*
4. *Rear setback standard is met;*
5. *Building material recommendations are considered;*
6. *Barrier-free ramp locations on sidewalks are shown;*
7. *All landscaping standards are met;*
8. *Construction details of the decorative fence, security gate, and dumpster enclosure are provided;*
9. *Parking space dimensional and location standards are met;*
10. *Security cameras are provided, per recommendations of the Planning Commission and City Planner, subject to approval by the City Police Chief;*
11. *A separate signage application is provided for the monument sign on Klink Avenue – no signage has been approved during this review.*
12. *Receive approval from the City Engineer and Fire Chief on Impact of Public Services; Vehicular Access and Circulation; Emergency Access and Vulnerability to Hazards; and*
13. *Address any other comments raised by the Design Review Team.*

Planned Unit Development Consideration. Provided there is consensus on the Commission regarding the special land use and site plan review, we recommend the Planning Commission consider the following motion:

I move to recommend approval for a planned unit development proposed for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000), provided that special land use approval is granted by City Council, and with the required conditions listed in the Planner's Report.

Conditions:

1. *Receive special land use approval from the City Council;*
2. *Address the following PUD review criteria:*
    a. *Receive approval from City Council for the noted deviations, including increased height, density, block face setbacks, etc.;*
    b. *Receive waiver from City Council/Planning Commission for street tree requirements or provide additional plantings within the landscaped area between the public sidewalk and street.*
    c. *Open space standard is met;*
    d. *Fence and screening details, per site plan review requirements, are provided.*
3. *A planned unit development agreement is developed with the City Attorney, including performance bonds and required amenities, signed by all parties, prior to the applicant receiving final site plan approval and applying for building permits and certificate(s) of occupancy.*

Respectfully submitted,

McKENNA

Jane Dixon
Associate Planner

Gage Belko
Assistant Planner

Special Land Use Review

Standards for Special Land Use are set forth by Section 155.289. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as Medium Density Residential, which intends for a wide variety of housing types including duplexes, townhouses, and public housing up to three stories. The Master Plan also supports housing for all phases of life in this area, including senior housing types. As a public housing complex, the proposed project meets this requirement.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.

Findings: The proposed project is a redevelopment of existing public housing. As such, the design and construction of the project is in keeping with the intended medium density residential character of the area.

3. IMPROVEMENT TO THE COMMUNITY

Will represent a visual, physical and economic improvement to the property in the immediate vicinity and to the community as a whole.

Findings: The current housing stock in this area is in poor condition, with several vacant and blighted structures. Currently, residents must park on the street and the existing parkland and open space is underutilized. The redevelopment of this site represents a significant visual and physical improvement to the area. In turn, providing higher quality housing and open space will likely generate additional physical and economic development in the surrounding community.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

Findings: As a developed site, public utilities are available. At full buildout of all three phases, units will be redeveloped at a 1:1 ratio, so there will be no net increase of dwellings in the area and the applicant will propose stormwater infrastructure for each phase of the project. We defer to the City Engineer, Police Chief, and Fire Chief for additional review and comments.

5. SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, traffic generation or other nuisances generated by the proposed use.

Findings: The proposed project is a redevelopment of existing residential units at a 1:1 ratio along with a community center. No additional uses proposed at this time. We do not anticipate the generation of nuisances because of this development.

6. REDUCTION OF ECONOMIC VIABILITY

Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.

Findings: The subject site currently contains several vacant and blighted buildings, impacting the economic viability of adjacent land uses. The redevelopment of the site constitutes an increase in economic viability for the community.

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

Findings: As a developed site, public services and utilities are available. Units are being redeveloped at a 1:1 ratio, so there will be no net increase of dwellings in the area and the applicant will propose site engineering, utilities, and services for each phase of the project. We defer to the City Engineer, Police Chief, and Fire Chief for additional review and comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purpose of the Zoning Ordinance and comply with all specific standards established for each use.

Findings: The residential nature of the site will remain the same and the redevelopment of the existing structures into multifamily dwellings is consisted with the intent and purpose of the RM District. Furthermore, Site Plan and Planned Unit Development review enforces Ordinance standards and guides the site to follow the community's vision for a healthier, safer city. The project is evaluated against Site Plan Review criteria later in this report.

Additional Use Standards Review

Additional use standards for townhomes and multifamily residential uses are prescribed in the Zoning Ordinance, as noted in the table below. Because the applicant is seeking Special Land Use approval for the entire site, we have evaluated all phases of the project. We offer the following comments for your consideration.

Use	Zoning Ordinance Use Standards – Applicable Sections
Multifamily Dwellings (3 stories or less)	155.122

MULTIFAMILY DWELLING, 3 STORIES OR LESS

1. *The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses*

   Findings: The project proposes a tot lot in Phase I, substantial greenspace in Phase II, and a community center in Phase III as an accessory structure for all dwelling units within the site. We find this standard has been met.

2. *The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships*

   Findings: The project accounts for the relationship of the buildings to adjacent uses of land. Proposed multifamily structures are placed to recognize the future multifamily structures within the project as well as the neighboring multifamily residential uses to the site's south. Sufficient screening in the form of landscaping exists between the proposed and existing units. Significant open space separates the proposed multifamily structures and the future townhomes.

3. *The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan, that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.*

   Findings: The proposed multifamily structure has access to the minor interior streets of the development, as is the case for the existing dwelling units on the site. We find that the placement of the building with access to interior streets would not be detrimental to the development of adjacent properties and is supported by the existing development of the site. <u>We recommend that the Planning Commission waive this standard.</u>

4. *Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:*

   Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.

   Findings: This standard can be met. The applicant must demonstrate compliance with appropriate dimensions from the building to the nearest driveway, maneuvering lane, and/or parking area labeled on the site.

   The required parking spaces shall be well related to the building they are intended to serve.

   Findings: The proposed structure has its own dedicated parking lot, sufficient for the anticipated residents of the building. Subsequent phases include their own dedicated parking as well. We find this standard has been met.

5. *In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City Council may require, dedication of a public right-of- way through the site area prior to site plan approval.*

   Findings: This standard can be met. The site is presently developed and contains through-access on Pierce Avenue, Liberty Avenue.

6. *Front building lines found on the balance of the block face shall be respected, except upon discretion of the Planning Commission as based upon the recommendation of the City Planner.*

   Findings: In the conceptual plan, the applicant proposed a structure built to the same line as the other building lines found on the opposite side of Liberty Avenue. In this submission, the building is set back significantly to accommodate a detention pond for stormwater management. Given the increased size of the development at three stories and the need for stormwater management, we find that the setback is appropriate to respect the low-rise buildings to the south. We recommend that the Planning Commission accept the modifications to this standard.

7. *All design and dimensional standards of this chapter shall be complied with.*

   Findings: Design and dimensional standards are reviewed in detail in the Site Plan Review section of this report.

Site Plan Review

All Planned Unit Development require Special Land Use review and approval. Standards for Site Plan Approval are set forth by Section 155.287. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING & USE (§155.047)

Findings: The subject site is zoned RM, Restricted Multifamily District where the proposed uses are detailed in the table below.

The RM District is intended for the provision of higher density, multifamily housing. As such, the proposed use is compatible with this zoning district and the surrounding uses. However, special land use approval (by City Council) is required for all potential planned unit development, for which the applicant is seeking an agreement for deviations from the zoning ordinance.

Proposed Phase	Building Footprint (SF)	Proposed Use	Zoning Requirement
Phase I	19,541 SF *(One new building, 60 units)*	Multifamily Housing	Special Land Use

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Multifamily Housing	RM, Restricted Multifamily Residential	Medium Density Residential
North[1]	Multifamily and Single-Family Housing	RM, Restricted Multifamily and R-1B, One Family Residential	Medium Density and Low Density Residential
East	Single-Family Housing	R-1B and R-1C, One Family Residential	Low Density Residential
South[2]	Multifamily and Single-Family Housing	RM, Restricted Multifamily and R-1B, One Family Residential	Medium Density and Low Density Residential
West[3]	Vacant	I-1, Light Industrial	Industrial

[1] Directly to the north is Andover Avenue.
[2] Directly to the south is Liberty Street; a portion of the site extends south to Annapolis Avenue.
[3] Directly to the west is the border of the City of Westland.

2. DIMENSIONAL STANDARDS (§155.061, 155.073)

Site elements and the relationship between the various uses on the site shall be designed and located so that the development is aesthetically pleasing and harmonious with the general planning area. Buildings and structures must meet or exceed setback standards, build-to lines, height and other dimensional standards, and so placed to preserve environmentally sensitive areas.

Findings: The location of the proposed building is appropriate to maximize access from the road and is so arranged to respect the relationship to adjacent uses. The proposed building also serves to create open green space between future building typologies. The multifamily structure has a typical orientation, with the L-shaped corner of the building aligning with the corner of Liberty and Henry Ruff. The dimensional requirements for the RM District and the proposed dimensions are listed in the table below:

Phase I

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	4,000 SF per DU	1,967 SF per DU – Phase I 4,145 SF per DU full build	In compliance*
Min. Lot Frontage	-	N/A	N/A
Min. Front Yard Setback	20-25 ft.**	> 25 ft.	In compliance
Min. Side Yard Setback	15 ft.	>15 ft.	In compliance
Min. Rear Yard Setback	35 ft.	30 ft.	Adjusted by PUD***
Max. Height	2-stories; 24 ft.	3-stories; 40 ft.- 9in.	Adjusted by PUD***
Max. Lot Coverage	50%	14%	In compliance

**Phase I constitutes the development of a 2.71-acre (118,047 SF) parcel for 60 DUs, equaling ~2,000 SF per DU; however, at full-build, the development will have a density equal to that which already exists within the Lemoyne Gardens development. The applicant should formally request a deviation from the ordinance for Phase I; we recommend approval of this deviation.*

***Section 155.061.M: The distance from the front lot line to the nearest point of a principal building shall not be less than 25 feet, except that where an entire block frontage is developed at one time, under single ownership of control, then the minimum setback may be reduced to 20 feet provided that the average setback for all structures shall not be less than 25 feet.*

**** As part of the PUD review process, the applicant is seeking approval of the deviations from the RM zoning requirements for building height and setback.*

3. ARCHITECTURAL FEATURES (§155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings:

Massing. *Structures with walls greater than 1,500 square feet must incorporate building setbacks of at least 3 feet to separate the wall into facade planes not greater than 500 square feet. In addition, façades shall incorporate canopies, fascias or other distinguishing entrance features to the maximum extent feasible.*

- The proposed building in Phase I demonstrates sufficient variation in façade depths and details. The variations are provided primarily for the provision of balconies and includes varying rooflines and depths to further accentuate these details. This ensures the building is not overly imposing or aesthetically drab. The relationship of the proposed massing to the surrounding neighborhood is an improvement from the existing buildings.

Exterior Colors / Materials. *The color of the exterior materials must be of low-reflectance, subtle, neutral colors. The use of high-intensity or reflectance, and fluorescent colors is prohibited. Building trim may exhibit brighter colors, except neon tubing is prohibited.*

- The proposed building in Phase I demonstrates a suitable color palette in tones of beige, grey, and brown. The façade is comprised primarily of fiber-cement lap siding, which has a similar appearance to vinyl siding but is more durable and higher quality. Brick veneer accents can be seen at the ground level entrances. To bring visual appeal to all sides of the building, we recommend the application of brick veneer to all ground level extrusions where balconies are proposed, like that which is proposed for the north and east elevations on the columns adjacent to the balconies.

4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety, and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer, Police Chief, and Fire Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings: Analysis of vehicular circulation is subject to the review of the City Engineer and Wayne County Road Commission. Interior vehicular access will be generally limited to residents and their guests, with different lots for guests and residents. The provision of off-street parking is examined further under Item #10.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: All existing 5-foot concrete sidewalks fronting a street throughout the site are to remain and be repaired or replaced as necessary. Sidewalks are proposed for the parking lot; barrier-free ramp locations must be shown.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings must be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

8. LANDSCAPING (§155.073; 155.080)

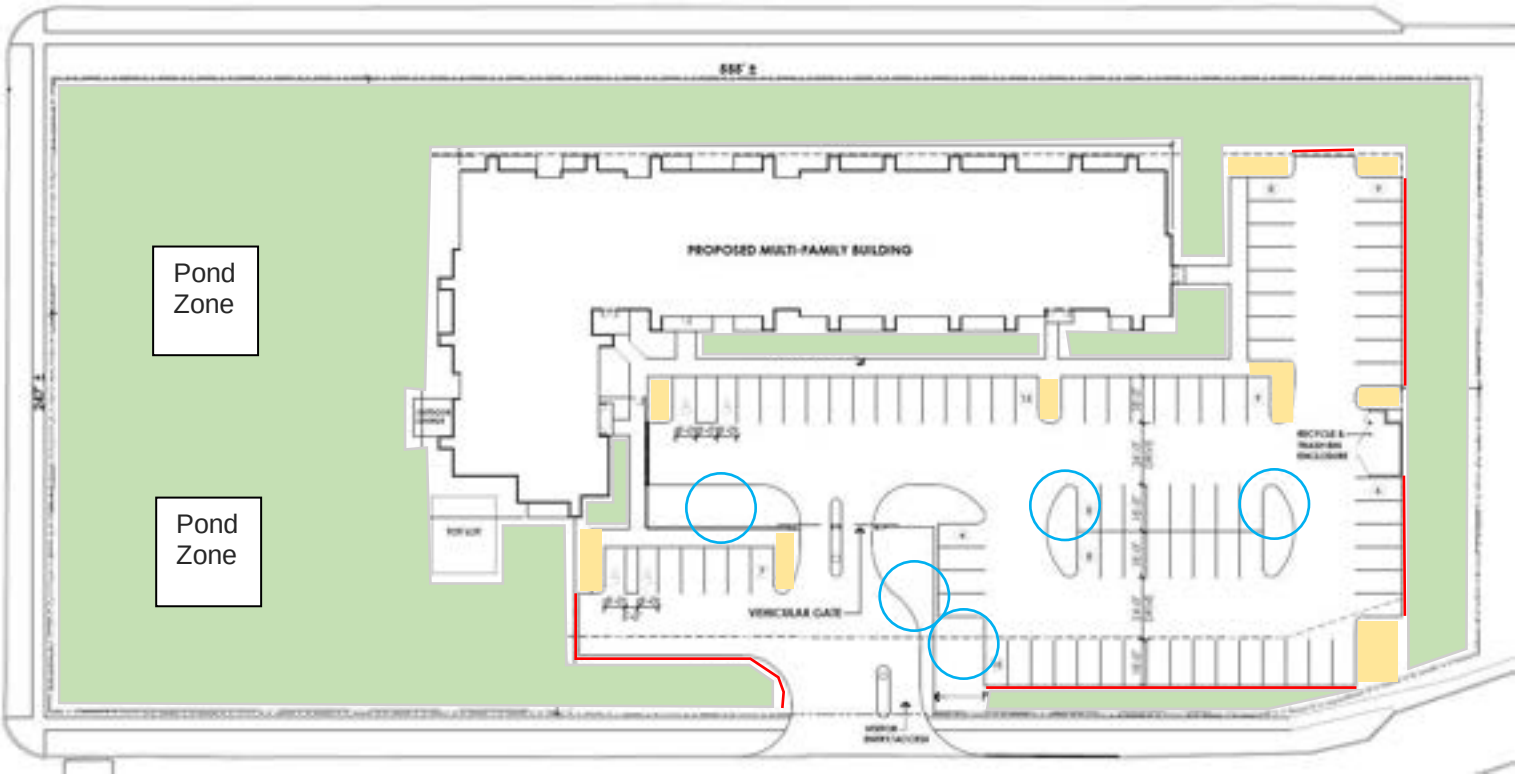
Proposed landscaping must be appropriate and of such size, location, height and quantity to ensure that the proposed development is not objectionable to nearby properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard.

Findings: The required and proposed site landscaping is detailed in the table on the following page. Several adjustments and additions are necessary to the landscape plan to comply with the minimum ordinance requirements. Due to the scope of this project and the availability of space on the site, no waivers are recommended.

Phase I

Criteria	Required	Proposed	Comments
Right-of-Way: Deciduous Trees	1 per 35 ft. Henry Ruff: 555 ft. = 16 Liberty: 247 ft. = 7 Klink: 559 ft. = 16	 17 trees 7 trees 16 trees	In compliance
Right-of-Way: Ornamental Trees	1 per 75 ft. Henry Ruff: 555 ft. = 8 Liberty: 247 ft. = 4 Klink: 559 ft. = 8	 8 trees 4 trees 8 trees	In compliance
Planted Yard Area Trees	1 per 3,000 SF	Undetermined	The applicant must provide the total planted yard area first (this includes all planted lawn area and the detention basin, but not the pond zone) See photo below.
Parking Lot: Interior Landscaping	5% of ±20,000 SF impervious area = 1,742 SF	3,638 SF	In compliance.
Parking Lot: Trees	1 deciduous tree per 150 SF of required interior landscaped area = 1,742 / 150 = 12 trees	5 AB + 2 QB = 7 trees	An additional 5 deciduous trees are required within the specified interior landscaped area. See photo below.

Parking Lot: Terminal Landscape Islands	At end of each parking row; min. size of 144 SF and 18 ft. long	Terminal islands appear to be provided, but areas are not detailed and some areas appear to be proposed sidewalk.	Terminal island areas must be detailed. See photo below.
Parking Lot: Interior Landscape Islands	Min. size of 160 SF and 8 ft. in width; plus 1 deciduous tree per each island	Interior landscape islands are provided by way of the interior landscaping requirement.	In compliance.
Parking Lot: Divider Min. Size	8 ft. wide	None proposed.	N/A
Parking Lot: Divider Trees	1 deciduous or 2 ornamental trees per 25 linear ft. = 90 ft. / 25 ft. = 4 deciduous or 8 ornamental trees	None proposed.	N/A
Parking Lot: Divider Shrubs	Continuous hedge the entire length of the divider	None proposed.	N/A
Parking Lot: Wheel Stops / Curb	2 ft. min. of overhang clearance needed for any landscape areas	The 18 ft. parking spaces will overhang into proposed landscaping and sidewalks.	All parking spaces must be 20 ft. in length to protect the landscape areas and pedestrian access.
Curbing (General)	Concrete curbing is required along all landscape areas	Not specified.	Concrete curbing must be shown along the entire parking lot perimeter and landscaped areas.
Parking Lot: Perimeter Deciduous Trees	1 deciduous tree per 25 linear ft.	Undetermined	The applicant must provide the perimeter dimensions in linear feet first (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.
Parking Lot: Perimeter Ornamental Trees	1 ornamental tree per 35 linear ft. = (approx.. 387 ft. / 35 ft.) = 11 trees	Undetermined	The applicant must provide the perimeter dimensions in linear feet first (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.
Parking Lot: Perimeter Shrubs	Continuous hedge of shrubs, no more than 30-inches on center	Shrubs have been provided, though gaps exist along the perimeter.	The applicant must provide the perimeter dimensions in linear feet (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.
Snow Storage	Plant materials must be hardy, salt-tolerant groundcover	Snow storage areas not specified.	The applicant must show snow storage areas (and hardy landscaping if needed)
Irrigation	Automatic or drip irrigation required	Not specified.	An irrigation system must be provided and detailed on a revised landscape plan..



Notes to the above photo and landscaping table. See table for additional detail. All shading is approximate / non-all-inclusive.

(Green)The applicant must provide a calculated total of planted lawn area on-site and provide the required tree planting.

(Blue) Additional trees are required in the interior landscape areas; placement within islands may be adjusted to accommodate other proposed trees.

(Yellow) Several areas of proposed concrete sidewalk must be converted into terminal landscape islands, with calculated areas and a minimum of one deciduous or ornamental tree within each island.

(Red) Calculated parking lot perimeter and the required shrubbery and trees must be provided.

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings:

Walls. No screening wall along the property is required (as detailed in section 155.074: Walls) since this property is not directly adjacent to any single- or two-family residential zones.

A decorative fence is proposed around the entire parcel and a security gate is proposed to separate the guest parking from the resident parking. Construction and material details of the decorative fence and security gate must be provided. This item is also subject to review and approval by the City Fire Chef to ensure emergency access to the site.

Dumpster. *Dumpsters must be screened on four sides by a masonry wall, similar in material and/or color to the main structure and must feature an opaque gate to a height at least one foot taller than the receptacle. Waste areas shall be located in the rear yards and surfaced with concrete not less than six inches in depth.*

One dumpster is proposed for Phase I, located on the eastern edge of the parking lot. The dumpster enclosure is proposed to be screened by several arborvitaes. Construction and material details of the gates and screening wall must be provided.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

The parking pattern proposed shall be in the best interest of the public health, safety, and welfare in regard to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties, or public streets.

Findings:

Parking. Per section 155.077: Table of Required Off-Street Parking, the following parking standards apply:

Phase I	60 unit Multifamily	1.5 spaces per dwelling unit = (1.5 x 60 DU)
Total Parking Required:		= 90 parking spaces required (including 4 accessible spaces)
Total Parking Proposed:		= 90 (including 2 accessible and 2 van-accessible spaces**)**

While the number of required parking spaces is met, the dimensions of the spaces must be modified. Where parking spaces abut a sidewalk or landscaped area, stall length must be increased to 20 feet. All parking stalls in a 75–90-degree configuration must also be 9 feet wide. Further, due to the parking lot being divided by a security

gate, we recommend moving one of the accessible spaces from the guest lot to the resident lot or providing an additional accessible space in the resident lot.

Further, residential PUD requirements detailed later in this report require off-street parking to be located in side and rear yards only; the applicant must provide alternative parking arrangements respecting this standard or request a deviation from the ordinance requirements.

Loading Zones. As a residential use, a loading zone is not required.

11. EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security.

Findings:

Exterior Lighting. The photometric plan proposes 27 LED lights, including: 5 wall-mounted lights at building entrances (10 feet high), 15 pedestrian bollard lights along sidewalks (3 feet high), one double-sided pole light at the entrance (14 feet high), and 6 single- or double-sided pole lights within the parking lot (20 feet high). Cut sheets have been provided for all models.

Overall, the proposed lighting plan complies with the Ordinance. The following table details the maximum illumination permitted (levels noted in footcandles "fc.") and the maximum height permitted, in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments
Max. Illumination (All Locations)	20 fc.	8.1 fc.	In compliance
Max. Illumination at the Property Line	0.1 fc.	0.3 fc.	In compliance*
Max. Lighting Fixture Height	20 ft.	20 ft.	In compliance

**The property line(s) in question are that which abut adjoining Lemoyne Gardens parcels; therefore, the minimal light trespass is appropriate.*

Security Cameras.

While not required for residential uses, it is highly recommended that the applicant provide security cameras at the parking lot and building entrances. During the initial meeting with the Planning Commission, this provision was discussed in order to facilitate a higher level of safety within the site. The details and location of security cameras is subject to review by the City Police Chief.

12. SIGNS (§155.231 THROUGH 155.256)

It shall be unlawful for any person, firm, or corporation to erect, construct or alter any sign in the city without complying with the provisions of this chapter. Applicable penalties for any violation of this chapter are established through City Council resolution and may be amended from time to time.

The site plan shows a proposed monument sign at the entrance of the development; details of this sign have not been provided and no signs – other than directional and required parking signs – may be considered approved until a separate signage application has been submitted.

Planned Unit Development Review

1. PROJECT DESIGN STANDARDS (§155.152)

Findings:

General Design Standards

Design and development standards set forth in this chapter provide a base for design dimensions. Deviations may be granted as part of the overall approval of the PUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the City Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this section.

Deviations noted on the plan:

- Deviation from 2-stories; 24 ft. to 3-stories; 40 ft.- 9in. Approval recommended.
- Deviation from front façade composed of 75% brick to 7% brick with fiber-cement siding. Partial approval recommended; additional brick accenting recommended as part of the site plan review.

There shall be a perimeter setback and berms added as found to be necessary by the city, for the purpose of buffering the development in relation to surrounding properties. Such perimeter setback shall be established at the discretion of the City Council, taking into consideration the use or uses in and adjacent to the development. The setback distance need not be uniform at all points on the perimeter of the development.

Setbacks have generally been met; a stormwater detention pond buffers the use from adjacent properties to the south. Additional setback is required for the rear yard (along Henry Ruff).

Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.

This item is subject to review by the City Engineer.

There shall be underground installation of utilities, including electricity and telephone, as found necessary by the city.

This item is subject to review by the City Engineer.

Pedestrian sidewalks (five feet in width) shall be provided along all public and private streets and separated from vehicular circulation by a landscape strip and street trees.

Pedestrian sidewalks provided; in addition to the required landscaping in the site plan review, the Planning Commission and/or City Council may recommend/require additional street tree plantings between the sidewalks and the street.

Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

We find that this standard will be met, provided a revised site plan is submitted addressing those concerns noted in the site plan review.

Where non-residential uses adjoin off-site residentially zoned property, noise reduction and visual screening such as landscape berms or strips or decorative walls shall be employed.

The site abuts residential uses only.

Residential Standards

Dwelling density shall be based on the underlying base zoning district. Additional density for residential uses is permitted, subject to a recommendation by the Planning Commission and approval by the City Council. Such increase shall be based upon review of the standards of this section.

Consistency with the Master Plan;

The proposed projects meets the intent and purpose of the Master Plan.

Relationship to adjacent land uses;

The proposed use is harmonious with adjacent land uses.

Meet the following design standards;

- *Attached townhome units shall meet the requirements of § 155.121, Townhouses and duplexes, as determined by the Planning Commission, upon recommendation of the City Planner.*

  Not currently applicable.

- *Buildings shall be built at the same setback as exiting structures on the same block or adjacent to the proposed development.*

  <u>This standard has not been met; however, we find that the proposed setback of a taller building relative to the neighboring buildings and uses across Liberty is appropriate. The applicant must request a deviation from this requirement.</u>

- *Interior front build-to lines can be reduced to 18 feet of right-of-way line or sidewalk on private streets or ways.*

  This standard has been met.

- *Front doors with porches are required. Porches shall be minimally six feet in depth.*

  Not currently applicable.

- *The front facade shall be composed of at least 75% brick or decorative masonry. Decorative masonry cannot extend above the first floor elevation.*

  The applicant is seeking a deviation from this requirement to include fiber-cement siding.

- Public and private spaces separation and definition by walls, decorative fencing or landscaping is encouraged.

  A decorative fence is proposed for the perimeter of the parcel; construction and material details must be provided.

Pedestrian and/or vehicular safety provisions.

This standard has been met.

Off-street parking in front yards is not permitted.

This standard has not been met; the applicant must provide alternative parking arrangements within side and rear yards only. The applicant may seek a deviation from this requirement.

Blocks shall have a maximum acreage of five acres as delineated by public rights-of-way or sidewalks. Blocks shall be in a grid or modified grid pattern and connected to the abutting street system following principles of good street design.

The existing arrangement of the Lemoyne Gardens development is in compliance with this standard.

A minimum of 10% of the gross floor area of dwelling units shall be set aside as usable recreation and open space. Dwelling units shall front such space.

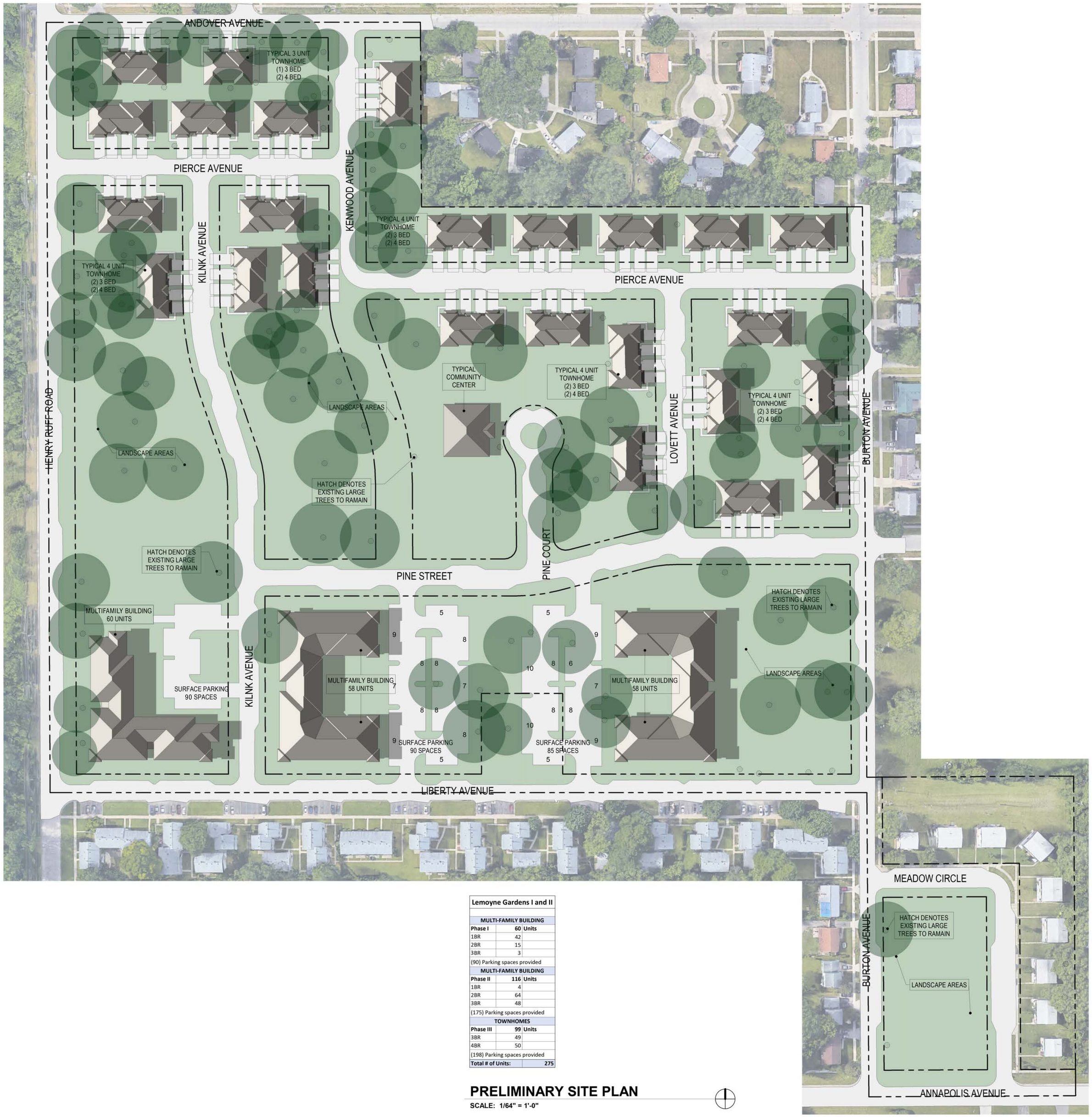
This standard has likely been met; while open space is apparent on the site plan, a minimum of 1,954 square feet of open space must be shown/noted on the landscape plan.

Provisions for the users of the project.

A tot lot is proposed for Phase I; it is noted in the site plan that the design/construction of this amenity will be provided by others – we believe this provision should be included in the PUD agreement language and a supplier for the play equipment identified.

We recommend that bike racks be included in each Phase of the development.

We recommend that shaded bench seating or picnic areas be provided in the required open space for each Phase of the development.



Lemoyne Gardens I and II		
MULTI-FAMILY BUILDING		
Phase I	**60**	**Units**
1BR	42	
2BR	15	
3BR	3	
(90) Parking spaces provided		
MULTI-FAMILY BUILDING		
Phase II	**116**	**Units**
1BR	4	
2BR	64	
3BR	48	
(175) Parking spaces provided		
TOWNHOMES		
Phase III	**99**	**Units**
3BR	49	
4BR	50	
(198) Parking spaces provided		
Total # of Units:	**275**	

PRELIMINARY SITE PLAN

SCALE: 1/64" = 1'-0"

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

LEMOYNE GARDENS PHASE I & II

INKSTER, MICHIGAN

OWNER:

RICHMAN GROUP
477 S. Rosemary Avenue, Suite #203
West Palm Beach, FL, 33401

PRELIMINARY SITE PLAN

PHASE:

CONCEPTUAL DESIGN

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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DATE: **2/18/2021**
JOB No.: **2020-33**
DRAWN BY: **Author**
APPR BY: **Approver**

SHEET NUMBER:

A-1.00

LEMOYNE GARDENS - PHASE I

PUD DEVELOPMENT

INKSTER MICHIGAN

LIST OF DRAWINGS

	COVER SHEET
1	SITE SURVEY
2	SITE SURVEY
3	SITE SURVEY
4	STORM SEWER SCHEDULE
5	SANITARY SEWER, WATER MAIN, & ELECTRIC SCHEDULES, TREE INVENTORY LIST
C.003	SITE PREPARATION PLAN
C.102	SITE SAVING PLAN
C.102.1	CONSTRUCTION NOTES AND DETAILS
C.103	SITE GRADING PLAN
C.201	SITE UTILITY PLAN
C.201.1	HYDRANT COVERAGE PLAN
C.301	SOIL EROSION CONTROL PLAN
L.301	SITE LANDSCAPE PLAN
L.302	SITE LANDSCAPE PLAN
L.303	BASIN LANDSCAPE DETAILS
V1	PHOTOMETRIC PLAN
AS.101	ARCHITECTURAL SITE PLAN
A.101	FIRST FLOOR BUILDING PLAN
A.102	SECOND & THIRD FLOOR BUILDING PLANS
A.103	TYPICAL UNIT PLANS
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PARCEL IDENTIFICATION NUMBERS
44013050008000
44013010008000

DEVELOPMENT TEAM

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ROYAL OAK, MICHIGAN 48067
PHIL RUGERI / STEVE KASSAB
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SURVEY
MIDWESTERN CONSULTING
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
MARK VANDERVEEN
ph 734.995.0200

DATE	ISSUE
12.05.22	PRELIMINARY PUD APPROVAL

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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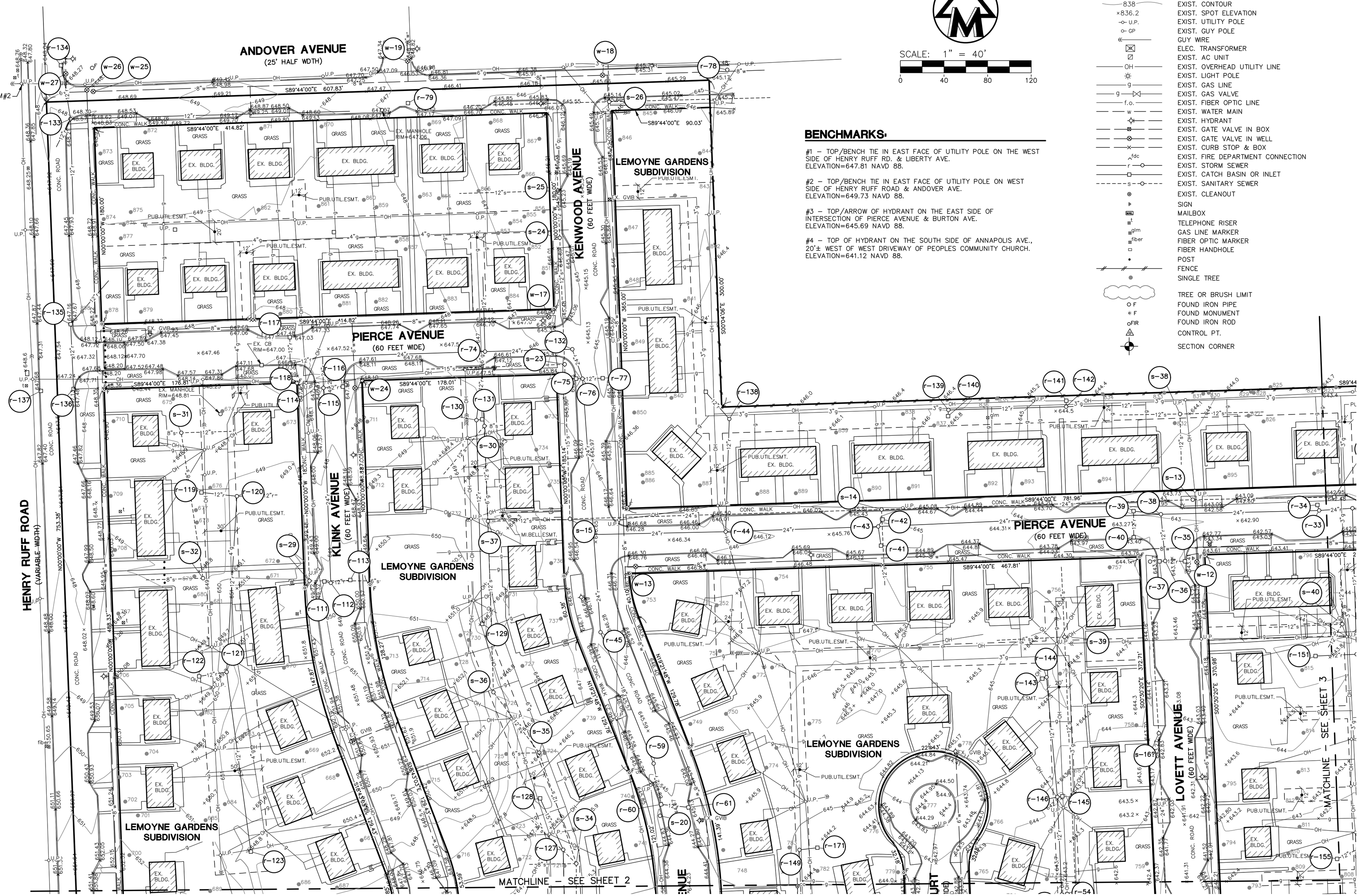

BENCHMARKS:

#1 – TOP/BENCH TIE IN EAST FACE OF UTILITY POLE ON THE WEST SIDE OF HENRY RUFF RD. & LIBERTY AVE.
ELEVATION=647.81 NAVD 88.

#2 – TOP/BENCH TIE IN EAST FACE OF UTILITY POLE ON WEST SIDE OF HENRY RUFF ROAD & ANDOVER AVE.
ELEVATION=649.73 NAVD 88.

#3 – TOP/ARROW OF HYDRANT ON THE EAST SIDE OF INTERSECTION OF PIERCE AVENUE & BURTON AVE.
ELEVATION=645.69 NAVD 88.

#4 – TOP OF HYDRANT ON THE SOUTH SIDE OF ANNAPOLIS AVE., 20'± WEST OF WEST DRIVEWAY OF PEOPLES COMMUNITY CHURCH.
ELEVATION=641.12 NAVD 88.

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
s	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	SIGN
MBL	MAILBOX
t	TELEPHONE RISER
glm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
	FIBER HANDHOLE
	POST
	FENCE
	SINGLE TREE
	TREE OR BRUSH LIMIT
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.
	SECTION CORNER

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CLIENT
TRG COMMUNITY DEVELOPMENT, AFFILIATE
THE RICHMAN GROUP OF COMPANIES
55 EAST MONROE, SUITE 3800
ATTN: ANDRE BLAKLEY
773-910-0732

LEMOYNE GARDENS

BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND LOCATED IN THE NE 1/4 OF SECTION 35, T2S, R9E, CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

1

JOB No. 22066
REVISIONS:

DATE: 06/30/22
SHEET 1 OF 5
CADD:
ENG: MVV
PM: MVV
TECH: KMW
22066SY1
FB#

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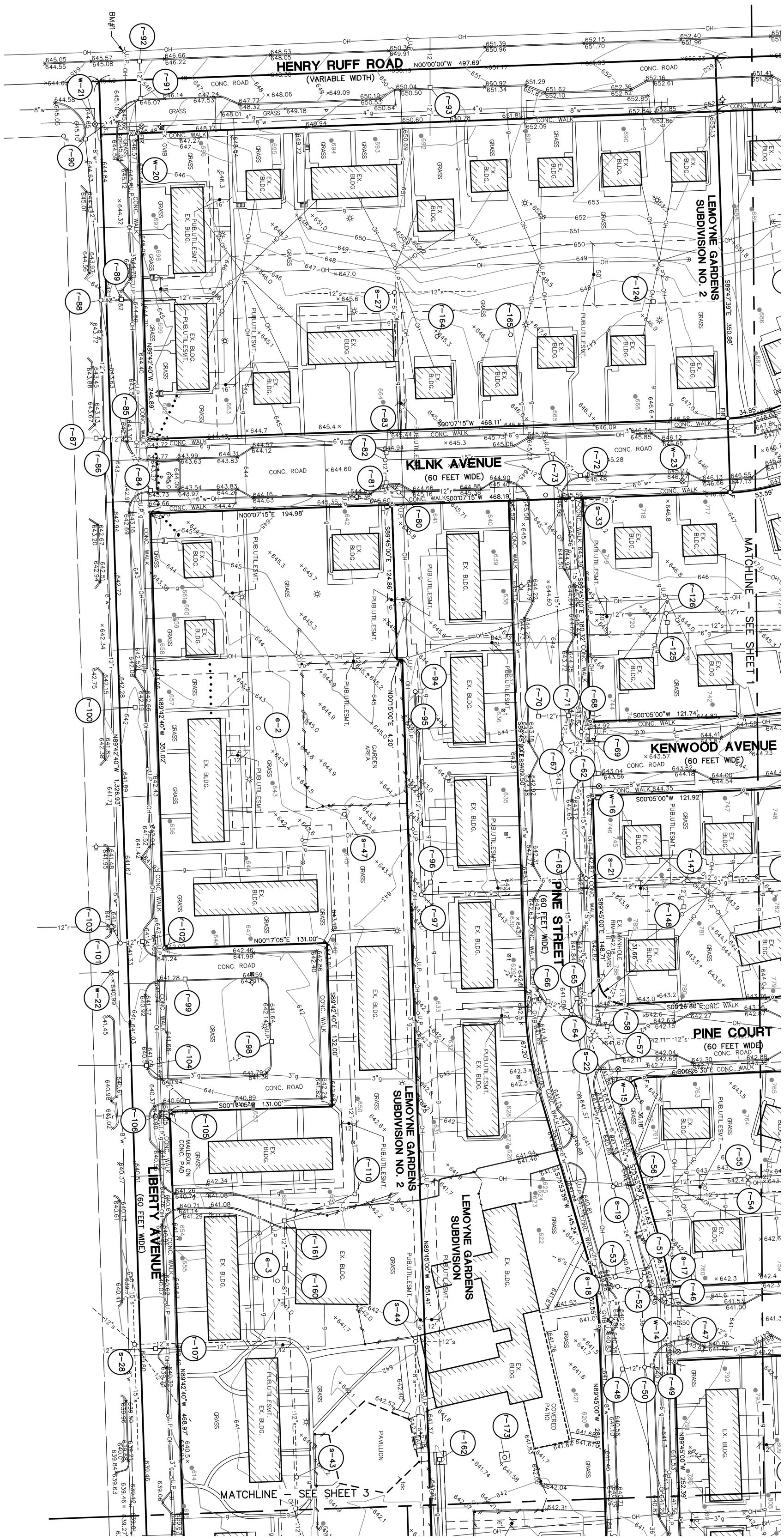

JOB No. 22066	DATE: 06/30/22	2
REVISIONS: REV. DATE	SHEET 2 OF 5	
	CADD:	
	ENG:	
	PM: MVV	
	TECH: KMW	
	22066SV1	
	FB#:	

LEMOYNE GARDENS

BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND LOCATED IN THE NE 1/4 OF SECTION 35, T2S, R9E, CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

CLIENT

TRG COMMUNITY DEVELOPMENT, AFFILIATE
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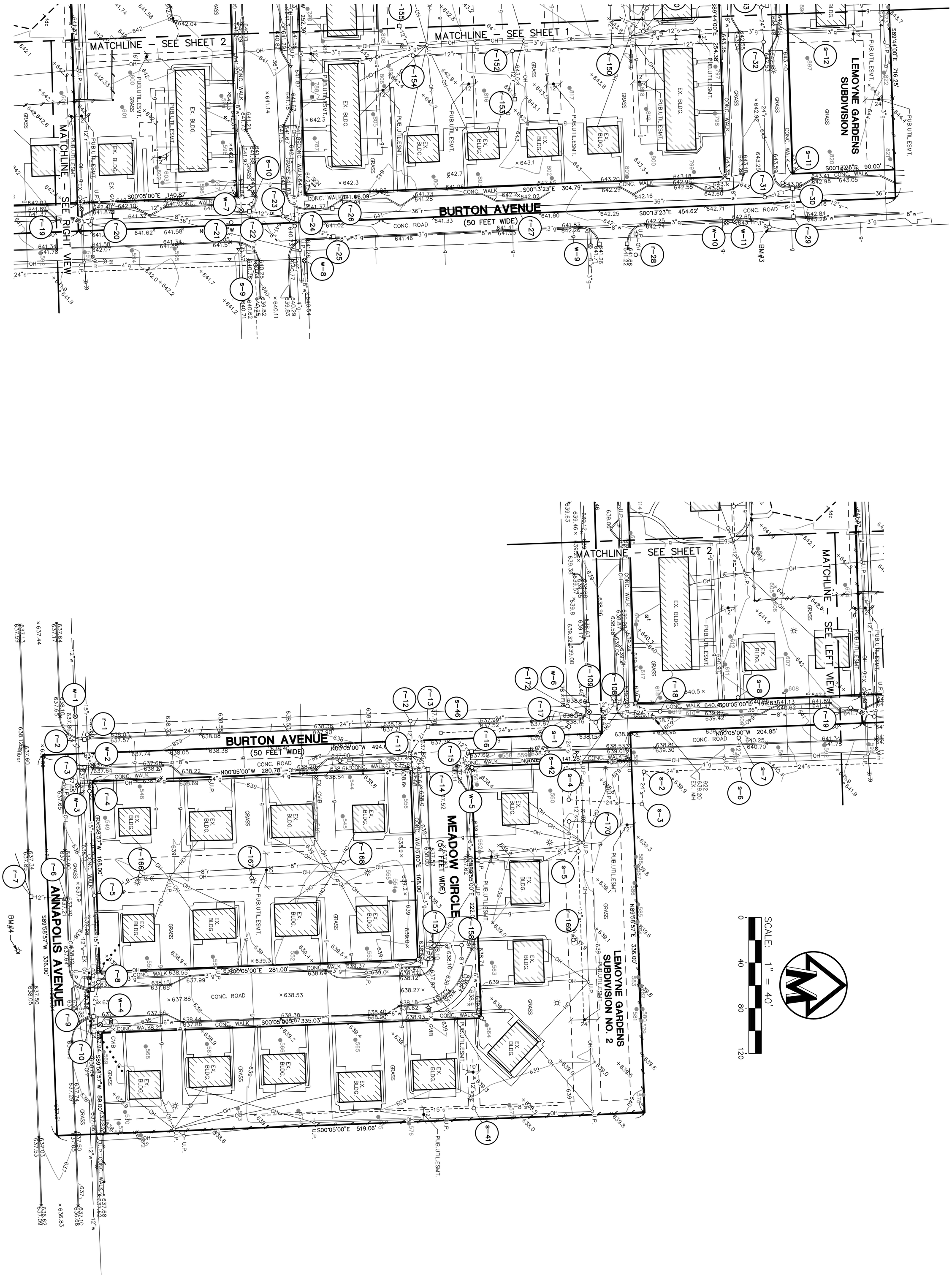

JOB No. 22066		DATE: 06/30/22	3	LEMOYNE GARDENS	CLIENT	MIDWESTERN CONSULTING
REVISIONS:	REV. DATE	SHEET 3 OF 5		BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND LOCATED IN THE NE 1/4 OF SECTION 35, T2S, R9E, CITY OF INKSTER, WAYNE COUNTY, MICHIGAN	TRG COMMUNITY DEVELOPMENT, AFFILIATE THE RICHMAN GROUP OF COMPANIES 55 EAST MONROE, SUITE 3800 ATTN: ANDRE BLAKLEY 773-910-0732	3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services
		CADD:				
		ENG:				
		PM: MVV				
		TECH: KMW				
		22066SV1				
		FB#:				

STORM SEWER SCHEDULE

STRUC. NO.	RIM ELEV.	SIZE/DIR.	INVERT ELEVATION
r1	637.41	12" SE	634.31
		15" E	633.81
		24" N	633.76
		15" W	633.56
r2	637.12	12" NW	634.37
r3	637.19	12" E	636.04
r4	638.36	12" W	634.86
		15" W	633.81
		15" E	633.76
r5	638.01	15" W	633.81
		15" E	633.91
		8" N	634.66
r6	637.23	Full of Debris	
r7	637.00	12" N	634.90
		6" SW	635.25
r8	637.63	15" W	634.03
		12" E	634.23
		12" SE	634.93
r9	637.03	12" NW	635.23
r10	637.12	12" W	635.02
r11	637.46	12" NW	635.16
		12" W	634.61
r12	638.63	24" N	633.68
		24" S	631.73
		12" N	634.68
		12" E	634.48
		12" N	634.50
r13	637.15	12" SW	635.00
r14	637.15	4" E	635.65
		12" SW	625.15
		4" W	635.80
r15	637.05	Pipes Crushed	
r16	637.19	12" SE	637.19
		12" SW	634.44
r17	638.76	24" N	634.56
		24" S	634.41
r18	639.74	36" N	633.29
		36" S	633.49
r19	642.14	36" NE	633.14
		36" S	633.44
r20	641.70	36" N	632.80
		36" S	632.90
		12" W	636.05
r21	641.03	Full of Debris	
r22	640.90	12" NE	635.90
r23	641.10	36" N	632.80
		12" N	634.20
		36" W	632.95
		12" NE	636.25
		12" SW	635.00
r24	640.91	12" SW	634.86
		12" E	633.21
r25	640.72	12" W	637.37
r26	640.66	12" E	636.06
		12" S	635.61
r27	641.57	36" N	632.52
		36" S	632.62
r28	642.16	Full of Debris	
r29	642.66	12" W	638.36
r30	642.68	12" E	638.18
		12" S	638.13
r31	642.87	36" N	632.57
		12" N	637.62
		36" S	632.22
		24" W	632.52
r32	642.56	24" E	632.91
		24" W	632.81
		12" S	634.46
r33	642.39	24" E	633.14
		24" W	632.94
		12" N	637.24
r34	642.23	12" S	638.13
r35	642.87	12" W	637.62
r36	643.15	12" N	637.05
		12" E	637.30
		12" W	637.25
r37	643.03	12" E	638.18
r38	642.92	24" E	633.32
		24" W	633.07
		12" S	635.82
		12" W	638.55
r39	642.90	12" S	638.40
		12" E	638.65
r40	642.93	12" N	638.98
		24" E	633.51
		36" W	633.35
r41	645.04	12" N	641.09
r42	644.91	12" SW	641.11
r43	645.13	24" E	633.33
		24" W	633.18
		12" NE	640.83
		12" S	640.73
r44	646.03	24" E	633.28
		24" W	633.23
		12" N	640.08
r45	646.12	24" N	633.87
		18" S	634.17
r46	640.32	12" E	636.27
r47	640.39	12" W	635.49
r48	639.98	Car Over	
r49	640.20	12" S	636.35
r50	640.22	36" E	633.67
		36" W	634.07
		12" S	635.87
		12" N	
r51	640.33	12" SE	636.33
r52	640.35	36" E	633.80
		24" W	633.70
		12" NW	636.30
		12" SW	635.60
r53	640.29	12" NE	636.64
r54	642.59	12: W	638.64
r55	642.56	12"N	638.26
		12"E	638.16
		12" S	635.21
r56	640.83	24" E	634.08
		24" W	634.13
		12" N	634.48
r57	641.61	12" W	635.41
		12" SE	635.66
r58	641.56	18" NE	636.31
		8" N	637.11
r59	645.15	12" S	639.80
		12" NE	634.30
r60	644.58	12" NW	640.23
		12" SE	640.18
r61	644.53	12" W	640.68
r62	642.94	12" SW	639.02
r63	642.11	15" E	633.96
		12" S	637.66
		15" W	634.01
		12" N	634.66
r64	641.46	12" SW	636.21
		15" W	633.91
		12" NW	635.86
		24" E	633.96
r65	641.41	12" SE	636.51
r66	641.37	12" NE	636.62
r67	642.97	15" E	634.17
		15" W	634.22
		12" W	637.87
		12" N	637.32
r68	643.55	12" N	640.45
		8" S	639.64
		12" E	639.45
		12" W	939.95
		8" NW	639.27
		12" SW	Bulkhead
r69	643.03	12" S	638.13
		12" E	638.18
r70	643.11	12" N	638.41
r71	642.95	12" S	638.22
		12" E	638.05
r72	645.03	12" SW	640.23
r73	645.07	15" S	638.97
		15" E	634.32
		12" NE	639.07
r74	646.80	12" N	642.15
		12" S	641.90
		24" E	634.35
		24" W	634.20
r75	644.93	12" E	644.93
r76	645.03	24" N	634.03
		24" S	633.98
		12" W	639.63
		12" E	639.68
r77	644.79	12" W	639.94
r78	644.93	Full of Water	
r79	646.40	Full of Debris	
r80	645.28	12" N	640.63
		12" SW	Bulkhead
r81	644.38	12" W	640.53
r82	644.54	12" E	639.69
		12" W	639.69
		15" N	639.44
r83	644.42	12" E	640.07
r84	643.29	12" SW	641.04
r85	642.87	12" NE	640.02
		12" S	639.52
r86	643.10	12" N	639.15
		12" S	638.85
		12" E	638.80
		12" W	638.70
r87	642.72	12" N	639.07
r88	643.90	12" N	639.80
		12" E	639.70
		12" W	639.85
r89	643.40	12" S	640.25
		12" N	640.50
r90	644.93	12" NW	640.73
		12" NW	640.63
		12" E	640.88
r91	645.61	12" W	641.91
		12" SE	641.76
r92	645.76	12" E	642.76
r93	650.39	12: W	650.39
		12" E	647.24
r94	643.98	12" S	639.33
r95	643.73	12" N	638.63
		12" E	637.88
r96	642.30	12" SE	638.55
r97	642.36	12" N	637.91
		12" NW	637.88
		12" W	637.86
r98	641.45	12" SE	637.90
		6" E	639.20
		6" W	639.30
r99	641.09	Can't Open	
r100	641.86	12" S	639.16
r101	641.27	12" N	636.87
		12" W	637.12
		12" SW	637.77
		12" E	636.72
r102	640.58	Full of Debris	
r103	641.02	12" NE	637.97
		12" S	638.12
r104	640.56	12" S	638.06
r105	640.60	12" SW	637.80
r106	641.06	12" S	637.61
r107	639.31	12" S	636.41
		12" N	636.46
r108	638.12	12" SE	635.77
r109	638.05	12" N	635.90
r110	642.04	12" W	635.24
		12" S	635.19
r111	649.07	12" SE	644.57
r112	649.29	24" N	637.14
		12" E	644.24
		12" W	644.24
r113	649.33	12" W	644.43
r114	646.85	12" E	642.05
r115	647.01	24" N	636.71
		24" S	636.81
		12" E	641.96
		12" W	641.71
r116	646.99	12" W	642.04
r117	646.47	12" S	642.72
r118	646.79	12" N	642.49
		12" E	642.54
r119	648.65	Full of Debris	
r120	649.18	12" E	640.63
		12" W	643.93
		12" SW	640.48
r121	650.36	12" N	640.96
		12" W	644.16
		12" S	642.96
r122	649.19	Full of Debris	
r123	649.29	12" N	644.34
r124	646.35	Full of Debris	
r125	643.99	12" W	640.59
r126	644.04	12" E	639.89
		12" S	639.94
		12" N	639.79
r127	645.49	15" N	640.19
		12" S	640.29
r128	644.69	15" S	640.99
r129	648.83	12" N	643.58
r130	648.09	12" N	641.99
		12" S	643.39
		12" E	642.04
r131	648.08	12" W	642.83
r132	645.22	12" N	640.37
		24" S	634.37
		15" W	634.17
r133	647.91	12" N	644.66
		12" E	644.56
		12" S	644.71
		12" SW	644.76
r134	647.35	12" S	644.75
r135	646.87	12" S	645.27
		12" NE	645.32
r136	647.13	12" N	645.38
r137	647.17	Full of Debris	
r138	646.26	12" S	641.01
		12" NW	640.86
r139	646.01	12" E	640.16
		12" S	641.06
r140	645.75	Full of Debris	
r141	644.25	Full of Debris	
r142	644.44	12" N	639.59
		12" E	639.54
		12" W	639.79
r143	643.89	12" E	640.04
r144	643.70	12" W	639.65
		12" S	638.60
r145	642.71	12" W	638.76
r146	642.86	12" N	638.41
		12" E	638.51
		12" S	638.36
r147	643.60	12" N	634.75
		12" E	638.75
		12" S	634.70
r148	643.57	12" W	638.82
r149	644.66	12" E	638.36
		12" S	640.31
r150	643.88	12" N	637.33
		12" S	637.28
		12" W	639.18
r151	643.59	12" E	639.84
r152	643.39	12" N	637.49
		12" E	638.44
		12" S	637.34
r153	642.15	12" W	639.10
r154	642.32	12" W	637.67
		12" N	637.47
r155	642.05	12" E	638.25
r156	642.97	24" W	634.12
		12"W	637.82
		12"N	637.27
		24" E	634.12
r157	637.88	4" W	636.18
		8" N	635.88
		4" E	636.28
r158	637.71	8" S	636.06
		8" E	636.16
r159	638.35	36" N	633.20
		36" SW	633.40
		15" W	Obstructed
r160	640.26	8" W	637.61
		12" E	637.71
r161	641.11	12" E	638.06
		12" N	638.01
r162	640.87	12" W	636.72
r163	642.11	15" W	634.06
		12" S	637.76
		15" E	633.96
		12" N	634.66
r164	645.28	Unable to open	
r165	645.72	Unable to open	
r166	637.80	Full of Debris	
r167	638.04	Full of Debris	
r168	638.31	Full of Debris	
r169	637.82	Full of Debris	
r170	637.76	8" E	636.31
r171	644.12	12" W	639.37
r172	638.35		
r173	641.29		

M:\Civil3d_Proj\22066\Survey\22066sv1.dwg, 6/30/2022 8:09 PM, Mark Vander Veen, None
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773-910-0732

LEMOYNE GARDENS
BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND LOCATED
IN THE NE 1/4 OF SECTION 35, T2S, R9E,
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

4

JOB No. 22066
REVISIONS:
REV. DATE

DATE: 06/30/22
SHEET 4 OF 5
CADD:
ENG:
PM: MVV
TECH: KMW
22066SV1
FB#

SANITARY SEWER SCHEDULE

STRUC. #	RIM ELEV.	SIZE/DIR.	INVERT ELEVATION
s-1	638.14	24" S	627.09
		24" E	627.04
s-2	639.57	24" N	627.22
		24" E	626.82
s-3	639.47	24" W	627.02
		24" S	627.12
s-4	638.45	24" N	627.10
		24" W	627.05
s-5	638.68	12" E	632.83
		12" W	632.88
		8" S	632.73
s-6	640.30	24" S	627.05
		24" N	627.00
		12" W	627.10
s-7	639.78	12" W	627.28
		12" E	627.18
s-8	640.80	12" E	627.95
		12" W	627.85
		12" W	633.75
s-9	640.78	24" E	626.73
		24" S	626.48
		12" W	626.83
		12" W	630.93
s-10	641.66	12" E	641.66
		12" S	633.41
s-11	643.25	12" NE	638.30
s-12	642.34	Car Over	
s-13	643.32	24" E	635.97
		24" W	636.07
s-14	645.57	24" E	636.72
		24" W	637.07
		12" S	639.52
s-15	646.92	12" W	640.42
		24" E	638.27
		15" N	638.57
s-16	643.41	24" N	636.56
		24" S	636.66
s-17	641.01	12" S	637.61
		8" SW	637.56
		24" W	637.41
		24" N	637.66
		12" NE	637.76
		12" E	637.66
s-18	640.28	8" NE	637.73
		6" SW	637.93
s-19	641.22	12" N	638.42
		24" E	638.12
		24" W	638.17
s-20	644.89	12" S	640.34
		12" N	Obstructed
s-21	642.57	15" E	638.92
		6" S	639.22
		15" W	638.82
		12" N	638.97
s-22	641.48	12" N	638.63
		24" E	638.63
		24" SW	638.43
		12" NW	638.48
s-23	645.70	12" N	638.95
		15" S	638.90
		15" W	638.85
	Bulkhead	SE	
	Bulkhead	N	
s-24	645.80	12" N	639.70
		12" S	639.45
		12" W	639.60
		6" N	640.65
s-25	645.86	6" S	641.16
		12" W	640.76
		6" N	641.41
		12" S	640.01
s-26	645.95	12" E	639.80
		12" W	640.85
		12" N	640.55
s-27	646.51	12" N	641.16
		6" E	641.31
		12" S	641.01
s-28	639.75	15" E	636.15
		12" NE	636.15
		12" N	636.20
		15" W	636.05
		12" SW	637.75
s-29	650.01	12" N	644.31
		6" N	645.96
		12" E	644.61
		6" E	646.46
s-30	648.81	12" S	641.66
		8" E	641.76
		12" SW	641.71
s-31	648.78	12" E	642.08
		8" S	642.18
		8" W	643.18
s-32	648.66	8" W	643.11
		8" N	642.86
s-33	645.72	12 " N	639.87
		15" E	640.07
		12" SW	640.42
s-34	645.51	12" S	640.16
		8" W	640.66
		8" NW	641.11
		12" N	640.06
s-35	645.96	12" S	641.11
		6" W	641.56
		12" NW	641.10
s-36	649.30	12" N	640.98
		12" SE	640.98
s-37	648.90	12" S	640.80
		12" E	640.95
		12" N	641.20
s-38	644.09	12" W	637.64
		12" E	636.44
		12" S	636.74
s-39	644.73	6" N	639.63
		4" N	642.78
		4" S	642.73
		12" S	639.58
		6" W	639.63
s-40	644.20	12" W	636.15
		12" N	635.95
		12" SW	639.20
s-41	638.83	8" N	635.78
		12" W	635.58
		15" S	635.48
s-42	638.29	12" E	633.19
s-43	641.65	12" W	634.65
		12" E	634.90
s-44	641.90	12" N	638.50
		8" E	638.65
s-45	644.10	6" S	636.75
		6" E	637.00
s-46	637.59	24" N	627.19
		24" W	627.24
s-47	644.10		

ELECTRIC SCHEDULE

STRUC. #	TOP OF CASTING	SIZE/DIR.	TOP OF PIPE
e-1	635.95	SE	635.95
e-2	642.16	EW	639.51

WATER MAIN SCHEDULE

STRUC. #	TOP OF CASTING	SIZE/DIR.	TOP OF PIPE
w-1	638.28	12" E-W	632.53
w-2	637.28	8" N-S	Full/Silt
w-3	638.14	12" E-W	633.84
w-4	637.56	8: N-S	632.81
w-5	637.93	6" E-W	Full/Silt
w-6	638.11	8" E-W	Full/Silt
w-7	641.31	8" E-W	635.11
w-8	641.29	8" E-W	Full/Silt
w-9	642.13	8" E-W	635.88
w-10	643.16	8" N-S	Full/Silt
w-11	642.74	8" E-W	Full/Silt
w-12	643.61	6" N-S	Full/Silt
w-13	646.79	8" E-W	Full/Silt
w-14	641.13	6" N-S	Full/Silt
w-15	642.17	6" N-S	Full/Silt
w-16	643.74	8" N-S	Full/Silt
w-17	646.19	8" E-W	641.09
w-18	645.48	8" E-W	Full/Silt
w-19	646.81	6" N-S	Full/Silt
w-20	646.60	8" N-S	Full/Silt
w-21	644.41	8" E-W	Full/Silt
w-22	641.02	8" N-S	Full/Silt
w-23	646.50	6" N-S	Full/Silt
w-24	647.99	6" N-S	Full/Silt
w-25	648.41	8" E-W	Full/Silt
w-26	648.35	8" N-S	Full/Silt
w-27	648.41	8" N-S	Full/Silt
w-28	643.61	6" N-S	Full/Silt

TREE INVENTORY LIST

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
544	34"	Red Oak	Quercus rubra			X	
545	6"	Hawthorn	Crataegus				
546	9"	Hawthorn	Crataegus				
547	7"	Hawthorn	Crataegus				
548	31"	Red Oak	Quercus rubra			X	
549	8"	Hawthorn	Crataegus	twin			
550	8"	Bradford Pear	Pyrus calleryana				
551	9"	Bradford Pear	Pyrus calleryana				
552	8"	Bradford Pear	Pyrus calleryana				
553	3"	Bradford Pear	Pyrus calleryana				
554	9"	Hawthorn	Crataegus	twin			
555	8"	Hawthorn	Crataegus	twin			
556	21"	Linden	Tilia americana				
557	6"	Silver Maple	Acer saccharinum				
558	9"	Silver Maple	Acer saccharinum				
559	7"	Silver Maple	Acer saccharinum				
560	11"	Hawthorn	Crataegus				
561	21"	Linden	Tilia americana				
562	21"	Linden	Tilia americana				
563	8"	Bradford Pear	Pyrus calleryana				
564	9"	Bradford Pear	Pyrus calleryana				
565	7"	Bradford Pear	Pyrus calleryana				
566	8"	Bradford Pear	Pyrus calleryana				
567	8"	Bradford Pear	Pyrus calleryana				
568	8"	Bradford Pear	Pyrus calleryana				
569	6"	Blue Spruce	Picea pungens				
570	8"	Hawthorn	Crataegus		40%		
571	10"	Hawthorn	Crataegus		40%		
572	15"	White Pine	Pinus strobus				
573	46"	Sycamore	Platanus occidentalis			X	
574	49"	Sycamore	Platanus occidentalis			X	
575	39"	Sycamore	Platanus occidentalis			X	
576	20"	Bur Oak	Quercus macrocarpa				
577	46"	Sycamore	Platanus occidentalis			X	
578	7"	White Mulberry	Morus alba				X
579	10"	American Elm	Ulmus americana				
580	11"	American Elm	Ulmus americana				
581	7"	Box Elder	Acer negundo	twin			
582	13"	American Elm	Ulmus americana	triple	40%		
583	9"	American Elm	Ulmus americana		40%		
584	13"	Tree-of-heaven	Ailanthus altissima				X
585	12"	White Mulberry	Morus alba	twin			X
586	11"	Box Elder	Acer negundo				
587	8"	Norway Maple	Acer platanoides				
588	9"	American Elm	Ulmus americana				
589	7"	Silver Maple	Acer saccharinum				
590	7"	Silver Maple	Acer saccharinum				
591	6"	Red Maple	Acer rubrum				
592	5"	Red Maple	Acer rubrum				
593	8"	Silver Maple	Acer saccharinum				
594	5"	Silver Maple	Acer saccharinum				
595	8"	Silver Maple	Acer saccharinum				
596	14"	Bradford Pear	Pyrus calleryana				
597	9"	Hawthorn	Crataegus		40%		
598	6"	Red Maple	Acer rubrum				
599	6"	Red Maple	Acer rubrum				
600	33"	Honey Locust	Gleditsia triacanthos			X	
601	13"	Silver Maple	Acer saccharinum	quad			
602	27"	Honey Locust	Gleditsia triacanthos			X	
603	13"	Hawthorn	Crataegus	twin			
604	17"	Box Elder	Acer negundo		40%		
605	17"	Red Oak	Quercus rubra				
606	22"	White Mulberry	Morus alba				X
607	47"	Red Oak	Quercus rubra			X	
608	26"	Red Oak	Quercus rubra			X	
609	6"	Silver Maple	Acer saccharinum				
610	6"	Silver Maple	Acer saccharinum				
611	18"	Black Walnut	Juglans nigra	twin			
612	13"	Ginko	Ginko biloba				
613	27"	Silver Maple	Acer saccharinum			X	
614	28"	Box Elder	Acer negundo			X	
615	22"	Silver Maple	Acer saccharinum				
616	27"	Silver Maple	Acer saccharinum			X	
617	30"	Silver Maple	Acer saccharinum			X	
618	22"	Red Oak	Quercus rubra				
619	5"	Silver Maple	Acer saccharinum				
620	35"	Silver Maple	Acer saccharinum			X	
621	22"	Norway Spruce	Picea abies				
622	8"	Pussy Willow	Salix caprea	twin			
623	7"	Hawthorn	Crataegus	triple			
624	6"	Hawthorn	Crataegus	triple			
625	6"	Hawthorn	Crataegus	triple			
626	9"	Hawthorn	Crataegus				
627	8"	Hawthorn	Crataegus				
628	8"	Blue Spruce	Picea pungens				
629	6"	Silver Maple	Acer saccharinum				
630	7"	Sugar Maple	Acer saccharum				
631	25"	Silver Maple	Acer saccharinum			X	
632	28"	Sugar Maple	Acer saccharum			X	
633	44"	Silver Maple	Acer saccharinum			X	
634	13"	Dogwood	Cornus florida				
635	5"	Silver Maple	Acer saccharinum				
636	7"	Silver Maple	Acer saccharinum				
637	6"	Silver Maple	Acer saccharinum				
638	6"	Silver Maple	Acer saccharinum				
639	6"	Silver Maple	Acer saccharinum				
640	8"	Dogwood	Cornus florida	twin			
641	64"	Cottonwood	Populus deltoides			X	
642	17"	Honey Locust	Gleditsia triacanthos				
643	22"	Ginko	Ginko biloba				
644	21"	Ginko	Ginko biloba				
645	26"	Honey Locust	Gleditsia triacanthos			X	
646	35"	Silver Maple	Acer saccharinum			X	
647	30"	Silver Maple	Acer saccharinum			X	
648	18"	Sugar Maple	Acer saccharum				
649	36"	Sycamore	Platanus occidentalis			X	
650	23"	Honey Locust	Gleditsia triacanthos				
651	25"	Silver Maple	Acer saccharinum			X	
652	34"	Silver Maple	Acer saccharinum			X	
653	18"	Honey Locust	Gleditsia triacanthos				
654	13"	White Mulberry	Morus alba	triple			X
655	23"	Linden	Tilia americana				
656	19"	Linden	Tilia americana				
657	19"	Linden	Tilia americana				
658	18"	Linden	Tilia americana				
659	8"	Hawthorn	Crataegus	twin			
660	8"	Hawthorn	Crataegus	twin			
661	8"	Hawthorn	Crataegus	twin			
662	10"	Hawthorn	Crataegus	twin			
663	8"	Hawthorn	Crataegus	twin			
664	15"	Honey Locust	Gleditsia triacanthos				
665	35"	Sycamore	Platanus occidentalis			X	
666	4"	Red Maple	Acer rubrum				
667	6"	Red Maple	Acer rubrum				
668	6"	Red Maple	Acer rubrum				
669	12"	Hawthorn	Crataegus	twin			
670	9"	Hawthorn	Crataegus	triple			
671	9"	Hawthorn	Crataegus	twin			
672	8"	Hawthorn	Crataegus	twin			
673	7"	Red Maple	Acer rubrum				
674	8"	Hawthorn	Crataegus	twin			
675	12"	Hawthorn	Crataegus	twin			
676	31"	Honey Locust	Gleditsia triacanthos			X	
677	28"	Honey Locust	Gleditsia triacanthos			X	
678	29"	Honey Locust	Gleditsia triacanthos			X	
679	33"	Sycamore	Platanus occidentalis			X	
680	37"	Honey Locust	Gleditsia triacanthos			X	
681	27"	Honey Locust	Gleditsia triacanthos			X	
682	25"	Honey Locust	Gleditsia triacanthos			X	
683	32"	Honey Locust	Gleditsia triacanthos			X	
684	35"	Honey Locust	Gleditsia triacanthos			X	
685	23"	Silver Maple	Acer saccharinum				
686	31"	Silver Maple	Acer saccharinum			X	
687	22"	Honey Locust	Gleditsia triacanthos				
688	17"	Hawthorn	Crataegus				
689	33"	Silver Maple	Acer saccharinum			X	
690	7"	Bradford Pear	Pyrus calleryana				
691	21"	Honey Locust	Gleditsia triacanthos				
692	31"	Red Oak	Quercus rubra			X	
693	5"	Silver Maple	Acer saccharinum				
694	8"	Bradford Pear	Pyrus calleryana				
695	31"	Red Oak	Quercus rubra			X	
696	27"	N. Pin Oak	Quercus palustris			X	
697	7"	Bradford Pear	Pyrus calleryana				
698	8"	Bradford Pear	Pyrus calleryana				
699	7"	Bradford Pear	Pyrus calleryana				
700	8"	Hawthorn	Crataegus	twin			
701	13"	Hawthorn	Crataegus				
702	3"	Silver Maple	Acer saccharinum				
703	4"	Silver Maple	Acer saccharinum				
704	12"	Hawthorn	Crataegus				
705	3"	Red Maple	Acer rubrum				
706	30"	Red Oak	Quercus rubra			X	
707	33"	Red Oak	Quercus rubra			X	
708	27"	Red Oak	Quercus rubra			X	
709	7"	Bradford Pear	Pyrus calleryana				
710	29"	Red Oak	Quercus rubra			X	
711	5"	Silver Maple	Acer saccharinum				
712	6"	Silver Maple	Acer saccharinum				
713	4"	Silver Maple	Acer saccharinum				
714	11"	Hawthorn	Crataegus				
715	5"	Silver Maple	Acer saccharinum				
716	5"	Silver Maple	Acer saccharinum				
717	8"	Silver Maple	Acer saccharinum				
718	8"	Bradford Pear	Pyrus calleryana				
719	8"	Hawthorn	Crataegus				
720	26"	Honey Locust	Gleditsia triacanthos			X	
721	28"	Honey Locust	Gleditsia triacanthos			X	
722	7"	White Mulberry	Morus alba	twin			X
723	6"	Crab Apple	Malus coronaria	twin			
724	8"	Hawthorn	Crataegus	twin			
725	28"	Sycamore	Platanus occidentalis			X	
726	21"	Honey Locust	Gleditsia triacanthos				
727	28"	Honey Locust	Gleditsia triacanthos			X	
728	32"	Honey Locust	Gleditsia triacanthos			X	
729	41"	Cottonwood	Populus deltoides			X	
730	30"	Cottonwood	Populus deltoides			X	
731	24"	Honey Locust	Gleditsia triacanthos			X	
732	7"	Honey Locust	Gleditsia triacanthos				
733	6"	Silver Maple	Acer saccharinum				
734	47"	Box Elder	Acer negundo			X	
735	6"	Silver Maple	Acer saccharinum				
736	8"	Silver Maple	Acer saccharinum				
737	6"	Bradford Pear	Pyrus calleryana				
738	25"	Sycamore	Platanus occidentalis			X	
739	39"	Cottonwood	Populus deltoides			X	
740	34"	Sycamore	Platanus occidentalis		40%	X	
741	7"	Silver Maple	Acer saccharinum				
742	7"	Bradford Pear	Pyrus calleryana				
743	33"	Sycamore	Platanus occidentalis			X	
744	12"	Hawthorn	Crataegus				
745	12"	Hawthorn	Crataegus	twin			
746	10"	Hawthorn	Crataegus	triple			
747	9"	Silver Maple	Acer saccharinum				
748	32"	Sycamore	Platanus occidentalis			X	
749	34"	Sycamore	Platanus occidentalis			X	
750	33"	Honey Locust	Gleditsia triacanthos			X	
751	33"	Honey Locust	Gleditsia triacanthos			X	
752	15"	Hawthorn	Crataegus				
753	30"	Silver Maple	Acer saccharinum			X	
754	7"	Silver Maple	Acer saccharinum				
755	7"	Silver Maple	Acer saccharinum				
756	31"	Honey Locust	Gleditsia triacanthos			X	
757	12"	Hawthorn	Crataegus				
758	31"	N. Pin Oak	Quercus palustris			X	
759	41"	Red Oak	Quercus rubra			X	
760	30"	Red Oak	Quercus rubra			X	
761	8"	Hawthorn	Crataegus	twin			
762	9"	Hawthorn	Crataegus	twin			
763	27"	Honey Locust	Gleditsia triacanthos			X	
764	27"	Honey Locust	Gleditsia triacanthos			X	
765	30"	Honey Locust	Gleditsia triacanthos			X	
766	25"	Honey Locust	Gleditsia triacanthos			X	
767	27"	Honey Locust	Gleditsia triacanthos			X	
768	31"	Honey Locust	Gleditsia triacanthos		40%	X	
769	28"	Honey Locust	Gleditsia triacanthos			X	
770	35"	Honey Locust	Gleditsia triacanthos			X	
771	22"	Honey Locust	Gleditsia triacanthos			X	
772	29"	Honey Locust	Gleditsia triacanthos			X	
773	27"	Honey Locust	Gleditsia triacanthos			X	
774	12"	Hawthorn	Crataegus	twin			
775	29"	Honey Locust	Gleditsia triacanthos			X	
776	30"	Honey Locust	Gleditsia triacanthos			X	
777	17"	Blue Spruce	Picea pungens				
778	24"	Honey Locust	Gleditsia triacanthos			X	
779	26"	Honey Locust	Gleditsia triacanthos			X	
780	27"	Honey Locust	Gleditsia triacanthos				
781	15"	Honey Locust	Gleditsia triacanthos	triple			
782	25"	Honey Locust	Gleditsia triacanthos			X	
783	12"	Hawthorn	Crataegus	triple			
784	12"	Hawthorn	Crataegus	twin			
785	15"	Silver Maple	Acer saccharinum	quad			
786	9"	Hawthorn	Crataegus	twin			
787	6"	Silver Maple	Acer saccharinum				
788	7"	Silver Maple	Acer saccharinum				
789	11"	Hawthorn	Crataegus	twin			
790	8"	Bradford Pear	Pyrus calleryana				
791	7"	Bradford Pear	Pyrus calleryana		40%		
792	31"	Red Oak	Quercus rubra			X	
793	7"	Hawthorn	Crataegus				
794	7"	Silver Maple	Acer saccharinum				
795	7"	Silver Maple	Acer saccharinum				
796	6"	Silver Maple	Acer saccharinum				
797	6"	Silver Maple	Acer saccharinum				
798	4"	Silver Maple	Acer saccharinum				
799	24"	Red Oak	Quercus rubra			X	
800	43"	Cottonwood	Populus deltoides			X	
801	23"	Red Oak	Quercus rubra			X	
802	32"	Red Oak	Quercus rubra			X	
803	39"	Red Oak	Quercus rubra			X	
804	5"	Silver Maple	Acer saccharinum				
805	10"	Hawthorn	Crataegus	triple			
806	9"	Hawthorn	Crataegus	twin			
807	11"	Hawthorn	Crataegus				
808	8"	Hawthorn	Crataegus	twin			
809	15"	Honey Locust	Gleditsia triacanthos				
810	7"	Hawthorn	Crataegus	triple			
811	27"	Honey Locust	Gleditsia triacanthos			X	
812	28"	Honey Locust	Gleditsia triacanthos			X	
813	23"	Honey Locust	Gleditsia triacanthos				
814	23"	Honey Locust	Gleditsia triacanthos				
815	27"	Honey Locust	Gleditsia triacanthos			X	
816	32"	Honey Locust	Gleditsia triacanthos			X	
817	31"	Honey Locust	Gleditsia triacanthos			X	
818	37"	Honey Locust	Gleditsia triacanthos			X	
819	16"	Honey Locust	Gleditsia triacanthos	twin			
820	10"	White Mulberry	Morus alba	triple			X
821	10"	Siberian Elm	Ulmus pumila				X
822	11"	Box Elder	Acer negundo				
823	10"	American Elm	Ulmus americana				
824	10"	American Elm	Ulmus americana				
825	35"	Cottonwood	Populus deltoides	triple		X	
826	22"	Linden	Tilia americana				
827	9"	Hawthorn	Crataegus	triple			
828	11"	American Elm	Ulmus americana				
829	11"	Box Elder	Acer negundo				
830	11"	White Mulberry	Morus alba	twin			X
831	12"	White Mulberry	Morus alba	twin			X
832	34"	Red Oak	Quercus rubra			X	
833	14"	Box Elder	Acer negundo				
834	11"	Box Elder	Acer negundo				
835	7"	Box Elder	Acer negundo				
836	15"	Black Walnut	Juglans nigra				
837	13"	Hawthorn	Crataegus				
838	22"	Linden	Tilia americana				
839	18"	White Mulberry	Morus alba				X
840	29"	Silver Maple	Acer saccharinum			X	
841	39"	Silver Maple	Acer saccharinum			X	
842	7"	Tree-of-heaven	Ailanthus altissima				X
843	22"	Silver Maple	Acer saccharinum				
844	17"	Sugar Maple	Acer saccharum				
845	38"	Silver Maple	Acer saccharinum			X	
846	31"	Sycamore	Platanus occidentalis			X	
847	7"	Bradford Pear	Pyrus calleryana				
848	36"	Sycamore	Platanus occidentalis			X	
849	28"	Sycamore	Platanus occidentalis			X	
850	25"	Sycamore	Platanus occidentalis			X	
851	36"	Sycamore	Platanus occidentalis			X	
852	7"	Hawthorn	Crataegus	triple			
853	7"	Hawthorn	Crataegus				
854	33"	Honey Locust	Gleditsia triacanthos			X	
855	26"	Tree-of-heaven	Ailanthus altissima				X
856	25"	Sycamore	Platanus occidentalis			X	
857	11"	Hawthorn	Crataegus	twin			
858	9"	Hawthorn	Crataegus	twin			
859	24"	Honey Locust	Gleditsia triacanthos			X	
860	22"	Honey Locust	Gleditsia triacanthos				
861	18"	Honey Locust	Gleditsia triacanthos				
862	32"	Honey Locust	Gleditsia triacanthos			X	
863	30"	Honey Locust	Gleditsia triacanthos			X	
864	17"	Honey Locust	Gleditsia triacanthos				
865	30"	Honey Locust	Gleditsia triacanthos			X	
866	12"	Hawthorn	Crataegus	twin			
867	33"	Silver Maple	Acer saccharinum			X	
868	31"	Silver Maple	Acer saccharinum			X	
869	25"	Silver Maple	Acer saccharinum			X	
870	25"	Silver Maple	Acer saccharinum			X	
871	25"	Silver Maple	Acer saccharinum			X	
872	39"	Silver Maple	Acer saccharinum			X	
873	27"	Red Oak	Quercus rubra			X	
874	31"	Red Oak	Quercus rubra			X	
875	28"	Honey Locust	Gleditsia triacanthos			X	
876	9"	Tree-of-heaven	Ailanthus altissima	triple			X
877	16"	Hawthorn	Crataegus	triple			
878	6"	Blue Spruce	Picea pungens				
879	6"	Silver Maple	Acer saccharinum				
880	26"	Sugar Maple	Acer saccharum		40%	X	
881	6"	Silver Maple	Acer saccharinum				
882	6"	Silver Maple	Acer saccharinum				
883	5"	Silver Maple	Acer saccharinum				
884	7"	Silver Maple	Acer saccharinum				
885	19"	Silver Maple	Acer saccharinum				
886	28"	American Elm	Ulmus americana			X	
887	45"	Silver Maple	Acer saccharinum			X	
888	7"	Bradford Pear	Pyrus calleryana				
889	9"	Silver Maple	Acer saccharinum				
890	7"	Bradford Pear	Pyrus calleryana				
891	8"	Bradford Pear	Pyrus calleryana				
892	6"	Silver Maple	Acer saccharinum				
893	6"	Bradford Pear	Pyrus calleryana				
894	5"	Bradford Pear	Pyrus calleryana				
895	7"	Bradford Pear	Pyrus calleryana				
896	7"	Bradford Pear	Pyrus calleryana				
897	9"	Hawthorn	Crataegus	twin			
898	4"	Sycamore	Platanus occidentalis	triple			

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THE RICHMAN GROUP OF COMPANIES
55 EAST MONROE, SUITE 3800
ATTN: ANDRE BLAKLEY
773-910-0732

LEMOYNE GARDENS

BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND LOCATED IN THE NE 1/4 OF SECTION 35, T2S, R9E, CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

5

JOB No. 22066
REVISIONS:

REV. DATE

DATE: 06/30/22
SHEET 5 OF 5
CADD:
ENG:
PM: MW
TECH: KMW
22066SV1
FB#

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FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
530 EAST NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE: 248.543.4100 · FAX: 248.543.4141

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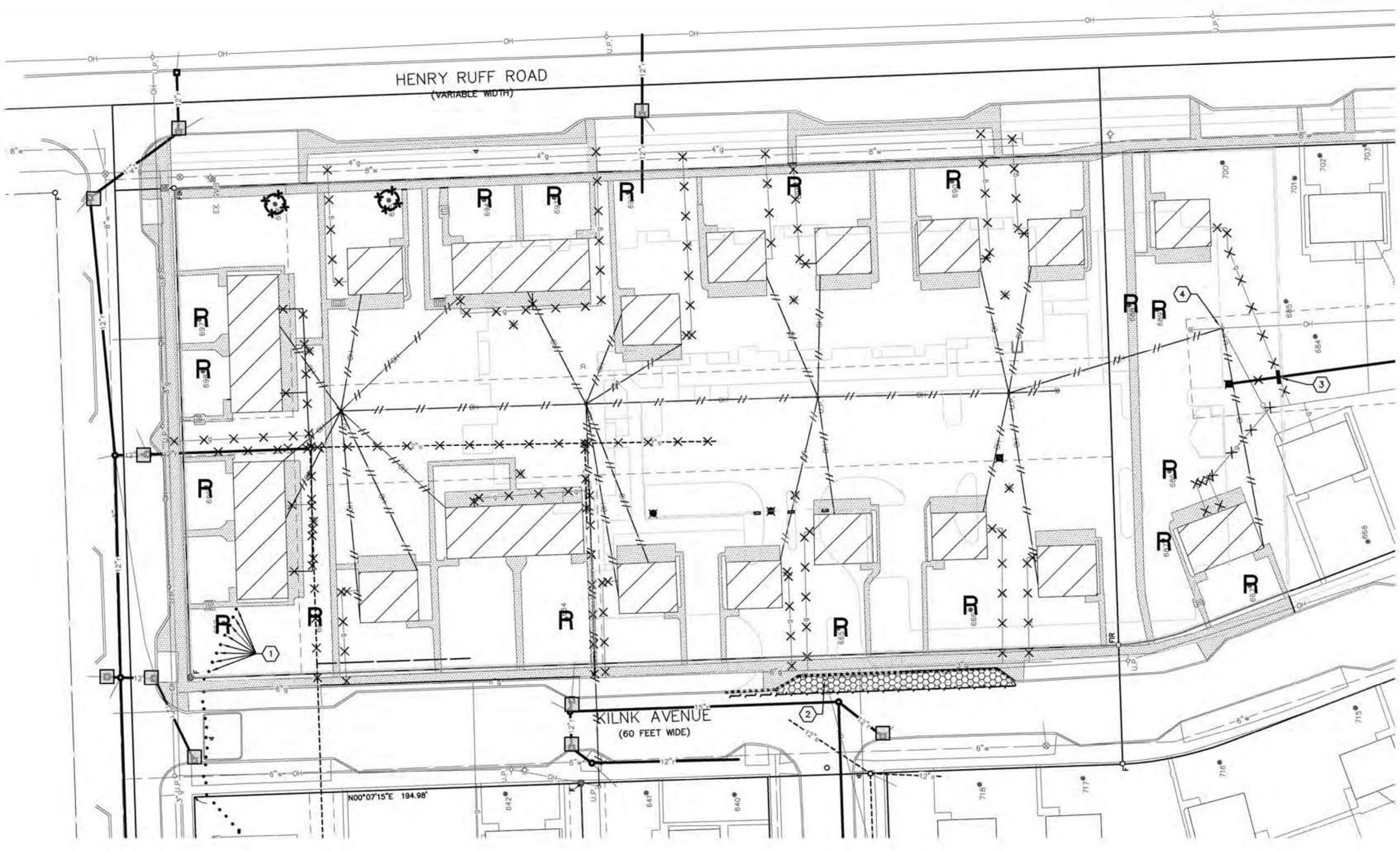
SCALE: 1" = 30'

0 15' 30' 60'



REMOVALS LEGEND:

- REMOVE EXISTING CONCRETE SIDEWALK AND BASE.
- REMOVE EXISTING CONCRETE CURB AND GUTTER.
- REMOVE EXISTING HMA PAVEMENT AND BASE.
- REMOVE EXISTING LAWN AND TOPSOIL AND PREPARE BASE FOR NEW HMA PAVEMENT.
- REMOVE EXISTING LAWN AND TOPSOIL AND PREPARE BASE FOR NEW CONCRETE WALK.
- DEMOLISH EXISTING BUILDING AND FOUNDATION– REMOVE DEBRIS FROM SITE.
- REMOVE EXISTING CONCRETE PAD/SIDEWALK/ DRIVEWAY APRON
- R — REMOVE EXISTING TREE AND STUMP (SEE LANDSCAPE PLAN FOR DETAILS)
- INSTALL TEMPORARY LOW POINT INLET FILTER ON EXISTING DRAINAGE STRUCTURE AND MAINTAIN FOR DURATION OF CONSTRUCTION ACTIVITIES
- PROTECT EXISTING TREE THROUGHOUT CONSTRUCTION ACTIVITIES
- INSTALL TEMPORARY SILT FENCE AND MAINTAIN FOR DURATION OF CONSTRUCTION ACTIVITIES
- REMOVE EXISTING UNDERGROUND UTILITY
- REMOVE EXISTING OVERHEAD WIRES
- SAWCUT PAVEMENT FOR CLEAN EDGE
- INSTALL BULKHEAD

REMOVALS KEY:

1. REMOVE EXISTING BOLLARDS.
2. REMOVE AND RELOCATE EXISTING UTILITY POLE AND OVERHEAD LINES. COORDINATE WORK WITH UTILITY COMPANY.
3. INSTALL BULKHEAD ON END OF PIPE.
4. PROTECT EXISTING UTILITY POLE DURING CONSTRUCTION. REMOVE AND RELOCATE GUY WIRE. COORDINATE WITH UTILITY COMPANY.

DISCLAIMER:

EXISTING CONDITIONS AND SITE INFORMATION SHOWN FROM SURVEY PLAN PREPARED BY: MIDWESTERN CONSULTING, JOB NO. 22066, DATED 6/30/2022 AS PROVIDED TO DESIGN ENGINEER BY THE OWNER.

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.

LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

INKSTER MICHIGAN

DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

FSP PROJECT NO.
R1C22.048

DRAWING TITLE

SITE PREPARATIONS PLAN

DRAWING NUMBER

C.003

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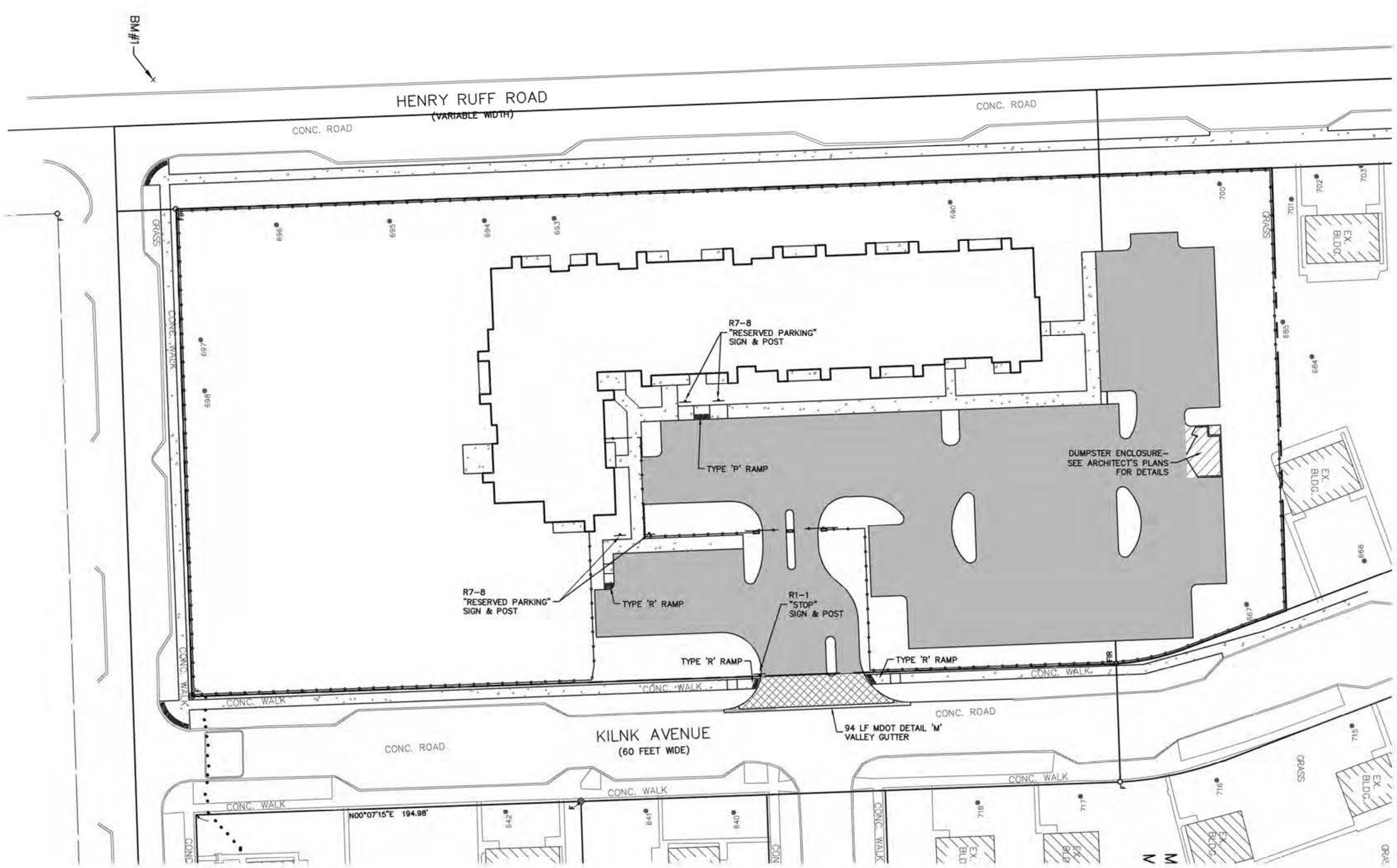

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

530 EAST NINE MILE ROAD
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PHONE 248.543.4100 FAX 248.543.4141

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SCALE: 1" = 30'

0 15' 30' 60'

PAVEMENT SPECIFICATIONS:

ON-SITE ASPHALT PARKING AND DRIVES
1.5" MDOT HMA 5E1 200#/SY WEARING COURSE ON
1.5" MDOT HMA 3C 275#/SY LEVELING COURSE ON
8.0" MDOT 21AA C.I.P. AGGREGATE BASE

APPLY BIT. BOND COAT SS-1H BETWEEN HMA LIFTS @ 0.10 SY/GAL.

PREPARE SUBGRADE PER OWNERS GEOTECHNICAL ENGINEERS RECOMMENDATION.

CONCRETE DRIVE APRON
8.0" UNIFORM P.C. CONCRETE (4500 PSI @ 28 DAYS) ON
8.0" MDOT 21AA CRUSHED LIMESTONE BASE ON
PREPARED SUBGRADE (95% MAX. UNIT DENSITY)

CONCRETE SIDEWALK
4.0" UNIFORM P.C. CONCRETE (4500 PSI @ 28 DAYS) ON
4.0" MDOT CLASS II SAND BASE ON
PREPARED SUBGRADE (95% MAX. UNIT DENSITY)

CONCRETE DUMPSTER PAD
6.0" UNIFORM P.C. CONCRETE (4500 PSI @ 28 DAYS) ON
6.0" MDOT 21AA C.I.P. AGGREGATE BASE ON
PREPARED SUBGRADE (95% MAX. UNIT DENSITY)

PAVEMENT CONSTRUCTION NOTES:

1. IN GENERAL, ALL EARTHWORK AND PAVEMENT CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
2. CONSTRUCTION SHOULD TAKE PLACE DURING THE SUMMER MONTHS OF JUNE THROUGH SEPTEMBER. DRIER WEATHER CONDITIONS ARE PREFERRED TO ALLOW FOR MORE EFFICIENT PREPARATION OF THE SUBGRADE SOILS AND INSTALLATION OF THE PAVEMENT LAYERS.
3. REMOVE THE EXISTING PAVEMENT STRUCTURE, EXISTING TOPSOIL, ORGANIC SOILS, UNSUITABLE FILL, VEGETATION, TREES, AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHOULD BE COMPLETELY REMOVED. EXISTING STRUCTURES SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL A MINIMUM OF 3 FEET BELOW THE PROPOSED PAVEMENT LAYER TO PROVIDE A UNIFORM SUBGRADE.
4. EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
5. PERFORM TEST PITS AS DIRECTED BY THE OWNER'S REPRESENTATIVE ALONG THE NORTH SLOPE OF THE DETENTION BASIN TO DELINEATE PEAT SOILS. UNDERCUT AND BACKFILL ENCOUNTERED PEAT SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A MINIMUM OF 95 PERCENT OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY. MANIPULATE THE MOISTURE CONTENT TO WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE.
7. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROOF ROLLED USING A LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF THE GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY THE FILED CONDITIONS.
8. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A MINIMUM OF 95 PERCENT OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY. THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 12 INCHES BEYOND THE PAVED EDGE OF BACK OF CURB.
9. FINAL PAVEMENT ELEVATIONS SHOULD PROVIDE POSITIVE SURFACE DRAINAGE.
10. STRIPE PARKING LOT IN ACCORDANCE WITH CURRENT CITY STANDARDS.

SIGN NOTE:

ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD EDITION AND CITY OF INKSTER SPECIFICATIONS.

PARKING LOT STRIPING NOTE:

ALL PARKING STRIPING IS REQUIRED TO BE 4" IN WIDTH AND WHITE IN COLOR PER CITY STANDARDS, EXCEPT FOR BARRIER-FREE SPACES WHICH SHALL BE BLUE.

A WHITE STRIPE MUST BE PLACED ADJACENT TO A BLUE STRIPE IN THE CASE OF AN ACCESSIBLE PARKING SPACE BORDERING A STANDARD PARKING SPACE.

PUBLIC SIDEWALK REPAIR NOTES:

1. ANY SIDEWALK THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER ADA GUIDELINES.
2. SIDEWALK REMOVAL ADJACENT TO CURB RAMPS WILL NECESSITATE REPLACEMENT OF THE CURB RAMPS IF EXISTING RAMPS DO NOT MEET ADA GUIDELINES.
3. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.
4. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
5. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

NOTES:

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PHASE I

INKSTER MICHIGAN

DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

FSP PROJECT NO.
R1C22.048

DRAWING TITLE

SITE PAVING PLAN

DRAWING NUMBER

C.102

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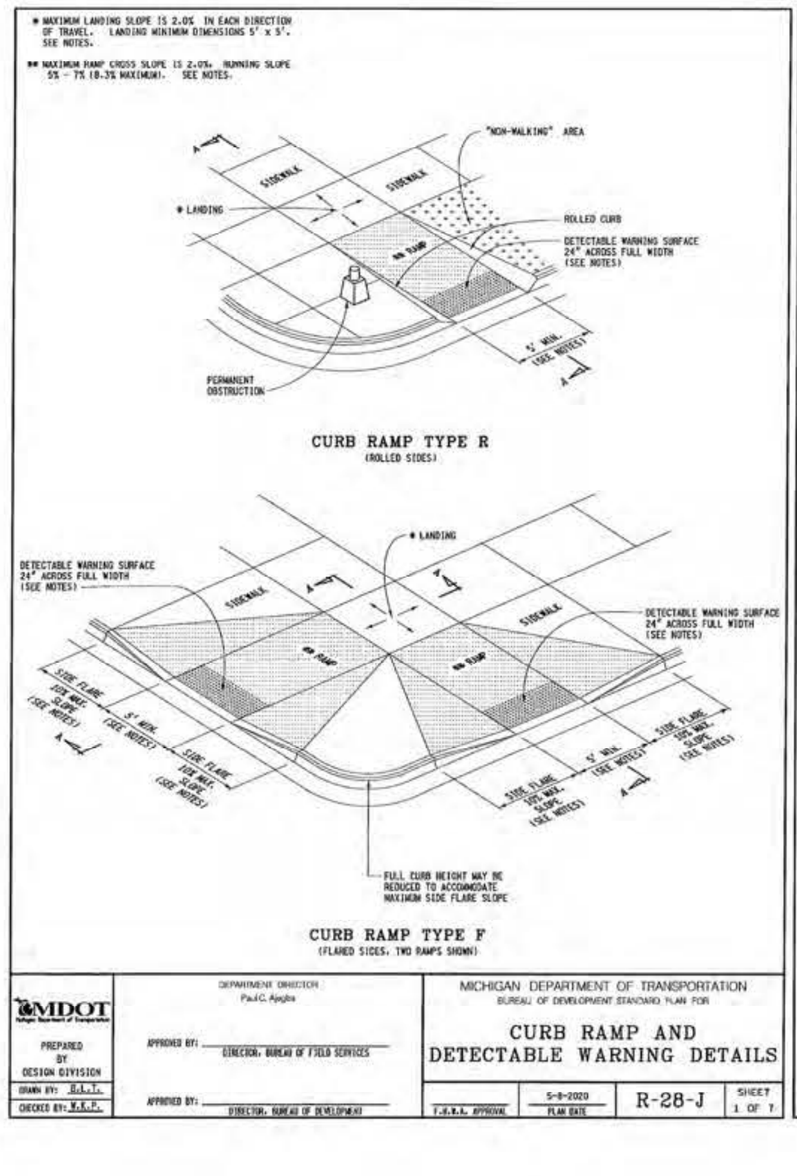
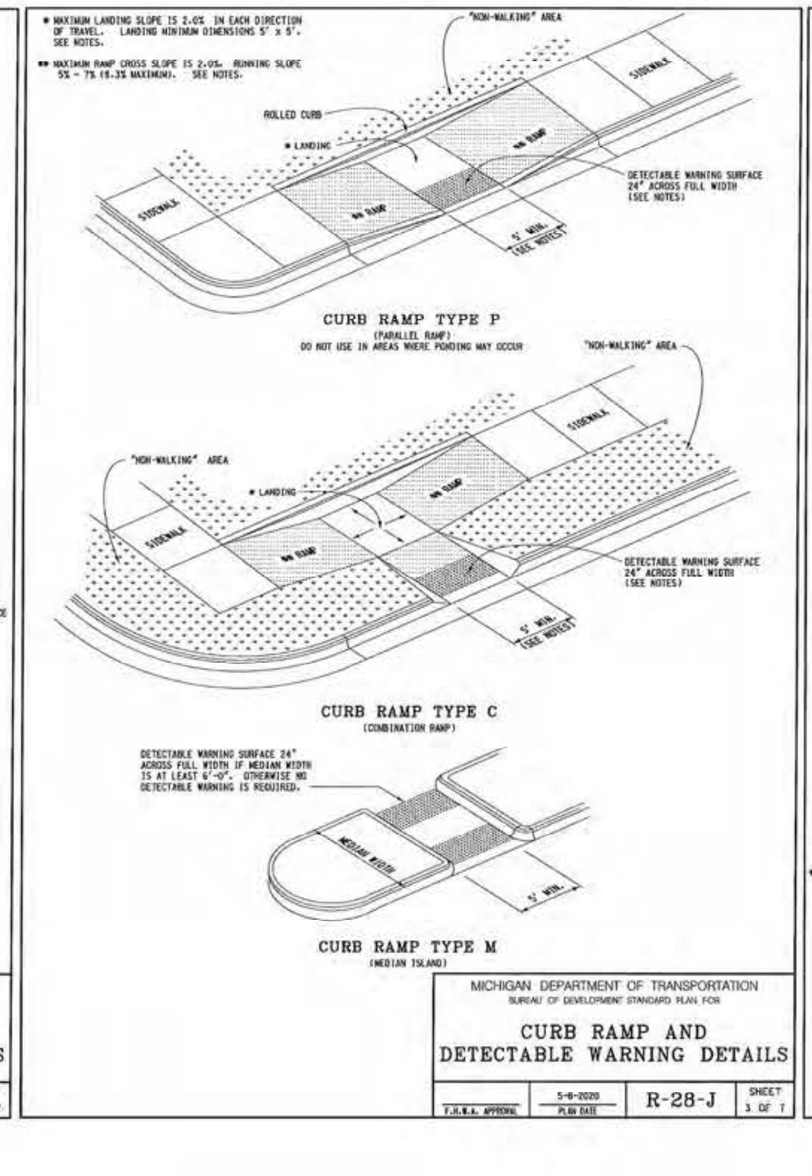
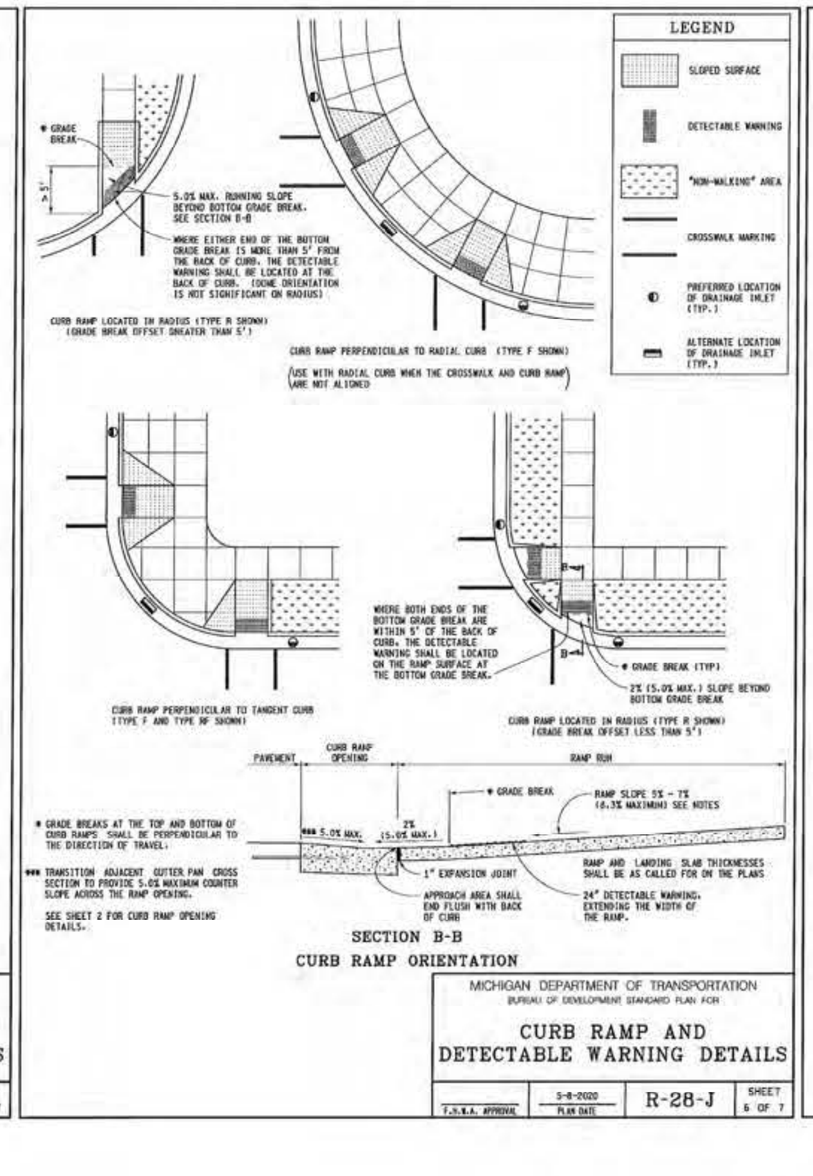
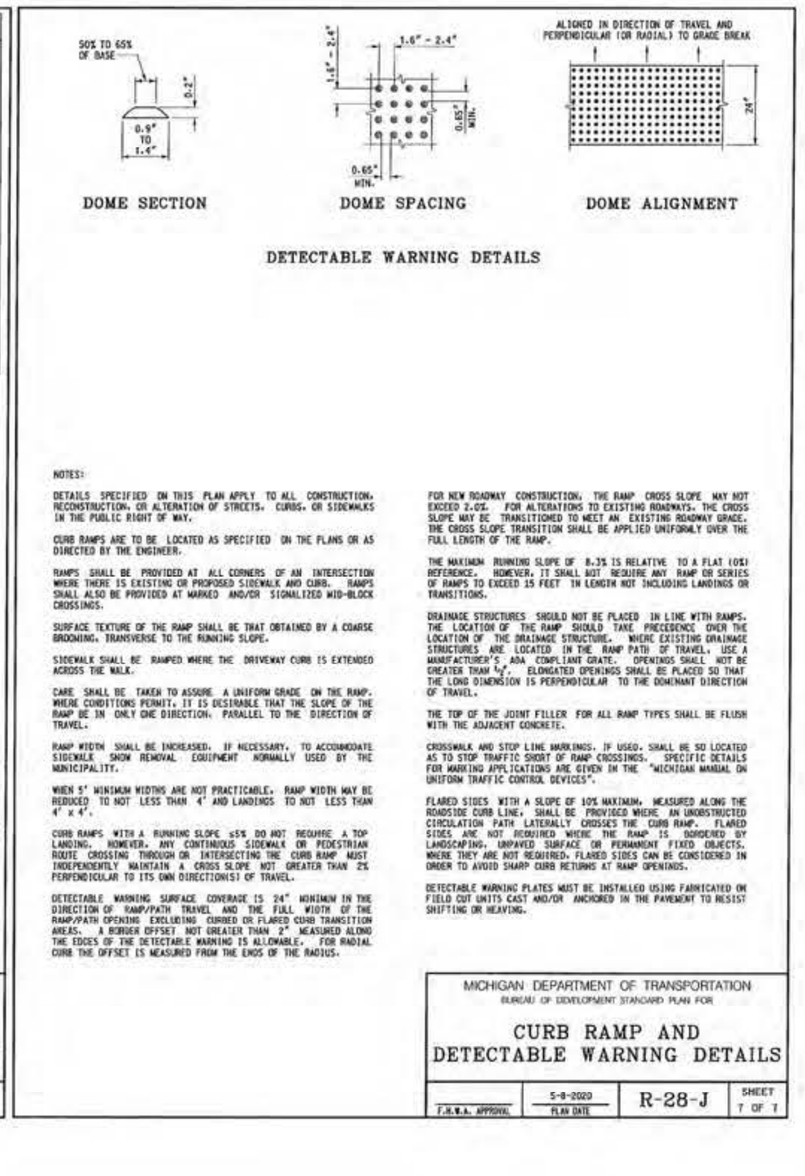
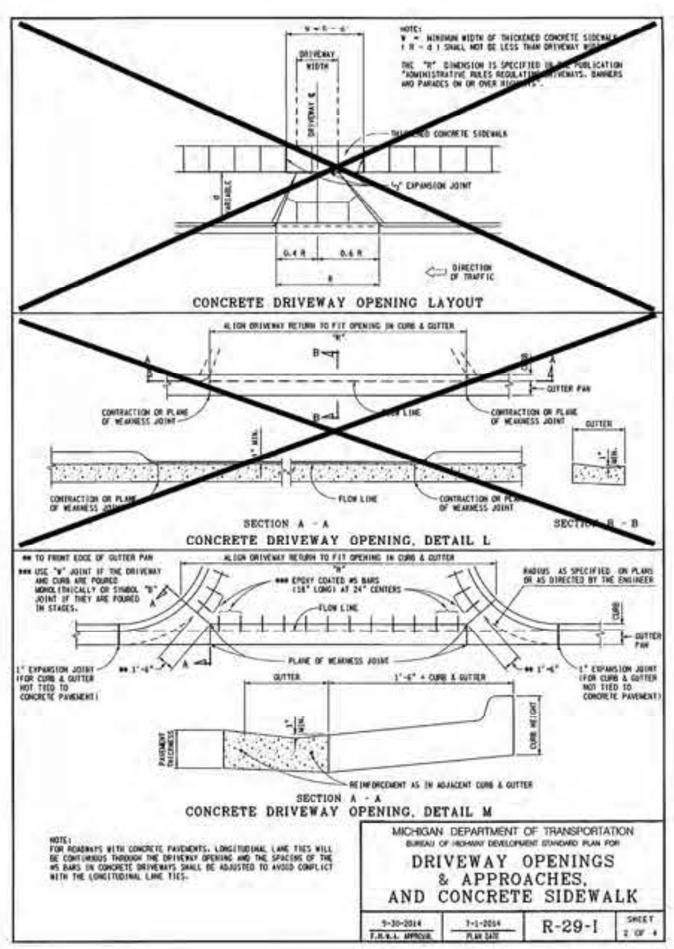
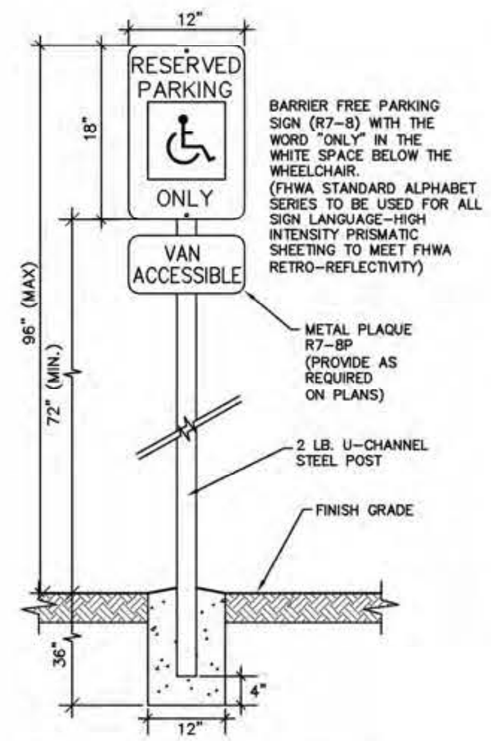






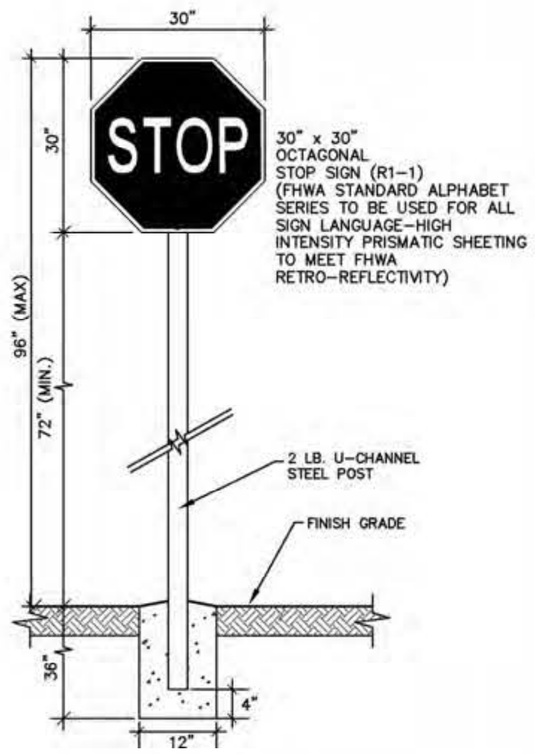






BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

* TO BE PLACED 3' FROM BACK OF WALK / CURB

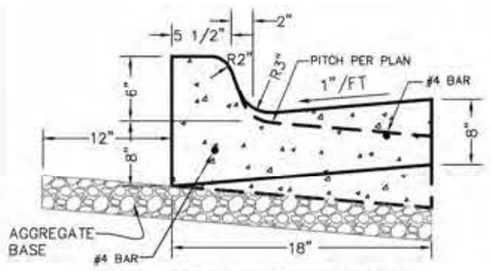


STOP SIGN DETAIL
NOT TO SCALE

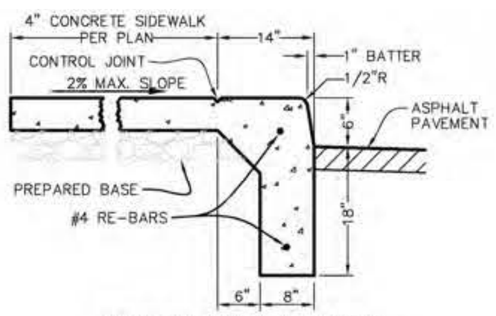
* TO BE PLACED 3' FROM BACK OF WALK / CURB

FIRE LANE SIGN
(R7-1)
WHITE BACKGROUND
WITH RED LETTERING
(FHWA STANDARD ALPHABET SERIES TO BE USED FOR ALL SIGN LANGUAGE-HIGH INTENSITY PRISMATIC SHEETING TO MEET FHWA RETRO-REFLECTIVITY)

30" x 30"
OCTAGONAL
STOP SIGN (R1-1)
(FHWA STANDARD ALPHABET SERIES TO BE USED FOR ALL SIGN LANGUAGE-HIGH INTENSITY PRISMATIC SHEETING TO MEET FHWA RETRO-REFLECTIVITY)



CURB AND GUTTER DETAIL
NOT TO SCALE



INTEGRAL CURB-WALK DETAIL
NOT TO SCALE

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FERNDALE, MICHIGAN 48220
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LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

MICHIGAN

INKSTER

DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

FSP PROJECT NO.
RIC22.048

DRAWING TITLE

CONSTRUCTION NOTES AND DETAILS

DRAWING NUMBER

C.102.1

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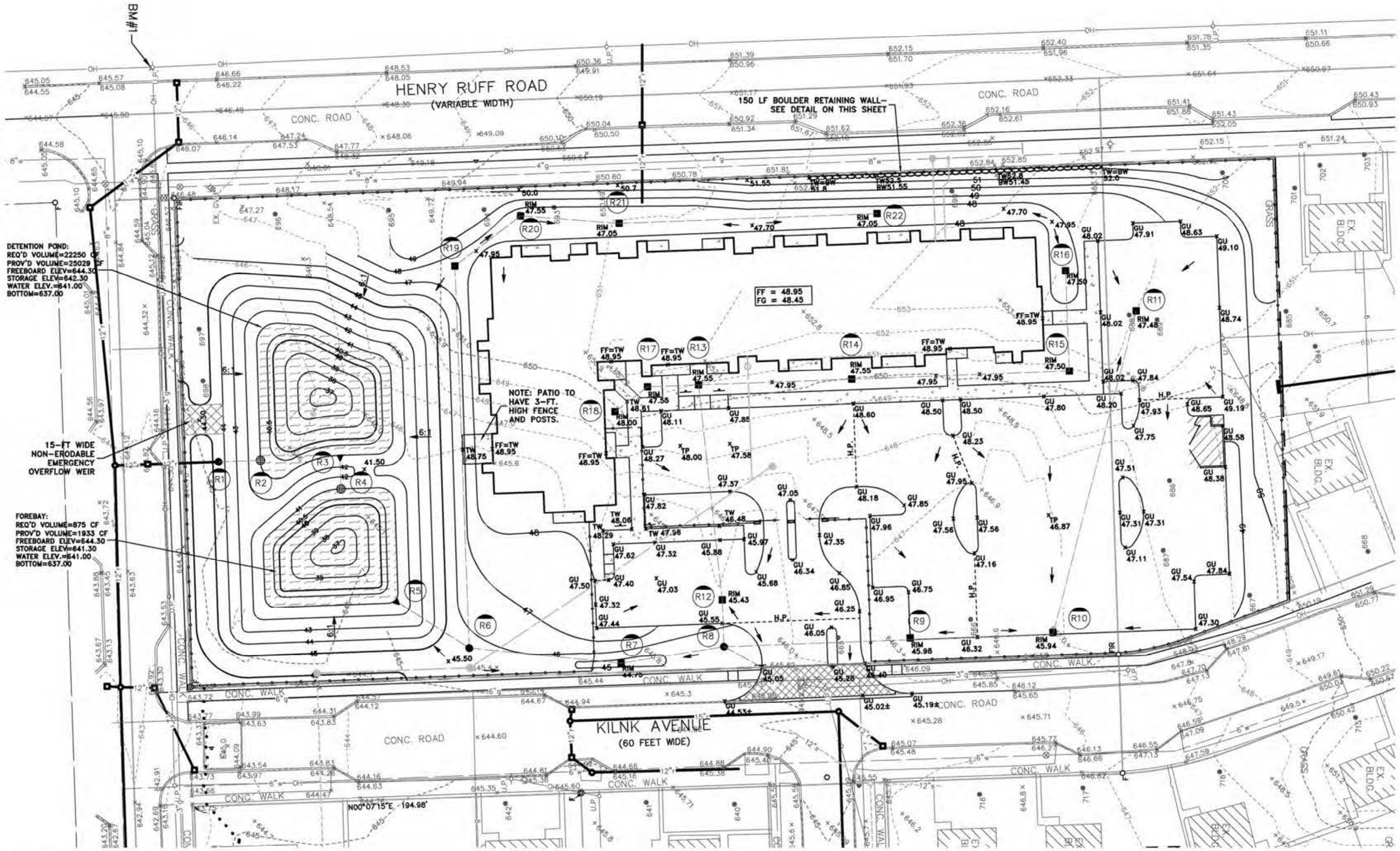

SCALE: 1" = 30'

0 15' 30' 60'

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LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
CLEANOUT	CLEANOUT
END SECTION	END SECTION
ROOF DRAIN	ROOF DRAIN
GATE VALVE	GATE VALVE
HYDRANT	HYDRANT
WATER SHUT-OFF	WATER SHUT-OFF
UTILITY POLE	TREE REMOVAL
GUY ANCHOR	SANITARY SEWER
LIGHT POLE	STORM SEWER
SIGN	WATER MAIN
TREE	℄ DITCH
TREE LINE	CONTOUR MAJOR
SANITARY SEWER	CONTOUR MINOR
STORM SEWER	x99.0 PROPOSED GRADE
WATER MAIN	TC = TOP OF CURB
GAS MAIN	TW = TOP OF WALK
ELECTRIC CABLE	TP = TOP OF PAVEMENT
CONTOUR MAJOR	G = GROUND
CONTOUR MINOR	GU = GUTTER
+100.00 SPOT ELEVATION	FG = FINISH GRADE
	FF = FINISH FLOOR

GRADING NOTES:

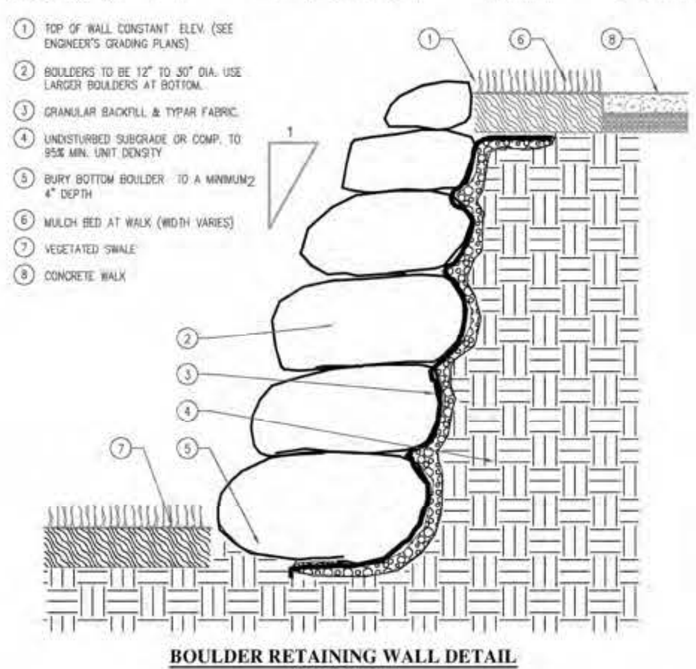
1. REPLACE ANY EXISTING MATERIALS, NOT INDICATED FOR REMOVAL, THAT ARE DAMAGED DURING CONSTRUCTION.
2. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
3. CUT, OR FILL WITH APPROVED MATERIAL, ALL AREAS WITHIN THE 'LIMIT OF WORK' LINE TO ACHIEVE GRADING INTENT AS SHOWN ON DRAWINGS. FINE GRADE ALL AREAS WITH LIMIT LINE.
4. BLEND PROPOSED GRADES TO MEET EXISTING GRADING AT PROJECT LIMIT: ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
5. ADJUST TO GRADE ALL EXISTING AND PROPOSED UTILITY STRUCTURES, INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, ETC. THAT LIE WITHIN THE LIMIT OF WORK OR AREAS AFFECTED BY WORK ON THIS PROJECT.
6. COORDINATE THE REMOVAL AND RELOCATION OF UTILITIES THAT FALL WITHIN THE LIMIT OF WORK WITH THE RESPECTIVE UTILITY COMPANIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SITE. DISPOSE OF EXCESS MATERIAL OFF OF PROPERTY PER LOCAL CODES.
8. ALL PROPOSED GRADES ARE TP (TOP OF PAVEMENT) OR GU (GUTTER) AS APPLICABLE. SEE GRADING LEGEND FOR DETAILS.

DISCLAIMER:

EXISTING CONDITIONS AND SITE INFORMATION SHOWN FROM SURVEY PLAN PREPARED BY: MIDWESTERN CONSULTING, JOB NO. 22066, DATED 6/30/2022 AS PROVIDED TO DESIGN ENGINEER BY THE OWNER.

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.



BOULDER RETAINING WALL DETAIL
NOT TO SCALE

EARTH BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

Land Use Summary

	Characteristic	Existing Conditions	Proposed Conditions
	Total Development Area (ac)	2.92	2.92
	Impervious Area (ac)	0.70	1.46
	Total Pervious Area (ac)	2.11	1.46
Pervious Area Land Use Data	Pervious Area Breakdown by Cover Type		
	Meadow / fallow / natural area (non-cultivated)	0.00 acres	0.00 acres
	Predominant NRCS Soil Type (A, B, C, or D)	A	A
	Improved areas (turf grass, landscape, row crops)	0.00 acres	1.26 acres
	Predominant NRCS Soil Type (A, B, C, or D)	C	C
	Wooded Areas	0.00 acres	0.00 acres
	Predominant NRCS Soil Type (A, B, C, or D)	A	A
	Calculated CPVC Volume (cubic feet)		5830
	CPVC Volume ***Provided*** (cubic feet)		
	CPRC Volume Provided (cubic feet)		11077

The Professional Engineer who signs and seals this site plan certifies tht the values in this table reflect the Wayne County stormwater calculations required for this development. No geotechnical investigations were performed to provide conclusive documentation that demostrates whether infiltration (i.e., CPVC Volume Control) is practicable sine stormwater storage is provided in an existing offsite regional detention pond.

ALL STORM WATER MANAGEMENT FACILITIES SHALL BE DESIGNED TO THE WAYNE COUNTY STORM WATER MANAGEMENT STANDARDS AND REVIEWED AND APPROVED BY THE WAYNE COUNTY PERMITS OFFICE. EASEMENTS AND STORM WATER MANAGEMENT AGREEMENTS ARE REQUIRED.

STORMWATER MANANGEMENT ANALYSIS 12/5/22

1. **SOILS**
   NO INFILTRATION TESTS HAVE BEEN PERFORMED FOR THIS PRELIMINARY ANALYSIS, DATA FROM THE USDA-SCS WEB SOIL SURVEY HAS BEEN USED. ACCORDING TO THE WEB SOIL SURVEY, THE PREDOMINENT NRCS SOIL IS MAPPED AS 'PlfuaB' OR PLAINFIELD-URBAN LAND COMPLEX, 0 TO 4 PERCENT SLOPES. THIS TYPE 'A' SOIL EXHIBITS AN AVERAGE INFILTRATION RATE OF 8.0 IN/HR. USE 4.0 IN/HR. FOR DESIGN.

2. **PRE-DEVELOPMENT CONDITIONS**

ROOF	0.38 AC	X	0.95 =	0.35
PAVEMENT	0.32 AC	X	0.95 =	0.30
LAWN	2.22 AC	C	0.15 =	0.33
	2.92 AC			0.98

C_{PRE} = 0.98/2.92 = 0.34

3. **POST-CONSTRUCTION CONDITIONS**

ROOF	0.51 AC	X	0.95 =	0.48
PAVEMENT	0.95 AC	X	0.95 =	0.90
LAWN	1.46 AC	X	0.15 =	0.22
	2.92 AC			1.60

C_{POST} = 1.60/2.92 = 0.55

4. **TIME OF CONCENTRATION**
   FOR SHEET FLOW:
   COEFFICIENT = K = 0.48
   SLOPE = S = (653.3 – 646.6)/210' = 3.05%
   VELOCITY = V = 0.48 X $\sqrt{3.05}$ = 0.84 FPS
   TIME OF CONCENTRATION = T_c = 210/(0.84 X 60) = 4.2 MINUTES

   USE AN INTIAL T_c = 5.0 MINUTES (MINIMUM VALUE ALLOWED)

5. **REQUIRED FLOOD CONTROLS**
   - **100-YEAR ALLOWABLE DISCHARGE RATE**
     ALLOWABLE DISCHARGE RATE = Q_L = 0.15 CFS/AC.
   - **SITE ALLOWABLE DISCHARGE RATE**
     ALLOWABLE SITE DISCHARGE RATE = Q_D = 0.15 CFS/AC X 2.92 AC = 0.44 CFS
   - **REQUIRED 100-YEAR STORAGE VOLUME**
     $V_s = V_r - X [0.206 - 0.15 \ln(Q_D/Q_L)]$
     100-YR RUNOFF VOLUME = V_r = 2.92 X 0.55 X 18,900 = 30,353 CF
     100-YR ALLOWABLE DISCHARGE = Q_D = 0.44 CFS
     100-YEAR PEAK FLOW = Q_L = 0.55 X 2.92 X [101/(12.33 + 5.0)^0.84] = 14.77 CFS
     V_s = 30,353 X [0.206 – 0.15 ln(0.44/14.77)] = **22,250 CF**
   - **FIRST FLUSH TREATMENT**
     FIRST FLUSH VOLUME = V_{ff} = 545 X 2.92 X 0.55 = 875 CF
   - **CHANNEL PROTECTION VOLUME CONTROL**
     V_{CPVC} = 2.92 X 0.55 X 3,630 = **5,830 CF**
     THIS IS THE VOLUME TO BE INFILTRATED.
   - **CHANNEL PROTECTION RATE CONTROL VOLUME**
     V_{CPRC} = 2.92 X 0.55 X 6,897 = **11,077 CF**
     THIS IS SOMETIMES REFERRED TO AS THE EXTENDED DETENTION VOLUME, V_{ED}.

5. **PROVIDED FLOOD CONTROLS**
   - **SEDIMENT FOREBAY**

ELEV.	AREA(SF)	AVG. AREA(SF)	DEPTH(FT)	VOLUME(CF)
641	3514			
		3867	0.5	1933
641.5	4221			

   THE ADDITIONAL VOLUME PROVIDED IS FOR CONSTRUCTION TOLERANCES.
   - **100-YEAR DETENTION**

ELEV.	AREA(SF)	AVG. AREA(SF)	DEPTH(FT)	VOLUME(CF)
641	4218			
		4613	0.5	2306
641.5	5008 (DETENTION SIDE ONLY)			
641.5	9229 (OVERALL)			
		10173	0.5	5086
642	11,118			
		12816	1.0	12816
643	14514			
		16070	1.0	16070
644	17626			

AT ELEV. 643.3 A VOLUME OF 25,029 CF IS AVAILABLE.
THE ADDITIONAL VOLUME PROVIDED IS FOR CONSTRUCTION TOLERANCES.

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INKSTER MICHIGAN

DATE	ISSUE
12-05-22	PRELIMINARY/PUD/APPROVAL

KEY PLAN

FSP PROJECT NO.
RIC22.048

DRAWING TITLE

SITE GRADING PLAN

DRAWING NUMBER

C.103

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ARCHITECTS AND PLANNERS
530 EAST NINE MILE ROAD
FERNDALE, MICHIGAN 48220
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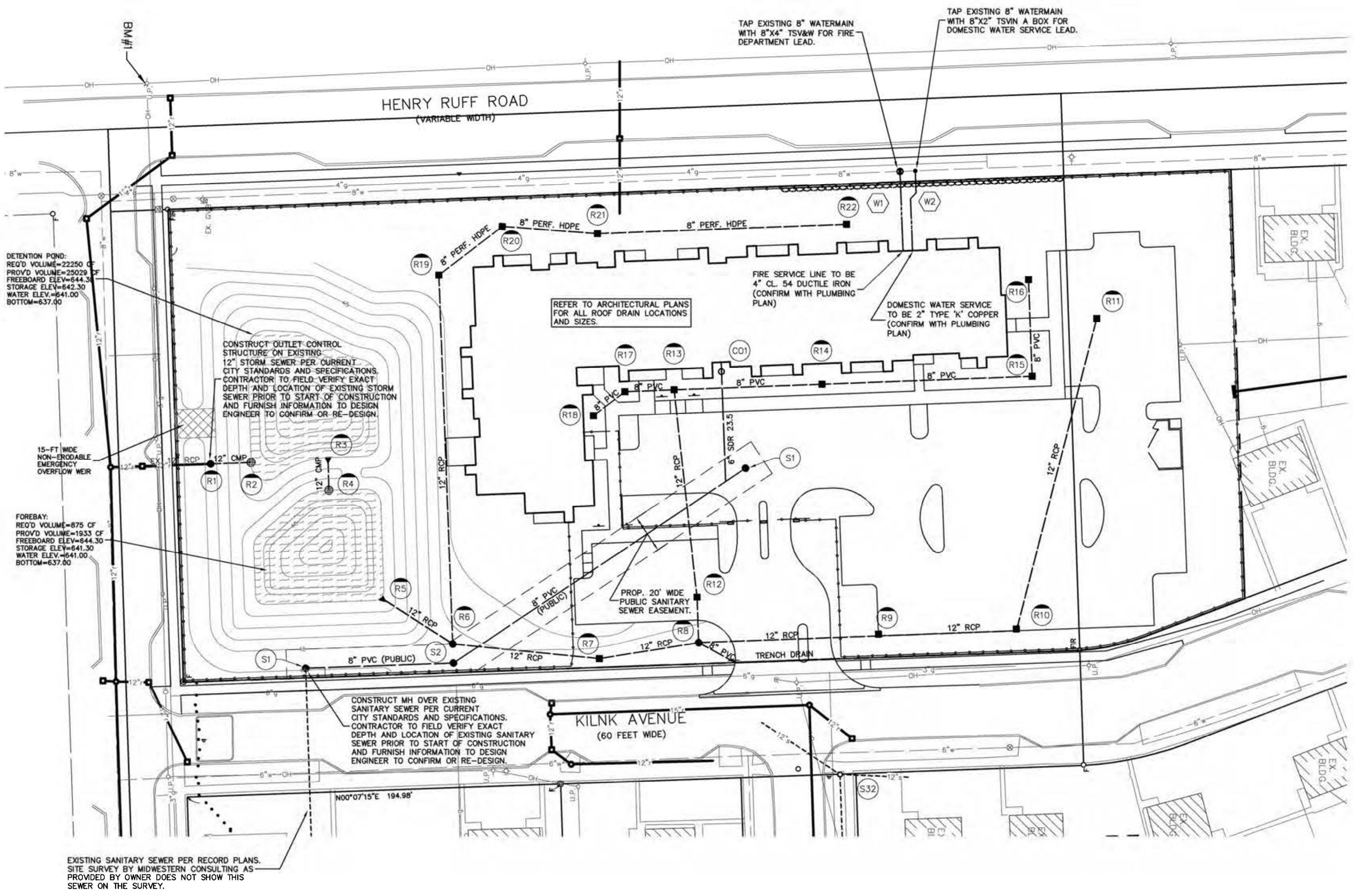

SCALE: 1" = 30'
0 15' 30' 60'

UTILITY LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
INLET	INLET
CLEANOUT	CLEANOUT
END SECTION	END SECTION
ROOF DRAIN	ROOF DRAIN
GATE VALVE	GATE VALVE
HYDRANT	HYDRANT
WATER SHUT-OFF	WATER SHUT-OFF
UTILITY POLE	TREE REMOVAL
GUY ANCHOR	SANITARY SEWER
LIGHT POLE	STORM SEWER
SIGN	WATER MAIN
TREE	℄ DITCH
TREE LINE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
GAS MAIN	
ELECTRIC CABLE	

GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF INKSTER.
2. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE GROVE JOINT WITH PREMIUM RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C -443).
3. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
4. THE CITY OF INKSTER STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF INKSTER STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.
5. ADJUST EXISTING FRAME AND COVER/REBUILD STRUCTURE AS NEEDED: ANY UTILITY STRUCTURE REQUIRING MORE THAN 18 INCHES OF TOTAL ADJUSTMENT (MEASURED FROM THE TOP OF CONE TO BOTTOM OF CASTING) WILL REQUIRE PRE-CAST RISERS OR BRICK BENEATH THE CONE AS DETERMINED NECESSARY.
6. ALL PROPOSED UTILITIES ARE "PRIVATE" UNLESS NOTED OTHERWISE.
7. PROPOSED GAS, ELECTRIC, TELEPHONE, AND CTV LINES, ABOVE AND BELOW GROUND, INCLUDING TRANSFORMERS AND UTILITY BOXES, TO BE PROVIDED BY LOCAL UTILITY PROVIDER.

CITY UTILITY NOTE:

THE PROPER WATER, STORM SEWER, AND SANITARY CONNECTIONS, AS APPLICABLE, SHALL BE CONFIRMED BY THE DEPARTMENT OF PUBLIC SERVICES PRIOR TO ISSUANCE OF ANY CONSTRUCTION OR OCCUPANCY PERMITS FOR THE PROPOSED NEW DEVELOPMENT.

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INKSTER MICHIGAN

DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

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NOTES:

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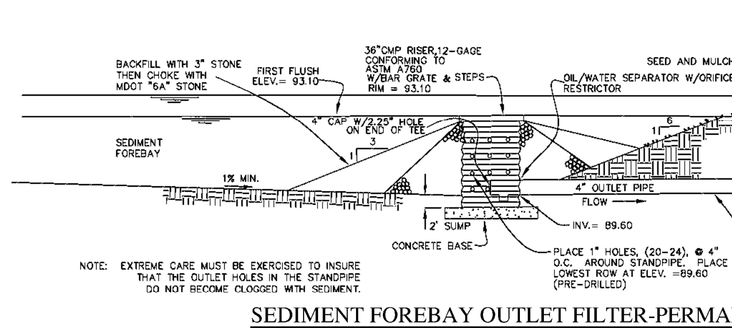
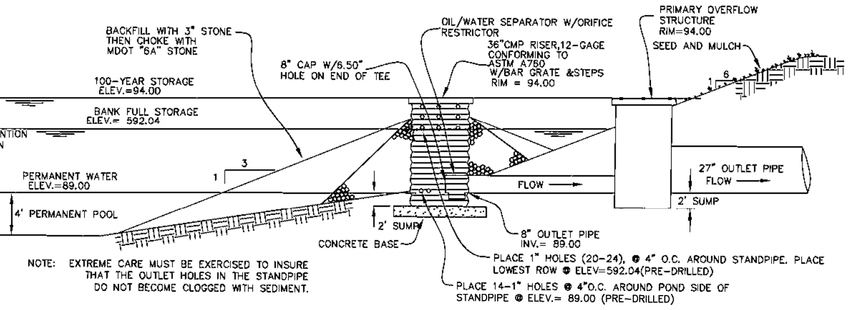
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN 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.



SEDIMENT FOREBAY OUTLET FILTER-PERMANENT
NOT TO SCALE



DETENTION BASIN OUTLET FILTER-PERMANENT
NOT TO SCALE

FSP PROJECT NO.
RIC22.048

DRAWING TITLE

SITE UTILITY PLAN

DRAWING NUMBER

C.201

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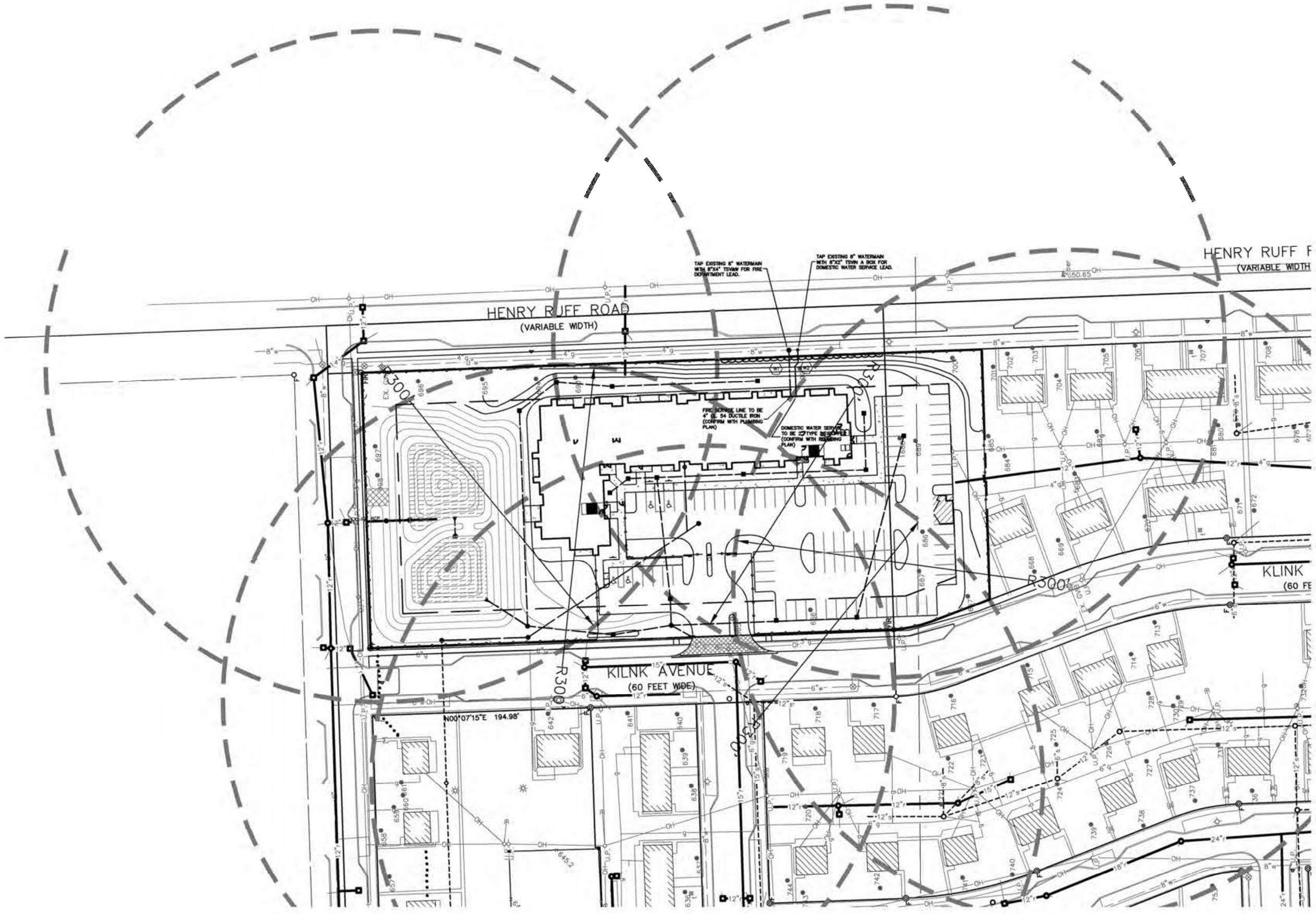

SCALE: 1" = 50'

0 25' 50' 100'

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ARCHITECTS AND PLANNERS
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DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

FSP PROJECT NO.
R/C22.048

DRAWING TITLE

HYDRANT COVERAGE PLAN

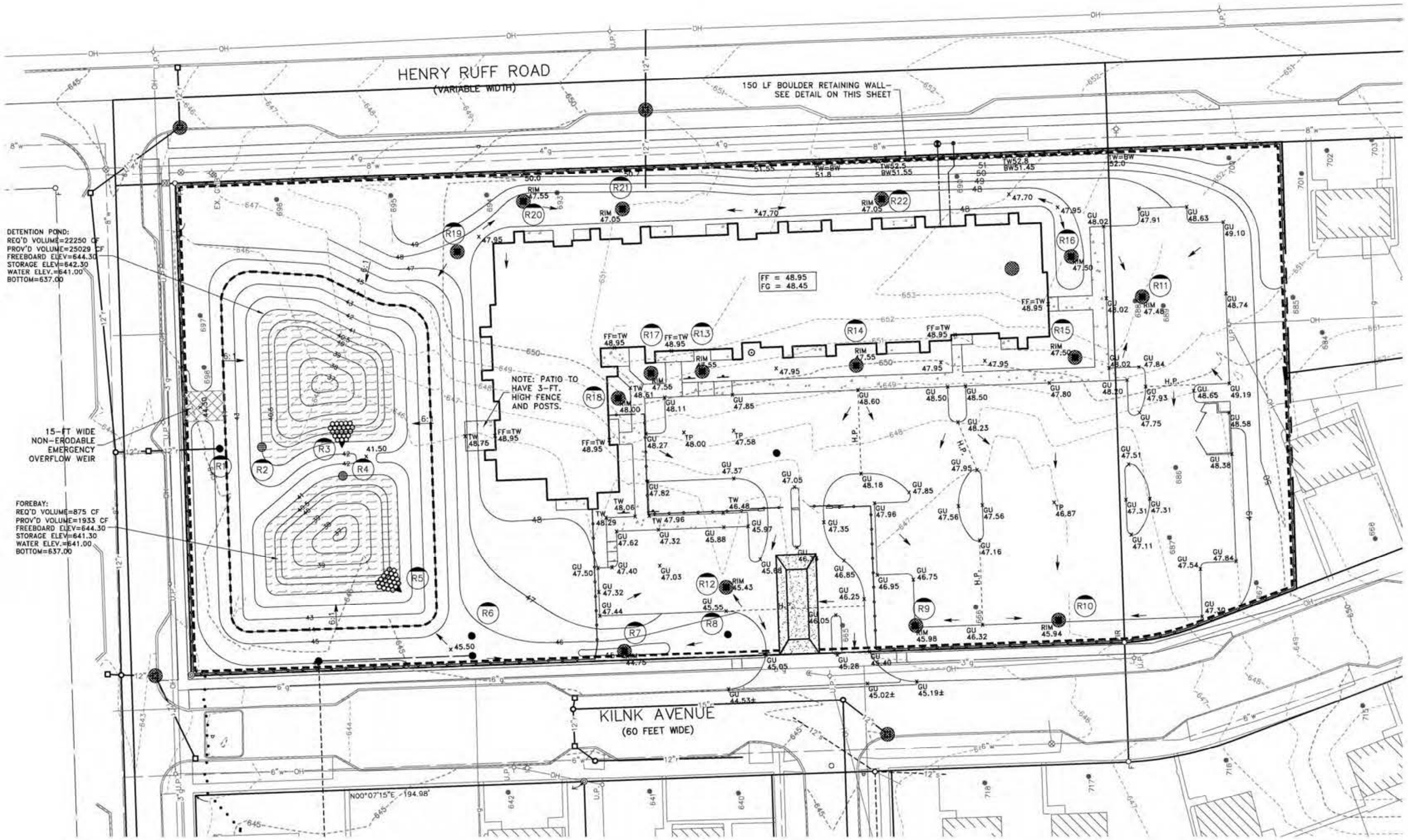
DRAWING NUMBER

C.201.1

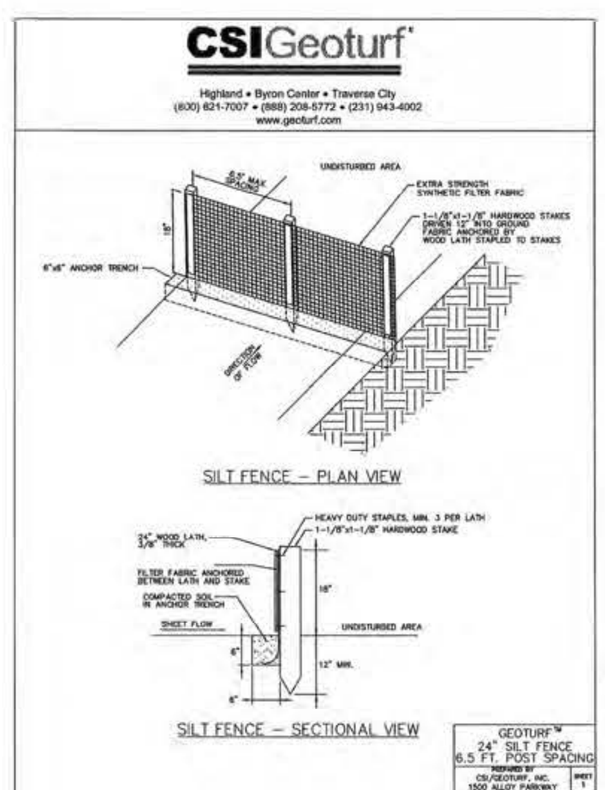
DISCLAIMER:

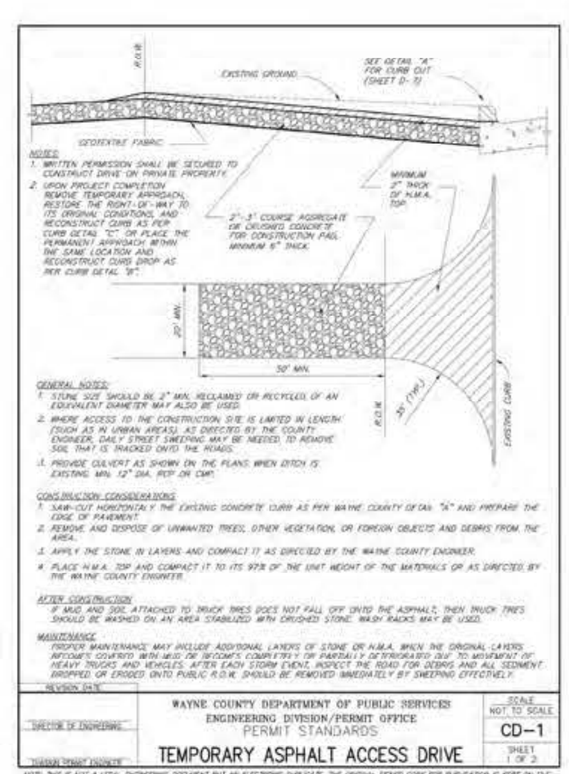
EXISTING CONDITIONS AND SITE INFORMATION SHOWN FROM SURVEY PLAN PREPARED BY: MIDWESTERN CONSULTING, JOB NO. 22066, DATED 6/30/2022 AS PROVIDED TO DESIGN ENGINEER BY THE OWNER.

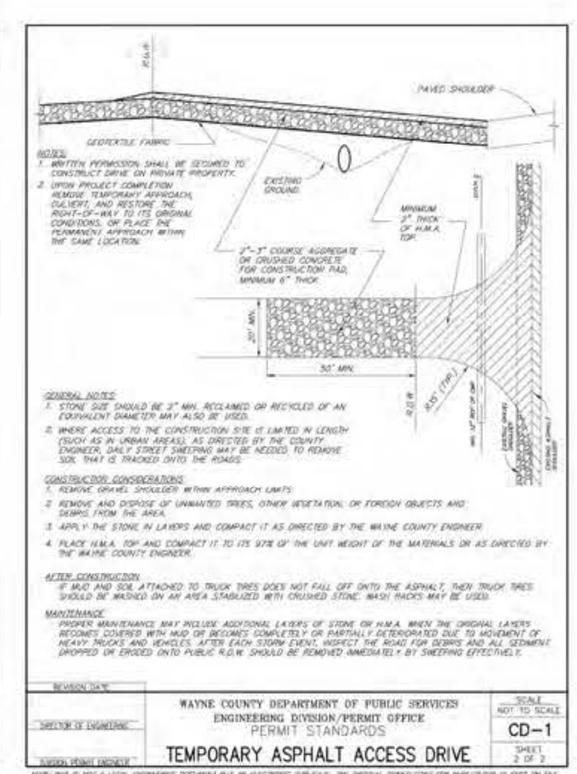
Z:\Projects\22-160\dwg\22-160 UTILITY PLAN.dwg, C.201.1 HYDRANT COVERAGE PLAN, 12/5/2022 8:07:13 AM, dbemiryer



STREET CLEANING SCHEDULE							
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SCRAPE STREETS		X	X	X	X	X	X
SWEEP STREETS				X			







SCALE: 1" = 30'

0 15' 30' 60'

EROSION CONTROL LEGEND

- GEOTEXTILE SILT FENCE
- GRAVEL MUD TRACKING MAT
- "SILT-SACK" LOW POINT INLET FILTER
- RIP-RAP

EROSION CONTROL NOTES:

1. REMOVAL OF ALL SEDIMENT AND FINAL CLEANUP OF THE AREAS TO BE THE RESPONSIBILITY OF CONTRACTOR.
2. FINAL SEEDING, MULCHING, AND LANDSCAPING PER LANDSCAPE PLANS.
3. ALL AREAS OF DISTURBED EARTH NOT PAVED SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF COMPLETION OF GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL TEMPORARY EROSION CONTROL DEVICES AND REMOVING SAID DEVICES UPON COMPLETION OF CONSTRUCTION.
5. GRADING TO MATCH EXISTING GRADES AT PROPERTY LINES, EXCEPT WHERE NOTED.
6. MAXIMUM CUT OR FILL SLOPE SHALL BE 3:1.
7. THE AREA OF DISTURBANCE IS 2.92 ACRES.
8. THE ULTIMATE OUTLET FOR STORM WATER FROM THIS SITE IS THE LOWER RIVER ROUGE (4500'± NORTH OF SITE)..

NOTE:
THIS PLAN ILLUSTRATES THE MINIMUM EROSION CONTROLS NEEDED TO PREVENT SILTS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT.

DETENTION BASIN RESTORATION NOTE:

SEE LANDSCAPE PLANS FOR PROPOSED DETENTION BASIN STABILIZATION AND SEED MIXES.

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.

DISCLAIMER:

EXISTING CONDITIONS AND SITE INFORMATION SHOWN FROM SURVEY PLAN PREPARED BY:
MIDWESTERN CONSULTING, JOB NO. 22066, DATED 6/30/2022 AS PROVIDED TO DESIGN ENGINEER BY THE OWNER.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
530 EAST NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141

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LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

MICHIGAN

INKSTER

DATE	ISSUE
12-05-22	PRELIMINARY PUD APPROVAL

KEY PLAN

FSP PROJECT NO.
RIC22.048

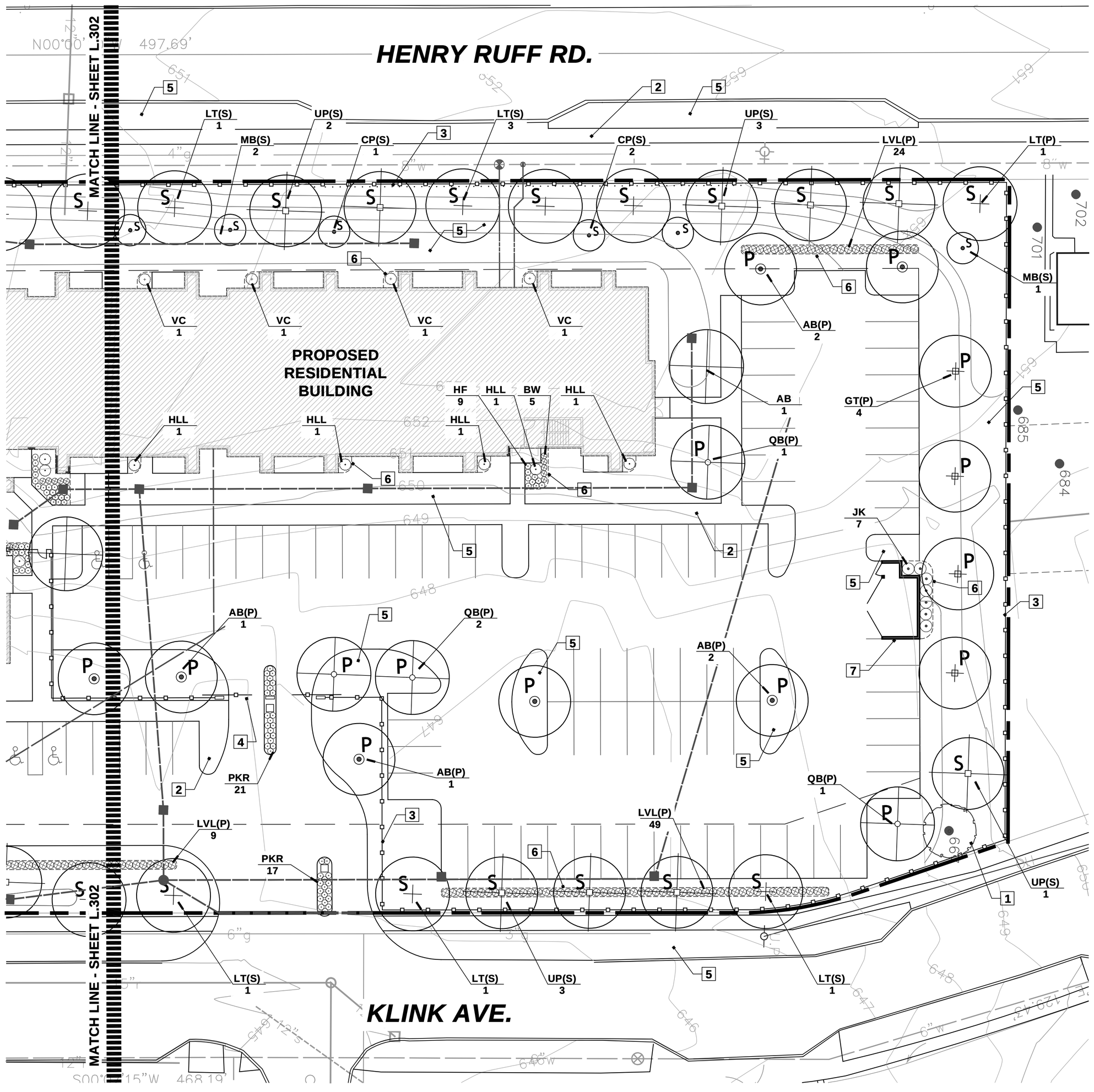
DRAWING TITLE

SOIL EROSION CONTROL PLAN

DRAWING NUMBER

C.301

Z:\Projects\221600\dwg\221600 GRADING PLAN.dwg, C.301 SESC PLAN, 12/5/2022 8:08:40 AM, dsimbryer



SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40

1 inch = 20 feet

NORTH

PLANT LIST - (Site)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.	QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB	Autumn Blaze Maple *Acer x. fremanii 'Autumn Blaze'*	3" cal.	B&B	6	VC	Korean Spice Viburnum *Viburnum carlesii*	30" Ht.	Cont.
5	PD	Black Hills Spruce *Picea g. 'Densata'*	6' Ht.	B&B	48	HF	Francee Hosta *Hosta x 'Francee'*	1 Gal.	Cont.
7	JK	Ketler Juniper *J. 'Ketleri'*	6' Ht.	B&B	38	PKR	Karley Rose Fountain Grass *Pennisetum 'Karley Rose'*	1 Gal.	Cont.
13	BW	Green Velvet Boxwood *Buxus m. 'Green Velvet'*	18" Ht.	Cont.	8.6	BEM	Edge Seed Mix *(Quantity measeured in lbs.of seed mix)*	38 lbs/ac.	
9	HLL	Little Lime Hydrangea *Hydrangea p. 'Jane'*	5 Gal.	Cont.	6.6	BUM	Upland Seed Mix *(Quantity measeured in lbs.of seed mix)*	33 lbs/ac.	

NOTE: CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON SITE LANDSCAPE PLAN SHEETS.

PLANT LIST (Street Trees)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
18	LT(S)	Tulip Tree *Liriodendron tulipfera*	3" cal.	B&B
20	UP(S)	Prospector Elm *Ulmus parviflora 'Prospector'*	3" Cal	B&B
6	AAB(S)	Autumn Brillance Serviceberry *Amelanchier x g. 'Autumn Brillance'*	6' Ht. multi	B&B
8	CP(S)	Washington Hawthorn *Crataegus phaenopyrum*	2" Cal.	B&B
6	MB(S)	Red Baron Crab Apple *Malus 'Red Baron'*	2" Cal.	B&B

PLANT LIST (Parking Lot)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
7	AB(P)	Autumn Blaze Maple *Acer x. fremanii 'Autumn Blaze'*	3" cal.	B&B
4	GT(P)	Thornless Honeylocust *Gleditsia 'Skyline'*	3" Cal.	B&B
4	QB(P)	Swamp White Oak *Quercus bicolor*	3" cal.	B&B
101	LVL(P)	Lodense Privet *Ligustrum vulgare 'Lodense'*	5 Gal.	Cont.

NOTE KEY:

1. EXISTING TREE PRESERVED - TYP.
2. PROPOSED SIDEWALK - SEE CIVIL DWGS.
3. PROPOSED FENCE - SEE ARCH. DWGS.
4. PROPOSED GATES - SEE ARCH. DWGS.
5. NEW SEED LAWN
6. SHOVEL CUT BED EDGE - TYP.
7. DUMPSTER ENCLOSURE - SEE ARCH. DWGS.
8. PLAY EQUIPEMENT - BY OTHERS

GENERAL PLANTING NOTES:

- A ALL TREES TO HAVE CLAY OR LOAM BALLS, TREES WITH SAND BALLS **WILL BE REJECTED**.
- B ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- C ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED.**
- D ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL **NOT BE ACCEPTED**.
- E ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- F NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- G ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- H IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- I ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- J SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

1 - 6 CU.FT. QTY. OF COMPOST

1 - 40 LB BAG DRIMANURE

1 - 1 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

PLANT BED PREPARATION

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

ALL PLANT BEDS TO RECEIVE **CONTINUOUS** PLANT MIX AS SPECIFIED (NOT INDIVIDUAL PLANT PITS)

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL NEW LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

LAWN RESTORATION

RESTORE ALL DISTURBED NON-BUILDING, NON PAVED AREAS WITH 1" TOPSOIL AND SEED LAWN WITH SINGLE NET STRAW BLANKET.

PLANT KEY

TREE SYMBOL

TREE TYPE KEY - SEE PLANT THIS SHEET

QUANTITY PLANTING DETAILS SEE SHEET L.302

WATERING

CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS AND NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

ANY PLANTING THAT PERISHES DUE TO LACK OF WATER, OR OVERWATERING, DOES NOT QUALIFY AS THE REQUIRED REPLACEMENT PLANTING AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

LANDSCAPE DATA

(SEE KEY MAP SHET L.302)

PARKING LOT

1. Perimeter (Henry Ruff Rd.):	74 l.f.
Trees Required: *(1 Tree/ 25 l.f.)*	3 Trees
Ornamental Trees Required: *(1 Orn. Tree/ 35 l.f.)*	2 Orn.Trees
2. Perimeter (Klink Ave.):	357 l.f.
Trees Required: *(1 Tree/ 25 l.f.)*	15 Trees
Ornamental Trees Required: *(1 Orn. Tree/ 35 l.f.)*	10 Orn.Trees
Trees Provided:	**3 Trees**
Ornamental Trees Provided:	**None**

PARKING AREA

Proposed Spaces:	34,837 s.f.
Landscape Area Req. (5%):	1,742 s.f.
Trees Required (1 Tree/ 150 s.f.):	12 Trees
Area Provided:	**3,638 s.f.**
Trees Provided:	**12 Trees**

STREET TREES

Deciduous Trees Required:	1/35 l.f.
Ornamental Trees Required:	1/75 l.f.
LIBERTY AVE. (247 l.f..):	7 Trees 4 Orn. Trees
HENRY RUFF RD. (555 l.f.):	16 Trees 8 Orn. Trees
KLINK AVE. (559 L.F.):	16 Trees 8 Orn. Trees
Existing Trees Preserved:	**2 Trees**
Trees Provided:	**38 Trees**
Ornamental Trees Provided:	**20 Orn. Trees**

NOT TO BE USED AS CONSTRUCTION DRAWING

Know what's below Call before you dig.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
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PHONE 248.543.4100 FAX 248.543.4141

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LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

INKSTER MICHIGAN

DATE	ISSUE
12/05/22	SITE PLAN APPROVAL

SEAL

STATE OF MICHIGAN
STEPHEN L. DEAK
ARCHITECT
No. 1245
REGISTERED LANDSCAPE ARCHITECT

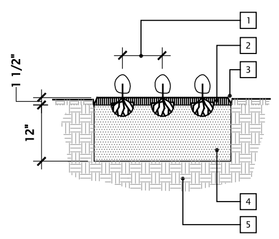
FSP PROJECT NO.
RIC22.048

DRAWING TITLE

SITE LANDSCAPE PLAN

DRAWING NUMBER

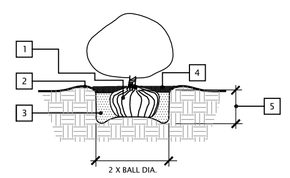
L.301



1. SEE PLANT LIST FOR SPACING
2. 1-1/2" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH
3. SHOVEL CUT EDGE OR ALUM. EDGE, SEE PLAN
4. EXCAVATE EXISTING SOIL 12" DEEP FILL WITH SPECIFIED PLANT MIX
5. UNDISTURBED SUBGRADE

NOTES:
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

4 / L.302 PERENNIAL/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



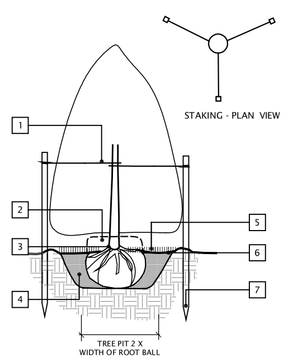
1. REMOVE SOIL FROM ROOT BALL MATERIALS TOP ⅔ OF BURLAP FROM ROOT BALL MOUND TO FORM SAUCER
2. FORM SAUCER WITH 3" CONTINUOUS RIM
3. SPECIFIED PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS
4. 4" MULCH - DO NOT BURY TRUNK OR CROWN OF PLANT
5. 18" MIN. OR DEPTH OF ROOT BALL.

NOTES:
- PRUNE BRANCHES TO THIN OR MATCH. RETAIN NORMAL PLANT SHAPE.
- ROOT FLARE OF SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO ORIGINAL GRADE
- REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS

3 / L.302 SHRUB PLANTING
NOT TO SCALE

1. 'ARBORTIE' NYLON STRAPS
2. REMOVE ≥4"-8" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE TOP ⅔ OF BASKET AND BURLAP
3. PRUNE ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES PLANT SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISHED GRADE
4. AMMEND SOIL PER SPECIFICATION REQUIREMENTS. WATER AND TAMP TO REMOVE AIR POCKETS
5. 3" MULCH - LEAVE 3" CIRCLE OF BARE SOIL AT TRUNK
6. FORM SAUCER 6" BEYOND EDGE OF PLANT PIT
7. HARDWOOD STAKES 1-3 STAKES 2"X2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING REMOVE AFTER 1 YEAR

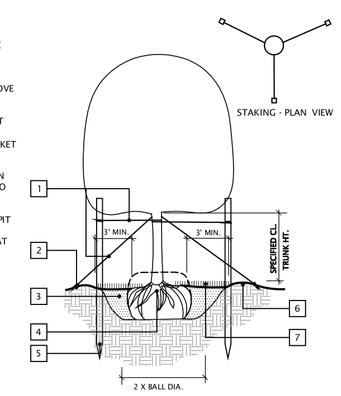
NOTE:
- REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING
- NEVER CUT LEADER
- STAKE ALL EVERGREEN TREES UNDER 12' HT.
- GUY ALL EVERGREEN TREES 12' HT. AND OVER



2 / L.302 EVERGREEN TREE PLANTING
NOT TO SCALE

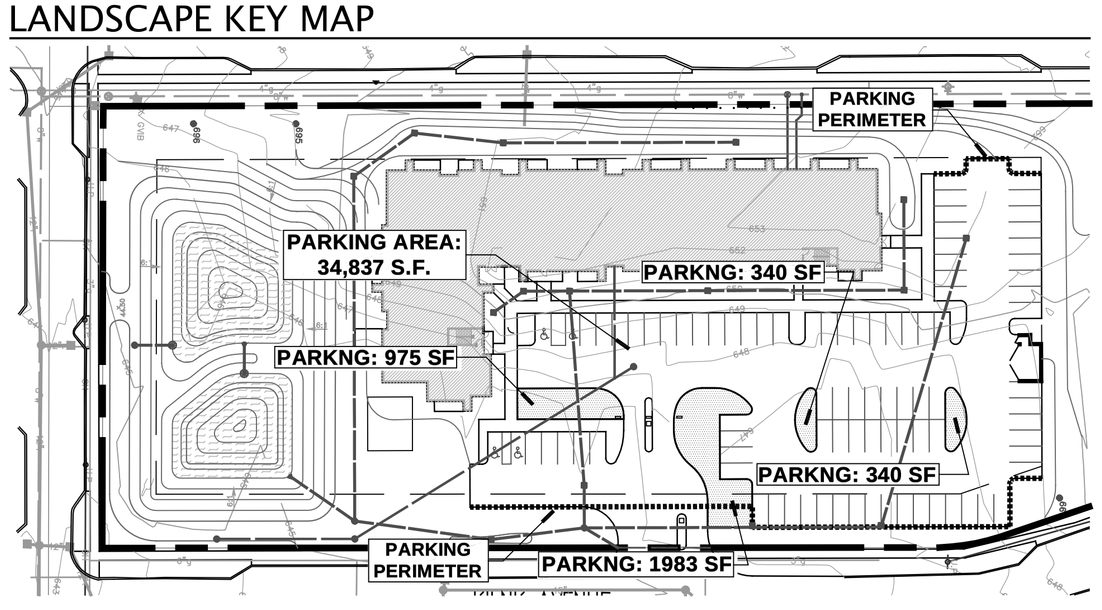
1. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
2. FOR TREES OVER 4" (3) 2"X4"X24" PRESS TREATED STAKES - TOP OF STAKE 6" ABOVE GROUND
3. AMMEND SOIL PER SPECIFICATION REQUIREMENTS WATER AND TAMP TO REMOVE AIR POCKETS
4. REMOVE ≥4"-8" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE TOP ⅔ OF BASKET AND BURLAP
5. HARDWOOD STAKES 3 STAKES 2"X2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING. REMOVE AFTER 1 YEAR
6. FORM SAUCER 6" BEYOND EDGE OF PLANT PIT
7. 4" MULCH. LEAVE 3" CIRCLE OF BARE SOIL AT TRUNK

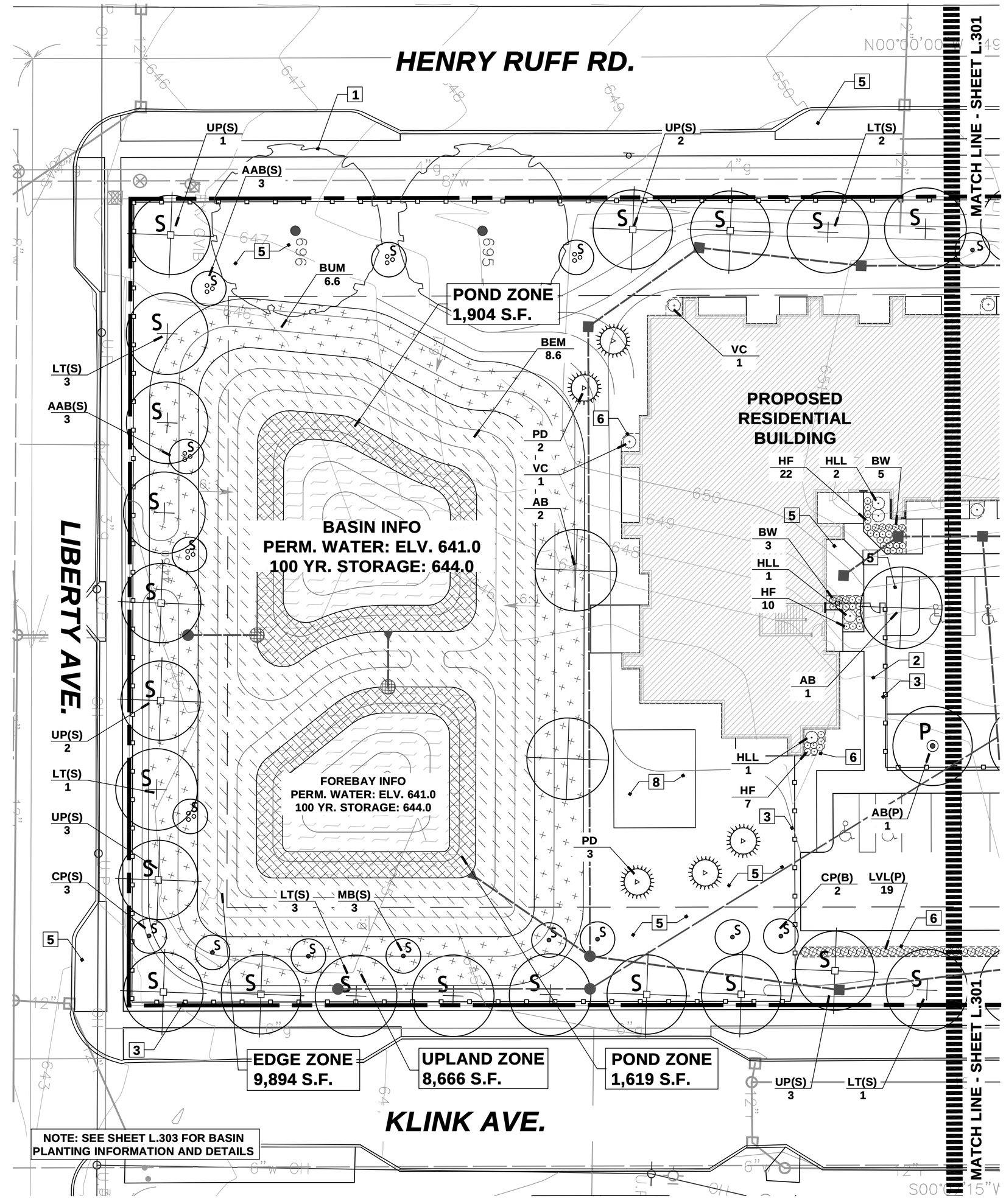
NOTES:
- STAKE ALL TREES UNDER 4" OR GUY ALL TREES 4" AND OVER
- PRUNE ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES
- PLANT SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISHED GRADE
- NEVER CUT LEADER
- FLAG GUYING STRAPS WITH SURVEY OR TAPE 'ARBORTIE' NYLON STRAPS



1 / L.302 DECIDUOUS TREE PLANTING
NOT TO SCALE

LANDSCAPE KEY MAP





NOTE: SEE SHEET L.303 FOR BASIN PLANTING INFORMATION AND DETAILS

SITE LANDSCAPE PLAN

SCALE 1" = 20'

0 10 20 40
1 inch = 20 feet
NORTH

NOT TO BE USED AS CONSTRUCTION DRAWING

Know what's below Call before you dig.

NOTE KEY:

1. EXISTING TREE PRESERVED - TYP.
2. PROPOSED SIDEWALK - SEE CIVIL DWGS.
3. PROPOSED FENCE - SEE ARCH. DWGS.
4. PROPOSED GATES - SEE ARCH. DWGS.
5. NEW SEED LAWN
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PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

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1 - 1 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

PLANT BED PREPARATION

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

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MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

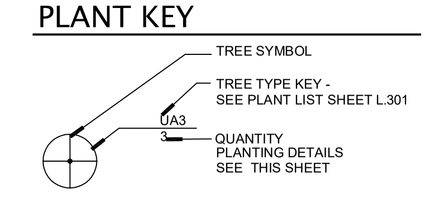
TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL NEW LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

LAWN RESTORATION

RESTORE ALL DISTURBED NON-BUILDING, NON PAVED AREAS WITH 1" TOPSOIL AND SEED LAWN WITH SINGLE NET STRAW BLANKET.

PLANT KEY



WATERING

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NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

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LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

MICHIGAN

INKSTER

DATE	ISSUE
12/05/22	SITE PLAN APPROVAL

SEAL

FSP PROJECT NO.
RIC22.048

DRAWING TITLE

SITE LANDSCAPE PLAN

DRAWING NUMBER

L.302

EROSION CONTROL BLANKET

Material and Performance Specification Sheet

S150 Erosion Control Blanket

POND ZONE PLANTS

Sym.	Qty.	Botanical Name	Common Name	Root	Size	Rate
Emergent Plugs	28	Carex comosa	Bristly Sedge	plug	2"-3"	1/8 s.f.
	28	Carex lacustris	Common Lake Sege	plug	2"-3"	1/8 s.f.
	28	Eleocharis obtuse	Spike Rush	plug	2"-3"	1/8 s.f.
	28	Scirpus acutus	Hard-stemmed Bulrush	plug	2"-3"	1/8 s.f.
	28	Scirpus pungens	Chairmaker's Rush	plug	2"-3"	1/8 s.f.
	28	Scirpus validus	Great Blurush	plug	2"-3"	1/8 s.f.
	26	Acorus calamus	Sweet flag	plug	2"-3"	1/12 s.f.
	26	Asclepian incarnata	Swamp Milkweed	plug	2"-3"	1/12 s.f.
	26	Iris virginica	Blue Flag Iris	plug	2"-3"	1/12 s.f.
	26	Peltandra virginica	Arrow Arum	plug	2"-3"	1/12 s.f.
	26	Sagittaria latifolia	Broad-Leaf Arrowhead	plug	2"-3"	1/12 s.f.
	26	Verbena hastata	Blue Vervain	plug	2"-3"	1/12 s.f.
	26	Zizania aquatica	Wild Rice	plug	2"-3"	1/12 s.f.

NOTE: ALL POND ZONE PLANTINGS ARE TO BE RANDOMLY INTERMIXED - PLANTED AT THE SPACING SPECIFIED.

NOTE: CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON SITE LANDSCAPE PLAN SHEETS.

NOTE:

FOLLOWING SEEDING AND PLANTING IN THE DETENTION BASINS, SNOW FENCE SHALL BE INSTALLED AT THE FREEBOARD ELEVATION AROUND ALL PONDS AND FOREBAYS. THIS SNOW FENCE SHALL REMAIN IN PLACE AND MAINTAINED PROPERLY DURING THE DURATION OF THE PROJECT UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS GRANTED FOR THE SITE.

UPLAND ZONE MIX- INCLUDE S150 BLANKET ENTIRE AREA

Low-Profile Prairie Seed Mix			
Botanical Name	**Common Name**		**PLS Ounces/Acre**
Permanent Grasses:			
Bouteloua curtipendula	Side Oats Grama		10.00
Carex spp	Prairie Sedge Mix		1.00
Elymus canadensis	Canada Wild Rye		16.00
Koeleria pyramidata	June Grass		2.00
Panicum virgatum	Switch Grass		1.00
Schizachyrium scoparium	Little Bluestem		28.00
Sporobolus heterolepis	Prairie Dropseed		3.00
	Total		**61.00**
Temporary Cover:			
Avena sativa	Common Oat		360.00
Lolium multiflorum	Annual Rye		120.00
	Total		**480.00**
Forbs:			
Amorpha canescens	Lead Plant		1.00
Anemone cylindrica	Thimbleweed		0.50
Aquilegia canadensis	Wild Columbine		0.50
Asclepias tuberosa	Butterfly Milkweed		2.00
Aster ericoides	Heath Aster		0.25
Aster laevis	Smooth Blue Aster		0.75
Aster novae-angiae	New England Aster		0.25
Baptisia lactea	White Wild Indigo		1.00
Chamaecrista fasciculata	Partridge Pea		9.00
Coreopsis lanceolata	Sand Coreopsis		1.50
Coreopsis palmata	Prairie Coreopsis		1.00
Dalea candidum	White Prairie Clover		1.50
Dalea purpurea	Purple Prairie Clover		1.50
Echinacea purpurea	Broad-Leaved Purple Coneflower		3.50
Eryngium yuccifolium	Rattlesnake Master		2.50
Kuhnia eupatoides	False Bone-Set		0.50
Lespedeza capitata	Round-Head Bush Clover		2.00
Liatris aspera	Rough Blazing Star		0.50
Lupinus perennis	Wild Lupine		2.00
Monarda fistulosa	Wild Bergamot		0.50
Parthenium integrifolium	Wild Quinine		1.00
Penstemon digitalis	Foxglove Beard Tongue		0.50
Physostegia virginiana	False Dragonhead		0.25
Pycnanthemum virginianum	Common Mountain Mint		1.00
Ratibida pinnata	Yellow Coneflower		3.00
Rudbeckia hirta	Black-Eyed Susan		2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan		1.00
Silphium integrifolium	Rosin Weed		0.50
Silphium terebinthinaceum	Prairie Dock		2.00
Solidago nemoralis	Old-Field Goldenrod		0.25
Solidago rigida	Stiff Goldenrod		1.00
Tradescantia ohiensis	Common Spiderwort		0.75
Vernonia spp.	Ironweed (Various Mix)		1.75
Veronicastrum virginianum	Culver's Root		0.25
	Total		**49.75**

EDGE ZONE MIX- INCLUDE S150 BLANKET ENTIRE AREA

Stormwater Seed Mix			
Botanical Name	**Common Name**		**PLS Ounces/Acre**
Permanent Grasses/Sedges/Rushes:			
Carex crisatatila	Crested Oval Sedge		1.00
Carex frankii	Bristly Cattail Sedge		1.00
Carex lurida	Bottlebrush Sedge		2.00
Carex sparganioides v. cephalodea	Rough-Clustered Sedge		2.00
Carex vulpinoidea	Brown Fox Sedge		6.00
Eleocharis ovata	Blunt Spike Rush		0.50
Elymus virginicus	Virginia Wild Rye		12.00
Glyceria striata	Fowl Manna Grass		1.25
Juncus effusus	Common Rush		1.00
Juncus torreyi	Torrey's Rush		0.25
Leersia oryzoides	Rice Cut Grass		1.00
Panicum virgatum	Switch Grass		2.00
Scirpus atrovirens	Dark Green Rush		1.00
Scirpus cyperinus	Wool Grass		0.50
Scirpus fluviatilis	River Bulrush		0.25
Scirpus validus	Great Bulrush		6.00
	Total		**45.75**
Temporary Cover:			
Avena sativa	Common Oat		360.00
Lolium multiflorum	Annual Rye		116.00
	Total		**476.00**
Forbs:			
Alisma spp.	Water Plantain (Various Mix)		4.25
Asclepias incarnata	Swamp Milkweed		1.50
Bidens spp.	Bidens (Various Mix)		2.00
Helenium autumnale	Sneezeweed		3.00
Mimulus ringens	Monkey Flower		1.00
Penthorum sedoides	Ditch Stonecrop		0.50
Polygonum pensylvanicum	Smartweed		4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan		1.00
Sagittaria latifolia	Broad-Leaf Arrowhead		1.00
Senna hebecarpa	Wild Senna		1.00
Thalictrum dasycarpum	Purple Meadow Rue		2.00
	Total		**21.25**

NATIVE SEEDING MAINTENANCE

During the first growing season, native areas should be mowed a minimum of four times to height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer may be used.

During the second growing season, native areas should be mowed a minimum of two times to height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage.

Long term management my include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground nesting birds begin nesting.

SEED MIX NOTES

1. The seed mixes shall be applied at the specified rate of for each mix.
2. Must be installed to manufacturer specification and requirements.

Manufacturer: JFNew, Inc.
128 Sunset Drive
Walkerton, IN 46574
574-586-2412

GENERAL PLANTING NOTES:

A ALL TREES TO HAVE CLAY OR LOAM BALLS, TREES WITH SAND BALLS **WILL BE REJECTED**.

B ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.

C ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED.**

D ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL **NOT BE ACCEPTED**.

E ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

F NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.

G ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.

H IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.

I ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.

J SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

1 - 6 CU FT. QTY. OF COMPOST

1 - 40 LB BAG DRIMANURE

1 - 1 LB BAG SHEMINS 13-13-13
MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

PLANT BED PREPARATION

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

ALL PLANT BEDS TO RECEIVE **CONTINUOUS** PLANT MIX AS SPECIFIED (NOT INDIVIDUAL PLANT PITS)

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

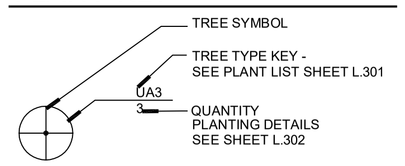
TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL NEW LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

LAWN RESTORATION

RESTORE ALL DISTURBED NON-BUILDING, NON PAVED AREAS WITH 1" TOPSOIL AND SEED LAWN WITH SINGLE NET STRAW BLANKET.

PLANT KEY



WATERING

CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS AND NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

ANY PLANTING THAT PERISHES DUE TO LACK OF WATER, OR OVERWATERING, DOES NOT QUALIFY AS THE REQUIRED REPLACEMENT PLANTING AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

NOT TO BE USED AS CONSTRUCTION DRAWING

811 Know what's below Call before you dig.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141

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LEMOYNE GARDENS
MULTI-FAMILY HOUSING
PHASE I

INKSTER MICHIGAN

DATE	ISSUE
12/09/22	SITE PLAN APPROVAL

SEAL

STATE OF MICHIGAN
STEPHEN L. JOHNSON
ARCHITECT
No. 1245
REGISTERED LANDSCAPE ARCHITECT

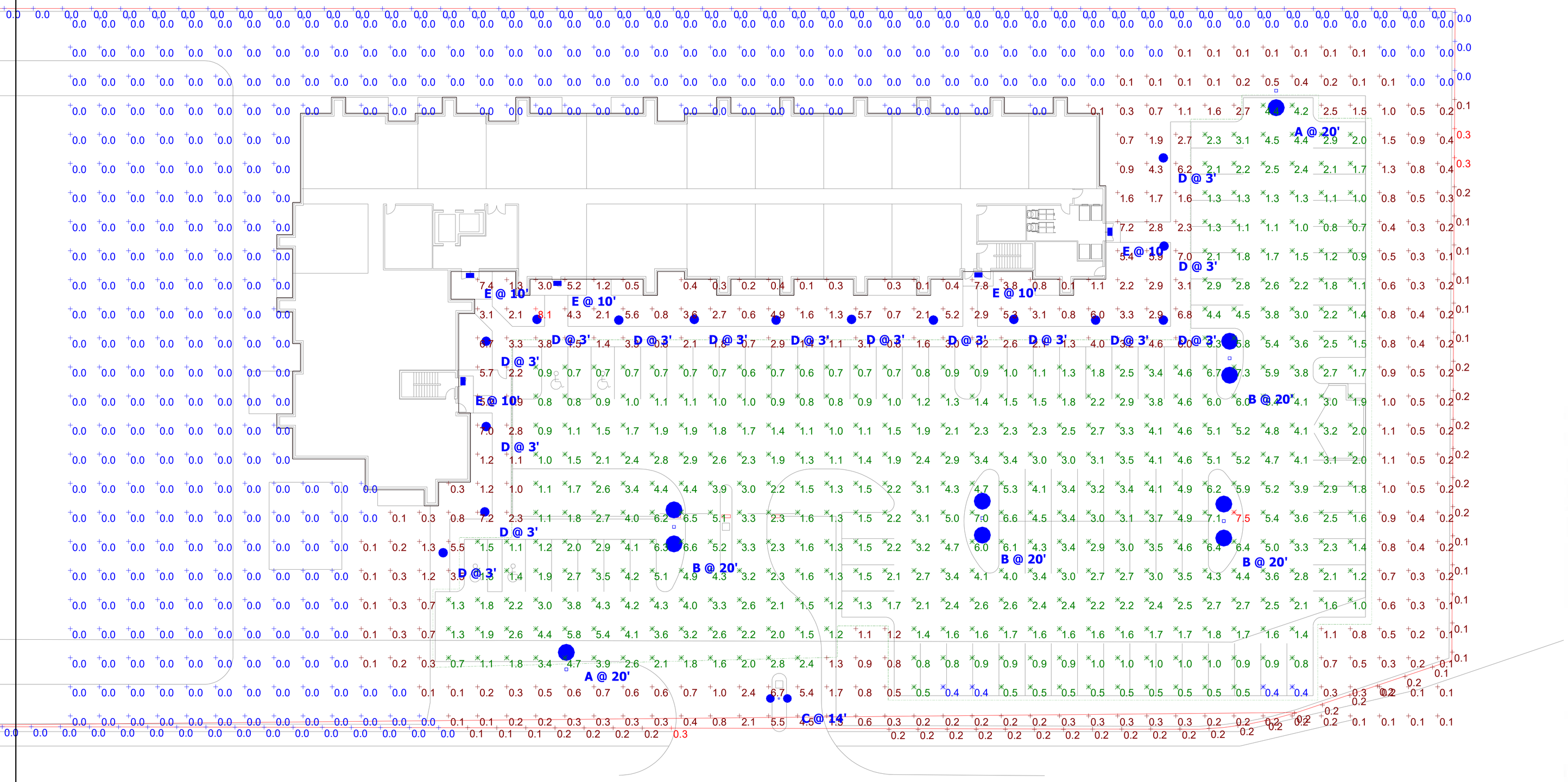
FSP PROJECT NO.
RIC22.048

DRAWING TITLE

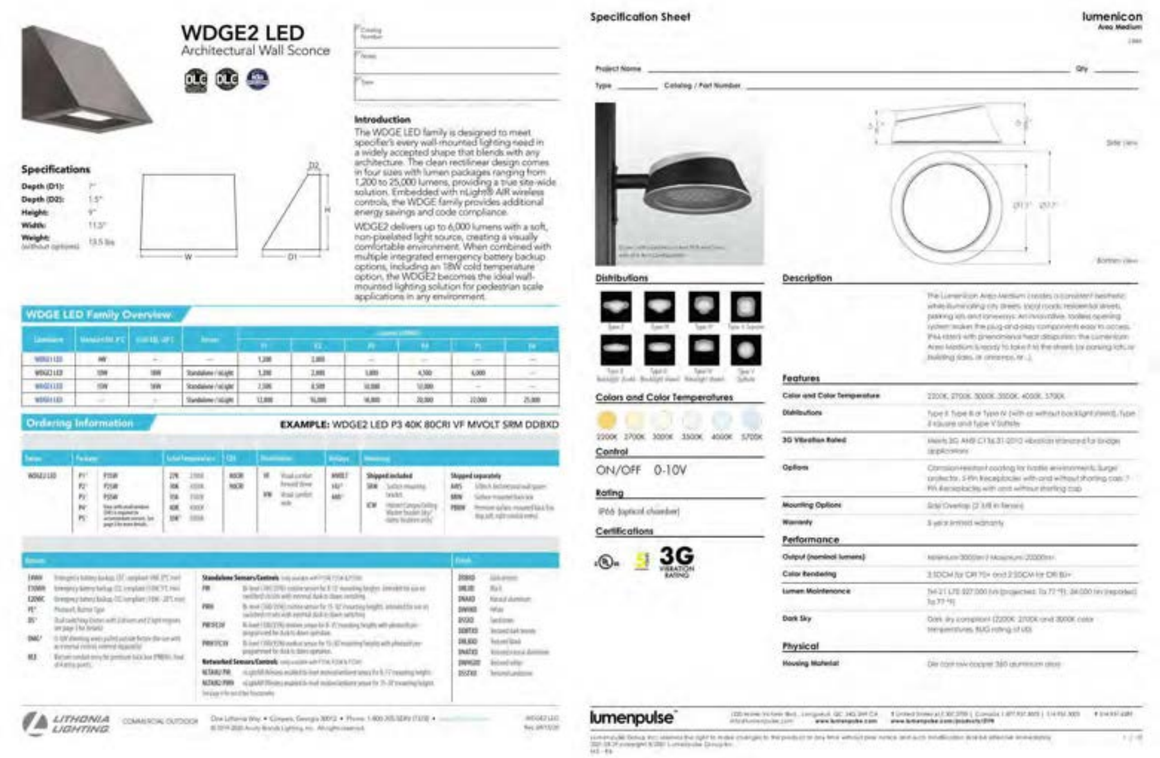
BASIN LANDSCAPE DETAILS

DRAWING NUMBER

L.303



Plan View
Scale - 1" = 20ft



General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

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

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

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

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

Statistics

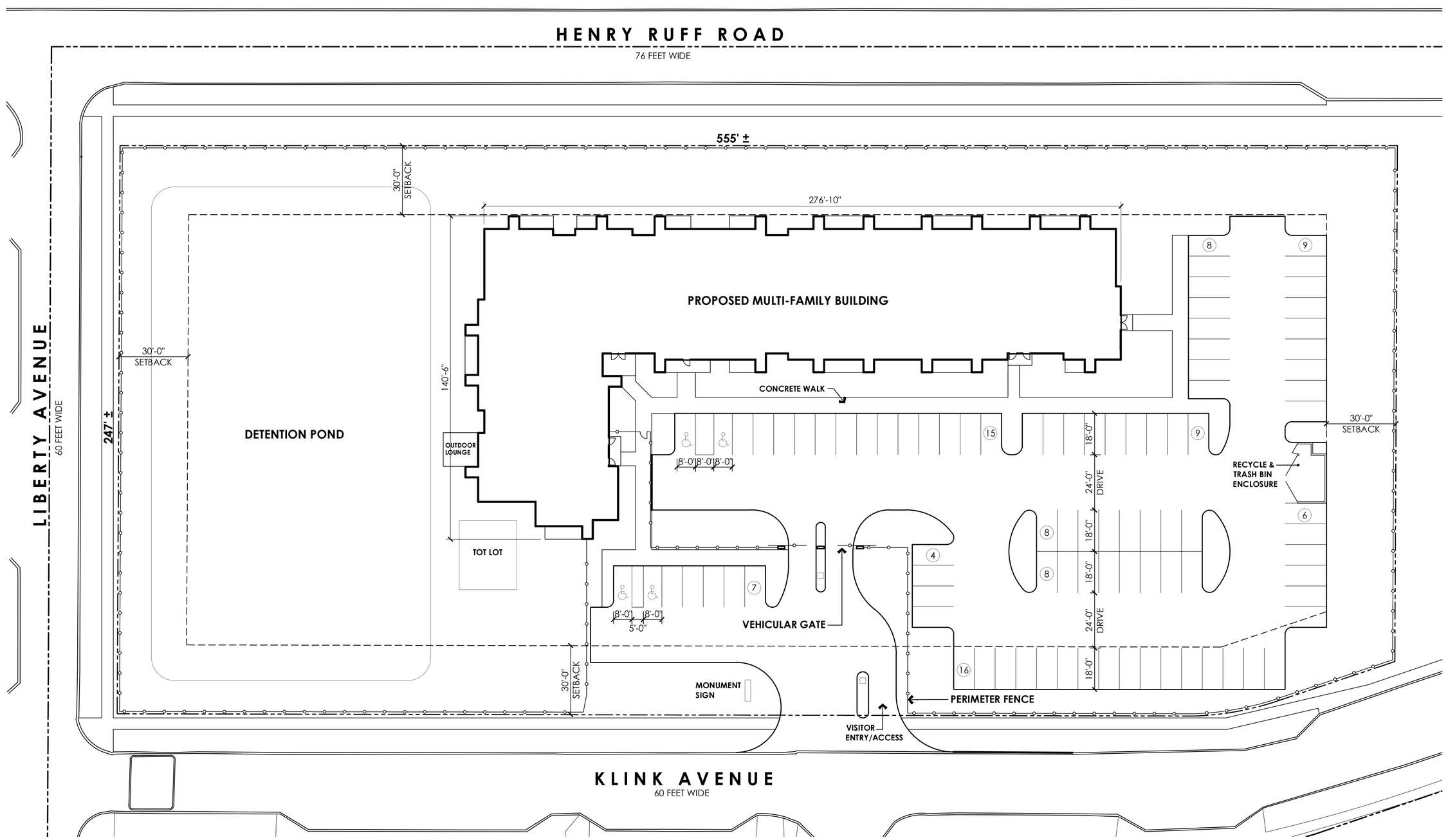
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	1.4 fc	8.1 fc	0.0 fc	N/A	N/A	0.2:1
Parking Lot	X	2.6 fc	7.5 fc	0.4 fc	18.8:1	6.5:1	0.3:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A	0.3:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lumenpulse	LIAM-120_277-CSL-M150-40K-CRI 80-3 BLS	Lumenicon Medium	7951	0.9	132
	B	4	Lumenpulse	LIAM-120_277-CSL-M150-40K-CRI 80-5S	Lumenicon Medium	13565	0.9	264
	C	1	Lumenpulse	LIAM-120_277-SSL-L30--40K-CRI 80-5	Lumenicon Medium	2713	0.9	92
	D	15	BEGA		BEGA BOLLARD	1668	0.9	21
	E	5	Lithonia Lighting	WDGE2 LED P2 40K 80CRI VF	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	2023	0.9	14.53

LEMOYNE GARDENS
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DB
Date
12/02/2022
Scale
Not to Scale
Drawing No.
QUICK CALC V1
1 of 1



NORTH

CONCEPTUAL SITE PLAN

SCALE: 1"=30'-0"

SITE DATA

SITE AREA (LESS RIGHT OF WAY) 136,488 SF (3.13 ACRES)

ZONING

EXISTING RM-RESTRICTED MULTIPLE-FAMILY DWELLING (LOW RISE) R-1B ONE FAMILY RESIDENTIAL

PROPOSED PUD - PLANNED UNIT DEVELOPMENT
BASED ON RM-1 MULTIPLE FAMILY DWELLING (LOW RISE)

BUILDING USE MULTIPLE FAMILY APARTMENTS

DENSITY (155.061 TABLE 4-1)

ALLOWABLE 151 ROOMS
RM-1 MINIMUM (LOT SF/UNIT) BUILDINGS 1-3 STORIES
(136,488 SF/900 SF = 151 ROOMS GREATER THAN 80 SF)

PROPOSED 141 ROOMS
1 BEDROOM = 2 ROOMS X 42 = 84
2 BEDROOM = 3 ROOMS X 15 = 45
3 BEDROOM = 4 ROOMS X 3 = 12

UNIT COUNT

1 BEDROOM	42
2 BEDROOM	15
3 BEDROOM	3
TOTAL	60

UNIT AREA

1 BEDROOM (MINIMUM 600 SF)	613 SF
2 BEDROOM (MINIMUM 750 SF)	863 SF
3 BEDROOM (MINIMUM 900 SF)	999 SF

LEASING/AMENITIES AREA +/- 3,500 SF

BUILDING AREA

FIRST FLOOR	19,541 SF
SECOND FLOOR	19,541 SF
THIRD FLOOR	19,541 SF
TOTAL	58,623 SF

BUILDING LOT COVERAGE (155.061 TABLE 4-1)

MAXIMUM ALLOWABLE	50%
PROPOSED	14%

BUILDING HEIGHT (155.061 TABLE 4-1)

RM-1 MAXIMUM PERMITTED	3 STORY/ 36'-0"
PROPOSED	3 STORY/ 40'-9"

SETBACKS (RM-1 MULTIPLE FAMILY LOW RISE)

	FRONT	SIDES	REAR
MININUM REQUIRED	30 FT	30 FT	30 FT

PARKING (155.077 TABLE 5-2)

CITY REQUIRED 90 SPACES
1.5 SPACES PER DWELLING UNIT
PROVIDED 90 SPACES

PUD DEVIATIONS

1. MAXIMUM BUILDING HEIGHT
   RM-1 = 3 STORY/36'-0"
   DEVIATION: 3 STORY/40'-9"
2. FRONT FACADE COMPOSED OF 75% BRICK
   DEVIATION: 7% BRICK w/ FIBER CEMENT SIDING

PHASE 1
LEMOYNE GARDENS
MULTI-FAMILY APARTMENTS
INKSTER MICHIGAN

STATE OF MICHIGAN
JAMES PAPPAS
ARCHITECT
NO. 29064
LICENSED PROFESSIONAL ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 EAST NINE MILE ROAD
FERNDALE MICHIGAN 48220
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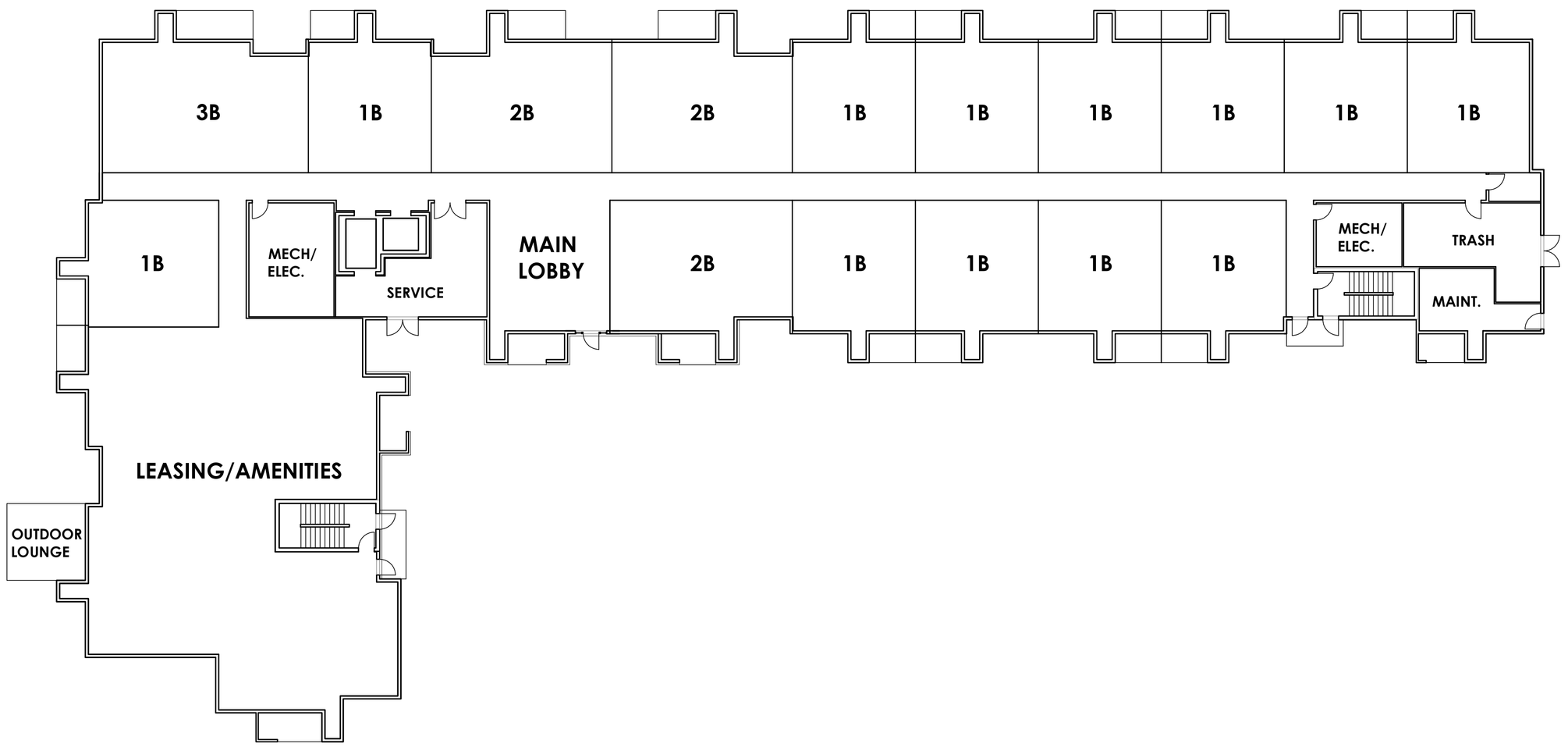
PRELIMINARY PUD APPROVAL
DECEMBER 5, 2022



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"
AREA: 19,541 SF

1 BEDROOM: 12
2 BEDROOM: 3
3 BEDROOM: 1
TOTAL # UNITS: 16

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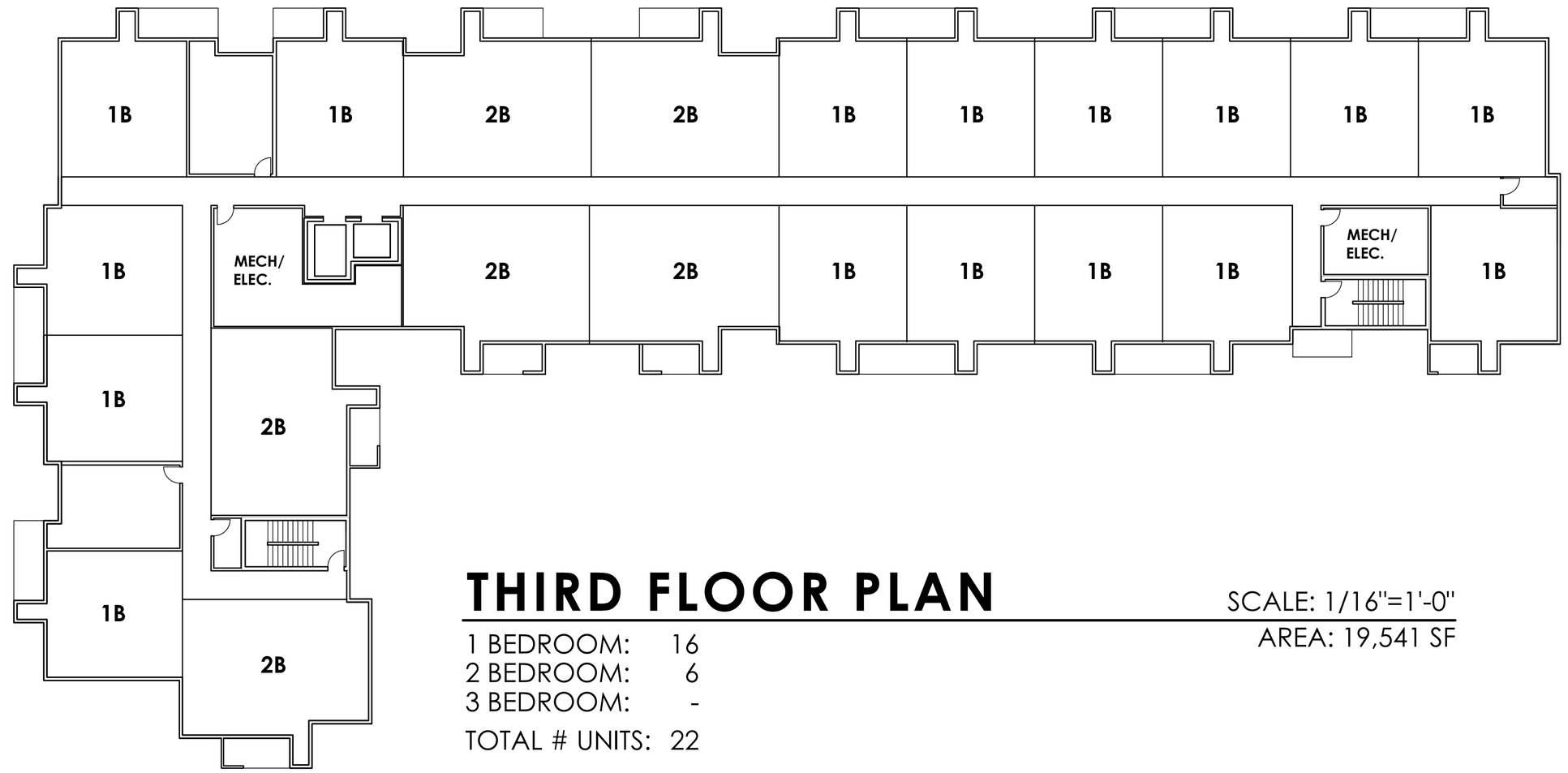
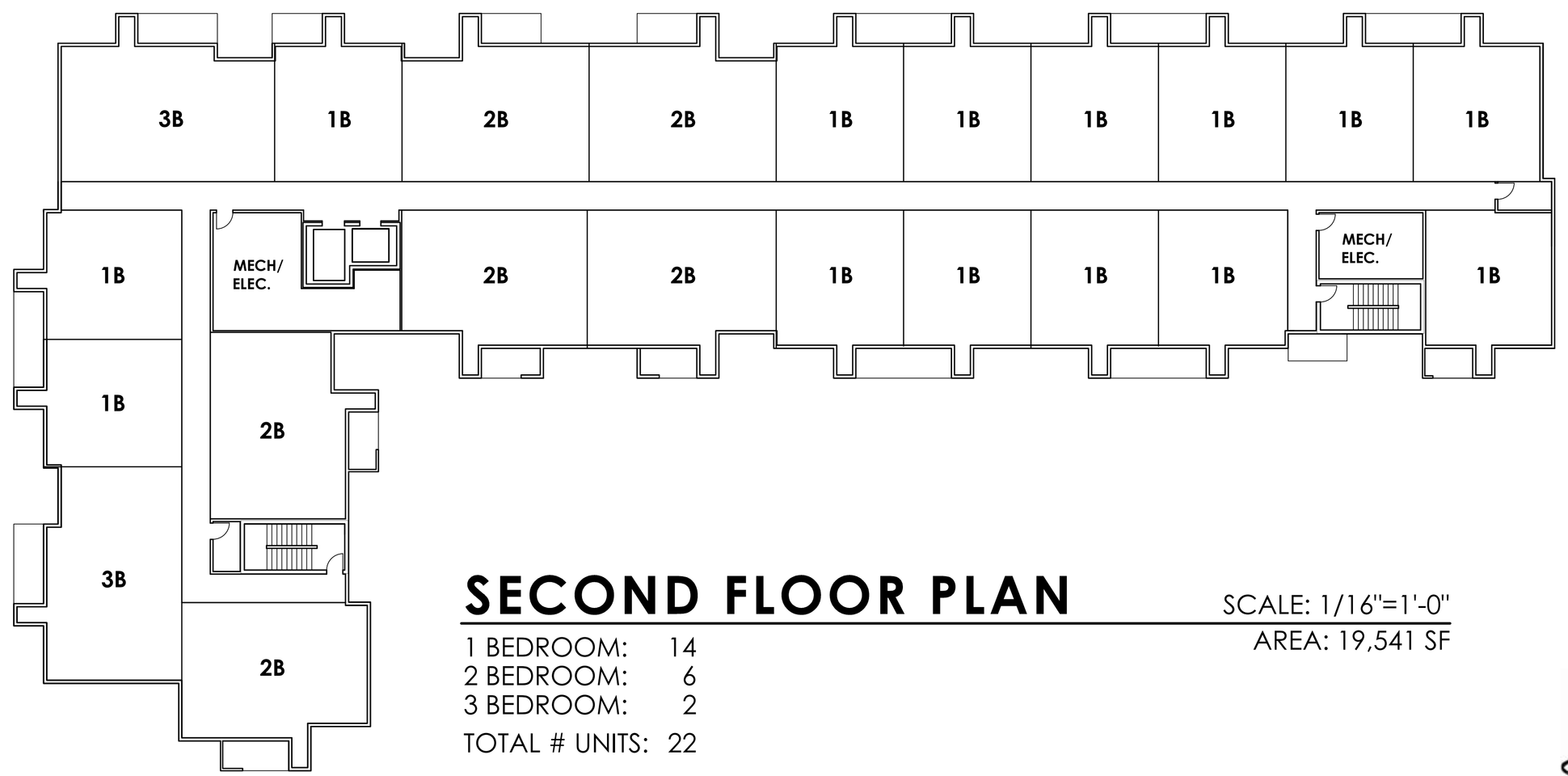


THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"
AREA: 19,541 SF

1 BEDROOM: 16
2 BEDROOM: 6
3 BEDROOM: -
TOTAL # UNITS: 22



SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"
AREA: 19,541 SF

1 BEDROOM: 14
2 BEDROOM: 6
3 BEDROOM: 2
TOTAL # UNITS: 22

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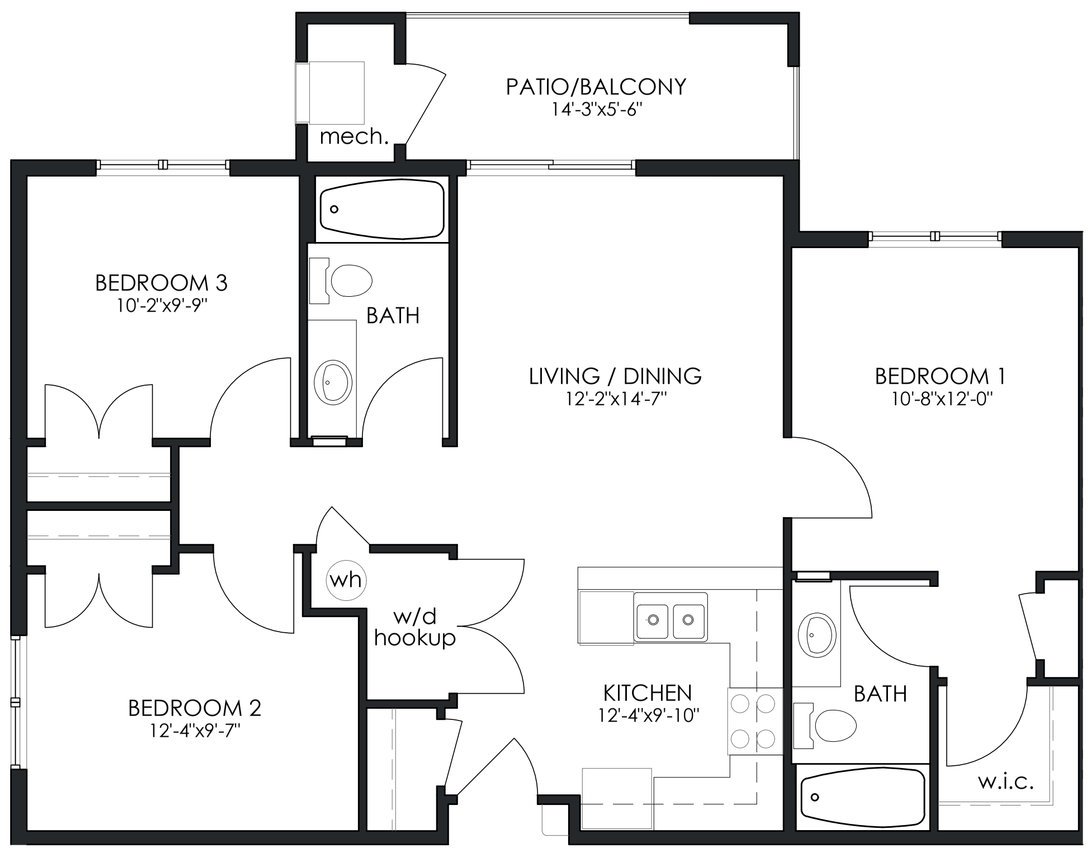
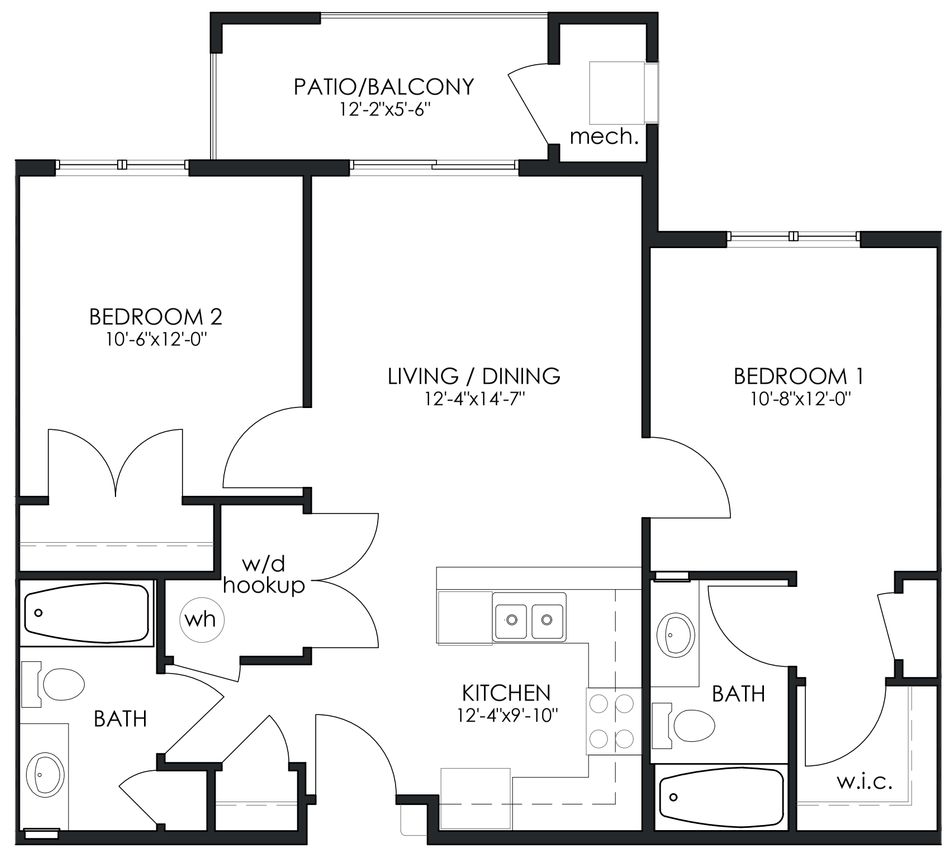


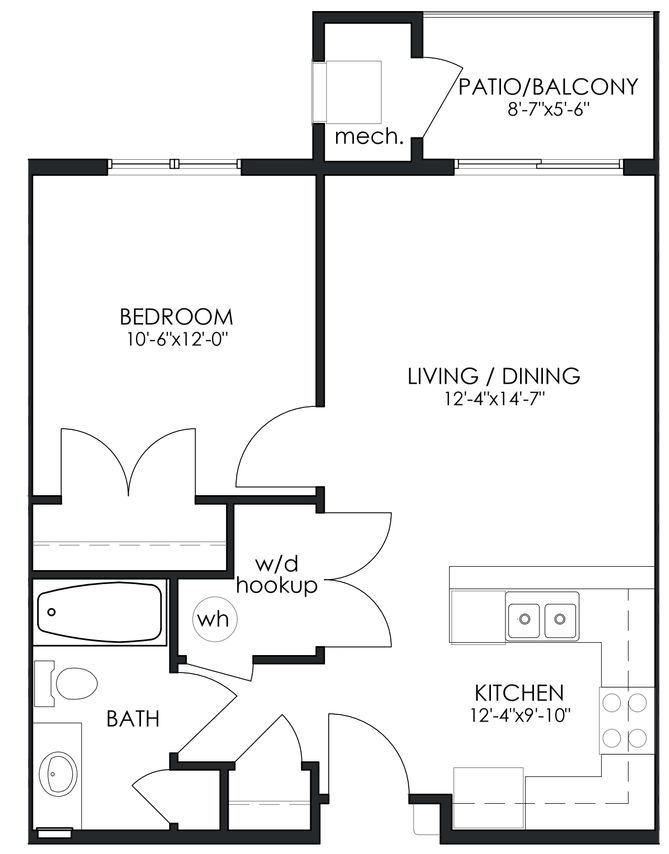
UNIT PLAN 3B SCALE: 1/4"=1'-0"

AREA: 999 sf



UNIT PLAN 2B SCALE: 1/4"=1'-0"

AREA: 863 sf



UNIT PLAN 1B SCALE: 1/4"=1'-0"

AREA: 613 sf

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WEST ELEVATION

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

EAST ELEVATION

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

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DECEMBER 5, 2022

SOUTH ELEVATION

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

NORTH ELEVATION

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

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ARCHITECTS AND PLANNERS
550 EAST NINE MILE ROAD
FERNDALE MICHIGAN 48220
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www.fsparchitects.com

PRELIMINARY PUD APPROVAL
DECEMBER 5, 2022

REQUEST FOR COUNCIL ACTION

To: Inkster City Council **Date: February 14, 2023**

From: Saif Alsenad (Office of Mayor Patrick Wimberly)

Date for Council Consideration: February 20, 2023

ACTION REQUESTED: Consider approval in entering in a master services agreement with DivDat (Diversified Data Processing & Consulting, Inc.) to provide Treasury and Water Department with additional secure and official payment channels, including a Bill Payment Kiosk and Web Payment Portals. The City of Inkster will be contracting with DIvDat as the exclusive payment provider.

Current Action ___X____ Emergency _____ Future _____

Funds Budgeted: If Yes _____ Account #_____ No _____ N/A __X____

Mayor's Approval _____

BACKGROUND INFORMATION

The City of Inkster wishes to increase the ways in which its residents and business consumers can pay essential bills such as property taxes and water payments. The City has selected DivDat (Diversified Data Processing & Consulting, Inc.) to make this possible. Contracting with DivDat as the exclusive payment provider will also place the City of Inkster and its Water Department on the DivDat Payment Network. The DivDat Payment Network allows metro Detroit consumers to access and pay the City's tax and water accounts from any local area DivDat Bill Payment Kiosk, as well as via the Consumer Web Pay Portal and DivDat's Mobile App, available on both the App Store and Google Play. DivDat will replace the City of Inkster's existing payment provider, AllPaid.

DivDat is Detroit-based and provides municipalities, courts, detention centers, and utility companies in seven states with real-time cloud-based payment capabilities, across multiple payment channels. Since 1971, they have connected essential billers to their consumers and have made it easier for customers to stay current on important bills while eliminating costly redundancies for treasury teams. They focus on "leveling the paying field" which means helping billers tap into the on-time payment potential of their consumer base, including those portions of the population who may not have access to traditional bank accounts or credit.

Today, DivDat provides a Software as a Service (SaaS) based omnichannel approach to payment collection and processing that provides more ways to pay and more financial inclusion to more consumers. They've built their proprietary technology stack on the basis of deep treasury process understanding and leverage expertise. The automation process will reduce manual data entry and eliminate redundancies.

SCOPE OF SERVICES

Bill Payment Kiosk

DivDat will provide the City of Inkster with one Bill Payment Kiosk, placed in a local area retailer, with extended hours, where residents and commercial consumers already frequent. DivDat kiosks accept cash, credit and debit cards as well as personal and business checks. They provide easy-access, multi-lingual (based on language preferences of your community) payment options to the full customer base – including those who prefer to (or must) pay with cash. DivDat prominently displays a 1-800 support number on the kiosk and responds to and resolves kiosk-related payment issues directly. In addition to end-user support, DivDat provides its Bill Payment Kiosks with the following: they handle cash collection via an armored car service, take care of routine and preventative maintenance issues, carry corresponding insurance, manage ongoing upgrades and routinely replace receipt paper, print cartridges, etc. on an as-needed basis. The City will receive its funds promptly—with accurate transaction-level settlement to accounts. The City will benefit from accepting cash through an additional walk-up self-service channel without the additional workload, responsibility, or risk and exposure of staff in an additional payment center handling cash. Consumers will benefit from free account lookups and the convenience of making a complete secure official payment where they already shop.

Web Payment Portals

Guest Pay: DivDat will provide Inkster with a branded web portal that will reflect the Inkster city seal and city colors, and will be embedded into Inkster's website to provide billpayers with the peace of mind associated with using an official payment channel. Guest Pay users can view and pay full or partial water payments and tax payments online, immediately receive receipt proof of payment by email, text, or print-ready file, 24/7/365. DivDat's Guest Pay is staffed by live customer service reps, available by chat or phone.

Consumer Web Pay Portal: DivDat's Consumer Web Pay Portal puts billpayers in the center of their bill payment experience. It gives users the flexibility to create a payment profile, add local area essential billers and accounts (such as The City of Inkster and its Tax and Water Departments). For additional convenience, users can select multiple recurring billers, pay more than one bill at a time via convenient shopping cart functionality, sign up for payment reminders or Auto-Pay, and opt-in to Text-to-Pay functionality.

DivDat's Mobile App

Available on the Apple App Store and Google Play, the DivDat Mobile App extends additional features to users interested in paying bills when and how it's most convenient for them. Features such as the ability to schedule recurring payments, pay multiple bills at one time, scan bills for convenient payment profile lookups (for paying bills with cash at DivDat bill payment kiosks), as well as the ability to pay by credit, debit, or personal or business check (converted to ACH) directly. The app provides on-the-go billpayers greater freedom and flexibility to stay current on essential bills.

Text-to-Pay
DivDat provides Text-to-Pay capabilities to users of the Consumer Web Pay Portal and the DivDat Mobile App. After opting-in to Text-to-Pay functionality, users are reminded of payments come due and asked to apply a payment value on each bill/account individually. Simple and secure payment workflows are confirmed with one-word responses. Text-to-Pay represents an official payment channel and is reported comprehensively as such in the Transaction Reporting Dashboard.

Transaction Reporting Dashboard
DivDat's Transaction Reporting Dashboard gives Inkster Treasury and Water Department personnel real-time role-based access to detailed payment information, as payments are made. Data is available at the billpayer, account, channel, department, or organization level, and provides advanced data filtering options.

Community Engagement
DivDat provides comprehensive marketing and communications roll-out support such that your customers and your community are aware of the great new services you have put in place and are informed on how to best use them. Available community outreach and engagement strategies can include a ribbon-cutting ceremony for the kiosk, corresponding press releases and additional payment channel availability, and an ad campaign announcing your joining the DivDat Payment Network.

DivDat Payment Network
Adding Inkster to DivDat's Payment Network means residents and consumers will have easier, more convenient access to their Inkster tax and water accounts 1) from any DivDat kiosk in metro Detroit, 2) via the DivDat Mobile App, and 3) online, via the Consumer Web Pay Portal. Today, the DivDat Payment Network is accessible in more than 120 Bill Payment Kiosks, located indoors and outside of retail locations and offices/payment centers. Presenting multiple local area Network billers on one technology platform helps consumers view and pay more essential bills on time, more often.

JUSTIFICATION

DivDat's Bill Payment Kiosk, specifically, helps provide Inkster's cash-preferred residents and business owners, including those who may be unbanked, underbanked, or even "off-line," a way to query and pay their Inkster tax and water accounts where and when it's most convenient for them. DivDat will work with the city and its recommended local area retailers to conduct site surveys and determine the optimal location for kiosk placement, which would include a local area retail location with extended hours that is well-lit and secure, where customers feel comfortable and already shop. Placing bill payment kiosks in local area retail locations increase walk-up customers' propensity to pay, based on DivDat customer data and end-user/billpayer feedback from surveys and user groups.

DivDat uniquely provides Inkster with the ability to recoup additional administrative costs with a flat $0.50 per transaction amount that will be credited to Inkster, regardless of transaction tender type.

PROJECT OR IMPROVEMENT TASKS

DivDat's cloud-based SaaS suite of payment solutions will integrate with existing back-end treasury systems through a detailed implementation. DivDat will require the partnership of the City of Inkster's water and treasury teams, as well as limited resources from our IT support services and communications teams to help ensure a successful launch and a productive ongoing relationship.

DivDat will work closely with the City of Inkster to determine the appropriate retail location for potential kiosk placement. DivDat's team will then conduct detailed site surveys on recommended retail locations to help ensure accessibility and project success. As part of DivDat's Bill Payment Kiosk being provided as a managed service, DivDat contracts directly with the retail partner.

Please note, the full implementation timeline, and corresponding tasks, are reviewed in detail in the "Project Timetable" section of this document.

COSTS

DivDat's Bill Payment Kiosk, Web Payment Portals (Guest Pay and the Consumer Web Pay Portal), the DivDat Mobile App, Text-to-Pay, and the corresponding Transaction Reporting Dashboard are provided to the City of Inkster with no upfront fees from DivDat.

Please see the corresponding Exhibits A (Water Payments) and B (Tax Payments) for associated transaction fees, which will be passed on to the billpayer.

EXHIBIT A – Fee Schedule
Applicable to Water Payments
(Based on the City of Inkster passing on fees)

Technology	Fees and terms
Data integration	One-time charge $10,000 – waived (up to 50 hours)
	Additional requested data integrations or changes outside of the City of Inkster water and tax integrations will be billed at hourly rate of $250.00 per hour
DivDat Kiosk as a Service - one kiosk will be deployed in an Inkster retail location; the kiosk will accept both water and tax payments	Included
DivDat Kiosk Network access	Included
Inkster -branded Web Application	Included

DivDat Mobile Application	Included
Transaction channels	**Corresponding transaction fees**
Kiosk-specific transaction fees:	• $3.00 per cash payment transaction, charged to the payor/resident ○ $2.50 per cash payment collected returns to DivDat ○ 50¢ returns to Inkster for administrative cost recapture on ea. cash payment ($3) transaction
Inkster-branded Web Application and Mobile Application	Included – see applicable merchant processing fees below
Applicable Merchant Processing Fees	
City of Inkster must use a DivDat approved Merchant Processor for ACH/eCheck and Credit Card Processing the fees below will be billed by the approved Merchant Processor to the City of Inkster	
Transaction channels	**Corresponding transaction fees**
ACH or eCheck	• $3.00 per cash payment transaction charged to the payor/resident ○ $2.50 per ACH or eCheck payment collected returns to DivDat ○ 50¢ returns to Inkster for administrative fee recapture
Credit or Debit Card – VISA, Mastercard or Discover	• 3% per transaction; minimum $3.00 ea. ○ 50¢ returns to Inkster for administrative fee recapture per transaction.
Return Transactions	$15.00 per transaction

EXHIBIT B – Fee Schedule
Applicable Property Tax Payments
(Based on the City of Inkster passing on fees)

Technology	Fees and terms
Data integration	One-time charge $10,000 – waived (up to 50 hours)
	Additional requested data integrations or changes outside of the City of Inkster water and tax integrations will be billed at hourly rate of $250.00 per hour
DivDat Kiosk as a Service - one kiosk will be deployed in an Inkster retail location; the kiosk will accept both water and tax payments	Included
DivDat Kiosk Network access	Included
Inkster-branded Web Application -	Included
DivDat Mobile Application	Included
Transaction channels	**Corresponding transaction fees**
Kiosk-specific transaction fees:	• $3.00 per cash payment transaction charged to the consumer/resident ○ $2.50 per cash payment collected returns to DivDat ○ 50¢ returns to Inkster for administrative cost recapture on ea. cash payment ($3) transaction
Inkster branded Web Application and Mobile Application	Included – see applicable merchant processing fees below
Applicable Merchant Processing Fees	

City of Inkster must use a DivDat approved Merchant Processor for ACH/eCheck and Credit Card Processing the fees below will be billed by the approved Merchant Processor to the City of Inkster	
Transaction channels	**Corresponding transaction fees**
ACH or eCheck	• $3.00 per cash payment transaction charged to the consumer/resident ○ $2.50 per ACH or eCheck payment collected returns to DivDat ○ 50¢ returns to Inkster for administrative fee recapture
Credit or Debit Card – VISA, Mastercard or Discover	• 3% per transaction; minimum $3.00 ea. ○ 50¢ returns to Inkster for administrative fee recapture per transaction.
Return Transactions	$15.00 per transaction

PROJECT TIMETABLE

The below integration project timetable outlines an integration estimate for the City of Inkster's Tax and Water bill payments on DivDat payment channels, provided the tax and water department integrations take place concurrently. Project scheduling and specific timelines are pending contract signature and the availability of data and resources from the City of Inkster and DivDat.

Estimated Time:	**Integration Step:**
1 Week	Project Kick-Off and Data Gathering
4 Weeks:	Technical Implementation Process:
- 1 Week	- Discovery Process
- 1 Week	- Merchant Processor ID Provisioning
- 2 Weeks	- Application Development
1 Week	User Acceptance and Funding Test Process

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RESOLUTION

Entered in a master services agreement with DivDat (Diversified Data Processing & Consulting, Inc.) to provide Treasury and Water Department with additional secure and official payment channels, including a Bill Payment Kiosk and Web Payment Portals. DivDat will be the City of Inkster's exclusive payment provider.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

To: Patrick Wimberly, Mayor **Date:** February 10, 2023

From: Special Projects Director **Date for Council Consideration:** February 20**,** 2023

ACTION REQUESTED: Consider approval to sell thirty-five (35) parcels of land at Annapolis Point Inkster, Michigan 48141 for $400,000.00 and for the administration to enter into a development agreement. with Western Wayne Urban Community Development.

Current Action ___X____ Emergency _____ Future _____

Funds Budgeted: If Yes _X_____ Account #_101.721.673.130__ No _____ N/A ____-____

Mayor's Approval _____

BACKGROUND INFORMATION

Through a request for proposal for the development of Annapolis Point, Rev. John D. Hearn Jr. submitted a qualified bid for the project.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended that the applicant completes a title search of the property. Develop the land into affordable housing.

JUSTIFICATION

The project would provide affordable housing in Annapolis Point.

PROJECT OR IMPROVEMENT TASK

1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

COST

Zero cost to the City

RESOLUTION

Authorization is hereby given for the sale of Thirty-five (35) Parcels located at Annapolis Point and for the administration to enter into a development agreement with Western Wayne Urban Community Development subject to purchase requirements.:

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

WESTERN WAYNE
URBAN
COMMUNITY
DEVELOPMENT

Plan for Development of Annapolis Point

Prepared by Rev. John D. Hearn Jr

ITEM 9C

Western Wayne Urban Community Development is a Michigan non-profit corporation established October 23rd, 2020 as the successor to "Peoples Community Hope for Homes" a Michigan Corporation. Pastor John D. Hearn Jr is the CEO and life long resident of the City of Inkster.

The mission of Western Wayne Urban Development Corporation is to continue the work of its predecessor to foster, aid and assist in the planning, development, renewal, improvement of affordable housing in Western Wayne county.

Our program lends itself to the economic and social stability of the communities we serve. Our mission in Western Wayne County is to cultivate a vibrant and healthy community where people live, work and play. Our core values are ECONOMIC EQUITY and RACIAL JUSTICE.

By working collaboratively with local , state and federal governmental agencies resources are brought to bare to effect the vitality of the neighborhoods of in need of revitalization.

Previous accomplishments of our organization carried out in the city of Westland Michigan include twenty nine (29) infield homes built in the Carver Subdivision of Westland, In addition, the development of a thirty four (34) unit Westshire Housing subdivision was built for the benefit of first time home buyers on Currier St in the City of Westland.

These efforts brought stability to the housing market where homes values increased by twenty (20) percent. Quality of life was enhanced by the investment of the City of Westland in the establishment of a new park for the citizens and the construction of a new fire station.

Best practices certifications were awarded by Housing & Urban Development (HUD) at the federal level and Joint Public Services Award with SEMCOG.

The City of Inkster has lagged behind its neighbors in the construction and development of new affordable housing.

Western Wayne Urban Development is well suited to fill the need and provide the necessary housing stock to not only to add to the quality of life for its residents but to strengthen the tax base of the City as well.

The investment of resources through our educational system and scholarships given from various entities of the community in the lives of our city's children does not reflect the return received.

Surrounding communities benefit from the brain power exported from Inkster due the lack of opportunities in housing for the raising of families. The history of the City of Inkster's residents reflect the highest levels of achievement from individuals born and raised within its borders. The future holds even greater potential that can be only be realized through the proper investment made in its infrastructure for growth.

Western Wayne Urban Development stands ready with resources and a personal commitment to the City of Inkster from an institution with roots embedded in the city that are generational.

The following plans are what we propose for Annapolis Point.

Financial Partners

DTE Energy

COAST TO COAST GROUP

Examples of Prior Developments

Annapolis Rd Infill Housing Westland

Annapolis Rd Infill Housing Westland

Richard St Infill Housing Westland

Westshire Subdivision Currier St Westland

Westshire Subdivision Currier St Westland

Project Description

- The Annapolis Point Project will consist of ninety-one (91) mixed income units. It is our understanding and intent to develop up to 33% or 30 "affordable" homes and 61 homes will be market rate. The "affordable " homes will be blended throughout the total development, not to segregate the income ranges.
- All homes will include three to four bedrooms, garages and basements. Optional upgrades will be available at the builder's cost discretion of each of the units.
- The projected purchase price for base model homes will start at the mid $200's and will vary based on model selection and upgrades.
- Homes will range in size from 1,200 to 1,800 sq ft.

Project Description

Further , the Annapolis Point Development will seek a collaboration with the city of Inkster, MSHDA, Gajewski Homes LLC, and various other agencies with a goal to achieve the following:

- Construct single family homes , improving the neighborhood aesthetics
- Increase property tax revenue to fund city operations
- Provide homeownership counseling in an effort to promote retention through education and financial literacy

Development Team

SHAWANNA GAJEWSKI, CONTRACTOR

EXPERIENCE & EDUCATION

- Licensed & Insured **Residential Builder**, with over 12 years of Construction and Home Renovation Experience
- **Project Manager** – 2006-2008 Peoples Community Hope for Homes , Westshire Subdivision (New construction- MSHDA Affordable + Market Rate Homes)
- Founded **Gajewski Homes LLC** (formerly Cook Property Management **LLC**) -2003 a full service real estate company which provides services such as rehab/construction, sales & leasing services; property management services, and more.
- Licensed **Real Estate Broker**, with over 23 years of Real Estate Sales & Property Management Experience
- Bachelor Degree- Accounting 1997 University of Michigan
- Masters in Accountancy 2018 Walsh College
- Implemented the **3E's Program** - a mentorship program which offers construction training based on 3 pillars: Encourage, Educate, & Empowerment

- God fearing woman that loves her family
- Passionate about empowering others to learn financial literacy, skilled trade, and homeownership
- Strong advocate for giving back and building the community in various forms

GAJEWSKIHOMES

"It is my life's mission to help anyone who desires to achieve their dream of homeownership and/or a skilled trade career in real estate as well. Both of which start with education."

Meet the Team

Courtney Epps, Property Management Assistant

ShaWanna Gajewski, CEO

Jamaul Martin, Construction Management Assistant

Tiara Woody, Real Estate Sales Assistant

COMMUNITY INVOLVEMENT

FREE Drywall Training Course

Faith based Summer Feeding Program (300+ kids feed daily) – emergency repairs due to water damage

Wayne County Food Drive – 125 baskets of food & cleaning supplies distributed

GAJEWSKIHOMES

"Our superpower is motivating and helping others, especially young adults, to achieve their goals. Whether it's homeownership, investing, learning skills to renovate homes, managing their finances, etc."

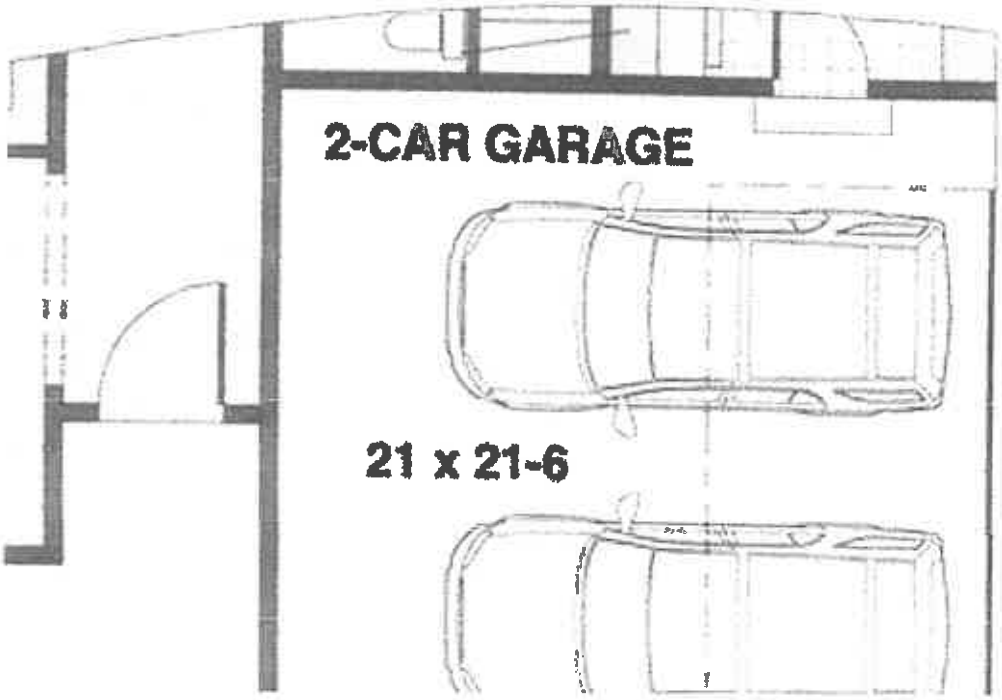
Proposed Housing Units for Annapolis Point

,889	4	2	2-3
uare Feet	Beds	Stories	Cars

'elcome to our house plans featuring a New American modern farm ith laundry on both floors floor plan. Below are floor plans, addition mple photos, and plan details and dimensions.

Table of Contents show

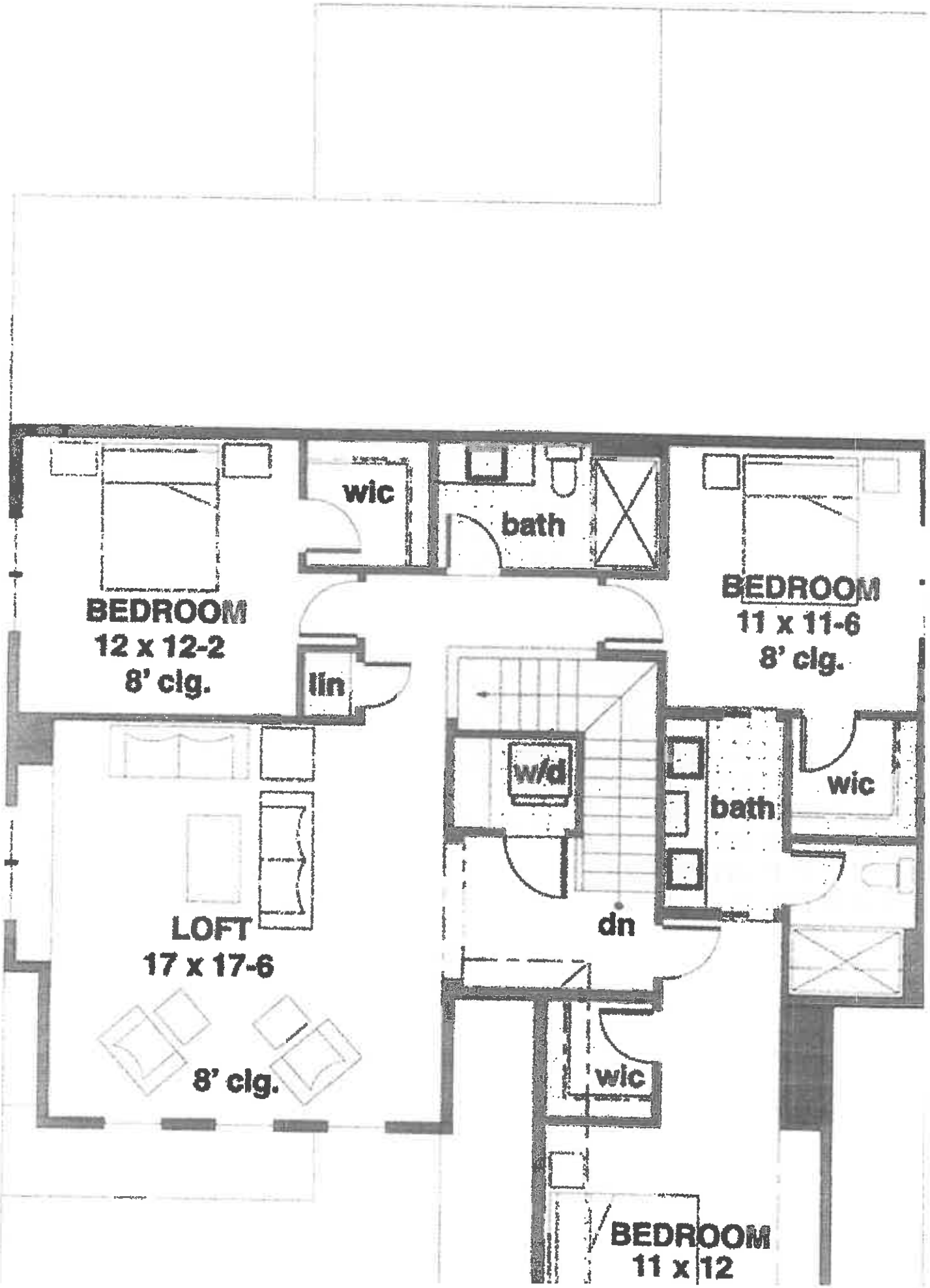
ar Side Garage Option



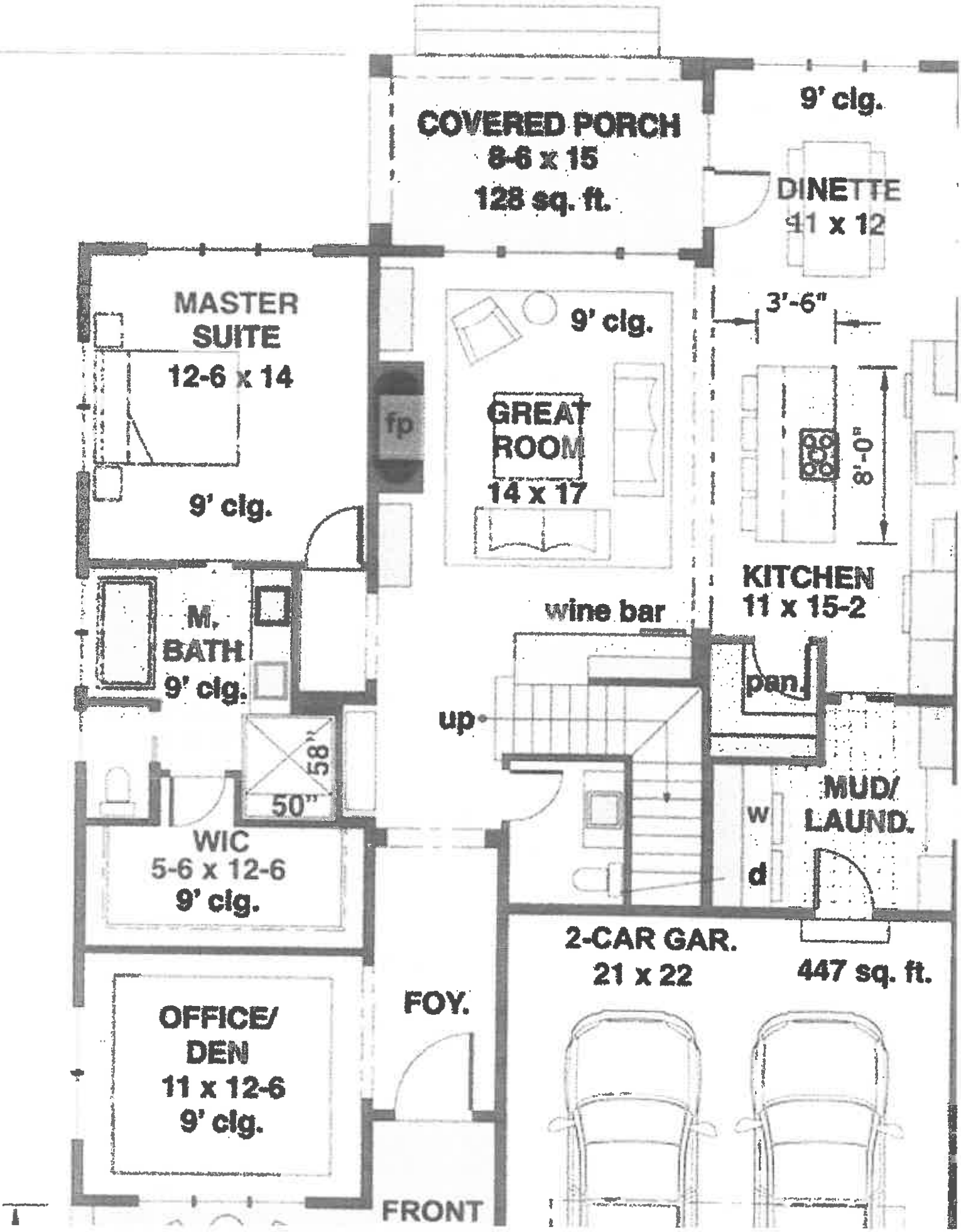
447 sq. ft.

Second floor
ays same size

Two-Story 4-Bedroom New American Modern Farmhouse with Laundry on Both Floors (House Plan)



Two-Story 4-Bedroom New American Modern Farmhouse with Laundry on Both Floors (House Plan)



,889	4	2	2-3
uare Feet	Beds	Stories	Cars

'elcome to our house plans featuring a New American modern farm ith laundry on both floors floor plan. Below are floor plans, addition mple photos, and plan details and dimensions.

Table of Contents show

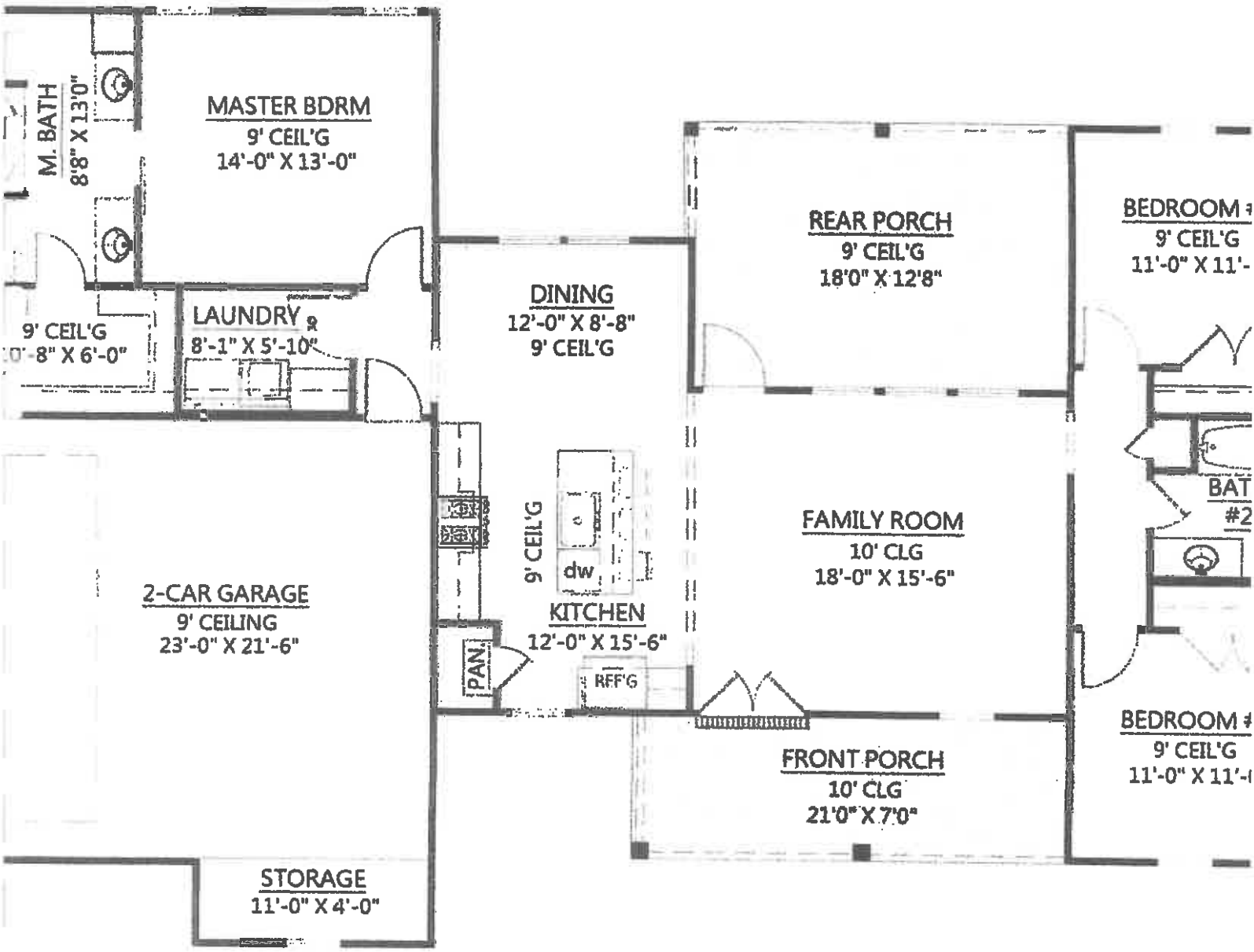
,474	3	1	2
uare Feet	Beds	Stories	Cars

Velcome to our house plans featuring a Single-Story 3-Bedroom Mo armhouse with a Back-to-Back Porch floor plan. Below are floor pla dditional sample photos, and plan details and dimensions.

Table of Contents show

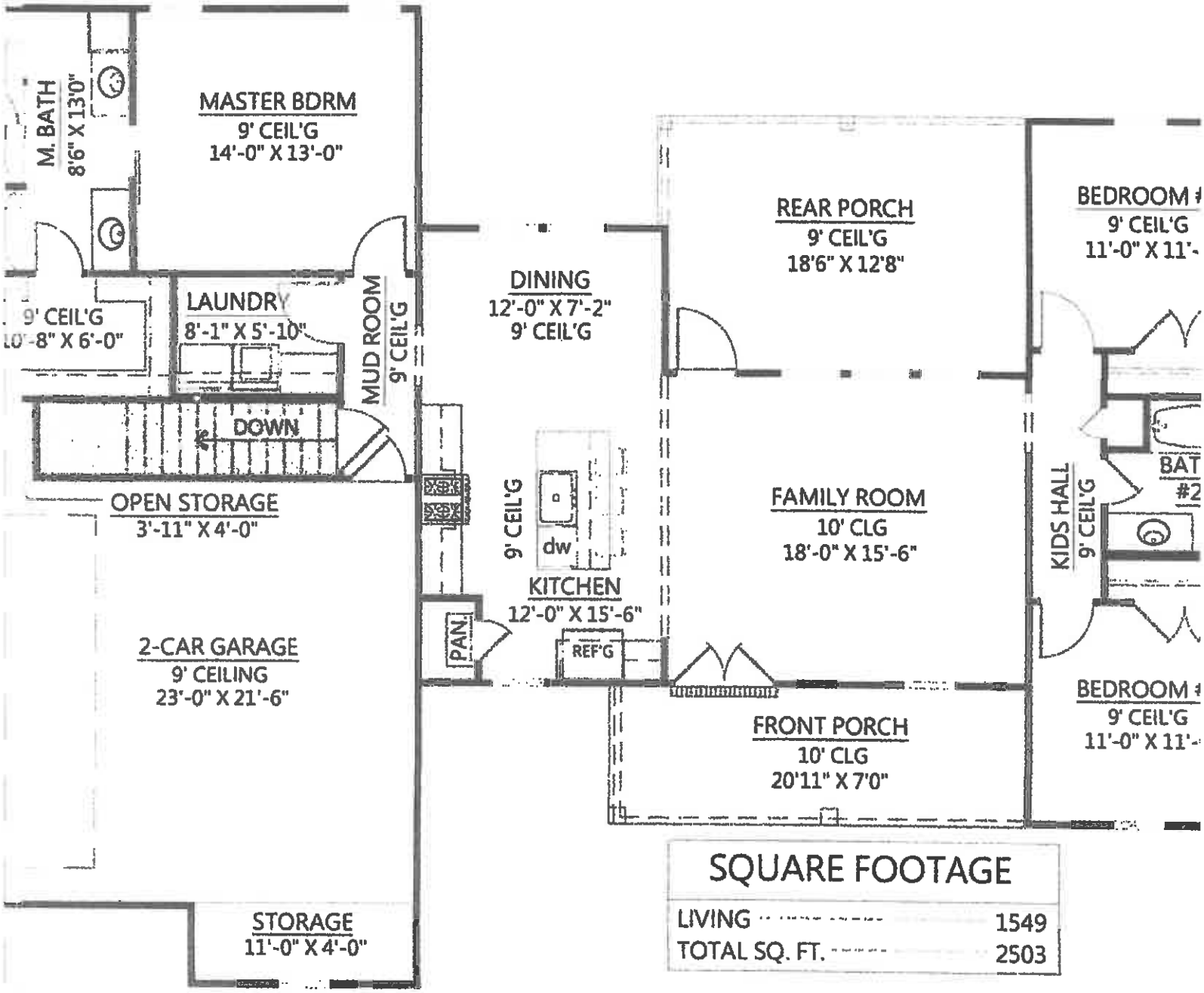
Floor Plan

·itiful nighttime view of the farmhouse with the porch lit up.



in Level – Basement Stairs Location

Single-Story 3-Bedroom Modern Farmhouse with Back-to-Back Porch (House Plan)



SQUARE FOOTAGE	
LIVING	1549
TOTAL SQ. FT.	2503

ıditional Floor Plan Images

r elevation sketch of the single-story 3-bedroom modern farmhouse.

n Details

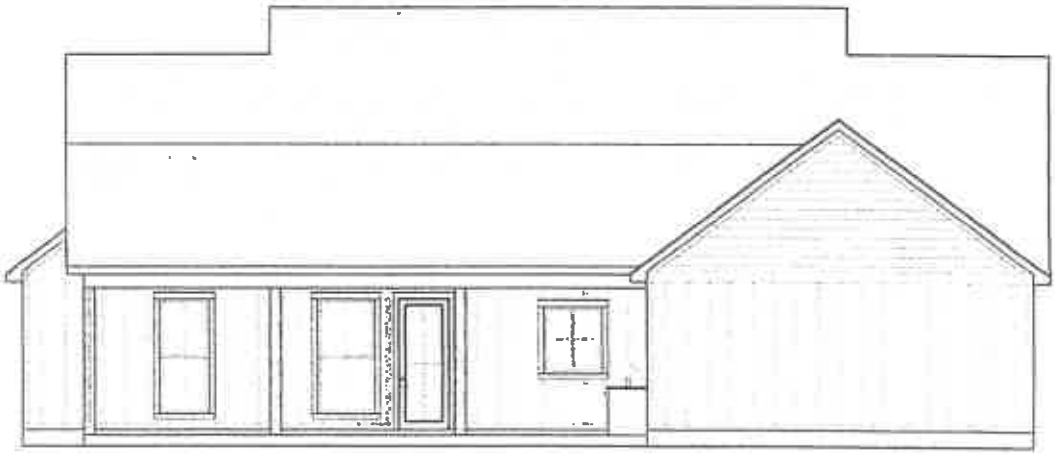
ıensions

n: 65' 8

h: 45' 1(

ridge height:

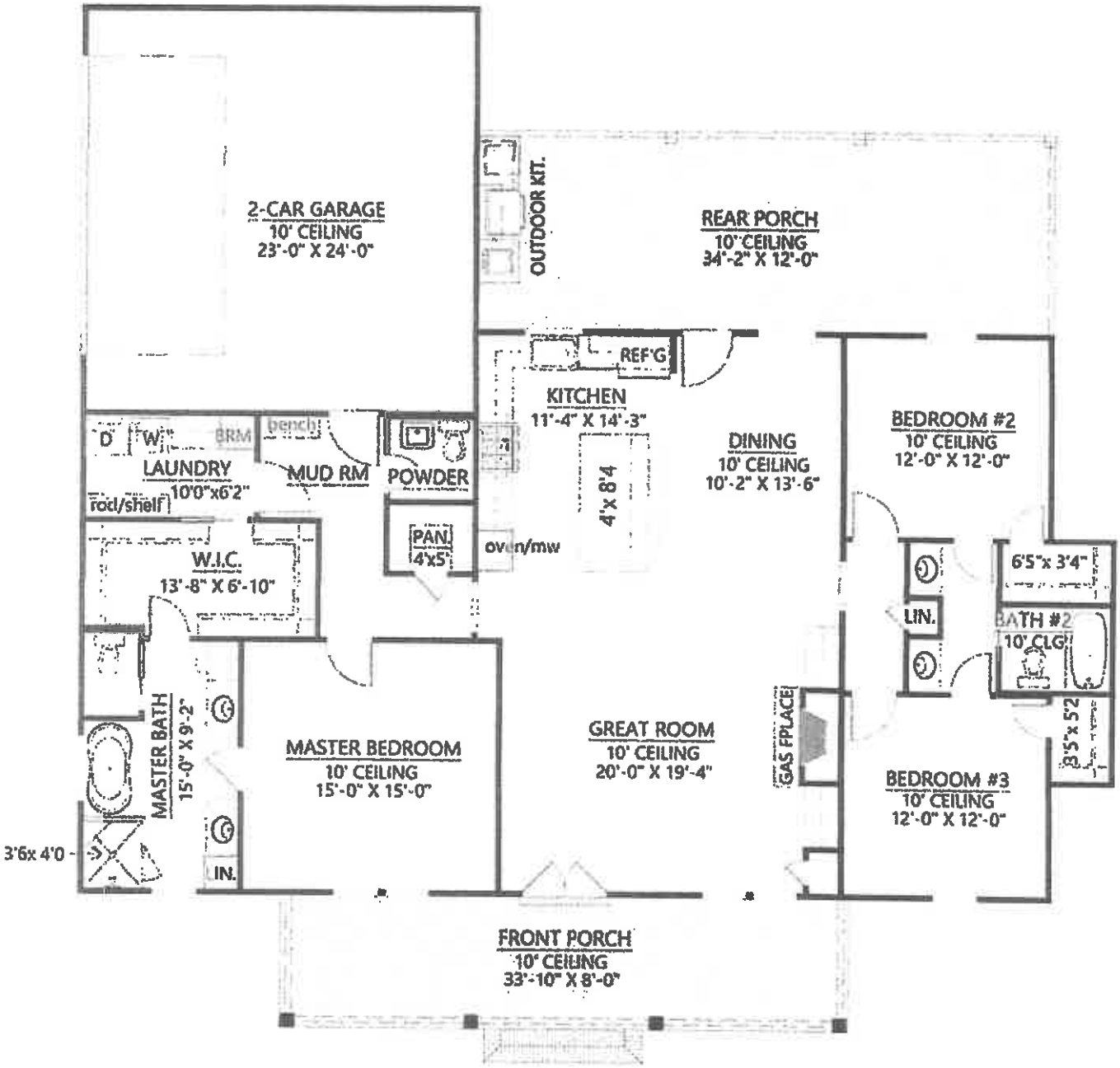
The single story with perfect symmetry exterior with a framed glass window and framed posts on the main entry porch.



REAR ELEVATION

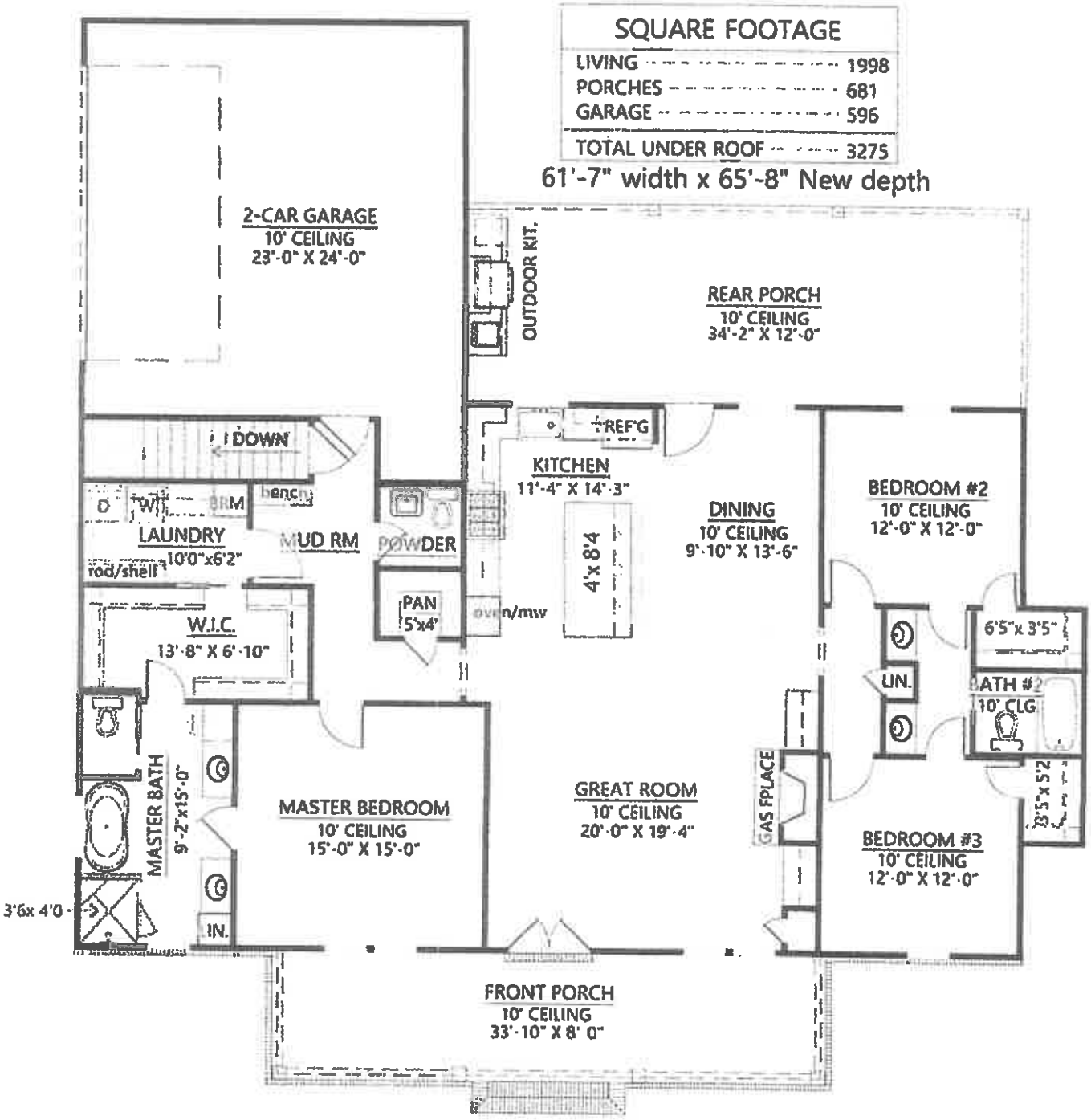
Floor Plan

Main Level



Main Level – Basement Stairs Location

Single-Story Modern Farmhouse with Perfect Symmetry (House Plan)



Additional Floor Plan Images

1,977	3	2	2
Square Feet	Beds	Stories	Cars

Welcome to our house plans featuring a 2-story 3-bedroom modern farmhouse with an upstairs master suite floor plan. Below are floor plans, additional sample photos, and plan details and dimensions.

Table of Contents show

Floor Plan

Main Level

Front view of a modern farmhouse with a sleek façade.

Rear elevation-walkout foundation sketch of the two-story 3-bedroom modern farmhouse.

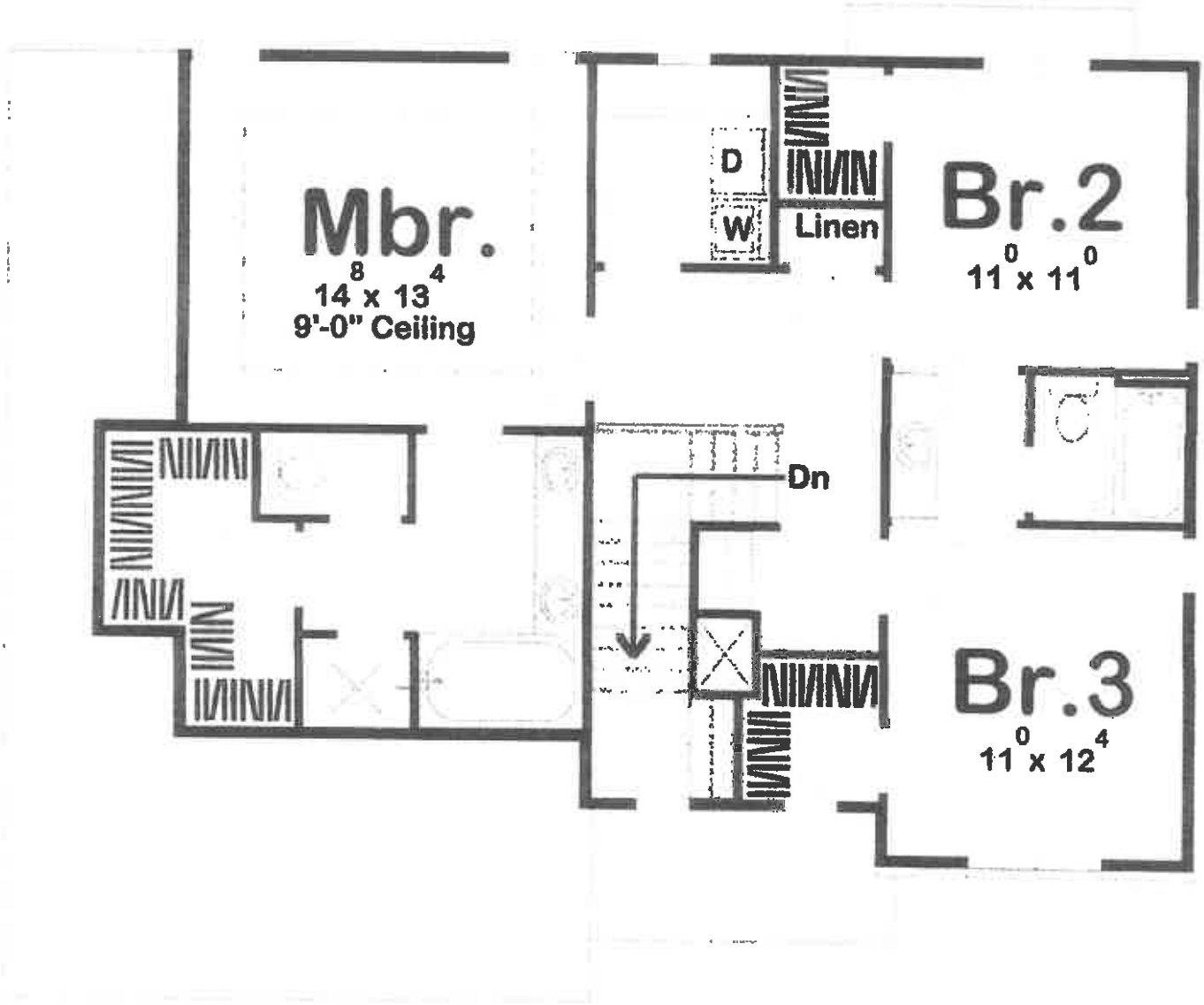
Plan Details

Dimensions

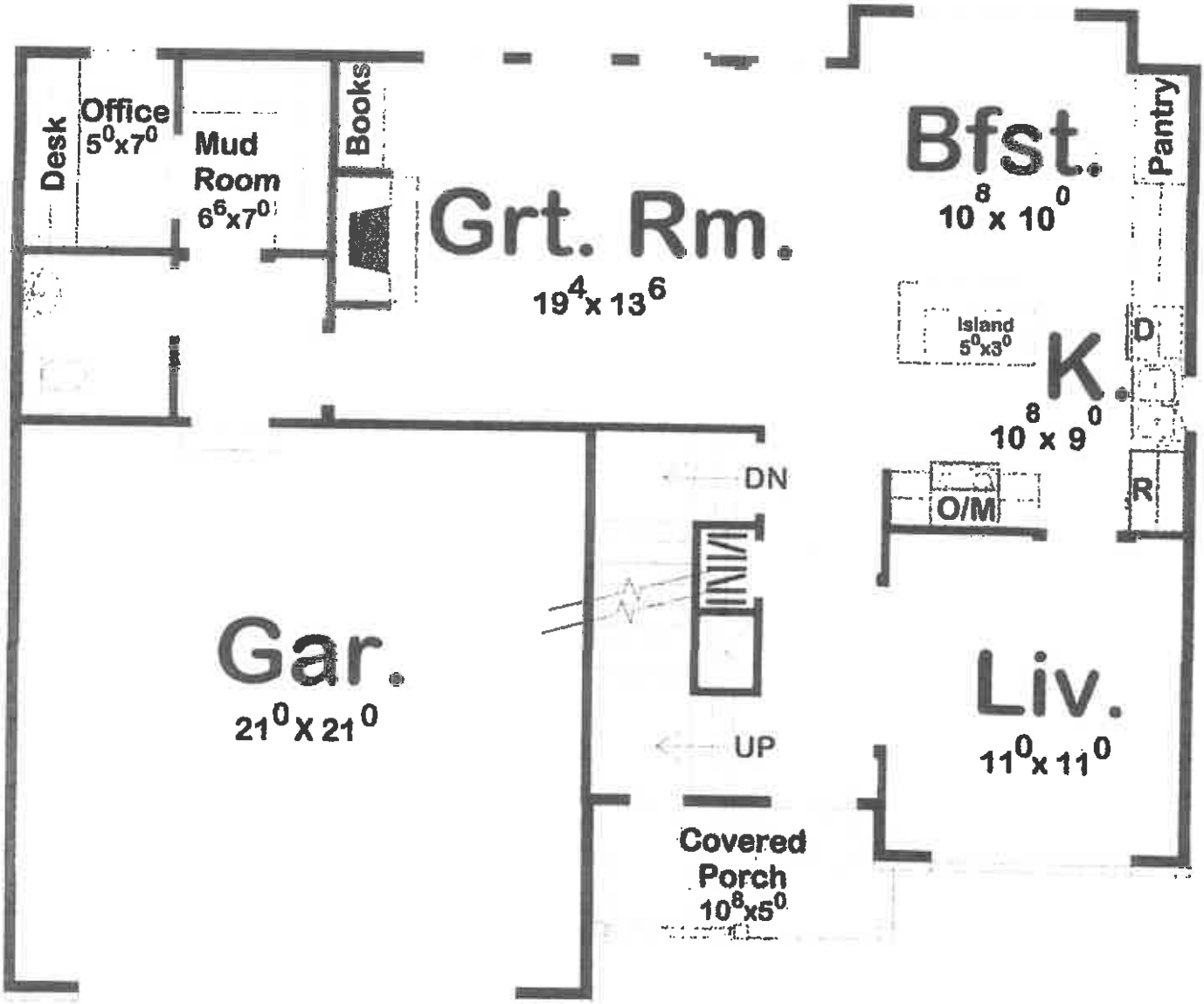
Width:	**44′ 0″**
Depth:	**36′ 0″**
Max ridge height:	**29′ 0″**

Garage

Type:	**Attached**
Area:	[illegible]

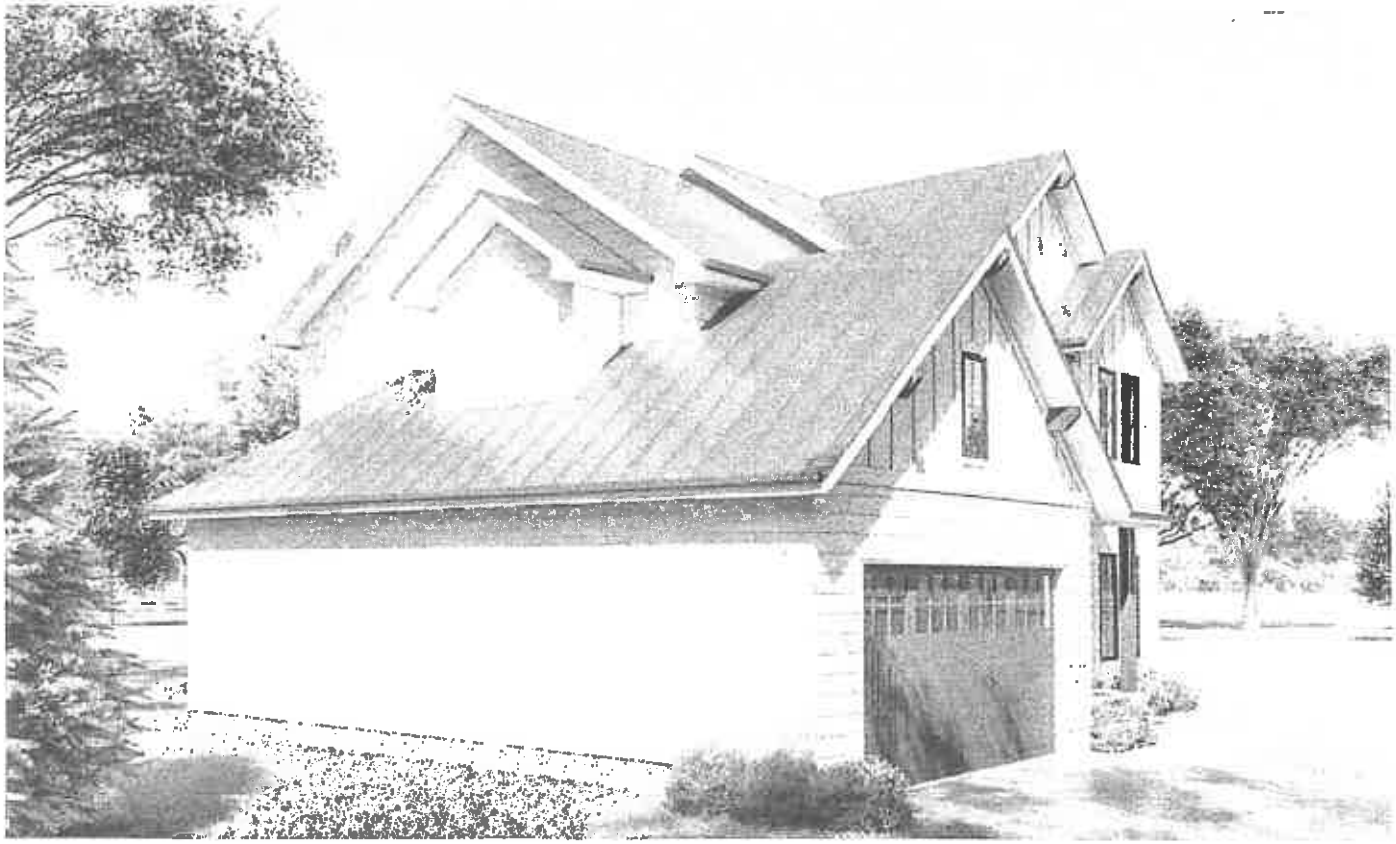


Additional Floor Plan Images


Desk
Office
5⁰x7⁰
Mud
Room
6⁶x7⁰
Books
Grt. Rm.
19⁴x 13⁶
Bfst.
10⁸ x 10⁰
Pantry
Island
5⁰x3⁰
K.
10⁸ x 9⁰
D
R
O/M
DN
UP
Gar.
21⁰ X 21⁰
Liv.
11⁰x 11⁰
Covered
Porch
10⁸x5⁰

2nd Floor

View of the back of the home with brown-colored steps leading to the patio area.



WESTERN WAYNE
URBAN
COMMUNITY
DEVELOPMENT

Plan for Development of Annapolis Point

Prepared by Rev. John D. Hearn Jr

Financial Partners

Addendum

DTE Energy

COAST TO COAST GROUP

CAMBRIDGE GROUP

CAMBRIDGE

27750 Middlebelt. Suite 100 Farmington Hills, MI. 48334 | (313) 277-8500 – P

John Hearn
JDHearnjr@gmail.com

2-8-23

RE: Proof of funds / Financing Development of Annapolis Point

To Whom It May Concern:,

Please be advised that Cambridge Real Estate, LLC through its subsidiary22022 Michigan Ave LLC has pre-approved Mr. John Hearn on behalf of an entity to be formed financing allowance for the project referenced Annapolis Point.
Such approval is subject to the terms and conditions of the proposed loan agreement between Cambridge Real Estate, LLC / 22022 Michigan Ave LLC John Hearn (on behalf of an entity to be formed).

Please also find the attached proof of funds for 22022 Michigan Ave LLC / Cambridge Real Estate, LLC upon execution of a final agreement and waiver of contingencies, these funds will be available towards the development of Annapolis Point.

Please contact my office with any questions

Sincerely,

Michael Hamame

www.CambridgeCRE.com Email: Info@CambridgeCRE.com

CHASE

Deposit Account Balance Summary

02/08/2023

Requestor information:

22022 MICHIGAN AVE LLC

27750 MIDDLEBELT
Farmington, MI 48334

Summary of Deposit Account

Account Number	Account Type	Open Date	Current Balance
[redacted]	Chase Platinum Business Checking	05/01/2017	$485,672.59

Customer Information

22022 MICHIGAN AVE LLC	Sole Owner

Deposit Account Balance Summary request completed by:

STEFAN KALABAT
(248) 449-9653
OAKLAND COUNTY, MI

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

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THECOASTTOCOASTGROUP

February 7, 2023

John Hearn
207038 Hopkins
Inkster, Michigan

Re: Financing – Western Wayne Urban Community Development

Mr. Hearn,

We are pleased to confirm that we can offer you up to $400,000 for the purposes of securing 35 vacant parcels located in the city of Inkster. We understand that you intend to develop these properties to provide quality affordable housing to the residents in Inkster. We are excited to be a part of this project. Funding will be provided within 72 hours of all loan terms being met.

Should you have any questions please reach out to me at 248-302-8009.

Kind Regards,

Travis Bronik
manager

21411 Civic Center Dr. Ste 211
Southfield, MI 48076

Phone: 248-809-4110

Fax: 248-327-4419

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor **Date: February 8, 2023**

From: Jerome Bivins, DPS Director **Date for Council's Consideration: February 20, 2023**

ACTION REQUESTED: Consider authorizing the Director of DPS to make an application to the Wayne County Department of Public Services for a permit to maintain the storm water management system and detention pond at the location of the new Filling Station at 29406 Michigan Avenue in Inkster Michigan, in accordance with the drawing attached as Exhibit "A", the terms of long term maintenance plan attached as Exhibit "B", and the Wayne Country Storm Water Ordinance and administrative rules.

Current Action ___X___ Emergency _____ Future _____

Funds Budgeted: If Yes ____ Account #_____ No ____ N/A ____
Mayor's Approval_____

BACKGROUND:

Wayne County has a requirement for various cities to have a storm water management system and detention pond designed to catch storm water run-off and a treatment system to prevent and divert rain from entering the sewage system. In order to ensure that the storm water management system functions properly as designed and constructed, it is necessary to obtain a permit from the Wayne County Department of Public Services. It would be the responsibility of the City Director of DPS to make application to Wayne County Department of Public Services for said permit. The permit holder is responsible for mentoring the system and detention pond, conducting preventive maintenance, conducting repairs, modifications, or reconstruction of said system(s).

The site in question is the new Filling Station at 29406 Michigan Avenue developed by Sam Real Estate Holdings, LLC. This company is in place so the City does not have to incur the expenses that is required to meet the terms of the permit as traditionally required to maintain the detention pond. The Sam Real Estate Holdings, LLC, on behalf of the City of Inkster, thereby, has agreed to assume jurisdiction over and accept responsibility for maintenance of the storm water management system(s) and detention pond to ensure that the storm water management system functions properly as designed and constructed. Sam Real Estate Holdings, LLC will not hold the City of Inkster with any liability to the conditions the County has specified.

SCOPE OF SERVICES:

To allow for issuance of a permit to the City of Inkster for the location at the New Filling Station for the detention pond pursuant to the Wayne County permit.

JUSTIFICATION:

Allow for the issuance of the permit to manage the storm water management system and detention pond located at the new Filling Station at 29406 Michigan Avenue Inkster, Michigan.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

N/A

PROJECTED TIME TABLE:

N/A

RESOLUTION:

Authorization is hereby given to the Director of DPS to make an application to the Wayne County Department of Public Services for a permit to maintain the storm water management system and detention pond at the location of the new Filling Station at 29406 Michigan Avenue in Inkster, Michigan, in accordance with the drawing attached as Exhibit "A", the terms of long term maintenance plan attached as Exhibit "B", and the Wayne Country Storm Water Ordinance and administrative rules.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Sam Real Estate Holdings LLC
P.O. Box 1678
Dearborn, MI 48122

February 8, 2023

Mr. Jerome Bivins, Director
Department of Public Works
City of Inkster
26900 Princeton Street
Inkster, Michigan 48141

Dear Mr. Bivins,

Sam Real Estate Holdings LLC assumes responsibility for long term maintenance of the storm water management system (SWMS) located at 29406 Michigan Avenue. Sam Real Estate Holdings LLC will maintain the SWMS in perpetuity and hold the City of Inkster harmless for all maintenance.

The storm water management system (SWMS) subject to this long-term maintenance plan is depicted on Exhibit A to Wayne County DPS Permit Number M-53030. The storm water management system (SWMS) long term maintenance plan is noted on Exhibit B to Wayne County DPS Permit Number M-53030.

Sincerely,

Hussein Bazzi
Managing Member
Sam Real Estate Holdings LLC

Warren C. Evans
Wayne County Executive

Jan 28, 2023

Mr. Jerome Bivens
City of Inkster
26215 Trowbridge
Inkster, Michigan 48141-2314

RE: Maintenance of Storm Water Management
Maintenance Permit for New Filling Station (Shell)

Dear Mr. Bivens

Enclosed are the Storm Water Maintenance Permit **M-53030** and Exhibits A&B.

Please sign and date the enclosed maintenance permit and request Council to pass a Resolution as required by the Wayne County Storm Water Ordinance.

http://www.waynecounty.com/doe_wqm_res_stormwm_standards.htm

Please return complete packet to Wayne County Permit Office. An executed copy of this permit with exhibits will be returned to your attention.

Bassma Gawil

Bassma Gawil
Plan Review Engineer

DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION/ PERMIT OFFICE
33809 MICHIGAN AVENUE, WAYNE, MI 49184 ■ PHONE (734) 858-2774 ■ FAX (734) 595-6356

PERMIT OFFICE
33809 MICHIGAN AVE WAYNE, Mi 48184, PHONE (734) 595-6504 FAX (734) 595-6356
72 HOURS BEFORE ANY CONSTRUCTION, CALL FOR INSPECTION

WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES
PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

PERMIT No.	
M-53030	
ISSUE DATE	EXPIRES
1/28/2023	
REVIEW No.	WORK ORDER
R 20-534	

PROJECT NAME

MAINTENANCE PERMIT FOR NEW FILLING STATION (SHELL)

LOCATION

MIDDLEBELT ROAD (NORTH WEST CORNER OF MIDDLEBELT ROAD AND MICHIGAN AVENUE)

CITY/TWP

INKSTER

PERMIT HOLDER	CONTRACTOR
CITY OF INKSTER 26215 TROWBRIDGE STREET INKSTER, MI 48141-1800	
CONTACT	CONTACT
JEROME BIVINS (313) 563-9774	<BLANK>

DESCRIPTION OF PERMITTED ACTIVITY ***(72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7161, www.missdig.org)***

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

THE CITY OF INKSTER SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

THE CITY OF INKSTER SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

THE CITY OF INKSTER SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM, THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY	REQUIRED ATTACHMENTS
Sam Real Estate Holding	EXHIBIT A: MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM EXHIBIT 'B': LONG TERM MAINTENANCE PLAN EXHIBIT 'C': BINDING AGREEMENT (COMMUNITY RESOLUTION)
PLANS APPROVED BY	
Yako, A.	*(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)*

In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Statements filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit

WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES

PERMIT HOLDER NAME
PERMIT HOLDER / AUTHORIZED AGENT

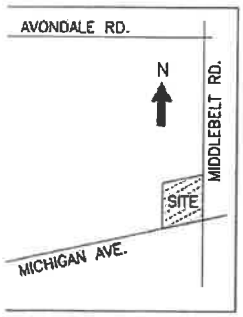
DATE

PREPARED BY

VALIDATED BY
PERMIT COORDINATOR

DATE

EXHIBIT A - PHYSICAL LIMITS OF STORMWATER MANAGEMENT SYSTEM



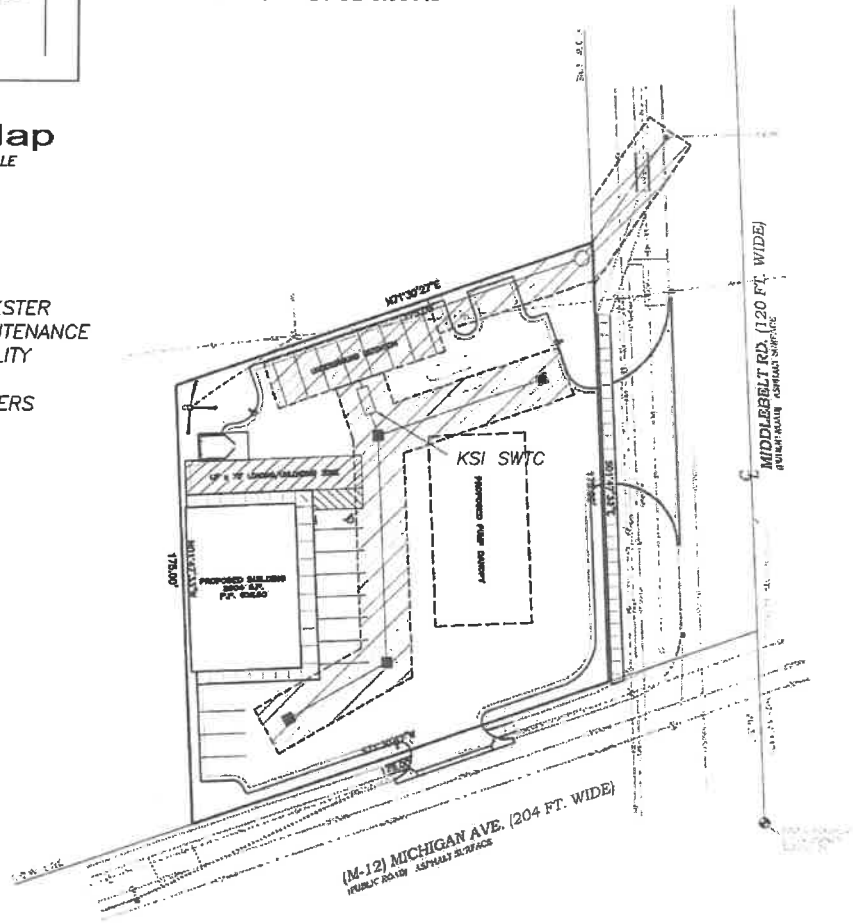
icinity Map
NOT TO SCALE

LEGEND:

- CITY OF INKSTER STORM MAINTENANCE RESPONSIBILITY
- STORM SEWERS

LEGAL DESCRIPTION (PER TAX RECORDS):

TAX ID NUMBER: 44 011 99 0001 000
THAT PT OF THE NE 1/4 OF SEC 26 DESC AS BEG AT A PTE ON THE N LINE OF MICHIGAN AVE 204FT WIDE DIST N1DEG 47M 33S W 76.36FT AND S71DEG 30M 27S W 62.64FT FROM THE E 1/4 COR OF SEC 26 AND PROC TH S71DEG 30M 27S W ALONG SAID LINE 175FT TH N1DEG 47M 33S W 175FT TH N71DEG 30M 27S E 175FT TO THE W LINE OF MIDDLEBELT RD 120FT WIDE TH S1DEG 47M 33S E ALONG SAID LINE 175FT TO THE POB 0.88 AC



KSI STORM WATER TREATMENT CHAMBER (SWTC) MAINTENANCE GUIDELINES

1. *ALL STORM WATER TREATMENT CHAMBERS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.*
2. *KSI RECOMMENDS CLEANING THE SWTC QUARTERLY AND AFTER HEAVY RAIN STORMS. SEDIMENT IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.*
3. *DISPOSAL OF MATERIAL FROM THE KSI SWTC ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE SWTC CONTENTS. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.*
4. *IF A HYDROCARBON REMOVAL SYSTEM WAS INSTALLED - REPLACE IT WHEN IT TURNS BLACK. UNIT CAN BE DISPOSED OF VIA NORMAL REFUSE REMOVAL. SPENT UNIT DOES NOT LEACH CAPTURED CONTAMINATES.*
   - *WHITE = NEW*
   - *GRAY = WORKING*
   - *BLACK = SPENT - NEEDS REPLACEMENT - CONTACT KSI FOR REPLACEMENT PARTS*
5. *AFTER CLEANING THE UNIT -KSI RECOMMENDS REFILLING THE UNIT WITH WATER.*

FILLING STATION (29406 MICHIGAN AVE.)	DATE: 27 APR 21
PART OF THE NE 1/4 OF SECTION 26, T.2S., R.9E. CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN	JOB NO.: 21030
PROPERTY OWNER: SAM REAL ESTATE HOLDINGS LLC	SCALE: 1" = 60'
	DRAWN: UGV
	CHECKED: UGV
	SHEET: 1 OF 1

VITINS ENGINEERING

VITINS ENGINEERING
44275 BRANDYWYNE
CANTON, MICHIGAN 48187
TELEPHONE: (734) 453-3460
EMAIL: vitins@umich.edu

Wayne County DPS Permit No.: M-
Wayne County DPS Plan Review No.: R20-534

ical Limits of the Storm Water Management System

ater management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit A to the permit and includes without limitation wers, catch basins, manholes, inlets, swales, stormwater treatment system, underground detention, and outlet control structure that conveys flow from the wer collection system to the Middlebelt Road storm sewer. For the purposes of this plan, this storm water management system (SWMS) and all of its as shown in Exhibit A is referred to as **"Filling Station SWMS"**.

Frame for Long-Term Maintenance Responsibility

state Holding LLC is responsible for maintaining the **Filling Station SWMS**, including complying with applicable requirements of the local or Wayne erosion and sedimentation control program until Wayne County releases the construction permit. Long-term maintenance responsibility for the **Filling MS** commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

er of Insuring Maintenance Responsibility

ter has assumed responsibility for long-term maintenance of **Filling Station SWMS**. The resolution by which the **City of Inkster** has assumed responsibility is attached to the permit as Exhibit C. **Sam Real Estate Holding LLC**, through a maintenance agreement with **City of Inkster**, has agreed e maintenance activities required by this plan. **City of Inkster** retains the right to enter the property and perform the necessary maintenance of the **Filling MS** if **Sam Real Estate Holding LLC** fails to perform the required maintenance activities. To ensure that the **Filling Station SWMS** is maintained in e map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the agreement between the **City of Inkster** and the property owner(s) will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of documents will be provided to the County.

-Term Maintenance Plan and Schedule

lifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). Table 1 s site-specific work needed to ensure that the storm water management system functions properly as designed.

TABLE 1
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE

ANCE ACTIVITIES	SYSTEM COMPONENTS	Storm Collection System (Inlets, Catch Basins, Manholes, Swales, Sewers)	Manufactured Treatment System	Underground Detention System	Outlet Control Structures & Outlet Pipes	Pavement Areas, Others			FREQUENCY
g/Inspection									
ediment Accumulation**/Clogging		X	X	X	X				Every Six Months
Floatables, Dead Vegetation & Debris		X	X	X	X				Annually & After Major Events
Erosion									Annually & After Major Events
tenance Access Remain Open/Clear		X	X	X	X				Annually
omponents During Wet Weather & Compare to is			X	X	X				Annually
ive Maintenance									
									As Needed, select areas only*
umulated sediments		X	X	X	X				As needed**
atables, Debris, Invasive & Dead Vegetation		X	X	X	X				As Needed
ills		X	X	X	X				Immediately
Paved Surfaces						X			As Needed
Actions									
epairs		X	X	X	X				As Needed
ments/Repairs to Ensure Proper Functioning		X	X	X	X				As needed

*As per City of Inkster Ordinance. ** Manufactured treatment system and underground detention system to be cleaned whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

Y INFORMATION:	PROPERTY OWNER:	ENGINEER:	DATE: 4/27/2021
Estate Holdings LLC dlebelt Road ster, unty, Michigan	Sam Real Estate Holdings LLC P.O. Box 1678 Dearborn, MI 48122 Contact: Mr. Hussein Bazzi Phone: (313) 605-9240	Vitins Engineering 44275 Brandywyne Canton, MI 48187 Phone: (734) 453-3460	SHEET 1 OF 1