

City of Romulus
PLANNING COMMISSION
Regular Virtual Meeting Agenda
WEDNESDAY, January 20, 2021
7:00 P.M.



The meeting will be held electronically via Zoom Meeting / Telephone conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. Anyone needing assistance or accommodations should contact the Planning Department at 734-955-45430. The following are links to attend the meeting:

To Participate in Zoom Meeting:

Click the following link:

<https://us02web.zoom.us/j/83590224114?pwd=TnR1b0Z0L3JUOGVIRkNBd2NZWUdkZz09>

To Participate in Zoom Meeting by Phone:

Dial 1-301-715-8592

Meeting ID: 835 9022 4114

Passcode: 187208

1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Roscoe, Talon-Jemison, Crova, Gbogboade, & Freitag **(Action to be taken by Roll Call Vote)**
3. Approval of Agenda **(Action to be taken by Roll Call Vote)**
4. Approval of Minutes - Planning Commission meeting held on October 19, 2020.
(Action to be taken by Roll Call Vote)
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business
8. New Business
 - A. SPR-2018-027; **DMAC**
Applicant: Judy LaPorte, Jonna Companies
James Capo, Jonna Construction
Request: Site plan approval for a 53,905-sq.ft. speculative, multi-tenant industrial, office and research building
Location: 11670 Vining Road

(Action required: approve, approve with conditions or deny site plan - **Action to be taken by Roll Call Vote**)
 - B. 2021 Planning Commission Meeting Dates

(Action required: approve, approve with conditions or deny site plan - **Action to be taken by Roll Call Vote**)

C. 2020 Planning Commission Annual Report

(Action required: approve, approve with conditions or deny Annual Report and recommend that it be submitted to the Mayor and City Council- **Action to be taken by Roll Call Vote**)

9. PC-Cases Involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner -

(1) Project Status Report

(2) Planning Commission Roster

11. Reports on Interest Designation

12. Communications

A. Remote Meeting Policy

13. Adjournment (**Action to be taken by Roll Call Vote**)

The meeting will be held via the ZOOM Meeting app

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Department (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.

**CITY OF ROMULUS
PUBLIC MEETING NOTICE
REGULAR MEETING OF THE
PLANNING COMMISSION
January 20, 2021 @ 7:00 pm**

PLEASE TAKE NOTICE that the City of Romulus Planning Commission will conduct its regular meeting on January 20, 2021 at 7:00 pm to be held via the ZOOM/Telephone conference.

PUBLIC PARTICIPATION

Members of the public wishing to participate in this meeting may do so by dialing into the meeting or online utilizing the Zoom Meeting app. The “**Raise Hand**” method will be utilized to address the board during the public comment portion of the meeting.

Press *9 to “**Raise Hand**” from your phone; or click the “**Raise Hand**” icon if participating online.

Citizens may also submit written comments by email to planning@romulusgov.com before the end of public comment.

To join the meeting by phone:

1. Call the teleconferencing number: ++1-301-715-8592
2. When prompted, enter the **Meeting ID: 835 9022 4114** followed by the # sign.
3. The meeting passcode is: **187208**

To join the meeting from a PC, Mac, iPad, iPhone or Android device:

1. Click the following URL to join:
<https://us02web.zoom.us/j/83590224114?pwd=TnR1b0Z0L3JUOGVIRkNBd2NZWUdkZz09>
2. When prompted, enter the **Meeting ID: 835 9022 4114**
3. The meeting passcode is: 187208

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Planner at 734-955-4530 or send an email to cmaise@romulusgov.com by 8:00 a.m. the day of the meeting to request assistance. Closed Captions will be provided upon request.

Carol Maise, City Planner
12600 Wayne Road, Romulus, MI 48174
734-955-4530 cmaise@romulusgov.com

A copy of this notice will be posted on the City Website at www.romulusgov.com
Posted:

**MINUTES OF THE REGULAR MEETING OF THE CITY OF ROMULUS PLANNING
COMMISSION HELD ON MONDAY, OCTOBER 19, 2020
VIRTUAL MEETING**

Due to the COVID-19 pandemic, the October 19, 2020 City of Romulus Planning Commission meeting was held via video/telephone conference. Members of the public body and members of the public participating electronically were considered present at the meeting and could participate as if physically present, as outlined on the City website and posted per Open Meetings Act, MCL 15.261, *ET SEQ.*, AS AMENDED.

1. **Pledge of Allegiance.** All participated in the Pledge of Allegiance.
2. **The meeting was called to order** by Chair Freitag at 7:00 p.m.

Roll Call Showing: James Crova, Jerry Frederick, Cathy Freitag, Daniel McAnally, Celeste Roscoe, Edna Talon-Jemison, David Paul

Excused: Mike Glotfelty

One vacancy

Also in attendance: Carol Maise, City Planner; Robert McCraight, Director of Public Services; Jessica Katers, Engineering Consultant

3. **Approval of Agenda:**

Motion by McAnally, support by Frederick, to approve the agenda as published.

Roll Call Vote: Ayes – McAnally, Frederick, Paul, Roscoe, Talon-Jemison, Crova, Freitag.
Nays – None. **Motion carried 7-0.**

Agenda

1. Pledge of Allegiance
2. Roll Call – Frederick, Glotfelty, McAnally, Paul, Roscoe, Talon-Jemison, Crova, & Freitag

(Action to be taken by Roll Call Vote)
3. Approval of Agenda (Action to be taken by Roll Call Vote)
4. Approval of Minutes – Planning Commission meeting held on September 21, 2020

(Action to be taken by Roll Call Vote)
5. Comments from Public on Non Agenda Items
6. Public Hearings
7. Old Business

8. New Business

A. SPR-2019-016; **Pro Zone Express**

Applicant: Yusuf Albiraihy
Request: Site plan approval for a 10,400-sq. ft. truck repair facility, 40 truck parking spaces and 15 trailer spaces
Location: 29171 Smith

(Action required: approve, approve with conditions or deny site plan - **Action to be taken by Roll Call Vote**)

9. PC – Cases Involving Advice or Input from the Planning Commission

10. Reports

A. Chairperson

B. City Planner – Project Status Report

11. Reports on Interest Designation

12. Communications

A. City of Wayne Notice of Intent to Prepare Master Plan Amendment

13. Adjournment (**Action to be taken by Roll Call Vote**)

4. Approval of Minutes

A. Approval of the minutes of the regular Planning Commission meeting held on September 21, 2020

Motion by Paul, support by Talon-Jemison, to approve the minutes of the regular Planning Commission meeting held on September 21, 2020.

Roll Call Vote: Ayes – Paul, Talon-Jemison, Crova, Frederick, McAnally, Roscoe and Freitag.
Nays – none. **Motion Carried 7-0.**

5. Comments from Public on Non Agenda Items: None.

6. Public Hearings: None

7. Old Business: None

8. New Business

A. SPR-2019-016; **Pro Zone Express**

Applicant: Yusuf Albiraihy
Request: Site plan approval for a 10,400-sq. ft. truck repair facility, 40 truck parking spaces and 15 trailer spaces
Location: 29171 Smith

(Action required: approve, approve with conditions or deny site plan - **Action to be taken by Roll Call Vote**)

Moneer Alahwal, 8331 Whitefield Street, Dearborn Heights, engineer for the project, was present on behalf of this application for site plan approval.

Mr. Alahwal gave the following information:

- The project is for Pro Zone Express, and will result in a truck repair facility and parking spaces for trucks and trailers, as listed.
- Pro Zone Express is a trucking company, with approximately 12 trucks. Pro Zone has two additional partners with their own trucks. Each partner needed approximately 10 parking spaces.
- Repairs would be minor and performed for the owners' trucks only, and would include changing oil, tires, air filters, etc., and would also include trailer repairs such as repair of damaged panels, doors, locks, etc. Again, all repair would be for their company only; no public repair would be done.
- The applicants were committed to keep the site clean. No damaged trucks or vehicles, or any part of those, would be stored outside. Storage of such items such as tires would be enclosed by walls no higher than 10 feet high. No fluids would be stored in the enclosed area.

Chair Freitag noted that the application stated the proposed use is a truck repair facility. Discussion followed:

- Mr. Alahwal reiterated that the truck repair would be for their own trucks, and would not be opened to the public.
- City Planner Maise said that was one of the things questioned in her report. Staff had not been able to tell from looking at the site plan if this was a truck repair facility opened to the public, and whether the applicants were leasing out truck and storage spaces. Tonight the applicants were saying the site would be used by the trucking company Pro Zone Express, with repair as a typical accessory use to the trucking company.
- City Planner Maise asked if the two partners referred to by Mr. Alahwal constituted two different trucking companies, so that a total of three trucking companies would be located on site.
- Mr. Alahwal said that he understood that the facility would not be used by the public. He thought all three companies might operate under the name of Pro Zone Express, but each company has their own trucks.
- City Planner Maise said that if the companies had their own separate names, each company would need to have a separate certificate of occupancy. Director of Public Services McCraight agreed. Occupancy would be handled as a multi-tenant building.
- Engineering Consultant Katers pointed out that a number of waivers were being requested by the applicant, and an additional waiver was being recommended.

- Commissioner Paul noted that the Fire Department had called out the location of the fire hydrant as being too close to the building. The hydrant must be located at least 50 feet from the exterior wall of the building.
- Commissioner McAnally asked about the Pollution Incidence Protection Plan (PIPP), as mentioned in paragraph 1.2.(6) on page 2 of the Planning Commission Summary Report. The Report stated: *We defer to the Fire Department to determine if the PIPP is needed.* However, the Fire Department had not mentioned this item.
- Director of Public Services McCraight said he would follow up on this issue, and make sure the Fire Department addressed whether or not a PIPP is needed. He would also make sure this was looked at during Building Review.
- Commissioner McAnally asked about landscaping/screening requirements. Would compliance be confirmed during final inspection?
- City Planner Maise said it was important to make sure there was appropriate screening on the site. Certain standards needed to be met to comply with greenbelt and screening requirements. The OHM landscape architect had caught some things that need to be corrected; these corrections could be approved administratively.
- Commissioner Frederick said that if gates were ever installed, at the front of the property or to the easement to the billboard, they would need a Knox Box, and the Fire Department would need to have a key for access. Also, the billboard owner would need a key in order to be able to access the billboard.
- Mr. Alahwal said he did not know if a gate would be installed in the future. The proposed site plan did not include a gate.
- Commissioner Frederick asked if the billboard owner had agreed to the new easement and access road to the billboard. Mr. Alahwal did not know if the billboard owner had responded; the new easement was shown on the site plan.
- City Planner Maise said the access easement to the billboard was proposed to be relocated. Verification from the billboard owner is required. A copy of the signed and recorded easement must be provided.
- City Planner Maise said that as noted in her report, a waiver from the Planning Commission to utilize gravel to access the billboard is required.
- City Planner Maise said gates would be looked at during Building Review.
- Commissioner Frederick asked about traffic concerns for this property. Engineering Consultant Katers said OHM did not feel there would be an issue with traffic that would be generated from the site. The applicant was requesting a waiver to the driveway spacing standards, based on the placement of the driveway and referencing the locations of other drives on Smith Road. OHM did not see an issue with driveway placement, and felt it was proposed for the most useful spot for the parcel and the neighboring businesses.
- Commissioner Frederick asked if there would be fueling on site or outdoor storage of waste oil or fuel.
- Mr. Alahwal said there would be no fueling on site. Waste oil would be stored inside until it was picked up.
- Commissioner Paul confirmed that the applicant was willing to deed the Smith Road right-of-way to the City. Engineering Consultant Katers said this would be 33 feet, to match the statutory right-of-way on Smith Road.
- Commissioner McAnally asked about the waiver request to allow a gravel drive to access the billboard. City Planner Maise said the gravel would go from the paved parking lot to the sign.

Engineering Consultant Katers added that the gravel would be in the grass area to the south of the site.

- Mr. Alahwal said the gravel access would be more aesthetically pleasing than an asphalt road in that area.
- Chair Freitag asked about the waiver request to allow the detention pond in the front yard. Engineering Consultant Katers said the pond location would be similar to other developments along this portion of Smith Road, where detention pond locations were in front yards in order to access the outlet on Smith Road. The waiver asked for the pond to be set back 15 feet instead of the 40 feet required by ordinance.
- Commissioner McAnally asked if the modified access to the billboard would be subject to later reviews. City Planner Maise said that the proposal could not receive engineering review until verification from the billboard owner was received that the easement location can be revised.
- Commissioner Frederick noted that the elevations were not in color, but there were color pictures included in the Commissioners' packets. Was the color representative?
- Mr. Alahwal said the earth tone color was representative, with beige or light gray stone. The front and side facades will be constructed of integrally colored split faced block with a decorative belt of 8-inch limestone and metal coping along the top, as required.
- Chair Freitag pointed out that the landscape plans did not show berms.
- Engineering Consultant Katers reviewed her Landscape Review letter, which listed several issues that could be approved administratively. She highlighted the following:
 - Regarding the berms, it appeared that there was adequate room to bring the site into compliance with the zoning ordinance by implementing berms along both the Smith Road and I-94 frontages.
 - Additionally, the applicant should provide additional trees in designated areas that are required when the calculation result is rounded up and corrected for the actual frontage length along Smith Road, and should relocate the shrubbery to the outside of the detention pond fencing.
- Mr. Alahwal thought it might be difficult to put a berm near the easement to the billboard. He asked if more trees might be added to screen the truck storage, in lieu of a berm. Engineering Consultant Katers said that the berm might need to be modified somewhat in that particular area in order to provide access, but there was significant enough room on the east that a berm could be installed there in order to screen truck storage.
- City Planner Maise further explained that when the property owner purchased this site, he removed trees without a woodlands permit. Some of the vegetation being required for the current proposal will make up for what was removed without approval.
- Commissioner Paul asked if the property would be fenced. Mr. Alahwal said no new fence was proposed. There was an existing fence to the east side.
- Commissioner Paul said that if a fence was ever constructed, it needed to be set back far enough so that trucks that came outside of business hours could park on the property, and not stack on the road.
- Commissioner Maise suggested addressing this potential issue as a condition in the motion.
- Commissioner Frederick asked if the garage doors would be solid or clear panel. Mr. Alahwal said the garage doors would be solid, overhead doors.

Seeing that discussion had ended, Chair Freitag said she would entertain a motion.

MOTION by McAnally, support by Frederick, that based on the comments in the October 12, 2020 Planning Commission Summary Report, as well as those of other departments and agencies, the Planning Commission approve the site plan for SPR-2019-016; Pro Zone Express, subject to the following:

1. A waiver to the driveway spacing standards of *Section 14.06(e)*.
2. A waiver to *Section 8.04(b)(1)* to allow the detention pond in the front yard.
3. A waiver to utilize gravel for the billboard access drive.
4. Verification from the billboard owner that the easement location can be revised.
5. A copy of the revised easement for access to the billboard must be provided.
6. The portion of property in the Smith Road right-of-way will be quitclaimed deeded to the City during engineering review.
7. If the trucks and trailers are visible from I-94 at the completion of construction, additional landscaping as determined by the City may be required.
8. A revised site plan being submitted within 90 days addressing the following:
 - a. Revised use statement, including that each individual business in this multi-tenant use must acquire their own certificate of occupancy.
 - b. Traffic information must be added to the use statement including anticipated number of truck trips, frequency, etc.
 - c. "Important Note" #4 on Sheet SP-2 must refer to *Section 13.02*.
 - d. A revised landscape plan per the OHM comments, made in their report and in tonight's meeting.
 - e. A cost estimate of the proposed landscaping must be provided.
9. Any proposed gates must be addressed during future construction reviews.
10. Relocation of fire hydrant per ordinance to a location at least 50 feet from the exterior wall of the building.
11. All additional comments made by other departments and agencies be resolved.

Roll Call Vote: Ayes – McAnally, Frederick, Paul, Roscoe, Talon-Jemison, Crova, and Freitag.
Nays – none. **Motion Carried 7-0.**

12. PC-Cases Involving Advice or Input from the Planning Commission: None

13. Reports

A. Chairperson

Chair Freitag reported on the recent Michigan Association of Planning virtual annual conference, which had offered some excellent sessions.

B. City Planner

City Planner Maise reported on the following:

- Project Status Report October 16, 2020.
- November Planning Commission meeting not yet certain.

14. Reports on Interest Designation

Commissioner Roscoe reported on the following:

- Competitions regarding cutest baby and cutest pet pictures, as well as fall harvest porch decorating pictures, have come to a close, except for the voting. Everyone can vote on the Romulus Facebook page, through November 12.
- Submission deadline of October 23 for Romulus Art Council's fall art contest.
- Daylight savings time begins November 1.

Chair Freitag encouraged everyone to stay healthy and practice safety protocols: wash hands, social distance, wear masks. Be safe and use common sense.

Public Works Director McCraight said that more information regarding Wreaths Across America would be forthcoming.

15. Communications

A. City of Wayne Notice of Intent to Prepare Master Plan Amendment

16. Adjournment

MOTION by McAnally, support by Roscoe, to adjourn the meeting at 7:56 p.m.

Roll Call Vote: Ayes – McAnally, Roscoe, Talon-Jemison, Crova, Frederick, Paul, and Freitag.
Nays – none. **Motion Carried 7-0.**

/cem

David Paul
City of Romulus Planning Commission



PLANNING COMMISSION SUMMARY REPORT

SPR-2018-027, Detroit Metro Airport Center (DMAC) II D05

11670 Vining

12600 Wayne Road, Romulus MI 48174 Phone: (734) 955-4530 www.romulusgov.com

DATE: January 12, 2021

SUBJECT: SPR-2018-027, **Detroit Metro Airport Center (DMAC) II D05**

LOCATION: 11670 Vining Rd (DP# 80-082-01-0001-302)

TYPE OF REVIEW: Amended Site Plan (4)

SITE PLAN DATED: 11/30/18, 2/12/19, 8/12/20, **12/15/20**

ZONING: M-2, General Industrial

REQUEST: To amend the approved site plan for the construction of 53,905-sq. ft. speculative multi-tenant light industrial/office building and a parking lot expansion on Building N (11501 Metro Airport Center)

APPLICANT: Judy LaPorte, Detroit Metro Airport Center, LLC (Property Manager)
James Capo, Jonna Construction/James Butler, PEA, Inc.

SITE INFORMATION:

The 5.61-acre development site is located along the west side of Vining Road between Goddard and Northline adjacent to the Metro Airport Center Industrial Park. The triangular shaped parcel is vacant and zoned M-2, General Industrial. A portion of the project is on 11501 Metro Airport Center (Building N) which is in the Metro Airport Center Planned Development Area (PDA) and site condominium. The future land use designation of the area is Office Research.

BACKGROUND:

A site plan for the property was initially submitted and reviewed in late 2018. A revised plan was submitted, reviewed and conditionally approved by the Planning Commission on March 18, 2019. An amended site plan was submitted on August 14, 2020 with several revisions including a change in use; reduction in building size from 56,000 sq. ft. to 53,905 sq. ft.; reduced building height from 32 feet to 24 feet; increased front and side setbacks; elimination of truck docks; and increase in parking spaces.



REVIEW COMMENTS

The site plan has been reviewed in accordance with the standards and requirements of the Zoning Ordinance. Article 17 identifies site plan review procedures, submittal requirements and review standards. The applicant is responsible for the accuracy of the information provided on the plan and any modifications to the plan must be identified by the applicant or they are hereby not approved. Note that upon approval of the site plan by the Planning Commission and Planning Department, submittal of engineering plans to the Building Department is required prior to any construction on the property. Compliance with the standards of the Zoning Ordinance has been addressed as follows:

1. **Zoning and Use** (*Section 8.02*). The previously approved multi-tenant spec building included office, industrial, and warehouse uses. The use statement for the proposed building has been updated to state office and research uses are anticipated which are also allowed in the M-2 District. The truck docks and overhead doors have been removed and the number of parking spaces has increased to accommodate the change in uses proposed.
 - a. **Metro Airport Center PDA.** While the owner is the same and there will be shared access and parking with the surrounding MAC (Metro Airport Center) development, this is a separate parcel and not part of the Metro Airport Center PDA (Planned Development Area). Note that since this project is impacting a unit in the MAC PDA, an amendment to that PDA agreement is required.
 - b. **Outdoor Storage.** The outdoor storage of trucks has been removed from the site plan. There are no truck docks and 2 overhead doors proposed.
2. **Dimensional Requirements** (*Section 8.04*). The proposed industrial warehouse building complies with the dimensional requirements of the Zoning Ordinance as follows:

M-2, General Industrial	Required/Allowed	Provided	Comments
Front Yard Setback			
Building	40'	110'	Meets standard
Parking	40'	40'	Meets standard
Detention Pond	40'	<u>25'</u>	WAIVER REQUIRED (1)
Side Yard Setback (North)			
Building	10'	57.19'	Meets standard
Parking	10'	(2)	Meets standard
Rear Yard Setback (West)			
Building	10'	38.48'	Meets standard
Parking/Loading	10'	10'	Meets standard
Building Coverage	35%	22.1%	Meets standard
Total Impervious Surface – 11670 Vining	75%	65.5%	Meets standard
Total Impervious Surface – 11501 MAC	75%	<u>81%</u>	VARIANCE REQUIRED (3)
Outdoor Storage Coverage 150% of 56,000 SF = 84,000 SF	84,000 SF	NA	Meets standard
Building Height – proposed building	45'	24'	Meets standard

M-2, General Industrial	Required/Allowed	Provided	Comments
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- (1) A waiver request has been noted on the Cover Sheet and approved by OHM, City consulting engineer. While initially approved by the Planning Commission, they must grant approval for this change in plans.
- (2) Cross access and shared parking with Building N to the north is proposed; associated documentation will be required as part of engineering review. Note that an amendment to the MAC PDA Agreement is also required.
- (3) A variance to increase lot coverage for 11501 Metro Airport Center (Building N) from the BZA is required.

3. **Parking and Loading** (Article 14). Parking is in compliance as follows:

Required	Provided	Comments
a. Parking Spaces		
Office: 1 space per 250 SF UFA = 53,905@80%/250 = TOTAL REQUIRED = 172 spaces TOTAL ALLOWED=172+10% = 189 spaces	189 spaces (calculations) 159 spaces (sub. Site) 30 spaces (Bldg N –new shared 63 spaces (Bldg N – total shared)) 102 (total Bldg N)	Meets standard
b. Loading/Truck Spaces		
Rear or side of bldg 10' x 50'	Rear of bldg NA	Meets standard NA
c. Parking Space Dimensions		
10' x 20' (or 18' if adjacent to 7' sidewalk or landscaped area)	10' x 18' – 20'	Meets standard
d. Aisle Dimensions		
30' industrial driveway	30'	Meets standard
22' (two-way)	22' - 26'	Meets standard
26' on one side for buildings over 30 feet tall	NA	NA
e. Barrier-Free Parking		
6 spaces	6 spaces	(1)

(1) Compliance with ANSI requirements for location and design will be determined by the Building Department

- f. **Construction Materials.** Standard duty asphalt will be utilized for the parking lot; heavy duty asphalt for the drive aisles and heavy duty concrete for the trash enclosure and sidewalk areas. Concrete curbs will be provided. We defer comment on the pavement details to OHM, the City's consulting engineering.

4. **Access and Circulation/Loading and Unloading** (Section 14.04 and 14.06)

- a. Access to the site is from a new 30-foot wide driveway on Vining Road and an existing driveway to the north that provides access to Building N. Modifications to the drive geometry will be required per the comments in the OHM report.
- b. The proposed building will share parking with the building to the north and a drive aisle will connect to Building C to the west. Limits of the shared access and parking easements have been

- illustrated between the subject site and Building N and cross access to Building C. Documentation will be reviewed during the engineering stage of development review. Note the recorded documents will be required prior to issuance of any building permits.
- c. A revised truck circulation plan has been provided that shows access into the site and maneuvers into and out of the loading area. Again, modifications to the driveway are required as noted in the OHM report.
 - d. Since the building is speculative in nature, traffic information has not been included. The applicant has indicated that a traffic impact study will be provided upon determination of the user for the building or tenant spaces within the building. This will be a condition of site plan approval.
 - e. We defer to OHM, the City's consulting engineering and Fire Chief for further comment.
5. **Pedestrian Circulation** (*Section 13.04*). A sidewalk along the Vining Road frontage will be provided that connects to a 7-foot wide crosswalk at the northern entrance of the building. Eight (8-foot) wide sidewalks are provided along the front and south side of the building; 5-foot walks are along with north side and 7.5-foot wide sidewalks on the west side of the building.
 6. **Mechanical Equipment and Utilities** (*Section 13.07*). A note regarding mechanical equipment screening has been provided. All above ground-, building- and roof-mounted mechanical equipment and utilities shall be screened where practical. If locations are unknown, future locations and landscape screening will be reviewed and approved by both the Building and Planning Departments prior to installation.
 7. **Waste Enclosure** (*Section 13.06*). A dumpster with 6-foot high enclosure made of architectural masonry is proposed at the rear of the building. Wolmanized cedar gates will be used.
 8. **Signs**. The City's standard notes are provided on the site plan. Any signs will require approval by the Building Department. Any directional signage must be coordinated with the Fire Department.
 9. **Lighting** (*Section 13.05*). A lighting plan including a photometric grid has been provided in accordance with *Section 13.05*. LED fixture details include full cut-off shields. Light poles are 25 feet in height. Light levels have been adjusted to comply with ordinance requirements.
 10. **Landscaping** (*Section 13.02*). Landscaping is found to be in compliance as follows:
 - a. **Greenbelt** (*Section 13.02(a)*). Greenbelt landscaping is provided along Vining Road. Additional plantings have been included. This will off-set the waiver requested to the building materials as discussed below, particularly a 3-foot high berm in accordance with *Section 13.02(h)(3)* to help screen the parking lot and headlights. Note the comments in the OHM report regarding the location of the base of the berm.
 - b. **Buffer Landscaping/Screening**. Buffer landscaping between the site and surrounding properties is not required.
 - c. **Parking Lot and Loading Area Landscaping** (*Section 13.02(h)*). Parking lot trees and landscaping have been provided.
 - d. **Detention Pond Landscaping** (*Section 13.02(i)*). Detention pond landscaping has been provided per requirements. Note that while no fencing is proposed at this time, if needed in the future, it must be decorative in nature and approved by the City.

- e. **Existing Trees and Woodlands.** All regulated trees will be removed and therefore 4 trees per acre replacement is required (24 trees), which have been provided.
- f. **Plant Sizes.** Starting sizes of the plant material are in compliance with minimum requirements.
- g. **Site Utilities.** The locations of some site utilities have been identified on the landscape plan and we defer to the City Engineer for verification that there are no conflicts. A note has also been included on the plan that the contractor will verify locations prior to construction.
- h. **Landscape Installation and Maintenance.** Required notes per *Section 13.01(m), (n), and (o)* have been added to the landscape plan. Irrigation will be provided.
- i. **Snow Storage Areas.** Areas for snow storage have been identified on the plan.
- j. **Landscape Cost Estimate.** A cost estimate of the proposed landscaping has been provided.

11. **Natural Features**

- a. **Wetlands/Drain.** The existing Frank and Poet Drain along the north side of the property is proposed to be enclosed. Approvals from Wayne County
- b. **Woodlands.** There is existing vegetation and scattered trees along the west and north property lines. Five (5) of the trees are regulated and all will be removed. Replacement of 4 trees per acre have been provided which is 24 trees.

12. **Building Appearance** (*Section 13.01(e)*). The proposed building will be constructed of pre-cast concrete wall panels which was allowed per a waiver from the Planning Commission granted on March 18, 2019. This waiver was conditioned upon the increase in landscaping. The design of the proposed building is consistent with those in the existing development although the Metro Airport Center buildings contain stamped concrete as the primary material. Renderings must be provided for Planning Commission review of the revised waiver request.

13. **FAA Compliance.** Due to the proximity of the Detroit Metropolitan International Airport, all proposed development must be coordinated with the FAA. This is accomplished by submitting a Notice of Proposed Construction or Alteration, FAA Form 7460-1 to the FAA.

SUMMARY

Based on the comments above and those of other departments and agencies, the amended site plan for **SPR-2018-027, Detroit Metro Airport Center II D05** at 11670 Vining can be approved subject to:

- 1. An amendment to the Restated Metro Airport Planned Development Area (PDA) Agreement for Building N (11501 Metro Airport Center Dr.);
- 2. A variance from the BZA to increase lot coverage on Building N;
- 3. A waiver to *Section 8.04(b)(1)* to allow the detention basin in the front yard setback;
- 4. Shared access and parking easements to be provided for review by the City Engineer during engineering review; documents must be recorded prior to issuance of any building permits;
- 5. Modifications to the drive geometry per the comments in the OHM report;

6. A traffic impact study must be provided once the user for the building or tenant spaces within the building is determined if required per *Section 23.02(a)(3)*;
7. Relocation of the base of the south berm per the OHM comments;
8. Any future fencing along the detention basin must be decorative in nature and approved by the City;
9. A waiver to *Section 13.01(e)* to allow the use of pre-cast panels on the building conditioned upon the increase in landscaping on the site as proposed; and
10. Any other items identified by the ARC committee being addressed on a revised site plan or during engineering/building review as applicable.



Carol Maise, City Planner



January 7, 2021

Planning Department
Carol Maise, City Planner
City of Romulus
11111 S. Wayne Road
Romulus, Michigan 48174

RE: Detroit Metro Airport Center Expansion Parcel D05
Amended Site Plan Review No. 2
Application No. SPR-2018-027
Site Plan Dated: December 15, 2020
OHM Project Number: 0155-18-1230

Dear Ms. Maise:

We have completed our review of Detroit Metro Airport Center plan set. The plans were prepared by PEA and were reviewed with respect to the City's Zoning Ordinance and the City's Engineering Standards.

SITE CONDITIONS:

The site is located on the west side of Vining Road between Wayne Road and Goddard Road. The site is zoned General Industrial (M-2) and bound by the parcel to the east of the property zoned Airport District (AP), and parcels to the north and west of the property also zoned General Industrial (M-2).

The DMAC facility is proposed to be a multi-tenant office building with associated parking lots. Truck circulation will be on the north and west side of the building, along with parking on all sides of the building. Shared access drives and parking spaces are planned for the adjacent property on the north side along with connection to an existing parking lot for the adjacent property to the west. In addition, a loading zone will be on the west side of the building. There are existing utilities surrounding the site along with proposed utilities on site. Current conditions of the site include undeveloped land with existing trees and brush. A photometric plan is included in the plan set.

The following are recommended:

1. As indicated only portions of the drive aisles are identified for shared access and parking. The parking on the adjacent site to the north is included in the parking calculations for the site. Verify all areas that may be utilized by the proposed site on the adjacent property are identified for shared use. Plans note the PDA agreement will be updated to reflect the shared parking and access.
2. All work within the Vining Road right-of-way, the proposed storm water improvements, and enclosure of the Frank and Poet Drain will require review and approval from Wayne County. We understand the applicant has already begun discussing this project with Wayne County.
3. A waiver is requested to section 8.04 (b) of the City Zoning Ordinance to allow the proposed detention basin within the front yard setback. We support the waiver request due to the unique geometry of the parcel and the proposed landscaping to screen the basin from Vining Road.



WATER MAIN AND SANITARY SEWER:

An existing 16-inch watermain runs along Vining Road east of the building. Proposed 8-inch watermain taps into the existing on Vining Road and wraps around entire site within a proposed 12-foot easement. The watermain also includes a 6-inch fire lead, 3 hydrants around the building and a 4-inch domestic service. There are also 2 existing hydrants along Vining Road.

The following is recommended:

1. The hydrant spacing on site does not appear to fully meet the fire department's spacing requirements. Hydrant coverage shall be considered as areas within a maximum of 250 feet of the proposed hydrants. Hydrant locations may be reconfigured to fully cover the building and parking area on site or additional hydrant(s) may be added to meet these requirements. Hydrant coverage shall be verified during engineering plan review.

A 10-inch private sanitary sewer is proposed with a 6-inch building lead. The proposed sewer connects to the existing 10-inch sewer in the Metro Airport Center development. A 20' wide private easement for the sanitary sewer is proposed.

STORMWATER MANAGEMENT:

The applicant proposes to control the storm water on site with catch basins to collect drainage from the proposed parking. Three 6-inch and three 8-inch roof drains are utilized to connect drainage into the proposed storm sewer. Proposed sewer sizes range from 8-inch to 24-inch. The site is shown draining towards the detention basin located on the southeast corner of the site. The detention is shown to have terraced walls and the pond is indicated to be encircled with an iron fence. In lieu of a forebay, a pretreatment structure is proposed under the parking lot on the west side of the building.

The following are recommended:

2. We note that the proposed storm water treatment unit is within the pavement section proposed for parking. Prior to engineering plan submittal, the applicant shall verify that the treatment unit will have sufficient cover to support the additional load of the proposed traffic. The proposed unit shall be installed in accordance with the manufacturer's specifications & recommendations. This shall be verified during engineering plan review.

PAVING:

Heavy duty asphalt is shown along the truck driving path along with standard duty asphalt in parking lot areas. Cross-sections of road types are included and meet requirements. Parking spot sizes and distance between aisles meet Zoning Ordinance requirements. A loading zone is shown on the west side of the building. Heavy duty concrete is shown for the trash enclosure and the sidewalk along the loading zone. Additionally, concrete sidewalk is shown around the building and a connection is made to the sidewalk along Vining Road.

The following are recommended:

1. A waiver is requested in regard to section 8.04 (a) for the increase in impermeable surface created by the addition of the parking and drive aisle along the southern property line of the adjacent parcel referred to as Building N. It should be noted that this requires a variance. The existing impervious surface coverage is 71% on the adjacent parcel and is proposed to be increased to 81%, which exceeds the 75% maximum impermeable surface. However, Building N and Parcel D05 have a combined impermeable surface less than the maximum, at 72.2%. The unique shape of Parcel D05 makes establishing all the necessary parking and maneuvering lanes within the property limits more difficult. We would support a variance request contingent on Parcel D05 not being allowed to increase its impermeability in the future.



GRADING:

Proposed grades are labeled on plans with match existing labeled at the adjacent properties. The site is sloped towards the detention basin located on the southeast corner of the site. The slopes of the pavement will be checked more thoroughly during the engineering review.

TRAFFIC

Plans propose a driveway off Vining Road to be utilized for site access as well as a driveway shared with the adjacent parcel to the north. A connection to the parking lot of the adjacent property to the west is shown to be used for egress.

The following are recommended:

1. The truck circulation has been added to the plan for trucks entering the site. The proposed design vehicle (WB-67) is shown swinging out into the oncoming lane of traffic on Vining Road in order to make the turn into the site. The plan also indicates it requires use of the full width of the drive. The drive geometry shall be modified to fully accommodate the turning movements of the largest proposed vehicle.
2. Once a user/tenant of the building is determined a traffic impact study may be required based on the anticipated trips generated from the site.

ARCHITECTURAL

The request includes construction of a 53,905 square foot multi-tenant industrial building for office space and smaller warehouse uses on a 5.61-acre site. We find the proposed building appearance provides a pleasing, community friendly character. The proposed building height and setbacks are fully compliant with the City Zoning Ordinance.

We offer the following comments:

1. The plan cover sheet indicates that a waiver is requested for use of precast panels on the building exterior, where as the building elevations provided indicate masonry veneer will be used. If precast panels are not proposed for use, then the waiver request shall be removed from the plans.

LANDSCAPING & LIGHTING

The proposed greenbelt area along Vining Road is 40-feet wide, which meets the required greenbelt width for M-2 zoning. No buffer zone is required between the proposed site and adjacent uses. The proposed planting size and number meets the requirements for the greenbelt and parking lot. The proposed site will be lighted with wall and pole mounted LED lamps with full cut-off shields.

The following is a summary of our findings of compliance and recommendations:

1. **Greenbelt Landscaping Adjacent to Street Frontage (13.02 (c)).** A 3-foot tall landscaping berm has been provided in the greenbelt area per section 13.02 (c) of the Zoning Ordinance. We note the south berm extends right up to the south side of the sidewalk connection to Vining Road. We recommend the base of the berm be pulled back from the walk, mirroring the berm as indicated on the north side of the walk.
2. **Accessory Structure Landscaping (13.02 (j)).** The trash receptacle enclosure shall be screened with evergreens in accordance with section 13.02 (j) of the Zoning Ordinance. We would support a waiver request to section 13.02 (j) given that the proposed building, existing building N, and the proposed landscaping should provide significant screening from Vining Road.
3. **Fire Hydrants (13.02 (r)).** Landscaping shall be placed such that it will not obscure any fire hydrants. We proposed landscaping be located no closer than 15' from any fire hydrant. Adjustments to fire hydrant placement will provide adequate clearance from landscaping along the west side of the site.
4. **Light Levels (13.05 (b)).** The minimum lighting requirements are not met in all of the parking lot locations. Foot-candle requirements for these areas are between 3fc and 10fc. In addition, the foot-candle requirements along the property lines for adjoining uses shall be a minimum of 0.5fc. Adjustments to



photometric plan along the north and west sides of the site shall be made to meet the requirements of the ordinance

CONCLUSION:

We have completed our review of the documents from an engineering, landscaping and architectural standpoint and recommend approval of the site plan at this time contingent upon the above comments being addressed prior engineering plan submittal.

The applicant should note that detailed engineering plan review, performance bond, fees, escrow and a preconstruction meeting are required prior to the start of construction.

Sincerely,
OHM Advisors

Robert Maynes, PE, PS

cc: Kristi Hooper, Department of Public Works, City of Romulus
Roberto Scappaticci, Director, Department of Public Works
David Allison, Fire Prevention Chief, City of Romulus
File

P:\0126_0165\SITE_RomulusCity\2018\0155181230_Detroit Metro Airport Center\SP\SP_4\Detroit MAC II_SP4.docx

City of Romulus
Department of Building & Safety
12600 Wayne Road
Romulus MI 48174
734-942-7550

SITE PLAN REVIEW COMMENTS

PROJECT INFORMATION:

Site Plan & Project Name	SPR-2018-027, Detroit MAC II
Request	Construction of a 56,000 sq ft industrial building
Location	11670 Vining
Zoning	M-2
Status	First Review – site plan dated 12/15/20
Reviewed by	James Wegienka
Date	1/8/21

The above referenced project was reviewed and comments are as follows:

- ☐ No Comments
☒ Comments
☐ Revise plans to address the following information

(Please be advised, additional information may be required on future submissions. Review comments are intended for submission to planning commission only for site plan review. The comments contained herein are not intended to be a comprehensive review used for the issuance of a building permit, certificate of occupancy or required lot split or combination. Individual departments may require additional information after planning commission approval.)

1. The accessible parking spaces located at the northeast corner of the building must be located closer to the access ramp and entrance doors.

SITE PLAN REVIEW

Project: SPR-2018-027 DETROIT MAC II @ 11670 VINING ROAD

Date: January 5, 2021

The Romulus Fire Department has received and reviewed site plans for the Detroit MAC project located at 11670 Vining Road. All plans shall meet the International Fire Code (IFC) 2015, City of Romulus Engineering Standards, National Fire Protection Association Standards (NFPA), and any additional City of Romulus requirements. Be advised that reviews are completed based on information submitted and does not imply that all items have been addressed.

Approve noting the following general comments with specific attention to checked items.

Fire Suppression is required, and the building is to be sprinkled per N.F.P.A. 13. Shop drawings and hydraulics are to be submitted to the Fire Department for approval. (Two sets of plans to be submitted to fire department for review.) N.F.P.A. 3-3 Area Limitation Rack Storage. The Owner or occupant is to identify the type of storage and height for sprinkler contractor for occupancy. ***(The building is not designed for "high piled" storage.)***

2 ½" – 1 ½" Fire hose connection(s) required for 200' coverage inside the building.

Fire pump / risers shall be located within a separate fire rated room with an exterior access for the Fire Department. Secondary power may be required.

All new fire hydrants to be installed shall have one quick-connect 5" storz outlet.

Install vehicle crash protection posts around the fire hydrant so hydrant will be protected from vehicle traffic. (Per the City of Romulus Engineering Standards.)

Post "NO PARKING" sign(s) near hydrant if needed for access by Fire Department. (To be installed by owner of property.) Parking spaces at the fire hydrant may require hashing out for Fire Department access to that hydrant.

When installing the landscaping, insure that access to fire hydrants, fire department connection and the fire department riser room is not blocked. Please keep in mind, the expected growth of the plantings in the future and the possible removal due to blockage of the above stated items for visual or access for fire department operations.

Knox key switches may be required for gates and provide information on gate operation in an electrical power outage if proposed for this project.

Knox Key Box required to be installed on the building with keys for complete Fire Department access.

Exiting shall be provided from the exterior to a public-way and shall be kept free of any obstructions up to and including landscaping, trees, bushes and ice and snow. Sidewalks shall be required unless exiting leads to a paved public area.

The Address numbers are to be at least four (4") inches high and required on the front of the building, and shall be visible from the street. (Due to a building being set back, larger numerals may be required to be visible from the street. Numerals are to **"stand out"** and are not to be as a same color scheme as the building.)

The Owner is to insure that the occupants are of compatible Use Groups.
(Provide information if rack storage or high piled storage is to be utilized within the building.)

First Responder radio coverage required in the building which may require a 700-800 MHz BDA (radio equipment) and antennas to be installed in the building at the owners' expense per the IFC. Testing of firefighter radio communications are required to ensure a minimum of 90% coverage throughout the facility. Submittal of Communication Proposal to the Fire Department shall be required for approval/permit.

Additional items may be required upon inspection. A more detailed review will be conducted with the submittal of Building Plans.

Omissions of reference to any provision of the code(s) shall not nullify any requirement of the code(s), nor exempt any structure or any other work performed from such requirement(s).

David Allison

David Allison, Fire Prevention Chief

Memo

To: Planning Department
From: Robert Pfannes, Interim Police Chief
Date: September 4, 2020
Re: Site Plan Review

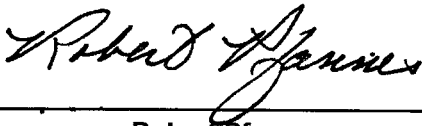
The following Rezoning Review have been reviewed by Sergeant Matthew Krol for any potential traffic, or parking complications.

SPR-2018-027 Detroit MAC II

Location: 11670 Vining

Zoning: M2- General Industrial

Status: Sergeant Krol has reviewed the proposed site plan review and did not foresee any traffic or parking related concerns.



Robert Pfannes
Interim Police Chief



Department of Assessment Review

Case Number: SPR 2018-027
Project Description: Detroit MAC II
Parcel Number(s): 80 082 02 0001 302

Real Property Taxes Paid Y__X__ N____ **Summer 2020 due 09/30/2020**

Personal Property Taxes Paid Y__X__ N____ N/A____

__Y__ Reviewed parcel number(s)

__Y__ Reviewed address (if any)/address application

__Y__ Reviewed legal description/closure

__Y__ Reviewed # of acres/lot size

__X__ NO COMMENT

____ COMMENTS

Reviewed by: Julie Albert

Date: 08/28/2020

Please be advised that additional information may be required on future submissions. Review comments are intended for submission to the Planning Commission only for the purpose of site plan review. The comments contained herein are not intended to be a comprehensive review used for the issuance of building permits, certificate of occupancy, or land division/combinations, if required. Individual departments may require additional information after Planning Commission approval.



December 28, 2020

City of Romulus Planning Department
Carol Maise
11111 Wayne Road
Romulus, MI 48174

Re: SPR-2018-027
Detroit Metro Airport Center II Site D08
11670 Vining Road (DP# 80-082-01-001-302)
Romulus, Michigan

Carol

This letter is being written to describe the changes to the SPA submittal, per the Administrative Review comments dated 11/5/2020.

1. Site Plans have been revised to reduce the total number of parking places to 189 spaces, to meet the total allowed parking count.
2. The drive approaches have been widened to 30' wide width, per the industrial driveway standard.
3. Parking/trucking circulation has been simplified on the north side of the proposed site, for better access and vehicular movements.
4. Proposed grade level OH Doors are shown on the back side of the building adjacent to the loading area, for tech use. Building elevations show the proposed size and integration to the building façade.
5. Site lighting plans has been revised to correct the lighting levels.
6. Waivers for the Detention pond within the front yard and the % of impervious surface are still being requested.
7. A 3' high landscape berm has been added along the greenbelt along Vining Road, as shown on the landscape plan.
8. Building appearance – the building proposed is masonry veneer with an aluminum frame and glass window system, in keeping with the adjacent buildings within the area.

We are asking Romulus to accept this resubmittal for consideration of revised Site Plan Approval. If you have any questions or comments, please feel free to contact me.

Thank you for your consideration.

Sincerely,



James C. Capo

Architect | [Jonna Construction](#)

A Detroit Headquartered Business

jcapo@jonnaco.com

6200 2nd Avenue, D-102 Detroit, MI 48202

248.904.7263

248.352.8764 Fax

www.jonnacompanies.com

PRELIMINARY SITE PLANS FOR

DMAC EXPANSION PARCEL D05

11670 VINING ROAD
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

DETROIT METRO AIRPORT CENTER, LLC
11677 WAYNE ROAD, SUITE 105
ROMULUS, MI 48174
CONTACT: JUDY LoPORTE
PHONE: (734) 955-7100
FAX: (734) 955-6460
EMAIL: JLoPORTE@JONNACO.COM

ARCHITECT:

CAPO DESIGN GROUP
4682 COACHMAKER
BLOOMFIELD HILLS, MI 48302
CONTACT: JAMES CAPO
PHONE: (248) 904-7263
EMAIL: JCAPO@CAPODESIGNGROUP.COM

CIVIL ENGINEER:

PEA, INC.
2430 ROCHESTER CT, SUITE 100
TROY, MI 48083
CONTACT: JAMES BUTLER, PE
PHONE: (248) 689-9090 EXT. 1133
FAX: (248) 689-1044
EMAIL: JBUTLER@PEAINC.COM

LANDSCAPE ARCHITECT:

PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAINC.COM

REQUESTED WAIVERS:

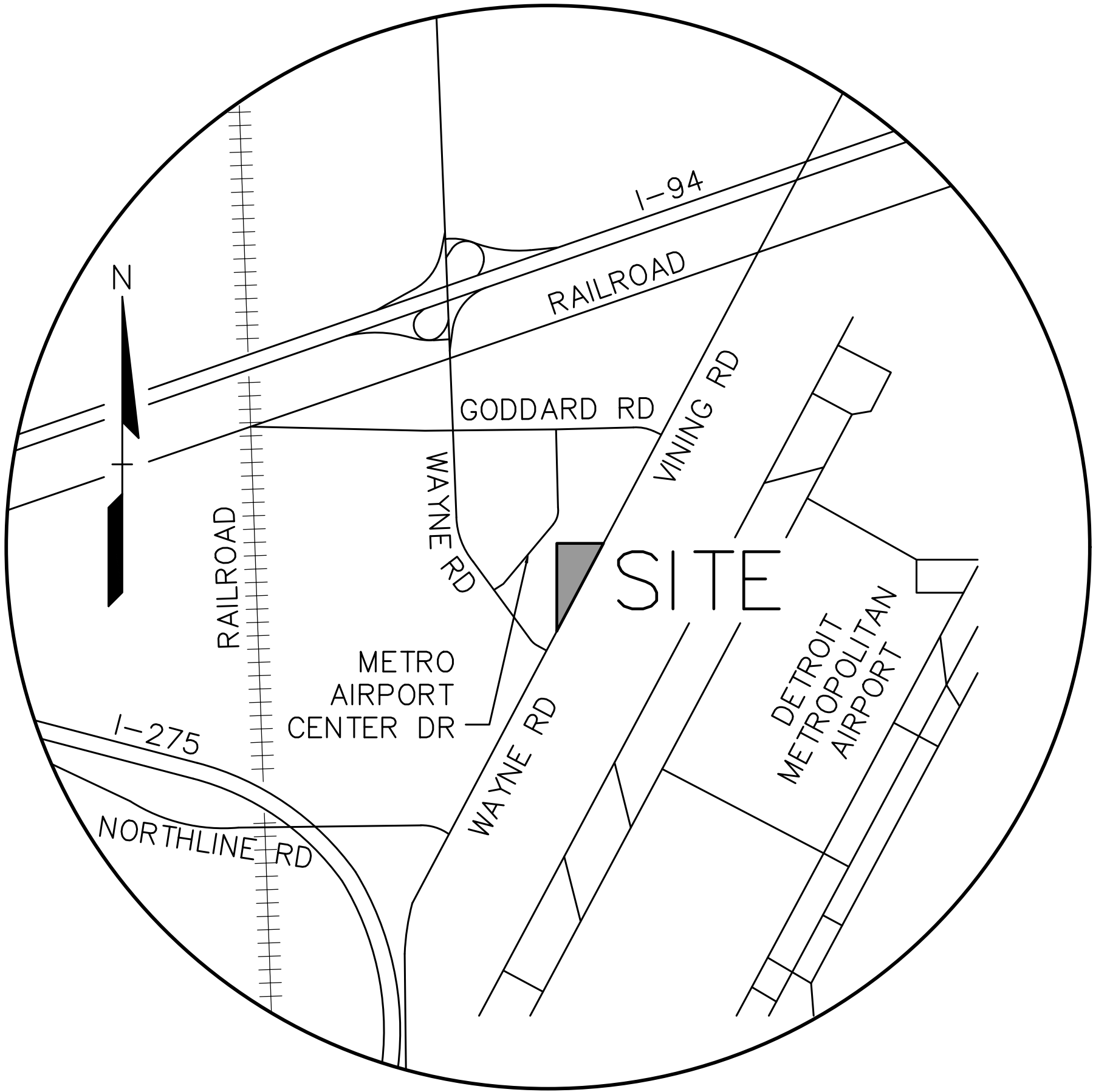
- DETENTION POND ALONG VINING ROAD FRONT YARD SETBACK = 40' ALLOWABLE; PROPOSED = 25'
- WAIVER FOR THE USE OF PRECAST PANELS ON THE BUILDING EXTERIOR, FROM SECTION 13.01(f) PERMITTED ELEVATION MATERIALS TO BE 50% MINIMUM BRICK, FACE BRICK, OR STONE MATERIALS.

REQUIRED VARIANCES:

- IMPERVIOUS COVERAGE FOR ADJACENT LOT - BUILDING N = 75% ALLOWABLE
EXISTING IMPERVIOUS COVERAGE = 71.6%; PROPOSED IMPERVIOUS COVERAGE = 81.0%

CITY OF ROMULUS STANDARD NOTES:

- NOTIFY THE CITY OF ROMULUS DPW @ (734) 942-7579 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF ROMULUS.
- NO PAVING OR EXCAVATION FOR PAVING SHALL BE ALLOWED UNTIL THE SANITARY SEWERS, WATER MAINS, STORM SEWERS OR COUNTY DRAIN CLEANOUT CONSTRUCTION HAS BEEN APPROVED BY THE CITY.
- CALL MISS DIG 1-800-482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
- ALL EXCAVATION UNDER OR WITHIN 3' OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- TOPSOIL AND SEED ALL DISTURBED AREAS.
- NO BATCH PLANT IS ANTICIPATED ON-SITE FOR DEVELOPMENT.



LOCATION MAP
NO SCALE

STATEMENT OF USE:

THE PROPOSED FACILITY WILL BE A SPECULATIVE DEVELOPMENT, MULTI-TENANT BUILDING WITH OFFICE AND RESEARCH USES. IT IS PLANNED TO BE AN EXTENSION OF THE SURROUNDING DETROIT METRO AIRPORT CENTER PRODUCT, WITH CLEAN OPERATIONS THAT WILL HAVE NO DELETERIOUS EFFECT ON THE SURROUNDING AREAS.

IT IS PLANNED TO BE 53,905 SF FACILITY WITH THE PUBLIC ENTRANCE FACING VINING ROAD, AND TRUCK CIRCULATION IN THE REAR OF THE FACILITY. THE SITE AREA IS 5.61 ACRES, WHICH IS CURRENTLY VACANT.

LEGAL DESCRIPTION

(Per First American Title Insurance Company Commitment File No.: NCS-908431-CHI2, dated May 10, 2018 @ 8:00 am)

PARCEL ID 82-80-082-02-0001-302
Land in the City of Romulus, Wayne County, Michigan, described as follows:

Part of Lots 1, 2 and 3 of "Grant Acres Subdivision of Part of the S.E. 1/4 of the N.W. 1/4 of Section 21, Town 3 South, Range 9 East", according to the plat thereof as recorded in Liber 69 of Plats, Page 23, Wayne County Records and part of the Northwest 1/4 of Section 21, Town 3 South, Range 9 East, all being located in the City of Romulus, Wayne County, Michigan and being more particularly described as follows:

Commencing at the center corner of Section 21, Town 3 South, Range 9 East, City of Romulus, Wayne County, Michigan and running thence South 88 degrees 47 minutes 04 seconds West, along the East-West 1/4 line of said Section 21, said line being also the South line of said "Grant Acre Subdivision" (Liber 69, Plats, Page 23, Wayne County Records), a distance of 1290.61 feet to the Southwest corner of said subdivision; thence North 01 degree 43 minutes 29 seconds West, along the West line of said subdivision, said line being also the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 90.43 feet to the point of intersection of said line with the Westerly line of relocated Vining Road (120 feet wide), said point being the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning North 01 degree 43 minutes 29 seconds West, along the West line of said subdivision, said line being also part of the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 920.34 feet to a point; thence North 89 degrees 07 minutes 15 seconds East, along the South line of property as described in Liber 26432 of Deeds on Page 520, Wayne County Records, a distance of 531.24 Form 5011626 (7-1-14) Page 4 of 9 ALTA Commitment (6-17-06) Michigan feet to a point on the Westerly line of said relocated Vining Road; thence South 28 degrees 28 minutes 47 seconds West, along the Westerly line of said relocated Vining Road, a distance of 1055.85 feet to the point of beginning.

INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.0 OVERALL SITE/CIRCULATION PLAN
- C-2.1 OVERALL SITE AERIAL
- C-3.1 PRELIMINARY SITE PLAN
- C-4.1 PRELIMINARY GRADING PLAN
- C-5.1 PRELIMINARY UTILITY PLAN
- C-6.1 PRELIMINARY STORMWATER DETENTION PLAN
- C-7.1 PRELIMINARY NOTES AND DETAILS

- L-1.0 PRELIMINARY LANDSCAPE PLAN
- L-1.1 LANDSCAPE DETAILS

- SL-1.1 PRELIMINARY SITE PHOTOMETRIC PLAN
- SL-1.2 PRELIMINARY SITE PHOTOMETRIC DETAIL

ARCHITECTURAL PLANS (BY OTHERS):

- A-1 ARCHITECTURAL FLOOR PLAN
- A-3 BUILDING ELEVATIONS

No.	BY	CHK	DESCRIPTION	DATE
6	JKS	JPB	SITE LAYOUT REVISIONS	12/15/20
5	DLB	JPB	CITY SPA REVIEW COMMENTS	10/07/20
4	DLB	JPB	SPA SUBMITTAL	08/12/20
3	DLB	JPB	PRELIMINARY SITE PLAN	07/28/20
2	DLB	JPB	CITY REVIEW COMMENTS	07/28/20
1	DLB	JPB	CITY REVIEW COMMENTS	02/12/19



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

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL WAIVE ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
Know what's below
Call before you dig
MISS DIG System, Inc.
1-800-482-7171 www.missdig.org



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

JONNA CONSTRUCTION COMPANY		6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48202	
COVER SHEET		DMAC EXPANSION PARCEL D05	
PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN		S:\PROJECTS\2018\2018180\DMAC\TOP\BASE-18180.DWG	
DES.	JDS	DN	JKS
SUR.	DN	JKS	JPB
P.M.	DN	JKS	JPB

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

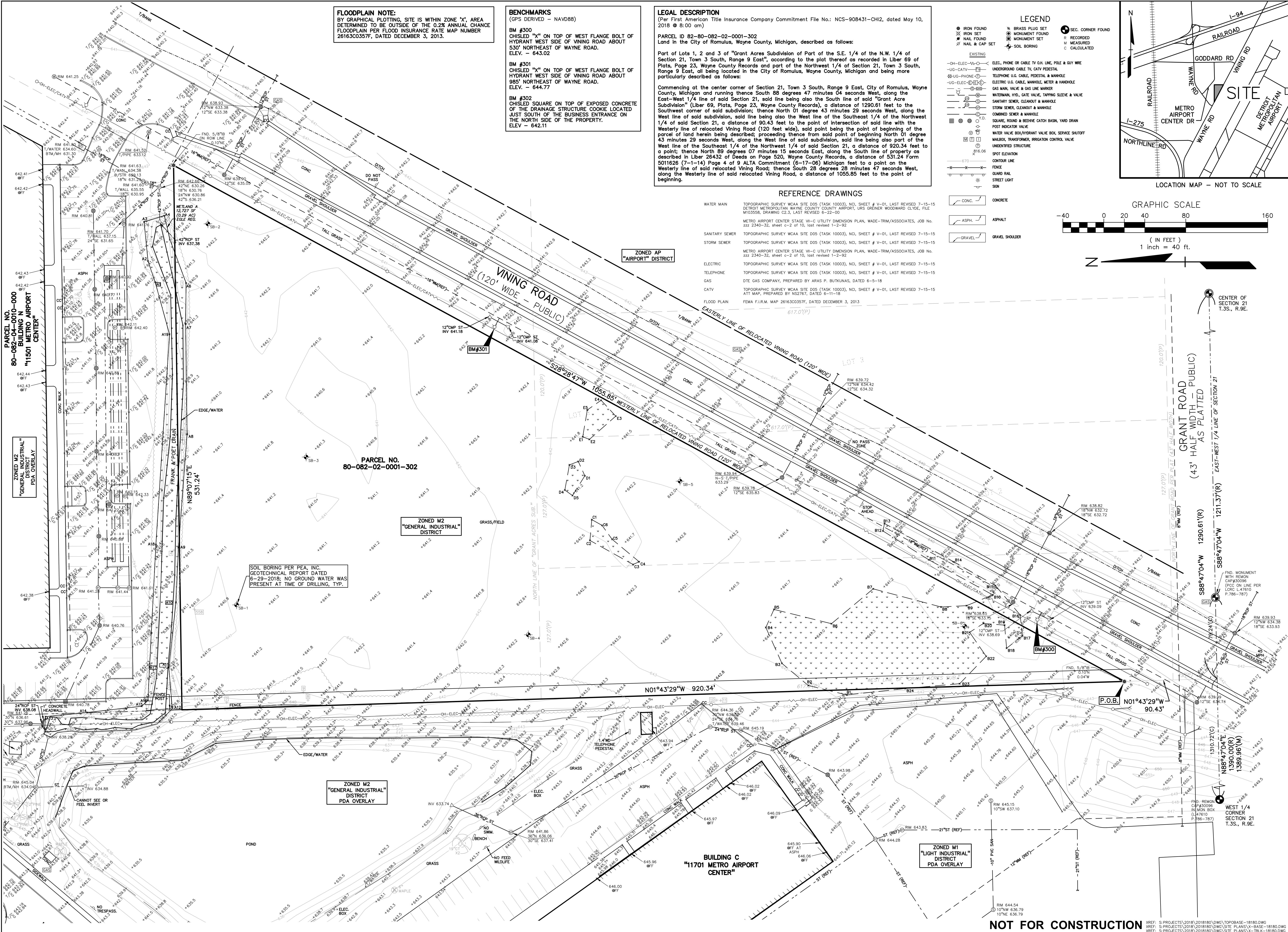
PEA JOB NO. 2018-180

SCALE: N.T.S.

DRAWING NUMBER:

C-0.0

NOT FOR CONSTRUCTION XREF: S:\PROJECTS\2018\2018180\DMAC\TOP\BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DMAC\SITE PLANS\Y-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DMAC\SITE PLANS\X-TBLK-18180.DWG



FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0357F, DATED DECEMBER 3, 2013.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
CHISELED "M" ON TOP OF WEST FLANGE BOLT OF HYDRANT WEST SIDE OF VINING ROAD ABOUT 530' NORTHEAST OF WAYNE ROAD.
ELEV. = 643.02

BM #301
CHISELED "M" ON TOP OF WEST FLANGE BOLT OF HYDRANT WEST SIDE OF VINING ROAD ABOUT 985' NORTHEAST OF WAYNE ROAD.
ELEV. = 644.77

BM #302
CHISELED SQUARE ON TOP OF EXPOSED CONCRETE OF THE DRAINAGE STRUCTURE COOKIE LOCATED JUST SOUTH OF THE BUSINESS ENTRANCE ON THE NORTH SIDE OF THE PROPERTY.
ELEV. = 642.11

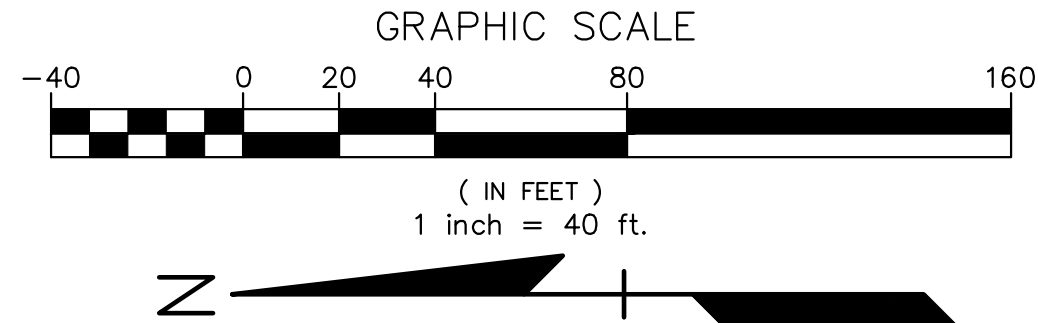
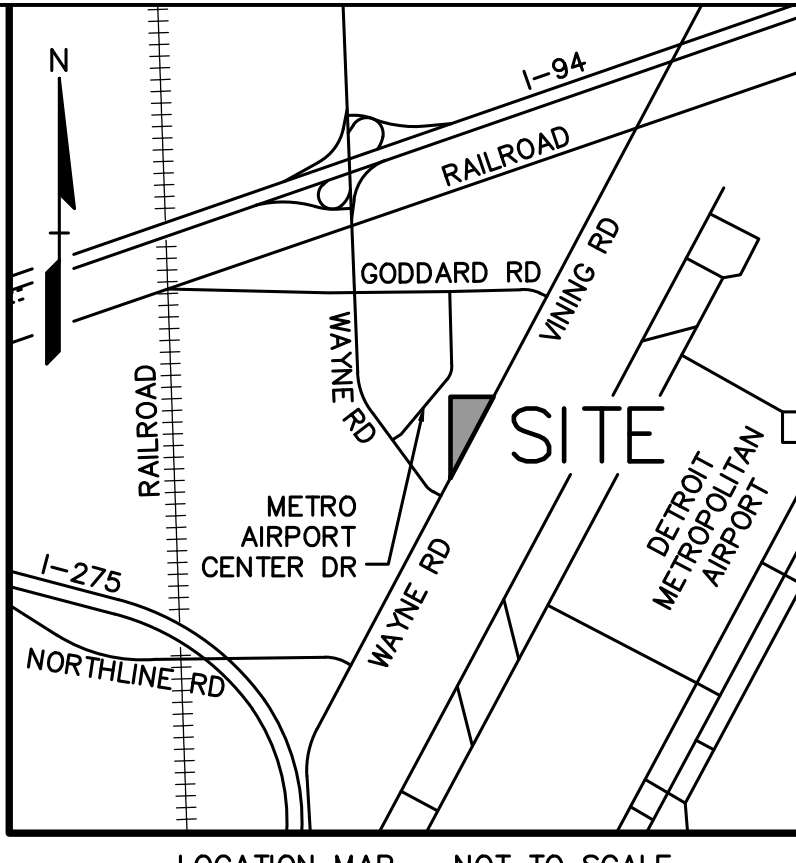
LEGAL DESCRIPTION
(Per First American Title Insurance Company Commitment File No.: NCS-908431-CH12, dated May 10, 2018 @ 8:00 am)

Parcel ID 82-80-082-02-0001-302
Land in the City of Romulus, Wayne County, Michigan, described as follows:

Part of Lots 1, 2 and 3 of "Grant Acres Subdivision of Part of the S.E. 1/4 of the N.W. 1/4 of Section 21, Town 3 South, Range 9 East", according to the plat thereof as recorded in Liber 69 of Plots, Page 23, Wayne County Records and part of the Northwest 1/4 of Section 21, Town 3 South, Range 9 East, all being located in the City of Romulus, Wayne County, Michigan and being more particularly described as follows:

Commencing at the center corner of Section 21, Town 3 South, Range 9 East, City of Romulus, Wayne County, Michigan and running thence South 88 degrees 47 minutes 04 seconds West, along the East-West 1/4 line of said Section 21, said line being also the South line of said "Grant Acres Subdivision" (Liber 69, Plots, Page 23, Wayne County Records), a distance of 1290.61 feet to the Southwest corner of said subdivision; thence North 01 degree 43 minutes 29 seconds West, along the West line of said subdivision, said line being also the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 90.43 feet to the point of intersection of said line with the Westerly line of relocated Vinings Road (120 feet wide), said point being the point of beginning of the parcel of land herein being described; proceeding thence from said point of beginning North 01 degree 43 minutes 29 seconds West, along the West line of said subdivision, said line being also part of the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 920.34 feet to a point; thence North 89 degrees 07 minutes 15 seconds East, along the South line of property as described in Liber 26432 of Deeds on Page 520, Wayne County Records, a distance of 531.24 Feet 5011626 (7-1-14) Page 4 of 9 ALTA Commitment (6-17-06) Michigan feet to a point on the Westerly line of said relocated Vinings Road; thence South 28 degrees 28 minutes 47 seconds West, along the Westerly line of said relocated Vinings Road, a distance of 1055.85 feet to the point of beginning.

- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PILE SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊗ MEASURED
 - ⊗ CALCULATED
- EXISTING**
- OH-ELEC—W—O— ELEC. PHONE OR CABLE TV D.H. LINE, POLE & GUY WIRE
 - UG-CATV—U— CATV PEDESTAL
 - UG-UG—PHONE—U— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG-ELEC—ELEC—U— ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
 - GAS—GAS—U— GAS MAIN, VALVE & GAS LINE MANHOLE
 - WATER—WATER—U— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY—SEWER, CLEANOUT & MANHOLE
 - STORM—SEWER, CLEANOUT & MANHOLE
 - COMBINED—SEWER & MANHOLE
 - SQUARE, ROUND & RECT. CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
- CONCRETE**
- CONC.
 - ASPH.
 - GRAVEL



REFERENCE DRAWINGS

- WATER MAIN TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NOL SHEET # V-01, LAST REVISED 7-15-15 DETROIT METROPOLITAN WAYNE COUNTY AIRPORT, URS GREENER WOODWARD CLYDE, FILE M103558, DRAWING C2.3, LAST REVISED 6-22-00
- SANITARY SEWER TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NOL SHEET # V-01, LAST REVISED 7-15-15
- STORM SEWER TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NOL SHEET # V-01, LAST REVISED 7-15-15
- ELECTRIC METRO AIRPORT CENTER STAGE W-C UTILITY DIMENSION PLAN, WANE-TRIM/ASSOCIATES, JOB No. zzz 2340-32, sheet C-2 of 10, last revised 1-2-92
- TELEPHONE TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NOL SHEET # V-01, LAST REVISED 7-15-15
- GAS DTE GAS COMPANY, PREPARED BY ARAS P. BULJUNAS, DATED 6-5-18
- CATV TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NOL SHEET # V-01, LAST REVISED 7-15-15
- FLOOD PLAN FEMA F.I.R.M. MAP 26163C0357F, DATED DECEMBER 3, 2013

CAUTION!!
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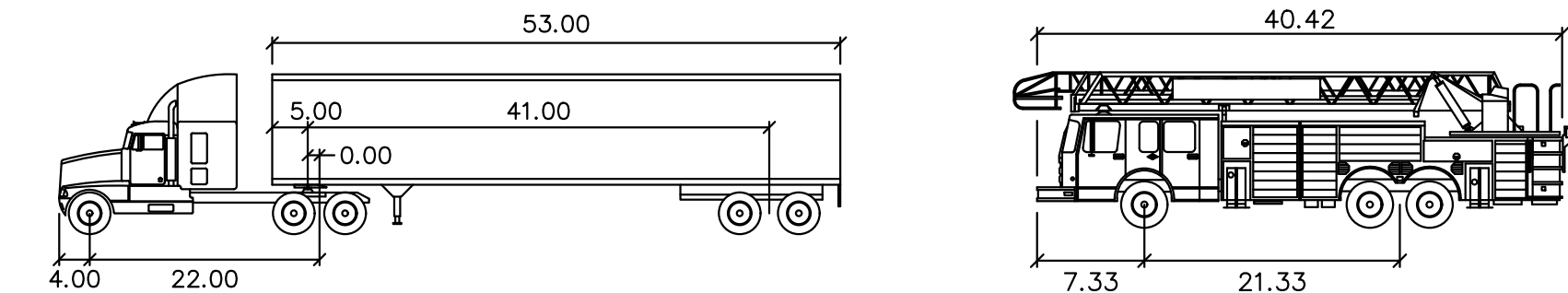
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1-800-482-7171 www.missdig.org
(101 AREA)



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

JONNA CONSTRUCTION COMPANY				TOPOGRAPHIC SURVEY			
6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48202				DMAC EXPANSION PARCEL D05			
				PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN			
DES.	JDS	DN.	JKS	SUR.	DN.	PM.	JPB
ORIGINAL ISSUE DATE: NOVEMBER 30, 2018				PEA JOB NO. 2018-180			
SCALE: 1" = 40'				DRAWING NUMBER: C-1.0			

XREF: S:\PROJECTS\2018\2018180\DWG\TOPOBASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\VA-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\VB-TLK-18180.DWG



WB-67 TRACTOR-TRAILER

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 30.0
Tractor Track	: 8.00	Articulating Angle	: 90.0
Trailer Track	: 8.50		

FIRE TRUCK

Width	: 9.32	feet	
Track	: 6.83		
Lock to Lock Time	: 6.0		
Steering Angle	: 39.0		

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'VAN ACCESSIBLE' SIGN	3
'NO TRUCK ENTRY' SIGN	4
'STOP' SIGN	5
'CROSSWALK' SIGN	6

REFER TO SHEET C-7.1 FOR SIGN DETAILS

SITE DATA TABLE:

SITE AREA: 5.61 ACRES (244,434 SQ.FT.) NET AND GROSS
ZONING: EXISTING = M-2 (GENERAL INDUSTRIAL)
PROPOSED USE: OFFICE BUILDING (53,905 SF TOTAL)
BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 45 FEET (M-2)
PROPOSED BUILDING HEIGHT = 24 FEET
BUILDING FOOTPRINT AREA:
OFFICE = 53,905 SF GROSS (ASSUME 80% OF GFA AS USABLE)
BUILDING COVERAGE = 53,905 SF / 244,434 SF = 22.1%
IMPERVIOUS SURFACE COVERAGE = 160,156 SF / 244,434 SF = 65.5%
BUILDING N IMPERVIOUS LOT COVERAGE INFORMATION:
EXISTING IMPERVIOUS SURFACE COVERAGE = 132,690 SF / 185,353 SF = 71.6%
PROPOSED IMPERVIOUS SURFACE COVERAGE = 150,218 SF / 185,353 SF = 81.0%
COMBINED D05 & BUILDING N IMPERVIOUS LOT COVERAGE:
PROPOSED IMPERVIOUS SURFACE COVERAGE = (160,156+150,218) / (244,434+158,353) = (310,374) / (429,787) = 72.2%

SETBACK REQUIREMENTS:

M-2 ZONING DISTRICT: FRONT SETBACK (VINING): 40 FEET REQUIRED	110.00' PROVIDED
DETENTION POND SETBACK (VINING): 40 FEET REQUIRED	25.00' PROVIDED**
SIDE SETBACK (NORTH): 10 FEET REQUIRED	57.19' PROVIDED
REAR SETBACK (WEST): 10 FEET REQUIRED	38.48' PROVIDED
PARKING SETBACK STREET: 40 FEET REQUIRED	40.00' PROVIDED (VINING)

PARKING CALCULATIONS:

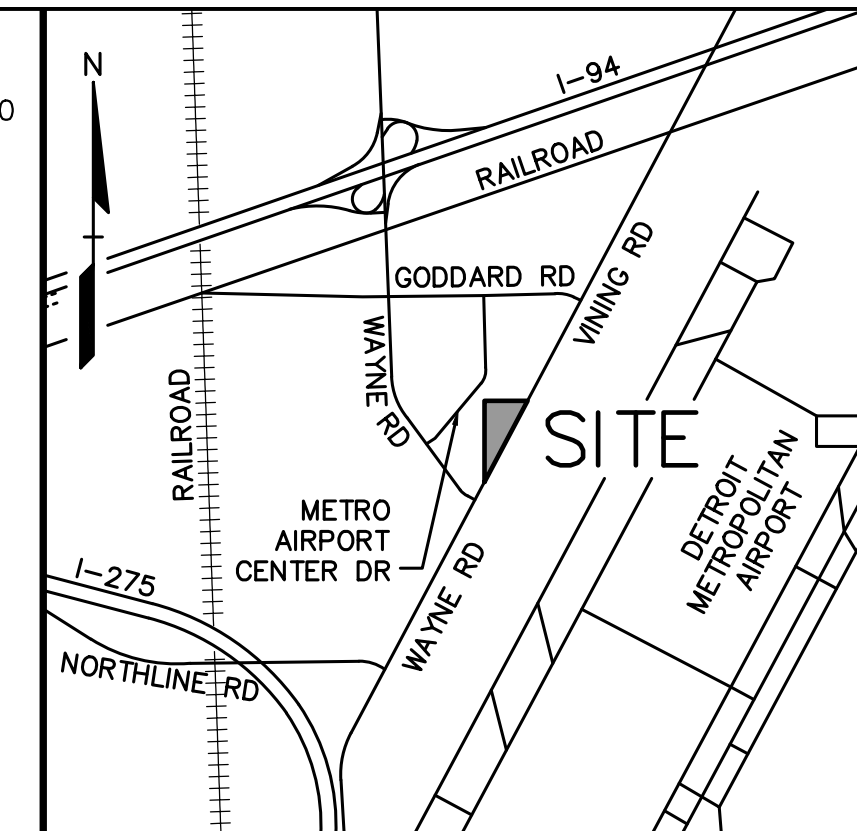
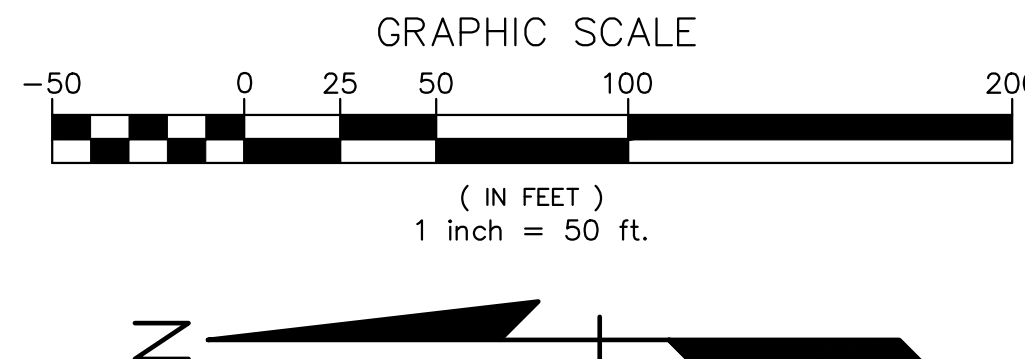
OFFICE = 1 SPACE PER 250 S.F. (USABLE FLOOR AREA)
TOTAL OFFICE PARKING REQUIRED = (53,905 SF x 0.8) / 250 = 172 SPACES
TOTAL PARKING REQUIRED = 172 SPACES

TOTAL PROPOSED PARKING SPACES = 189 SPACES INC. 6 H/C SPACES
REPLACED PARKING REMOVED ON BUILDING N SITE = LESS 10 SPACES
TOTAL PROPOSED FOR SUBJECT SITE = 209 SPACES PROVIDED

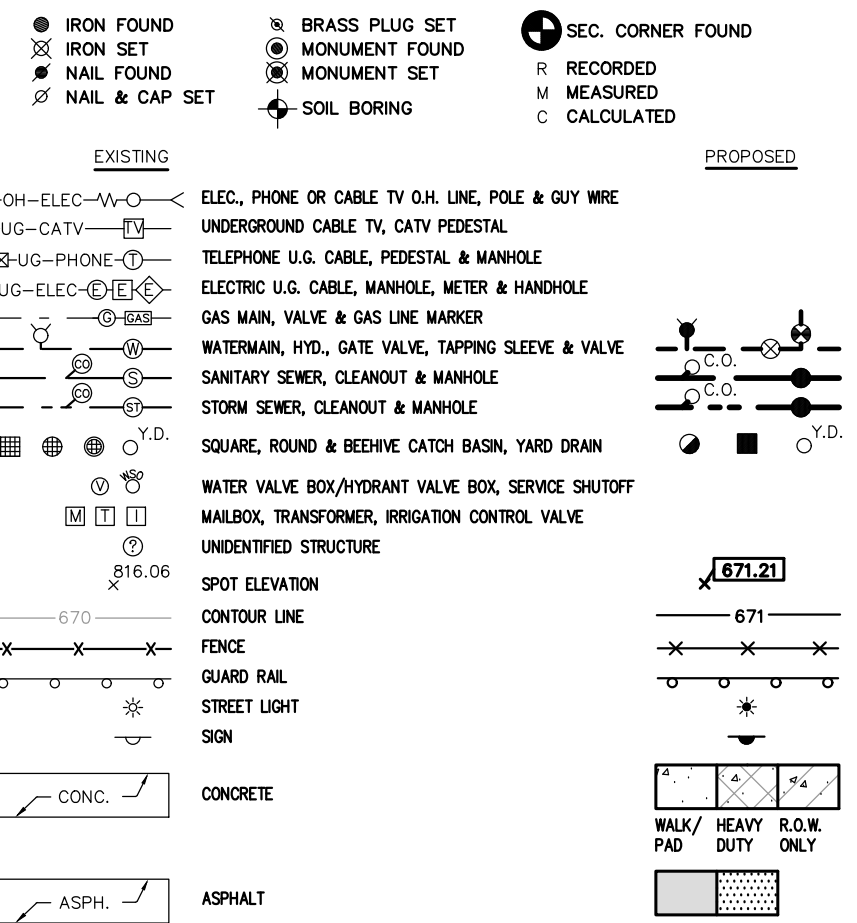
BUILDING N PARKING CALCULATIONS:

(BASED ON SPALDING DECKEY ASSOCIATES PLAN DATED 10/5/2007)
WAREHOUSE = 1 SPACE PER 1,500 SF
TOTAL REQUIRED PARKING = 62,749 SF / 1,500 = 42 SPACES
PREVIOUSLY PROVIDED PARKING = 102 SPACES
LESS SPACES REMOVED FOR DMAC PARCEL D05 IMPROVEMENTS = -10 SPACES
REPLACED PARKING AS PART OF SHARED IMPROVEMENTS = +10 SPACES
TOTAL RESULTANT PARKING FOR BUILDING N = 102 SPACES

**VARIANCE REQUIRED FOR BUILDING N LOT EXCEEDING 75% IMPERVIOUS COVERAGE
**WAIVER REQUESTED FOR DETENTION POND WITHIN 40' FRONT YARD SETBACK



LEGEND



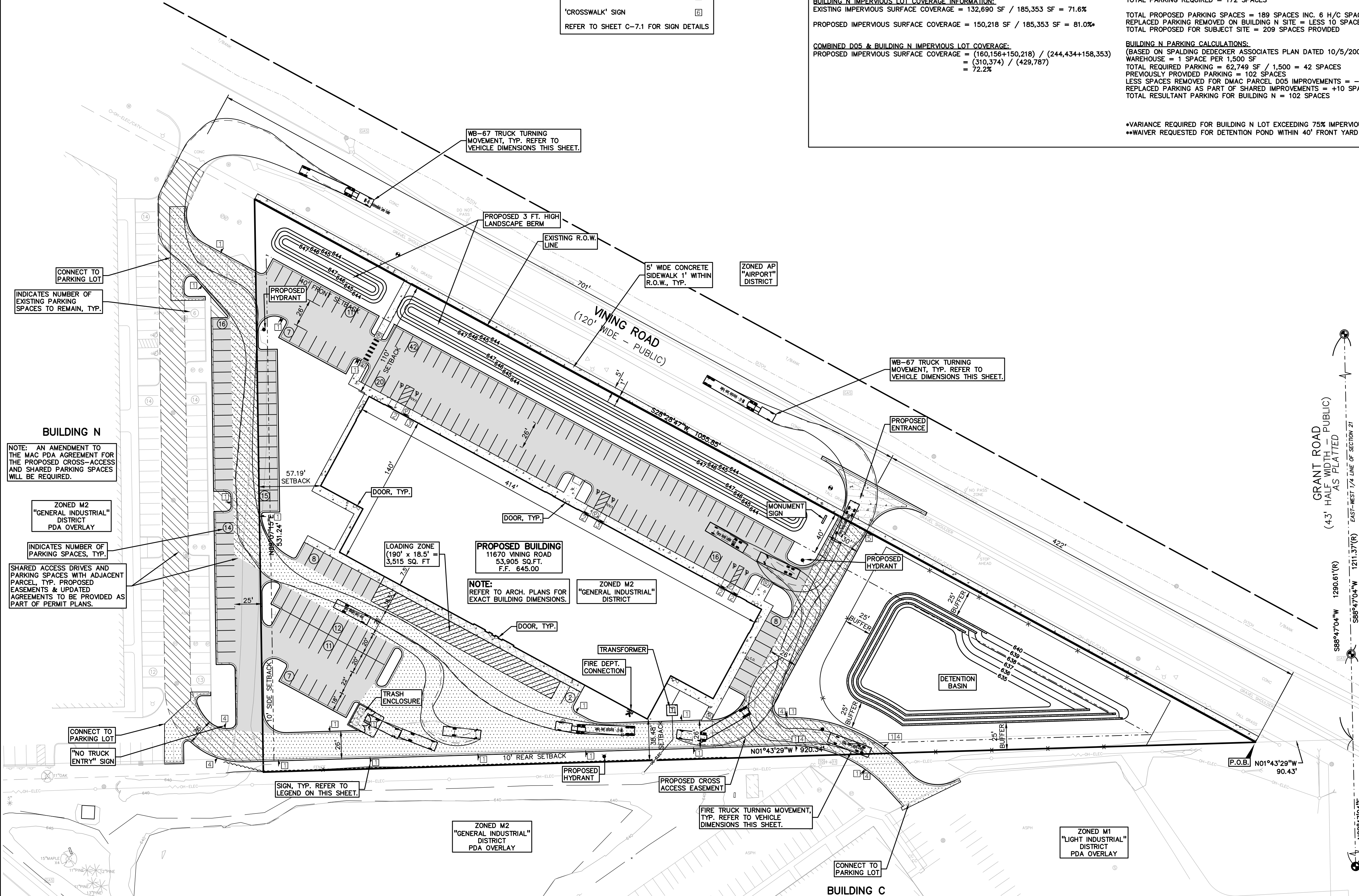
REFERENCE DRAWINGS

WATER MAIN	TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NCL SHEET # V-01, LAST REVISED 7-15-15 DETROIT METROPOLITAN WAYNE COUNTY AIRPORT, URS GREINER WOODWARD CLYDE, FILE W103558, DRAWING C2.3, LAST REVISED 6-22-20
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GAS	DTE GAS COMPANY, PREPARED BY ARAS P. BUTKINAS, DATED 6-5-18
CATV	TOPOGRAPHIC SURVEY WCAA SITE D05 (TASK 10003), NCL SHEET # V-01, LAST REVISED 7-15-15 ATT MAP, PREPARED BY NS2767, DATED 6-11-18
FLOOD PLAN	FEMA F.I.R.M. MAP 26163C0357F, DATED DECEMBER 3, 2013

SITE PLAN NOTES:

- PROPOSED PROJECT TO BE CONSTRUCTED IN ONE (1) PHASE.
- NO SIGNS ARE PROPOSED AS A PART OF THIS SITE PLAN. APPROVAL AND PRIOR TO ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
- ALL BUILDING-MOUNTED EQUIPMENT AND UTILITIES LOCATED IN THE FRONT YARD THAT ARE VISIBLE FROM THE ROADWAY MUST BE SCREENED AND ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED. FOR ALL UNKNOWN LOCATIONS, THE PROPOSED LOCATION AND SCREENING WILL BE REVIEWED AND APPROVED BY BOTH THE BUILDING AND PLANNING DEPARTMENTS.
- ALL EXIT DOORS OPENING ONTO DRIVES OR PARKING AREAS WILL BE PROTECTED WITH GUARD POSTS OR BUMPER BLOCKS.
- THE CURRENT ZONING CLASSIFICATION IS M-2 (GENERAL INDUSTRIAL).
- BITUMINOUS PAVEMENT WILL BE USED FOR ALL PARKING AND DRIVE AREA SURFACES, (UNLESS OTHERWISE INDICATED).
- ENTIRE PARKING AREA, PERIMETER DRIVES AND LANDSCAPE ISLANDS WILL BE CURBED (CONCRETE).
- PARKING LOT INTERIOR LANDSCAPING: SEE LANDSCAPE PLANS.
- STORM WATER DETENTION WILL BE PROVIDED ON-SITE WITHIN THE PROPOSED DETENTION BASIN DIRECTLY SOUTH OF THE PROPOSED BUILDING AND WITHIN THE BORETENTION AREA.
- NON-OPERABLE AND WRECKED TRUCKS, TRAILERS, AND EQUIPMENT SHALL BE PROHIBITED. ALL STORED PRODUCTS, MATERIALS, SUPPLIES AND OTHER INVENTORY MUST BE USABLE AND RELATED TO THE BUSINESS.
- STORAGE SHALL NOT BE PERMITTED TO OCCUPY REQUIRED PARKING LOTS.
- INTERNAL SIGNS SHALL MEET CITY STANDARDS AND SHALL BE PAID FOR AND INSTALLED AT THE DEVELOPER'S EXPENSE.

NOTE: LARGE VACANT AREAS THAT ARE NOT OCCUPIED BY PARKING SHALL NOT BE USED FOR OUTSIDE STORAGE.



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018180\DWG\TOPBASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\VA-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\VA-TLB-18180.DWG

REVISIONS

NO.	BY	DATE	DESCRIPTION
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100	JBS	08/12/20	REVISIONS

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JONNA CONSTRUCTION COMPANY 6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48202	OVERALL SITE / CIRCULATION PLAN DMAC EXPANSION PARCEL D05	DES.	JDS	DN	JKS	SUR	DN	PM	JBS
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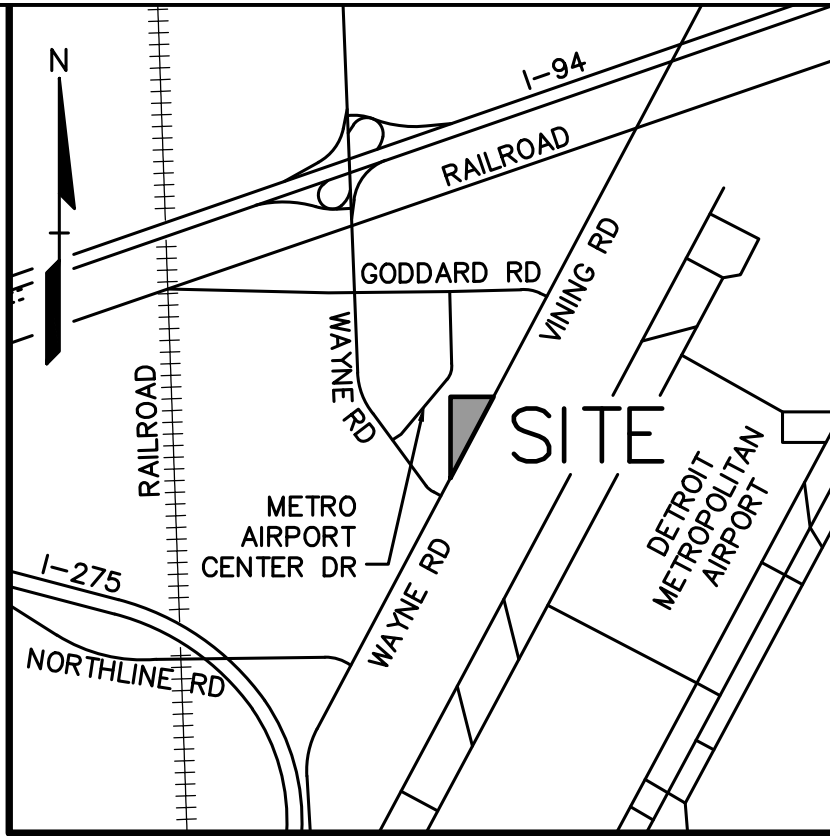
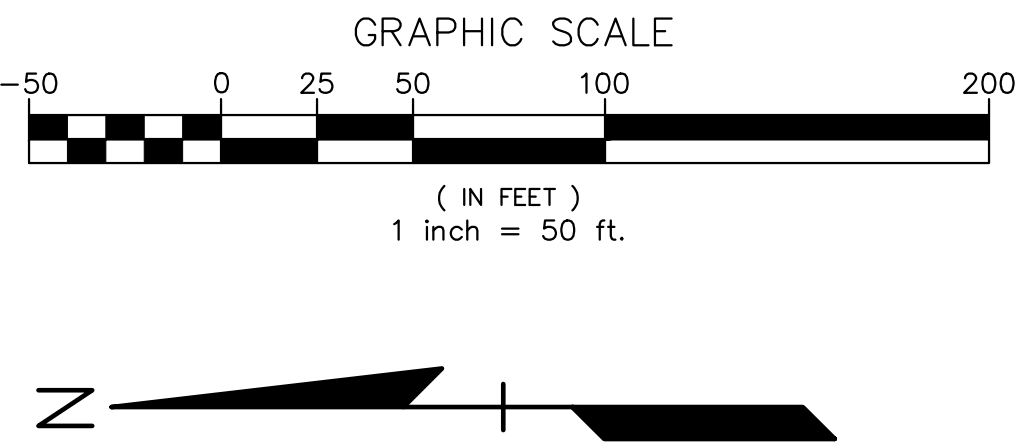
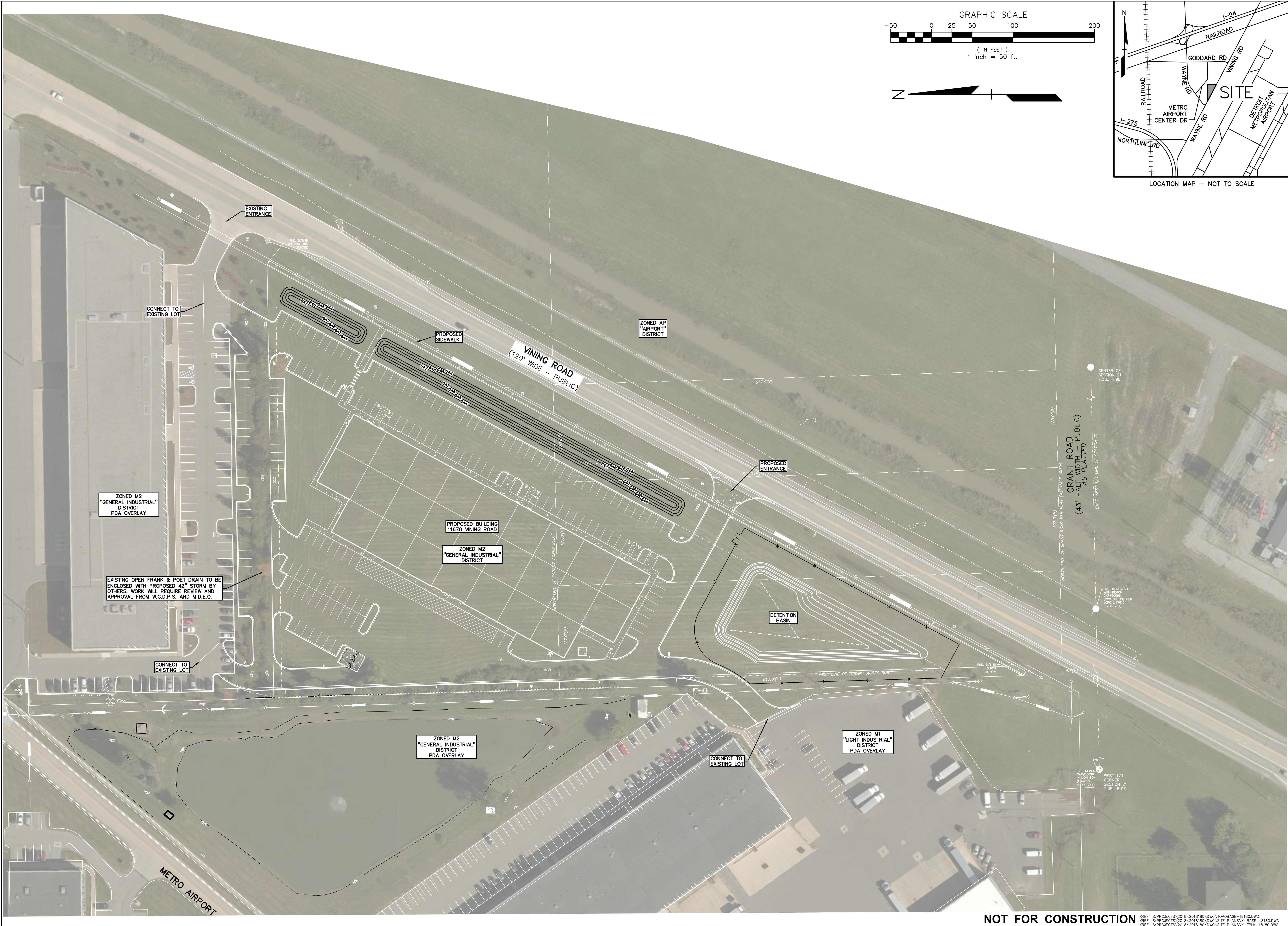
ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

PEA JOB NO. 2018-180

SCALE: 1" = 50'

DRAWING NUMBER:

C-2.0



REVISIONS		DATE
1	CLD	01/29/20
2	CLD	01/29/20
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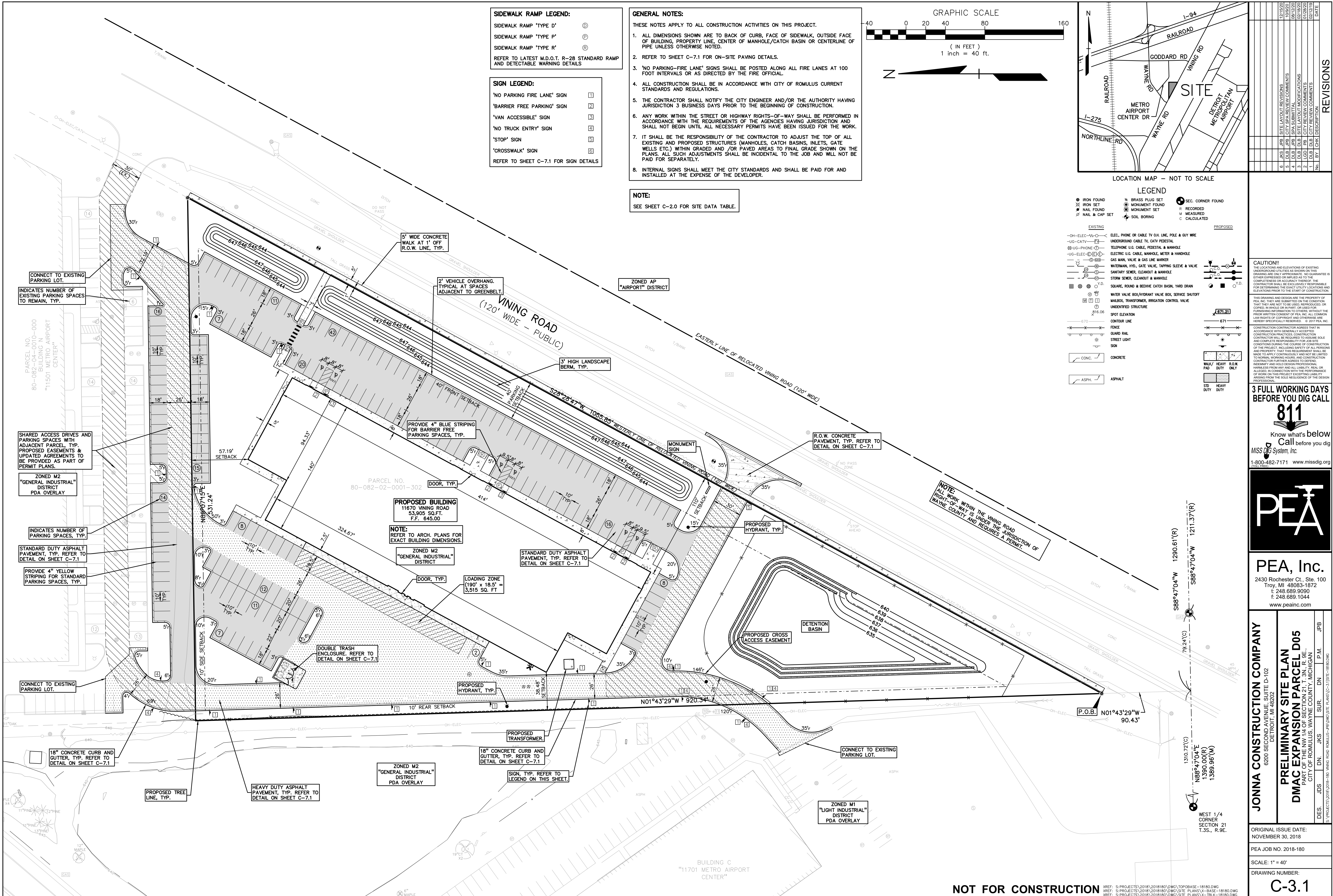
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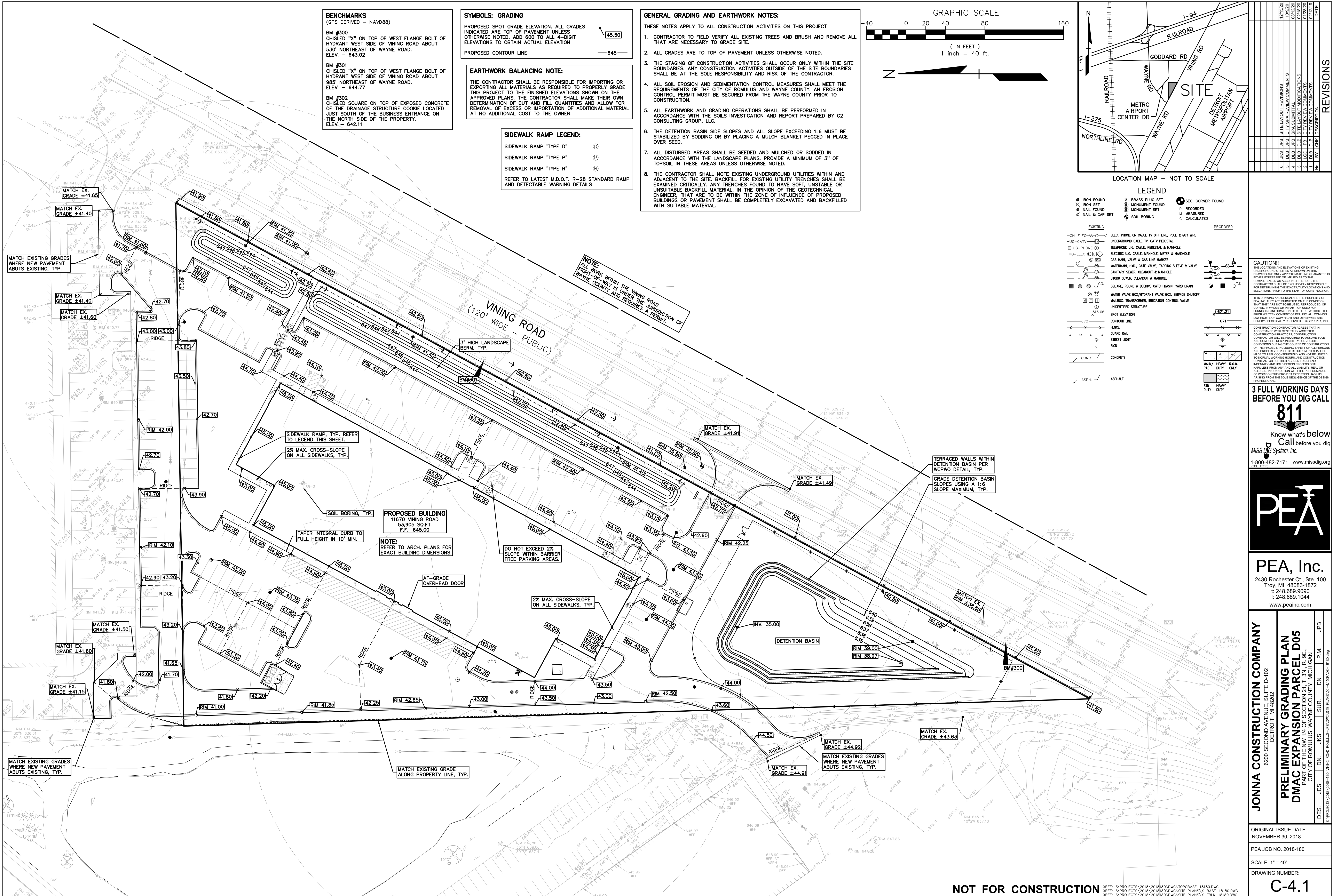
JONNA CONSTRUCTION COMPANY		OVERALL SITE AERIAL		DMAC EXPANSION PARCEL D05	
6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48226		PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN		DES. JDS	
				SUR. DN	
				P.M. JPB	

ORIGINAL ISSUE DATE: NOVEMBER 30, 2018
PEA JOB NO. 2018-180
SCALE: 1" = 50'
DRAWING NUMBER: C-2.1

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NOT FOR CONSTRUCTION





BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
CHISEL "X" ON TOP OF WEST FLANGE BOLT OF HYDRANT WEST SIDE OF VINLING ROAD ABOUT 530' NORTHEAST OF WAYNE ROAD.
ELEV. - 643.02

BM #301
CHISEL "X" ON TOP OF WEST FLANGE BOLT OF HYDRANT WEST SIDE OF VINLING ROAD ABOUT 985' NORTHEAST OF WAYNE ROAD.
ELEV. - 644.77

BM #302
CHISEL SQUARE ON TOP OF EXPOSED CONCRETE OF THE DRAINAGE STRUCTURE COOKIE LOCATED JUST SOUTH OF THE BUSINESS ENTRANCE ON THE NORTH SIDE OF THE PROPERTY.
ELEV. - 642.11

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 600 TO ALL 4-DIGIT ELEVATIONS TO OBTAIN ACTUAL ELEVATION

PROPOSED CONTOUR LINE

EARTHWORK 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.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D' (D)

SIDEWALK RAMP 'TYPE P' (P)

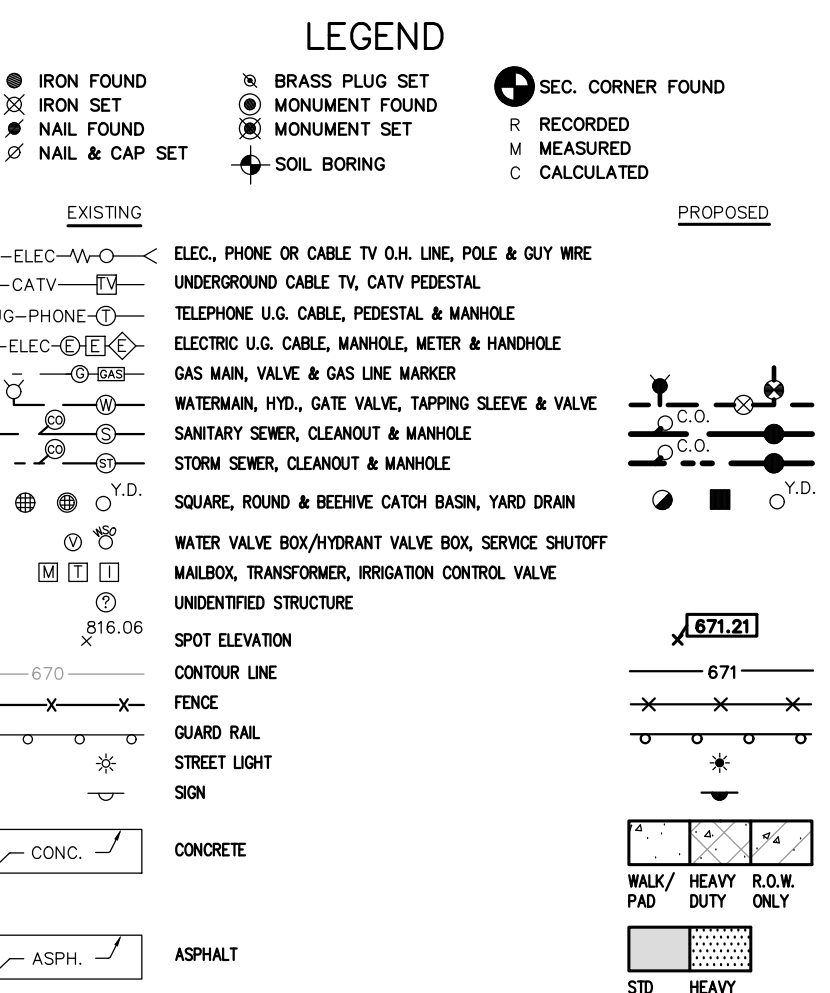
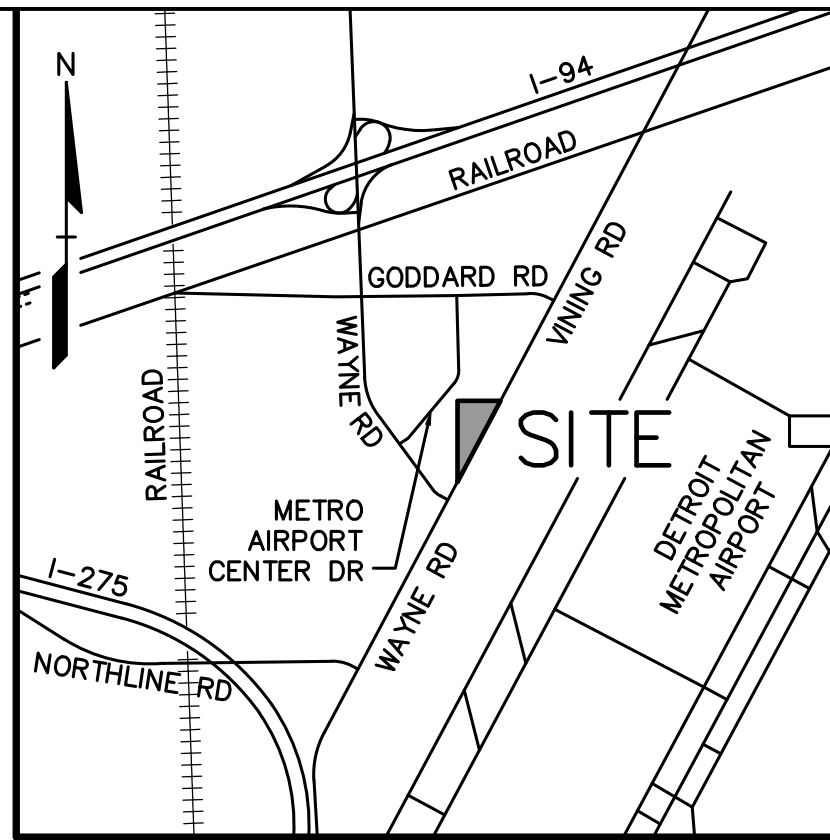
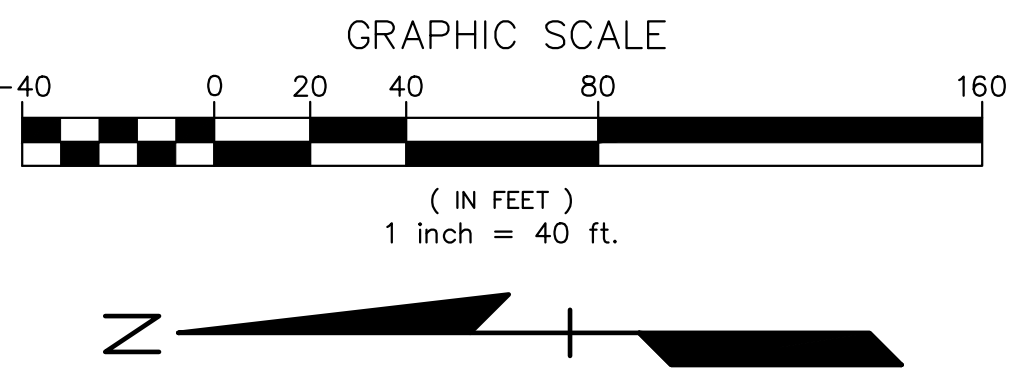
SIDEWALK RAMP 'TYPE R' (R)

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF ROMULUS AND WAYNE COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE WAYNE COUNTY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT PREPARED BY G2 CONSULTING GROUP, LLC.
6. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
7. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



NO.	DATE	REVISIONS
1	12/15/20	1. SITE LAYOUT REVISIONS
2	08/12/20	2. CITY REVIEW COMMENTS
3	02/18/20	3. CITY REVIEW COMMENTS
4	01/28/20	4. CITY REVIEW COMMENTS
5	01/27/19	5. CITY REVIEW COMMENTS

CAUTION!!

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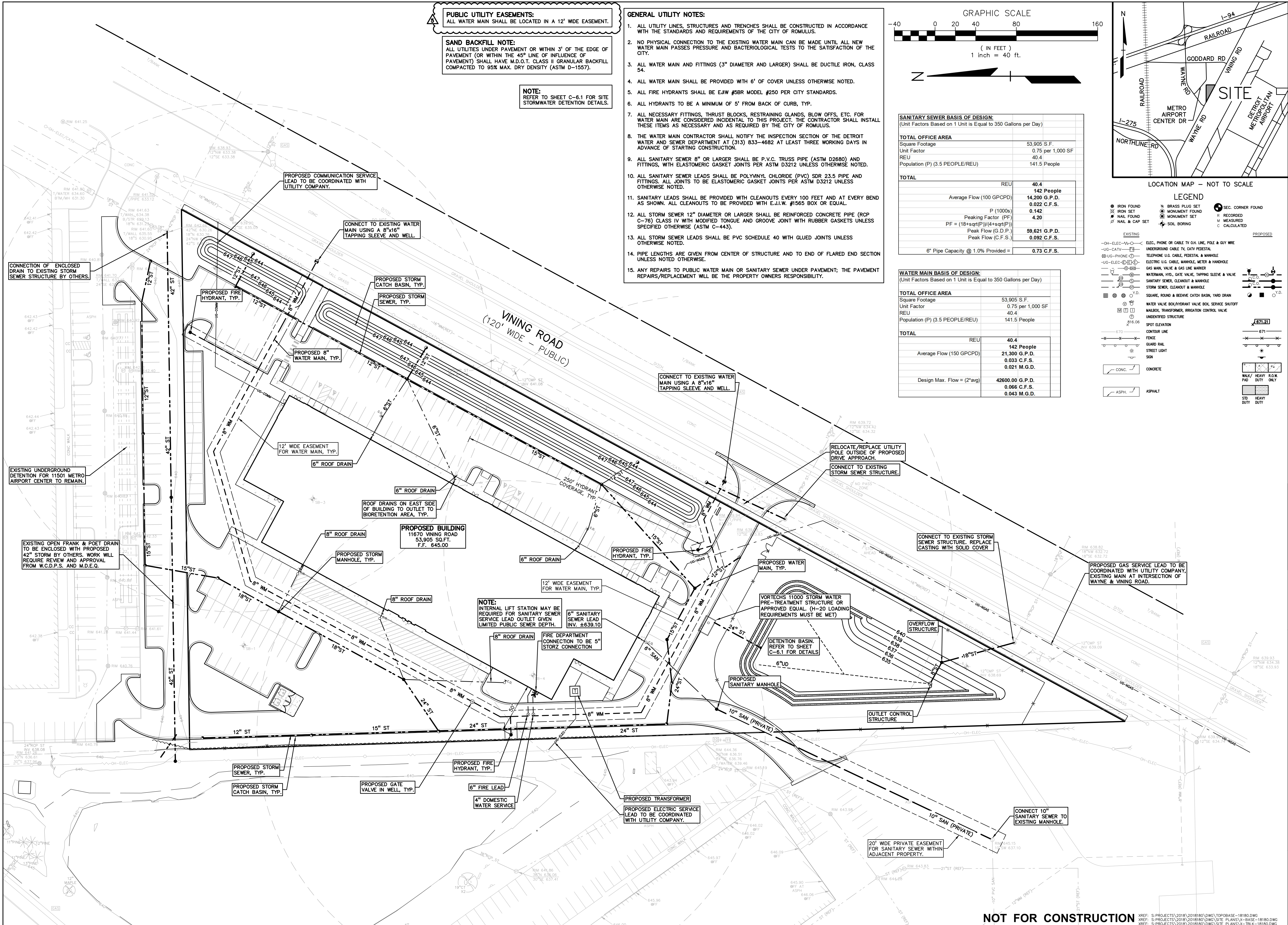
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JONNA CONSTRUCTION COMPANY 6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48226		DES.	JDS	DN	JKS	SUR	DN	PM	JPB
PRELIMINARY GRADING PLAN DMAC EXPANSION PARCEL D05 PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN									
ORIGINAL ISSUE DATE: NOVEMBER 30, 2018									
PEA JOB NO. 2018-180									
SCALE: 1" = 40'									
DRAWING NUMBER: C-4.1									

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018180\DWG\TOPBASE-18180.DWG
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XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\VC-TLK-18180.DWG

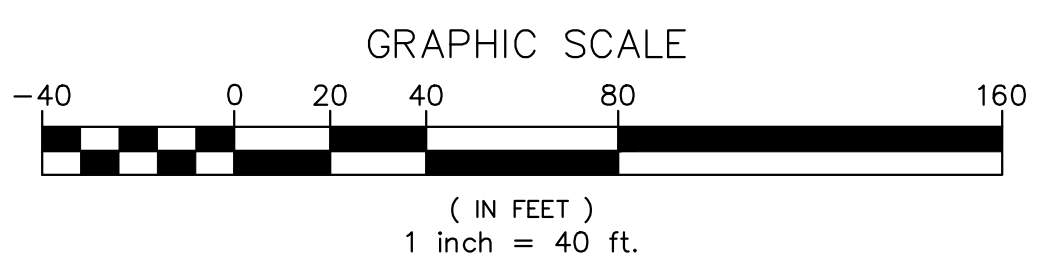


PUBLIC UTILITY EASEMENTS:
ALL WATER MAIN SHALL BE LOCATED IN A 12' WIDE EASEMENT.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

NOTE:
REFER TO SHEET C-6.1 FOR SITE STORMWATER DETENTION DETAILS.

- GENERAL UTILITY NOTES:**
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROMULUS.
 - NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
 - ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 - ALL WATER MAIN SHALL BE PROVIDED WITH 6' OF COVER UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS SHALL BE E.J.W. #5BR MODEL #250 PER CITY STANDARDS.
 - ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
 - ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF ROMULUS.
 - ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.W. #1565 BOX OR EQUAL.
 - ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
 - ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
 - ANY REPAIRS TO PUBLIC WATER MAIN OR SANITARY SEWER UNDER PAVEMENT; THE PAVEMENT REPAIRS/REPLACEMENT WILL BE THE PROPERTY OWNERS RESPONSIBILITY.

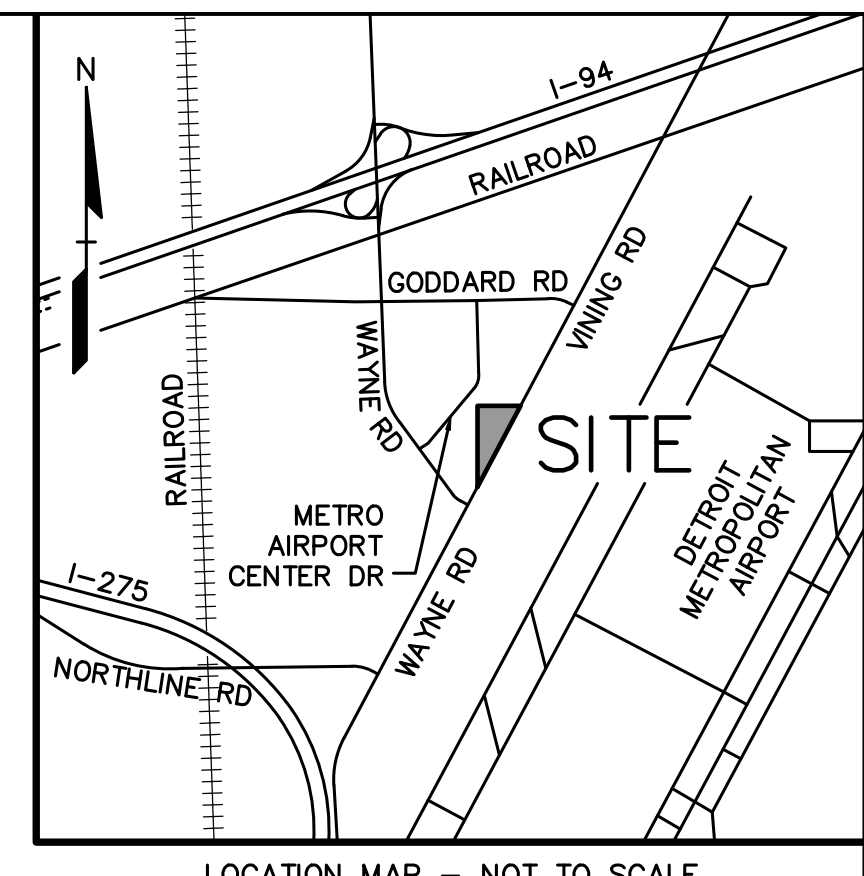


SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on 1 Unit is Equal to 350 Gallons per Day)

TOTAL OFFICE AREA	
Square Footage	53,905 S.F.
Unit Factor	0.75 per 1,000 SF
REU	40.4
Population (P) (3.5 PEOPLE/REU)	141.5 People
TOTAL	
REU	40.4
Average Flow (100 GPCPD)	142 People
	14,200 G.P.D.
	0.022 C.F.S.
P (1000s)	0.142
Peaking Factor (PF)	4.20
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	59,621 G.P.D.
Peak Flow (C.F.S.)	0.092 C.F.S.
6" Pipe Capacity @ 1.0% Provided =	0.73 C.F.S.

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on 1 Unit is Equal to 350 Gallons per Day)

TOTAL OFFICE AREA	
Square Footage	53,905 S.F.
Unit Factor	0.75 per 1,000 SF
REU	40.4
Population (P) (3.5 PEOPLE/REU)	141.5 People
TOTAL	
REU	40.4
Average Flow (150 GPCPD)	142 People
	21,300 G.P.D.
	0.033 C.F.S.
	0.021 M.G.D.
Design Max. Flow = (2*avg)	42,600.00 G.P.D.
	0.066 C.F.S.
	0.043 M.G.D.



LEGEND

EXISTING

- OH-ELEC-W-O: ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-ELEC: ELECTRIC U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC: GAS MAIN, VALVE & GAS LINE MARKER
- UG-ELEC: WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- UG-ELEC: SANITARY SEWER, CLEANOUT & MANHOLE
- UG-ELEC: STORM SEWER, CLEANOUT & MANHOLE
- UG-ELEC: SQUARE, ROUND & BENDS CATCH BASIN, YARD DRAIN
- UG-ELEC: WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- UG-ELEC: MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
- UG-ELEC: UNIDENTIFIED STRUCTURE
- UG-ELEC: SPOT ELEVATION
- UG-ELEC: CONTOUR LINE
- UG-ELEC: FENCE
- UG-ELEC: GUARD RAIL
- UG-ELEC: STREET LIGHT
- UG-ELEC: SIGN
- UG-ELEC: CONC. (CONCRETE)
- UG-ELEC: ASPH. (ASPHALT)

PROPOSED

- OH-ELEC-W-O: ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-ELEC: ELECTRIC U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC: ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC: GAS MAIN, VALVE & GAS LINE MARKER
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REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/20	1. SITE LAYOUT REVISIONS
2	12/15/20	2. CITY COMMENTS
3	12/15/20	3. SITE LAYOUT REVISIONS
4	12/15/20	4. CITY COMMENTS
5	12/15/20	5. SITE LAYOUT REVISIONS
6	12/15/20	6. CITY COMMENTS
7	12/15/20	7. SITE LAYOUT REVISIONS
8	12/15/20	8. CITY COMMENTS
9	12/15/20	9. SITE LAYOUT REVISIONS
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JONNA CONSTRUCTION COMPANY
6200 SECOND AVENUE, SUITE D-102
DETROIT, MI 48202

**PRELIMINARY UTILITY PLAN
DMAC EXPANSION PARCEL D05**
PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E,
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

DES. JDS **DN.** JDS **SUR.** JDS **DN.** JDS **PM.** JDS

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

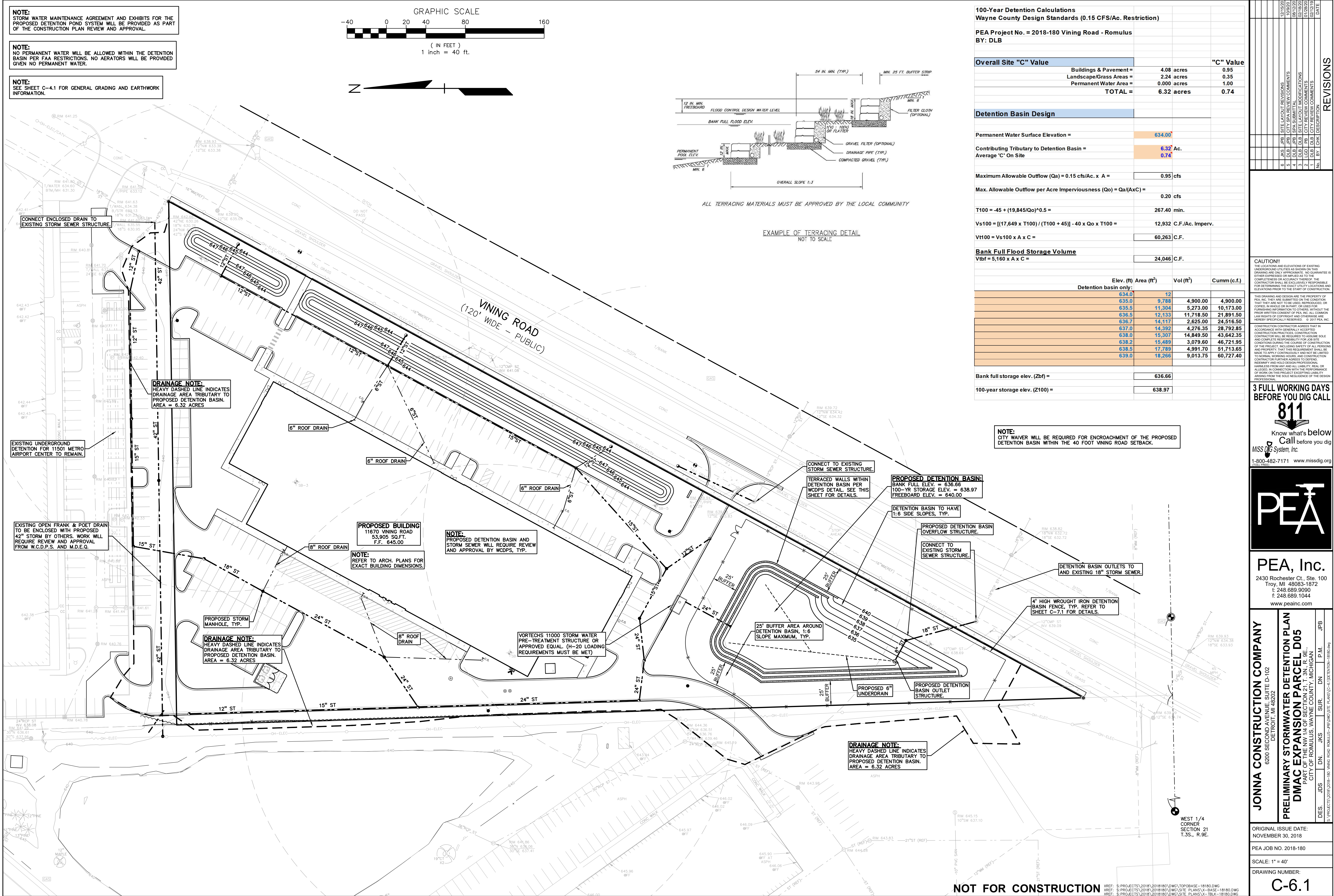
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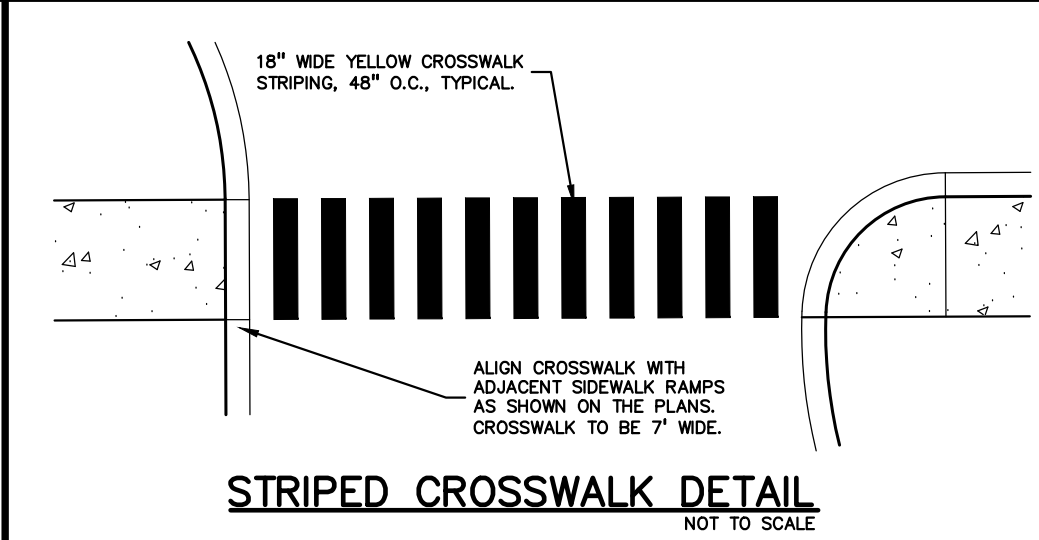
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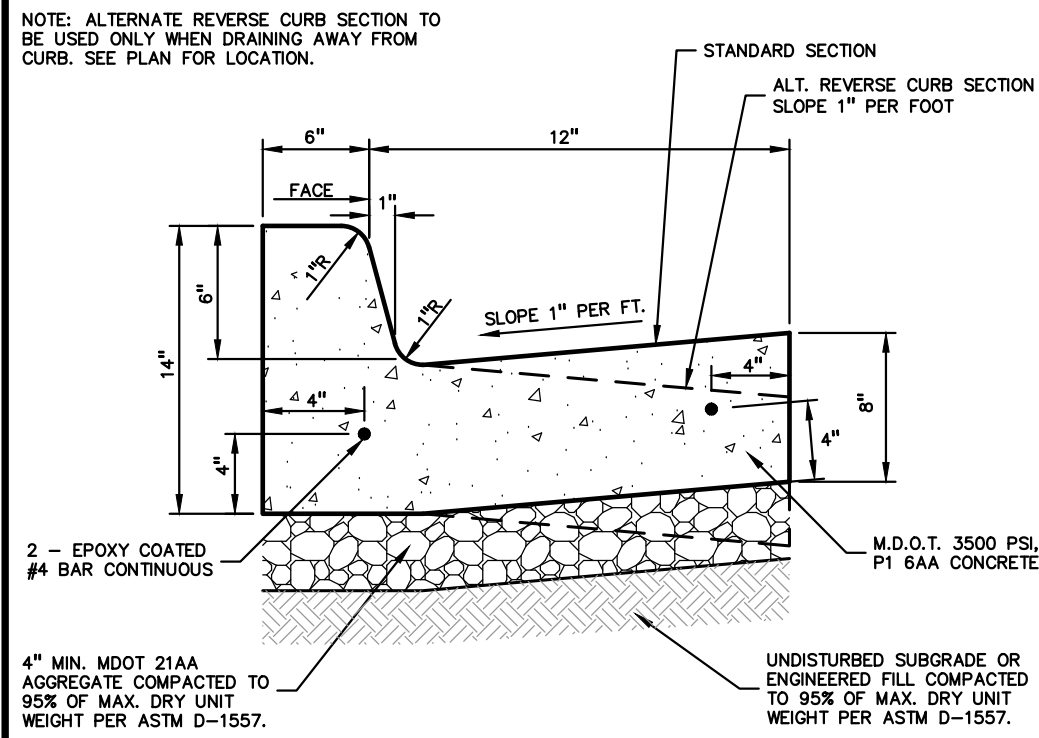
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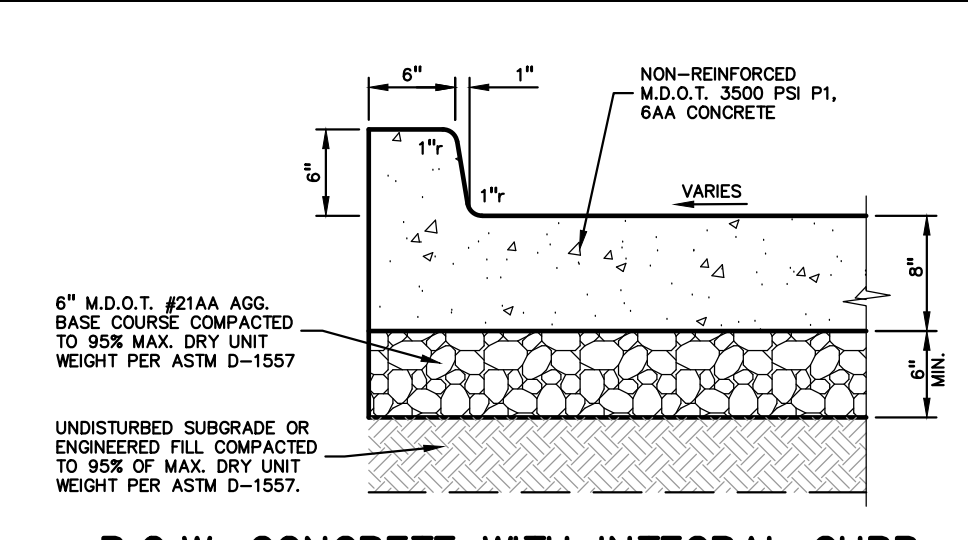




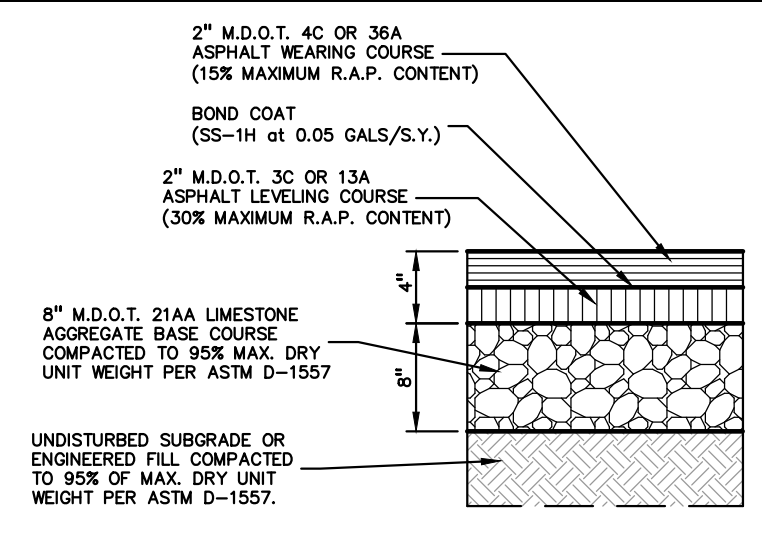
STRIPED CROSSWALK DETAIL
NOT TO SCALE



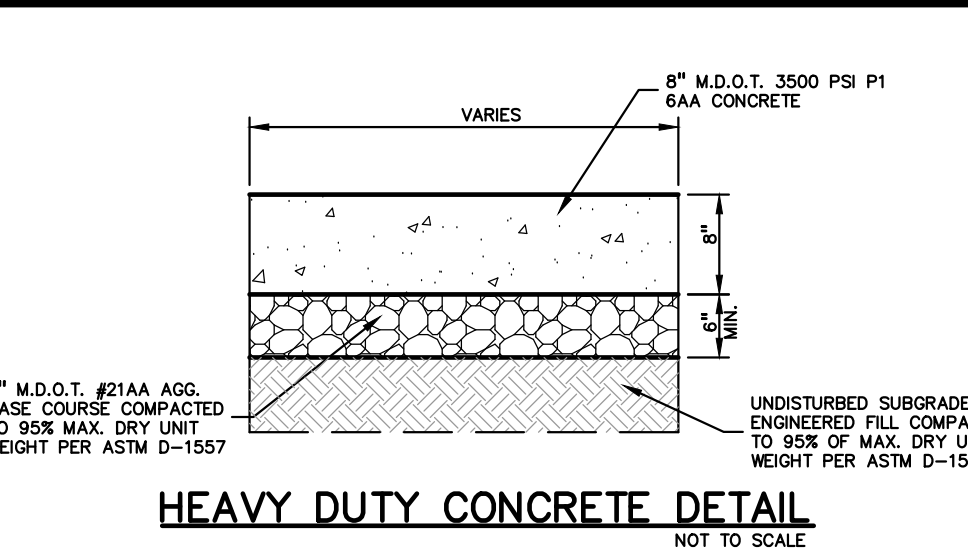
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



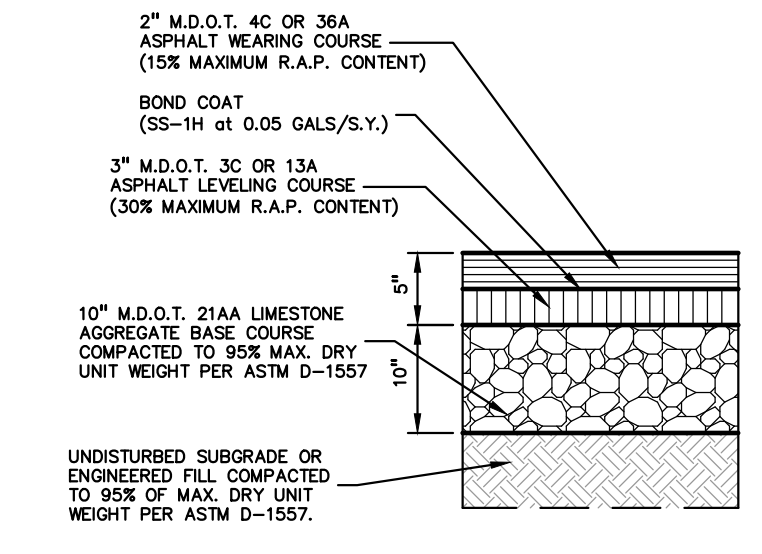
R.O.W. CONCRETE WITH INTEGRAL CURB
NOT TO SCALE



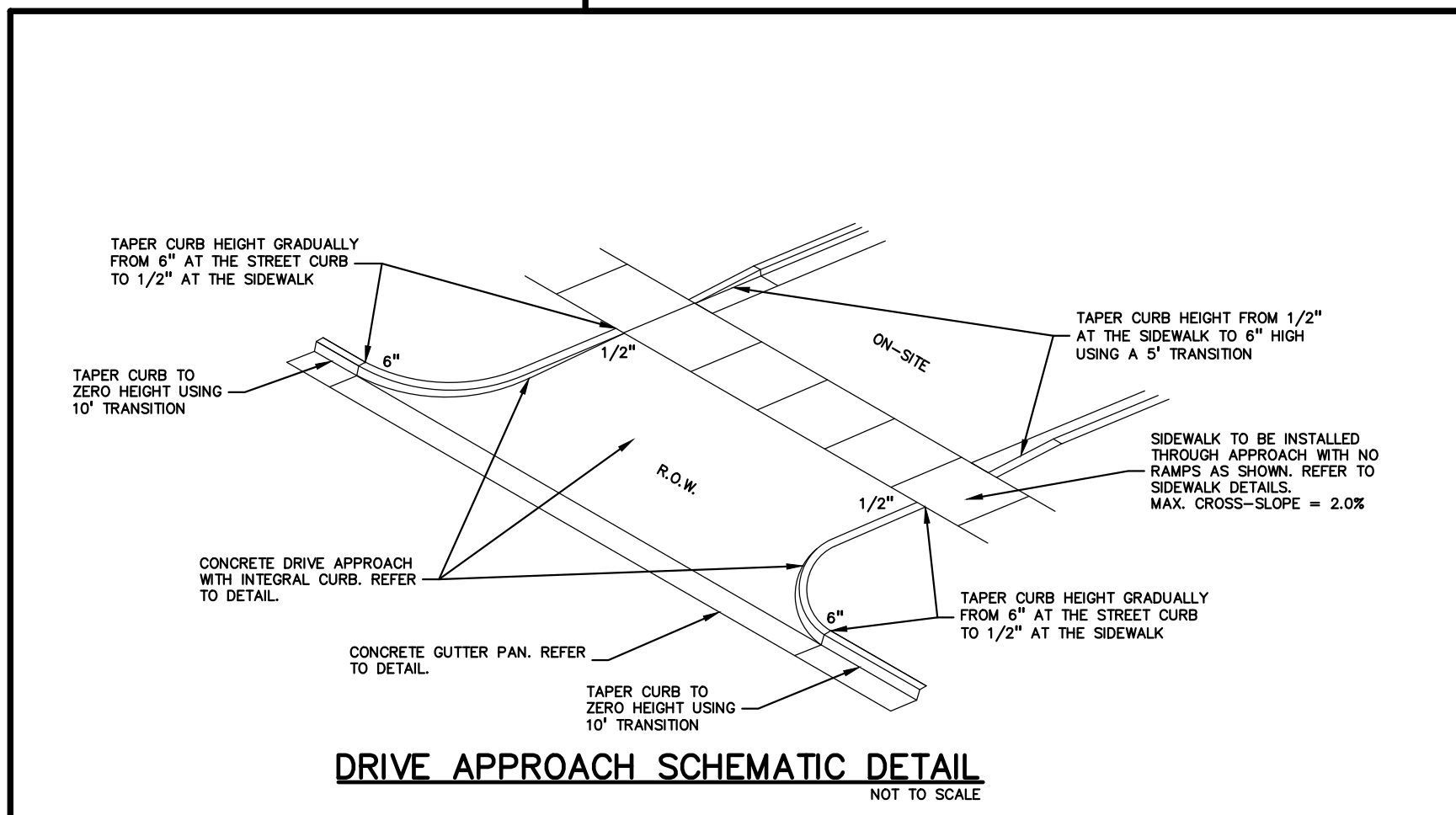
STANDARD DUTY ASPHALT DETAIL
NOT TO SCALE



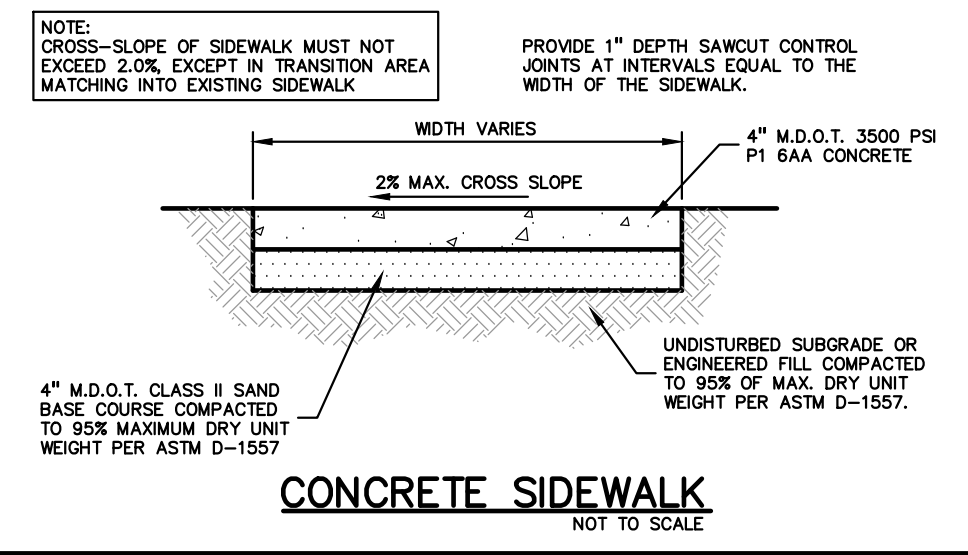
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



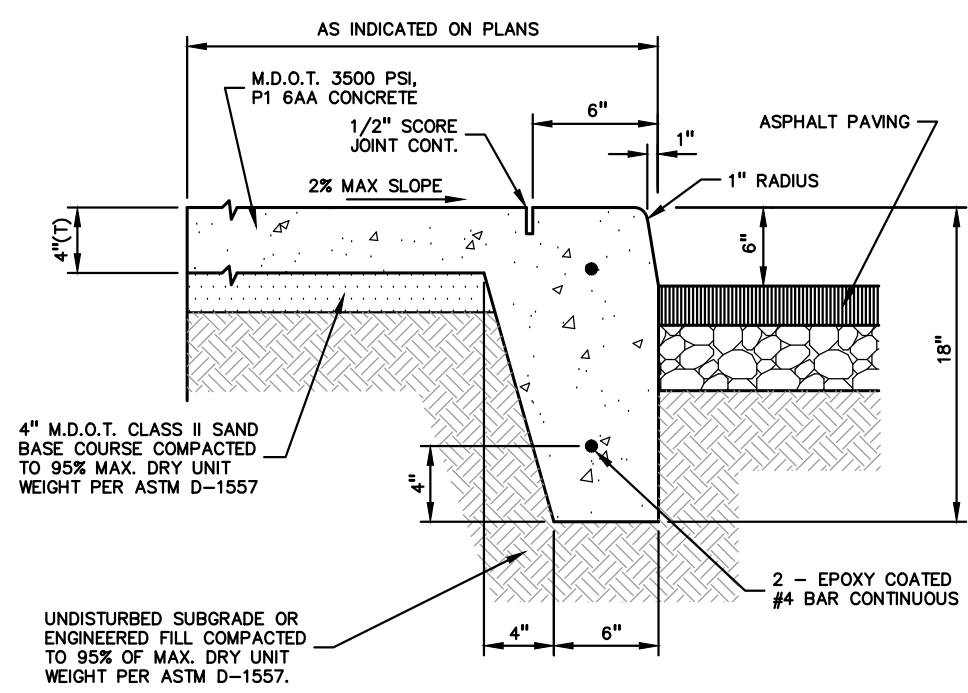
HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE



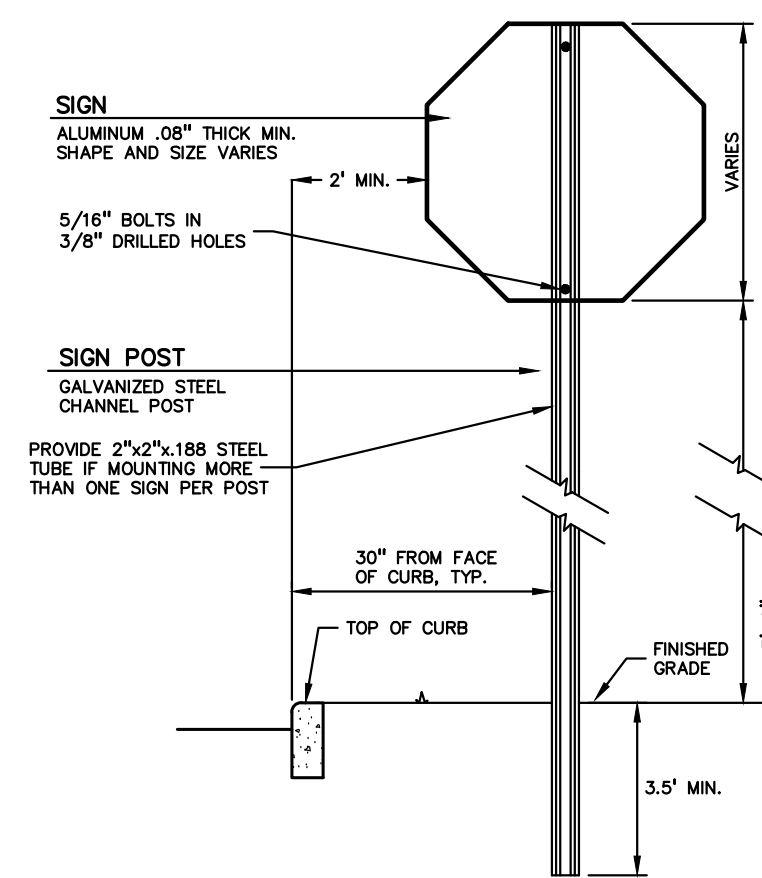
DRIVE APPROACH SCHEMATIC DETAIL
NOT TO SCALE



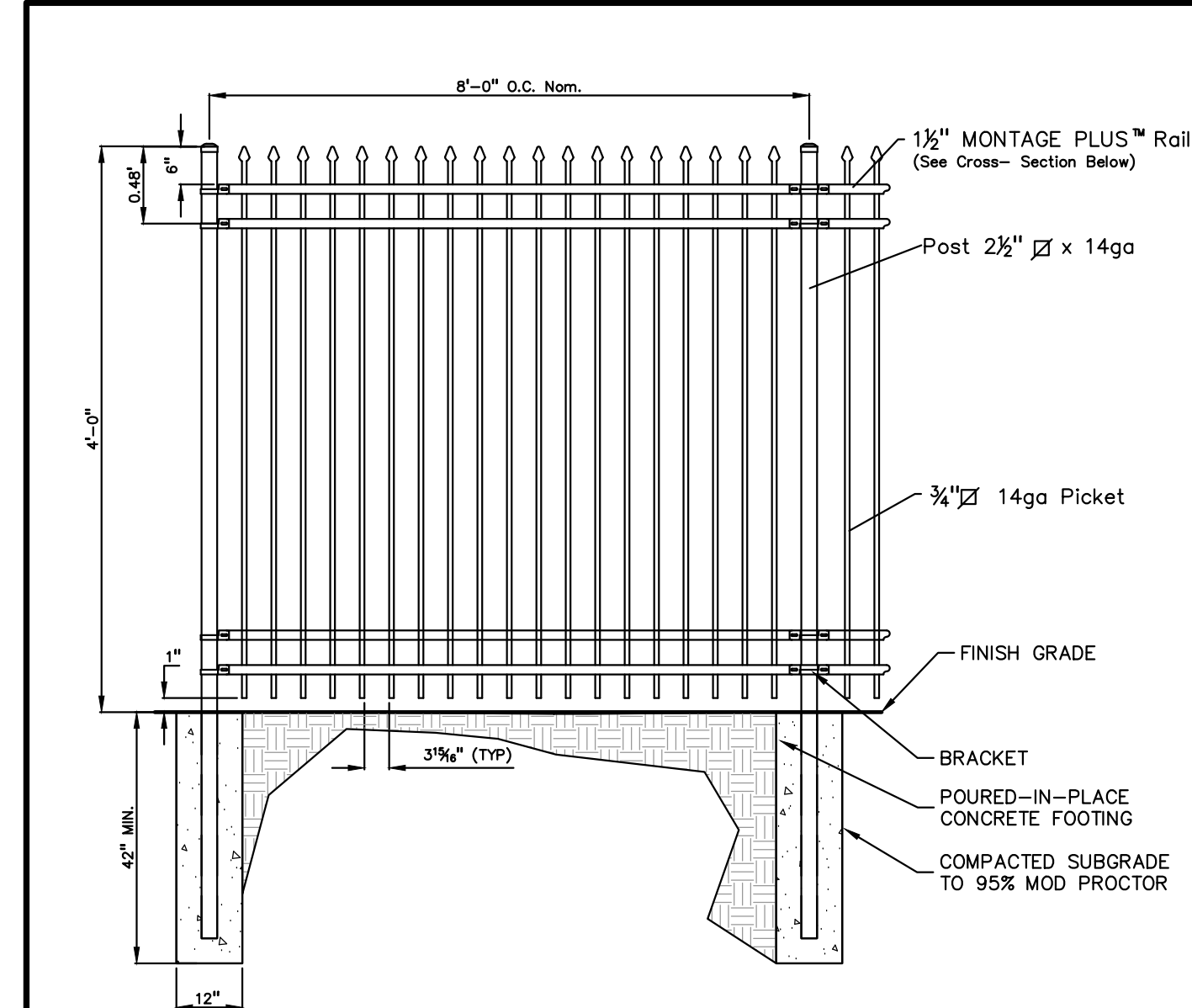
CONCRETE SIDEWALK
NOT TO SCALE



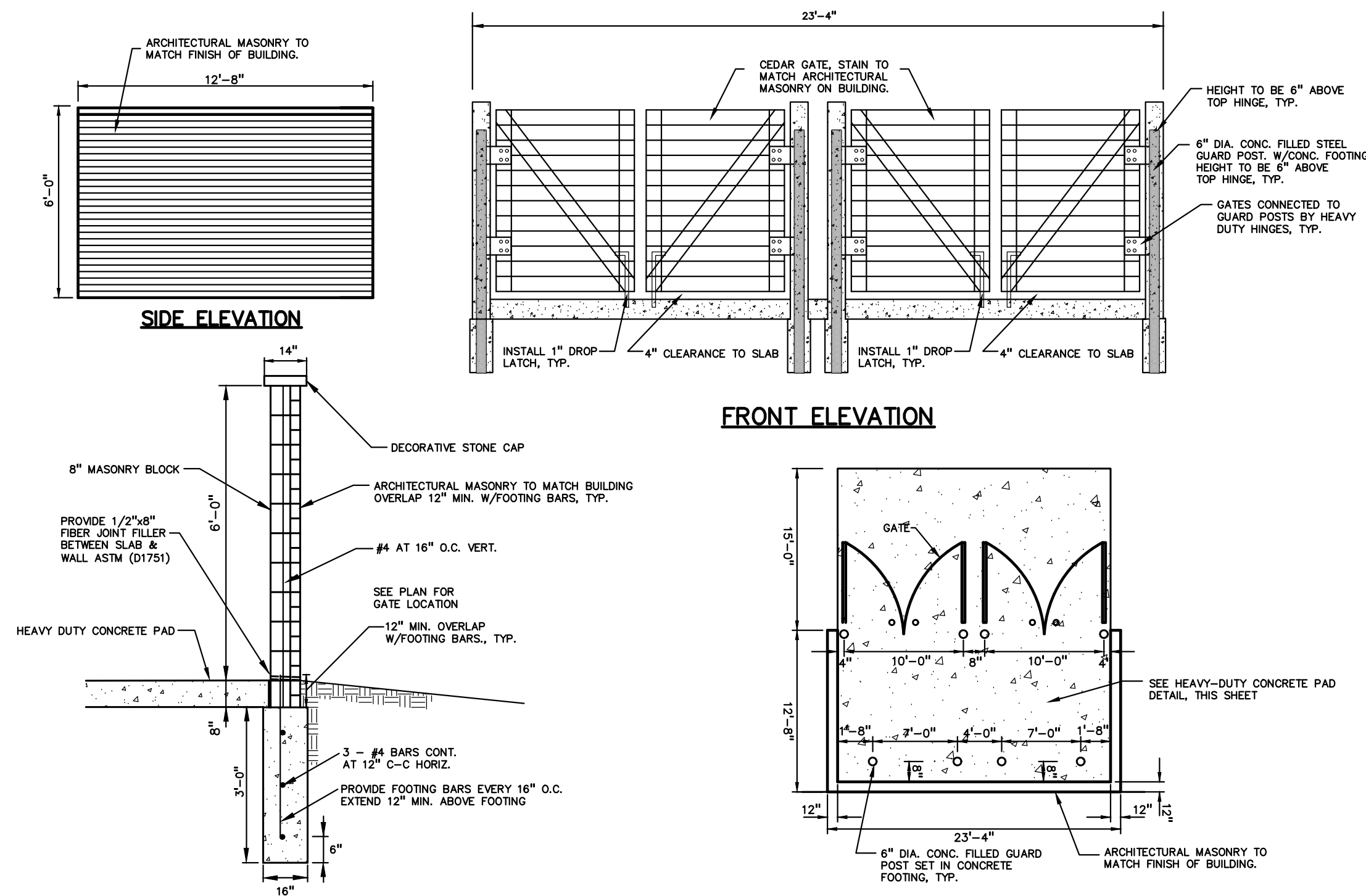
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



SIGN AND POST INSTALLATION
IN LANDSCAPED AREAS
NOT TO SCALE



WROUGHT-IRON DETENTION BASIN FENCE DETAIL
NOT TO SCALE



DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



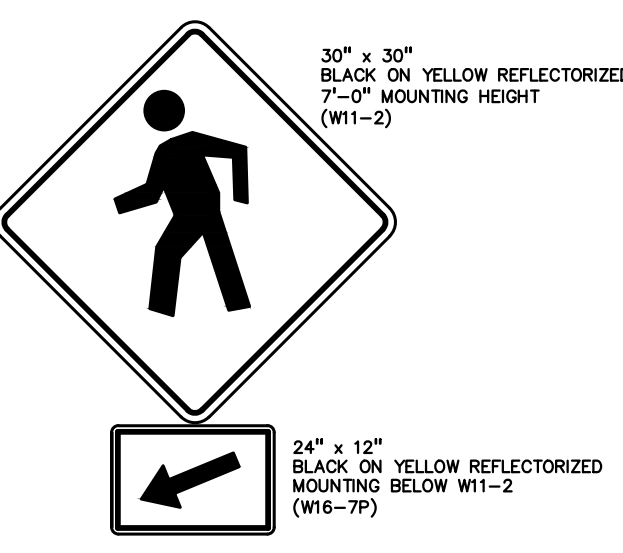
RESERVED PARKING ONLY
NOT TO SCALE



VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



NO PARKING SIGN DETAIL
NOT TO SCALE



CROSSWALK SIGN DETAIL
NOT TO SCALE



NO TRUCK ENTRY SIGN DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS
1	JBS	12/15/20	SITE LAYOUT REVISIONS
2	JBS	12/15/20	REVISIONS
3	JBS	12/15/20	REVISIONS
4	JBS	12/15/20	REVISIONS
5	JBS	12/15/20	REVISIONS
6	JBS	12/15/20	REVISIONS
7	JBS	12/15/20	REVISIONS
8	JBS	12/15/20	REVISIONS
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99	JBS	12/15/20	REVISIONS
100	JBS	12/15/20	REVISIONS

CAUTION!!
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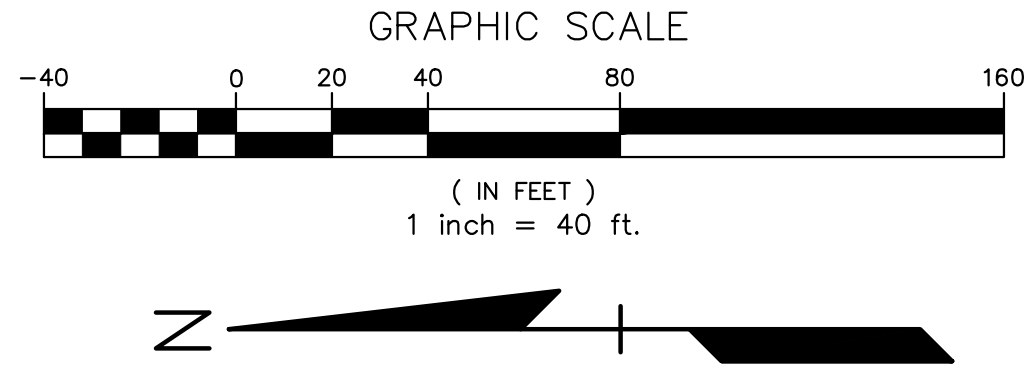
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JONNA CONSTRUCTION COMPANY	6200 SECOND AVENUE, SUITE D-102 DETROIT, MI 48226	DES.	JBS	DN.	JBS	SUR.	DN.	JBS	PM.	JBS
PRELIMINARY NOTES AND DETAILS										
DMAC EXPANSION PARCEL D05										
PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN										
S:\PROJECTS\2018\2018180\DWG\SITE PLANS\V-C\TELK-18180.DWG										
ORIGINAL ISSUE DATE: NOVEMBER 30, 2018										
PEA JOB NO. 2018-180										
SCALE: N.T.S.										
DRAWING NUMBER: C-7.1										

SHRUB PLANT LIST:						
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	
24	AM30	Black Chokecherry	<i>Aronia melanocarpa</i> (prunifolia)	30" Ht.	Cont.	
50	CS30	Kelsey Dwarf Dogwood	<i>Cornus sericea</i> 'Keyseyi'	30" Ht.	Cont.	
65	DG30	Dwarf Slender Deutzia	<i>Deutzia gracilis</i> 'Nikko'	30" Ht.	Cont.	
93	EA30	Compact Burning Bush	<i>Euonymus alatus</i> 'Compactus'	30" Ht.	Cont.	
77	RA30	Gro Low Sumac	<i>Rhus aromatica</i> 'Gro-Low'	30" Ht.	Cont.	
117	SN30	Neon Flash Spirea	<i>Spiraea japonica</i> 'Neon Flash'	30" Ht.	Cont.	
74	SB30	Bloomerang Lilac	<i>Syringa x penda</i> 'Bloomerang'	30" Ht.	Cont.	
15	TH36	Hicks Yew	<i>Taxus x media</i> 'Hicksii'	36" Ht.	Cont.	
50	TM30	Dense Yew	<i>Taxus x media</i> 'Densiformis'	30" Ht.	Cont.	
26	VB36	Blue Muffin Viburnum	<i>Viburnum dentatum</i> 'Christom'	36" Ht.	Cont.	
591	TOTAL SHRUBS					
PERENNIAL PLANT LIST:						
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	
30	PR	Red Switch Grass	<i>Panicum virgatum</i> 'Rotstrahlbusch'	1 Gal.	Cont.	
30	TOTAL PER.					

DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
7	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8-10' Ht.	B&B
7	AR2.5	Redpointe Maple	<i>Acer rubrum</i> 'Redpointe'	2.5" Cal.	B&B
16	AS2.5	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	2.5" Cal.	B&B
7	BN10	River Birch	<i>Betula nigra</i>	10' Ht.	B&B
7	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8' Ht.	B&B
13	GB2.5	Ginkgo	<i>Ginkgo biloba</i>	2.5" Cal.	B&B
5	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal.	B&B
6	MJ2	Red Jewel Crab	<i>Malus</i> 'Red Jewel' (white, pyramidal upright)	2.0" Cal.	B&B
6	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
4	QB2.5	Swamp White Oak	<i>Quercus bicolor</i>	2.5" Cal.	B&B
9	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
5	TC2.5	Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	2.5" Cal.	B&B
19	UF2.5	Frontier Elm	<i>Ulmus</i> 'Frontier'	2.5" Cal.	B&B
111	TOTAL DEC.				
EVERGREEN TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
16	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht.	B&B
12	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
24	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8' Ht.	B&B
5	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht.	B&B
57	TOTAL EVG.				



LANDSCAPE CALCULATIONS:

PER CITY OF ROMULUS ZONING ORDINANCE (ZONED M2-GENERAL INDUSTRIAL)

FRONTAGE GREENBELT (VINING ROAD ENTRANCE)
REQUIRED: 3 DECIDUOUS, 3 EVERGREEN, 1 ORNAMENTAL, AND 30 SHRUBS PER 100 LF

1055.85 LF / 100 LF = 10.55
10.55 (X3 DECIDUOUS), (X3 EVERGREEN), (X1 ORNAMENTAL), (X30 SHRUBS)
= 31.67 DECIDUOUS, 31.67 EVERGREEN, 10.55 ORNAMENTAL, AND 316.5 SHRUBS

50% ADDITIONAL LANDSCAPING REQUIRED FOR M2 ZONING
32 DECIDUOUS, 32 EVERGREEN, 11 ORNAMENTAL, AND 317 SHRUBS X 1.5 =
48 DECIDUOUS, 48 EVERGREEN, 17 ORNAMENTAL, AND 476 SHRUBS

PROVIDED: 48 PROPOSED DEC., 48 PROPOSED EVG., 17 ORNAMENTAL, AND 476 SHRUBS,
AND 3' HT. BERM PER CITY REQUEST

PARKING LOT AREA (EMPLOYEE PARKING)
REQUIRED: 100 SF LANDSCAPED AREA AND 1 DECIDUOUS TREE PER 10 SPACES
189 PROPOSED PARKING LESS 10 SPACES REMOVED = 179 PARKING NET GAIN

179 SPACES / 10 = 18
18 X 100 SF = 1800 SF LANDSCAPED AREA
18 X 1 = 18 DECIDUOUS TREES

PROVIDED: 9,534 SF LANDSCAPED AREA
18 DECIDUOUS TREES

DETENTION / RETENTION BASIN LANDSCAPING
REQUIRED: 1 TREE AND 10 SHRUBS OR ORNAMENTAL GRASS GROUPINGS
PER 50 LF ON BASIN PERIMETER
AND DECORATIVE 4' HT FENCE AROUND BASIN PER CITY REQUEST

640 LF / 50 LF = 13 TREES AND 130 SHRUBS OR ORNAMENTAL GRASS

PROVIDED: 13 TREES, 100 SHRUBS AND 30 ORNAMENTAL GRASS
NOTE: 76 SHRUBS ARE LOCATED ON THE EAST SIDE OF THE DETENTION FENCE
ADJACENT TO VINING ROAD PER CITY REQUEST.
AND 4' HT. DECORATIVE FENCE AROUND BASIN PER CITY REQUEST.

TREE INVENTORY NOTES:
PER CITY OF ROMULUS TREE AND WOODLAND PRESERVATION ORDINANCE SECTION
10.09, UPON COMPLETION OF THE PROPOSED ACTIVITY ON INDUSTRIAL SITES, 10% OF
THE EXISTING TREES ON THE SITE SHALL BE PRESERVED.

TOTAL NUMBER OF SURVEYED TREES (ON SITE): 12
TOTAL NUMBER OF REMOVABLE TREES PER ORD. 11
TOTAL NUMBER OF TREES REMAINING: 1

REQUIRED: 12 TREES * 10% = 1 TREE REQUIRED TO BE PRESERVED.
4 TREES PER ACRE SHALL BE PROVIDED IF 10% EXISTING TREE CANOPY CANNOT BE
MAINTAINED. 4 TREES * 5.6 ACRES = 24 REPLACEMENT TREES REQUIRED.
0 TREES ARE PROPOSED TO BE PRESERVED.

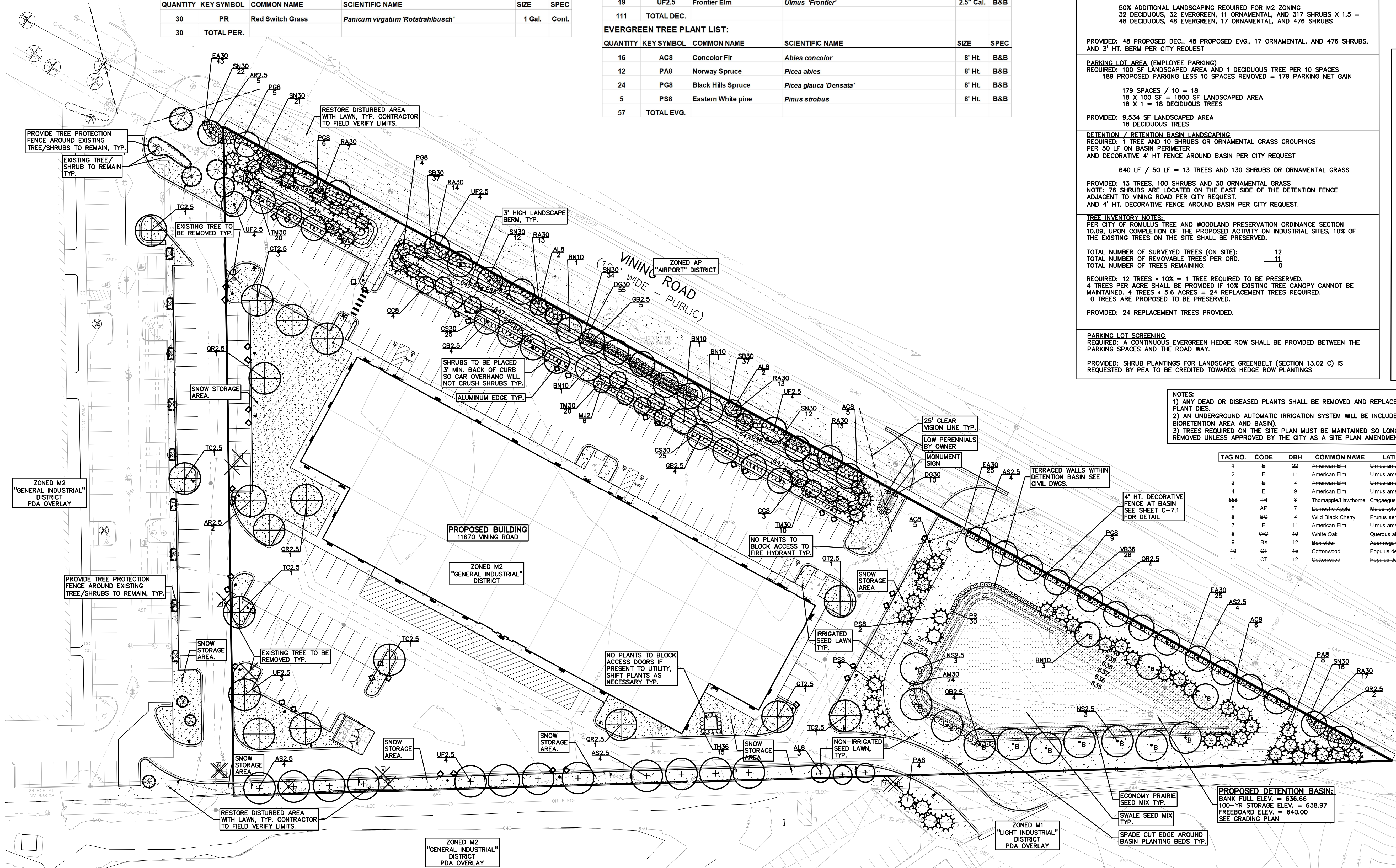
PROVIDED: 24 REPLACEMENT TREES PROVIDED.

PARKING LOT SCREENING
REQUIRED: A CONTINUOUS EVERGREEN HEDGE ROW SHALL BE PROVIDED BETWEEN THE
PARKING SPACES AND THE ROAD WAY.

PROVIDED: SHRUB PLANTINGS FOR LANDSCAPE GREENBELT (SECTION 13.02 C) IS
REQUESTED BY PEA TO BE CREDITED TOWARDS HEDGE ROW PLANTINGS

- NOTES:
- 1) ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED WITHIN ONE (1) YEAR FROM THE TIME THAT THE PLANT DIES.
 - 2) AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE INCLUDED IN ALL LAWN AREAS AND PLANTING BEDS (NIC BIORETENTION AREA AND BASIN).
 - 3) TREES REQUIRED ON THE SITE PLAN MUST BE MAINTAINED SO LONG AS THEY REMAIN HEALTHY AND SHALL NOT BE REMOVED UNLESS APPROVED BY THE CITY AS A SITE PLAN AMENDMENT.

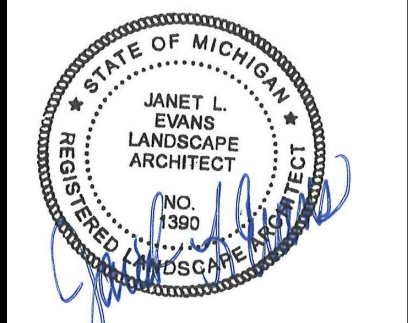
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	SAVE / REMOVE
1	E	22	American Elm	<i>Ulmus americana</i>	Good		R
2	E	11	American Elm	<i>Ulmus americana</i>	Good	X2	R
3	E	7	American Elm	<i>Ulmus americana</i>	Good		R
4	E	9	American Elm	<i>Ulmus americana</i>	Poor		R
558	TH	8	Thornapple/Hawthorne	<i>Craegus spp.</i>	Good		R
5	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Good	X2	R
6	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Good		R
7	E	14	American Elm	<i>Ulmus americana</i>	Good		R
8	WO	10	White Oak	<i>Quercus alba</i>	Good		R
9	BX	12	Box elder	<i>Acer negundo</i>	Good		R
10	CT	15	Cottonwood	<i>Populus deltoides</i>	Good		R
11	CT	12	Cottonwood	<i>Populus deltoides</i>	Good	X2	R



KEY:

- = GREENBELT TREES - VINING RD. AND IRRIGATED SHRUBS
- = PARKING LOT TREES
- = DETENTION BASIN TREES AND SHRUBS
- = REPLACEMENT TREE
- = EXISTING TREE TO BE REMOVED
- = EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCING
- = IRRIGATED SOD LAWN
- = NON-IRRIGATED SEED LAWN
- = ECONOMY PRAIRIE SEED MIX BY CARDNO P. 517-586-2412
- = SWALE SEED MIX BY CARDNO P. 517-586-2412
- = PERENNIALS TO BE DETAILED DURING CONSTRUCTION DWGS

NOTE: USE EROSION CONTROL MAT ON SLOPES AND AREAS OF WASH OUT



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JONNA CONSTRUCTION COMPANY
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DETROIT, MI 48202

PRELIMINARY LANDSCAPE PLAN
DMAC EXPANSION PARCEL D05

PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E,
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

DES. JLE DN. KAD SUR. DN. P.M. JPB
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ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

PEA JOB NO. 2018-180

SCALE: 1" = 40'

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018180\DWG\TOPBASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\V-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DWG\SITE PLANS\V-TEL-18180.DWG

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

Swale Seed Mix

CARDNO 574-586-2412

cardnonativeplantnursery.com

Botanical Name	Common Name
----------------	-------------

Permanent Grasses/Sedges:

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

Temporary Cover:

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

Forbs:

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

Economy Prairie Seed Mix

CARDNO 574-586-2412

cardnonativeplantnursery.com

Botanical Name	Common Name
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Permanent Grasses/Sedges/Rushes:

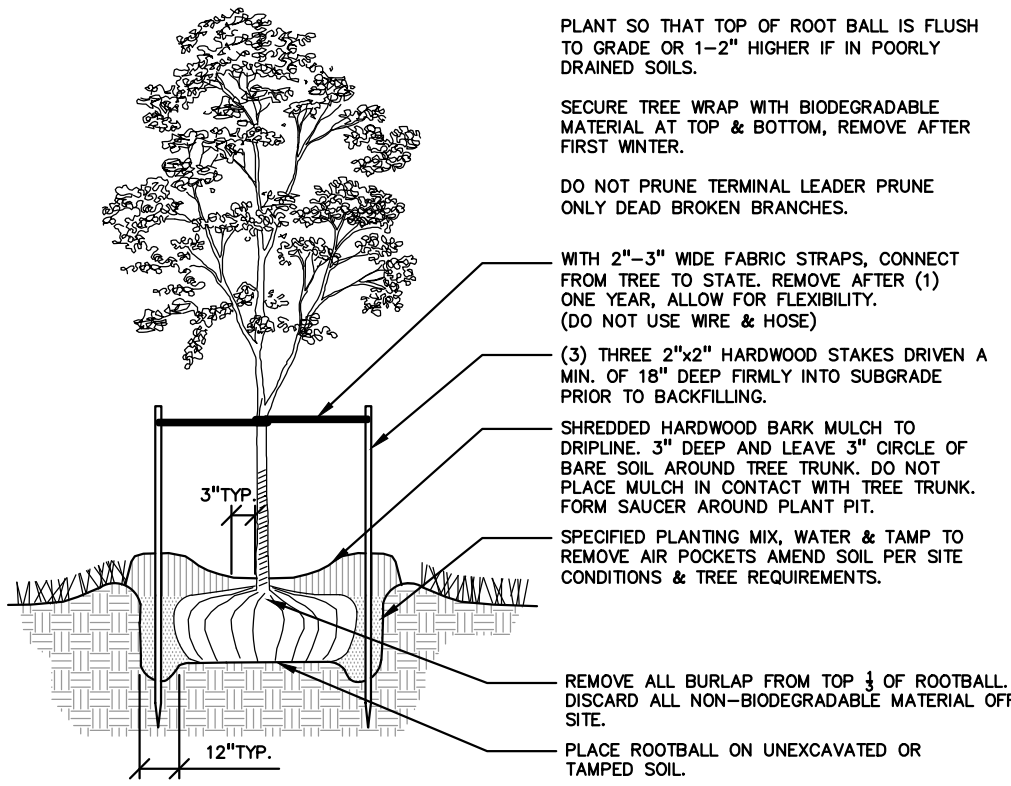
<i>Andropogon gerardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Bottlebrush Sedge
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass

Temporary Cover:

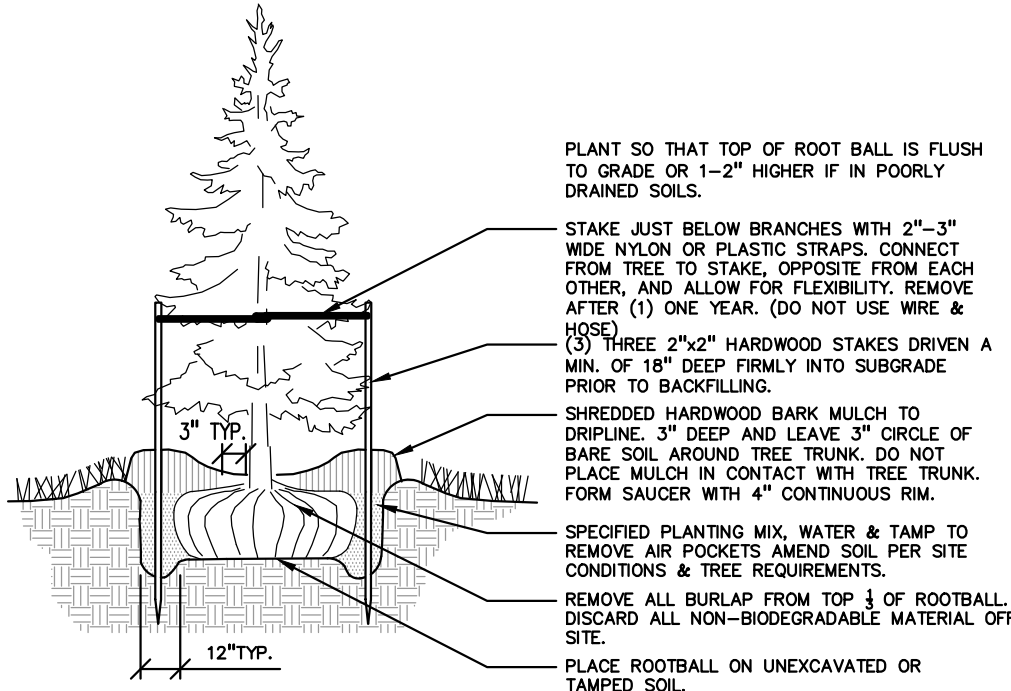
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

Forbs & Shrubs:

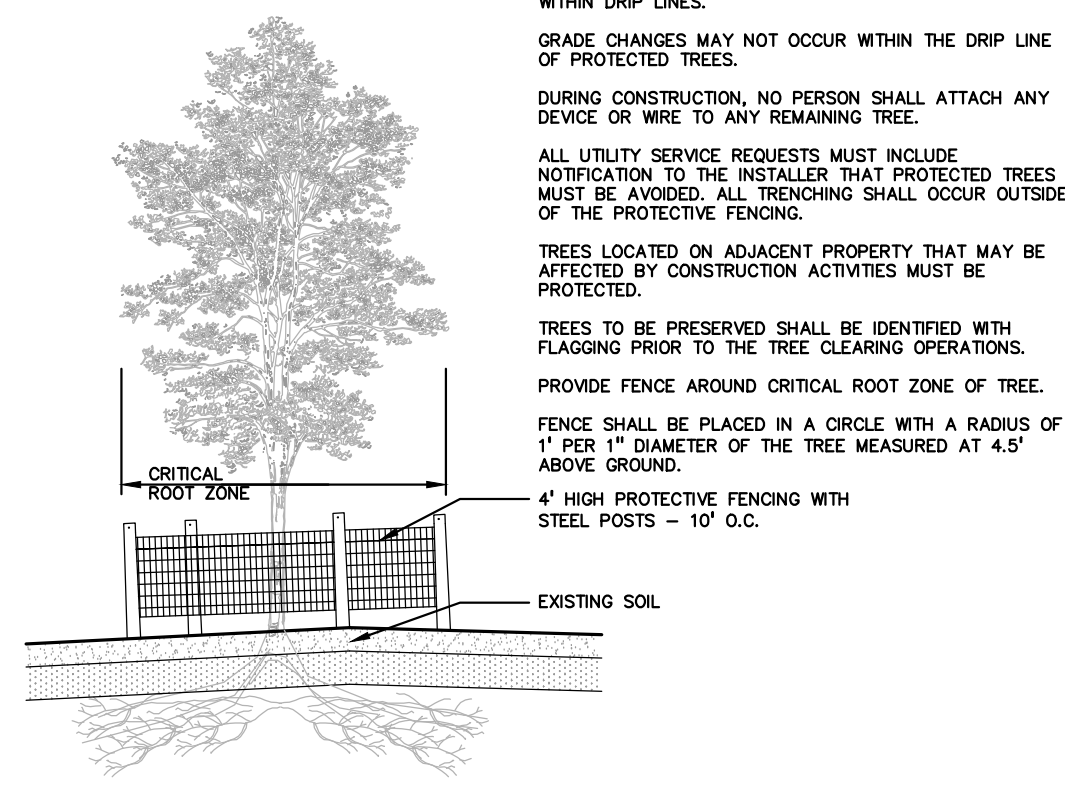
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helioopsis helianthoides</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphyotrichum laeve</i>	Smooth Blue Aster
<i>Symphyotrichum novae-angliae</i>	New England Aster



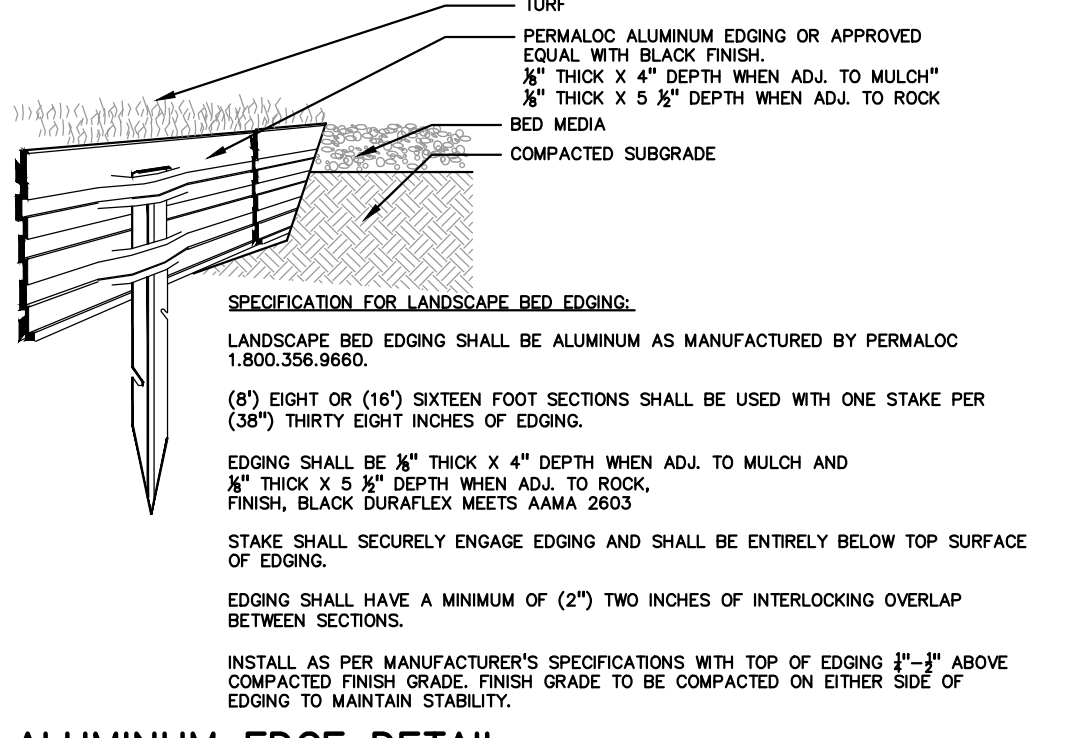
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



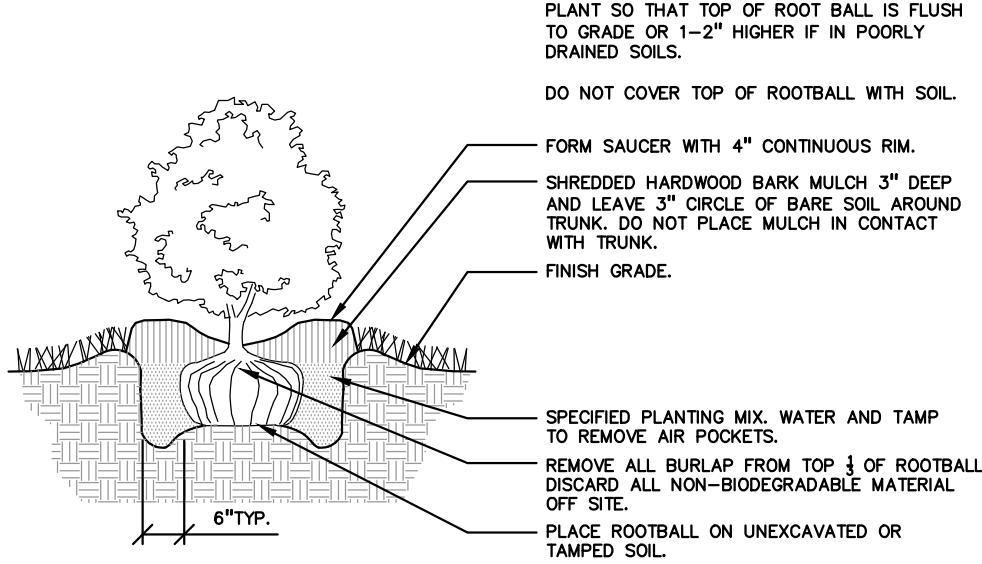
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE



ALUMINUM EDGE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

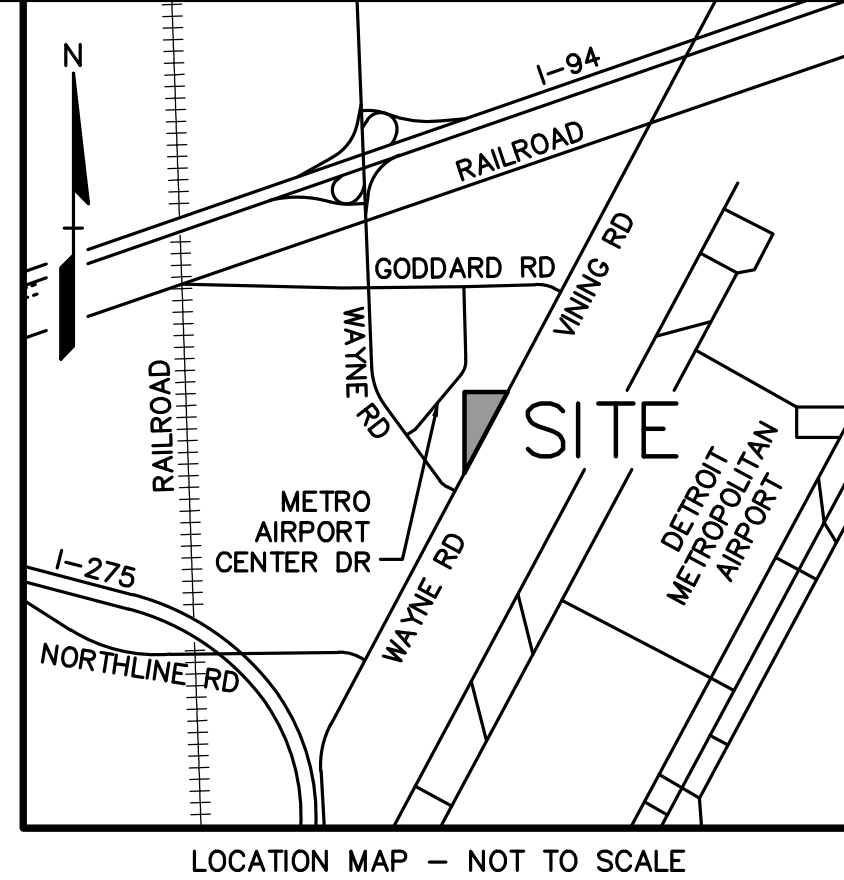
LANDSCAPE COST OPINION:

LANDSCAPING

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
6,850	S.Y.	SOD LAWN	\$5.00	\$41,100.00
591	E.A.	SHRUBS	\$50.00	\$29,550.00
30	E.A.	PERENNIALS	\$15.00	\$450.00
17	E.A.	SUB CANOPY ORNAMENTAL TREES	\$250.00	\$4,250.00
94	E.A.	DECIDUOUS TREES	\$400.00	\$37,600.00
57	E.A.	EVERGREEN TREES	\$350.00	\$19,950.00
68	C.Y.	MULCH AT 3\"	\$35.00	\$2,380.00
274	C.Y.	PLANT MIX FOR BEDS (12\"	\$15.00	\$4,110.00
2,080	L.F.	ALUMINUM EDGING	\$5.00	\$10,400.00
336	C.Y.	TOPSOIL FOR SEED LAWN AT 4\"	\$7.00	\$2,352.00
2,350	S.Y.	SPECIALTY SEED MIXES	\$3.00	\$6,750.00
4,269	S.Y.	SEED LAWN	\$2.50	\$10,672.50
TOTAL LANDSCAPING				\$169,564.50
DOES NOT INCLUDE perennials, site amenities				
N/A any contingency				

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICE SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 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.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- 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.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT; SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



LOCATION MAP - NOT TO SCALE



CAUTION!!
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JONNA CONSTRUCTION COMPANY
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DETROIT, MI 48226

LANDSCAPE DETAILS
DMAC EXPANSION PARCEL D05
PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E,
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

DES.	JLE	DN.	KAD	SUR	DN	P.M.	JPB
S:\PROJECTS\2018-2019\2018\DMAC EXPANSION PARCEL D05\LANDSCAPE SITE PLANS\L-1-10 LANDSCAPE PLAN-BR04.dwg							

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

PEA JOB NO. 2018-180

SCALE: N.T.S.

DRAWING NUMBER:

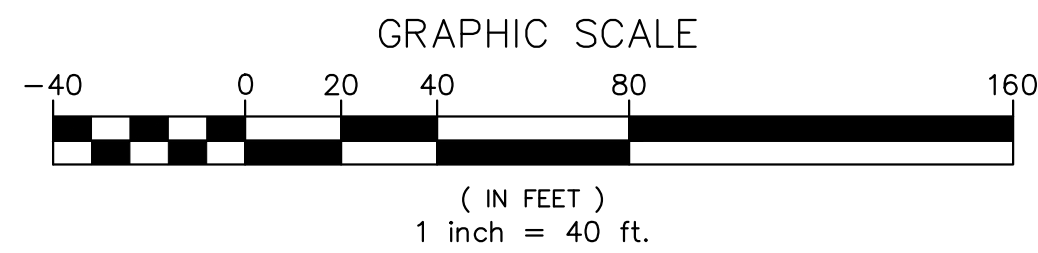
L-1.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018\DMAC EXPANSION PARCEL D05\TOPBASE-18180.DWG
XREF: S:\PROJECTS\2018\2018\DMAC EXPANSION PARCEL D05\SITE PLANS\VA-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018\DMAC EXPANSION PARCEL D05\SITE PLANS\VC-TBK-18180.DWG

GENERAL SITE LIGHTING NOTES:

1. THE LIGHTING PATTERN 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.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
6. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
7. COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
8. ALL CONDUCTORS SHALL BE IN CONDUIT.



SITE PHOTOMETRIC DATA:		
1. SITE FOOTCANDLE (SITE)	ALLOWED	PROPOSED
PARKING LOTS, SIDEWALKS, BUILDING	3 FC (MIN) 10 FC (MAX)	3.0 FC (MIN) 9.9 FC (MAX)
PROPERTY LINE NON-RESIDENTIAL	0.5 FC (MIN) 3 FC (MAX)	0.5 FC 3.0 FC
2. FIXTURE HEIGHT (NON RESIDENTIAL): 25 FT. (MAX)	SEE SCHEDULE	
3. UNIFORMITY RATIO: AVG:MIN	4:1 (MAX)	1.8:1

LEGEND

EXISTING	PROPOSED
● IRON FOUND	● BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	⊗ SEC. CORNER FOUND
	⊗ RECORDED
	⊗ MEASURED
	⊗ CALCULATED
— OH-ELEC-W—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
— UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
— UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
— UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, WETER & HANDHOLE
— GAS—	GAS MAIN, VALVE & GAS LINE MARKER
— W—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— S—	SANITARY SEWER, CLEANOUT & MANHOLE
— ST—	STORM SEWER, CLEANOUT & MANHOLE
— C—	COMBINED SEWER & MANHOLE
— S—	SQUARE, ROUND & RECTIVE CATCH BASIN, YARD DRAIN
— V—	POST INDICATOR VALVE
— W—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
— M—	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
— U—	UNIDENTIFIED STRUCTURE
— S—	SPOT ELEVATION
— C—	CONTOUR LINE
— F—	FENCE
— G—	GRASS RAIL
— S—	STREET LIGHT
— S—	SIGN
— CONC—	CONCRETE
— ASPH—	ASPHALT
— GRAVEL—	GRAVEL SHOULDER
— W—	WETLAND
— STD—	STD. HEAVY DUTY ONLY
— STD—	STD. HEAVY DEEP DUTY ONLY
— STD—	STD. HEAVY DEEP DUTY STRENGTH

CAUTION!!

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JONNA CONSTRUCTION COMPANY

6200 SECOND AVENUE, SUITE D-102
DETROIT, MI 48202

PRELIMINARY SITE PHOTOMETRIC PLAN

DMAC EXPANSION PARCEL D05

PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E,
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

DES. JDS DN. JKS SUR. DN. P.M. JPB

S:\PROJECTS\2018\2018180\DMAC SITE PLANS\VA-BASE-18180.DWG
S:\PROJECTS\2018\2018180\DMAC SITE PLANS\VA-TLX-18180.DWG

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2018

PEA JOB NO. 2018-180

SCALE: 1" = 40'

DRAWING NUMBER:
SL-1.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018180\DMAC SITE PLANS\VA-BASE-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DMAC SITE PLANS\VA-TLX-18180.DWG
XREF: S:\PROJECTS\2018\2018180\DMAC SITE PLANS\VA-TLX-18180.DWG

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage
	P1	8	Lithonia Lighting	DSXW1 LED 10C 700 30K TFM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFM OPTIC, 3000K, @ 700mA.	LED	1	DSXW1_LED_1 0C_700_30K_TFM_MVOLT.ies	2614	1	0.95	26.2
	P2	20	Lithonia Lighting	DSXW1 LED 20C 1000 30K T3M MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 1000mA WITH HOUSE-SIDE SHIELDS.	LED	1	DSXW1_LED_2 0C_1000_30K_T3M_MVOLT_H.ies	5652	1	0.95	73.2
	P3	5	Lithonia Lighting	DSXW1 LED 20C 1000 30K TFM MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFM OPTIC, 3000K, @ 1000mA WITH HOUSE-SIDE SHIELDS.	LED	1	DSXW1_LED_2 0C_1000_30K_TFM_MVOLT_H.ies	5752	1	0.95	73.2
	P4	2	Lithonia Lighting	DSX1 LED P9 30K TFM MVOLT HS	DSX1 LED P9 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P9_30K_TFM_MVOLT_HS.ies	19988	1	0.95	241
	P5	12	Lithonia Lighting	DSX1 LED P8 30K TFM MVOLT HS	DSX1 LED P8 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TFM_MVOLT_HS.ies	16858	1	0.95	414
	P6	2	Lithonia Lighting	DSX1 LED P8 30K TFM MVOLT HS	DSX1 LED P8 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TFM_MVOLT_HS.ies	17577	1	0.95	414
	P7	1	Lithonia Lighting	DSX1 LED P8 30K TFM MVOLT HS	DSX1 LED P8 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TFM_MVOLT_HS.ies	17577	1	0.95	621
	P8	2	Lithonia Lighting	DSX1 LED P7 30K TFM MVOLT HS	DSX1 LED P7 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P7_30K_TFM_MVOLT_HS.ies	15026	1	0.95	366
	P9	1	Lithonia Lighting	DSX1 LED P5 30K TFM MVOLT HS	DSX1 LED P5 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P5_30K_TFM_MVOLT_HS.ies	11473	1	0.95	276
	P10	1	Lithonia Lighting	DSX1 LED P8 30K TSM MVOLT HS	DSX1 LED P8 30K TSM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TSM_MVOLT_HS.ies	16858	1	0.95	621
			Lithonia Lighting	DSX1 LED P8 30K TSM MVOLT HS	DSX1 LED P8 30K TSM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TSM_MVOLT_HS.ies	16858	1	0.95	207
			Lithonia Lighting	DSX1 LED P8 30K TSM MVOLT HS	DSX1 LED P8 30K TSM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TSM_MVOLT_HS.ies	16858	1	0.95	207
			Lithonia Lighting	DSX1 LED P9 30K TFM MVOLT HS	DSX1 LED P9 30K TFM MVOLT LED with houseshield	LED	1	DSX1_LED_P8_30K_TSM_MVOLT_HS.ies	16858	1	0.95	207

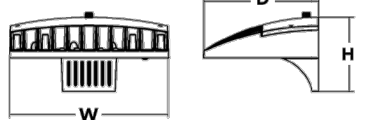


d^{series}

Specifications Luminaire

Width: 13-3/4" (34.9 cm) Depth: 10" (25.4 cm) Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg) Back Box (BBW, ELCW) Depth: 10" (25.4 cm) Height: 6-3/8" (16.2 cm)



LUMEN P1, P2 & P3 D-Series Size 1 LED Wall Luminaire



Form for LUMEN P1, P2 & P3 with fields for Catalog Number, Notes, and Type.

Hit the tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

Table with 7 columns: Series, LEDs, Wire Current, Color temperature, Distribution, Voltage, Mounting, Control Options. Includes example: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTxD.

Table with 7 columns: Series, LEDs, Wire Current, Color temperature, Distribution, Voltage, Mounting, Control Options. Includes example: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTxD.

Table with 2 columns: Other Options, Finish. Includes options like SF, DF, HS, SPD and finishes like DBRZ, DBLK, DNXD, DWHX.

Table with 2 columns: Accessories, NOTES. Includes accessories like SF, DF, HS, SPD and various notes regarding installation and compatibility.



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DSXW1-LED Rev. 3/13/18



LUMEN P4, P5, P6, P7, P8, P9 & P10 D-Series Size 1 Mast Arm Mount LED Area Luminaire



Form for LUMEN P4, P5, P6, P7, P8, P9 & P10 with fields for Catalog Number, Notes, and Type.

Hit the tab key or mouse over the page to see all interactive elements.

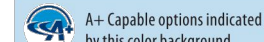
Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaires to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAMP2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam: Link to DTL DLL



Ordering Information

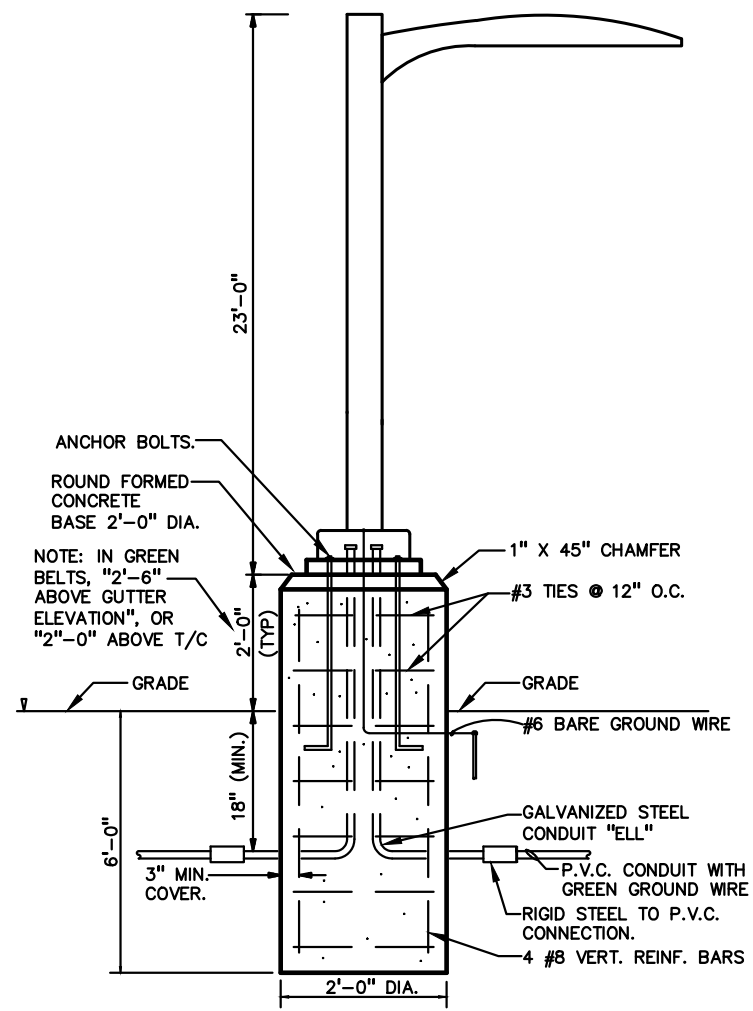
Table with 7 columns: Series, LEDs, Wire current, Color temperature, Distribution, Voltage, Mounting, Options, Finish. Includes example: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXBD.

Table with 7 columns: Series, LEDs, Wire current, Color temperature, Distribution, Voltage, Mounting, Options, Finish. Includes example: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXBD.



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DSX1-MA-LED



CONCRETE BASE DETAIL

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XREF: S:\PROJECTS\2018\2018180.DWG\TOPBASE-18180.DWG XREF: S:\PROJECTS\2018\2018180.DWG\SITE PLANS\A-BASE-18180.DWG XREF: S:\PROJECTS\2018\2018180.DWG\SITE PLANS\A-TBLK-18180.DWG

Table with 4 columns: JKS, JPB, JPB, JPB. Includes SITE LAYOUT REVISIONS, SITE LAYOUT COMMENTS, SITE LAYOUT MODIFICATIONS, SITE LAYOUT COMMENTS, SITE LAYOUT COMMENTS, SITE LAYOUT COMMENTS.

REVISIONS

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PEA, Inc. 2430 Rochester Ct., Ste. 100 Troy, MI 48063-1872 t: 248.689.9090 f: 248.689.1044 www.peainc.com

Table with 4 columns: JKS, JPB, JPB, JPB. Includes JONNA CONSTRUCTION COMPANY, PRELIMINARY SITE PHOTOMETRIC DETAIL, DMAC EXPANSION PARCEL D05, PART OF THE NW 1/4 OF SECTION 21, T. 3N, R. 9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN.

ORIGINAL ISSUE DATE: NOVEMBER 30, 2018

PEA JOB NO. 2018-180

SCALE: N.T.S.

DRAWING NUMBER:

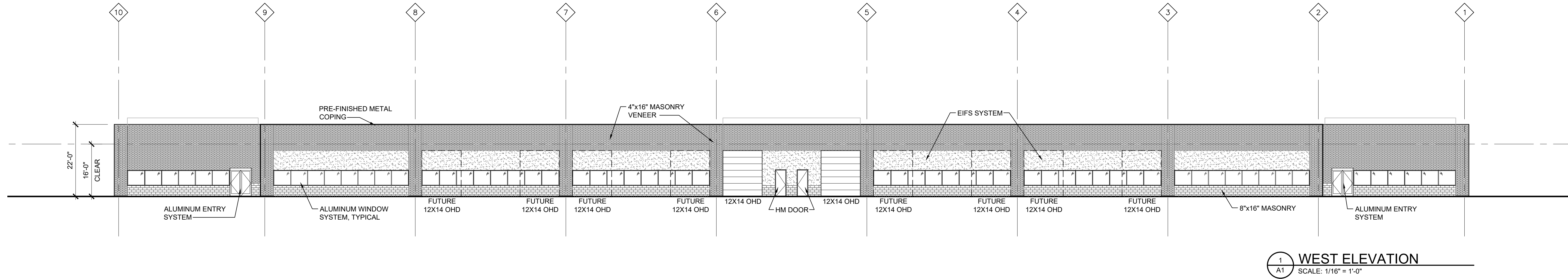
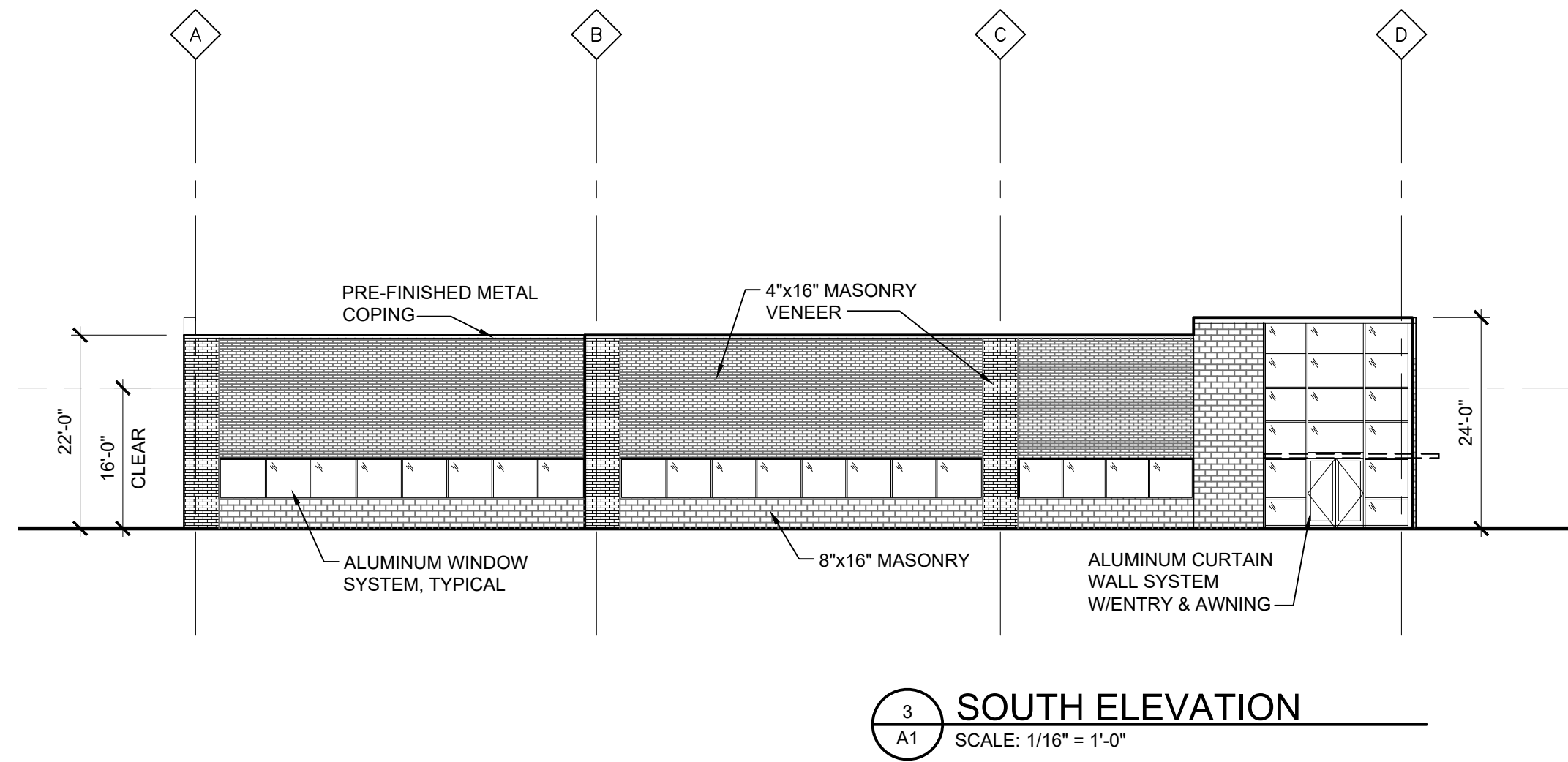
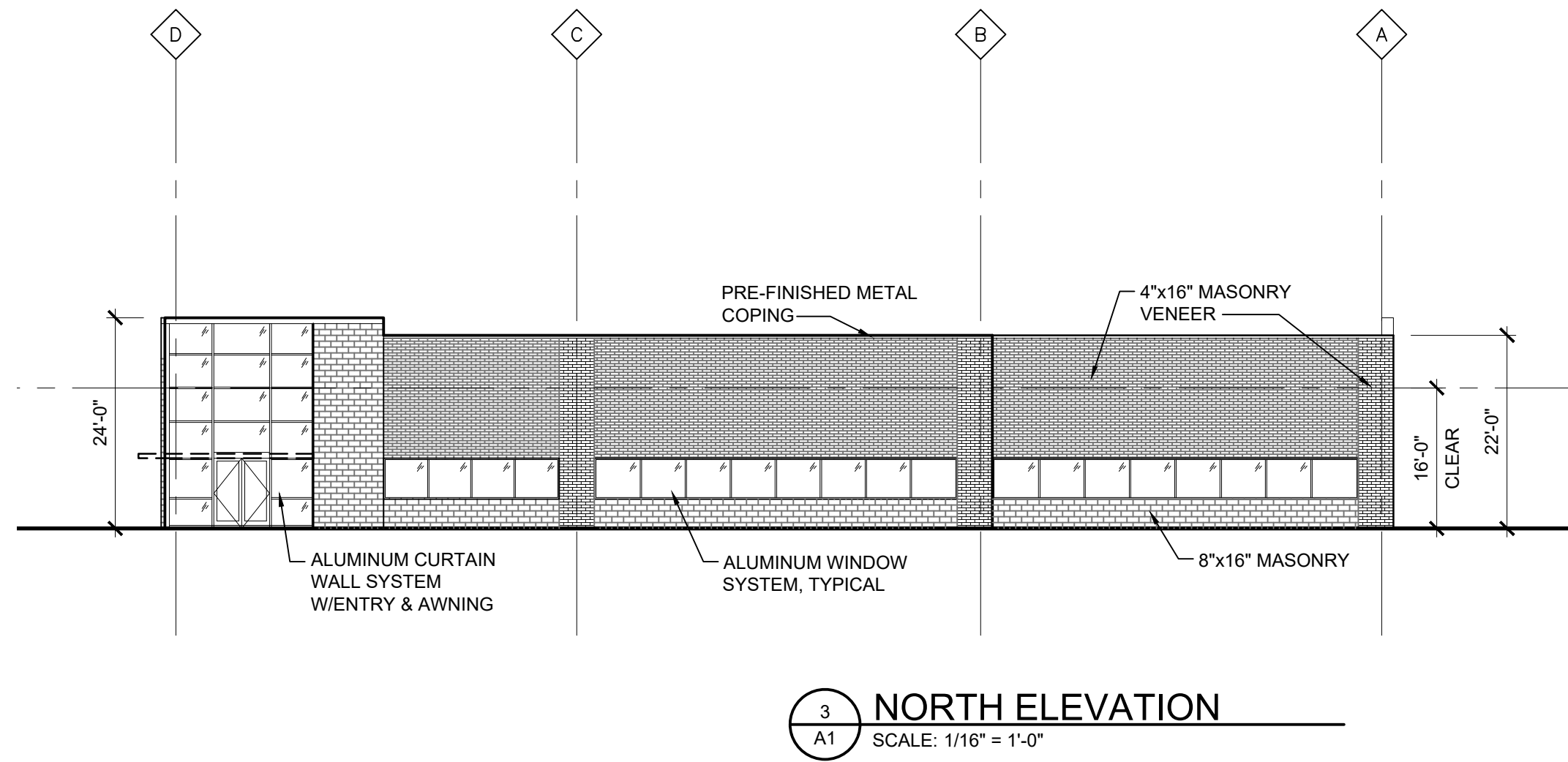
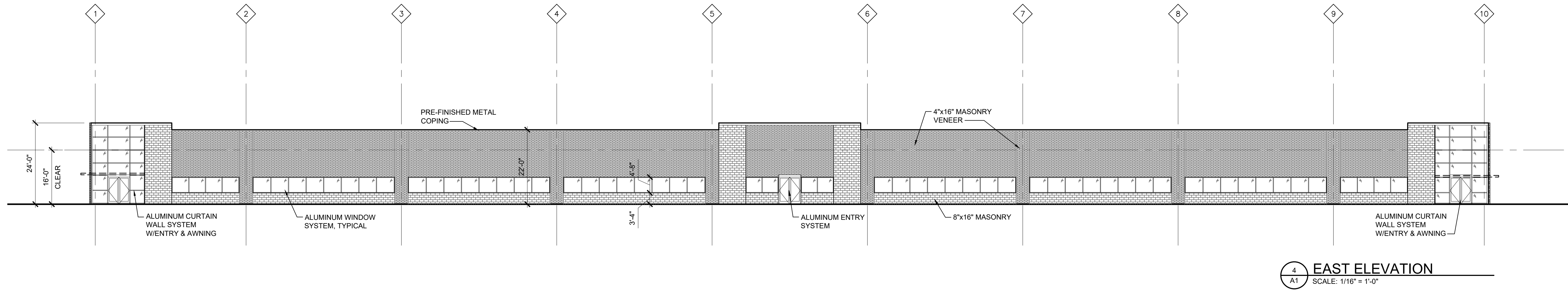
SL-1.2

DRAWN BY: DRC

PROPOSED
DMAC EXPANSION
VINING ROAD
ROMULUS, MICHIGAN

SEAL:

ISSUED FOR:
DATE: 08.09.2019 CITY APPROVAL
08.12.2020 SUBMIT FOR SPA



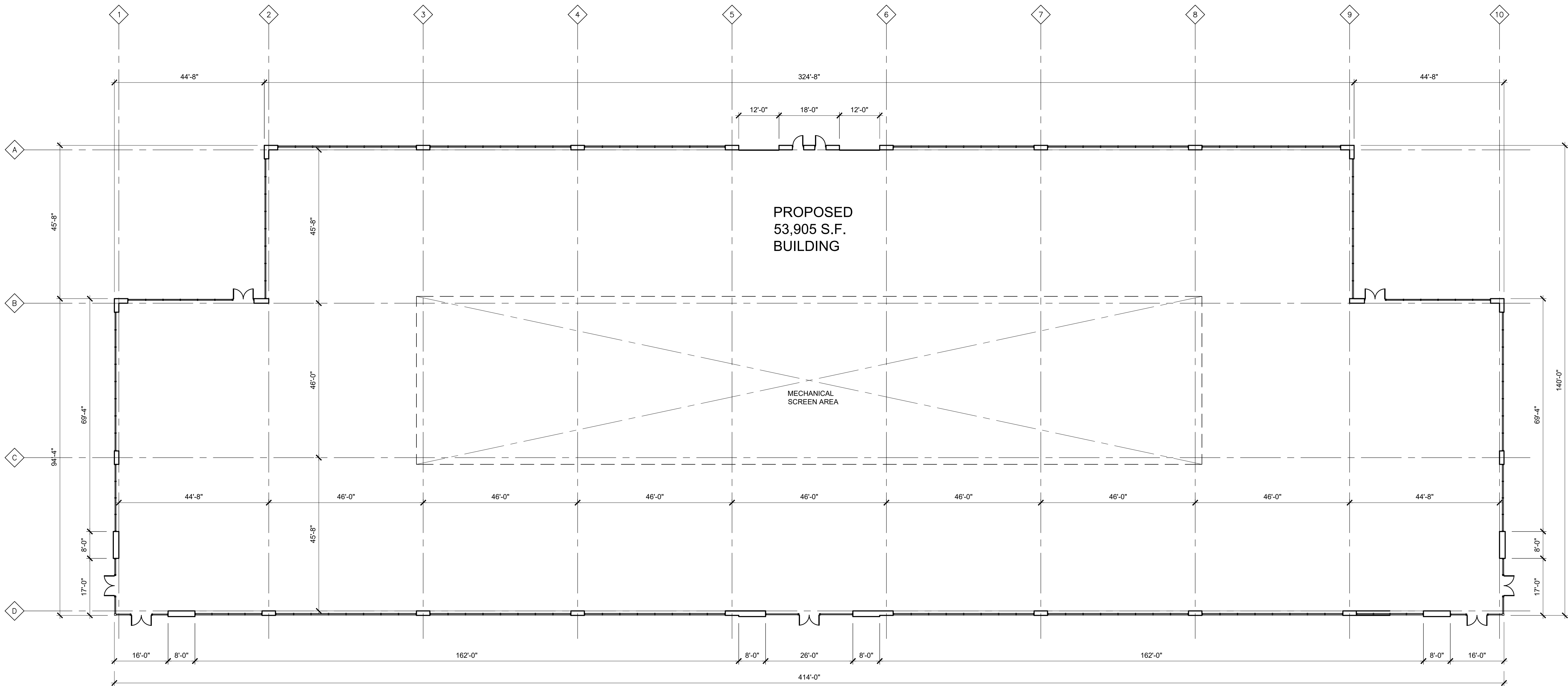
DRAWN BY: DRC

PROPOSED
DMAC EXPANSION
VINING ROAD
ROMULUS, MICHIGAN

SEAL:

DATE: 08.09.2019
ISSUED FOR: CITY APPROVAL
08.12.2020 SUBMIT FOR SPA

JOB# 17-040
SHEET# A-1



MEMORANDUM

DATE: December 10, 2020

TO: Planning Commission

FROM: Carol Maise, City Planner

SUBJECT: **2021 Meeting Dates**

For your consideration, listed below are the proposed regular meeting dates for the Planning Commission in 2021.

Regular Meeting dates:

- *Wednesday, January 20, 2021
- *Wednesday, February 17, 2021
- Monday, March 15, 2021
- Monday, April 19, 2021
- Monday, May 17, 2021
- Monday, June 21, 2021
- Monday, July 19, 2021
- Monday, August 16, 2021
- Monday, September 20, 2021
- Monday, October 18, 2021
- Monday, November 15, 2021
- Monday, December 20, 2021

A motion is necessary to set these dates.

* moved to Wednesday due to holiday

Cw

cc: Mayor LeRoy Burcroff



City of Romulus Planning Commission 2020 Annual Report

The Planning Commission of the City of Romulus is governed by the Michigan Planning Enabling Act P.A. 33 of 2008, as amended and Chapter 42 of the Romulus Code of Ordinances.

The Planning Enabling Act requires that the Planning Commission provide an annual report to the City Council as the legislative body of the City. This report discusses Planning Commission membership and staffing; operations during the past year; the status of on-going planning activities; and future projects.

PLANNING COMMISSION MEMBERSHIP

In 2020 the Planning Commission membership was as follows:

Member	Designation	Term	
Cathy M. Freitag, Chairperson	Public Health	1-31-22	(Res#18-414)
Daniel McNally, Vice Chairperson	Education	1-31-23	(Res#20-005)
David J. Paul, Secretary	Transportation	1-31-22	(Res#18-414)
Celeste Roscoe, Liaison to City Council	Government	CC Term	(Res#17-391)
James Crova, Commissioner	Agriculture	1-31-23	(Res#20-0052)
Mike Glotfelty, Commissioner	Natural Resources	1-31-21	(Res#17-429)
Jerry Frederick, Commissioner	Commerce & Industry	1-31-21	(Res#17-429)
Edna Talon-Jemison, Commissioner	Recreation	1-31-21	(Res#17-429)
Jessica Workman, Commissioner	Aviation	1-31-22	(Res#18-414)

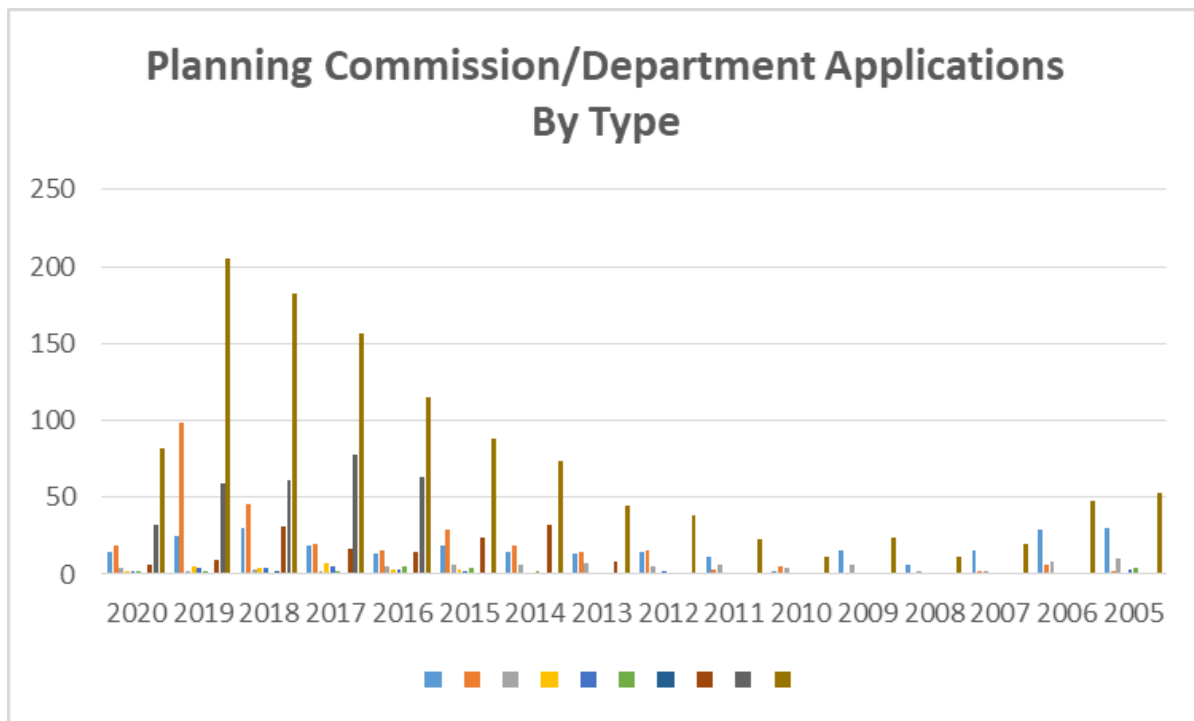
PLANNING DEPARTMENT STAFFING

In 2020, the Planning Commission was staffed by the Planning Department, comprised of Carol Maise, City Planner and Christina Wilson, Senior Secretary. The Planning Department is part of the Department of Public Services directed by Robert McCraight. When needed, the Planning Department utilized the consulting services of MKSK Studio for planning and zoning, and traffic assistance. MKSK (Brad Strader and Anne Marie Kirby) assisted on conditional rezoning's and zoning interpretations along with text and master plan amendments for the Vining Road Development District. The department also utilized The SmithGroup (Kathleen Duffy), who updated the formatting of the web-based, interactive Zoning Ordinance. OHM, Engineering Advisors (Jessica Katers and Robert Maynes), the city's consulting engineers, performed engineering reviews on development proposals and also assisted on the Vining Road Development District overlay text amendments. Ritter GIS, Inc. updates the City's Zoning Map and prepares other maps as requested. All of OHM's and MKSK's fees associated with development review were covered by developer review fees.

PLANNING COMMISSION ACTIVITY

The Planning Commission met 7 times during 2020 to review site plans, special land uses, conditional rezonings, extensions and waivers; and to discuss zoning ordinance amendments. They held 8 public hearings (28430 Beverly, PFG Romulus, Spartan Barricade, Fairways at Gateway, and text amendments for the Vining Road Subarea Overlay District, Commercial Districts, and the Condominium Ordinance). Due to the impacts of the COVID-19 pandemic, development activity with associated applications ready for Planning Commission review has slowed some however development inquires and administrative reviews remain steady.

	Planning Commission/Department Applications By Type															
Year	20	19	18	17	16	15	14	13	12	11	10	09	08	07	06	05
Site Plan Review	14	25	30	19	13	19	14	13	14	11	2	16	6	15	29	30
Admin Review of Site/Sketch Plan	19	98	46	20	15	29	19	14	16	3	5	1	1	2	6	2
Special Land Use	4	2	3	2	5	6	6	7	5	6	4	6	2	2	8	10
Site Plan Extensions	2	5	4	7	3	3										
Zoning Map Amendment (Rezoning)	2	4	4	5	3	2	1	1	2	1			1	1	1	3
Zoning Text Amendment	2	2	1	2	5	4	2			1						4
Residential Plats/Site Condo/PDAs	1	1	2													1
Cell Tower Compliance Reports	6	9	31	17	14	24	32	8								
Reoccupancy/Zoning Compliance	32	59	61	78	63											
Total Applications	82	205	182	156	115	88	74	45	38	23	11	24	11	20	48	53



2020 City of Romulus Planning Commission Annual Report

2020 Planning Department Submittals	
	Type of Review
SPR-2017-020; Mid-Michigan Crushing & Recycling	Revised Site plan Review
SPR-2017-012; Jay Kay Industrial Building	Site Plan Extension
SPR-2018-027; Detroit MAC II	Revised Site Plan review
SPR-2019-003; Logos Logistics – Phase II	Site Plan Extension
SPR-2019-004; Kade Properties	Revised Site Plan
SPR-2019-006; A-OK Plumbing	Revised Site Plan
SPR-2019-016; Pro Zone Express	Revised Site Plan
SPR-2019-017; Romulus Logistics Park (NorthPoint)	Revised Site Plan
SPR-2019-019; Mucci Pac USA	Revised Site Plan
SPR-2019-024; Townplace Suites	Site Plan
SPR-2019-025; Ecorse Commons – Phase 2	Site Plan
RZ-2020-001; PFG Romulus (Vistar)	Conditional Rezoning
RZ-2020-002; Romulus Logistics Park (NorthPoint)	Conditional Rezoning
SLU-2017-001; Mid Michigan Crushing and Recycling	Special Land Use
SLU-2020-001; Spartan Barricade	Special Land Use
SPR-2020-001; PFG Romulus (Vistar)	Site Plan
SPR-2020-002; M&M Express Trucking Consent Judgement	Site Plan
SPR-2020-003; GMA Addition	Pre-application
SPR-2020-004; Ecorse Commons Condominium	Site Plan
SPR-2020-005; Amazon Off-Street Parking	Site Plan
SPR-2020-006; Spartan Barricade	Site Plan
SPR-2020-007; PFG Romulus (Vistar) Canopy	Site Plan
SPR-2020-008; Smith Road Hotel	Pre-application
SPR-2020-009; Romulus Business Center Outdoor Storage	Site Plan
SPR-2020-010; Project Viper	Site Plan
SPR-2020-011; Skyworks Rental Equipment	Site Plan
SPR-2020-012; Playhouse Façade and Parking Renovations	Site Plan
SPR-2020-013; Ray’s Transport	Pre-Application
SPR-2020-014; Project Viper Fueling Station	Site Plan
PDA-2020-001; Fairways at Gateway PDA Amendment	Amended Preliminary PDA Plan

ON-GOING PLANNING ACTIVITY

The Planning Commission and Planning Department were involved in the following activities during 2020:

2020 City of Romulus Planning Commission Annual Report

Zoning Ordinance Text Amendments. The Planning Commission approved amendments associated with the Vining Road Development District overlay and Condominium Ordinance.

Reoccupancy and Zoning Compliance Reviews. The Planning Department processed 32 applications for the reoccupancy of nonresidential buildings in 2020. Use determination and zoning compliance are reviewed which can result in site plan amendments, some of which were reviewed by the Planning Commission in 2020.

Enforcement Initiatives. The Planning Department continued to assist the Building and Safety Department with the enforcement of the Zoning Ordinance utilizing BS&A, Building.Net software. Several unauthorized occupancies are now seeking site plan and reoccupancy approval to continue operating in the City.

BS&A/PZE Module. The Planning Department better utilized the City's software system for electronic data storage and project management. This allows for improved efficiency and better communication with other City departments. Updates to the planning and building process steps were added and input of Planning Department files have been part of the system utilization.

Inter-Department Activity. The Planning Department assisted the Clerk's Office in the reviews of liquor licenses, business registrations and kennel licenses; the Assessor's Office with land divisions and address changes; and the Building Department with signs, re-occupancies, woodlands and cell tower reviews; the Mayor's Office with special projects and resident complaints; the Ordinance Department with enforcement; and the DDA with development proposals, use determinations and ordinance interpretation.

City Website. Planning Department staff continues the updating of Planning Department applications and development activity on the City's website.

FUTURE PROJECTS

Some of the major projects that will be completed, continued or initiated in 2021 include:

Zoning Ordinance Update. The 2019 update of the Master Plan of Land Use will result in amendments needed to the Zoning Ordinance. In addition to other needed minor modifications, reformatting, and codification, the current 2011 Zoning Ordinance has areas that due to changing economic conditions need review and updating. In response to MEDC (Michigan Economic Development Corporation) Redevelopment Ready Best Practices, sections of the ordinance will be amended to better accommodate the reuse of vacant and underutilized buildings and sites. Use standards need to be analyzed to provide more flexibility and reasonableness and updates based on recent legislation will also need to be included. In particular, design standards for both the Downtown and Vining Road Development District will need to be addressed.

Non-motorized Plan. As identified as a top priority in the updated Master Plan of Land Use, a possible 2021 project includes the preparation of a non-motorized plan that coordinates with

2020 City of Romulus Planning Commission Annual Report

Wayne County, MDOT and adjacent communities' regional pathway plans. As part of this process, use of the City's payment-in-lieu of construction of sidewalks fund will be analyzed and project areas prioritized. During 2020, \$86,400 was collected as part of development projects where monies were placed in this fund in lieu of construction of sidewalks. Local and state funding to complete planned sidewalk improvement projects will also be pursued.

Ordinance Updates. In addition to the Zoning Ordinance, updates to the Sign Ordinance, Parking Ordinance, and Woodlands Ordinance will be considered and coordinated with the Building and Safety and Ordinance Departments and Clerk's Office.

GIS/Zoning. With the BS&A software update, the Planning Department will continue to work with Ritter GIS and the City Assessor to add the zoning, master plan and existing land use layer to the City's GIS system and to update the associated maps.

Redevelopment Ready Certification. We have become engaged as a Redevelopment Ready Community and will continue to work with Economic Development in 2021 to fulfill the qualifications and adopt redevelopment ready strategies.

ACTION

The Planning Commission received this report at its January 20, 2021 meeting. A motion was made by Commissioner _____ and supported by Commissioner _____ to accept the report as written and recommend that the report be submitted to the Mayor and City Council. The motion was carried.



Planning Department Development Status Report January 14, 2021

Under Review – Planning Commission

RZ-2020-002/SLU-2020003; **Romulus Logistics Park – Northpoint** (33000 Smith). A conditional rezoning request for 202 acres of property at Vining/Smith/Wick Roads from RC, Regional Center to M-1, Light Industrial and special land use to allow warehousing are currently under administrative review. A revised submittal is expected early in 2021 for a public hearing in February.

PDA-2020-001; **Fairways at Gateway PDA Amendment**. An amendment to the PDA to replace 56 duplex units and 1 single-family detached unit with 54 attached units in 13 buildings and to replace 112 duplex units with 102 single family detached units was reviewed by the Planning Commission at a public hearing at the regular meeting held on September 21, 2020. The Commission provided direction for the applicant including the desire for wider single-family lots. A revised submittal is required.

SPR-2019-016; **Pro Zone Express** (29171 Smith). A site plan for the construction of a 10,250-sq. ft. truck repair facility on Smith Road east of Middlebelt was conditionally approved by the Planning Commission at the regular meeting on October 19, 2020. A revised site plan is required prior to engineering review.

SPR-2019-004; **Kade Properties** (Harrison). A revised site plan for the development of a new 13,200-sq. ft. truck maintenance facility was postponed by the Planning Commission on October 21, 2019 subject to approval of the variance from the BZA, revisions to the site plan per the ARC reports, and removal of all trucks and trailers from the property. A revised site plan is needed.

Under Review – Administrative Review Committee (ARC)

SPR-2020-012; **Playhouse** (13201 Middlebelt). A revised site plan for administrative site plan review for reworked parking, porte-cochere, façade and landscaping must be provided for ARC review.

Recently Approved Site Plans, Temporary Uses, Zoning Amendments

SLU-2020-002/SPR-2020-006; **Spartan Barricade/Robin Oak** (30211 Ecorse #100). A site plan and special land use for a contractor's storage yard of traffic control equipment was reviewed by the Planning Commission at a public hearing on August 17, 2020. The Planning Commission recommended approval to City Council. City Council approved the request at the September 28th meeting.

SPR-2020-009; **Romulus Business Center Trailer/Outdoor Storage** (36663 Van Born). The applicant is requesting an amendment to SPR-2016-013; Romulus Business Center Building #3 Remote Trailing Staging to change trailer staging to outdoor storage for a hydroponics facility. The site plan was approved by ARC.

SPR-2020-010; **Project Viper** (15675 Wahrman). A site plan for construction of a 135,200-sq. ft. warehouse & distribution facility with detached 2,680-sq. ft. van wash & maintenance structure and

515-sq. ft. CCR/data structure was approved by the Planning Commission on July 20 and two variances were approved by the BZA at the August 5th meeting. Construction is ready to commence.

RZ-2020-001; SLU-2020-001; SPR-2020-001; **PFG Romulus/Vistar** Conditional Rezoning, Special Land Use and Site Plan (Smith and Vining). The Planning Commission recommended approval to City Council for special land use and conditional rezoning from RC-Regional Center to M-1 Light Industrial. The Planning Commission granted site plan approval for the development of a 165,200- sq. ft. food distribution facility at the February 19, 2020 meeting. The development is currently under construction.

SPR-2019-006; **A-OK Plumbing** (35920 Goddard). A site plan to allow the use of a contractor's/plumbing office in the CBD-1 and to expand the parking lot was conditionally approved by the Planning Commission and a variance was approved by the BZA on July 1, 2020. Improvements are underway.

SPR-2019-025; **Ecorse Commons – Phase 1 (Revised Site Plan) & Phase 2** (37350 Ecorse). A revised site plan approval (Phase 1) for the development of a new 409,158-sq. ft. cross dock warehouse distribution center and a new 245,390-sq. ft. distribution building (Phase 2) was granted by the Planning Commission at the February 19, 2020 meeting. Construction is underway.

SPR-2017-020; **Mid-Michigan Crushing and Recycling** (Ecorse/west of Inkster). A special land use and site plan for a concrete and asphalt crushing operation on the south side of Ecorse Road west of Inkster was recommended to City Council on December 16, 2019 by the Planning Commission at the public hearing. The City Council approved the special land use at the September 14, 2020 meeting.

SPR-2019-019; **Mucci Pac USA** (Inkster/south of Northline). A site plan for the construction of a new 54,000-sq. ft. building for packing and distribution of vegetables was conditionally approved by the Planning Commission on September 16, 2019. The site plan was amended and variances were approved by the BZA at the November meeting. The amended site plan was reviewed by the Planning Commission on December 16, 2019 and approved. Construction is underway.

SPR-2019-002; **Pritula Trailer Storage – Phase II** (28034 Beverly). A site plan to expand trailer storage which includes 127 trailer spaces was conditionally approved by the Planning Commission on June 17, 2019 at their regular meeting. Construction has commenced.

SPR-2019-003; **Logos Logistics – Phase 2** (16500 Wahrman). A site plan for a 200,200-sq. ft. warehouse/distribution facility was approved by the Planning Commission on April 15, 2019. A 1-year site plan extension was granted by the Planning Commission on September 21, 2020. Engineering review is required.

BZA Activity

BZA-2020-012; **Greer Staples** (15993 Fern). A variance from *Section 3.07(a), Schedule of Regulations* of the Zoning Ordinance to allow a 35.4-foot front yard setback on Valley View Dr. where a 50-foot front yard setback is required was approved by the BZA on January 6, 2021.

Re-occupancies

REOC-2020-027; **Black Mont, LLC** (11900 Hunt). Reoccupancy of 4,800-sq. ft. for a countertop/cabinet fabrication facility.

CITY OF ROMULUS CITY COUNCIL

REMOTE PARTICIPATION IN PUBLIC MEETINGS POLICY

I. BACKGROUND

The Michigan Open Meetings Act, MCL 15.261 et seq. was recently amended by the adoption of Public Act 228 of 2020 and SB 1246 to permit the remote attendance by members of a public body using telephonic or video conferencing means in certain circumstances. This Policy is being adopted to allow the public business of the Romulus City Council (“Council”) and Boards and Commissions to be conducted in a manner that permits both the general public and members of the public bodies to participate by electronic means under circumstances allowed by law.

II. MEETINGS

A. Remote for any Reason Until March 30, 2021

The Council and other public bodies may meet and conduct any of its meetings, in whole or in part, by electronic means using telephonic conferencing or video conferencing technology without regard to physical place and physical presence requirements in accordance with Section 3a of the Open Meetings Act, MCL 15.263a up to and including March 30, 2021.

B. Limited Remote Participation From March 31, 2021 through December 31, 2021

Beginning March 31, 2021 through December 31, 2021, Council and other public bodies meetings may be held in whole or in part by electronic means using telephonic conferencing or video conferencing technology due to:

- (1) circumstances requiring accommodation of any Member absent because of military duty, a medical condition, or
- (2) when a declared statewide or local state of emergency or state of disaster declared pursuant to law or charter or local ordinance by the Governor or a local official, governing body, or chief administrative officer that would risk the personal health or safety of members of the public or public body if the meeting were held in person.

As used in this Policy, the term “medical condition” means an illness, injury, disability, or other health-related condition, including the quarantine or isolation of a Member to minimize the spread of a contagious disease. The Member is responsible for making the decision of a medical condition and for privacy purposes is not required to disclose the specifics of the condition.

C. Remote only for Military Duty Beginning January 1, 2022

Beginning January 1, 2022 members of the Council and other public bodies may participate by electronic means in meetings only to accommodate their absence due to military duty.

III. REMOTE MEETINGS

An electronically-held meeting of the Council and public bodies will be conducted in a manner that permits two-way communication so that members of the Council and public bodies can hear and

be heard by one another and can be heard by members of the public, and also so that public participants can hear members of the public body and be heard by both the Members and other public participants during the public comment period. Council may also use technology to facilitate typed public comments submitted by members of the public participating in the electronically held meeting that may be read to or shared with members of the Council and other public bodies and other participants.

As permitted by the Open Meetings Act, a physical place is not required for an electronically held meeting prior to March 31, 2021. Members of the Council and public body and members of the public participating electronically in a meeting that occurs in a physical place are considered present and in attendance at the meeting for all purposes. For a meeting at which Members are physically absent due to military duty or a medical condition and who are being accommodated by remote participation, all other Members must be physically present at the meeting to be able to participate.

In addition to any other notice required by the Open Meetings Act, advance notice of an electronically held meeting shall be posted on a portion of City of Romulus website that is fully accessible to the public. The public notice must be included on either the home page or a separate webpage dedicated to public notices for non-regularly scheduled or electronically held public meetings that is accessible through a prominent and conspicuous link on the City's website home page that clearly describes its purpose for public notification of non-regularly scheduled or electronically held public meetings. Any scheduled meeting of the Council or other public body may be held as an electronic meeting as permitted by the Open Meetings Act if a notice consistent with this Policy is posted at least 18 hours before the meeting begins. Any notice of the meeting of the Council held electronically must clearly contain all of the following:

- Why the public body is meeting electronically.
- How members of the public may participate in the meeting electronically (if a telephone number, internet address or both are required to participate, that information must be provided in the notice).
- How members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting.
- How persons with disabilities may participate in the meeting.

If an agenda exists for an electronically held meeting, the Clerk shall, on a portion of its website that is fully accessible to the public, make the agenda of the meeting available to the public at least 2 hours before the meeting begins. This publication of the meeting agenda does not prohibit subsequent amendment of the agenda at the meeting.

A member of the general public is not required to register or otherwise provide his or her name or other information or otherwise fulfill a condition precedent to attend an electronically held meeting, other than mechanisms established and required by the public body necessary to permit the individual to participate in a public comment period of the meeting.

Members of the general public otherwise participating in an electronically held meeting of the public body are excluded from participation in a closed session of the public body that is held electronically provided that the closed session is convened and held in compliance with the requirements of the Open Meetings Act applicable to closed sessions.

IV. REMOTE PARTICIPATION OF A COUNCIL MEMBER EFFECTIVE MARCH 31, 2021

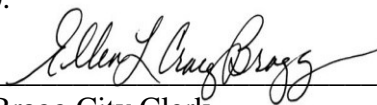
A member of the Council or other public body who anticipates their absence from a meeting due to the circumstances set forth in the Open Meetings Act and this Policy may request accommodation to permit their remote participation in and voting on the public bodies business by two-way telephonic or video conferencing communication. A Member who desires to attend a meeting by telephonic or video conferencing shall endeavor to inform the Clerk, or designee, at least 24 hours before the meeting so as to permit any necessary technology to be put in place to accommodate participation of the absent member. Members attending a meeting by telephonic or video conferencing may fully participate in the meeting, including voting and attendance in any closed session of the public body.

Any member of the Council or other public body attending a meeting remotely must publicly announce at the outset of the meeting (which shall be included in meeting minutes) that the member is in fact present at the meeting remotely. If the member is attending the meeting remotely for a purpose other than for military duty, the member's announcement must identify the member's physical location by stating the township, village, or county and the State from which he or she is attending the meeting remotely.

At a meeting held under this Policy that accommodates the Council or other public body members absent due to military duty or a medical condition, only those members absent due to military duty or a medical condition may participate remotely. Any member who is not on military duty or does not have a medical condition must be physically present at the meeting to participate.

ADOPTED: December 28, 2020

I hereby certify this Resolution and Policy were approved at a meeting of the City Council of the City of Romulus on the 28th day of December 2020.



Ellen Craig- Bragg City Clerk