

Date: 06.03.20

From: Shawn Winter
To: **Karly Wentzloff, Chair**
ACME TOWNSHIP PLANNING COMMISSION
109 East Front Street 304
Traverse City, MI 49684

Project: Lormax-Stern Planned Development

Enclosed: Draft development conditions; application drawings

Remarks:

After the comments and discussions at the May 26 Planning Commission meeting, I created a draft set of development conditions applicable to the Lormax-Stern PD. They were submitted to developer, in addition to the Township, for review and feedback. The developer provided comments, to which I replied, and additional feedback followed. The attached draft development conditions include the **developer's comments in red**, and **my replies in blue**. The draft development conditions would be used as the basis for a recommendation of approval to the Township Board. Although the document should be reviewed in general, there are some specific items that still need to be addressed to the satisfaction of the Planning Commission and are provided below:

Land Uses

The draft development conditions list uses allowed anywhere on the site, those requiring a special use permit but not applicable to the existing building, and those specifically allowed within the existing building only. The list is a combination of uses allowed in the base CF zoning district, as well as those from the B-3 and B-4 districts requested by the developer and identified as potentially compatible with the development and surrounding area. Many of the uses in the zoning ordinance are not defined, or in some cases a similar use in two different districts may be listed under a different term. The draft development conditions include a section of definitions to provide clarity to this development. Please review the list to determine if the uses are appropriate, and modify as needed. Specific considerations for the existing building include:

Should outdoor storage tied to a commercial use be allowed in the former garden center adjacent to the existing building?

- What would be allowed to be stored would need to be clearly defined, if allowed at all. Leaving it fairly wide open may lead to reasonable community objections. !

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recommend the Planning Commission review the request to determine if it is appropriate and what limitations will need to be applied.

Is there objection to a call center as an allowed use?

- In many respects I see this as similar to an office use. If there are no objections, then I recommend defining the use clearly in the definitions.

Should an indoor storage facility, if allowed, include the storage of boats, RV's, classic cars, etc.?

- The impression I had throughout the review process is that the storage units would be small and intended for personal items such as furniture, business materials, etc. that would minimize any negative impacts the use may have on the development and adjacent properties. My recommendation is to limit the indoor storage to NOT include vehicles.

Should outdoor recreational facilities be allowed?

- I see no objection to using the existing building for an indoor recreational facility, however, I have some concerns with an outdoor recreational facility. The potential outdoor recreational facility uses could be quite broad and impactful in terms of noise, lighting, hours of use, etc. On the other hand, the use may be limited to a passive recreation park. I recommend the Planning Commission explore this as a use and if determined to be acceptable, then specify the intensity of recreational facilities permitted.

Townhomes

The townhome component under review includes those in the original application, not the workforce housing component discussed conceptually at the last meeting. Those units though strongly supported by me, have not been part of the official application to date and therefore are not being reviewed at this time. I encourage the developer to continue pursuing that option, with the Township's support, and amending the PD agreement in the future if the mechanisms to provide it come together.

Stormwater Management

The language, as presented, allows for the use of the existing basin for stormwater management. The zoning ordinance requires LID stormwater technologies be used in this district, making the existing basin somewhat of a nonconforming use. Therefore, all additional new construction will be required to manage its stormwater runoff with LID technologies.

Phasing Plan

I have included a phasing plan in the draft development conditions for consideration that are intended to ensure the development achieves the community benefits desired by the Township, while providing a degree of flexibility to the developer. The developer has submitted comments requesting clarification on the extent of the items required in Phase 1. The developer has submitted a schematic drawing to support the Phase 1 requests that I think is appropriate for what was proposed in the draft development conditions. However, I recommend discussing the items identified by the developer for clarification.



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At this point, the developer has addressed a number of the concerns and recommendations from previous review meetings. If the Planning Commission is satisfied with the draft development conditions, along with any revisions including addressing the items above, then a recommendation of approval to the Township Board would be appropriate.

DEVELOPMENT CONDITIONS - DRAFT
Lormax-Stern Planned Development

The following development conditions shall be part of the Lormax-Stern Planned Development (PD 2019-01):

A. Land Uses:

The following uses shall be allowed as indicated below. Definitions for each use follow at the end of this document.

Uses Allowed By-Right Within The Development (including existing building)		
<ul style="list-style-type: none"> ▪ Multiple Family Dwellings ▪ Live/Work Units ▪ Home Occupations ▪ Public Uses: Critical, Essential & Supporting ▪ Educational Institutions ▪ Childcare Centers ▪ Religious Institutions ▪ Cultural Institutions ▪ Theaters ▪ Parking (public & private) ▪ Public Transit Stop ▪ Public Transit Station ▪ Recreational Facilities 	<ul style="list-style-type: none"> ▪ Healthcare Services ▪ Hospitals & Urgent Care Facilities ▪ Mixed Use w/ Residential Above 1st Floor ▪ Restaurants without drive throughs ▪ Bars, Taverns, & Lounges ▪ Microbreweries ▪ Small Distilleries ▪ Small Wineries ▪ Famers' Markets ▪ Veterinary Services 	<ul style="list-style-type: none"> ▪ Hotels/Motels without conference or convention facilities ▪ Financial Services without drive throughs ▪ Retail: <ul style="list-style-type: none"> - General - Food & Beverage without gas stations ▪ Professional Services ▪ Personal Services ▪ Accessory Uses Incidental to Principal Use
Uses Permitted Through Additional Special Use Permit Approval (excluding existing building)		
<ul style="list-style-type: none"> ▪ Retail: <ul style="list-style-type: none"> - Products Produced On-Site - Department - Outdoor Sales - Night Time Operations 	<ul style="list-style-type: none"> ▪ Outdoor Seating Areas ▪ Restaurants with Drive Throughs ▪ Financial Services with Drive Throughs 	<ul style="list-style-type: none"> ▪ Hotels/Motels with Conference or Conventions Facilities
Uses Permitted By-Right in the Existing Building Only		
<ul style="list-style-type: none"> ▪ Retail: <ul style="list-style-type: none"> - Department - Products Produced On-Site - Outdoor Sales in Existing Outdoor Sales Area - Contractor Retail Establishments 	<ul style="list-style-type: none"> ▪ Nurseries & Garden Centers ▪ Indoor Self Storage 	<ul style="list-style-type: none"> ▪ Computing & Data Processing Centers ▪ Research & Development Centers

The uses permitted within the entire development site shall also include those that may be added in the future to the CF zoning district through an amendment, as the use is defined in the amendment language.

APPLICANT: Requested additional uses for existing building

- Outdoor storage in garden area only
 - o PLANNER: You'll need to specify what that is the storage of, or an accessory to. The indoor storage use? Building materials for a retail establishment?
 - o APPLICANT: We will not need storage in this area unless it is part of a commercial business.
- Call center
 - o PLANNER: I don't see this as a controversial use
 - o APPLICANT: Great, thank you.
- Office/Medical Office
 - o PLANNER: I see these as included under Healthcare Services, Hospitals & Urgent Care Facilities, and Professional Services. If you see these definitions as needing to be expanding lets bring that up for discussion at the meeting.
 - o APPLICANT: Thank you, just wanted to confirm.
- Outdoor recreation facility
 - o PLANNER: did you mean indoor, since we're speaking in the context of the existing Kmart building?
 - o APPLICANT: In the B4 district there is a bullet point of "Private or nonprofit indoor and outdoor recreational facility". We would like this flexibility if a recreational tenant is found. thank you.

The following land uses by type and area shall be allowed in the general location as indicated on the conceptual plan:

1. Commercial (existing building) – 88,272 square feet
2. Commercial (new construction) – 15,000 square feet
3. Residential – 24,000 square feet / 12 units (townhome style)
4. If the developer wishes to increase items 1. – 3. above by up to ten (10%) percent, then the change shall constitute a minor amendment. If the developer wishes to increase items 1. – 3. above by more than ten (10%) percent, then the change shall constitute a major amendment.

- B. Townhomes:** Multifamily townhome residential buildings shall be allowed in the northeast corner of the property in the general location indicated on the conceptual plan. Residential use shall be allowed on the first floor in this location and shall meet the building materials standard in Section 6.6.6.6 of the Acme Township Zoning Ordinance.

APPLICANT: As an additional comment, we will provide evidence of two items in regards to the townhome portion of the development:

- Evidence that we are agreeing to sell approximately 3 acres of land for \$200,000 to try to help the economics work in a public private joint venture to develop components of the project.
- Evidence of submission of an application for work force housing.

- C. Architecture & Construction:** All new development, except for the proposed townhomes, shall meet the design standards of Section 6.6.6.6 Façade Components and Materials in the Acme Township Zoning Ordinance. The design of any façade improvements shall be approved by the Planning Commission as part of the applicable phase.

- D. Nonmotorized Trail:** A nonmotorized trail shall be provided by the developer along the US 31 frontage in the general location as indicated on the conceptual plan, with the final location being approved by the Planning Commission as part of the Phase 1 site plan review. The developer shall provide an easement to the Township for the nonmotorized trail who will assume ownership and maintenance responsibilities. The trail shall be constructed to meet AASHTO standards.
- **APPLICANT:** As long as approved by TART Trails
 - **PLANNER:** The Planning Commission will work with TART Trails on the final trail design. The township and TART have a strong working relationship and have worked together on numerous trails. TART is even a non-voting ex officio of the township's Parks & Trails Committee.
- E. Pedestrian Circulation:**
1. Sidewalks shall be provided on both sides of all interior drives constructed of concrete with a minimum width of five (5) feet.
 2. Direct pedestrian connections shall be provided from the sidewalk to each building entrance and each off-street parking area shall provide pedestrian connections to the sidewalk network and building entrances.
 3. Intersections shall have crosswalks at each corner. The street grade shall rise to meet the sidewalk grade at all crosswalk locations.
- F. Cross Access Easements:** The developer agrees to enter into a mutually acceptable access easement agreement for vehicular and nonmotorized traffic with abutting property owners in the general locations indicated on the conceptual plan when those abutting properties are developed, redeveloped, and/or required by Acme Township
- G. Public Transit:** The developer shall provide the opportunity to locate a transit stop within the development with the exact location to be determined by the Planning Commission as part of Phase 1 site plan review. The location of the transit stop shall be permitted to change with Planning Commission approval.
- H. Medians:** All medians shall include ornamental landscaping as indicated on the landscape plan and be installed as part of Phase 1.
- I. Exterior Lighting:** Exterior lighting shall be provided as proposed on the plan. Pole height, including luminaire shall not exceed fifteen (15) feet. Illumination shall be limited to 4,000 K and 800 lumens. Lighting intensity is permitted to exceed the two (2) fc limit along US 31 right-of-way at the development entrance to the limits proposed in the conceptual plan.
- J. Utility Plan:**
1. Water: Water will be provided by a well system servicing all existing and new developments. The existing Type 2 well may be permitted for use on the existing building through Phase 1. Additional development on the property shall require a Type 1 well system and will be required as part of Phase 2. The developer may opt to hook up to the Tribal water system in the future.
 2. Sanitary Sewer: The site is currently serviced by a two (2) inch forced main from the lift station in front of the existing building to the manhole on the southeast corner of the property, where it ties into the DPW system. The existing system may be used for Phase 1 if it is determined to be appropriately sized.

If not, then it shall be upgraded as part of Phase 1. Otherwise, the system will need to be upgraded in capacity as determined with each subsequent phase.

3. Underground Utilities: In addition to the water and sanitary sewer lines, all electric, communication and natural gas distribution lines shall be buried underground.

K. Stormwater Management: The development shall be allowed to utilize the existing stormwater basin on-site for the existing building upon approval by the Township Engineer that enough capacity is present. All stormwater management associated with new construction on the site shall be addressed through Low Impact Development (LID) stormwater management techniques. The Planning Commission shall approve the proposed LID techniques as required with any site plan review.

L. Landscape Plan: The landscape plan, including tree islands, shall follow that provided in the conceptual plan, including the proposed species. Any change in species shall meet the native, non-invasive species requirements of the Zoning Ordinance.

M. Phasing Plan: The property shall be developed based on the following schedule of development and shall not proceed until site plan approval:

1. Phase 1:

- Nonmotorized trail along US 31
- Entrance improvements
 - **APPLICANT:** Will agree to landscape the entrance as well as along the TART trail.
- Main interior access drive will curbing, sidewalks, medians, crosswalks, and exterior lighting as prescribed in these conditions or otherwise regulated by the Acme Township Zoning Ordinance.
 - **APPLICANT:** Please clarify that this is for the entrance only and does not include the back parking lot as shown on the attached site plan. Please see the explanation below regarding the parking lot in front of the existing building and the reason.
- Redevelopment and occupancy of fifty (50%) of the existing building (44,136 square feet). The developer may renovate the entire façade of the existing building as part of Phase 1.
- Parking lot improvements to the main off-street parking area in front of the existing building.
 - **APPLICANT:** Please see the attached drawing from Rogvov Architects showing the sanitary sewer running directly through the middle of the main parking lot which will need reworking when the outlots and/or townhomes are built. Before we can complete this, we will have to understand how many units ultimately get approved for workforce housing. The amount of units approved may change the direction and location.
- The location of a proposed public transit stop
- All associated landscape improvements in the areas of Phase 1
- Any necessary utility upgrades, including stormwater management
 - **APPLICANT:** Upgrades will be completed if the use in the back building requires it.

PLANNER: As far as phasing, that is a major concern of the Planning Commission. They want to ensure components depicted in the plan are in fact incorporated, understanding that not everything will be done at once. Their concern is that the Kmart building will be granted permission to be utilized as a land use not currently allowed in the district and nothing else will happen. In the absence of a phasing plan, I proposed the one in the document. Your note mentions clarifying the extent of the improvements circled in Phase 1. I recommend coming to the meeting prepared with what you are willing to do in that initial phase for those items

identified. If you can put it in writing to go in their packets which go out tomorrow even better. I feel fairly confident that without a robust phasing plan that addresses their concerns, they will struggle to approve the PD.

2. Phase 2:

- At least 5,000 square feet of new development, either as commercial or residential use.
- All off-street parking areas, sidewalks, curbing, access drives, exterior lighting and associated landscaping in the location of the new development.
- Type 1 well system
- Any necessary utility upgrades, including stormwater management

3. Phase 3:

- Additional redevelopment and occupancy of the remainder of the existing building
- Any necessary utility upgrades, including stormwater management

4. Phase 4:

- Additional 5,000 square feet of new development, either as commercial or residential use.
- All off-street parking areas, sidewalks, curbing, access drives, exterior lighting and associated landscaping in the location of the new development.
- Any necessary utility upgrades, including stormwater management

5. Phase 5:

- If 10,000 square feet of new commercial development has occurred without any residential, then at least fifty (50%) of the proposed residential use shall be developed before any new additional commercial development may occur.
- All off-street parking areas, sidewalks, curbing, access drives, exterior lighting and associated landscaping in the location of the new development.
- Any necessary utility upgrades, including stormwater management

6. Phase 6:

- Any remaining commercial or residential development
- All off-street parking areas, sidewalks, curbing, access drives, exterior lighting and associated landscaping in the location of the new development.
- Any necessary utility upgrades, including stormwater management

Nothing in this plan shall prevent the developer from applying for site plan review for any subsequent phases simultaneously. For instance, the developer may apply for Phase 2 and 3 site plan review at the same time. No future phases shall proceed until the prior phases have been completed as presented, or an amendment has been approved to change the phasing plan.

- N. Ownership:** The developer proposes to maintain ownership of the entire site, but reserves the right to subdivide the land under the Land Division Ordinance or seek approval of a site condominium development. If the property, or portion thereof, is divided as a site condominium development, then a copy of the HOA bylaws shall be submitted to the Township and include the contact information for the HOA. An updated copy of the HOA bylaws shall be provided to the Township any time they are amended.
- O. Zoning Standards, In General:** Except where exemption has been granted in the development agreement, all applicable standards of the Acme Township Zoning Ordinance shall be in effect.
- P. Use Definitions:** The following definitions apply to the uses identified in this document.

Accessory Uses Incidental to Principal Use: A use that is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal use to which it is exclusively related.

Bars, Taverns & Lounges: A commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the premises. Bars include taverns, night clubs, private clubs, bottle clubs, and similar facilities serving alcoholic liquor. Bars may also include the incidental sale of prepared food and live performances.

Child Care Centers: A facility, other than a private residence, receiving one (1) or more children under thirteen (13) years of age for care for periods of less than 24 hours a day, where the parents or guardians are not immediately available to the child. Child care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center. Child care center does not include those uses excluded under "Child Care Center" in the Child Care Organization Act (1973 PA 116, MCL 722.111(1)(h)).

Computing & Data Processing: An establishment primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a mainframe computer. This term does not include general business offices, computer-related sales establishments, and business or personal services.

Cultural Institutions: A public or non-profit institution that engages in the cultural, intellectual, scientific, environmental, educational, or artistic enrichment of the community. Examples include, but are not limited to museums, libraries, historical societies, art galleries, botanical societies, land conservation organizations, performing art centers, scientific societies, and wildlife conservation societies. Cultural Institutions do not include any school or institution primarily engaged in religious or sectarian activities.

Educational Institution: Any public or private school for kindergarten through twelfth grade, or any colleges or universities, authorized by the State to award degrees.

Farmers Markets: The seasonal selling or offering for sale at retail of home-grown vegetables or produce, occurring in a pre-designated area, where the vendors are generally individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

Financial Services: Any trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, federal association, investment company, or other business association, which is chartered under federal or state law, solicits, receives, or accepts money or its equivalent on deposit and loans money as a regular business.

Healthcare Services: A clinic, business or institution that offers any type of healthcare to the public which requires as a condition precedent to the rendering of such care the obtaining of a license or other legal authorization. By way of example, without limiting the generality of this definition, healthcare services

include services rendered by chiropractors, dentists, osteopaths, physicians, dieticians, surgeons, podiatrists, physical therapists, counselors, and psychiatrists. Healthcare services does not include a hospital.

Home Occupation: A use incidental and secondary to a property's primary residential use. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements.

Hospitals & Urgent Care Facilities: An institution that is licensed by the State of Michigan to provide in-patient and outpatient medical and surgical services for the sick and injured, and that may include such related facilities as laboratories, medical testing services, training facilities, central service facilities, and staff offices, staff dormitories, or other staff living accommodations, cafeterias and giftshops.

Hotels/Motels (w/o conference or convention facilities): A building occupied as a more or less temporary lodging place for individuals with or without meals in rooms consisting of a minimum of one (1) bedroom and a bath, that are occupied for hire, and typically providing services such as maid service, telephone and secretarial or desk service, the use of furniture, a dining room and general kitchen.

Hotels with Conference or Convention Facilities: A hotel, as defined above, that also includes facilities used for service organizations, business and professional conferences, and seminars limited to accommodations for conference attendees. The accommodations can include sleeping, eating, and recreation. A conference center is not designed to be only utilized by the general public for overnight purposes.

Indoor Self Storage: A building divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and may include climate controlled facilities. Access to individual units is provided on the interior of the building and does not permit outdoor storage.

APPLICANT: Does this include indoor boat storage?

PLANNER: The inclusion of boat storage within an indoor storage facility will need to be addressed with the Planning Commission

APPLICANT: The plan over time is for a portion of the building to have climate controlled individual units. While the building is built out, we plan to have storage for items items such as: boats, jet skis, RV's, classic cars etc.

Live/Work Unit: A single unit (e.g. studio, loft, one-bedroom) consisting of both a residential and commercial/office component that is occupied by the same resident as their primary residence.

Microbreweries: A facility or facilities owned or controlled by a licensed Micro Brewer

Mixed Use w/ Residential Above 1st Floor: Any permitted commercial use with dwelling units occupying the upper stories.

Multiple Family Dwellings: A building designed for and occupied by two (2) or more families living independently in separate dwelling units.

Nurseries & Garden Centers: A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

Outdoor Seating Areas: An accessory use subordinate to a permitted principal use.

Parking (Public or Private): An area within a lot or parcel that provides vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide safe and convenient access for entrance and exit and for parking of more than three (3) vehicles.

Personal Services: Enterprises serving individual necessities, such as barber shops, beauty salons and spas, clothing rental, coin-operated laundromats, marriage bureaus, massage services by masseurs/masseuses, personal laundry and dry cleaning establishments, pressing, dyeing, tailoring, shoe repair, photographic studios, tattoo parlors, and travel agencies.

Professional Services: A business that offers any type of personal service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, architects, attorneys at law, and life insurance agents. Professional services shall not include healthcare or financial services, or veterinarian clinics.

Public Transit Station: A building, structure, or area designed and used for persons changing transportation modes or routes.

Public Transit Stop: A facility located at selected points along transit routes for passenger pickup, drop off, or transfer, but excluding areas for vehicle repair or storage, which are defined as a public service facility, or bus stops or shelters.

Public Uses: Basic services usually furnished by local government or public utility, but which also may be provided by private enterprise to support the development of the community. Public uses may be categorized as one of the following:

- Critical: such as, but not limited to fire station, ambulance services, police station, etc., and associated facilities.
- Essential: the erection, construction, alteration, or maintenance by public utilities or municipal or governmental agencies of underground or overhead gas, electrical, steam, communications, supply, or disposal systems including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, which are necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health, safety or general welfare.
- Supporting: such as, but not limited to, Township hall, library, civic center, park, public recreational facility, community center, official government offices, authority office, post office, etc., and associated facilities.

Recreational Facilities: An entity which receives a fee, whether by membership or daily passes, in return for the provision of some active recreational activity including but not limited to: gymnastic facilities, indoor soccer, bike & skate parks, racquet clubs, tennis and pickle ball courts, physical fitness facilities, swimming pools, athletic fields, yoga, spinning, martial arts, and other similar activities related to personal or team athletics, exercise, fitness and including their ancillary support services.

Religious Institutions: A place of worship or religious assembly with related facilities such as the following in any combination: rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

Retail:

- General: Establishments primarily engaged in retailing new or used goods in general merchandise stores (except department stores, contractor establishments, and wholesale activities). These establishment retail a general line of new or used merchandise, such as apparel, automotive parts, dry goods, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating.
- Food & Beverage (w/o gas service stations): Establishments that retail food and beverage merchandise from fixed point-of-sale locations and have special equipment (e.g., freezers, refrigerated display cases, refrigerators) for displaying food and beverage goods. They have staff trained in the processing and preparing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority. Includes grocery stores, specialty food stores, and beer, wine and liquor stores.
- Products Produced On-Site: Establishments that retail products other than food and beverage produced onsite. The products produced onsite may not be sold onsite exclusively, but may also be distributed to other locations for retail.
- Department: Establishments that have separate departments for general lines of new merchandise, such as apparel, jewelry, home furnishings, and toys, with no one merchandise line predominating, or retail establishments exceeding 10,000 square feet. Department stores may sell perishable groceries, such as fresh fruits, vegetables, and dairy products, but such sales are insignificant. Department stores may have separate checkout areas in each department, central customer checkout areas, or both.
- Contractor Retail Establishments: Establishments primarily engaged in retailing new building materials, lawn and garden equipment, and supplies from a fixed point-of-sale location for the construction, repair, maintenance and improvement of the home and associated grounds. May include display of products, and display equipment designed to handle lumber, materials, and related products, garden equipment, and supplies. The staff is usually highly knowledgeable in the use of the specific products being retailed.
- Outdoor Sales: The outdoor standing or placement of immediately usable goods that are available for sale, lease or rental and that are displayed in such manner as to be readily accessible for inspection and removal by the potential customer.
- Night-Time Operation: Any retail establishment operating between 10:00 pm and 7:00 am.

Research & Development Centers: An establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing. This term includes but is not limited to a biotechnology firm or a manufacturer of nontoxic computer components.

Restaurants: An establishment in which the principal use is the preparation and sale of food and beverage. The food and beverage may be consumed on-site, carried out, or offered for delivery. Restaurants may include the sale of prepared food and beverages to other establishments for resale or consumption.

Small Distilleries: A facility or facilities owned or controlled by a licensed Distillery

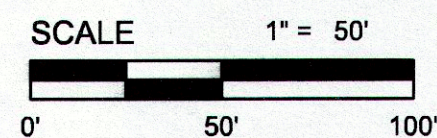
Small Wineries: A facility or facilities owned or controlled by a licensed Small Wine Maker.

Theaters: An outdoor area or, building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

Veterinary Services: Establishments of licensed veterinary practitioners engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners. Use as a kennel shall be limited to short-time boarding and shall be only incidental to the principal use.



**CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE**



LEGEND

- IRON SET
- IRON FOUND (WBB = BATZER)
- ◆ SECTION CORNER
- ✱ EXISTING LIGHT POLE
- ⊕ EXISTING CATCH BASIN - ROUND
- ⊞ EXISTING CATCH BASIN - SQUARE
- ① EXISTING SATELLITE DISH
- ⦿ EXISTING FIRE HYDRANT
- ^{WELL} EXISTING WATER WELL
- ⊙ EXISTING MANHOLE (AS NOTED)
- ⊞ EXISTING CABLE TV PEDESTAL
- ⊞^{UM} EXISTING UNDERGROUND MARKER
- ⊞ EXISTING ELECTRIC TRANSFORMER
- ⊗ EXISTING GATE VALVE
- ⊗ EXISTING FIRE DEPT. CONNECT
- ✕ EXISTING FENCE

ZONING - CF (CORRIDOR FLEX)

BUILDING SETBACKS
FRONT, SIDE, AND REAR - 5 FEET

BUILDING HEIGHT
MAXIMUM OF 4 STORIES/45 FEET

PARKING SETBACKS
FRONT AND SIDE - 10 FEET
REAR - 5 FEET

LEGAL DESCRIPTION PARCEL 01-234-036-00 PER FIRST AMERICAN TITLE INSURANCE COMPANY #819355.

LAND IN THE TOWNSHIP OF ACME, GRAND TRAVERSE COUNTY, MI. DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 34 AND 35, TOWN 28 NORTH, RANGE 10 WEST, MORE FULLY DESCRIBED AS: BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 34 AND 35; THENCE SOUTH 2 DEGREES 03 MINUTES 30 SECONDS WEST, 5.00 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, 349.87 FEET; THENCE SOUTH 27 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE WESTERN LINE OF HIGHWAY LA 31, A DISTANCE OF 460.45 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERN LINE, IN THE ARC OF A CIRCLE OF 220.00 FEET RADIUS, FROM THE POINT OF BEGINNING TO THE RIGHT, A DISTANCE OF 23.83 FEET; THENCE SOUTHERLY, ALONG SAID WESTERN LINE, FOR AN ARCDISTANCE OF 11 MINUTES 11 SECONDS WEST, 25.93 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 00 SECONDS EAST, 10.00 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, 436.91 FEET; THENCE SOUTH 2 DEGREES 02 MINUTES 10 SECONDS EAST, 101.07 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 50 SECONDS EAST, 85.60 FEET; THENCE SOUTH 2 DEGREES 02 MINUTES 10 SECONDS WEST, ALONG THE LINE BETWEEN SECTION 34 AND 35, A DISTANCE OF 101.07 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - PART II - PER FIRST AMERICAN TITLE INSURANCE COMPANY #819355 (PARCEL 01-234-036-00)

SCHEDULE B – PART II EXCEPTIONS NOTES:

- 7-10. NOT A MATTER OF SURVEY
8. TERMS AND CONDITIONS CONTAINED IN CROSS EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 776, PAGE 580. PLOTTED
9. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF RESTRICTIONS AND EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 776, PAGE 568.
10. OUTLOT PLOTTED
- 10-11. EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 556, PAGE 836. PLOTTED
- 11-18. NOT A MATTER OF SURVEY.

SURVEYOR'S CERTIFICATE:

TO LORIMAX STERN DEVELOPMENT COMPANY, LEVEL ONE BANK, FIRST AMERICAN TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),(b),(7),(a),(b),(1),(c),8,9,13,16,17,18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/08/2019.

Craig J. Pullen
CRAIG J. PULLEN, P.S. NO. 39095

ALTA TABLE "A" NOTES

1. MONUMENTS FOUND OR SET AT ALL PROPERTY CORNERS AS NOTED ON DRAWING. BOUNDARY IS A RETRACEMENT OF A 1974 WILLIAM BATZER SURVEY RECORDED IN LIBER 2, PAGE 723, BEARING BASIS OF ALTA SURVEY IS TRUE NORTH BY GPS OBSERVATION.
2. SITE ADDRESS IS 6455 US-31 NORTH, WILLIAMSBURG, MI. 49690.
3. THERE IS NO EVIDENCE OF MINIMAL FLOODING PER FEMA FLOOD RATE INSURANCE MAP Z6055C0150C EFFECTIVE 08/28/2018.
4. SITE CONTAINS 13.15 ACRES.
5. ZONING SETBACKS SHOWN.
6. BUILDING DIMENSIONS AND HEIGHT SHOWN ON DRAWING.
7. OBSERVED FEATURES SHOWN ON DRAWING.
8. THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE DESCRIBED PARCEL IS 448 (REGULAR) AND 10 (HANDICAPPED). COUNTS ARE APPROXIMATE DUE TO WINTER CONDITIONS AND FADED NATURE OF STRIPING.
9. ADJACENT NAMES SHOWN ON DRAWING.
10. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED.
11. WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
12. NO RED DELINEATION OF VEHICULAR TRAVEL WAS PROVIDED.

**ALTA-NSPS SURVEY
FORMER KMART SITE
LORMAX STERN COMPANY**

Date Issued: 01/16/2011
Date Surveyed: 01/08/2011
Designed By:
Drawn By: AD
Checked By: CJ
Scale: AS NOTED

Original sheet size is 22x34

Location:
PART OF SECTIONS 34 & 35
T28N-R10W
ACME TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

Project Number:
2018489001.01

Sheet:

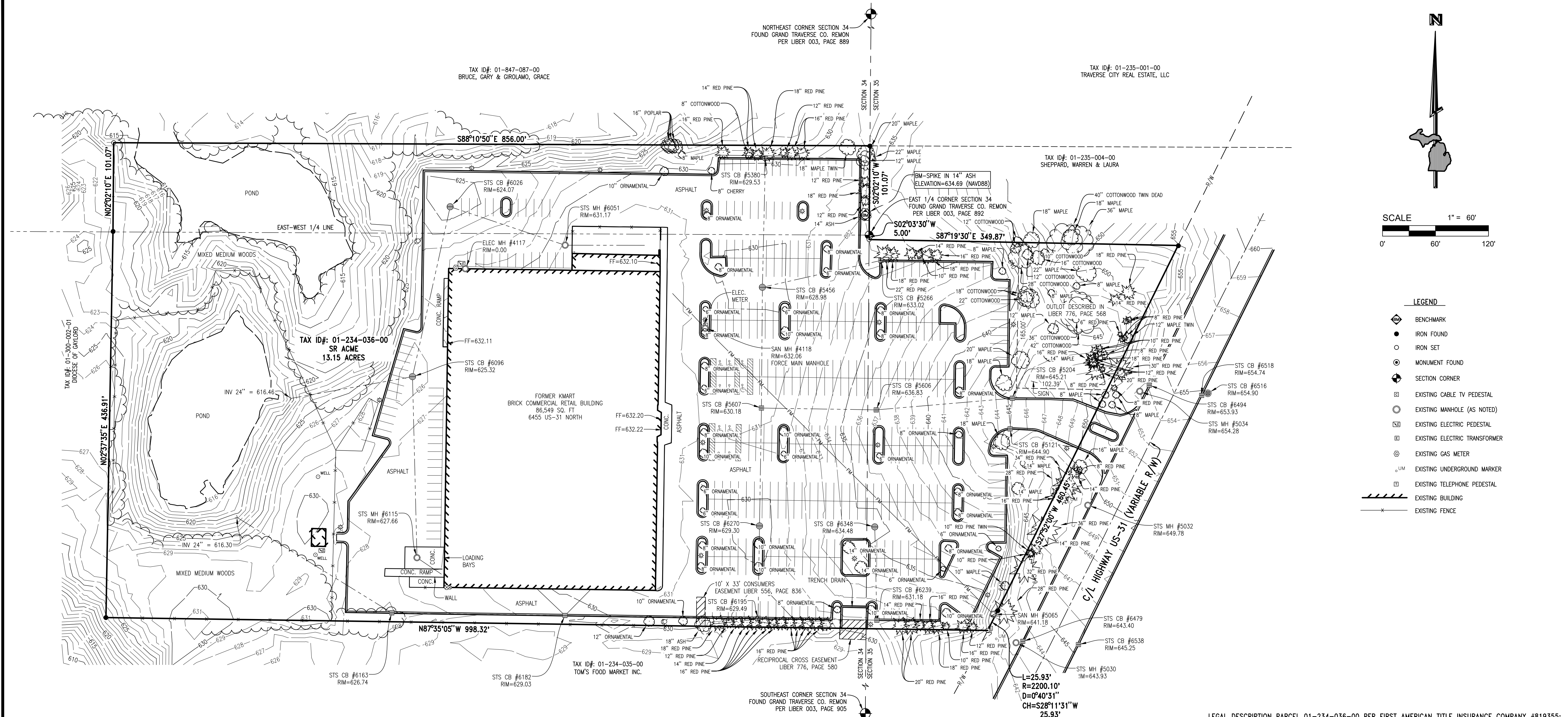


**CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE**

[illegible]

**BOUNDARY & TOPOGRAPHIC SURVEY
FORMER ACME K MART SITE
LORMAX STERN**

Date Issued:	10/22/2019
Date Surveyed:	
Designed By:	
Drawn By:	ADB
Checked By:	CJP
Scale:	1" = 60'
Original sheet size is 22x34	
Location:	
PART OF SECTION 34 & 35	
T28N-R10W	
ACME TOWNSHIP	
GRAND TRAVERSE COUNTY	
MICHIGAN	
Project Number:	
2019489002.01	
Sheet:	



LEGAL DESCRIPTION PARCEL 01-234-036-00 PER FIRST AMERICAN TITLE INSURANCE COMPANY #819355:

LAND IN THE TOWNSHIP OF ACME, GRAND TRAVERSE COUNTY, MI, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 34 AND S5S, TOWN 28 NORTH, RANGE 10 WEST, MORE FULLY DESCRIBED AS: BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 34 AND 35; THENCE SOUTH 2 DEGREES 03 MINUTES 30 SECONDS WEST, 5.00 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, 349.87 FEET; THENCE SOUTH 27 DEGREES 52 MINUTES 00 SECOND WEST ALONG THE WESTERN LINE OF HIGHWAY US 31, A DISTANCE OF 460.45 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERN LINE ON A CURVE OF RADIUS 220.00 FEET, CHORD BEARING S 28 DEGREES 11 MINUTES 30 SECONDS WEST, 259.93 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 05 SECONDS WEST, 998.32 FEET; THENCE NORTH 2 DEGREES 37 MINUTES 35 SECONDS EAST, 436.91 FEET; THENCE NORTH 2 DEGREES 02 MINUTES 10 SECONDS EAST, 101.07 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 50 SECONDS EAST, 856.0 FEET; THENCE SOUTH 2 DEGREES 02 MINUTES 10 SECONDS WEST, ALONG THE LINE BETWEEN SECTION 34 AND 35, A DISTANCE OF 101.07 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. THIS TOPOGRAPHIC AND BOUNDARY SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY GOSLING CZUBAK ENGINEERING SCIENCES, INC. DURING JANUARY 2019 AND OCTOBER 2019.
2. THE BEARING BEARS AND COORDINATES OF THIS DRAWING ARE BASED UPON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, INTERNATIONAL FEET, 2011 ADJUSTMENT. CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MDOT CONTINUOUSLY OPERATING STATIONS (CORS).
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON NAVD 88. CONTROL WAS ESTABLISHED BY GPS OBSERVATION USING THE AVAILABLE MDOT CONTINUOUSLY OPERATING STATIONS (CORS).
4. THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS SHOWN BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

SAN-4118
RIM=632.06
FORCE MAIN MANHOLE
NO INVERTS

SAN-5065
RIM=641.18
INV 2" FORCEMAIN NW=634.66
INV 6" PVC E=633.60

CB-5121
RIM=644.90
INV 12" RCP N=641.46
INV 2" CPP NW=643.82

CB-5204
RIM=645.21
INV 12" RCP W=639.75
INV 12" RCP S=639.77
INV 2" CPP SE=643.76
INV 2" CPP SW=643.77

CB-5266
RIM=633.02
INV 12" RCP W=627.27
INV 2" CPP S=632.30
INV 2" CPP SE=632.30

CB-5380
RIM=629.53
INV 12" RCP S=626.25

CB-5456
RIM=628.98
INV 12" RCP N=625.41
INV 12" RCP E=625.33
INV 18" RCP S=625.29
INV 2" CPP S=628.37
INV 2" CPP W=628.40
INV 2" CPP NE=628.31
INV 2" CPP E=628.29

CB-5606
RIM=636.83
INV 12" RCP E=631.91
INV 12" RCP W=631.88
INV 2" CPP W=635.60
INV 2" CPP N=635.60
INV 2" CPP E=635.60
INV 2" CPP S=635.60

CB-5607
RIM=630.18
INV 18" RCP N=624.48
INV 12" RCP E=625.26
INV 21" RCP S=624.44
INV 2" CPP S=628.77
INV 2" CPP W=628.77
INV 2" CPP N=628.77
INV 2" CPP E=628.77

CB-6026
RIM=624.07
INV 10" PVC SE=617.5

INV 2" CPP S=623.47
INV 2" CPP W=623.47
INV 2" CPP N=623.47
INV 2" CPP E=623.47

STM MH-6051
RIM=631.17
INV 6" PVC E=629.15
INV 10" PVC NW=625.2

CB-6096
RIM=625.32
INV 18" RCP N=617.35
INV 15" RCP S=617.65
INV 24" RCP W=617.30
INV 2" CPP W=624.53
INV 2" CPP N=624.53
INV 2" CPP E=624.53

STM MH-6115
RIM=627.66
INV 15" RCP N=621.55
INV 6" PVC SE=623.21

CB-6163
RIM=626.74
INV 27" RCP E=620.64

INV 27" RCP NW=625.89
 INV 2" CPP N=625.89
 INV 2" CPP NE=625.89

 CB-6182
 RIM=629.03
 INV 27" RCP W=621.83
 INV 27" RCP E=621.83
 INV 2" CPP NW=628.33
 INV 2" CPP NE=628.33

CB-6195
RIM=629.49
INV 27" RCP W=622.87
INV 24" RCP N=622.77
INV 15" RCP E=624.04
INV 2" CPP NE=628.59
INV 2" CPP W=628.79

CB-6239
RIM=631.18
INV 15" RCP W=626.21
INV 12" RCP N=626.39
INV 2" CPP NE=630.16

CB-6270
RIM=629.30
INV 21" RCP N=623.51

CB-6348
RIM=634.48
INV 12" RCP S=629.94
INV 2" CPP S=633.45
INV 2" CPP W=633.44
INV 2" CPP NE=633.53
INV 2" CPP SE=633.45

NOTE: CONNECTIVITY OF 2" CPP PIPES UNKNOWN AND NOT SHOWN.
CONNECTIVITY OF US-31 STORM NOT SHOWN.



Know what's below.
Call before you dig.

OWNER REVIEW: 19 MAR. 2019
OWNER REVIEW: 20 MAR. 2019
OWNER REVIEW: 08 MAY 2019
OWNER REVIEW: 09 MAY 2019
OWNER REVIEW: 01 JUL. 2019
OWNER REVIEW: 09 JUL. 2019
OWNER REVIEW: 20 AUG. 2019
OWNER REVIEW: 21 AUG. 2019
OWNER REVIEW: 04 SEPT. 2019
OWNER REVIEW: 06 SEPT. 2019
OWNER REVIEW: 01 NOV. 2019
OWNER REVIEW: 01 FEB. 2020
OWNER REVIEW: 31 MAR. 2020
FD RESUBMITTAL: 09 APR. 2020

Proposed

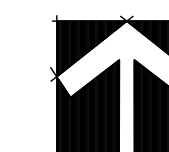
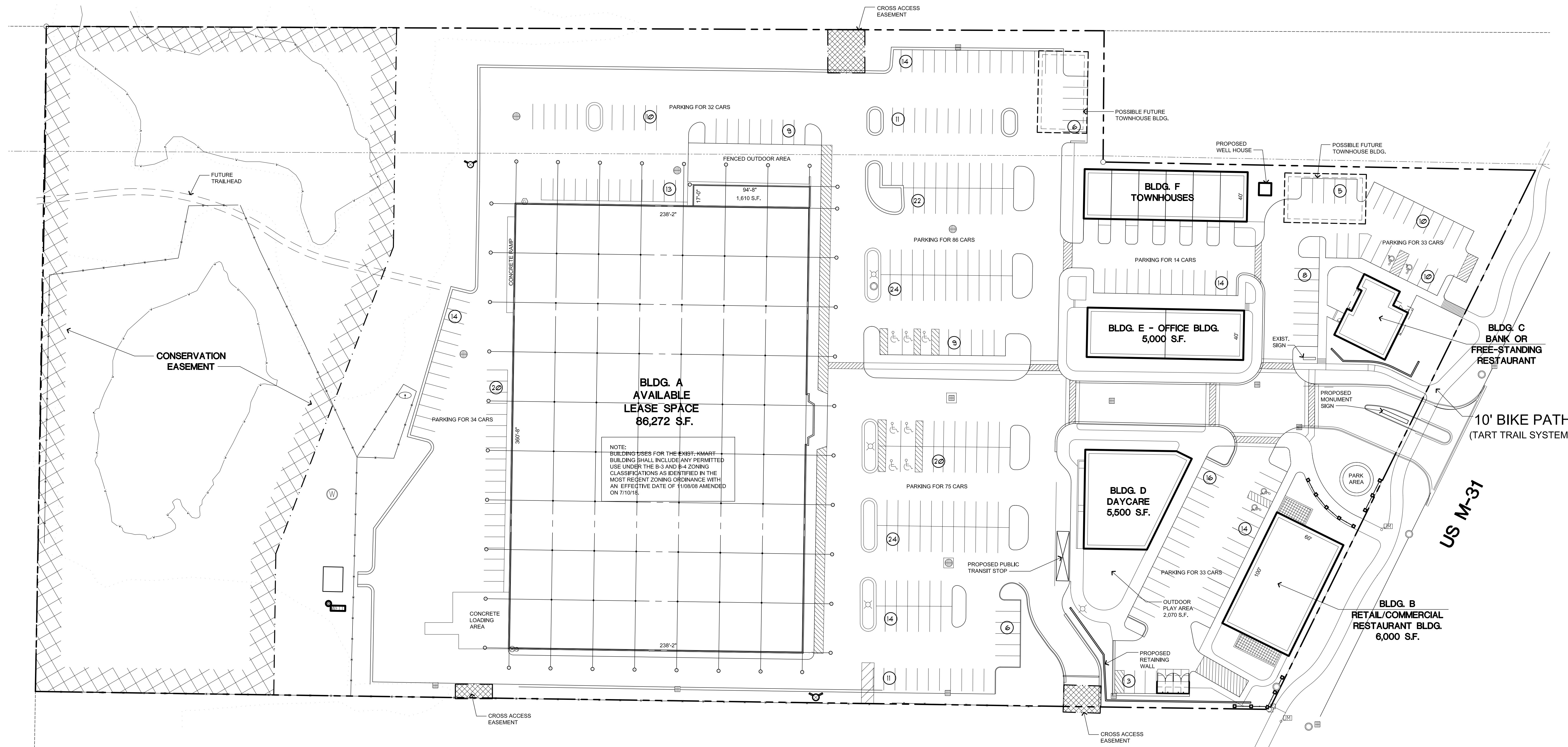
Commercial Development



Conceptual Site Plan

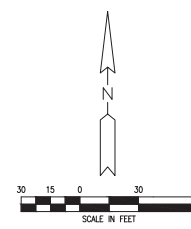
issue date: 20 OCT. 14
drawn: KS
checked: MD
approved: MD

SP-1



SITE PLAN

SCALE: 1"=40'-0"



1. SANITARY SEWER - THE SITE IS SERVED BY A SANITARY SEWER LINE IN US 31 RIGHT OF WAY. THERE IS AN EXISTING MANHOLE LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. WE WILL SERVICE THIS DRAINAGE THROUGH THIS SYSTEM.
2. DOMESTIC WATER SERVICE - A PUMP HOUSE AND DOMESTIC WATER WELL WILL BE LOCATED ON THE NORTH SIDE OF THE SITE. THIS FACILITY WILL SERVICE ALL NEW BUILDINGS WITH POTABLE WATER.
3. THE STORM WATER WILL BE COLLECTED THROUGH THE EXISTING STORM DRAINAGE SYSTEM. THE PROPOSED IMPERVIOUS SURFACE IS LESS THAN THE EXISTING CONDITIONS.
4. ALL UNDERGROUND UTILITIES INCLUDING SEWERS, DOMESTIC WATER, GAS, ELECTRIC, TELEPHONE, ETC. WILL BE MAINTAINED TO EXISTING BUILDING LOCATIONS. DUE TO THE SPECULATIVE NATURE OF THE CURRENT SITE LAYOUT, THE EXACT LOCATION IF THE UNDERGROUND UTILITIES WILL BE DETERMINED IN THE FINAL DESIGN PHASE OF THE PROJECT.

C1.0

203 S. Valley Center Drive
 Troy, MI 48067
 313.236.3100
www.yes4time.com

FOR
ACME KMART REDEVELOPMENT

[illegible]

Know what's below.
Call before you dig.

PROJECT MANAGER: LORMAX STERN DEVELOPMENT COMPANY, L.P. LSP-AL-15- LANDSCAPE TREATMENT PLAN - L1.0 - ADJUSTED 4/10/2020 10:30 AM BY: SARAFI, BILAL



Know what's below.
Call before you dig.

1. OFF-STREET PARKING AREA BUFFERING, LANDSCAPING AND SCREENING

SECTION 7.5.4(C)(2):
2. OFF-STREET PARKING AREAS SHALL HAVE THE FOLLOWING
BUFFERING, LANDSCAPING AND SCREENING ALONG ALL STREETS:
a) A BUFFER STRIP SHALL BE ESTABLISHED BETWEEN THE
OFF-STREET PARKING AREA AND THE STREET OF AT LEAST TEN FEET IN
WIDTH, WHICH SHALL BE USED ONLY FOR LANDSCAPING, SCREENING OR
DRAINAGE, AS PROVIDED HEREIN.
b) ONE CANOPY OR EVERGREEN TREE SHALL BE PLANTED IN THE
BUFFER STRIP FOR EVERY 24 LINEAL FEET OF STREET FRONTAGE OF
THE OFF-STREET PARKING AREA. ARRANGEMENT OF TREES IN CLUSTERS
OR GROUPINGS IS ENCOURAGED, BUT IN NO CASE SHALL TREES BE
MORE THAN 35 FEET APART.
c) A HEDGE, BERM, WALL OR COMBINATION THEREOF FORMING A
CONTINUOUS SCREEN AT LEAST 36 INCHES IN HEIGHT ABOVE THE
GRADE OF THE OFF-STREET PARKING AREA, SHALL BE ESTABLISHED IN
THE BUFFER STRIP. WALLS AND/OR HEDGES SHALL BE SET BACK AT
LEAST FOUR FEET FROM THE PROPERTY LINE.

ROW AND SCREENING ORDINANCES

2. RIGHT-OF-WAY LANDSCAPING

SECTION 7.5.4(F):
RIGHT-OF-WAY LANDSCAPING: ALL USES SUBJECT TO THE
REQUIREMENTS OF THIS SECTION THAT ABUT RIGHTS-OF-WAY SHALL
PROVIDE THE FOLLOWING LANDSCAPING ON ANY ABUTTING SIDE:
1. ANY REQUIRED PLANTING STRIP SHALL BE A MINIMUM OF 10 FEET
IN WIDTH, EXCEPT AS PROVIDED IN SECTION 7.5.6D.
2. ONE CANOPY OR EVERGREEN TREE, AND FIVE SMALL SHRUBS
SHALL BE PLANTED ADJACENT TO THE PUBLIC RIGHT-OF-WAY FOR
EACH TWENTY-FOUR LINEAL FEET OF FRONTAGE. ARRANGEMENT OF
TREES AND SHRUBS IN CLUSTERS OR GROUPINGS IS ENCOURAGED, BUT
IN NO CASE SHALL TREES BE MORE THAN THIRTY-FIVE FEET APART.
3. A LANDSCAPE SCREEN, OPAQUE FENCE, BERM OR COMBINATION
THEREOF SHALL BE ESTABLISHED ADJACENT TO THE PUBLIC
RIGHT-OF-WAY, SUCH THAT IT FORMS A CONTINUOUS SCREEN AT LEAST
THREE FEET IN HEIGHT.

PARKING LOT LANDSCAPE CALCULATIONS

1. ORDINANCE: SECTION 7.5.4(C)(3)a - OFF-STREET PARKING AREAS
SHALL BE PLANTED WITH CANOPY TREES AT THE RATIO OF ONE
TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF.

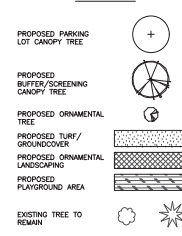
296 PROPOSED SPACES	REQUIREMENT	PROPOSED
CANOPY TREES	30	13 EXISTING 26 PROPOSED

ROW AND SCREENING CALCULATIONS

1. OFF STREET PARKING AREA BUFFERING, LANDSCAPING, AND
SCREENING

APPX. 67.6 LF	REQUIREMENT	PROPOSED
TREES	3 TREES	3 TREES
SHRUBS	CONTINUOUS HEDGE	CONTINUOUS HEDGE
2. RIGHT OF WAY LANDSCAPING		
APPX. 418.7 LF	REQUIREMENT	PROPOSED
TREES	18 TREES	10 TREES EXCEPTION HAS BEEN MADE BY ACME TOWNSHIP FOR A MORE URBAN DESIGN
SHRUBS	88 SHRUBS	88 SHRUBS MIN.

LEGEND



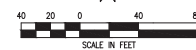
CONCEPTUAL PLANT LIST

PROPOSED PLANTS MAY INCLUDE BUT ARE
NOT LIMITED TO:

TREES	QUERCUS BICOLOR	SWAMP WHITE OAK
	ACER RUBRUM	RED MAPLE
	GYMNOCALAZUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE
	PINUS STROBUS	WHITE PINE
	PRINIA FUNDENS 'LAUREA'	COLORADO BLUE SPRUCE
	BETULA NIGRA	RIVER BIRCH
	AMELANCHIER X GRANDIFLORA	SERVICE BERRY
	CORNUS MAS	DOGWOOD
	QUERCUS MACROCARPA	BUR OAK
	PINUS NIGRA	AUSTRIAN PINE

SHRUBS/PERENNIALS	JUNIPERUS SP.	JUNIPER
	HYDRANGEA SP.	HYDRANGEA
	ILEX SP.	HOLLY
	HERNANDIAS SP.	DAILEY

NOTE: PROPOSED PLANTING MATERIAL WILL
BE OF A NATIVE VARIETY AND NOT INCLUDE
INVASIVE SPECIES.



LORMAX STERN DEVELOPMENT COMPANY
38500 WOODWARD AVE, SUITE #200
BLOOMFIELD HILLS, MI 48304
LANDSCAPE TREATMENT PLAN
FOR
ACME K MART REDEVELOPMENT

ISSUED FOR: DATE: BY:
REV 1 04/06/20 BPL

JOB NO.
LSD200101B

SHEET

L1.0

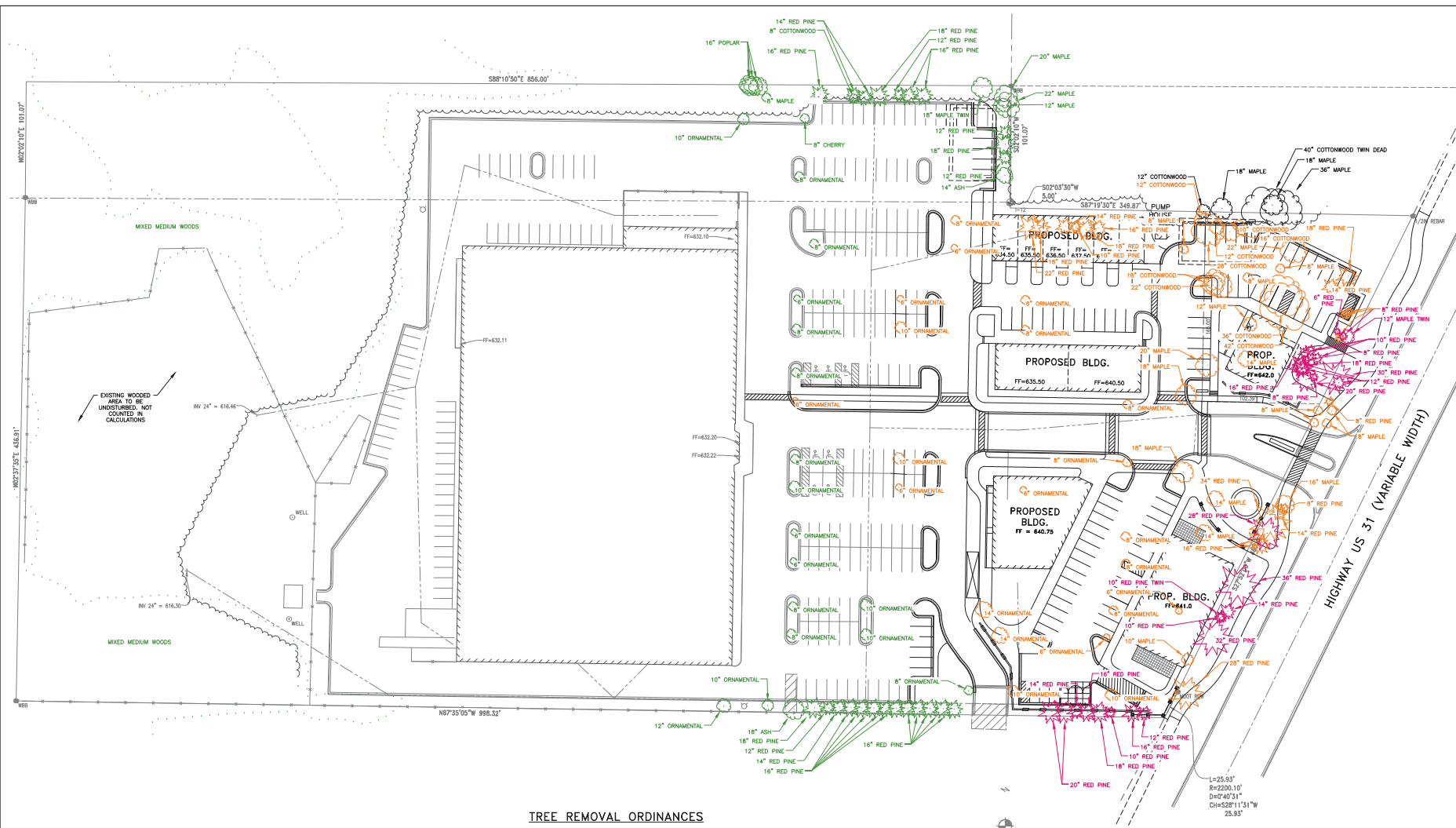


© Wade Trim, Inc.

PROJECT MANAGER: LORMAX STERN DEVELOPMENT COMPANY, L.P. 38500 WOODWARD AVE., SUITE #200 BLOOMFIELD HILLS, MI 48304
DATE: 04/06/2020 10:30 AM BY: MARK FERGUSON, BIRMINGHAM
FIELD BOOK INFORMATION: PLANNING - L1.1 - ADJUSTED 4/10/2020 10:30 AM BY: MARK FERGUSON, BIRMINGHAM



Know what's below.
Call before you dig.



TREE REMOVAL ORDINANCES

1. EXISTING VEGETATION

SECTION 7.5.6(h)(1)-(2):

SECTION 7.5.6 ITEM h.1
CREDIT: IN INSTANCES WHERE QUALITY AND HEALTHY PLANT MATERIAL EXISTS ON A PARCEL PRIOR TO ITS DEVELOPMENT, THE PLANNING COMMISSION, PURSUANT TO SITE PLAN APPROVAL, MAY ADJUST THE APPLICATION OF THESE LANDSCAPE STANDARDS TO ALLOW CREDIT FOR EXISTING, HEALTHY PLANT MATERIAL IF SUCH EXISTING VEGETATION IS IN KEEPING WITH AND IS CONSISTENT WITH THE INTENT OF THIS SECTION.

SECTION 7.5.6 ITEM h.2
REMOVAL: EXISTING VEGETATION MAY BE REMOVED WITHIN FIVE FEET OF THOSE AREAS UNDER DEVELOPMENT, I.E., BUILDING FOOTPRINT, VEHICULAR USE AREAS, SIDEWALKS, OUTDOOR STORAGE, ETC. NO VEGETATION SHALL BE REMOVED OUTSIDE THESE CONSTRUCTION AREAS UNLESS NEW CANOPY OR EVERGREEN TREES ARE PLANTED. THE TOTAL CALIPER-INCH OF WHICH SHALL EQUAL THE TOTAL CALIPER-INCH OF THOSE TREES REMOVED. THE PLANNING COMMISSION MAY ALLOW THE REMOVAL OF VEGETATION OUTSIDE THE FIVE FOOT PERIMETER, IF SUCH REMOVAL IS CONSISTENT WITH THE INTENT OF THIS SECTION.

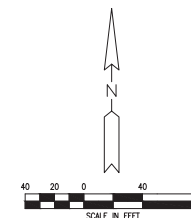
WITH THE ABOVE STATEMENT, THE ORANGE TREES IDENTIFIED ON THIS SHEET DEPICT TREES WITH IN THE "BUILDING FOOTPRINT, VEHICULAR USE AREAS AND SIDEWALKS." WE INTERPRET THE ZONING ORDINANCE TO INDICATE THAT THESE TREES DO NOT NEED TO BE REPLACED CALIPER-INCH PER CALIPER-INCH.

TREE MITIGATION CALCULATIONS

- ORDINANCE: SECTION 7.5.6(h)1 - CREDIT (GREEN)
688 CALIPER INCHES OF TREES PROTECTED
52 EXISTING TREES PROTECTED
- ORDINANCE: SECTION 7.5.6(h)2 - REMOVAL (ORANGE)
880 CALIPER INCHES OF TREES REMOVED
66 EXISTING TREES REMOVED (SEE NOTE 2 THIS SHEET)
- ORDINANCE: SECTION 7.5.6(h)2 - REMOVAL (RED)
448 CALIPER INCHES OF TREES REMOVED
29 TREES EXISTING TREES REMOVED

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED WITH NO MITIGATION
- EXISTING TREE TO BE REMOVED AND REPLACED PER CALIPER INCH



LORMAX STERN DEVELOPMENT COMPANY
38500 WOODWARD AVE., SUITE #200
BLOOMFIELD HILLS, MI 48304
TREE MITIGATION AND REMOVAL
FOR
ACME K MART REDEVELOPMENT

ISSUED FOR: DATE: BY:
REV 1 04/06/2020 BFM

JOB NO.
LSD200101B

SHEET

L1.1

© 2020 LORMAX STERN DEVELOPMENT COMPANY, L.P.



REV	DATE	DESCRIPTION	BY

Schedule													
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiple	Light Loss Factor	Wattage
	S3		4	HUBBELL OUTDOOR	RAR2-320L-140-4K7-3		B-70-CRI	1	RAR2-320L-140-4K7-3.ies	19558	1	1	133.2
	S3-EX		1	HUBBELL OUTDOOR	RAR2-320L-140-4K7-3		B-70-CRI	1	RAR2-320L-140-4K7-3.ies	19558	1	1	133.2
	S4		1	HUBBELL OUTDOOR	RAR2-320L-140-4K7-4W		B-70-CRI	1	RAR2-320L-140-4K7-4W.ies	19251	1	1	133.2
	S4-EX		5	HUBBELL OUTDOOR	RAR2-320L-140-4K7-4W		B-70-CRI	1	RAR2-320L-140-4K7-4W.ies	19251	1	1	133.2
	S5		3	HUBBELL OUTDOOR	RAR2-320L-140-4K7-SQW		B-70-CRI	1	RAR2-320L-140-4K7-SQW.ies	19688	1	1	133.2
	S5-EX		5	HUBBELL OUTDOOR	RAR2-320L-140-4K7-SQW		B-70-CRI	1	RAR2-320L-140-4K7-SQW.ies	19688	1	1	133.2
	WM4		6	HUBBELL OUTDOOR	TRP2-24L-70-4K7-4	GeoPak Size 2	C-70-CRI	1	TRP2-24L-70-4K7-4.ies	7709	1	1	70.6
	WM3		5	HUBBELL OUTDOOR	TRP2-24L-70-4K7-3	GeoPak Size 2	C-70-CRI	1	TRP2-24L-70-4K7-3.ies	7916	1	1	70.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Areas/Drives	+	1.6 fc	4.4 fc	0.3 fc	14.7:1	5.3:1
Property Line Calc	+	0.2 fc	3.1 fc	0.0 fc	N/A	N/A

issued for:

OWNER REVIEW 19 MAR 2019

OWNER REVIEW 20 MAR 2019

OWNER REVIEW 08 MAY 2019

OWNER REVIEW 09 MAY 2019

OWNER REVIEW 01 JUL 2019

OWNER REVIEW 09 JUL 2019

OWNER REVIEW 20 AUG 2019

OWNER REVIEW 21 AUG 2019

OWNER REVIEW 04 SEPT 2019

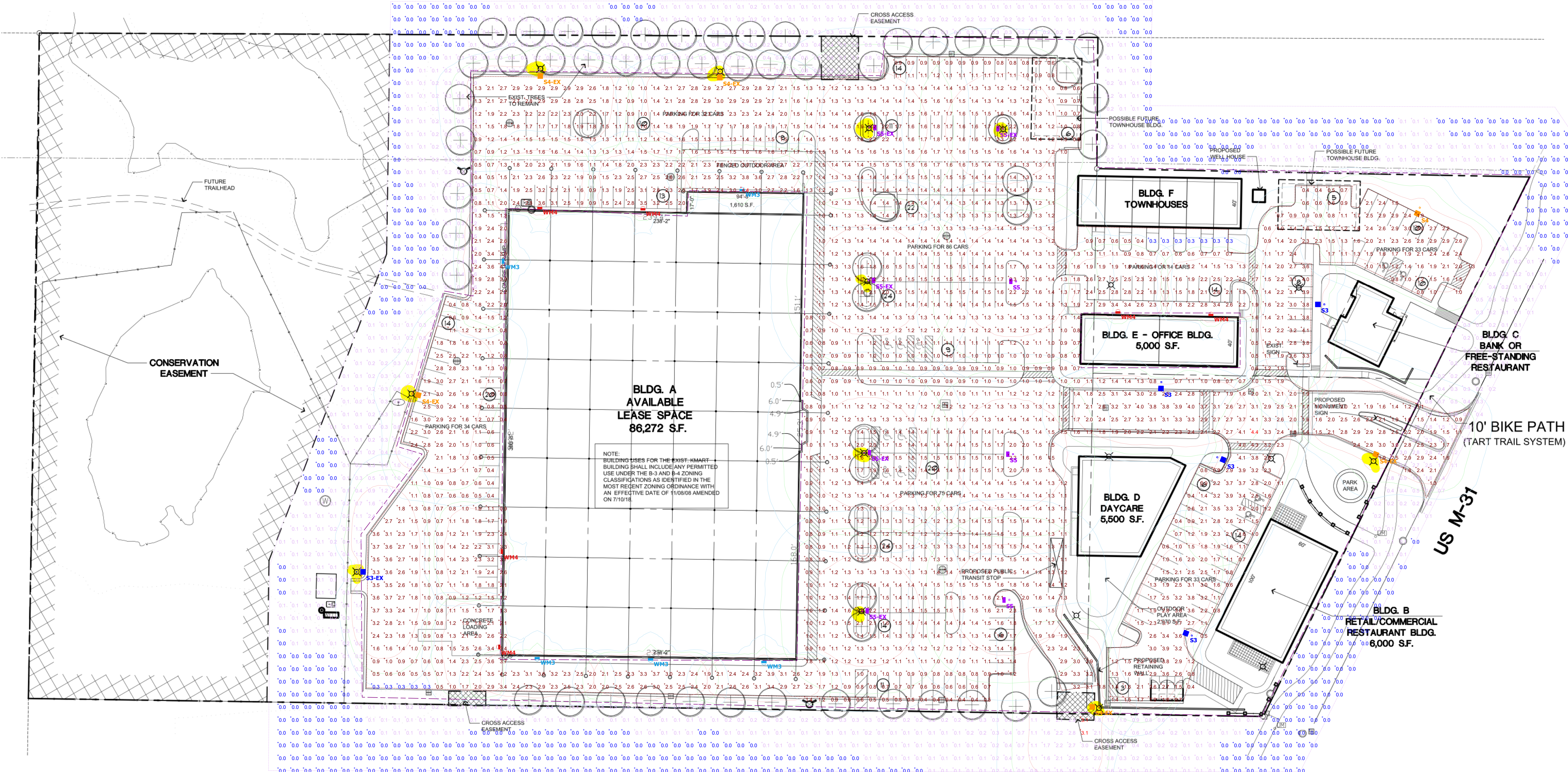
OWNER REVIEW 06 SEPT 2019

OWNER REVIEW 07 NOV 2019

OWNER REVIEW 01 FEB 2020

OWNER REVIEW 31 MAR 2020

project:



SITE PLAN

SCALE: 1"=40'-0"

Commercial Development

US-31
Acme Twp., Michigan



32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.640.7700 FX 248.640.2710
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drawing:
Conceptual
Site Plan

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issue date: 20 OCT. 14
drawn: KS
checked: MD
approved: MD

file number: 19009
sheet:

SP-1

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Plan View
Scale - 1" = 45ft

ACME Commercial Development
Site Layout
ACME, MI



[illegible]

Commercial Development
Building B
US-31
Acme Township, Michigan



STATE OF MICHIGAN
MARK CRANE
ARCHITECT
No.
34180
LICENSED ARCHITECT

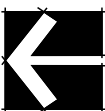
Conceptual Bldg. Elevations & Floor Plan

Issue date: 04 OCT. 19
Drawn: KL
Checked: MD
Approved: MD

A-3



Scale: 1/8"=1'-0"



Floor Plan - Outparcel B

6,000 S.F.

Scale: 1/8"=1'-0"



Scale: 1/8"=1'-0"



Scale: 1/8"=1'-0"



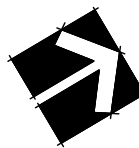
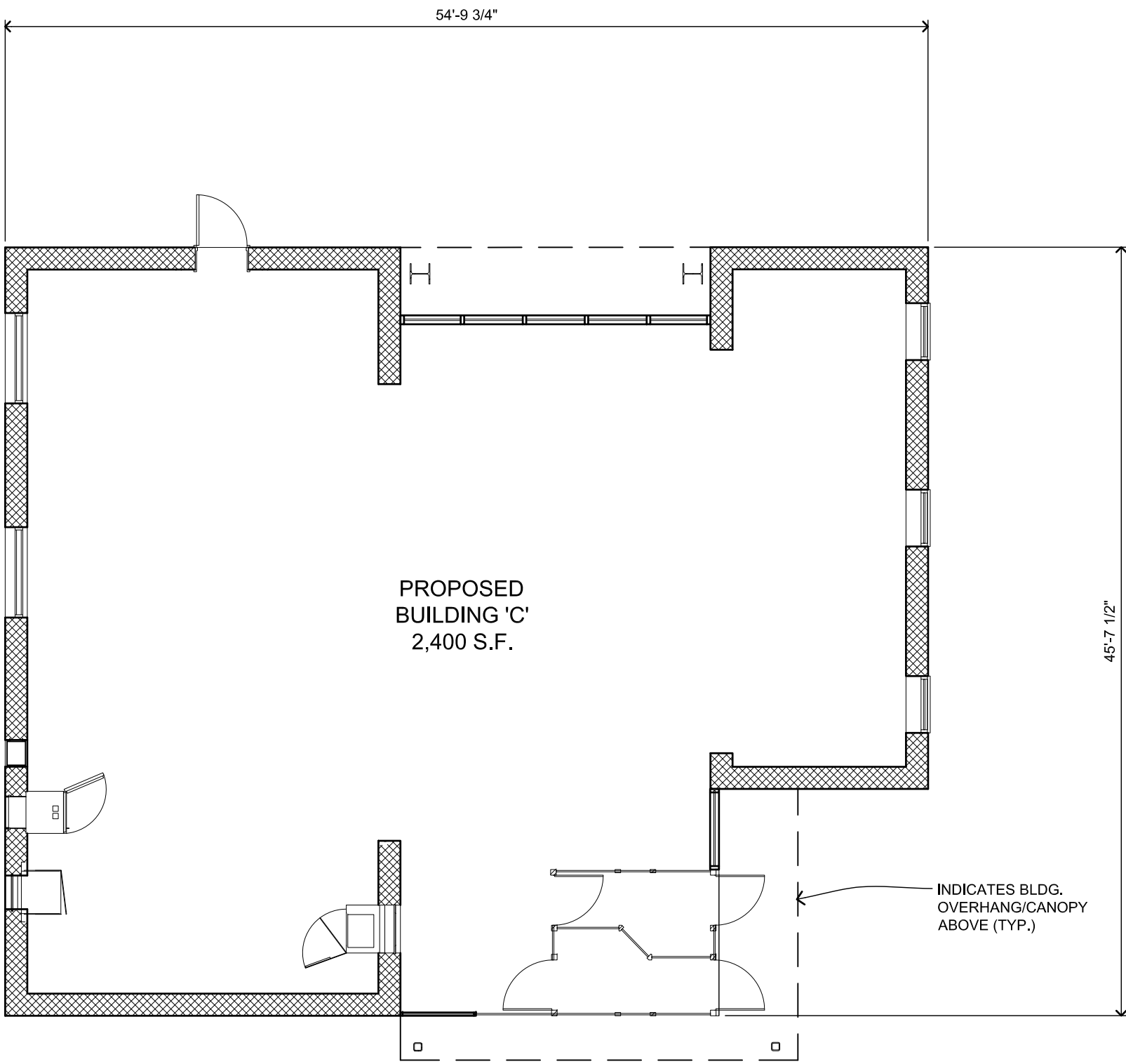
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East Elevation

NTS



Floor Plan - Bldg. C

2,400 S.F.

Scale: 1/8"=1'-0"

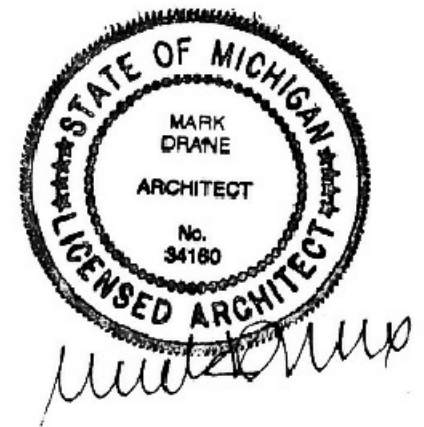
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project:

Building C
Commercial Development
US-31
Acme Township, Michigan



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drawing:

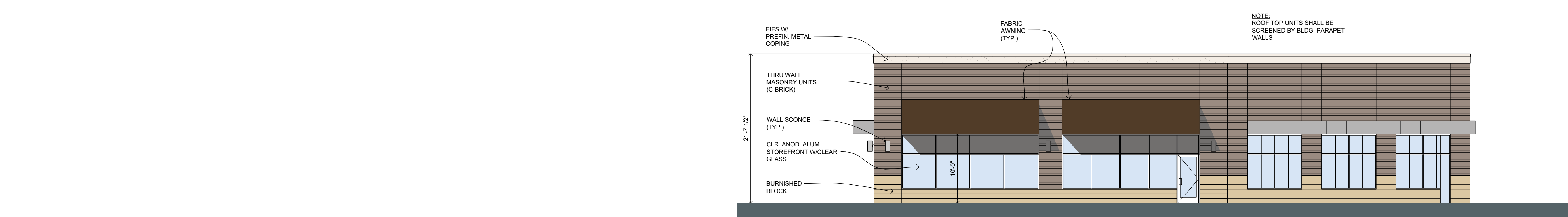
Conceptual
Bldg. Elevations
& Floor Plan

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issue date: 04 OCT. 19
drawn: KL
checked: MD
approved: MD

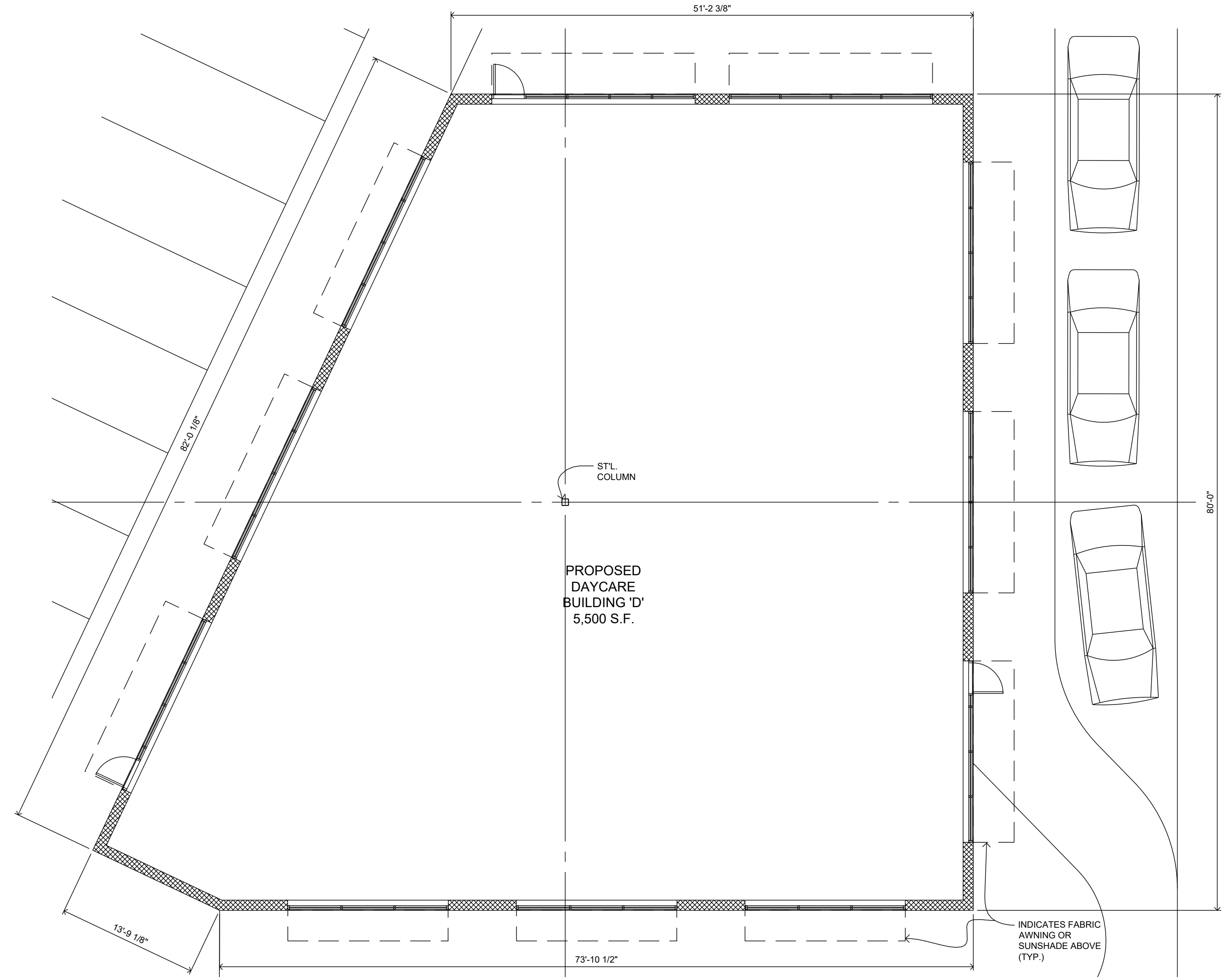
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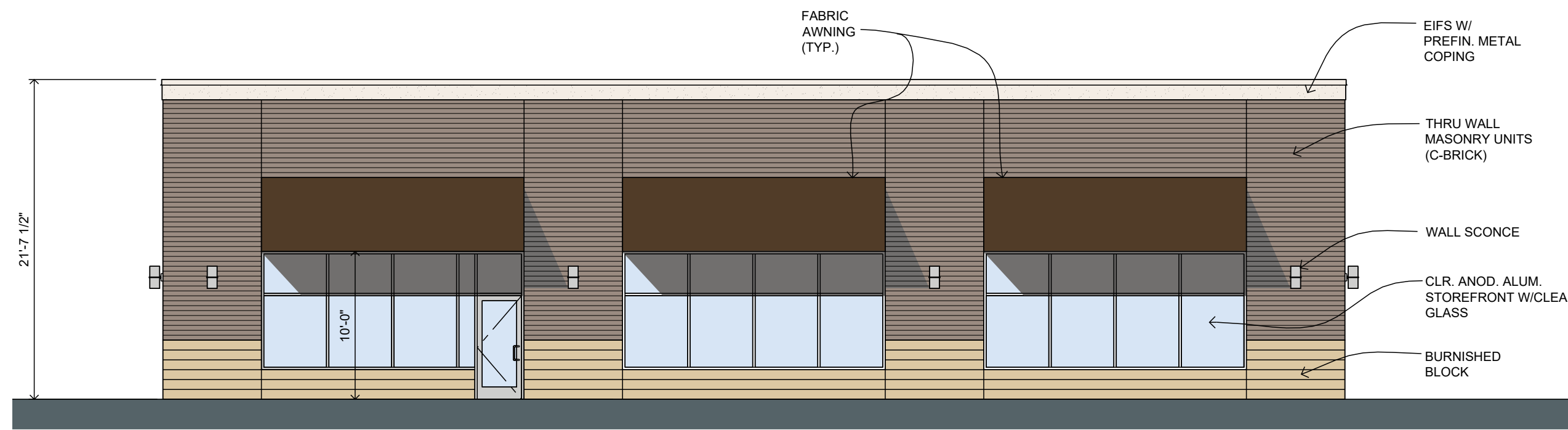
South Elevation

Scale: 1/8"=1'-0"



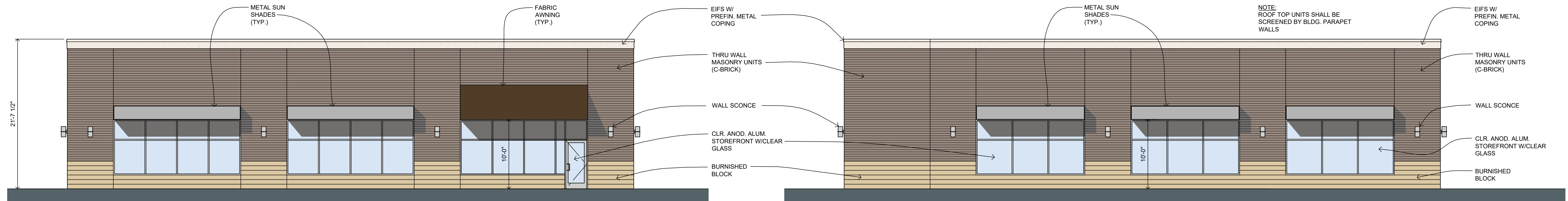
Floor Plan - Bldg. D
5,500 S.F.

Scale: 1/8"=1'-0"



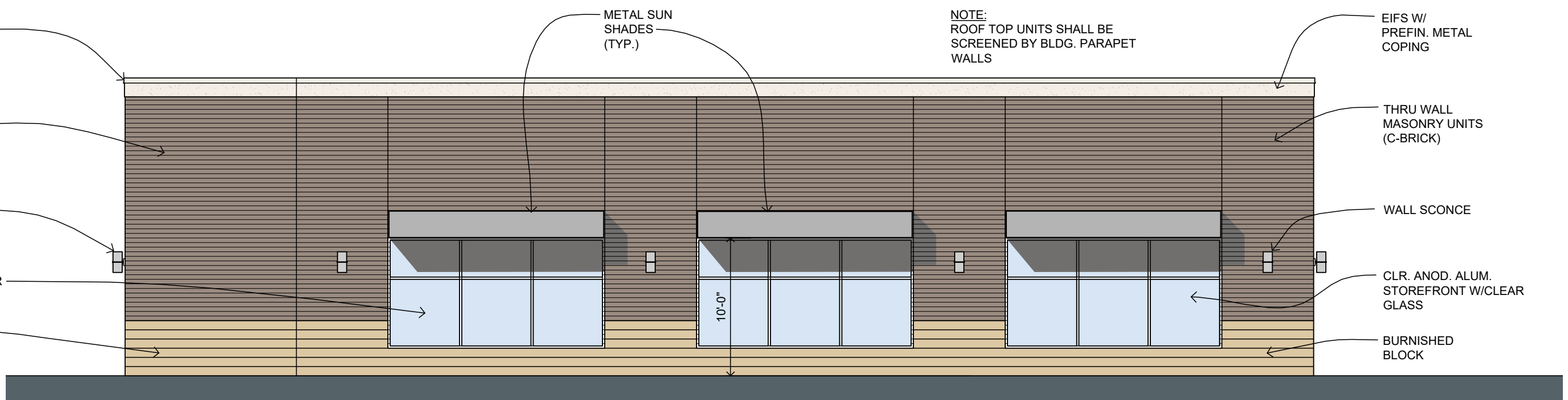
West Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"



North Elevation

Scale: 1/8"=1'-0"

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project:

Building D
Commercial Development
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drawing:
**Conceptual
Bldg. Elevations
& Floor Plan**

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issue date: 04 OCT. 19
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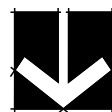
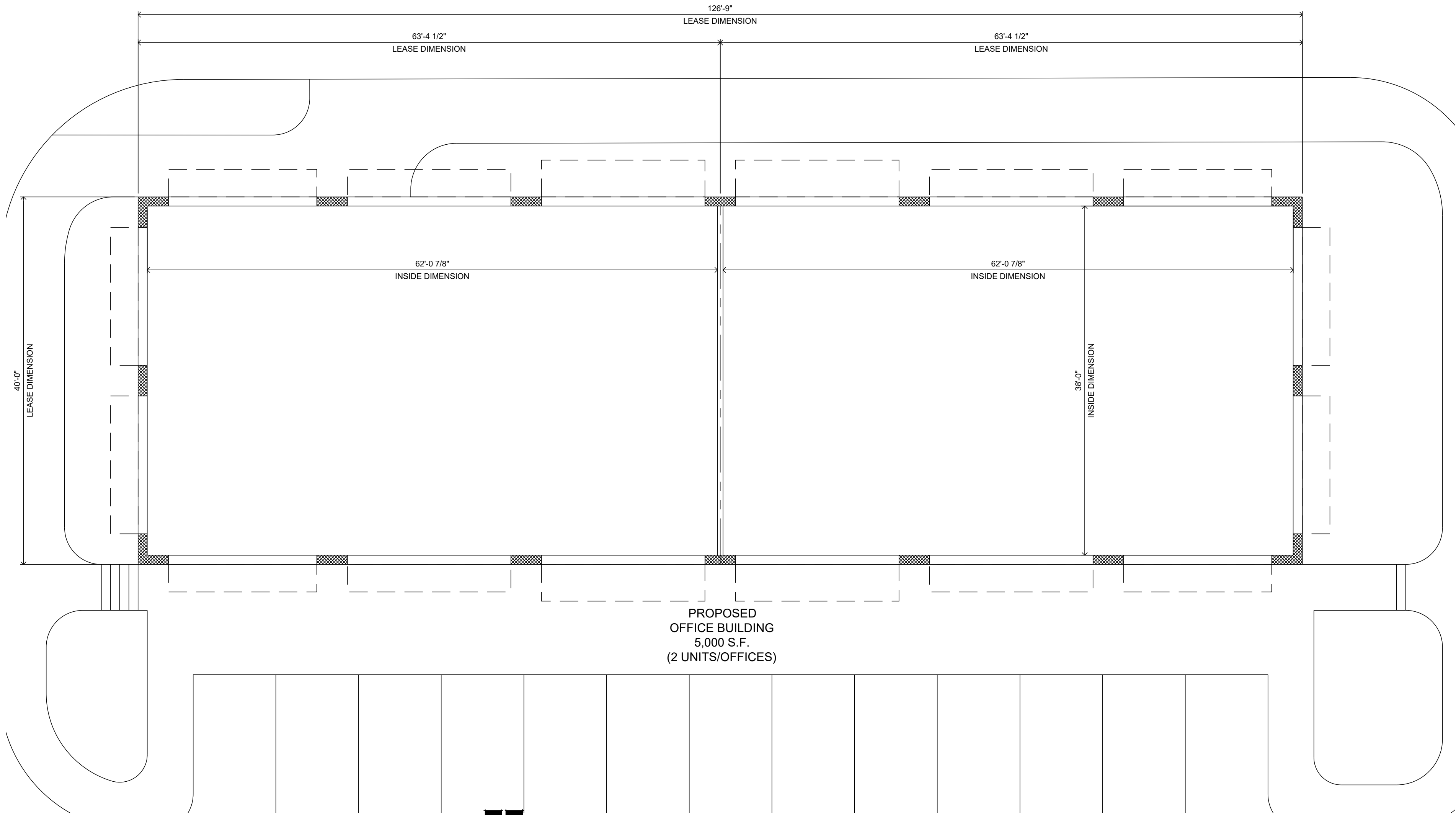
sheet:

A-5



South Elevation

Scale: 1/8"=1'-0"



Floor Plan - Office Building

5,000 S.F.

Scale: 1/8"=1'-0"



West Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"



North Elevation

Scale: 1/8"=1'-0"

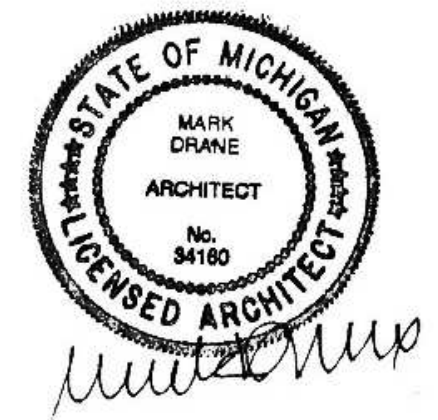
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Proposed Office Building
Commercial Development
US-31
Acme Township, Michigan



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approved: MD

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A-6

