COUNCIL MEMBERS
KAYLEIGH REID, President
PATRICK BROCKWAY, Vice President
CARRIE BUDZINSKI
BRANDON MCCULLOUGH
EILEEN MCDONNELL
ROBIN PERSICONI
MARTHA PTASHNIK

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

MEETING PACKET FOR THE REGULAR MEETING OF MONDAY, MAY 18, 2026

7:00 P.M.

**The electronic agenda is compiled, produced and distributed by the City Council Staff.
(734) 466-2250**

The official documents are on file in the City Clerk's office.

2041st Regular Meeting Agenda of the Council of the City of Livonia
Monday, May 18, 2026 - Revised

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
View meeting packet here: https://livoniami.portal.civicclerk.com/

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of May 4, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

a. Communication from the Department of Finance dated May 1, 2026, forwarding the Departmental Purchases Report, for the month ending April 30, 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Jasmine Cone, to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street. (Approving)

2. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Shadyside Development LLC, for the properties at 19301, 19309, and 19317 Shadyside Street. (Approving)

Planning Commission

3. WAIVER PETITION 2026-01-02-03: submitted by Costco Wholesale Corporation, requesting waiver use approval to remove the existing fueling facility and construct additional parking at 13700 Middle Belt Road, and construct a new fueling facility at 13550 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25. (Approving)

4. WAIVER PETITION 2026-01-02-04: submitted by Meijer, Inc., requesting waiver use approval to construct a gas station and convenience store at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25. (Approving)

5. WAIVER PETITION 2026-01-02-05: submitted by El Car Wash Mid-West LLC, requesting waiver use approval to construct an auto wash establishment at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25. (Approving)

Department of Public Works

6. REQUEST TO AMEND COUNCIL RESOLUTION 151-25: to replace the authorized representative with Zachary Haapala. (Approving)

7. REQUEST TO APPROVE WATER SERVICE CONTRACT AMENDMENT NO. 5 BETWEEN GREAT LAKES WATER AUTHORITY (GLWA) AND CITY OF LIVONIA: to make minor adjustments/corrections to the original signed contract which will be in effect for the next four (4) years until the next contract re-opener.Changes will go into effect July 1, 2027. (CR 246-15) (Approving)

Engineering

8. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Plymouth Auto Sales in conjunction with the construction of a storm drain system that provides adequate drainage at 36534 Plymouth Road, in the S.W. 1/4 of Section 29. (Approving)

9. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Seven Mile/Farmington Venture Limited Partnership in conjunction with the construction of a storm drain system that provides adequate drainage at 33500 Seven Mile Road, in the S.E. 1/4 of Section 4. (Approving)

10. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from JB Tool in conjunction with the construction of a storm drain system that provides adequate drainage at 13000 Farmington Road, in the N.W. 1/4 of Section 27. (Approving)

UNFINISHED BUSINESS

NEW BUSINESS

Department of Law

11. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a storm sewer easement in connection with the storm sewer constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).

12. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).

13. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-005).

14. REQUEST TO APPROVE LICENSE AGREEMENT FOR A PORTION OF CITY OF LIVONIA MIDDLE BELT PROPERTY: with Consumers Energy for a period ending July 1, 2026.

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LETTER TO THE LIVONIA CITY COUNCIL

Finance
May 1, 2026

MEETING DATE	PRESENTED BY
R051826	

AGENDA ITEM

a. Communication from the Department of Finance dated May 1, 2026, forwarding the Departmental Purchases Report, for the month ending April 30, 2026.

BACKGROUND DETAILS

Finance Ordinance 3.04.130(A) requires that a report be provided to the governing body regarding departmental purchases that are between $15,000 and $19,999. Attached hereto are the departmental purchases that meet this criterion for the month ending April 30, 2026. Additional details on these purchases will be provided upon request.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We respectfully request that the City Council receive and file this report.

ATTACHMENTS

1. City Council - Receive and File Purchases - April 2026

APPROVED BY

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director — Date: May 01, 2026

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor — Date: May 01, 2026

City of Livonia **For Month of :**

City Council - Receive and File Purchases

Pursuant to Ordinance Section 3.04.130, purchases between $15,000 and $19,999 need to be submitted to C

Item #	Date	Department	Vendor
1	4/1/2026	PD	OnSolve LLC
2	4/9/2026	Parks & Rec	Foster Specialty Floors
3	4/13/2026	DPW	AIS
4	4/13/2026	DPW	Truck & Trailer Specialties, Inc
5	4/29/2026	Treasurer	Dearborn Offset Printing
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

April 2026

City Council as a receive and file item. Below are the purchases that meet this criteria.

Item	Cost
CodeRED	$15,965.94
MAC Gym floor cleaning	$19,000.00
Felling FT-14 drop deck trailer	$18,730.00
Three (3) Trailer Mounted Solar-Light Arrowboards	$17,970.00
2026 Summer Tax Bill Printing, Stuffing & Mailing	$17,459.85

Description

Standard Unlimited Package - End User
Deep cleaning of MAC gym floor
trailer for large equipment
Trailer Mounted Arrowboards for Traffic Maintenance. Rochester Consortium.
2026 Summer/Winter Tax Bill Printing, Stuffing & Mailing

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

1. BLOCK PARTY: Jasmine Cone, to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street.

   Jasmine Cone, Alexander St., stated the block party is a repeat from last year, they are planning on having Kona Ice, hot dogs, and water games.

   Motion was made by Councilmember Ptashnik to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

Council Office
April 15, 2026

MEETING DATE	PRESENTED BY
S050426/R0501826	

AGENDA ITEM

BLOCK PARTY: Jasmine Cone, re: to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street.

BACKGROUND DETAILS

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PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

.

ATTACHMENTS

1. S050426 Block party Jasmine Cone

APPROVED BY

0

REQUEST FOR NOISE WAIVER BLOCK PARTY and/or BARRICADING OF CITY STREETS

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office **at least 8 weeks prior to the planned event**

PLEASE PRINT

Date of Application: 4/14/26 Date to appear at a Council Meeting: _____

RECEIVED 2026 APR 14 AM 8:20 CLERK'S OFFICE CITY OF LIVONIA

Name of Neighborhood Representative: Jasmine Cone

Address (please include zip code): 14926 Alexander St Livonia 48154

Telephone Number with area code: Home: 734 772 2648 Office: _____

Email: Jasmine R Cone@gmail.com

Please circle what is being requested – **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

June 4, 2026	None	10am - 7pm
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).
14926 Alexanderstthrough 14966 Alexander St

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)
Water party for the end of the school year

How many barricades are you requesting (max. 10)? 2

Approximate Number Attending: 25

Date of Council Approval/Denial: _____

Council Resolution Number: _____

LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
April 15, 2026

MEETING DATE	PRESENTED BY
S050426/R0501826	

AGENDA ITEM

BLOCK PARTY: Jasmine Cone, to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street.

BACKGROUND DETAILS

A block party request submitted by Jasmine Cone to be held Thursday, June 4, 2026, from 10:00 a.m. to 7:00 p.m., between 14926 and 14966 Alexander Street.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To approve the request as submitted.

ATTACHMENTS

1. S050426 LTC Block party Jasmine Cone
2. S050426 Block party Jasmine Cone

APPROVED BY

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

2. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Shadyside Development LLC, for the properties at 19301, 19309, 19317 Shadyside Street.

Todd Zilincik, City Engineer, stated there are no sidewalks in the area and recommended waiving the sidewalk requirement.

The following residents spoke regarding Item 2: Vicky Johnson.

Motion was made by Councilmember Persiconi to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

2.

Engineering
April 17, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Shadyside Development LLC, for the properties at 19301, 19309, and 19317 Shadyside Street.

BACKGROUND DETAILS

As requested in Marc Rotondo of Shadyside Development LLC letter dated April 15, 2026, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Due to the absence of sidewalks on the west side of Shadyside Street and both sides of Gable Street in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Due to the absence of sidewalks on the west side of Shadyside Street and both sides of Gable Street in the neighborhood, we are recommending waiving the sidewalk requirement at this time.

ATTACHMENTS

1. S050426 LTC Sidwalk waiver 19317 Shadyside
2. Sidewalk Waiver Request Marc Rotondo Shadyside Development LLC - Shadyside (3)

APPROVED BY

Todd J. Zilincik

Todd Zilincik, P.E., City Engineer — Date: April 17, 2026

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor — Date: April 23, 2026

April 15, 2026

City of Livonia
City Council
33000 Civic Center Dr
Livonia, MI 48154

Re: Sidewalk Waiver- Shadyside

To Whom It May Concern:

I am writing to request a sidewalk waiver for the following properties:

- 19301 Shadyside St.
- 19309 Shadyside St.
- 19317 Shadyside St.

Our properties are on the west side of the street, and there are no other sidewalks on the west side of this street. If sidewalks were present on the west side of the street, we would have no objection; however, since there are none, we respectfully request that the sidewalk requirement be waived.

If you have any additional questions or concerns, please reach out to us.

Sincerely,

Marc Rotondo
Shadyside Development LLC
20771 Randall St.
Farmington Hills, MI 48336
248-996-7582

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00348852 04/16/26

Cashier: alindenmuth
Received Of: JOE ROTONDO CONSTRUCTION

20771 RANDALL
FARMINGTON HILLS MI 48336

The sum of: 750.00

CLK0200	ENGINEERING FEES		750.00
	101-000-618-030	750.00	
		Total	750.00

TENDERED:	CHECK	6191	250.00
TENDERED:	CHECK	6192	500.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Joe Rotondo Constuction Corp
20771 Randall Street
Farmington Hills, MI 48336
248-474-0707

Comerica Bank
Farmington Hills, MI 48335
9-9/720

6192

4-16-26

PAY TO THE ORDER OF City of Livonia $ 500.00

Five Hundred 00/100 DOLLARS

MEMO

⑈006192⑈ ⑆072000096⑆ 1850538685⑈

Intuit® CheckLock™ Secure Check

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Joe Rotondo Constuction Corp
20771 Randall Street
Farmington Hills, MI 48336
248-474-0707

Comerica Bank
Farmington Hills, MI 48335
9-9/720

6191

4-16-26

PAY TO THE ORDER OF City of Livonia $ 250.00

Two Hundred & Fifty 00/100 DOLLARS

MEMO

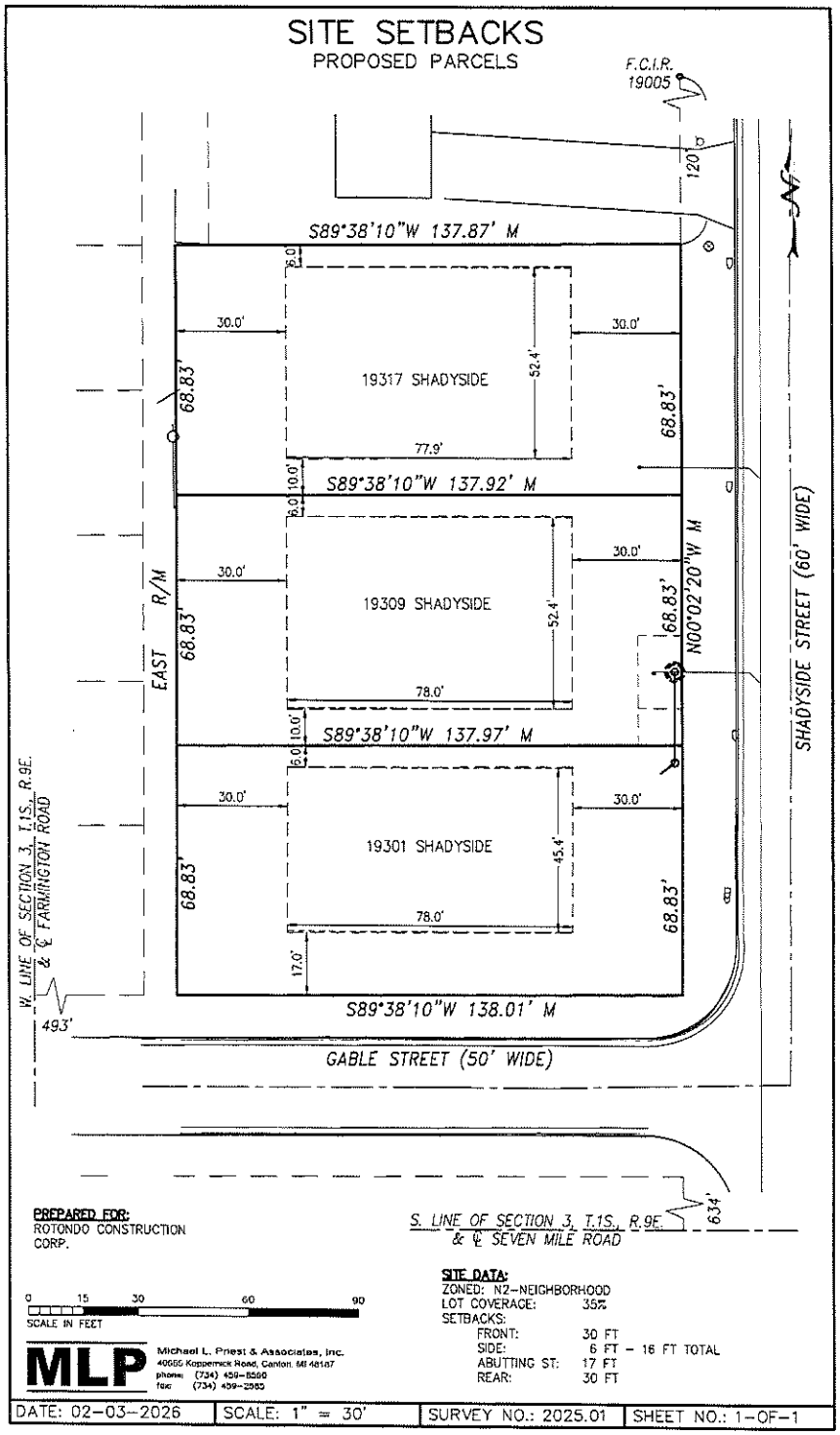
⑈006191⑈ ⑆072000096⑆ 1850538685⑈

Intuit® CheckLock™ Secure Check

Signed: _____

SITE SETBACKS

PROPOSED PARCELS



PREPARED FOR:
ROTONDO CONSTRUCTION CORP.

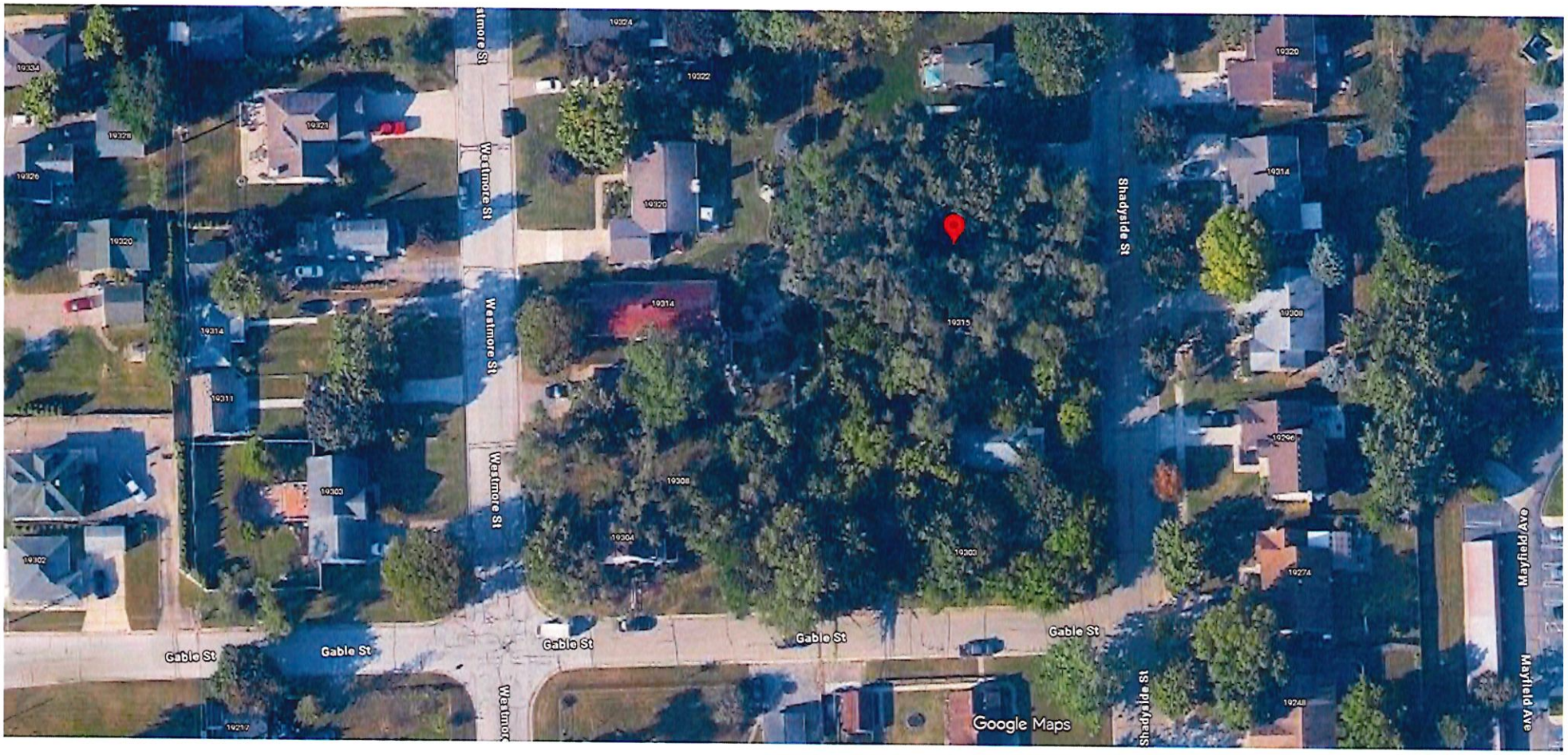
0 15 30 60 90
SCALE IN FEET

MLP
Michael L. Priest & Associates, Inc.
40666 Koppernick Road, Canton, MI 48187
phone: (734) 459-8590
fax: (734) 459-2580

SITE DATA:
ZONED: N2-NEIGHBORHOOD
LOT COVERAGE: 35%
SETBACKS:
FRONT: 30 FT
SIDE: 6 FT - 16 FT TOTAL
ABUTTING ST: 17 FT
REAR: 30 FT

DATE: 02-03-2026	SCALE: 1" = 30'	SURVEY NO.: 2025.01	SHEET NO.: 1-OF-1

19317 Shadyside St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 20 ft

19317 Shadyside St

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

3. MASTER PLAN PETITION: 2026-01-02-03: submitted by Costco Wholesale Corporation, requesting waiver use approval to remove the existing fueling facility and construct additional parking at 13700 Middle Belt Road, and construct a new fueling facility at 13550 Middle Belt Road, located on the East side of Middle Belt Road between Schoolcraft Road and Millennium Drive, in the Northwest ¼ of Section 25.

   Jim Eppink, Land Planner, explained the Costco fueling station is moving behind the facility, the parking lot exit onto Middlebelt Rd. will become a right turn only, and a four way stop/new entrance will be created on the service drive behind the Costco.

   Motion was made by Councilmember McCullough to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

NEW DATA RECEIVED FOR THE STUDY MEETING OF MAY 4, 2026

From: Taormina, Mark
To: Kasprowicz, Sara
Subject: NEW DATA - Item #3 - 05/04/2026 Study Agenda - Costco
Date: Tuesday, April 28, 2026 9:05:03 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
Costco Livonia MI REV Site Plan -4-27-2026.pdf

Please see attached New Data for Item #3, in connection with Petition 2026-01-02-03, Costco Wholesale Corporation.

Mark

Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Larry Dziurdzik <c_larrydziurdzik@costco.com>
Sent: Monday, April 27, 2026 2:49 PM
To: Taormina, Mark <mtaormina@livonia.gov>
Cc: Uhazie, Jacob <juhazie@livonia.gov>
Subject: Re: Costco revised Submittal

Hi Mark,
I have attached Costco's revised site plan submittal. We will send the landscape plans tomorrow.

Thanks

Larry

Lawrence Dziurdzik
Consultant
COSTCO WHOLESALE CORPORATION
Real Estate Development
1955 Raymond Drive, Suite 119, Northbrook, IL 60062
Cell: 847-309-6567 Office:224-269-4290
email: c_larrydziurdzik@costco.com

On Mon, Apr 27, 2026 at 10:42 AM Taormina, Mark <mtaormina@livonia.gov> wrote:

No problem.

Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov
www.livonia.gov

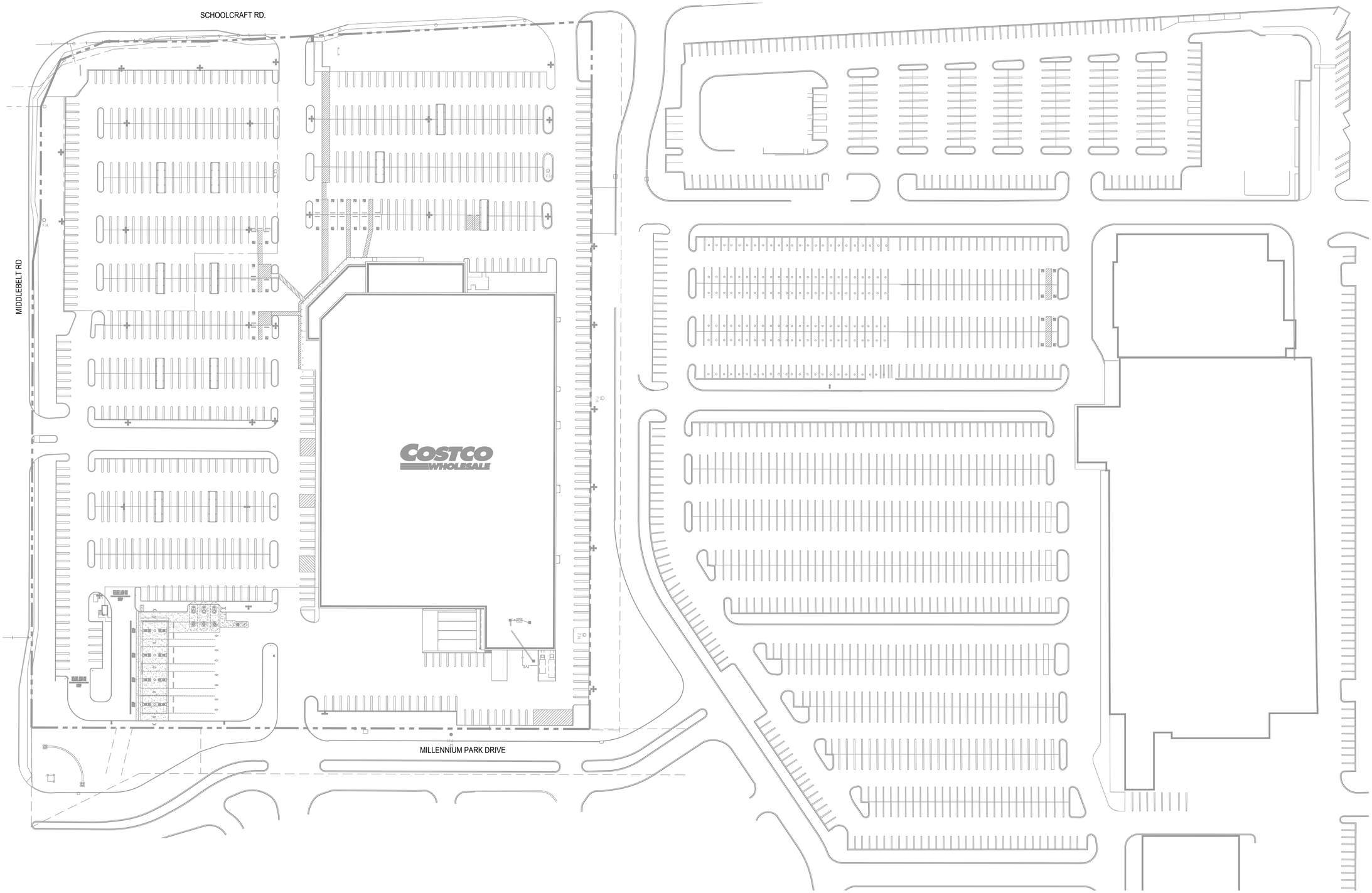
This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Larry Dziurdzik <c_larrydziurdzik@costco.com>
Sent: Monday, April 27, 2026 11:35 AM
To: Taormina, Mark <mtaormina@livonia.gov>; Uhazie, Jacob <juhazie@livonia.gov>
Subject: Costco revised Submittal

Hi Mark and Jacob,
We are completing our revised site plan submittal this morning, however I will not have a revised landscape plan complete until mid-day tomorrow. Please confirm that this will be acceptable as I do not want to delay next Monday's meeting.

Thanks
Larry

Lawrence Dziurdzik
Consultant
COSTCO WHOLESALE CORPORATION
Real Estate Development



0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

MG2

96-0420-24
APRIL 27, 2026

OVERALL EXISTING
SITE PLAN

EX11

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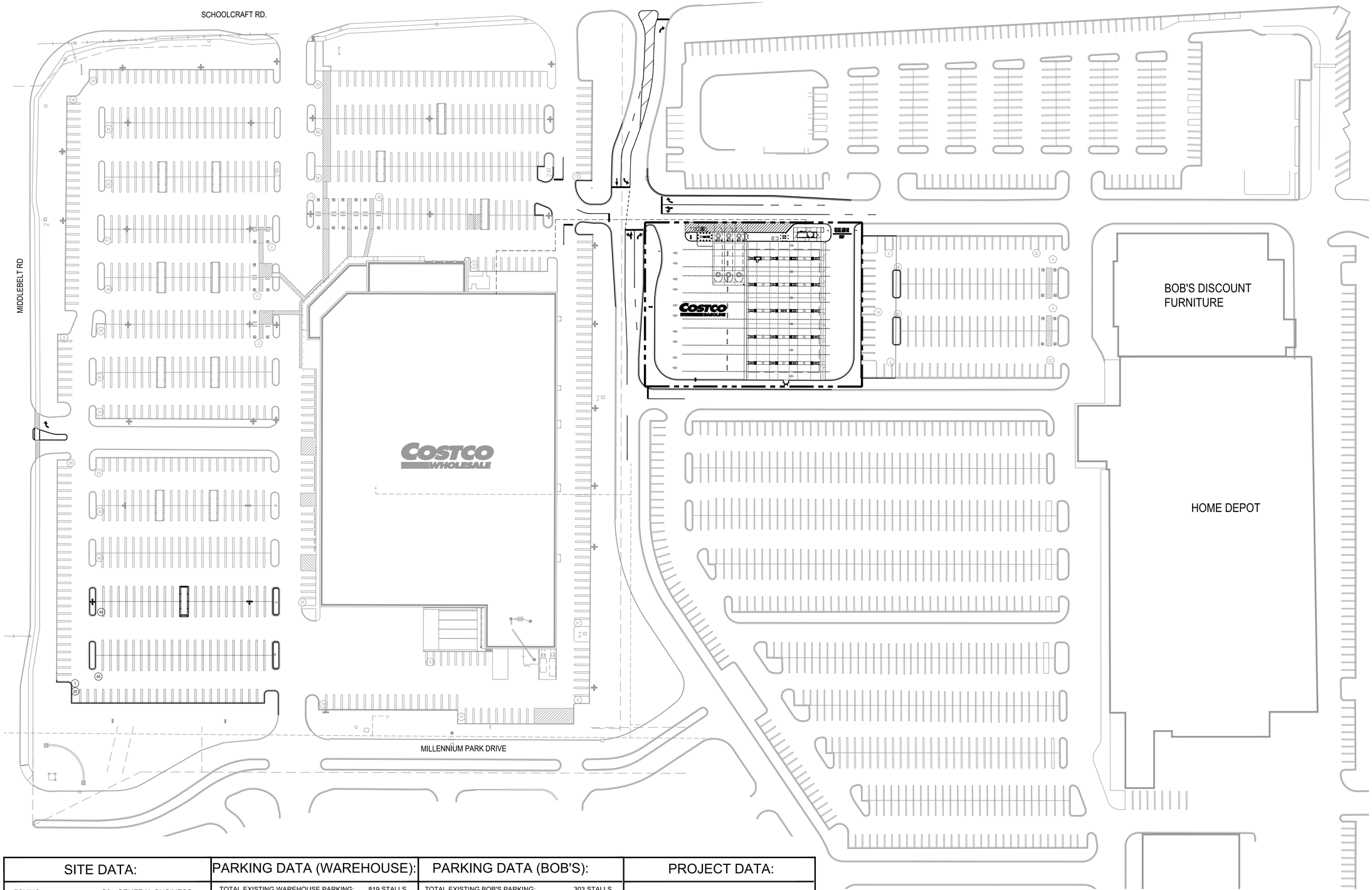
COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL EXISTING SITE PLAN

APRIL 27, 2026



SITE DATA:

ZONING:	C2 - GENERAL BUSINESS
SITE AREA (EXISTING):	14.89 ACRES (648,713 S.F.)
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 S.F.)
SITE AREA (TOTAL):	16.27 ACRES (708,721 S.F.)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	NORTH 60'-0" SOUTH 60'-0" EAST 25'-0" WEST 100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CEC DATED 5/2025

PARKING DATA (WAREHOUSE):

TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	888 STALLS
♿ ACCESSIBLE STALLS	19 (4 VAN) STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS
NET GAIN :	88 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.51 STALLS

PARKING DATA (BOB'S):

TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	295 STALLS
♿ ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	142 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	3.84 STALLS

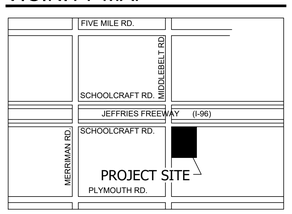
PROJECT DATA:

PROJECT ADDRESS:	13700 MIDDLEBELT ROAD LIVONIA, MI
PROPERTY OWNER:	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA 98027
APPLICANT:	THE JNL DESIGN GROUP, INC AGENT FOR COSTCO WHOLESALE
SITE PLAN PREPARER:	MG2 1101 SECOND AVE, STE 100 SEATTLE, WA 98101
ARCHITECT OF RECORD:	BRIAN BONAR #1301064587 EXT 10/06/2026

BUILDING DATA:

EXISTING WAREHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA	130,718 SF
TIRE CENTER	5,203 SF
ENCLOSED CANOPY	2,962 SF

VICINITY MAP



COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL SITE PLAN

APRIL 27, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206.962.6500
MG2.com

MG2

96-0420-24
APRIL 27, 2026

AERIAL
SITE PLAN

DD11-11

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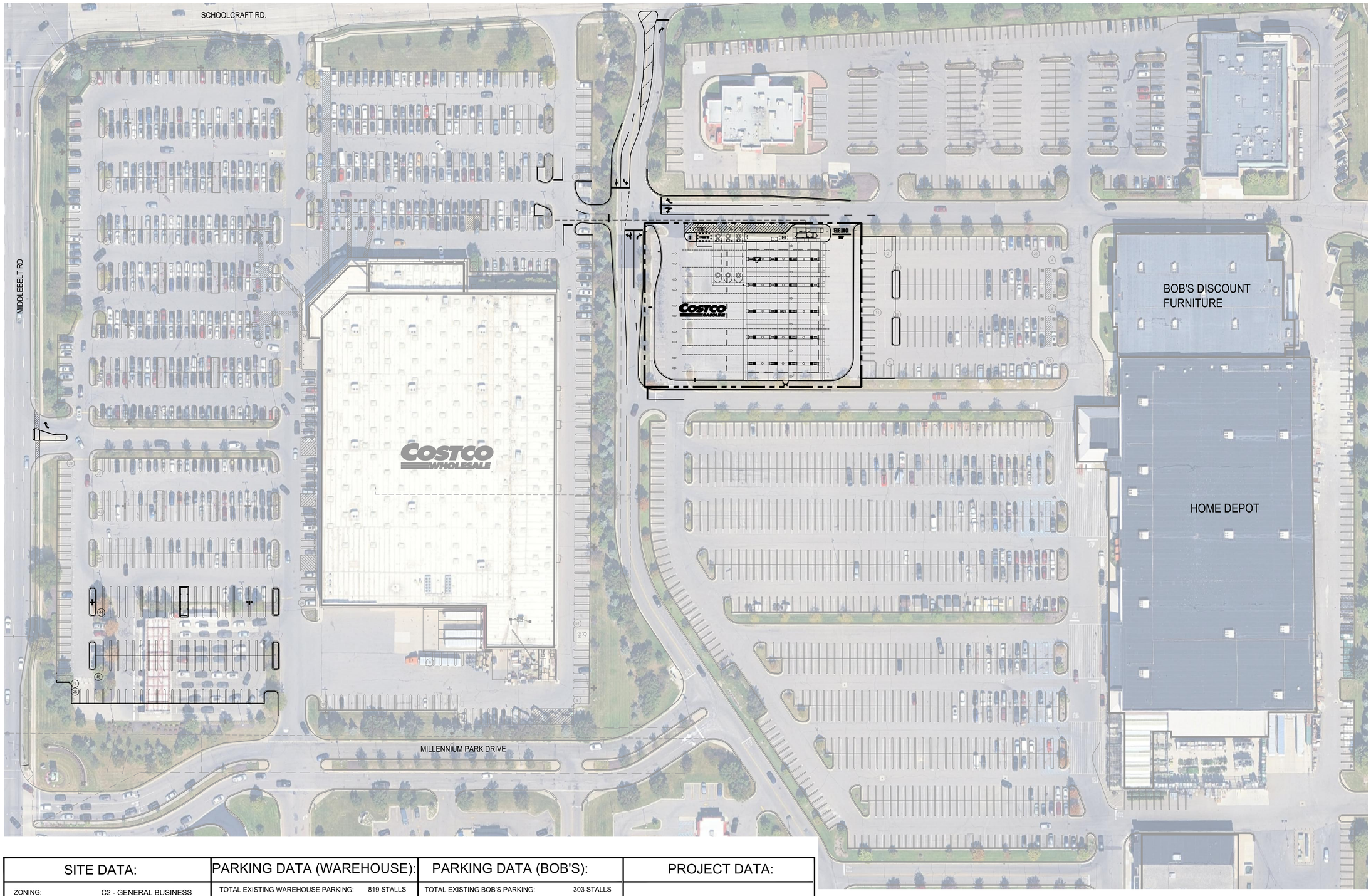


SITE DATA:

ZONING:	C2 - GENERAL BUSINESS
SITE AREA (EXISTING):	14.89 ACRES (648,713 S.F.)
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 S.F.)
SITE AREA (TOTAL):	16.27 ACRES (708,721 S.F.)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	NORTH 60'-0" / SOUTH 60'-0" / EAST 25'-0" / WEST 100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CEC DATED 5/2025

PARKING DATA (WAREHOUSE):

TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS
INCLUDES:	
10' WIDE STALLS	888 STALLS
ACCESSIBLE STALLS	19 (4 VAN) STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS
NET GAIN :	88 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.51 STALLS

PARKING DATA (BOB'S):

TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
10' WIDE STALLS	295 STALLS
ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	142 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	3.84 STALLS

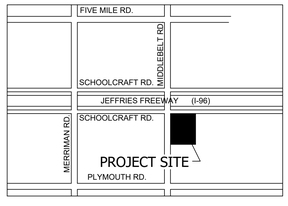
PROJECT DATA:

PROJECT ADDRESS:	13700 MIDDLEBELT ROAD LIVONIA, MI
PROPERTY OWNER:	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA 98027
APPLICANT:	THE JNL DESIGN GROUP, INC AGENT FOR COSTCO WHOLESALE
SITE PLAN PREPARER:	MG2 1101 SECOND AVE, STE 100 SEATTLE, WA 98101
ARCHITECT OF RECORD:	BRIAN BONAR #1301064587 EXT 10/06/2026

BUILDING DATA:

EXISTING WAREHOUSE BUILDING AREA: INCLUDES:	138,883 SF
BUILDING AREA	130,718 SF
TIRE CENTER	5,203 SF
ENCLOSED CANOPY	2,962 SF

VICINITY MAP



COSTCO WHOLESALE

LIVONIA, MICHIGAN

AERIAL SITE PLAN

APRIL 27, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
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96-0420-24
APRIL 27, 2026

AERIAL
SITE PLAN

DD12-11

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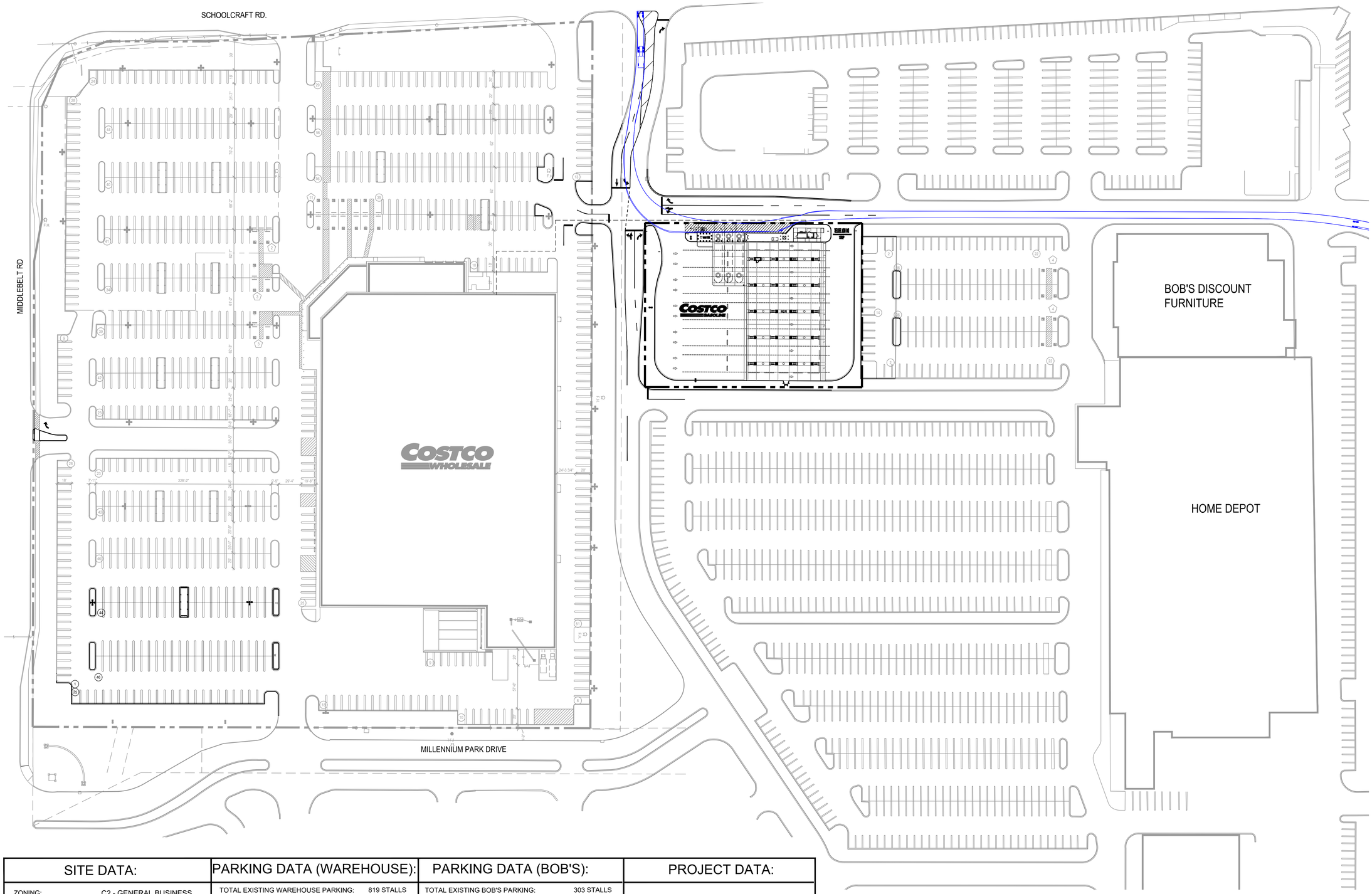

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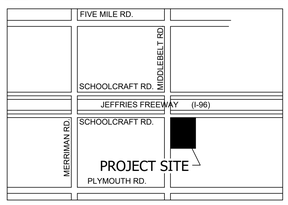

COSTCO WHOLESALE

LIVONIA, MICHIGAN

TRUCK TURN EXHIBIT

APRIL 27, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

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OVERALL SITE PLAN

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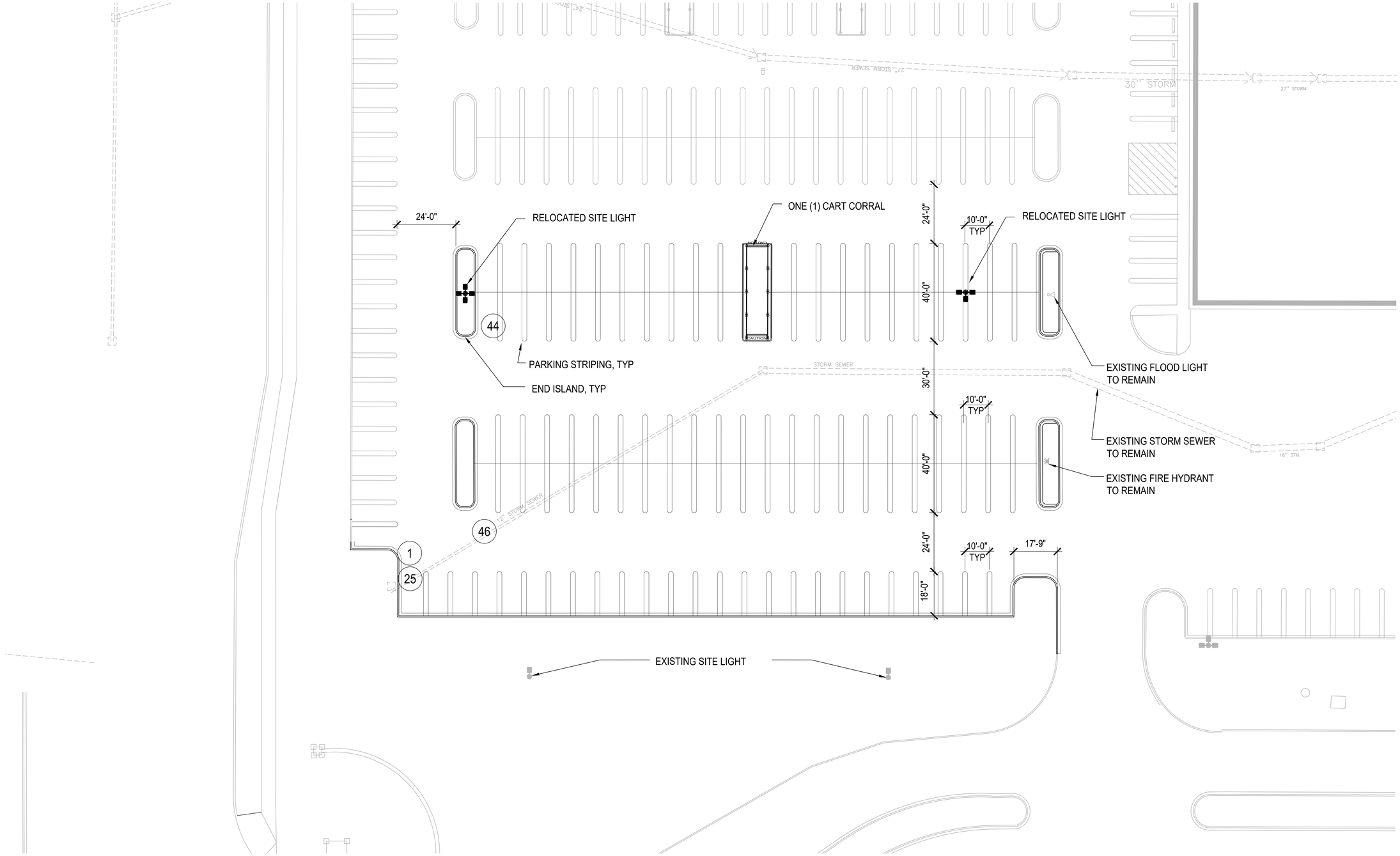

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
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96-0420-24
APRIL 27, 2026

ENLARGED
SITE PLAN

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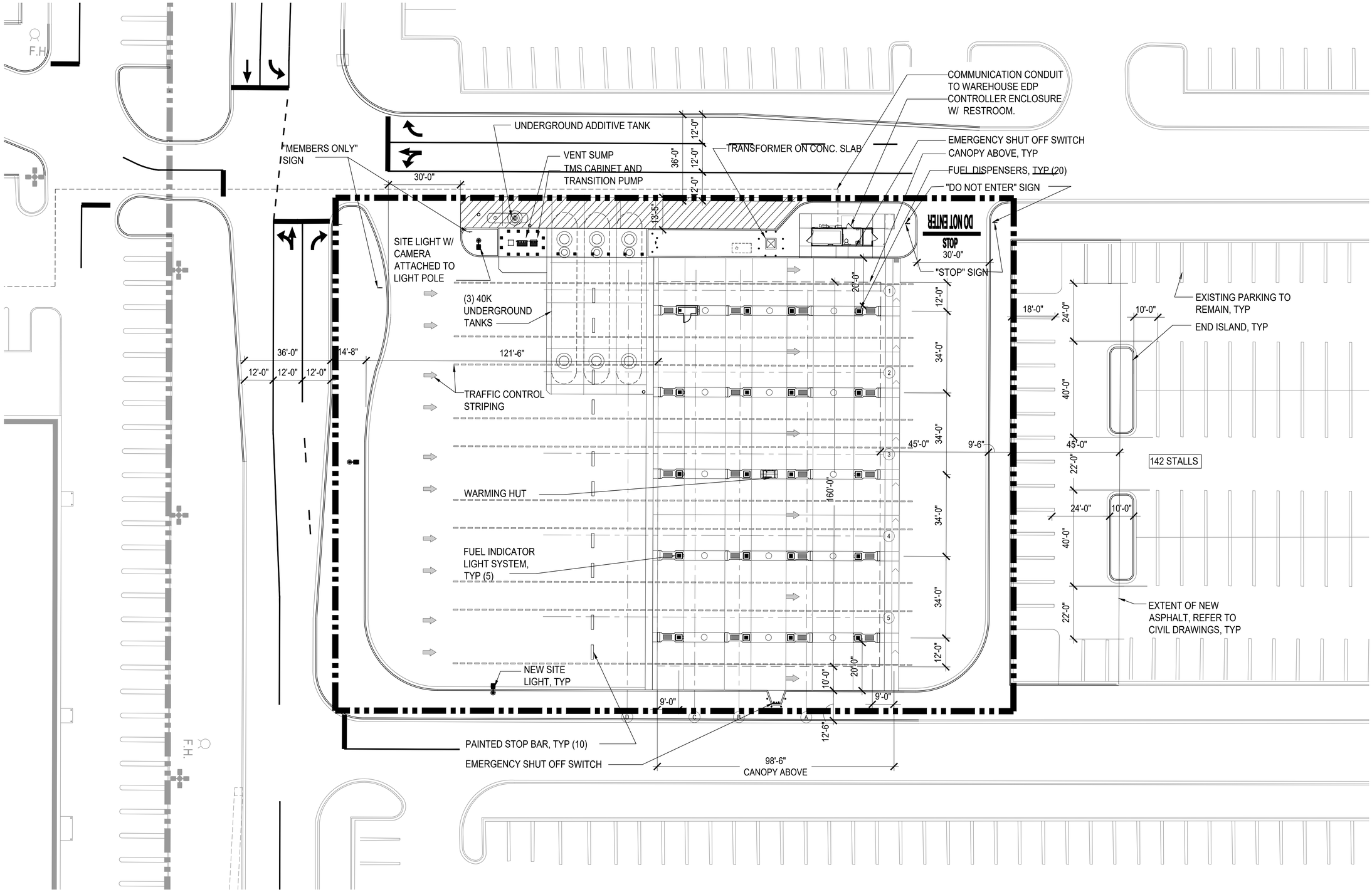
COSTCO WHOLESALE

LIVONIA, MICHIGAN

ENLARGED SITE PLAN

APRIL 27, 2026



0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

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Seattle, WA 98101

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APRIL 27, 2026

ENLARGED SITE PLAN

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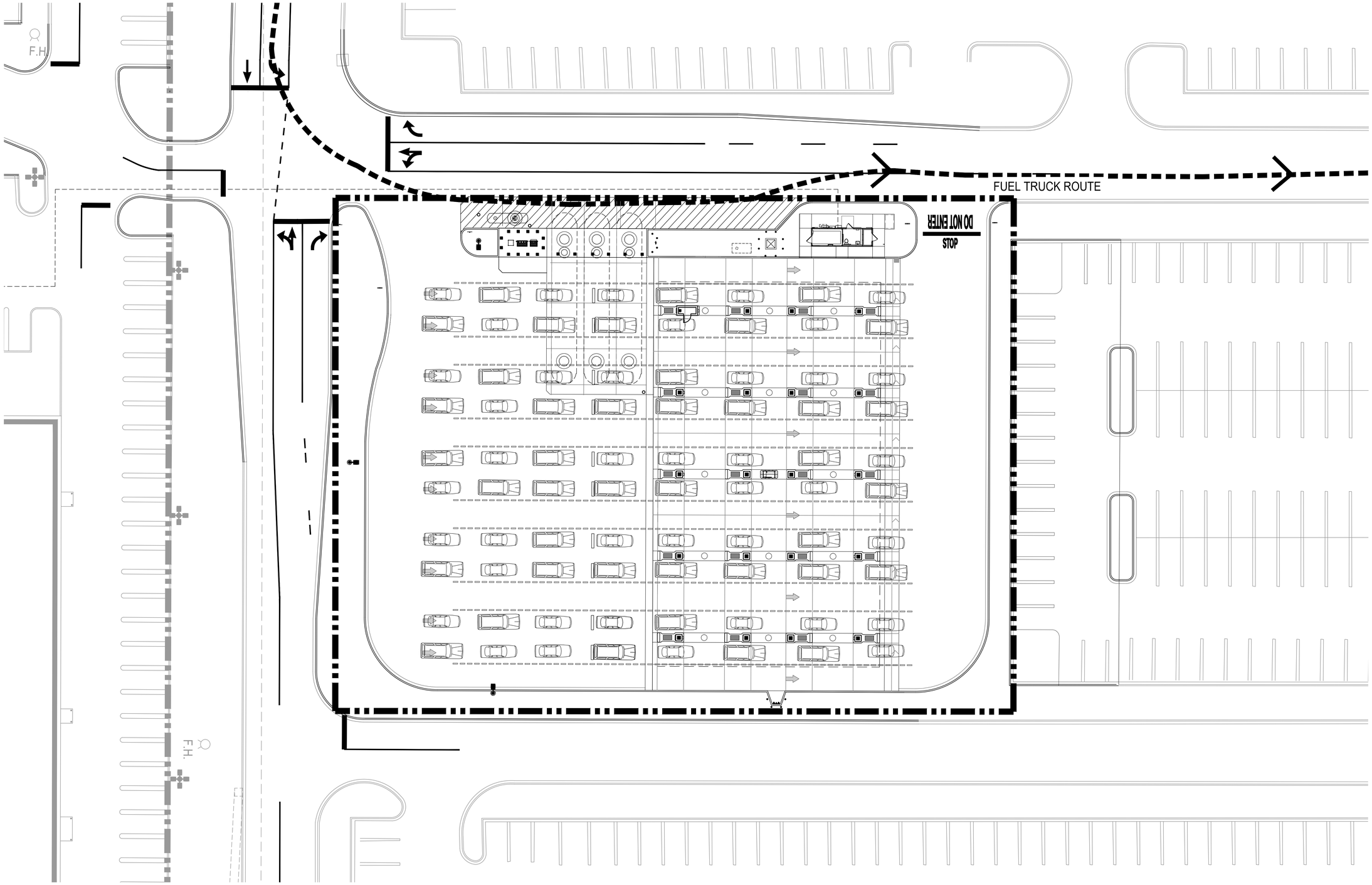
COSTCO WHOLESALE

LIVONIA, MICHIGAN

ENLARGED SITE PLAN

APRIL 27, 2026



CONCEPTUAL STACKING	
CARS @ DISPENSERS	40
CARS STACKING	40
TOTAL CARS IN AREA	80

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE

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#390

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LIVONIA, MI

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96-0420-24
APRIL 27, 2026

VEHICLE QUEUING PLAN

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COSTCO WHOLESALE

LIVONIA, MICHIGAN

VEHICLE QUEUING PLAN

APRIL 27, 2026

1 CANOPY AND DISPENSER ISLANDS (5 X 4 ISLANDS) (ENTRY ELEVATION)

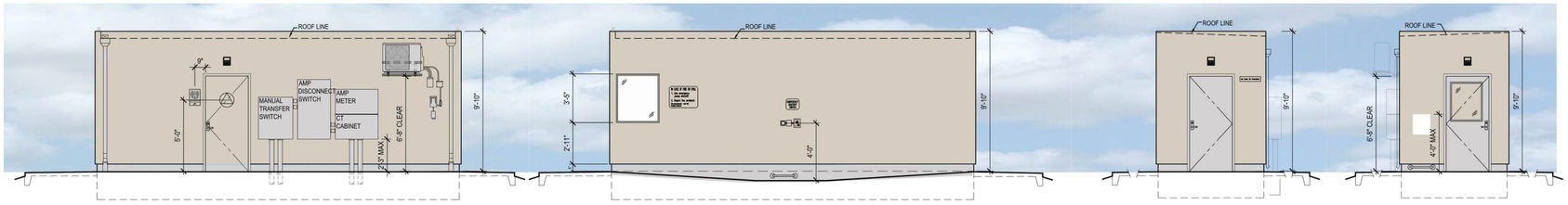
SCALE: 1/4" = 1'-0"

0125

2 CANOPY AND DISPENSER ISLANDS

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

0125



3 SIDE FACING AWAY FROM CANOPY

SCALE: 1/2" = 1'-0" 0725

4 SIDE FACING CANOPY

SCALE: 1/2" = 1'-0" 0725

5 STORAGE ENTRY

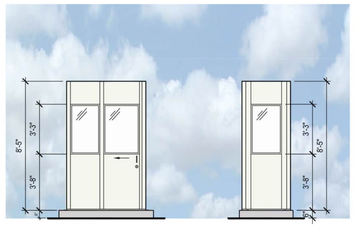
SCALE: 1/2" = 1'-0" 0725

6 ELECTRICAL ENTRY

SCALE: 1/2" = 1'-0" 0725

7 CANOPY SIGN

SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216



8 WARMING HUT ELEVATIONS

SCALE: 1/4" = 1'-0" 0126

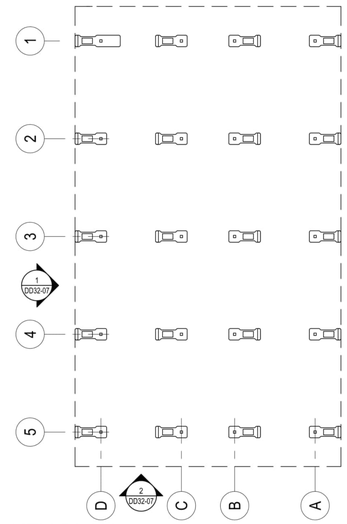
FUEL INDICATOR LIGHT SYSTEM

CANOPY FASCIA, CONTROLLER ENCLOSURE
COLOR MATCH TO EXISTING WAREHOUSE

SIGN
COLOR - COSTCO BLUE

SIGN
COLOR - COSTCO RED

CMU
SPLIT FACE CMU, COLOR - DARK BROWN



KEY PLAN

SCALE: NTS

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

LIVONIA I
#390

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PRELIMINARY ELEVATIONS

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COSTCO WHOLESALE

LIVONIA, MICHIGAN

PRELIMINARY ELEVATIONS

APRIL 27, 2026

LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
April 15, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	

AGENDA ITEM

WAIVER PETITION 2026-01-02-03: submitted by Costco Wholesale Corporation, requesting waiver use approval to remove the existing fueling facility and construct additional parking at 13700 Middle Belt Road, and construct a new fueling facility at 13550 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25.

BACKGROUND DETAILS

April 21, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-02-03 – Costco Gas

Dear Council Members:

At the 1,244th Meeting held by the Livonia City Planning Commission on April 14, 2026, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#04-24-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-03 be approved subject to the following conditions:

1. The Overall Site Plans identified as Sheets DD11-09, DD13-09, and DD22-07, dated April 10, 2026, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30,

2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the tire center without entering the station or performing any extra action to obtain the air without charge;

9. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

11. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2026-01-02-03_Notice of PH
2. 2026-01-02-03_E-COUNCIL Pkt

APPROVED BY

Date: April 21, 2026

Mark Taormina, Planning and Economic Development Director

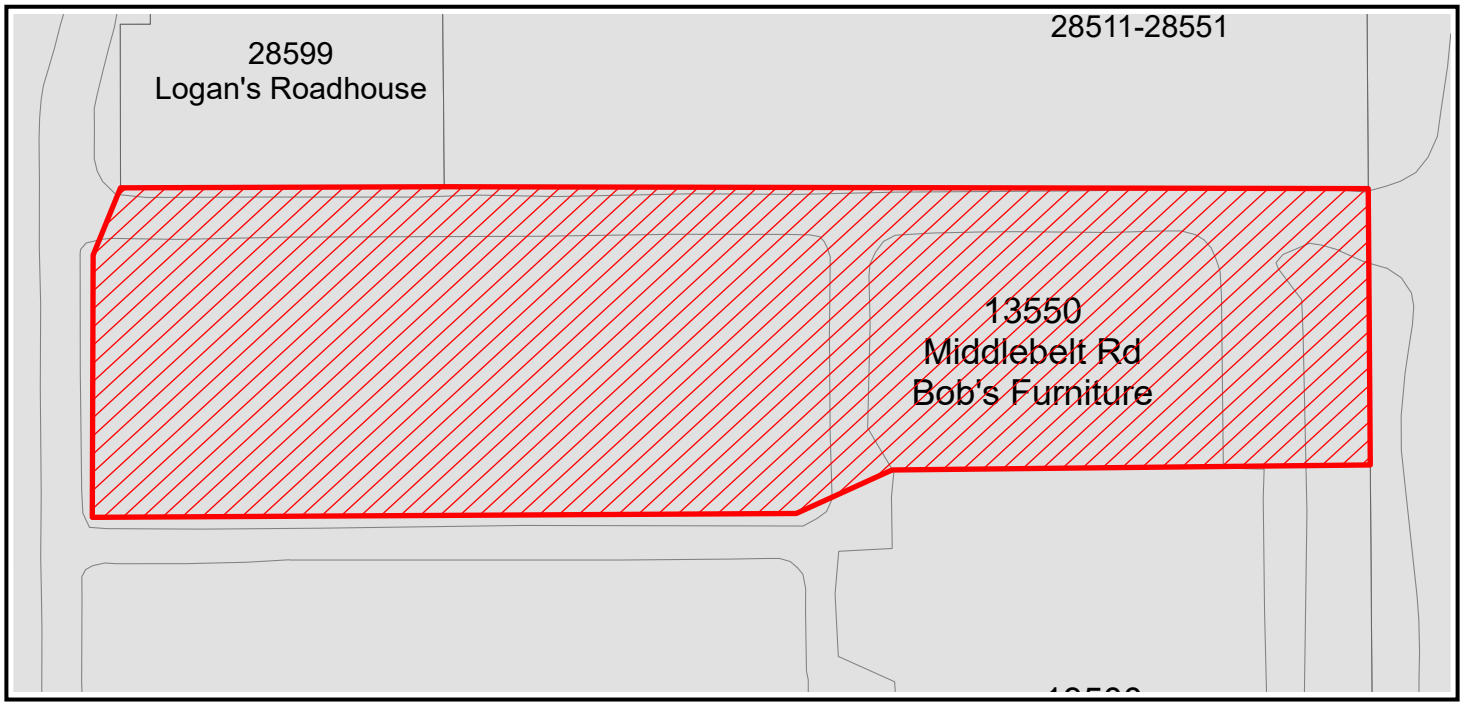
Date: April 23, 2026

Maureen Miller Brosnan, Mayor

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 1/30/26 Petition 2026-01-02-03

Site Address: 13700 Middlebelt & 13550 Middlebelt Sidwell 097990021003 Zoning of Property C-2 General Business

Requesting Approval To Relocate fueling facility & expand parking

Applicant: Lawrence Dziurdzik Business/Company: Costco Wholesale Corporation

Applicant's Address: 730 Lake Drive City: Issaquah State: WA Zip Code: 98027

Applicant's Phone # (224) 269-4290 Applicant's Email c_larrydziurdzik@costco.com

Contact Person: Lawrence Dziurdzik Business/Company: The JNL Design Group, Inc.

Contact's Address: 1955 Raymond Drive City: Northbrook State: IL Zip Code: 60062

Contact's Phone # (224) 269-4290 Contact's Email c_larrydziurdzik@costco.com

Please provide the following information:

1) **Site Plan** showing:
   - property dimensions, including road right-of-way & building setback lines
   - foot print of building(s), including dimensions & square footage
   - all easements, protective walls, sidewalks & existing trees
   - any significant topographic features (existing or proposed)
   - parking layout, including type of surface material, sizes of spaces & aisles
   - method used in calculating parking requirement
   - location of light standards servicing parking lot & cutout showing type & height
   - location of trash receptacle, including description of screening
   - location of signs
2) **Detailed Landscape Plan** including:
   - listing or labeling of all planted materials as to type and size
   - areas to be fully irrigated
   - percentage of landscaping provided (15% of total site required)
3) **Building Elevation Plan** depicting:
   - architectural quality
   - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
   - all visible rooftop mechanical equipment and how they will be screened
4) **General Floor Plan** showing:
   - floor layout
   - entrances & exits
   - restaurants are required to illustrate seating arrangement & capacity
5) **One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to** planning@livonia.gov
6) **Legal Description** of the property to be considered (Clearly Printed)
7) Two (3) completed application forms & **three (3)** sets of full-size drawings

RECEIVED JAN 30 2026 CITY OF LIVONIA PLANNING COMMISSION

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

_____ sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction. Total Amount Due $ _____

Owner of Property: Costco Wholesale Corporation

Owner's Address: 730 Lake Drive City: Issaquah State: WA Zip Code: 98027

Owner's Phone # (425) 313-8085 Owner's Email kburnet@costco.com

Signature of Owner: Kayleen Burnett Print Name: Kayleen Burnett

Subscribed and sworn to before me, a Notary Public in and for the County of King State of WA

on this _____ day of _____ 20 _____.

Signature of Notary _____ My commission expires _____,

Acting in the County of

MINUTES OF THE 1,244th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 14, 2026, the City Planning Commission of the City of Livonia held its 1,244th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Patrick Droze	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2026-01-02-03 Costco Gas

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25.

Mr. Uhazie: Thank you, Mr. Chair. This is a request to relocate Costco's existing gasoline service station to the parking out lot of Bob's Discount Furniture. The location is the Millennium Park Shopping Center in the southeast corner of Middle Belt and Schoolcraft Road. The Costco lot is about 15 acres in size, and the Bob's Discount Furniture lot, that we are examining here, is about 1.23 acres in size. The existing zoning for both properties is C-2. The adjacent properties include M-2 to the east, C-2, the Costco building, to the west, is C-2, and to the south at the Home Depot building. And North is C-2 Hook and Reel restaurant. Waiver-use approval is required under Section 6.26 of the zoning ordinance. This is the existing layout of the petition site, and here are the proposed changes that include the relocation of the gas pumps from the southwest over here at Bob's Discount Furniture parking lot. Since the study session we did receive a new site plan that has some minor changes that I will identify as we go. The Costco existing site has 819 parking stalls. The proposed conversion from gas station to parking would add an extra 88 spaces for new total of 907 parking spaces at Costco. For reference, the zoning ordinance requires 558 for the Costco. Bob's existing site has 303 parking stalls, and it'd be losing 169 parking spaces for a new total of 134 parking spaces. For reference, the zoning ordinance requires 143 for the Bob's Furniture. One thing to note is the entire area shares parking between all the sites. The new site plan shows 20 pumps that can accommodate up to 40 vehicles. For reference, the existing fuel Center has eight pumps for 16 vehicles. Pumps are shown under a 15,760 square foot canopy. The new plan shows the canopy is now lowered to the 18 feet required under the zoning ordinance. Access to the site is via a 24-foot-wide access road in the northwest corner of the fueling area. The new site plan shows the building improvements now include a four way stop here. It also has added a dedicated left turn lane into the fuel center. The queuing plan shows the site has capacity to accommodate 80 vehicles, and there are bypass lanes for all the pumps. The bypass lanes are 11 feet wide, and the fuel lanes are listed at nine feet. They did submit landscaping plans. Along Industrial Road, the minimum requirements in the zoning ordinance is eight evergreen trees or deciduous trees, three ornamental and 65 shrubs. The proposed landscape plan does meet the zoning ordinance requirements. Along Middle Belt, it requires five trees, two ornamental trees, and 39 shrubs. This also meets the requirements along Middle Belt as well. The landscape plan does show additional parking lot trees. Nine in the Costco area and four in the Bob's, both which meet the required parking lot trees of the ordinance. Finally, the open space requirements of the landscape ordinance requires a minimum of seven trees, they have proposed 16 total. The photometric plan

has been reduced from what we saw at the study session to conform to zoning ordinance requirements. It now will not exceed an average of 20 foot candles. Section 7.22 of the zoning ordinance states that large developments can have a light pole of 35 feet. The photometric plan does show a light height of 35 feet. The truck access is shown off of Schoolcraft Road up the internal drive aisle to the designated fueling strips shown here, and then it would exit via the same road past Bob's furniture, back up to Schoolcraft. For signage, there are two canopy signs listed at about eight and a half feet by two and a half feet wide, and anything in excess of what is allowed by the zoning ordinance would be required to go to the Zoning Board of Appeals With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated March 4, 2026, which reads as follows: "*In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #13550 Middlebelt Road. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approval shave been granted. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project. 3. The proposed development will need to obtain construction easement from the neighboring condominium units to be able to complete the drive aisle and parking lot work that is shown. Easements should be provided prior to the permits being issued. 4. Once site plan approval has been granted, Engineering drawings should be submitted to this department to determine is permits will be required. Permits will be required from the Wayne County Department of Public Service for the proposed work In the Middlebelt Road right-of-way."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 5, 2026, which reads as follows: "*This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. 1. Does the removal of below ground structures in the Demolition Notes include the*

underground gasoline and diesel fuel tanks? Please advise in official plan set. 2. Follow all State of Michigan compliance code requirements and required inspections for gas/fueling stations. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated February 25, 2026, which reads as follows: "*I have reviewed the plans in connection with the petition. I have no objections to the proposal.*" The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 23, 2026, which reads as follows: "*Pursuant to your request, the above-referenced Petition has been reviewed. 1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2026, which reads as follows: "*I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.*" The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer's Department, dated February 23, 2026, which reads as follows: "*The owner of the property is current on their property tax"* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: All right. Is there any questions for staff? I see no questions. Our petitioner is in the audience. Feel free to come forward and we'll ask you to start with your name and address. Good evening.

Bryan Amann, 1777 Stonebridge Way Ct., Canton, MI. I'm the attorney for the petitioner on this as well as the other two proposals. I want to just take two seconds to give a little context for everybody as it relates to this project in relationship to the other two projects, but then we know we will be handing each project individually as we go through on the agenda as we go. Just to let the Planning Commission and those here know, we do have a team from each respective applicant for the next three petitions, so Costco, Meijer and the El Car Wash. The respective teams are here for that, and also Jim Epping will be right after me. And we also have a traffic engineer, so as questions come up, we'll hopefully be able to answer any and all questions that you'll have. Thank you. I think you'll see that, as it relates to our response to the study session we had last week, there have been significant changes made in the plans, and we will look forward to discussing those, as well as any other items that may come up in the conversation. I want to

just emphasize in terms of…we realize that people say, oh my gosh, three potential projects and all these things…effectively, these sites have been inter dependent with each other in terms of design and engineering, because it is a desire number one to improve the traffic situation on Middle Belt, and that starts with moving the Costco gas station and then doing other things on the site. And so, as this site shows, it actually shows the current plan on the right, I believe, or the left, and then the coming plan on the right would be. And so essentially it shows, in large format, the difference in the plans. But the intention is to effectively, by moving the Costco gas station, allowing us to quiet things down on Middle Belt Road, so that we don't have the fuel delivery trucks coming in off of there. They'll be coming in off of Schoolcraft, as you'll hear in more detail, but as well as within the site, and that's the purpose of the other proposals here, particularly the car wash, as we've heard from folks, as it relates to the entirety of the site where the Costco fuel center is currently located, it becomes a magnet, and so it causes all kinds of things to occur in and around it. And so by moving it over to where it is and providing its primary access off of the Schoolcraft drive or the service drive of I-96, we believe it's going to make a significant difference, not only on Middle Gelt, but within the site. Then also in terms of we're trying to provide more structure within the site, so thus the car wash and the other elements to effectively quiet the site down. And because we've heard from many folks the concerns about how the outer parking lot near Meijer's is a bit of a shooting gallery. People don't necessarily adhere to the lanes or the spaces, and they kind of go every direction. So, this is an attempt, a rare attempt, to be able to get all these players together at one time. It's rare that in real estate like this, of regional shopping centers, that you can get all things lined up at one time. While we had three different proposals and could have simply said, oh, let's do one, and then we'll come back and back, we wanted the Planning Commission and the community to see them in their entirety and understand the implications for all, because we are asked, why haven't you just done one and then come back for the other? We don't want to be accused of trying to, you know, nickel and dime say, let's do this one and then hide the fact that we want to do these other things. We needed to design these and engineer these interdependently, but also so that they collaborate with each other. Our goal here is to try to actually improve this site through these improvements. And rarely at a site at this time in its age do you get the chance to kind of do this kind of thing because of the players. It is a condominium, but under the covenants and restrictions, every party has the right to essentially approve or disapprove of the other uses. And so there's a legality involved here that requires us, really all these three projects, puts them

together to try to say, okay, we need to understand how they work together. Are they going to help everybody out make the situation better for everybody? And that's the goal. I think you'll see in some of the details with that. So, I'm going to, without further delay, bring up Jim Epping to kind of go with you through some more of the detail on Costco, as well as the Costco team is here to answer any of those questions.

Mr. Wilshaw: Thank you, Mr. Amann, for the overview, and we look forward to the future presentations here.

Jim Epping, Land Planner, 27 South Squirrel, Auburn Hills, Michigan, and I'm happy tonight to work with the entire team, as Mr. Amann said. We'll begin with Costco, and then, based on your agenda, we'll follow through with the other projects. Doing a universal improvement of an already successful center is certainly a great opportunity. It's a great way, as Mr. Amann says, to upgrade it, to beautify the landscape, to add, holistically, almost an acre and a half of additional open space, permeable ground to the area. But it's also a great opportunity for Costco to modernize its fueling station. Maybe more importantly, remove what is, I think, a common congestion area, if not a safety hazard, in the city. Right now, we've got an awful lot of activity coming into that off of the main road, coming into the center site, trying to make a quick left into the fuel center, into the Costco, and that, frankly, on a Saturday or Sunday, it just gets very, very backed up. And we've had a number of, you know, opportunities for the police department to come out and deal with fender benders and those type of things. So first and foremost, we're trying to work with the city and eliminate that. Really the only way we looked at a number of different options of adding additional curb cuts, the reality it became, we just have to move that fueling station further into the site, get it away from the main access points and take it back there. It gives us another opportunity as well. And Jacob, maybe we could go to the next slide, please. It gives us another opportunity as well as to add some additional parking closer to the front door of Costco, add some additional landscaping so that that kind of calms that area down. We received a tremendous amount of, frankly, very good feedback at the study session through the Planning Department review letters over the last several months, and we've taken that very seriously. I'd like to just take a few minutes and go through what we have heard and what we have done to in response to that, frankly, I think it's made it a better plan. It was discussed at the study session meeting in terms of circulation within the fueling station, and is there a way to orient it in such a way that we don't have additional backups, we don't have errant cars maybe trying to figure out which lane to

go to and creating backup and so that makes an awful lot of sense. So, we've looked at rotating it. Instead of coming in from the west and driving through to the east, we said, well, what would happen if we entered from the east and went west? We're still proposing it going from west to east for a few different reasons. Number one, if we were to move that main entrance, to say the northeast corner into the fueling station, really, what we would do is bring cars further into the site, bring them past where those tankers may be fueling the underground tanks, and create more congestion in towards the Bob's Furniture and into the Home Depot. So, rather than do that, what we've done is try to better design the main entrance road coming in from Schoolcraft. What we've done is we've widened that. We've made a dedicated turn lane at the northwest corner of the fueling station. So now, as opposed to everybody coming in one lane and deciding, am I going to turn right into the Costco parking lot? Am I going to go straight or I'm going to turn left? Now it's a wider intersection, four way stop signs with a dedicated left hand turn lane, meaning that the car is going to the fueling station or even into Bob's furniture, can be in that left hand turn lane, and then when appropriate turn left. From there, we have widened the entrance way into the fueling station. It used to be just a single drive. We've now, at its most narrow point, taken it to 24 feet and even wider, making really generous radiuses. Reason we did that again is if someone went in there and said, Oh, geez, I don't want to get gas and they stop and everything, there's plenty of room for people to get around them and to not bottleneck that site. That was important to us. I thought it was great feedback. We've also done additional things, like going back out towards Schoolcraft. We haven't changed the curb line there, but we've modified the striping so that we have a single turn lane going right if an emergency vehicle or some type of fire truck or something wants to use a wider turn, it's just striped, but from a traffic control point of view, we think that will be a much safer exit and entrance coming into the site. In terms of how customers proceed through this new fueling station, as it was mentioned, the original fueling station has eight pumps and on any given Saturday, Sunday, peak fueling hours, It's not unusual to have seven to eight cars stacked up behind each pump. So, if I've got two pumps, I've got seven to eight cars. I think we've all experienced that where you say, oh, you know it's going to be a little bit of a wait. People do start jockeying around and say that line looks like it's going a little bit faster. We've got…Costco now has two additional large format fueling stations with 20 pumps, as we're proposing here. Stephanie, the general manager from the Green Oak Township property, who just opened up one of these is here tonight if we have specific questions. The difference is with 20 pumps, which means 40 cars

with that same amount of traffic, we now are seeing, instead of seven or eight cars stacked up, two to three cars. And so really, what an analogy might be is if I've got a funnel and I'm trying to get 10 gallons of water through that funnel, if I simply open up, cut off the bottom of the funnel, make that hole bigger, that same amount of water flows through much quicker. So, we're seeing significantly fewer cars stacking, going from seven or eight to two or three. We're seeing those cars being able to move through more quickly, and so that same capacity, or even if that customer capacity, increases a bit, we're still able to move those cars through. So, in this scenario, we have the ability to service and stack a total of 80 cars, where in the current condition, with the eight pumps, it's far fewer, creating those congestions, creating that…those people kind of making unpredictable moves. So, we took the comments very seriously. Larry and his team provided a lot of data. We've submitted some of that to you. We certainly can go through the specifics, but a combination of the four way stop, the dedicated turn lanes, the wider entrance, the larger radius', the better traffic, we really feel as though we've solved that problem. And again, we've got evidence from our existing locations now that we can talk to tonight and answer any additional questions. Other things that have come up in the review letters is…Jacob had pointed out the canopy height has been reduced, the light levels have been reduced. The landscaping has continued to improve, both at the fueling station, and more particularly, at the old fueling station. In terms of that removal, it's within the condominium association, but maybe more importantly, within the standards of the city and the state that those tanks of the existing station will be removed and will clearly follow all EPA standards, EGLE standards, state standards. So that site will be completely cleaned up, tanks removed, paved and landscaped. As I said, just on the Costco site alone, we're adding many, many more trees that are both required and beyond. We're adding additional landscape islands, additional circulation patterns. So again, our entire team is here to answer any questions. I'm happy to try and address those or at least bring up the right people as you have questions.

Mr. Wilshaw: Thank you, Mr. Epping. I'm sure we're going to have some questions for you. Is there some questions from any of our commissioners in regards to the gas station?

Mr. Droze: Thank you, Mr. Chair. Mr. Amann indicated that you guys have a traffic engineer or somebody to speak to traffic?

Mr. Amann: Yes

Mr. Droze: Iis that yourself or no?

Mr. Amann: No, I'd invite up Ryan from the Costco team can come up. We also have Julie crawl here from Fleece and Vanderbank, who has done a holistic study for the whole site. But I think Ryan might be best equipped for specific to Costco.

Mr. Wilshaw: Thank you.

Larry Dziurdzik, Costco Real Estate. I do have Ryan Cunningham. He's Costco's National Traffic consultant for North America, and he would be happy to answer any questions. So, I'll turn it over to Ryan.

Ryan Cunningham, Kittleson Engineering, 225 East Robinson Street, Orlando, Florida.

Mr. Droze: Okay. At our study session, Chair Wilshaw proposed some changes to the site that effectively flipped it and I think I heard that. there was consideration given to that. I guess one question that I wanted to ask, because generally, you know, from at least from my understanding of traffic engineering, is that, you know, we try to limit those conflict points at intersections, and in fact what we've created is a five leg intersection at that northeast corner of the site. Was there any consideration given to rather than having traffic, you know, work at that intersection, if you were to flip the site as an example, using that basically service drive on the east side of the property, and maybe putting a driveway halfway so as you're exiting out basically shy of that intersection, not at the intersection. Because what my concern is, is that this design brings all that traffic coming in at that one corner, and really also kind of ignores the fact that there probably is traffic coming from racetrack drive to the east that might benefit. So if the access into the gas station was off that East West service drive, you're offsetting off the intersection. You're reducing those conflict points, I guess. Why wouldn't that be a better option in this case?

Mr. Cunningham: Yeah, I think one of the things that we were looking at was that depth, that distance from Millennium to our curb cut. So you mentioned it's, you know, it's kind of like a five-legged intersection at our entrance. If we had brought that entrance in further, then we would have had more room to have those, you know, conflicts separated out, as you're mentioning, but it's the exit that was really driving our decision to not flip it, because if we flipped it kind of as is, where they would exit back out onto the southern aisle, you'd also have that five leg situation on the intersection to the south, but that's actually where we are creating more…there's a

lot more friction at the exit for Costco when they're coming out, because they need to be able to flow out. If you heard the testimony about the fuel, the 40 fuel pumps and kind of how the cues work, there's a lot less friction now coming in, but we want to be able to get those out and to come out at that southern location where you already have Home Depot traffic, Bob's Discount Furniture traffic, kind of coming out to that road, there's an existing queue on that stop sign. And so would essentially block that exit for Costco, for the gas station. And so it would start to cause issues within the site, not because of the fuel pump capacity, but because of the exit capacity.

Mr. Droze: I guess the suggestion I'm saying is, rather than exiting at the intersection, the five point intersection, why not between…

Mr. Cunningham: Why not bring it straight out to millennial, right?

Mr. Droze: Yeah

Mr. Cunningham: I think we didn't look at that. But I think the reason that we didn't look at that was because you'd be creating another intersection in between those two and you would essentially have, you'd be introducing a lot more conflict in a very short section, right? So you'd have a lot of left turns, a lot of right turns coming out and immediately hitting the four way stops conflicting with some other vehicles. So I think you know right now, what it does is it's a pretty seamless exit for Costco, and it doesn't, you know, interact with any of the traffic that's happening, the circulating traffic that's happening for the shopping center. If you put it directly on Millennial, be a lot more interference with the circulating traffic.

Mr. Droze: Okay? It just feels to me like a five legged intersection is not optimal traffic engineering, just from my perspective. And I, you know, these Costcos are, I think you could kind of make the statement that they're generally some of the worst traffic in the city and I think this is our chance to really kind of clean this up. And it just feels like with so much access out there. There could be something better with the circulation. So that's really kind of my only concern with this project. I just feel like these drive locations, could be improved.

Mr. Cunningham: Understood. Yeah, I will say, I mean, we think about, you know, the distance between the intersection and the curb cut here differently, because it's interior to a shopping center drive aisle. It's basically a parking lot. It's not really a five legged intersection, because it's, you know, it's not a public road intersecting with public road with a driveway right next to it.

Mr. Droze: That is kind of my point to on why that mid-block exit location could work better is that, you know, the volumes aren'.high. You could just introduce some order. It just seems like so…okay, thank you. I'm set.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions?

Mr. Ventura: Thank you for the information that you provided us tonigh. Jacob, I have one question, if you could go to page 14 in our packet.

Mr. Uhazie: Which pages, because I have a different packet up than what you have.

Mr. Ventura: Well, it's the…I don't know how to describe it, other than page 14 in our packet.

Mr. Uhazie: Give me one second, I'll look it up.

Mr. Wilshaw: Mr. Ventura, this is the one that shows the current gas station location?

Mr. Ventura: No, no, this shows the redesigned gas station, and the question is really about the drive aisle to the north of the proposed new location of the gas island. The gas station there appears to be an entrance to the parking lot to the north of the existing Costco building, exiting from west to east. That would allow cars to access the gas station from the parking lot to the north of the…yeah, that's it. It would allow cars to travel from the parking lot north of the existing Costco, traveling from west to east to get there. Is this an artifact on this drawing? Or is that your intention?

Mr. Epping: That's a new condition where…so, if I'm coming in from Schoolcraft currently, right now, I'm not able to…just north of the existing Costco building. I'm not able to make a right-hand turn and turn into Costco. We're essentially creating that four-way intersection with stop signs in all directions so that that…

Mr. Ventura: That's going to be a four-way intersection? Traffic can travel both east and west.

Mr. Epping: That's correct.

Mr. Ventura: Okay, thank you. It wasn't clear on this.

Mr. Cunningham: I will point out that was done intentionally to open up the east side of the site for that access.

Mr. Ventura: So, it's going to relieve the amount of traffic coming up Schoolcraft.

Mr. Cunningham: Exactly.

Mr. Ventura: It will give customers the opportunity to go…

Mr. Cunningham: And the pressure that's on Middle Belt right now will be relieved because a lot of that can now be accessed in or out from the east side.

Mr. Ventura: Thank you..

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for our petitioner, in regard to Costco gas. No other questions at the moment.

Mr. Caramagno: Mr. Chair, I've got a question. What are the hours going to be? Are they going to change some with this new station? What's the plan here?

Mr. Dziurdzik: Good evening. Right now, our plan is to keep the current hours. So, our hours are Monday through Friday, 6am to 10, and Saturdays 6am to 830 and Sundays are 6am to 7:30pm.

Mr. Caramagno: Okay, very good. Another question. When you talked about the current station, you mentioned that site will be cleaned up. You just mean tanks removed and repaved, or is there a leak or a problem there?

Mr. Epping: There is no problem there. But obviously, through the removal, it would all be tested, and all the appropriate agencies would oversee that, so it would be fully certified to be clean and removed. Ultimately, the soil and new soil respread and new asphalt put down with parking lot islands and adjacent landscaping. So it is clean now, but it would be certified to be cleaned through all the appropriate agencies.

Mr. Caramagno: And how old is that fueling station?

Mr. Epping: Do you know the age of that?

Mr. Dziurdzik: It's over 20 years.

Mr. Caramagno Okay, and had tank technology changed in 20 years?

Mr. Dziurdzik: It has.

Mr. Caramagno: Is there more monitoring? Better tanks at this time?

Mr. Dziurdzik: Absolutely, absolutely. One thing we haven't mentioned is that this new fuel facility will have Costco's latest design standards. So not only what Jim had mentioned about lane with pump spacing, which I touched on a little bit at our workshop meeting, everything from LED lighting for the underside of the canopies to something that we haven't spoken about yet, is our green light, red light system on each column. I don't know if you caught that, but some of our newer stations, in Green Oak and Commerce, has a red light, green light table mounted to each column that actually will indicate…if a fuel pump is open, it will have a green circle, and if it's closed, it will have a red X, and that really helps move cars efficiently and effectively through the queue lane. The tanks are double walled. There's monitors, all state required, of course, but yeah, there's technology has changed quite a bit over the last 20 years.

Mr. Caramagno: It's good to hear. Are these tanks monitored, just at this Costco facility? Are they monitored at a National Facility? How are they looked at in terms of monitoring?

Mr. Dziurdzik: Monitoring? Well, I do know that there's state reports that have to be turned in. I don't know the duration and the frequency of those reports for any types of leakage, but Costco is notified if there is any sort of leak detection, and that is actually sent to the State right away and we deal with it. But knock on wood. I mean, a lot of our fuel stations, I personally have not heard of any leaks on a lot of stations, but of course, it does happen, but we'll, we'll take the preventive measures and remedies if that should.

Mr. Caramagno: Good. Thank you.

Mr. Wilshaw: Thank you. Any other questions, comments?

Mr. Epping: I would add, because obviously, the circulation, the traffic, the connection points are important, and we understand that, I would equate it a little bit to neighborhood building or a lot of the residential site plans or even commercial site plans that you see, although it is a parking lot, I think it's a generally accepted practice that the more porous, the more connections, the more curb cuts, more opportunities for traffic to move safely through a site or through a neighborhood, the less congestion there is. And so by opening up that road connection to going to the west to the north side of the station, to widening and making the left turn in the through lane, by adding the stop signs, by changing those curves,

we've taken that same principle of safety and providing opportunities. I think a lot of the problems over on Middle Belt is that it really is that one pinch point, that one road that goes not only to the Costco itself, but to the existing fueling station. So, by removing that and then opening up several other safe access points, we're really starting to not only speed traffic through this fueling system, but mitigate those people's options to get further into the site, to leave either on Schoolcraft or leave to the west. So there's, it's generally what I would as a planner, describe as a more porous site for those reasons.

Mr. Wilshaw: Well, thank you the appreciate that. Mr. Epping. I will just make one brief comment, which is that I did raise concerns at our study meeting about the possibility of traffic congestion at this site, and I still do have those concerns. Personally, I think some of these changes help, but I don't know if they completely solve the issue. And the perspective I come from is the Costco site, we've been able to see it from its inception. There used to be a restaurant. People may not remember, there used to be a restaurant in the middle of your parking lot, in the northwest corner of the of the parking lot, right at the corner of Schoolcraft and Middle Belt, which took up a significant portion of your parking. You would never be able to even have this site functional if that restaurant was still there, because you've grown. The gas station, when it was added, had less pumps than it does now, you came to us before for an expansion, and now you're coming again for another expansion. This is a good thing for Costco. Costco is growing. This location is growing and doing better, and I want you to be as successful as possible. You can tell me that 20 pumps is going to do it, and 40 cars is going to solve all your traffic needs, but we've seen you before, and maybe we'll see you again for another expansion, and so I need to think about the future as well, and the fact that you do have continual growth. So that's my concern.

Mr. Epping: I think that's good insight and good history on the site. Again, thinking holistically, we're adding those 88 additional parking spots, so even on our busiest days, that certainly is to be a help. They're not only additional spots there, but they're in a very convenient location closer to that front door. Moving the gas station off to the back and providing the excess capacity as well as the circulation. The other thing that we'll talk about with each property is this is a very large site in terms of the Millennium Millennium Park overall. And so we do have those cross-parking agreements, and so we have the ability to reserve that front area for our customers, expand it by those 88 spots, move the fueling stations to the back, and still allow cross parking and cross circulation. And so it is, we think, an advantage, although I agree

with you, it is, it's great to be successful in the grow but we're not squeezed into four walls, as it were, four parcel lines, where we do have that ability to cross pollinate within the site.

Mr. Wilshaw: I appreciate those comments. Let me see if there's no other comments from the table. At the moment, I'm going to see if there's anyone in the audience wishing to speak on this item, and then we'll have you come back up. Anyone in the audience wishing to speak for or against this item in the audience? I don't see anyone coming forward. Is there anything else that the Costco team would like to say before we make our decision?

Mr. Dziurdzik: Mr. Chair, I know you mentioned the size of the fuel facility and we have completed two fairly recent studies of our two largest fuel facilities in Michigan, if not the Midwest. I don't know if you'd like to hear some of that data, because we could talk about queue length and what the previous queue stacking was, the timing and what it's currently today. And it's pretty impressive. It's very impressive. I think Jim mentioned, you know, a queue going down from seven or eight cars down to two or three. Stephanie Taghi is our warehouse manager at Green Oak Township. I invited her to be present tonight, and she could testify how what she's seen over the last couple of years at Green Oak Township, with waits anywhere from eight minutes to 14 to 15 minutes on a weekend now down to less than three, and she has not witnessed more than one or two cars in queue, even on a peak hour. So, there's no reason to believe that there would ever be a queue that would back up our entrance whatsoever. We don't believe that would ever happen with this field facility, and the data that we've recently collected proves that, and it's pretty amazing data, but I don't know if you'd like my traffic…Ryan, can come back and talk a little bit more about that study that we just completed if you would like.

Mr. Wilshaw: We're getting close to taking a vote. We've heard your presentation. We've given our audience a chance to speak. We're close to closing the public hearing and taking a vote. So, this is your chance to get whatever information you'd like to get in before we make our decision. So, if you would like to do that, feel free.

Mr Dziurdzik: Well, I think Ryan will just briefly, at a high level, talk about the results of that study. I think it's quite amazing what happens when we add those additional pumps.

Mr. Cunningham: Can we show the photos from Larry's slide? Thank you. Maybe slide eight is where that starts…one more. There we go. So here's Green Oak Township, six pump fueling facility. It is a little bit smaller than the one we have Livonia, which is 12 fueling

positions. As you can see, this is, you know, the previous condition, we had a queuing issue at this location. If you go to the next slide. This is it from above. You can see as it gets packed. You know, people don't always know how to get in there the right way, and the queue goes beyond the frame of the picture here. The 40 fueling position station went in last year, opened up in February, and we took some data collection. If you go to the next slide, well, you have to, you're fine, yeah, we can blow that up for for you if you want to see it, the previous. Sorry, the previous. Yeah, that one. So, this was at the peak. We took counts on a Thursday and on a Saturday, 24 hours, observed the queues through video and counted them every minute. This was the peak of that 48-hour period. And we had a total of three vehicles in the entire station queued. And this is, you know, the same location that had that, that big queuing problem before this installation. We've also done this, if you go to the next slide at Commerce Township, and at Commerce Township, we have…this is the same size as Livonia, 16 fueling positions. You can see just from this Google aerial that it stacks out. But actually, in its peak, would stack out to that ring road and become an issue, not just for Costco, but for the local agency. The next slide, this was again, a 48-hour period that we looked at the site. Once the 40 fueling positions went in, we had a peak in that 48 hours of five vehicles queued in the entire site. So that's like one or two vehicles in line, and then a bunch of lines with no vehicles, right? It's five total, not five in one line. If you go to the next slide, this is a picture that was taken just this past Saturday by the warehouse manager that shows you would think that it might be closed, but this is actually on a Saturday afternoon. There's one car there. And if you looked closely at the left side of the picture, there's a bunch of open pumps. So that car is probably not even queued. It's just heading to an open pump. Next slide shows it from the front and again, you can just see, you can't see the queue so much because it's at the back of the picture, but you can see a lot of open pumps right there in the middle of a Saturday when this 40 fueling position site is in. And the reason for that, as Jim mentioned earlier, is just the amount of processing power that the site that station brings. It's pushing 40 vehicles through every three and a half minutes, which you know, the current site would take more than 10 minutes to do that. And while that 10 minutes are passing, more vehicles are coming. And so, with this additional processing power was able to keep the queue down to almost nothing.

Mr. Amann: Mr. Chairman, if I may just follow him, I want to thank you, because the Planning Commission is responding and reacting to the same thing. What you're hearing from citizens and others as to what not only Costco is hearing, but also Bill Eisenberg from

the developer Grand Sakwa here, the owner of the center. And really, when Costco approached us a while ago about saying, listen, we're hearing from customers and citizens of Livonia and others about, you know, as much as they love an inexpensive fuel, especially today, our operation is a problem, and it's a problem at Middle Belt, as well. So, it's as important to you and as well as to Costco. And so, they really believe, based on their experience with their customers, and what they're hearing from their customers that this will work, so they are as invested as everybody here. So, it's interesting, because I think we're all operating from the same source of information, people who are frustrated with the current setup, there is a belief that it will work, but also with the evidence that we have from the other two sites. So this is really about improving the experience of our customers. Many of them are obviously citizens of the volume, but who come from, no matter, wherever they are and that. So, we do believe and hope that it will work based on not only the engineering and design but based on the experience of other centers. So, Jim, are you going to wrap up with anything?

Mr. Epping: No, if there's additional questions, we're happy to do that.

Mr. Wilshaw: I do have one question. Anybody else have any questions? One question from a fueling standpoint, when you look at the Costco's in this region, is there a ranking as to which one is the busiest in Metro Detroit? Is this a one of your busier locations?

Mr. Epping: I'll have to ask Larry that. Again to compare the customer base at Livonia compared to others.

Mr. Dziurdzik: Chair, that's a very good question. This is one of the busiest. Green Oak Township, I believe was approximately around the same busy, for lack of a better term. But yeah, we've seen a lot of traffic here at Middle Belt. A lot more than Haggerty.

Mr. Wilshaw: Okay, more so than at Haggerty.

Mr. Dziurdzik: If that helps.

Mr. Wilshaw: It does help in a way. Yes. Okay, good. Thank you. Appreciate that. Any other questions? Comments?

Mr. Droze: One small comment, I guess. On that I do want to kind of underscore that comment Chair Wilshaw made, because just on traffic alone, there's almost, I think it's almost 100,000 more cars a day, on I-96 versus US 23 in that area. And I do think people make decisions about where they fuel, especially Costco. I think

many gas stations, we hear it's pass by trips, which makes total sense. But I think people literally plan their week around when they go to Costco, and I suspect that as long as the traffic is not a problem on this site, the numbers will just continue to go up. And I think that's where I get, you know, I think they were pretty legitimate concerns brought up at the study session about, you know, what can we do to try to, you know, to alleviate that potential future risk? Because again, we see, you know, these lines at Costco. People, again, plan their week around that, and they go out of their way to make that part of their daily plan. And it just feels that there is, there's something more that can be done on this site, from a traffic controls perspective, than a five-legged intersection. I just… I can't believe that is the most efficient way to handle cars, just because it's really it seems dismissive of those trips coming in eastbound, because you're going to have two left turns that are basically coming into each other and a right turn as well. And I, I don't want to rush this through. I mean, let's, let's get this right. That's, that's just my comment on that.

Mr. Wilshaw: Appreciate your comments. Thank you. Any other questions or comments from any of the commissioners? If not, I will close the public hearing at this time, and a motion is in order,

On a motion by Bongero, seconded by Ventura, and unanimously adopted, it was

#04-24-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-03 be approved subject to the following conditions:

1. The Overall Site Plans identified as Sheets DD11-09, DD13-09, and DD22-07, dated April 10, 2026, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30, 2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the tire center without entering the station or performing any extra action to obtain the air without charge;

9. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

11. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

A roll call vote on the foregoing resolution resulted in the following:

AYES:	Bongero, Long, Ventura, Caramagno, Wilshaw
NAYS:	Droze
ABSENT:	Dinaro
ABSTAIN:	None

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

STATE OF WASHINGTON)
) SS.:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kayleen Burnett DEVELOPMENT LEAD is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the REAL ESTATE Manager ~~TITLE~~ of COSTCO WHOLESALE CORPORATION, to be its free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 26th day of January, 2026.

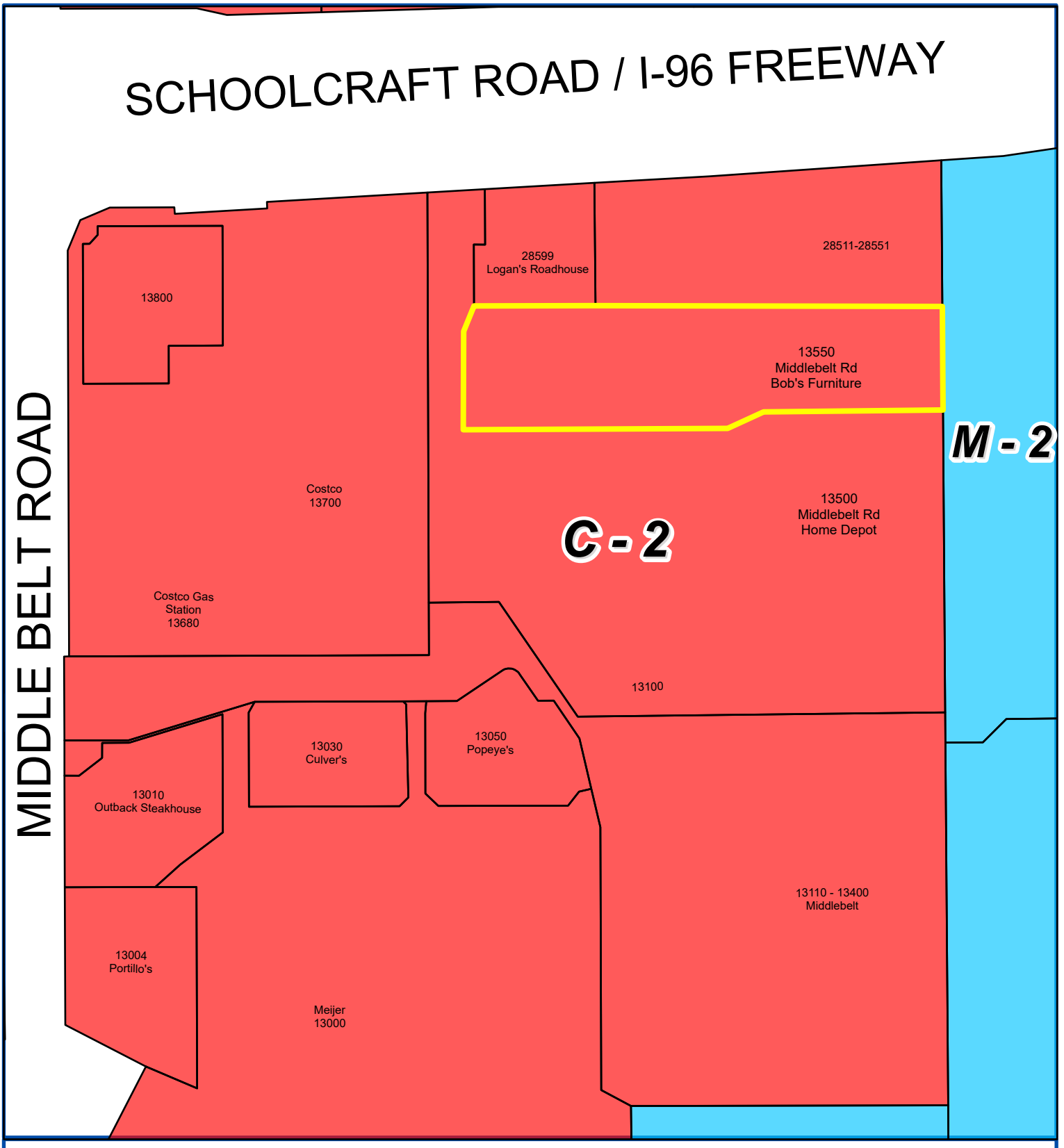
KRISTIN TAMBURO
NOTARY PUBLIC #178954
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 29, 2027

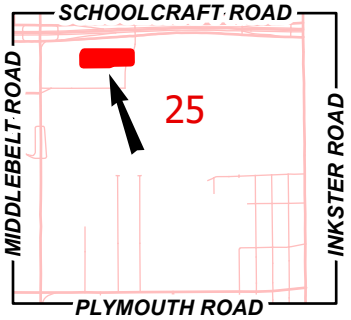
(Stamp)

Kristin Tamburo
(Signature of Notary)

Notary public in and for the state of WA, residing at:
22117 SE 266th Pl, Maple Valley, WA 98038

My appointment expires: June 29, 2027





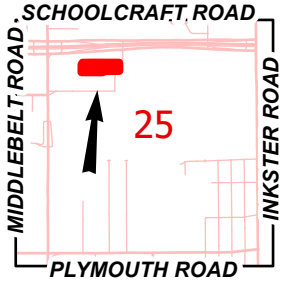
Address & Zoning Map

Petition 2026-01-02-03
Costco Gas Middlebelt
13550 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2026-01-02-03
Costco Gas Middlebelt
13550 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25.

April 7, 2026: Study Meeting:

This petition involves a request for waiver use approval to relocate an existing gasoline service station to the property immediately east of Costco. The proposed relocation would facilitate the expansion of the existing parking lot. The gas pumps are open to Costco members only and are entirely self-serve, with pay-at-the-pump technology. The proposed gas station will have twenty (20) pumps under a newly constructed 18.5-foot-tall 15,760 square-foot canopy. The existing fuel center has eight (8) pumps that can accommodate sixteen (16) vehicles.

Gasoline service stations are subject to waiver use approval in the C-2 (General Business) zoning district under the Livonia Zoning Ordinance. The 1.38-acre site for the proposed gasoline service is the current out lot for Bob's Discount Furniture. To the north is the Hook & Reel Cajun Seafood & Bar, also zoned C-2 (General Business). To the east an industrial property zoned M-2 (General Manufacturing). To the south is the parking lot for Home Depot, zoned C-2 (General Business). To the west is the existing Costco Wholesale, zoned C-2 (General Business).

The existing site plan shows 819 existing parking stalls for the Costco and 303 stalls at Bob's Discount Furniture. The proposed site plan shows an increase of 88 parking stalls to a new total of 907 parking stalls at Costco. Bob's Discount Furniture shows a loss of 169 for a new total of 134 parking spaces.

Site access to the new fueling area would be from a new 24-foot-wide access road. A service lane is required to be at least ten feet (10') wide. There are six (6) proposed 10-foot-wide bypass lanes. All bypass lanes are satisfactory. The Vehicle Queuing Plan (Sheet DD22-07B, dated January 30, 2026) illustrates a maximum on-site capacity of eighty (80) vehicles, consisting of forty (40) vehicles occupying the twenty (20) fueling pumps (two vehicles per pump, one on each side) and an additional forty (40) vehicles accommodated within the designated stacking lanes. While the plan provides defined queuing areas, it does not demonstrate accommodation for vehicle demand exceeding eighty (80) vehicles. The intersection should have stop signs at each corner to ensure safety.

The petitioner has indicated that a Fuel Indicator System will be mounted atop the canopy at each lane to signal pump availability to improve internal circulation efficiency.

The Overall Site Plan shows the canopy 45-foot setback to the east, 127.5-foot side setback to the west, 22.5-foot setback to the south, and approximately a 33.5-foot setback to the north.

The controller enclosure with restroom, underground tanks, underground additive tank, emergency shut offs, TMS Cabinet and transition pump will be located in the northernmost portion of the property.

No dedicated parking spaces are proposed specifically for the gasoline fueling station. Given the previously noted reduction in overall parking spaces and the shared nature of the development, Costco should provide documentation of a formal shared parking arrangement demonstrating that adequate parking will remain available for all on-site uses.

The petitioner has submitted a Landscape Plan (Sheet L1.0) depicting both the relocated development area and the original site that has been converted into an access drive and parking area. Landscaping requirements are evaluated in accordance with the Livonia Zoning Ordinance, including the provisions of Section 10.04 – Standards for Plant Materials and Section 10.05 – Landscaping Requirements. The new parking area along the Industrial Road frontage, the Zoning Ordinance requires a minimum of eight (8) evergreen trees, three (3) ornamental trees, and sixty-four (64) shrubs. The submitted landscape plan exceeds these requirements. The petitioner proposes to preserve thirteen (13) existing deciduous trees and twenty-one (21) existing evergreen trees along this frontage. In addition, three (3) ornamental trees are proposed, and one hundred three (103) shrubs will be installed, along with the retention of additional existing plant material where feasible. Based on the submitted plan, the frontage landscaping along Industrial Road meets and exceeds the minimum requirements of the ordinance.

Landscaping along the Middlebelt Road frontage is also subject to the requirements of Section 10.05. For this frontage, the ordinance requires five (5) evergreen trees, two (2) ornamental trees, and thirty-nine (39) shrubs. The landscape plan indicates that three (3) existing deciduous trees and four (4) existing evergreen trees will remain on site. Additionally, two (2) ornamental trees are proposed, and fifty-three (53) shrubs will be planted, with additional existing vegetation to remain where possible. Although the mix of existing trees differs from the precise ordinance categories, the overall quantity of plant materials exceeds the minimum requirement and contributes to enhanced frontage screening along Middlebelt Road.

The landscape plan shows nine (9) parking lot trees provided in the new Costco Parking area and four (4) shown in the Bob’s out lot for a total of thirteen (13) trees. Based on the size of the parking lot, nine (9) parking lot trees are required to provide interior shade and visual relief from paved surfaces.

Open space landscaping requirements for the site require a minimum of seven (7) trees distributed throughout the open space areas of the development. The petitioner proposes six (6) open space trees in the Costco Parking area and ten (10) around the proposed fuel center for a total of sixteen (16). This exceeds the minimum ordinance requirement and enhances the overall landscape coverage of the development. Based on the submitted landscape plan, the proposed landscaping generally complies with, and in several cases exceeds, the minimum requirements of the Livonia Zoning Ordinance.

The petitioner submitted a photometric and lighting plan (Sheet SE-1) for the proposed development. Section 7.22 of the Livonia Zoning Ordinance establishes lighting standards intended to minimize glare and prevent light from spilling onto adjacent properties or public rights-of-way. In accordance with these requirements, all outdoor lighting must be directed toward and confined to the ground areas of the site. Additionally, the ordinance requires that lighting fixtures utilize full cut-off designs so that no light projects above a ninety (90) degree horizontal plane. Although the subject property does not directly abut any residentially zoned or used property, the lighting standards outlined in Section 7.22 are applied uniformly across all gasoline service stations to ensure consistent site design and to reduce excessive illumination associated with canopy lighting and parking lot fixtures.

The submitted photometric plan indicates illumination levels beneath the gasoline canopy reaching a maximum of 22.5 foot-candles. Section 7.22 specifies that the maximum permitted illumination level directly beneath a gas station canopy shall not exceed an average of twenty (20) foot-candles. The photometric plan does not indicate foot-candle averages for the site. As proposed, the lighting levels slightly exceed the ordinance standard and may require adjustment to ensure compliance with the maximum permitted illumination level. The photometric plan also shows light levels at the property lines measuring 0.0 foot-candles, which complies with the ordinance requirement that lighting be contained within the site and not create measurable illumination beyond the property boundaries. Subject to revisions to reduce the canopy lighting levels to the maximum permitted threshold, the lighting plan generally appears consistent with the intent of the Livonia Zoning Ordinance to prevent glare and light trespass.

Section 7.22 of the Livonia Zoning Ordinance permits lighting fixtures to exceed twenty (20) feet in height, up to a maximum of thirty-five (35) feet, provided that the additional height does not create adverse impacts on surrounding land uses or the natural environment. The petitioner proposes lighting poles with a height of thirty-five (35) feet on the subject site. Based on the submitted photometric plan, illumination levels at the property lines are shown at 0.0 foot-candles, indicating that light spillover beyond the site is effectively contained. Given that the site is located within a commercial corridor and does not directly abut residential properties, the proposed pole height does not appear to create adverse impacts on neighboring land uses. Provided that the lighting fixtures remain, full cut-off and continue to direct light downward toward the ground plane, the proposed pole height appears consistent with the intent of Section 7.22 of the Livonia Zoning Ordinance.

The Truck Turn Exhibit (Sheet DD13-07) illustrates the circulation pattern for fuel delivery tankers servicing the proposed gas station. According to the exhibit, tanker trucks will access the property from Schoolcraft Road and proceed up the internal drive aisle into the designated striped fueling area intended specifically for tanker deliveries. This designated maneuvering area allows the tanker to safely position itself for refueling operations while remaining within the internal circulation network of the site. Upon completion of the fueling process, the tanker will exit the site using the existing drive aisle by Bob’s Furnitutre, located to the east of Millennium Park. From there, the truck will travel north toward Schoolcraft Road, allowing it to exit the site without requiring complex turning movements or reversing within the fueling area.

The proposed truck circulation pattern appears to provide an organized and efficient delivery route while maintaining separation from general customer vehicle circulation on the site.

The proposed gasoline canopy will be designed to complement the existing Costco building on the site. According to the petitioner, the canopy fascia will match the existing Costco building color to ensure architectural consistency across the development. The supporting canopy columns are proposed to be constructed of split-face concrete masonry units (CMU) with a dark brown finish. The Livonia Zoning Ordinance encourages building materials and architectural elements that are compatible with existing structures on the site and surrounding developments.

The petitioner has also submitted signage details for the canopy structure. The proposed canopy signage measures approximately 8.5 feet in length by 2.5 feet in height, and the plans indicate that two (2) canopy signs will be installed. Pursuant to the signage standards of the Livonia Zoning Ordinance, signage must be appropriately scaled to the structure and integrated into the building architecture. Based on the information provided, the limited number of canopy signs and their placement on the fascia appear consistent with the ordinance.

There is a Fire Protection riser enclosure with a door behind the first pump. The plans also include a controller enclosure that will serve as part of the fueling system infrastructure. The controller enclosure is proposed to have a height of approximately nine feet ten inches (9'-10") and will utilize building materials and colors that match the existing Costco building. The enclosure will house key electrical and operational components necessary for the operation of the gas station.

Specifically, the controller building will contain a manual transfer switch, AMP disconnect switch, AMP meter, and a CT cabinet located on the exterior wall. The structure will also include both a storage entry and an electrical entry to allow for service access and maintenance of the equipment. These features are typical for gasoline service station infrastructure and are necessary to support the operation of the fueling system.

April 14, 2026: Public Hearing:

At the Study Meeting, the Planning Commission discussed the possibility of studying the petition area further to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area either through improved geometrics, parking, and signage.

Approving Resolution: The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby approved, subject to City Council approval and the following conditions:

1. The Overall Site Plans identified as Sheets C200, C201, and C202, dated October 2025, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30, 2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

9. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

11. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby denied for the following reasons:

1. That the proposed development would have a detrimental effect upon the neighboring properties;

2. That the proposed use would unduly tax and conflict with the established and normal traffic flow of the area;

3. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts;

4. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property;

5. That this proposed use would confer a special benefit on the property owner that is not available to others in the vicinity.

J EPPINK
PARTNERS INC
Traditional Town Planning
Landscape Architecture

27 S. Squirrel – Ste 104
Auburn Hills, MI 48326
248 922 0789 - t

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

April 10, 2026

Mr. Mark Taormina
Planning & Economic Development Director
City of Livonia, Planning Department
33000 Civic Center Dr.
Livonia, MI 48154

RE: Millennium Park
Proposed Site Development Update

Dear Mr. Taormina:

Thank you for coordinating the opportunity to meet with the Planning Commission at the April 7, 2026, study session. We received helpful feedback from the commissioners related to continued refinement of the center's layout, circulation, architecture, and landscape. Our team has worked quickly to address these comments, and I am happy to say that we've made modifications to the site which address the points raised at the study session. We're excited to make significant investment in Millennium Park, which will bring additional jobs, convenience, and services to the City of Livonia.

We will be submitting updated site plans for the Costco, Meijer, and El Car Wash projects, but I wanted to provide a summary of the improvements here. We'll be prepared to present these updates at the April 14th Planning Commission meeting in detail.

Costco Fuling Station:

1. **Queuing comparison & time through the pump data:**
    a. Costco has completed an analysis of the average gas line queue during peak hours at Millennium Park and similar locations. A typical eight-pump fueling facility (current size) sees 7-8 cars stacked behind each pump at its busiest time, causing long lines and congestion. The average stacking cuts to just three cars per pump at its busiest times at locations with the new twenty-pump fueling station configuration (proposed here). This increase in the average "speed through the pump" results in significantly less stacking and congestion which prevents traffic backups and blockage.
    b. Operational management: a minimum of one (1) Costco gas attendant will always be on the property, ensuring that traffic flow and operations are maintained. Two (2) gas attendants will be on the property during holidays and peak days throughout the year to ensure traffic flow and ensure operational excellence and customer service.

2. **Site Plan Updates which address study session feedback include:**
    c. Design improvements to the new 4-way stop intersection at the northeast corner of the Costco building.
    d. Addition of a dedicated left-turn lane on the north-south internal drive lane to better facilitate thru-traffic as well as left hand turning into the fueling station.
    e. Enlargement of the driveway entrance into the fueling station and modifications to pavement markings to prevent misaligned or stopped vehicles from blocking the fueling entrance.
    f. The canopy will be lowered to an 18' maximum height.
    g. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.

Meijer Express:

3. The canopy will be lowered to an 18' maximum height.
4. Decorative masonry materials matching the building will be added to the fuel canopy pillars.
5. The dumpster enclosure has been rotated to minimize conflict and provide optimal pick-up orientation. Additional landscape screening has been added.
6. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.
7. Outside sales items will be removed: i.e.: propane & ice.
8. We have confirmed that there will be no beer or wine sales within the C-store.

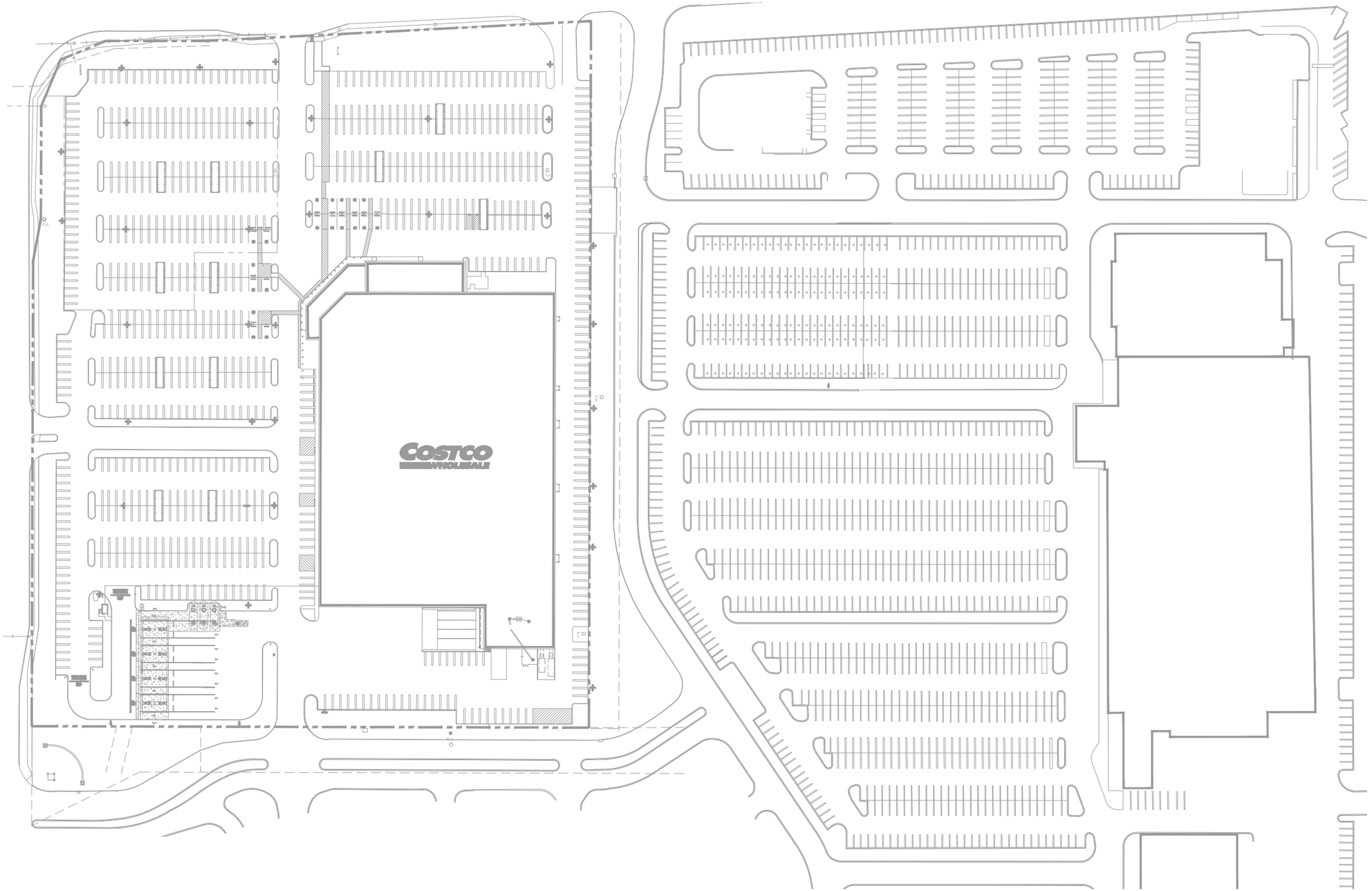
El Car Wash:

1. The vacuum facility adjacent to the car wash has been fully enclosed within an expanded building.
2. The architecture has been redesigned to feature decorative masonry and more durable materials throughout, with the amount of EIFS significantly reduced.
3. The green area & landscape space at the western side of the El Car Wash facility has been enlarged to enhance safe circulation management and provide vehicular organization adjacent to Portillo's, El Car Wash, and leading into Meijer.
4. The escape lane has been relocated to the east for easier movement patterns.
5. The dumpster pick-up access has been isolated from the escape lane to avoid conflict and additional landscape screening has been added.
6. The placeholder signage & building colors have been adjusted, and the fluorescent neon has been removed.
7. Seven additional out-door vacuum stations have been added off-site in the adjacent Meijer parking lot.

Our entire team is committed to working closely with City stakeholders and appreciative of the ability to incorporate this recent feedback. We look forward to presenting the details of the project at the April 14th public hearing.

Sincerely,
J EPPINK PARTNERS, INC

Jim Eppink, RLA*, ASLA*
President



ISSUED FOR
CITY REVIEW
1-30-2026

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

OVERALL EXISTING
SITE PLAN

EX11

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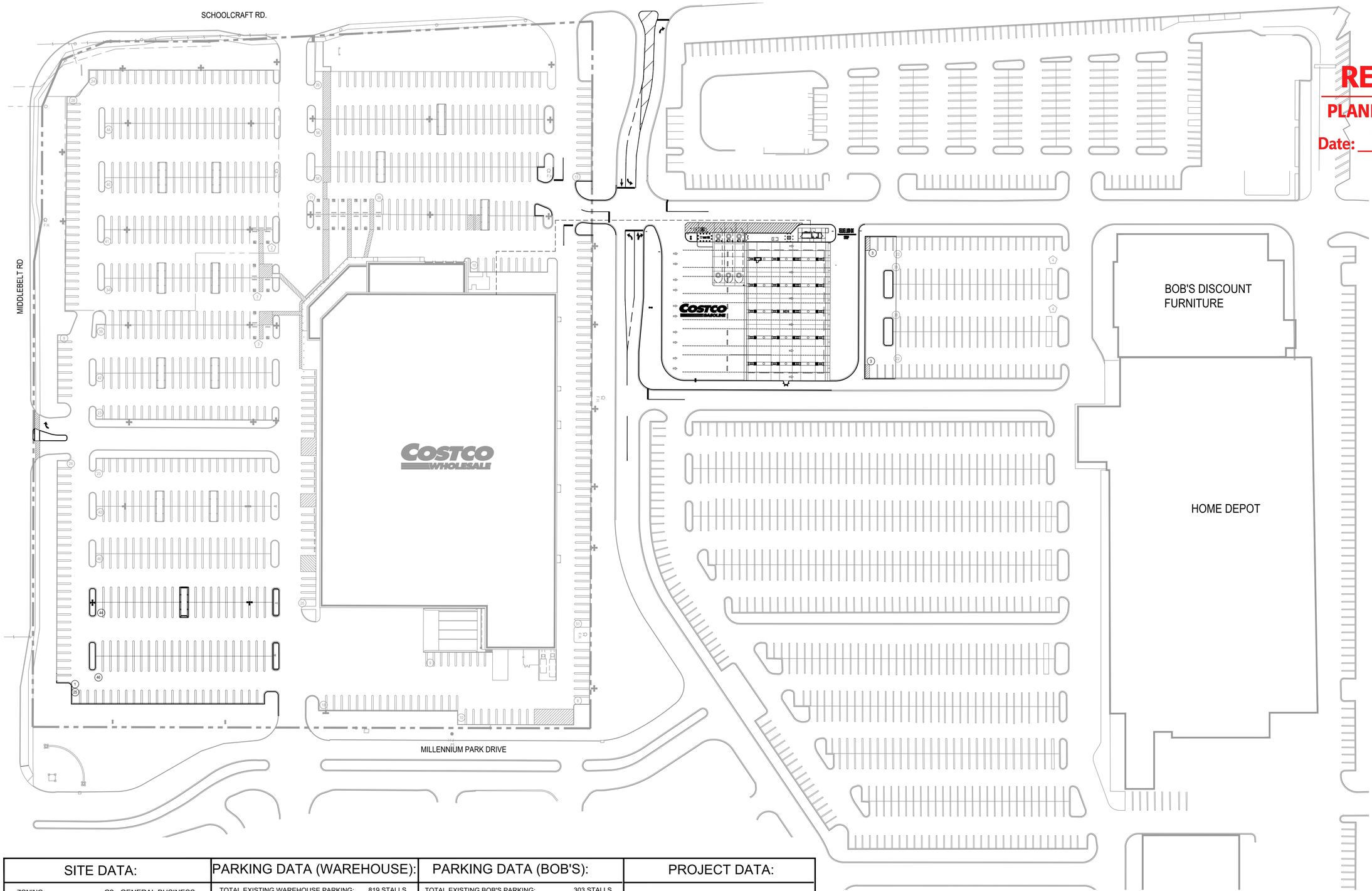
COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL EXISTING SITE PLAN

JANUARY 30, 2026



RECEIVED BY
PLANNING DEPARTMENT
Date: 04/20/2026

SITE DATA:

ZONING:	C2 - GENERAL BUSINESS
SITE AREA (EXISTING):	14.89 ACRES (648,713 S.F.)
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 S.F.)
SITE AREA (TOTAL):	16.27 ACRES (708,721 S.F.)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	NORTH 60'-0" SOUTH 60'-0" EAST 25'-0" WEST 100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CEC DATED 5/2025

PARKING DATA (WAREHOUSE):

TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS
INCLUDES:	
① 10' WIDE STALLS	800 STALLS
② ACCESSIBLE STALLS	19 (4 VAN) STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	904 STALLS
NET GAIN :	85 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.51 STALLS

PARKING DATA (BOB'S):

TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
① 10' WIDE STALLS	295 STALLS
② ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	134 STALLS
NET LOSS :	169 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	4.05 STALLS

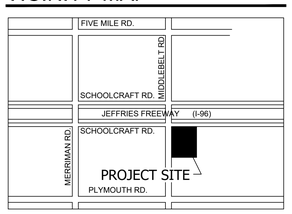
PROJECT DATA:

PROJECT ADDRESS:	13700 MIDDLEBELT ROAD LIVONIA, MI
PROPERTY OWNER:	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA 98027
APPLICANT:	THE JNL DESIGN GROUP, INC AGENT FOR COSTCO WHOLESALE
SITE PLAN PREPARER:	MG2 1101 SECOND AVE, STE 100 SEATTLE, WA 98101
ARCHITECT OF RECORD:	BRIAN BONAR #1301064587 EXT 10/06/2026

BUILDING DATA:

EXISTING WAREHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA	130,718 SF
TIRE CENTER	5,203 SF
ENCLOSED CANOPY	2,962 SF

VICINITY MAP



0 25' 50' 100'
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COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

96-0420-24
APRIL 17, 2026

OVERALL SITE PLAN

DD11-10

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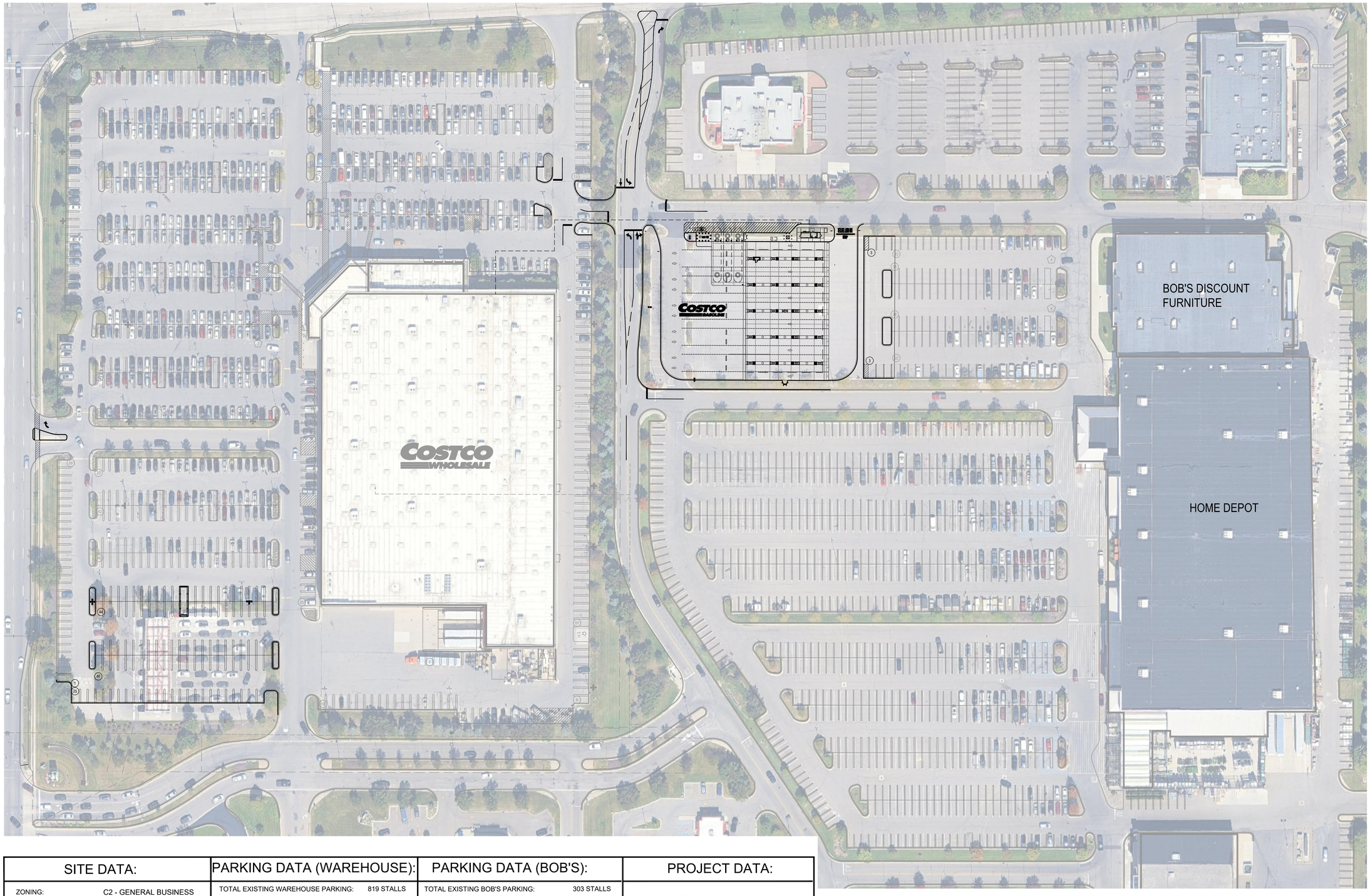
COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL SITE PLAN

APRIL 17, 2026



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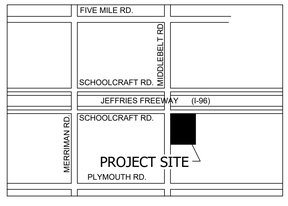

COSTCO WHOLESALE

LIVONIA, MICHIGAN

AERIAL SITE PLAN

APRIL 17, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

MG2

96-0420-24
APRIL 17, 2026

AERIAL
SITE PLAN

DD12-10

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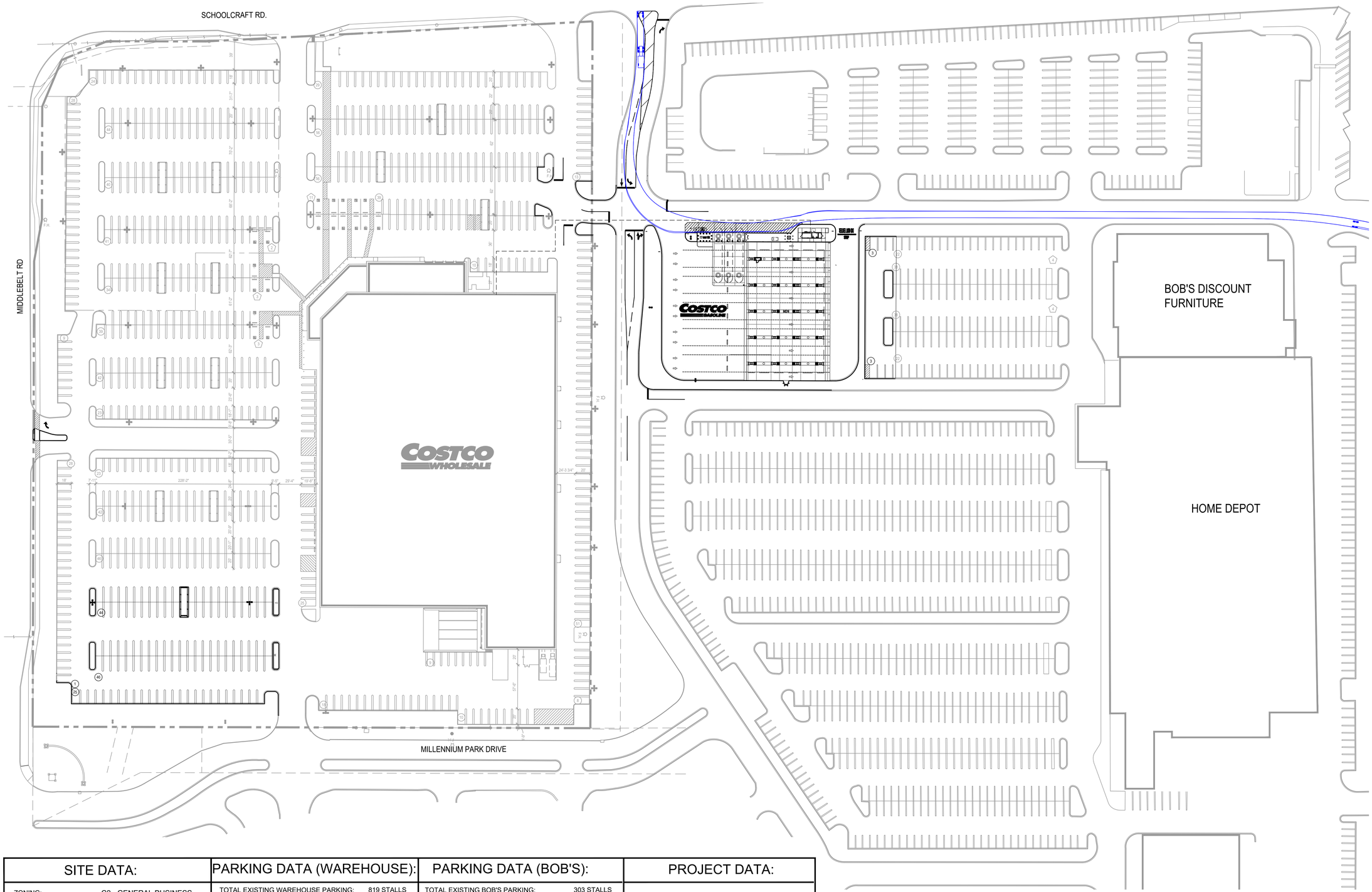

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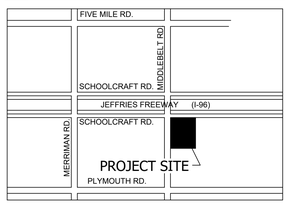

COSTCO WHOLESALE

LIVONIA, MICHIGAN

TRUCK TURN EXHIBIT

APRIL 17, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

96-0420-24
APRIL 17, 2026

OVERALL SITE PLAN

DD13-10

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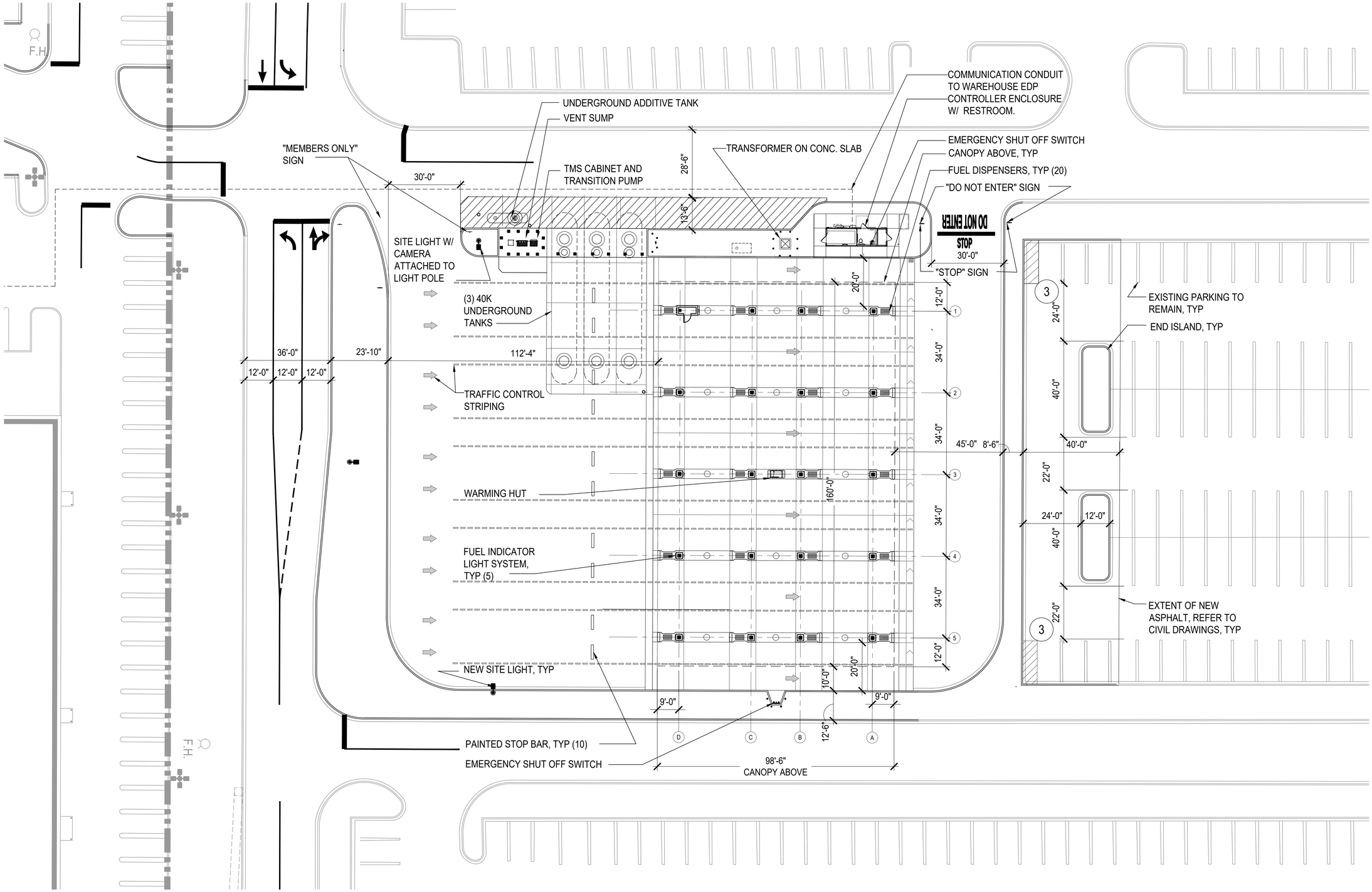

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

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96-0420-24
APRIL 17, 2026

ENLARGED
SITE PLAN

DD22-10

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COSTCO WHOLESALE

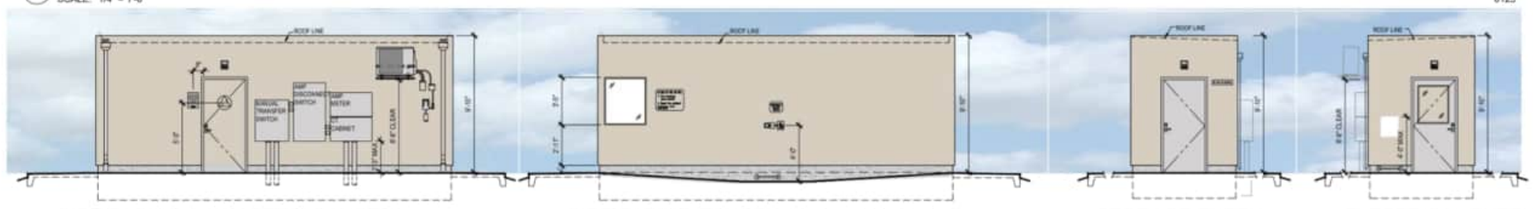
LIVONIA, MICHIGAN

ENLARGED SITE PLAN

APRIL 17, 2026

1 CANOPY AND DISPENSER ISLANDS (5 X 4 ISLANDS) (ENTRY ELEVATION)
SCALE: 1/4" = 1'-0" 0125

2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0" 0125



3 SIDE FACING AWAY FROM CANOPY
SCALE: 1/2" = 1'-0" 0725

4 SIDE FACING CANOPY
SCALE: 1/2" = 1'-0" 0725

5 STORAGE ENTRY
SCALE: 1/2" = 1'-0" 0725

6 ELECTRICAL ENTRY
SCALE: 1/2" = 1'-0" 0725

7 CANOPY SIGN
SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216

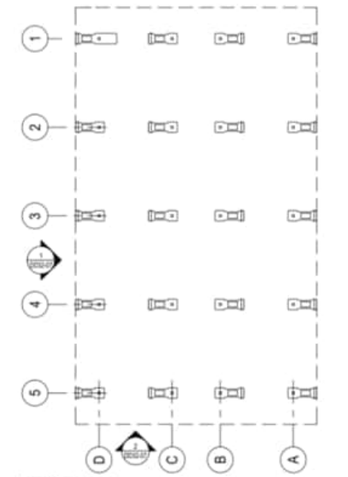
FUEL INDICATOR LIGHT SYSTEM

CANOPY FASCIA, CONTROLLER ENCLOSURE
COLOR MATCH TO EXISTING WAREHOUSE

SIGN
COLOR - COSTCO BLUE

SIGN
COLOR - COSTCO RED

CMU
SPLIT FACE CMU, COLOR - DARK BROWN



KEY PLAN
SCALE: NTS

ISSUED FOR CITY REVIEW
1-30-2026

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

PRELIMINARY ELEVATIONS

DD32-07

COSTCO WHOLESALE

LIVONIA, MICHIGAN

FUEL FACILITY ELEVATIONS

JANUARY 30, 2026

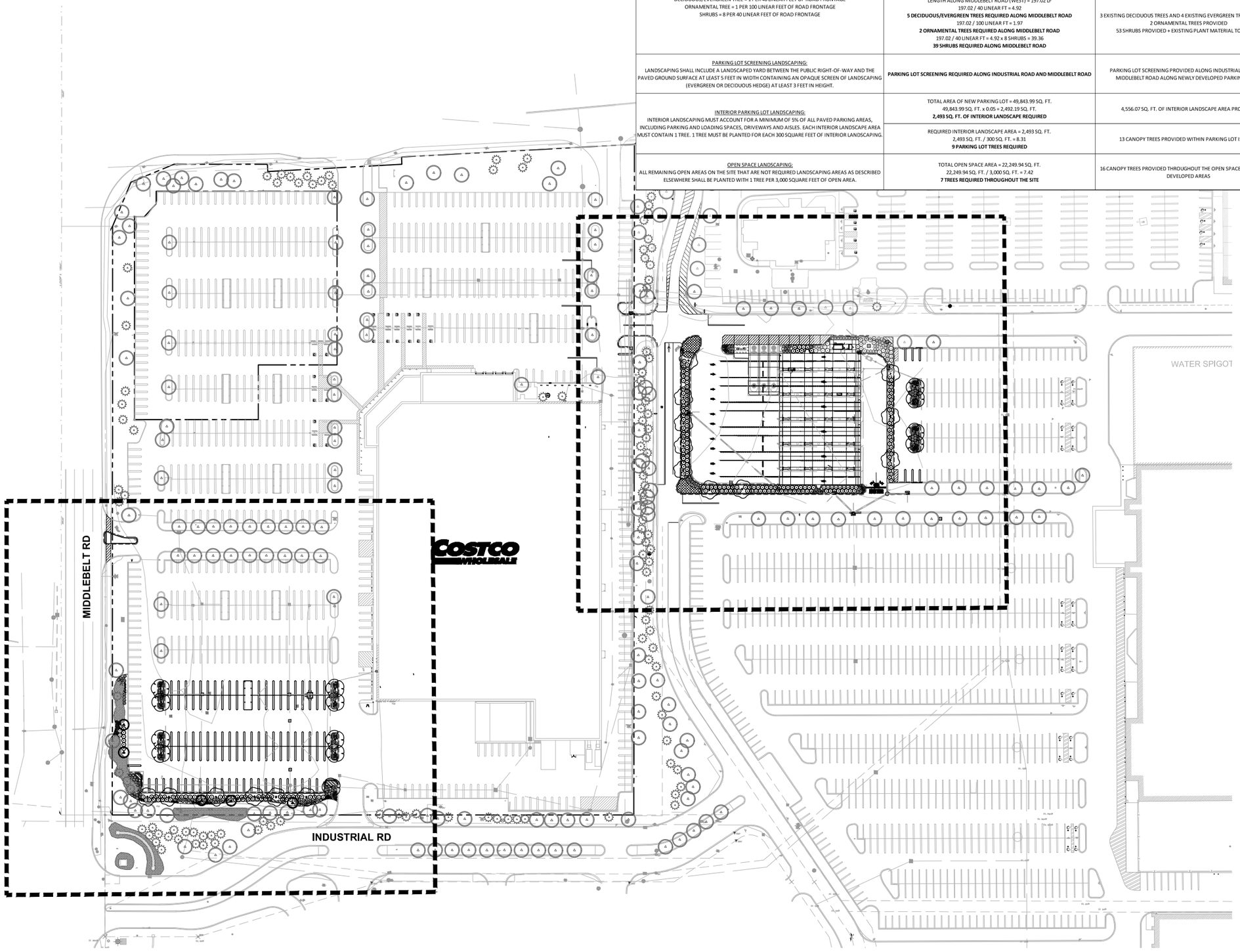
NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: EXISTING TREE LOCATIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM LOCATIONS IN THE FIELD BEFORE PLANTING PROPOSED LANDSCAPE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS AND WILL BE COORDINATED WITH THE EXISTING IRRIGATION SYSTEM.

NOTE: TURF SOD/SEED HATCH NOT SHOWN IN SOME AREAS. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HAND WATER IF IRRIGATION IS NOT AVAILABLE. CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH SOD. IS DISTURBANCE IS LOCATED AT, NEAR AND/OR AROUND MAIN ENTRANCES OR FRONT FACING AREAS, CONTRACTOR SHALL INSTALL SOD.

LIVONIA I, MI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
SECTION 10.03 - LANDSCAPING DESIGN REQUIREMENTS		
FRONTAGE LANDSCAPING: WHERE THE SITE ABUTS A PUBLIC ROAD RIGHT-OF-WAY, THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE ROAD RIGHT-OF-WAY... DECIDUOUS/EVERGREEN TREE = 1 PER 40 LINEAR FEET OF ROAD FRONTAGE ORNAMENTAL TREE = 1 PER 100 LINEAR FEET OF ROAD FRONTAGE SHRUBS = 8 PER 40 LINEAR FEET OF ROAD FRONTAGE	LENGTH ALONG INDUSTRIAL ROAD (SOUTH) = 318.99 LF 318.99 LF / 40 LF = 7.97 **8 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG INDUSTRIAL ROAD** 318.99 / 100 LINEAR FT = 3.18 **3 ORNAMENTAL TREES REQUIRED ALONG INDUSTRIAL ROAD** 318.99 / 40 LINEAR FT = 7.97 x 8 SHRUBS = 63.79 **64 SHRUBS REQUIRED ALONG INDUSTRIAL ROAD**	13 EXISTING DECIDUOUS TREES AND 21 EXISTING EVERGREEN TREES TO REMAIN 3 ORNAMENTAL TREES PROVIDED 103 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN
	LENGTH ALONG MIDDLEBELT ROAD (WEST) = 197.02 LF 197.02 / 40 LINEAR FT = 4.92 **5 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG MIDDLEBELT ROAD** 197.02 / 100 LINEAR FT = 1.97 **2 ORNAMENTAL TREES REQUIRED ALONG MIDDLEBELT ROAD** 197.02 / 40 LINEAR FT = 4.92 x 8 SHRUBS = 39.36 **39 SHRUBS REQUIRED ALONG MIDDLEBELT ROAD**	3 EXISTING DECIDUOUS TREES AND 4 EXISTING EVERGREEN TREES TO REMAIN 2 ORNAMENTAL TREES PROVIDED 53 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN
PARKING LOT SCREENING LANDSCAPING: LANDSCAPING SHALL INCLUDE A LANDSCAPED YARD BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE PAVED GROUND SURFACE AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING (EVERGREEN OR DECIDUOUS HEDGE) AT LEAST 3 FEET IN HEIGHT.	**PARKING LOT SCREENING REQUIRED ALONG INDUSTRIAL ROAD AND MIDDLEBELT ROAD**	PARKING LOT SCREENING PROVIDED ALONG INDUSTRIAL ROAD AND MIDDLEBELT ROAD ALONG NEWLY DEVELOPED PARKING AREAS
INTERIOR PARKING LOT LANDSCAPING: INTERIOR LANDSCAPING MUST ACCOUNT FOR A MINIMUM OF 5% OF ALL PAVED PARKING AREAS, INCLUDING PARKING AND LOADING SPACES, DRIVEWAYS AND AISLES. EACH INTERIOR LANDSCAPE AREA MUST CONTAIN 1 TREE. 1 TREE MUST BE PLANTED FOR EACH 300 SQUARE FEET OF INTERIOR LANDSCAPING.	TOTAL AREA OF NEW PARKING LOT = 49,843.99 SQ. FT. 49,843.99 SQ. FT. x 0.05 = 2,492.19 SQ. FT. **2,493 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED**	4,556.07 SQ. FT. OF INTERIOR LANDSCAPE AREA PROVIDED
	REQUIRED INTERIOR LANDSCAPE AREA = 2,493 SQ. FT. 2,493 SQ. FT. / 300 SQ. FT. = 8.31 **9 PARKING LOT TREES REQUIRED**	13 CANOPY TREES PROVIDED WITHIN PARKING LOT ISLANDS
OPEN SPACE LANDSCAPING: ALL REMAINING OPEN AREAS ON THE SITE THAT ARE NOT REQUIRED LANDSCAPING AREAS AS DESCRIBED ELSEWHERE SHALL BE PLANTED WITH 1 TREE PER 3,000 SQUARE FEET OF OPEN AREA.	TOTAL OPEN SPACE AREA = 22,249.94 SQ. FT. 22,249.94 SQ. FT. / 3,000 SQ. FT. = 7.42 **7 TREES REQUIRED THROUGHOUT THE SITE**	16 CANOPY TREES PROVIDED THROUGHOUT THE OPEN SPACE WITHIN NEWLY DEVELOPED AREAS



CONSULTANT
Kimley»Horn of Michigan, Inc.
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L1.0
OVERALL LANDSCAPE PLAN

AS INDICATED

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CONCEPT PLANT SCHEDULE

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CANOPY TREE - OPEN SPACE 3" CALIPER MINIMUM	16
ORNAMENTAL TREE - FRONTAGE SINGLE STEM, 2" CALIPER MINIMUM	5
EXISTING EVERGREEN TREE	
LARGE SHRUB 36" MINIMUM HEIGHT	72
LARGE EVERGREEN SHRUB 30" MINIMUM HEIGHT	175
MEDIUM SHRUB 18" MINIMUM HEIGHT	197
SMALL SHRUB	221
ORNAMENTAL GRASS	38
EXISTING SHRUB & PERENNIAL BEDS	
PERENNIALS	
TURF SOD	

MIDDLEBELT RD

INDUSTRIAL RD

CONNECT WITH EXISTING BED EDGE

TURF SOD TO ALL DISTURBED AREAS, TYP.

EXISTING TREE TO REMAIN, IF DISTURBED, CONTRACTOR TO REPLACE IN KIND.

TURF SOD TO ALL DISTURBED AREAS, TYP.

SHREDDED HARDWOOD MULCH, TYP.

PROPERTY LINE, TYP.

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED, CONTRACTOR TO REPLACE IN KIND.

CONSULTANT

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L1.1

LANDSCAPE PLAN

AS INDICATED

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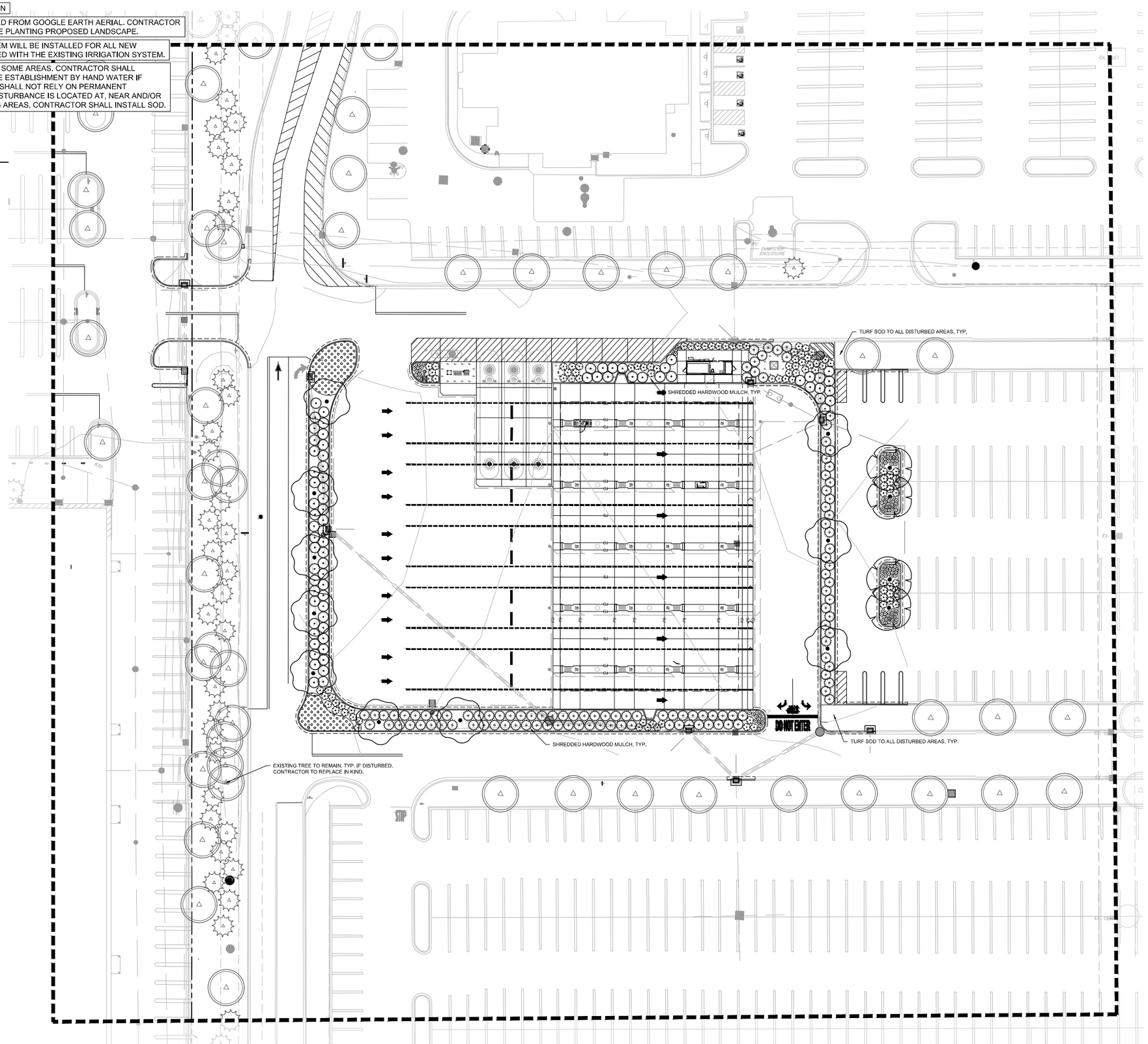
PERENNIALS	
TURF SOD	



CONSULTANT
Kimley»Horn of Michigan, Inc.
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

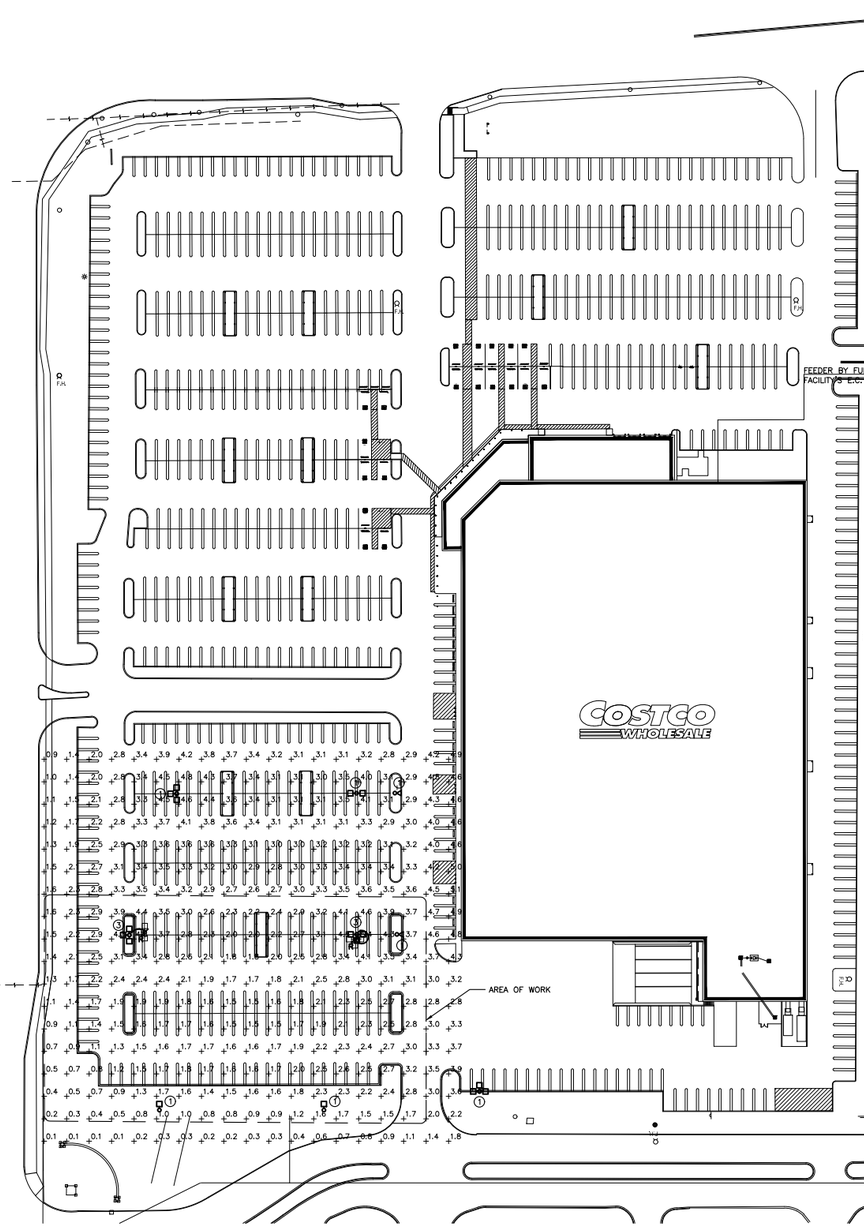
COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

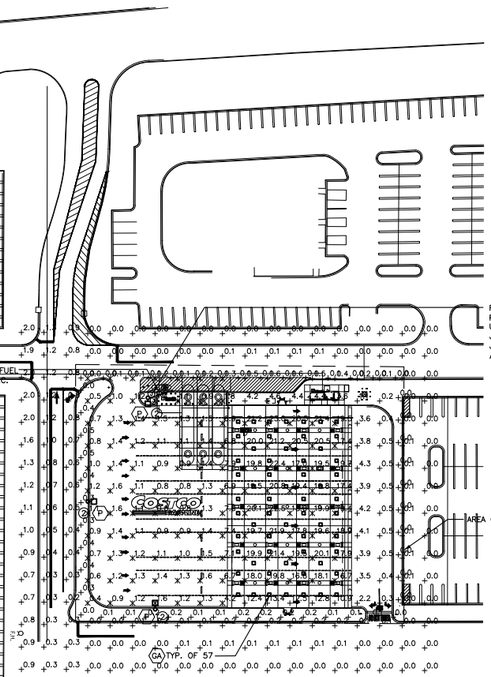
L1.2

LANDSCAPE PLAN

AS INDICATED



SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

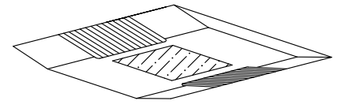


SYMBOL LEGEND
- WALLPACK
- CANOPY LIGHT
- POLE LIGHT
- SIGN LIGHT
- FLOOD LIGHT
- JUNCTION BOX
- REMOVE
- FIXTURE TYPE
- CEILING MOUNTED FIXTURE

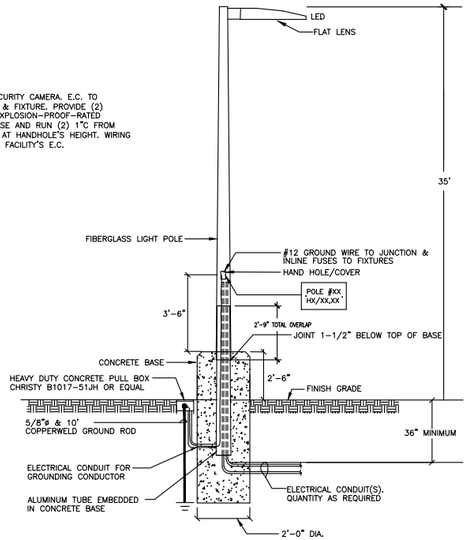
FUEL FACILITY LIGHT W/ SECURITY CAMERA. E.C. TO PROVIDE AND INSTALL POLE & FIXTURE. PROVIDE (2) UNDERGROUND-RECESSED EXPLOSION-PROOF-RATED J-BOXES NEXT TO POLE BASE AND RUN (2) 1"C FROM J-BOXES INTO POLE SHAFT AT HANDHOLE'S HEIGHT. WIRING AND CONTROL ARE BY FUEL FACILITY'S E.C.

PLAN NOTES:

1. EXISTING LIGHT POLE FIXTURE TO REMAIN.
2. E.C TO ADD NEW POLE AND FIXTURES PER DETAIL. PROVIDE MOUNTING ACCESSORIES AS REQUIRED. FOR DOUBLE-FIXTURE POLES, PROVIDE ALTERNATING CIRCUITS IF THERE ARE (2) AVAILABLE CIRCUITS AT THAT POINT. NUMBER OF HEADS PER POLE WILL BE AS SHOWN ON THIS SHEET. ORIENT HEADS AS SHOWN.
3. EXISTING POLE AND FIXTURES TO BE REMOVED AND RELOCATED. DEMO EXISTING BASE. PROVIDE HEAVY DUTY (AASHTO-HS20) JBOX AT EXISTING LOCATION. EXTEND FEEDER TO NEW LOCATION. PROVIDE NEW BASE TO MATCH EXISTING AT NEW LOCATION. REPULL WIRE AS REQUIRED. FIELD VERIFY EXISTING CONDITION.



FUEL FACILITY - LED (GA)
NO SCALE



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

FIXTURE DESCRIPTION	
P	COOPER GALN-SA2C-750-U-SL4-HSS-BZ, 108W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.
GA	86W LED, SURFACE SYMMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT

PLANNING SUBMITTAL

ISSUE DATE: JULY 2024

REVISION DATE:

10/27/25	ISSUED FOR CITY REVIEW
01/30/26	ISSUED FOR CITY REVIEW

DRAWN: MW CHECKED: JCM

STATE OF MICHIGAN
MARDY MOHAN
License No. 6201219743
PROFESSIONAL ENGINEER
10/27/2025

T.E., Inc.
630 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

FUEL FACILITY OSR
WAREHOUSE #390
13700 MIDDLE BELT ROAD
LIVONIA, MI 48150

ARCHITECT REFERENCE NO: 96-0420-P11-04

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PROJECT NO: 24-563

SITE PLAN

SE-1

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

March 2, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-03 – #13550 Middlebelt Road (Costco Gas Station)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13550 Middlebelt Road**. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approval shave been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The proposed development will need to obtain construction easement from the neighboring condominium units to be able to complete the drive aisle and parking lot work that is shown. Easements should be provided prior to the permits being issued.

4. Once site plan approval has been granted, Engineering drawings should be submitted to this department to determine is permits will be required. Permits will be required from the Wayne County Department of Public Service for the proposed work In the Middlebelt Road right-of-way.

Should you have any additional questions on this matter, please feel free to contact me at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

Cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: March 5, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition #2026-01-02-03, New Costco Gas 13550 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

- Does the removal of below ground structures in the Demolition Notes include the underground gasoline and diesel fuel tanks? Please advise in official plan set.
- Follow all State of Michigan compliance code requirements and required inspections for gas/fueling stations.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

February 25th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2026-01-02-03 - 13550 Middlebelt Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: March 23, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-02-03 – 13550 Middlebelt Road revised

Pursuant to your request, the above-referenced Petition has been reviewed.

1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-03 – 13550 Middlebelt Rd. (Costco)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 23, 2026

RE: 13700 Midlebelt Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

4. WAIVER PETITION 2026-01-02-04: submitted by Meijer, Inc., requesting waiver use approval to construct a gas station and convenience store at 13000 Middle Belt Road, located on the East side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

   Jim Eppink, Land Planner, stated a gas station/convenience store will be developed in front of the Meijer, along with improved landscaping.

   Motion was made by Councilmember McCullough to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

NEW DATA RECEIVED FOR THE STUDY MEETING OF MAY 4, 2026

From: Taormina, Mark
To: Kasprowicz, Sara
Subject: NEW DATA - Item #4 - 05/04/2026 Study Agenda - Meijer
Date: Tuesday, April 28, 2026 9:05:54 AM
Attachments: TR_Meijer 188_Taormina_2026_0424.pdf
ME_LivoniaDrawingsRevision_2026_0424.pdf
2026_0422_Meijer_188 MExpress GS_Site Plan Approval Revisions.pdf

---

Please see attached New Data for Item #4, in connection with Petition 2026-01-02-04, Meijer, Inc.

Mark

Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Wright, Joe <jwright@fishbeck.com>
Sent: Friday, April 24, 2026 3:54 PM
To: Taormina, Mark <mtaormina@livonia.gov>
Cc: Vander Kodde, Jason <jtvanderkodde@fishbeck.com>; Van Zeelt, Matt <mvanzeelt@fishbeck.com>
Subject: Meijer mExpress Plans - Resubmittal for Review

Good afternoon Mark. Please see the attached re-submittal for the proposed Meijer mExpress on Middlebelt. Two (2) full-size hard copies and one (1) 11 x 17 set were sent to you this afternoon via UPS and should arrive on Monday. If you don't receive them, please let me know.

Regards,

Joe Wright, PLA (MI, IN, OH) | Senior Landscape Architect II
Fishbeck | d: 517.247.7350 | c: 517.582.0326 | Fishbeck.com

meijer

MEIJER C-STORE #188
13000 MIDDLEBELT ROAD
LIVONIA, WAYNE COUNTY, MI 48150
1.61 ACRES

PARCEL DESCRIPTION AS FURNISHED:

PART OF THE NORTH 1/2 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 09-799-002-10-24, 13000 MIDDLEBELT ROAD: COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND RUNNING THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1,665.01 FEET TO A POINT; THENCE SOUTH 88 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 600.00 FEET TO A POINT ON THE CENTERLINE LINE OF MIDDLEBELT ROAD (WIDTH VARIES); THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 370.04 FEET (ALONG A RADIAL LINE AT RIGHT-ANGLES TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED); PROCEEDING THENCE FROM SAID POINT SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 400.00 FEET (ALONG THE EAST LINE OF THE SITE HEREIN DESCRIBED); THENCE SOUTH 89 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 594.29 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.86 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 52.95 FEET; THENCE SOUTH 66 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 52.23 FEET; THENCE SOUTH 06 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 25 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 117.21 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE NORTHERN DIVERSION OF THE CHESAPEAKE AND OHIO RAILROAD (WIDTH VARIES); THENCE NORTH 88 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID RAILROAD R.O.W., 540.12 FEET TO A POINT ON THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 26; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST ALONG SAID 1/8 LINE, 894.50 FEET TO A POINT, AS MEASURED ALONG A RADIAL LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 26; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 264.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 185.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 336.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, 95.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 829.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 133.79 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 427.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET (ON A RADIAL LINE); THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, 324.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 68.00 FEET TO THE NORTHWEST CORNER OF LOT 63, 'GRAFTON SUBDIVISION', AS RECORDED IN LIBER 39 OF PLATS, PAGE 88, WAYNE COUNTY RECORDS; THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED; CONTAINING 553,714 SQUARE FEET OR 50.617 ACRES AND NET ACRES OF LAND, MORE OR LESS.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT WILL BE USED FOR A 3,700 +/- SQUARE FOOT GAS STATION AND CONVENIENCE STORE WITH 6 FUEL DISPENSERS, ASSOCIATED WEATHER PROTECTION CANOPY, VEHICLE CIRCULATION DRIVES AND PARKING SPACES. THE SITE WILL BE ACCESSED VIA SIX DRIVEWAYS TO THE PRIVATE ROADS ESTABLISHED ADJACENT TO THE SITE. THE FACILITIES WILL BE SERVICED BY FULL UNDERGROUND UTILITIES INCLUDING WATER, SANITARY, STORM, GAS, ELECTRIC, COMMUNICATIONS, AND LIGHTING. THE SITE WILL ALSO HAVE ATTRACTIVE SIGNAGE AND LANDSCAPING FOR GREAT CUSTOMER AND NEIGHBOR EXPERIENCE.

CIVIL

04/22/26	C001	COVER
04/22/26	C100	EXISTING CONDITIONS PLAN
04/22/26	C200	SITE LAYOUT PLAN
04/22/26	C201	SITE LAYOUT OVERVIEW
04/22/26	C300	GRADING PLAN
04/22/26	C310	STORMWATER MANAGEMENT PLAN
04/22/26	C400	UTILITY PLAN
04/22/26	C500	SIGN & STRIPING PLAN
04/22/26	C501	SIGN DETAILS
04/22/26	C600	LANDSCAPE PLAN
04/22/26	C610	IRRIGATION PLAN
04/22/26	C611	IRRIGATION DETAILS
04/22/26	C700	DETAILS
04/22/26	C800	SITE LIGHTING PLAN

CIVIL SITE ADAPTATION
CONVENIENCE STORE

ISSUE DESCRIPTION: MEIJER C-STORE #188 - SITE PLAN APPROVAL
ISSUE DATE: REVISED 04/22/2026
PROJECT NUMBER: NS-XX-00188

SUMMARY OF BID ALTERNATES

NUMBER	SHEET	DESCRIPTION
1	C-400	PROVIDE 12" CONCRETE COLLAR AT CATCH BASINS AND MANHOLES. (MATCH PAVEMENT THICKNESS OF ADJACENT PAVEMENT SECTION)
2	C-600	REPLACE SEED MIX A WITH SOD.
3	C-500	PROVIDE THIRD COAT OF PAINT ON STOP BARS AND TURN ARROWS.

GENERAL NOTES

1. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
2. PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
3. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
4. UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MEIJER STANDARD SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.
6. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
7. ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.
8. ELECTRONIC FILE USE TERMS AND CONDITIONS:
   - 8.A. RECIPIENT ACKNOWLEDGES THAT ANY USE OF THE TRANSFERRED DATA IS FOR INFORMATION ONLY AND NOT GUARANTEED OR WARRANTED BY MEIJER OR ITS CONSULTANTS. USE OF TRANSFERRED DATA BY THE RECIPIENT SHALL BE AT RECIPIENT'S SOLE RISK. RECIPIENT ACKNOWLEDGES THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM THE ORIGINAL FORMAT AND SYSTEM TO AN ALTERNATE FORMAT OR SYSTEM CAN NOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDES, ANOMALIES, AND ERRORS. RECIPIENT FURTHER ACKNOWLEDGES THAT THE ELECTRONIC DATA MAY NOT BE FULLY COMPATIBLE WITH RECIPIENT'S COMPUTER SYSTEM AND NEITHER MEIJER NOR ITS CONSULTANTS MAKE NO REPRESENTATIONS REGARDING SUCH COMPATIBILITY.
   - 8.B. ACCORDINGLY, WITH RESPECT TO THE CONVERSION AND USE OF SUCH ELECTRONIC DATA. RECIPIENT AGREES TO ASSUME ALL RISKS ASSOCIATED THEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY MEIJER AND THEIR CONSULTANTS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS, WHETHER OR NOT SUIT HAS BEEN FILED, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY RECIPIENT OR OTHERS OF THE ELECTRONIC DATA WHICH IS PROVIDED BY MEIJER OR ITS CONSULTANTS UNDER THESE TERMS AND CONDITIONS.
   - 8.C. THESE TERMS AND CONDITIONS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE PARTIES.

UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, MEIJER AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY MEIJER OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.

LOCAL UTILITY LOCATING AGENCY

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 1-248-693-8391.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SURVEY

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY FISHBECK IN SEPTEMBER OF 2025 AND REPRESENTS CONDITIONS AT THAT TIME. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

GEOTECHNICAL

REFER TO GEOTECHNICAL REPORT AND SOIL BORING LOGS PREPARED BY G2 CONSULTING GROUP ON OCTOBER 20, 2025

SHEET KEYNOTE INSTRUCTIONS

SHEET KEYNOTES ARE NOTED WITHIN THE GRAPHIC AREA OF THE DRAWING. THESE ARE REPRESENTED BY A NUMBER SURROUNDED BY A HEXAGON, WITH OR WITHOUT A LEADER. A LEGEND ON THE RIGHT SIDE OF THE PAGE LISTS THE NOTES IN NUMERICAL ORDER.

EXAMPLE: 1

1. ALIGN NEW CONSTRUCTION WITH THE FACE OF EXISTING CONSTRUCTION.

AGENCIES

CITY OF LIVONIA DPW
DONALD ROHRAFF
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2571

WAYNE COUNTY ROAD COMMISSION
OLADAYO (DAYO) AKINYEMI
33809 MICHIGAN AVE
WAYNE, MI 48184
(313)-224-7600

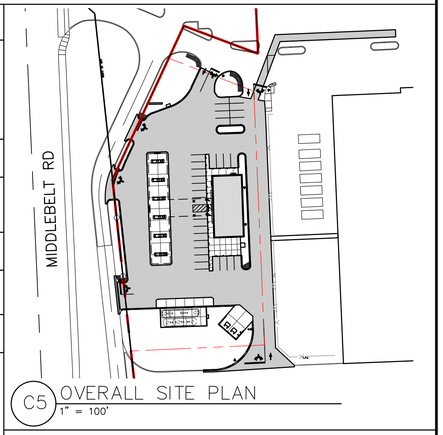
WAYNE COUNTY DRAIN COMMISSIONER
400 MONROE STREET, SUITE 400
DETROIT, MI 48226
(313)-320-4784

CITY OF LIVONIA ENGINEERING
TODD ZILINCIK
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2561

DTE ENERGY (ELECTRIC)
JENNIFER POUTTU
1 ENERGY PLAZA
DETROIT, MI 48226
(313)-235-6421

AT&T (TEL/FIBER OPTIC)
MICHAEL BROUGHTON
444 MICHIGAN AVE
DETROIT, MI 48226
(248)-701-6735

CONSUMERS ENERGY COMPANY
(NATURAL GAS)
MAISHA LINDSEY
11801 FARMINGTON ROAD
LIVONIA, MI 48150
(313)-648-0831



C5 OVERALL SITE PLAN
1" = 100'

LOCATION MAP
MICHIGAN

CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMBOL LEGEND

- EXISTING MAJOR CONTOUR (730)
- EXISTING MINOR CONTOUR (731)
- NEW MAJOR CONTOUR (730)
- NEW MINOR CONTOUR (731)
- CENTER OF DITCH
- LOT LINE (AS PLATTED)
- R.O.W. LINE
- SECTION LINE
- FENCE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- TURN DOWN CONCRETE SLAB
- SIGN
- SITE LIGHT POLES
- BENCH MARK
- SECTION CORNER
- EASEMENT LINE
- PROPOSED PAVEMENT/GUTTER ELEVATION (855.00)
- PROPOSED PAVEMENT MARKING (PAINTING)
- PROPOSED BARRIER FREE PARKING
- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- VALVE & BOX
- METER (M)
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- CONCRETE SLAB
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

WAYNE COUNTY STORM WATER SUMMARY

Pervious Area Land Use Data

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Improved areas (turf grass, landscape, row crops)	0.46 ACRES	0.24 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Wooded Areas	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Calculated CPVC Volume (cubic feet)		1,025
CPVC Volume ***Provided*** (cubic feet)		ZERO
CPRC Volume Provided (cubic feet)		1,950

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the Wayne County stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

ABBREVIATIONS

A	AREA
ALT	ALTERNATE
AMP	AMPERE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
B/C	BACK OF CURB
BIT	BITUMINOUS PAVEMENT
BM	BENCH MARK
BP	BID PACKAGE
C	CONDUIT
CAL	CALIPER
CB	CATCH BASIN
CFH	CUBIC FEET PER HOUR
C.I.	CURB ISLAND
CIR	CIRCUIT
CONC	CONCRETE
DIA	DIAMETER
(E)	EAST
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM
EL. ELEV	ELEVATION
EQ	EQUIVALENT
ES	END SECTION
ETC	ETCETRA
FH	FIRE HYDRANT
FF.	FINISHED FLOOR
FT²	FOOT SQUARE
GND. GRD	GROUND
GP	GUTTER PAN
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GV&BOX	GATE VALVE AND BOX
HC	HIGH CAPACITY
HD	HEAVY DUTY
HT	HEIGHT
IE	INVERT ELEVATION
KVA	KILAVOLT AMPERE
LBS	POUNDS
LD	LIGHT DUTY
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET
LG	LARGE
MANUF	MANUFACTURE
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MH	MANHOLE
(N)	NORTH
OC	ON CENTER
OH	OVERHEAD
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATON
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PH	PHASE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RE;	REFERENCE
REQ'D	REQUIRED
ROW	RIGHT-OF-WAY
RW	RETAINING WALL
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SF, SQFT	SQUARE FEET
SQ	SQUARE
STM	STORM SEWER
STRUC	STRUCTURE
TC	TOP OF CURB
TEL	TELEPHONE
TP	TOP OF PAVEMENT
TRNF	TRANSFORMER
TS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
UC	UTILITY CROSSING
UD	UNDER DRAIN
W	WIRE
(W)	WEST
W/	WITH
WC	WATER COLUMN
WTR	WATER
WWF	WELDED WIRE FABRIC

VICINITY MAP

A5 LOCATION MAP
NTS

NORTH

PLOT INFO: Z:\2025\2501353\CAD\CD\186GS_C001.DWG LAYOUT: COVER DATE: 4/21/2026 TIME: 4:55:42 PM USER: MVANZEELT

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Cover

meijer

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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SHEET NO.
C001

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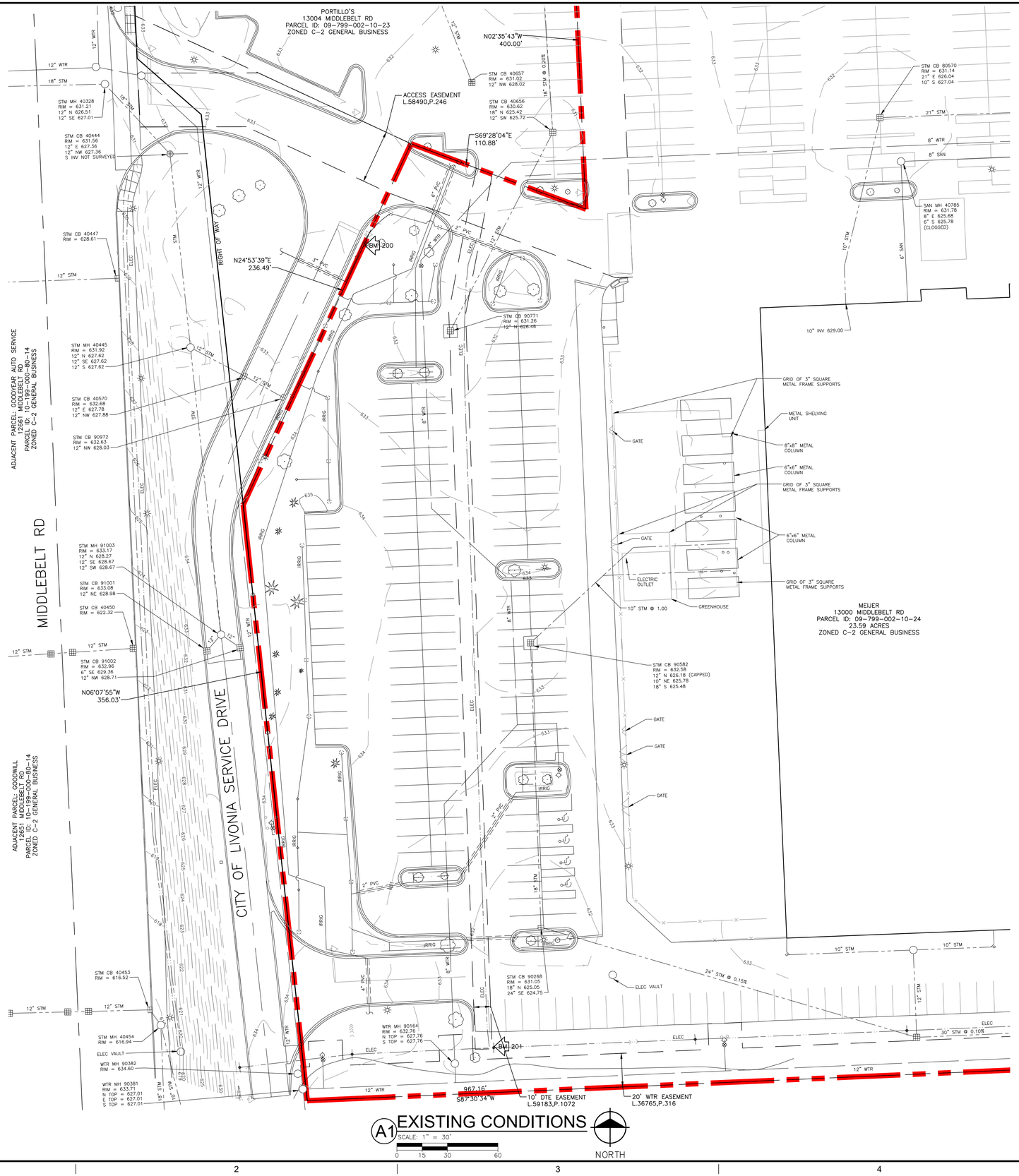
FISHBECK PROJECT NO. 2501353



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- BENCH MARK
- MEIJER PROPERTY LINE
- PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- SOIL BORING
- SHRUBS
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- EDGE OF WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- LIGHT
- UTILITY POLE
- SIGN
- FENCE LINE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- WATER MAIN
- PLUG
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMM
- TELEPHONE PEDESTAL

SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK ON 9/15/2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.
4. IRRIGATION ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT & PIPE ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

FLOOD PLAIN AND WETLAND NOTES

1. THERE ARE NO FLOOD PLAINS ON SITE AS SHOWN ON FEMA FIRM PANEL 26163C0064E
2. THERE ARE NO REGULATED WETLANDS LOCATED ONSITE

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Existing Conditions

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C100

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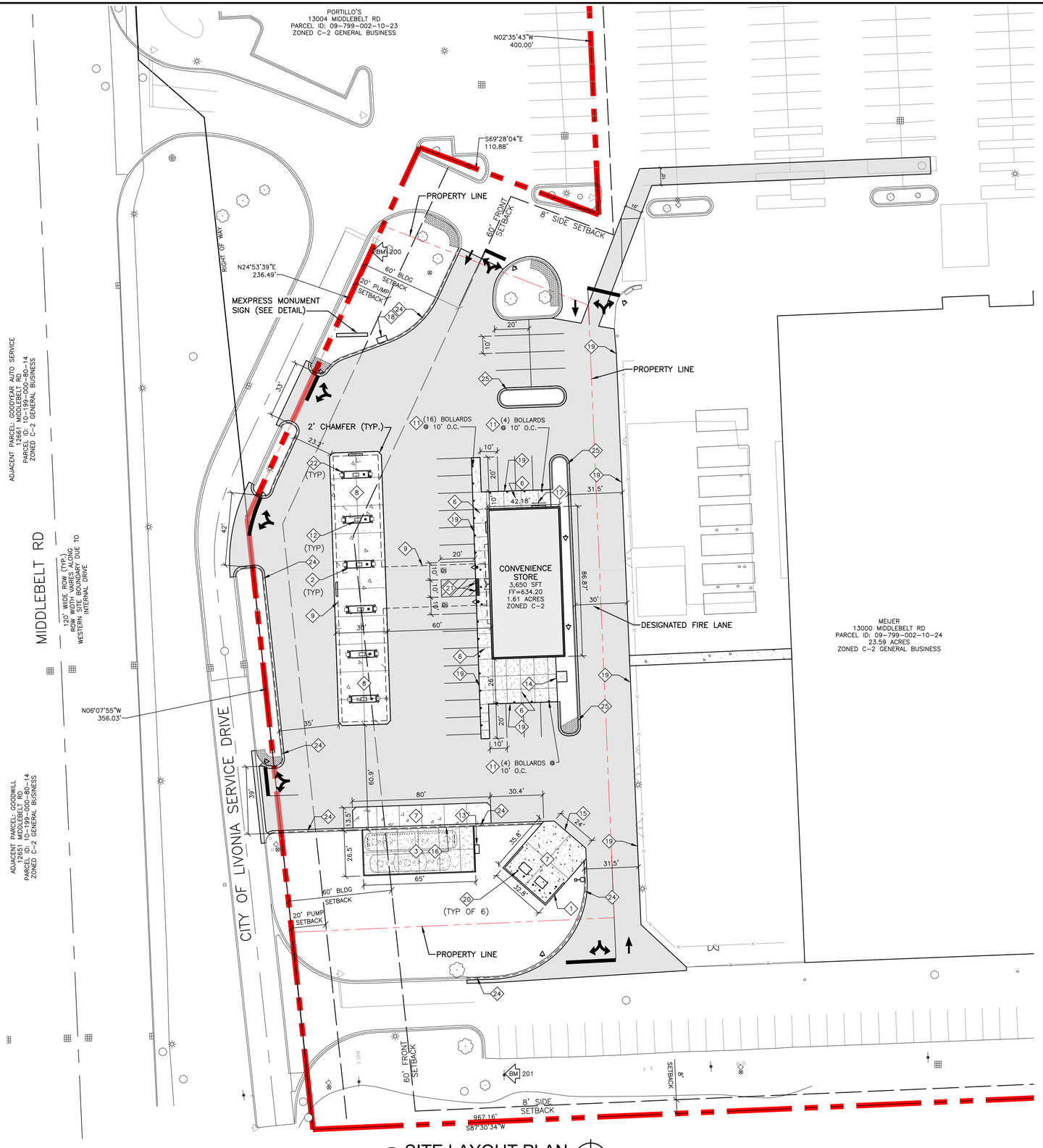
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C01\188GS_C100.DWG LAYOUT: EXISTING CONDITIONS DATE: 4/21/2026 TIME: 4:56:08 PM USER: MVANZEELT



A1 SITE LAYOUT PLAN
SCALE: 1" = 30'
0 15 30 60

mEXPRESS KEY NOTES

1	TRASH DUMPSTER ENCLOSURE AND PAD (REFER TO ARCH mEXPRESS DRAWING FOR DETAILS).
2	DISPENSER ISLANDS AND CONCRETE PAD (TYP).
3	FUEL TANKS AND CONCRETE PAD.
4	NOT USED
5	NOT USED
6	4" CONCRETE SIDEWALK ON 4" BASE MATERIAL – SEE DETAIL
7	8" CONCRETE ON 4" AGGREGATE.
8	6" CONCRETE ON 4" AGGREGATE.
9	FUEL ISLAND CANOPY.
10	NOT USED
11	S10 BOLLARD – DOVE GRAY, SEE ARCHITECTURAL
12	DIESEL/GASOLINE DISPENSER BY OTHERS.
13	UST VENT RISER, BY FUEL SYSTEM CONTRACTOR.
14	CONCRETE TRANSFORMER PAD.
15	CONCRETE APRON FOR ENCLOSURE, REFER TO STRUCTURAL DRAWINGS.
16	CURB ACROSS THE FUEL STORAGE TANK PAD TO BE PLACED BY THE FUEL CONTRACTOR. ALL OTHER CURB BY SITE CONTRACTOR.
17	BIKE RACK (CHALLENGER PLUS WAVE CHP-5)
18	AIR COMPRESSOR/VACUUM
19	THICKENED BITUMINOUS PAVEMENT EDGE, SEE DETAIL
20	EP-3 BOLLARD, SEE ARCHITECTURAL
21	TRUNCATED DOMES – SEE DETAIL
22	EP-4 BOLLARD (SETS OF FOUR), SEE ARCHITECTURAL
23	NOT USED
24	STRAIGHT CURB AND GUTTER – SEE DETAIL
25	ROLLED CURB AND GUTTER – SEE DETAIL

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
7. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
9. EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL BASE, UNLESS NOTED OTHERWISE. DESIGNER SHALL VERIFY THICKNESS OF CRUSHED STONE FILL IS ADEQUATE BELOW PAVEMENT SECTIONS BASED ON THE GEOTECHNICAL REPORT FOR THE SPECIFIC SITE. REFER TO THE STRUCTURAL DRAWINGS FOR INFORMATION ON THE GARDEN CENTER SLAB.
10. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C701.
11. SITE PROXIMITY TO MAJOR THOROUGHFARES:
    MIDDLEBELT AVE: SITE ADJACENT
    I-96 ON RAMP: 0.5 MILES
12. ALL WORK WITHIN THE PUBLIC ROW REQUIRES A ROW WORK PERMIT FROM THE APPROPRIATE AHJ

SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

PROPOSED DEVELOPEMNT SIZE: 1.61 ACRES (SUB-COMPONENT OF FULL MEIJER SITE, 23.59 ACRES)

PARCEL ADDRESS: 13000 MIDDLEBELT ROAD, LIVONIA, MI 48150
ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

EXTERIOR SALES SUMMARY

SEASONAL OUTDOOR SALES AREA (SEE KEYNOTE 23)

1. WINDSHIELD WASH SOLVENT
2. WATER SOFTENER & THAWING SALT
3. FIREWOOD BUNDLES
4. WATER BOTTLES (24 PACKS)

STORAGE CHESTS AND BINS (SEE KEYNOTE 5 & 10)

1. BAGGED ICE
2. PROPANE IN CAGES

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on the net at: www.missdig.org

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Livonia, MI 48150

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Site Layout Plan

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C200

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C200.DWG LAYOUT: SITE LAYOUT PAVEMENT PLAN DATE: 4/21/2026 TIME: 4:56:36 PM USER: MVANZEELT

A1 SITE LAYOUT OVERVIEW

SCALE: 1" = 60'

0 30 60 120

NORTH

MEIJER SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SITE LIGHT POLE
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
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8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
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    MIDDLEBELT AVE: SITE ADJACENT
    I-96 ON RAMP: 0.5 MILES
12. ALL WORK WITHIN THE PUBLIC ROW REQUIRES A ROW WORK PERMIT FROM THE APPROPRIATE AHJ

SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

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ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

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Site Layout Overview

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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SHEET NO.
C201

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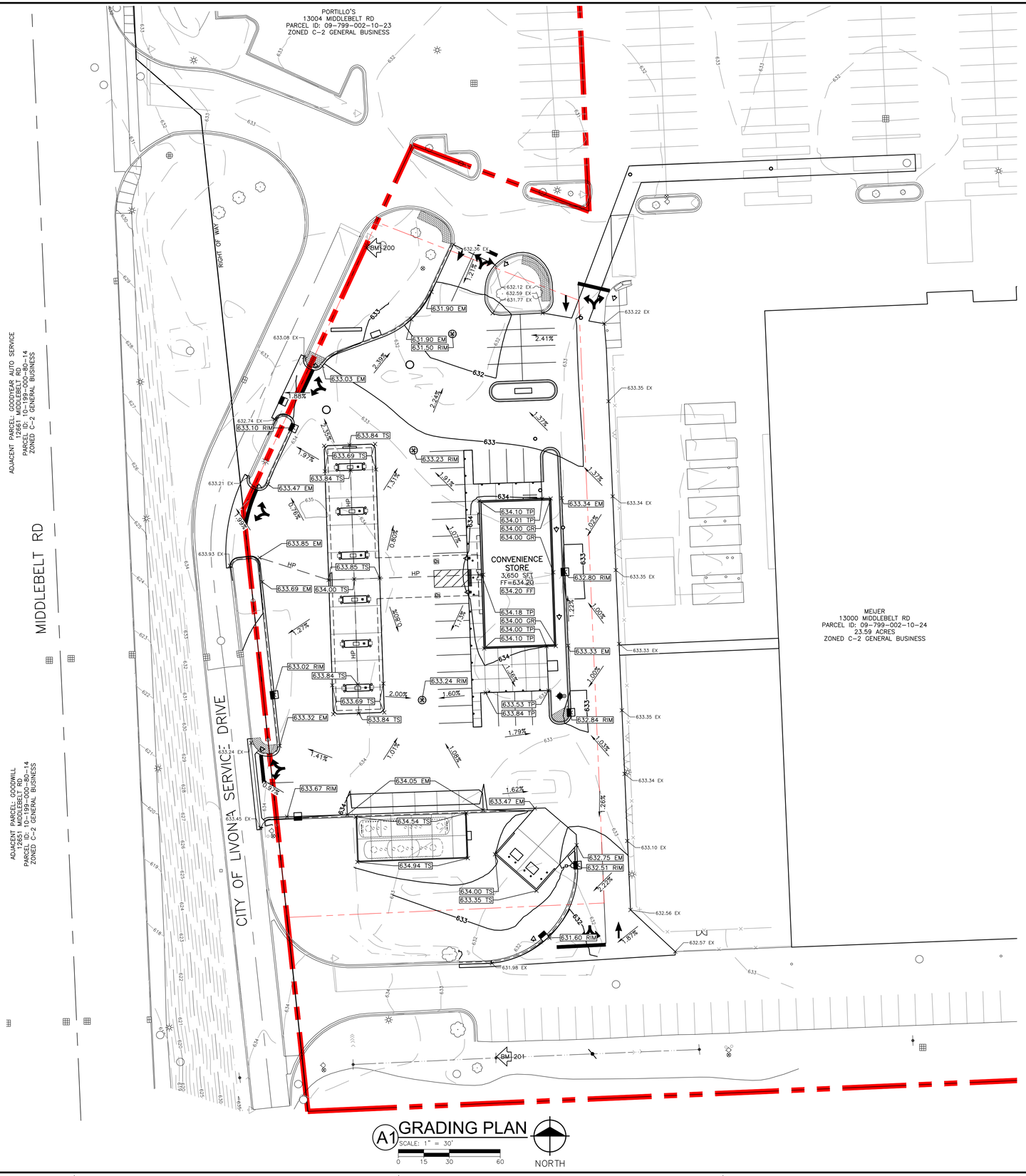

A1 GRADING PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

LOD	LIMITS OF EARTH DISTURBANCE
SF	SILT FENCE
725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
	DRAINAGE FLOW ARROW

GRADING NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. CONTOURS SHOWN ARE FOR REFERENCE ONLY.
9. PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
10. SEE "TYPICAL BITUMINOUS PAVEMENT AT MH AND CB" DETAIL ON C701 FOR SPECIAL GRADING REQUIREMENTS AROUND STRUCTURES.
11. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
12. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
13. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
14. ENTRY LANDINGS PART OF AN ACCESSIBLE ROUTE SHALL MAINTAIN A MAXIMUM SLOPE OF 1.50% IN ALL DIRECTIONS. THIS IS INTENDED TO ALLOW FOR CONSTRUCTION TOLERANCES. SLOPES STEEPER 1:48 SHALL NOT BE PERMITTED THUS MEETING THE REQUIREMENTS OF THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
15. SEE LANDSCAPE DRAWINGS ON C600 FOR FINAL RESTORATION ALL NON PAVEMENT AREAS

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Grading Plan

NOT FOR CONSTRUCTION

04/22/2026 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C300

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C300.DWG LAYOUT: GRADING PLAN DATE: 4/21/2026 TIME: 4:57:45 PM USER: MVANZEELT

Volume Summary

Charecteristic	Value	Unit
Total Detention Volume Required	2316	cf
Flood Control Volume Required = V_c	2316	cf
BMP (CPVC) Volume Credit = V_{CPVC} (unless waived)	0	cf
CPR Volume Required = V_{CPRC}	1948	
CPRC Low Flow Orifice Release Rate = $Q_{avg\,CPRC}$	0.01	cfs
Total Allowable Release Rate = Q_a	0.46	cfs

Land Use Summary

Charecteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac) = A	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/ fallow/ natural areas (non-cultivated) [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Improved areas (turf grass, landscape, row crops) [ac] = A_i	0.46	0.24
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Wooded Areas [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Impervious Area Breakdown by Cover Type		
Water Surfaces [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	1.00	1.00
Roofs, Asphalt, Concrete, Gravel, or Brick [ac] = A_i	0.00	0.22
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.95	0.95
Composite Runoff Coefficient = $C = \sum[(A_i \times C_i)/A]$	0.30	0.61

Time of Concentration & Rainfall Intensity

Total Time of Concentration = t_c = $3t_o$ [10 min for sites < 2 ac)	10	minutes
1-Year Rainfall Intensity = I_1 (Per NOAA @ 14, duration = t_c	2.74	in / hour
10-Year Rainfall Intensity = $I_{10} = 63 / [(12.33 + t_c)^{0.84}]$	4.64	in / hour
100-Year Rainfall Intensity = $I_{100} = 101 / [(12.33 + t_c)^{0.84}]$	7.43	in / hour

Flood Control Calculations

Step 1: Calculate 100-Year Allowable Discharge Rate, Q_{allow}

Charecteristic	Q_{allow}	Unit
Site Developments >= 100 acres	0.15	cfs/acre
Site Developments <= 2 acres	1.00	cfs/acre
2 <= Site Developments <= 100 acres	1.1055 - 0.207ln(A)	cfs/acre
Current Site Development < 2 ac	1.00	cfs/acre

Step 2: Calculate the Total Site Allowable Discharge, Q_a

Charecteristic	$Q_a = Q_{allow} \times A$	Unit
Current Site Development	0.46	cfs

Step 3: Calculate the Required 100-Year Storage Volume, V_c

Charecteristic	Value	Unit
100-year developd site runoff volume = V_r ($V_r = A \times C \times 18,900$)	5339	cf
100-year developed site peak inflow into pond ($Q_I = C \times I_{100} \times A$)	2.10	cfs
Required 100-Year Storage Volume = $V_c = V_r \times [0.206 - 0.15\ln(Q_a/Q_i)]$	**2316**	cf

Water Quality Calculations

Step 1: Calculate Water Quality Peak Flow Rate Rainfall Intensity = I_1

Charecteristic	I_1	Unit
Site Developments with T_c >= 60 minutes	1.00	in/hour
Site Developments with T_c <= 15 minutes	2.00	in/hour
Site Developments with 15 min <= T_c <= 60 min	2.74	in/hour
Current Site Development Tc <= 15 minutes	2.00	in/hour

Step 2: Calculate Required First Flush Treatment Flow Rate = $Q_{mech,ff}$

Charecteristic		Value	Unit
First Flush Treatment Flow Rate = $Q_{mech,ff}$ = $I_1 \times A$	= C x	**0.56**	cfs

Channel Protection Volume Control Calculations

Step 1: Calculate Chanel Protection Volume Control = V_{CPVC}

Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPVC} = A^* C^* 3630$	**1025**	cf

Note: The CPVC requirement is waived as the applicant can demostrate that the infiltrate rate of in-situ soils is less than 0.24 inches per hour.

Channel Protection Rate Control

Step 1: Calculate Chanel Protection Rate Control = V_{CPRC}

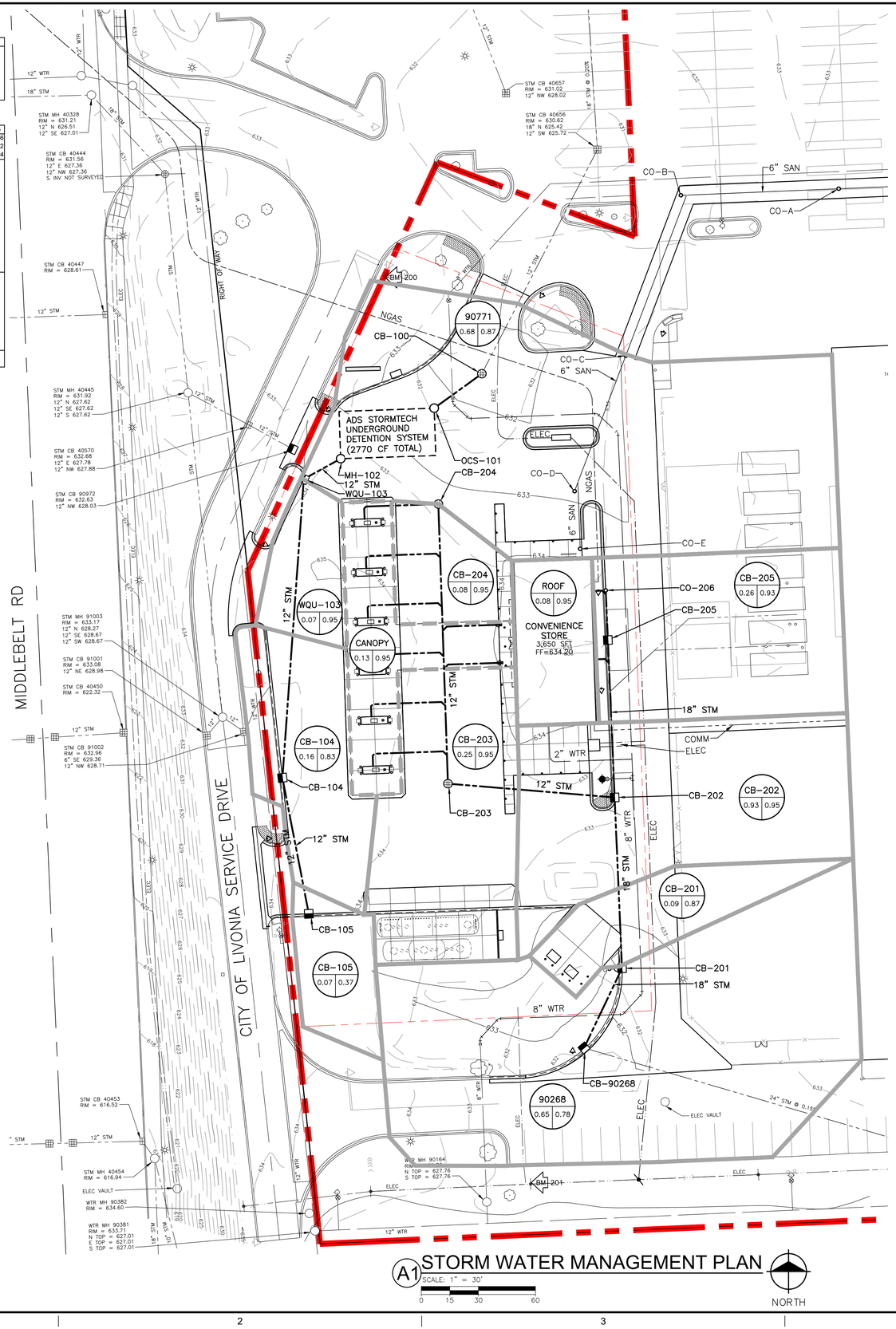
Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPRC} = A^* C^* 6,897$	1948	cf

Step 2: Calculate the Restrictor Release Rate from Pond

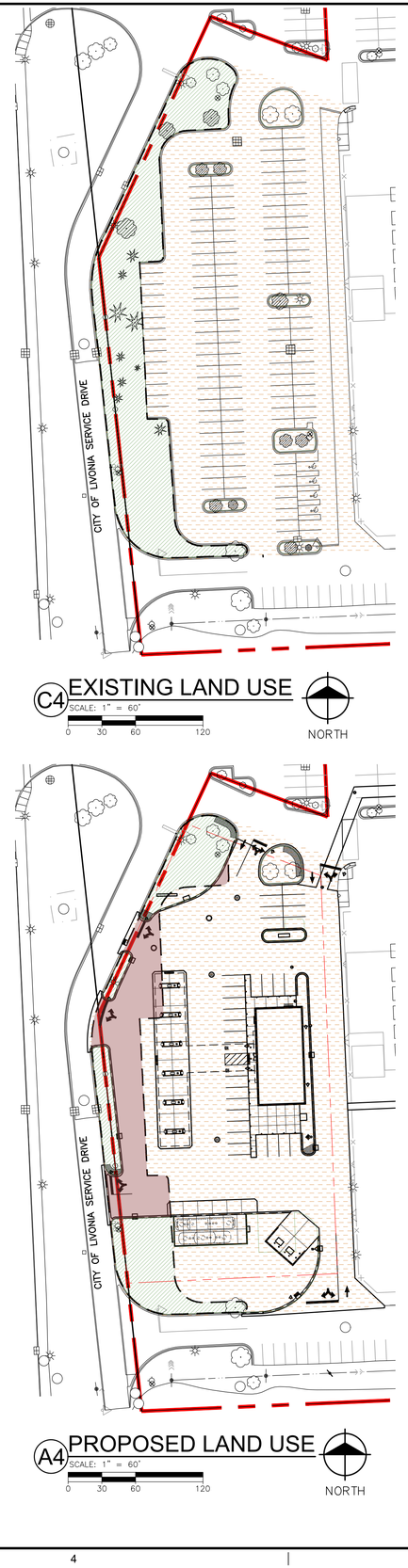
Charecteristic	Value	Unit
48-Hour Average Allowable Outlet Flow = $Q_{avg\,CPRC} = V_{CPRC} / 172,800$	0.01	cfs

Note: If the resulting orifice diameter needed to provide the calcuated cfs is less than 1.0", a 1.0" diameter will be specified to prevent chronic blockage at the outlet

Note: For detention systems that are intended to meet both the flood control and CPRC standard, the lower portion of the flood control storage can be used to capture and release the CPRC volume



A1 STORM WATER MANAGEMENT PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH



C4 EXISTING LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH

A4 PROPOSED LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH

SYMBOL LEGEND

- PERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- IMPERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- DOWNSTREAM DETENTION AVAILABLE (PROPOSED IMPERVIOUS AREA IS LESS THAN EXISTING IMPERVIOUS AREA)
- PROPOSED DEVELOPMENT AREA (EXCLUDES PROJECT AREA WITH EXISTING DOWNSTREAM DETENTION AVAILABLE
- 12" STORM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- TRIBUTARY DRAINAGE BOUNDARY
- CANOPY DRAINAGE BOUNDARY
- AREA / ACRE / "C" — TRIBUTARY AREA TAG

STORMWATER MANAGEMENT SUMMARY

LAND USE SUMMARY (PROPOSED DEVELOPMENT AREA)

EXISTING AREA TOTAL:
IMPERVIOUS AREA: 0.00 AC @ C = 0.95
PERVIOUS AREA: 0.46 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.30

PROPOSED AREA TOTAL:
IMPERVIOUS AREA: 0.22 AC @ C = 0.95
PERVIOUS AREA: 0.24 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.61

OUTLET FLOW RATES (FULL TRIBUTARY AREAS)

EFFORT WAS MADE TO MATCH EXISTING FLOW PATTERNS AND FLOW RATES TO EXISTING DOWNSTREAM INFRASTRUCTURE. MINIMAL VARIANCE (+/- 0.03 CFS) IS DUE TO REGRADING EFFORTS.

EXISTING 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.839
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-EX = CIA = 0.85 CFS

PROPOSED 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.873
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-PR = CIA = 0.88 CFS

EXISTING 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.840
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.08 ACRES

Q-NORTH-EX = CIA = 0.49 CFS

PROPOSED 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.814
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 0.98 ACRES

Q-NORTH-PR = CIA = 0.43 CFS

SEWER CONVEYANCE
THE DESIGN CRITERIA FOR THE STORM WATER CONVEYANCE SYSTEM IS TO CONVEY AT MINIMUM THE 10-YEAR, 24-HOUR STORM EVENT WITH A STARTING TIME OF CONCENTRATION OF 10 MINUTES PER HOUR PER WAYNE COUNTY STANDARDS. ALL STORM SEWERS ARE TO BE ADS, N-12 OR EQUAL AND ALL DRAINAGE STRUCTURES ARE TO HAVE 2' SUMPS MINIMUM.

STORMWATER STORAGE
WATER QUALITY, CHANNEL PROTECTION, AND FLOOD CONTROL STORMWATER DESIGN REQUIREMENTS ARE PROVIDED PER WAYNE COUNTY REQUIREMENTS. SEE CALCULATIONS THIS SHEET.

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Storm Water Management Plan

NOT FOR CONSTRUCTION

04/22/2026 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C310

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C310.DWG LAYOUT: STORMWATER MANAGEMENT PLAN DATE: 4/21/2026 TIME: 4:58:19 PM USER: MVANZEELT

GENERAL UTILITY NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITIES SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE.
3. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
4. ALL DIMENSIONS ARE TO COLUMN LINE, CENTERLINE OF PIPE, CENTER OF MANHOLE, EDGE OF PAVEMENT OR BACK OF CURB WHERE APPLICABLE. DIMENSIONS TO COLUMN LINE ASSUME 9" THICK BUILDING WALL.
5. ALL MATERIAL, SPECIFICATIONS, AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH MEIJER STANDARD SPECIFICATIONS AND DETAILS AND CITY OF GRAND RAPIDS STANDARDS.
6. FOR TYPICAL PIPE TRENCH SEE DETAIL D4 ON C702.
7. COORDINATE LIGHT POLE FOUNDATIONS WITH SITE UTILITY ROUTING TO AVOID CONFLICTS. MODIFY LOCATIONS OF LIGHT POLES AS NECESSARY TO AVOID CONFLICTS.
8. ALL WORK DONE ON PUBLIC WATER/SEWER SYSTEM SHALL ONLY BE PERFORMED BY A REGISTERED UNDERGROUND CONTRACTOR (RUC) WITH THE CITY OF LIVONIA. ONLY RUC MAY PULL PERMITS AND SCHEDULE INSPECTIONS FOR THIS UTILITY WORK.

SANITARY SEWER NOTES

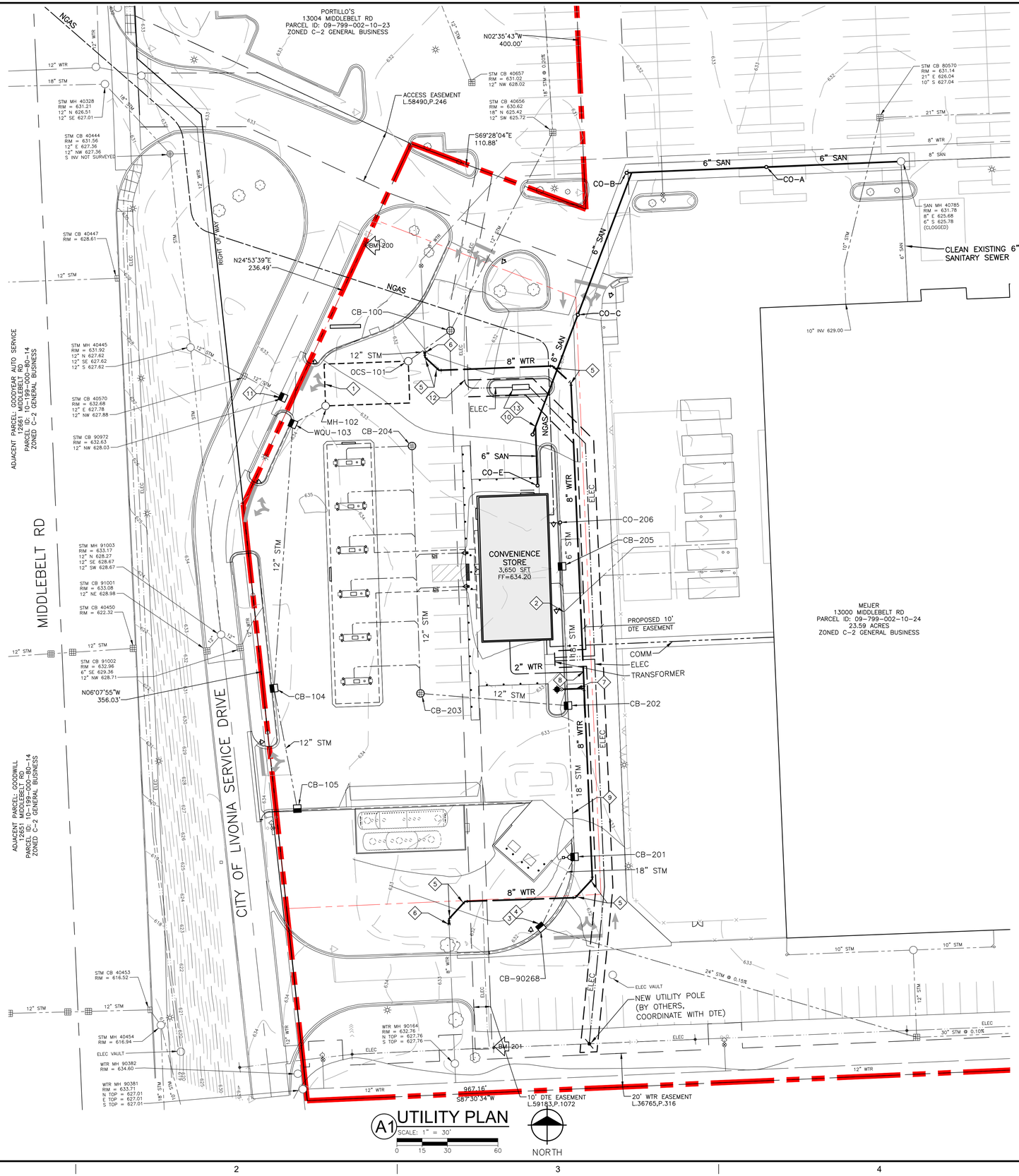
1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. FERNCO COUPLINGS SHALL NOT TO BE USED ALONG THE SERVICE LATERALS FROM THE FRONT OF THE BUILDING TO THE SANITARY MANHOLE OR MAIN.
3. SANITARY LATERALS SHALL BE SDR-26.

GAS MAIN NOTES

1. GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

WATER MAIN NOTES

1. INSTALL WATER MAIN WITH A MINIMUM OF 5.0 FEET OF COVER TO ℄ OF PIPE.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.



A1 UTILITY PLAN
SCALE: 1" = 30'

BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

KEY NOTES

1. SC-800 ADS STORMTECH UNDERGROUND DETENTION SYSTEM TOTAL STORAGE: 2,770 CF; TOP OF STONE: 631.00 BOTTOM OF STONE: 627.75
2. 18"X10" ADS N-12 DUAL WALL WYE (OR EQUAL) CONNECTING EXISTING 10" SEWER TO PROPOSED 18" SEWER AT INV. 626.05
3. ROTATE TOP SECTION OF EXISTING STRUCTURE AS NEEDED TO ACCOMMODATE PROPOSED CURB. REMOVE AND REPLACE CASTING WITH AN EJIW 7045 OR EQUAL. CAP EXISTING 18" CONNECTION AND CORE AND BOOT NEW 18" CONNECTION.
4. ADJUST RIM TO FINISHED GRADE
5. 45° DEGREE 8" D.I.P. BEND (PROVIDE 15' OF PIPE RESTRAINT IN EITHER DIRECTION OF BEND LOCATION)
6. CONNECT TO EXISTING WATER MAIN USING 8" SLEEVE
7. 8"X8"X6" TEE, 6" HYDRANT LEAD AND HYDRANT ASSEMBLY
8. 8"X2" TAPPING SLEEVE
9. DEFLECT WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE FROM ALL SANITARY AND STORM INFRASTRUCTURE
10. 6" SANITARY WYE AT INV 628.74
11. REMOVE AND REPLACE CASTING WITH GUTTER CASTING
12. CUT AND REDIRECT EXISTING ELEC CONDUIT AND CONNECT TO PROPOSED SWITCH CABINET (BY OTHERS)
13. 4'X10'X3' COFFIN SWITCH CABINET (BY OTHERS)

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Utility Plan

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04/22/2026 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
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SHEET NO.
C400

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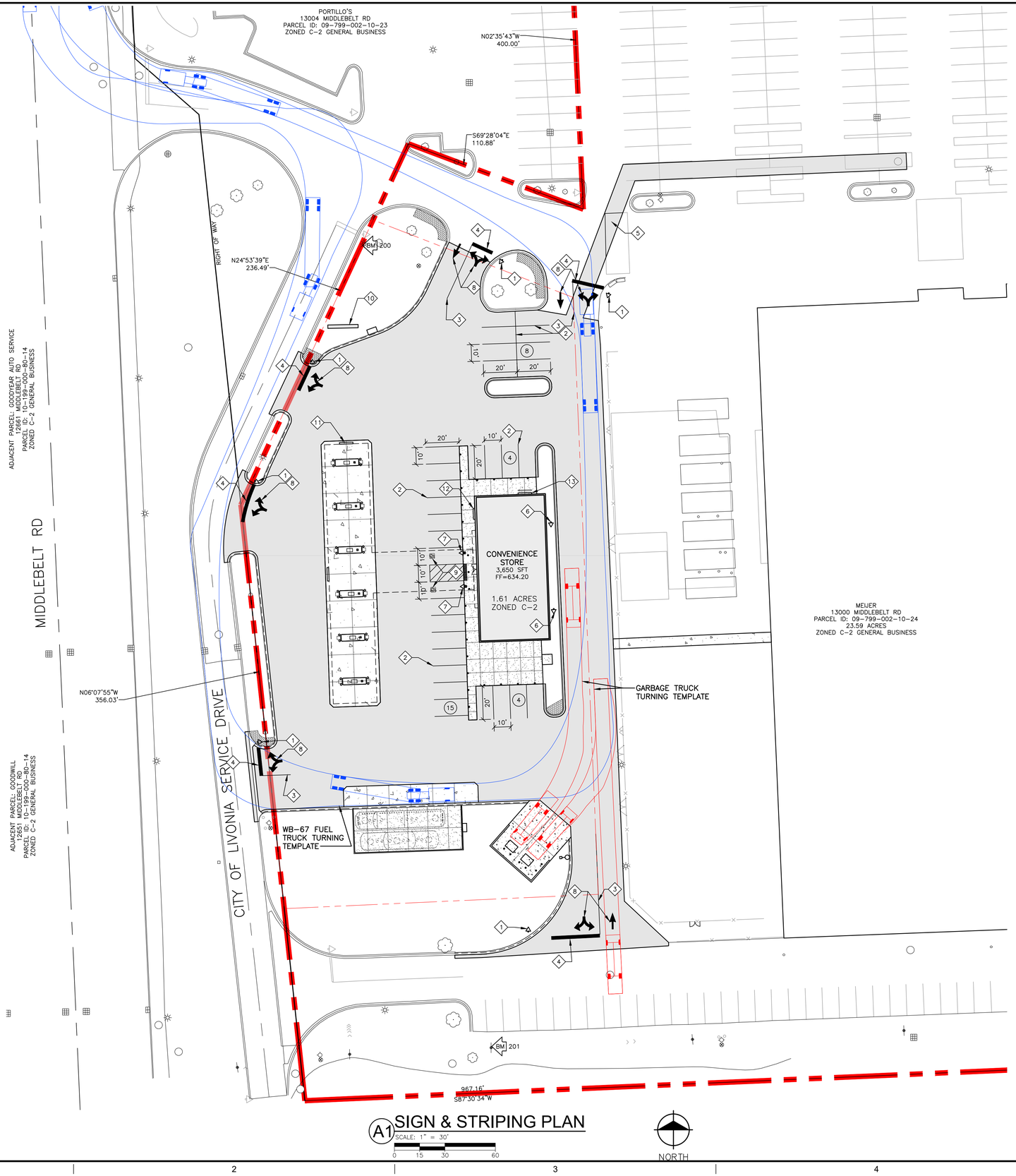
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C400.DWG LAYOUT: UTILITY PLAN DATE: 4/21/2026 TIME: 4:58:50 PM USER: MVANZEELT



A1 SIGN & STRIPING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

▷	SIGN – SEE C500 FOR SIGN PLAN
(X)	PARKING SPACE COUNT

KEYNOTES

1	"STOP" SIGN
2	4" SINGLE SOLID LINE, WHITE
3	4" DOUBLE SOLID LINE, YELLOW
4	12" STOP LINE, WHITE
5	CROSSWALK – RESTORE AREA IMPACTED BY UTILITY TRENCH
6	"NO PARKING – FIRE LANE" SIGN
7	ADA COMPLIANT "VAN ACCESSIBLE" SIGN
8	LANE ARROWS – WHITE
9	ADA GRAPHIC W/ BLUE PAINT STRIPING AT ADA PARKING STALL
10	mEXPRESS MONUMENT SIGN – SEE DETAIL C1 ON C501
11	MEIJER GAS CANOPY SIGN – SEE DETAIL C4 ON C501
12	MEIJER WALL SIGN – SEE DETAIL A4 ON C501
13	MEIJER WALL SIGN – SEE DETAIL D4 ON C501

PARKING SUMMARY

PARKING REQUIRED BY ORDINANCE	25
STANDARD PROPOSED PARKING	29
ADA BARRIER FREE PARKING	2
TOTAL PARKING PROPOSED	31

PARKING REQUIREMENTS

1. THE NUMBER OF REQUIRED OF PARKING SPACES FOR THE SITE WAS DERIVED FROM SECTION 9.04 OF THE CITY OF LIVONIA ZONING ORDINANCE:
   A.) GASOLINE SERVICE STATIONS SHALL PROVIDE ONE (1) PARKING SPACE PER FUELING PUMP. THE SITE CONTAINS 12 PUMPS, THEREFORE 12 SPACES ARE REQUIRED.
   B.) RETAIL SALES SHALL PROVIDE ONE (1) PARKING SPACES FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR SPACE. THE PROPOSED CONVENIENCE STORE IS 3,650 SQUARE FEET, THEREFORE 25 SPACES ARE REQUIRED
2. CONSIDERING REQUIREMENT 1B IS MORE RESTRICTIVE (I.E. ENCAPSULATES THE QUANTITY OF REQUIREMENT 1A), A REQUIREMENT OF 25 TOTAL SPACES WAS TAKEN TO BE THE BASIS OF DESIGN
3. WHEN 1–25 TOTAL SPACES ARE REQUIRED, A MINIMUM OF 1 BARRIER–FREE SPACE IS REQUIRED

PAVEMENT STRIPING NOTES

1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING
2. REFER TO SHEET C501 FOR SIGN DETAILS
3. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.

BUILDING & SITE SIGNAGE NOTES

1. MONUMENT SIGN WILL BE INTERNALLY ILLUMINATED AND HAVE POWER SUPPLIED FROM THE SITE LIGHTING CIRCUITRY. GAS PRICE POINTS WILL ALSO HAVE WIRELESS DATA CONNECTIONS TO GAS STATION.

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Sign & Striping Plan

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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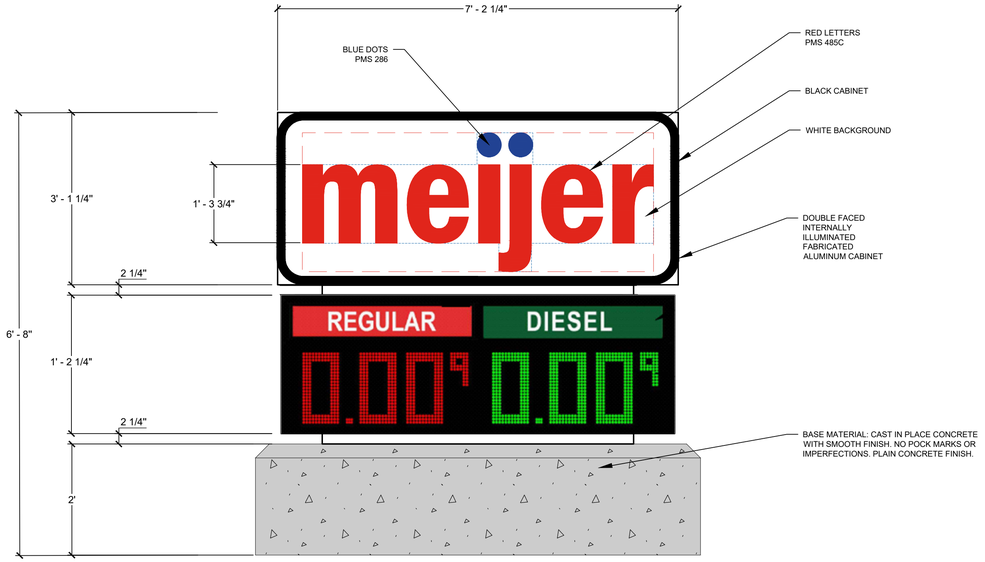
PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C500.DWG LAYOUT: SIGN & STRIPING PLAN DATE: 4/21/2026 TIME: 4:59:16 PM USER: MVANZEELT

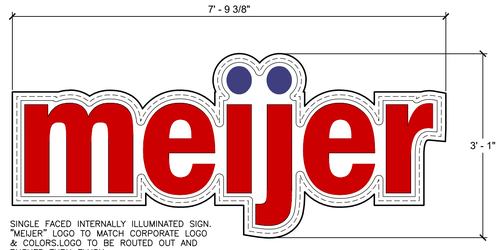


C1 — C1.7 – MONUMENT SIGN WITH GAS PRICERS (2)

NTS

CALCULATED 39.95 S.F.
TOTAL 39.95 S.F.

DOUBLE FACED INTERNALLY ILLUMINATED LED LOGO CABINET. CABINET MATERIAL IS ALUMINUM, COLOR: BLACK

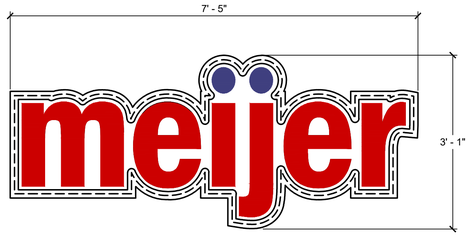


SINGLE FACED INTERNALLY ILLUMINATED SIGN. "MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

D4 — A1.1 – ILLUMINATED BUILDING WALL SIGN

NTS

CALCULATED 24 S.F.
TOTAL 24 S.F.

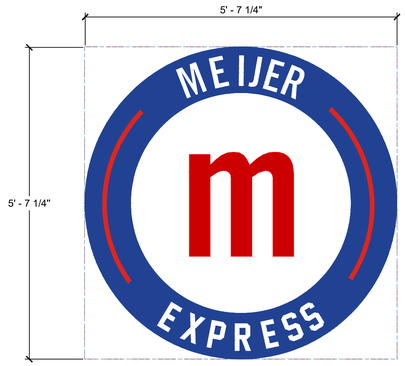


C4 — B2 – GAS CANOPY SIGN LAYOUT

NTS

CALCULATED 15.7 S.F.
TOTAL 22.3 S.F.

INTERNALLY ILLUMINATED (FLORESCENT) 2" DEEP PAN FORMED AND EMBOSSED CLOUD-CUT PUSH THRU LOGO WITH TRANSLUCENT POLYCARBONATE BODY. 2ND SURFACE TO BE DIGITALLY PRINTED VINYL TO MATCH. COLOR BLUE (PMS 286C) RED (485C)



INTERNALLY ILLUMINATED LED, 5" DEEP POLY-CARBONATE SIGN TO BE FLUSH MOUNTED. ALUMINUM SIDES TO MATCH FACE COLOR. COLOR: BLUE (PMS 286C) & RED (PMS 485C)

A4 — B1.0 – mEXPRESS WALL SIGN FLUSH MOUNTED

NTS

CALCULATED 31.4 S.F.
TOTAL 31.4 S.F.

GENERAL NOTES

1. SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C-501 AND C-501a FOR THE RESPECTIVE SIGNS.
2. ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
3. FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

mEXPRESS STORE SIGNAGE				
SITE SIGNAGE				
DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
C1	1	MONUMENT	39.95	39.95
BUILDING SIGNAGE				
DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
A4	1	mEXPRESS WALL	31.4	31.4
C4	2	GAS CANOPY	22.3	44.6
D4	1	mEXPRESS WALL	24	24
				100 SF TOTAL

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Sign Details

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C501

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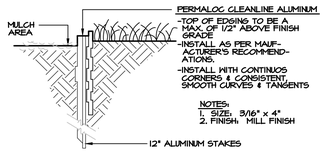
FISHBECK PROJECT NO. 2501353

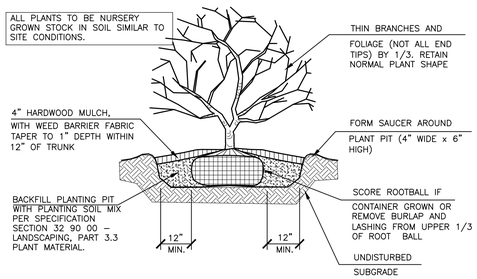
PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C501.DWG LAYOUT: SIGN DETAILS DATE: 4/21/2026 TIME: 4:59:32 PM USER: MVANZEELT

LEGEND & PLANT LIST

KEY	QUANTITY	PLANT NAME – LATIN	PLANT NAME – COMMON	MIN. SIZE	REMARKS
TREES					
MS	5	MALUS X 'SUTYZAM'	SUGAR TYME CRABAPPLE	2.5" CAL	B&B
NS	4	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B 6' HT MIN. BRANCH
TR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5" CAL.	B&B 6' HT MIN. BRANCH
SHRUBS AND GRASSES					
CR	25	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	5 GAL	
CI	27	CORNUS SERICEA 'SMNCSBD'	ARCTIC FIRE YELLOW DOGWOOD	5 GAL	
JF	25	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
JO	6	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	
NX	28	NEPETA X FAASSENII 'CATS MEOW'	CAT'S MEOW CATMINT	1 GAL	
PH	38	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3 GAL	
PB	29	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
SX	37	SYRINGA x 'SMSDTL'	LITTLE DARLING LILAC	5 GAL	
GROUND COVE					
JB2	38	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	SPACE 48" O.C.



A1 ALUMINUM EDGING DETAIL
NTS



B1 SHRUB PLANTING
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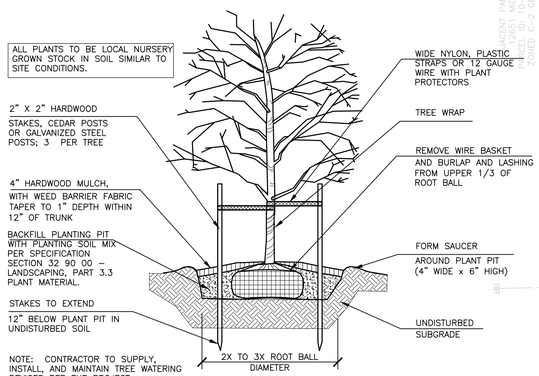
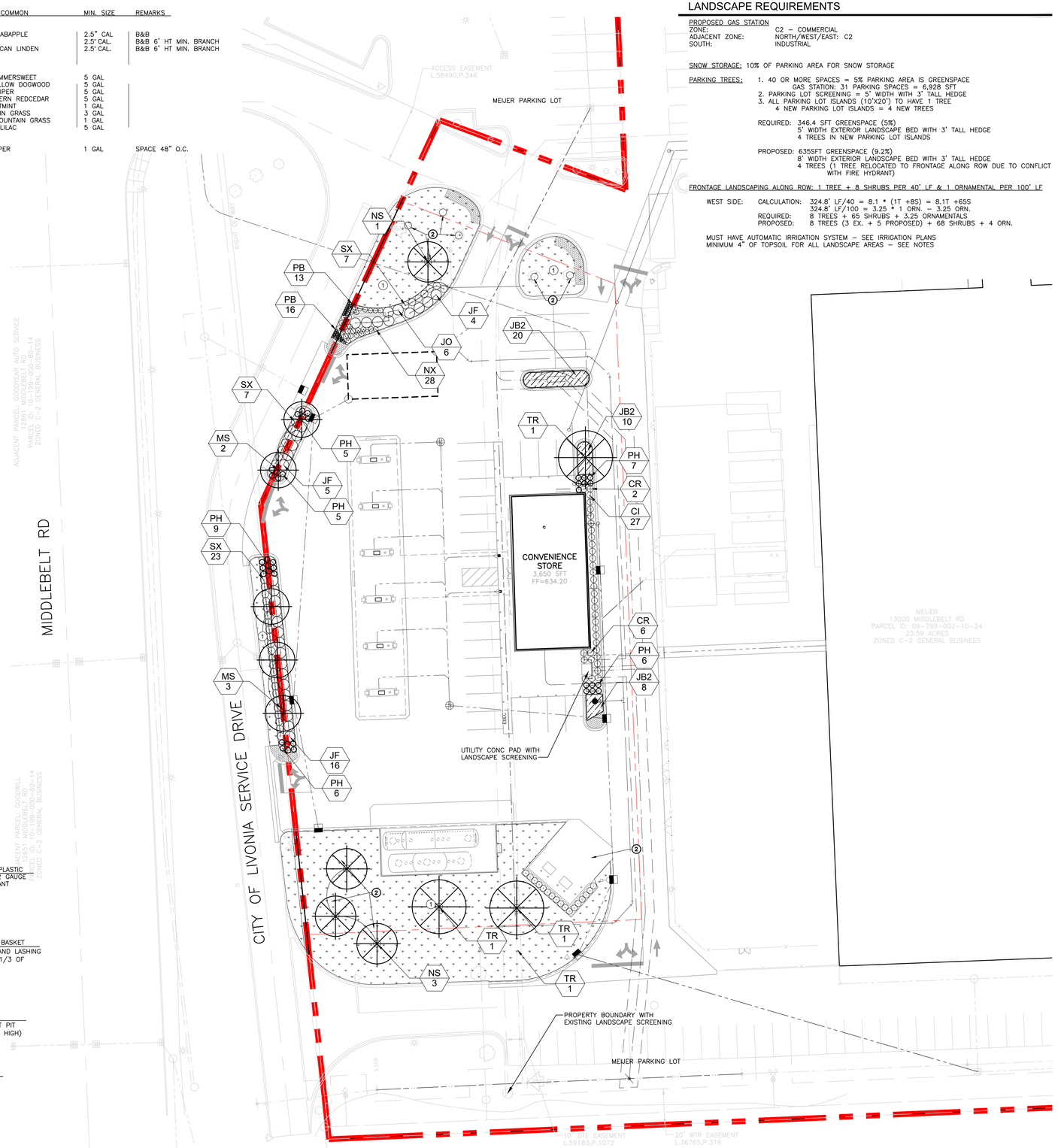


B2 DECIDUOUS TREE PLANTING
NTS



A1 LANDSCAPE PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

LANDSCAPE REQUIREMENTS

PROPOSED GAS STATION
ZONE: C2 – COMMERCIAL
ADJACENT ZONE: NORTH/WEST/EAST: C2
SOUTH: INDUSTRIAL

SNOW STORAGE: 10% OF PARKING AREA FOR SNOW STORAGE

PARKING TREES:
1. 40 OR MORE SPACES = 5% PARKING AREA IS GREENSPACE
   GAS STATION: 31 PARKING SPACES = 6,928 SFT
2. PARKING LOT SCREENING = 5' WIDTH WITH 3' TALL HEDGE
3. ALL PARKING LOT ISLANDS (10'X20') TO HAVE 1 TREE
   4 NEW PARKING LOT ISLANDS = 4 NEW TREES

REQUIRED: 346.4 SFT GREENSPACE (5%)
5' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES IN NEW PARKING LOT ISLANDS

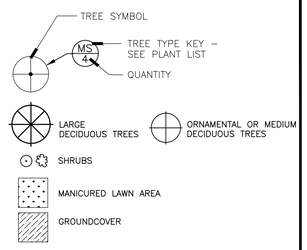
PROPOSED: 6355FT GREENSPACE (9.2%)
8' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES (1 TREE RELOCATED TO FRONTAGE ALONG ROW DUE TO CONFLICT WITH FIRE HYDRANT)

FRONTAGE LANDSCAPING ALONG ROW: 1 TREE + 8 SHRUBS PER 40' LF & 1 ORNAMENTAL PER 100' LF

WEST SIDE: CALCULATION: 324.8' LF/40 = 8.1 * (1T +8S) = 8.1T +65S
324.8' LF/100 = 3.25 * 1 ORN. – 3.25 ORN.
REQUIRED: 8 TREES + 65 SHRUBS + 3.25 ORNAMENTALS
PROPOSED: 8 TREES (3 EX. + 5 PROPOSED) + 68 SHRUBS + 4 ORN.

MUST HAVE AUTOMATIC IRRIGATION SYSTEM – SEE IRRIGATION PLANS
MINIMUM 4" OF TOPSOIL FOR ALL LANDSCAPE AREAS – SEE NOTES

PLANT KEY



NOTE KEY: (1)

(1) 4" TOPSOIL AREA AND SOD LAWN
(2) 3'-4' DIA TREE RING WITH ALUMINUM EDGER AND 3-4" OF HARDWOOD MULCH

LAWN SEED

15% PARK KENTUCKY BLUEGRASS
30% BOREAL CREEPING RED FESCUE
40% TALL FESCUE
15% VIBRANT PERENNIAL RYEGRASS
SEEDING RATE 5.5 LBS/1000 SFT

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

1 6 CU FT. BALE CANADIAN PEAT
1 40LB BAG DRIMANURE
1 10LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A MINIMUM DEPTH OF 12"

GENERAL LANDSCAPE NOTES:

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

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

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

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

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

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

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

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

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

J PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL BE AS PER APPROPRIATE DETAIL AND SPECIFICATIONS.

K TREES AND SHRUBS SHALL BE MULCHED AND INSTALLED AS PER DETAILS AND SPECIFICATIONS, AND MEIJER TREE AND SHRUB PLANTING STANDARDS. SEE SHEET C701 FOR PLANTING DETAILS.

L MULCH ALL PLANTING BEDS, SHRUB BEDS, & TREES WITH 4" SHREDDED HARDWOOD BARK MULCH. SUBMIT TO LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

M COORDINATE ALL WORK WITH SITE CONTRACTORS.

N VERIFY LOCATION OF ALL NEW AND EXISTING UTILITIES PRIOR TO ANY GRADING OR PLANTING WORK.

O SUPPLY AND INSTALL TOPSOIL. PLACE TOPSOIL IN ALL NEW TURF AREAS PER PLAN. PLACE 4" TOPSOIL IN ALL SHRUB BEDS.

P FINE GRADE AND SOD ALL NEW AND DAMAGED TURF AREAS EXCEPT AS NOTED OTHERWISE. ALL SODDED LAWN AREAS SHALL BE IRRIGATED.

Q ALL TURF AND PLANT BED EDGING SHALL BE PERMALOC ALUMINUM EDGING 3/16" x 4". INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.

R APPLY A MYCHORRIZAL INNOCULANT INTO PLANTING SOIL OF ALL TREES,SHRUBS, AND PERENNIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

S SUPPLY SAMPLES OF INNOCULANT, FERTILIZER TABLETS, MULCH, TOPSOIL AND TOPSOIL TEST RESULTS.

T NEW TOPSOIL SHALL HAVE A LOAMY TEXTURE AND SHALL BE TESTED BY CONTRACTOR AS PER SPECIFICATIONS.

U TREE WRAP SHALL NOT BE INSTALLED UNTIL AFTER LANDSCAPE ARCHITECT/CIVIL ENGINEER HAS APPROVED CONDITION OF TREE TRUNK.

V REMOVE TREE WRAP AND STAKES AT END OF WARRANTY PERIOD.

W ELEVATE TREE PLANTINGS SLIGHTLY (6") WHERE HEAVY CLAY OR HARDPAN SUBSURFACE CONDITIONS EXIST UNDER ROOT BALL TO MINIMIZE POOR DRAINAGE AROUND THE TREE ROOT AREA.

X REVIEW THE SITE FOR COMPACTION PROBLEMS PRIOR TO BEGINNING HIS WORK AND NOTIFY OWNER FOR NECESSARY IMPROVEMENT (BY OTHERS). CONTRACTOR SHALL AVOID COMPACTING THE SOILS IN TURF OR PLANTING AREAS GREATER THAN 90% MAXIMUM DENSITY AND SHALL NOTIFY OWNER WHEN HE SUSPECTS THIS HAS OCCURRED. CONTRACTOR SHALL CORRECT AT HIS EXPENSE THOSE AREAS OF COMPACTION CAUSED BY HIS ACTIONS.

Y STAKE HIGH WATER LINE IN EACH STORM WATER BASIN A–E TO ENSURE THAT ALL PLANT MATERIAL IS PLANTED ABOVE HIGH WATER LINE.

Z PLANT ALL TREES 12' OFF CURB LINES AND CONCRETE WALKS UNLESS SHOWN OTHERWISE.

BB ALL SOD AND LANDSCAPING AREAS SHALL BE IRRIGATED

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Landscape Plan

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04/22/2026 SITE PLAN APPROVAL

Drawn By	
Designer	SVANDYKE
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C600

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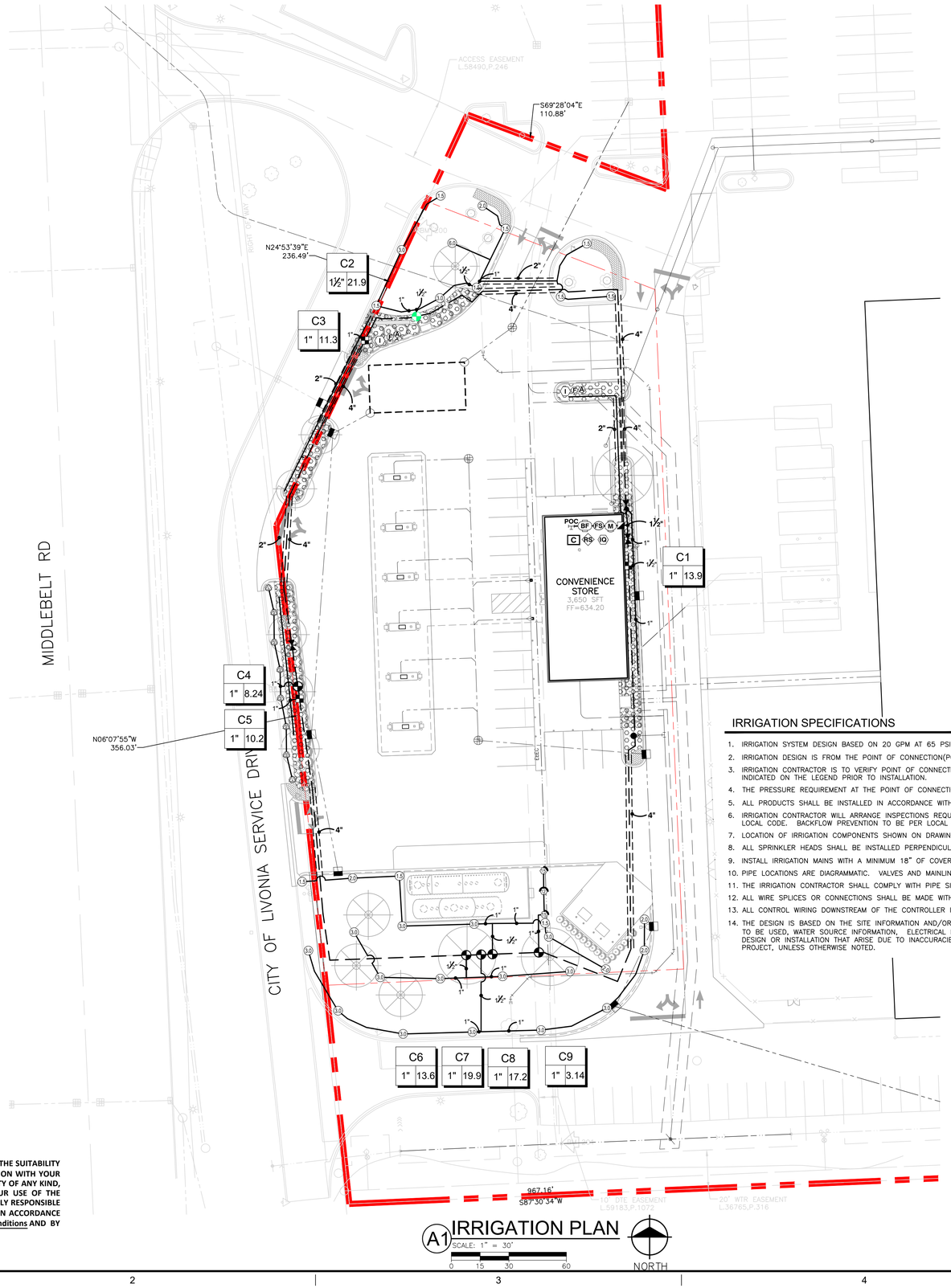
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C600.DWG LAYOUT: LANDSCAPE PLAN DATE: 4/21/2026 TIME: 5:00:05 PM USER: JWRIGHT



A1 IRRIGATION PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
EST LCS RCS CST SST	Rain Bird RD-04-P30-F-U** 15 Strip Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U12 Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U15 Series

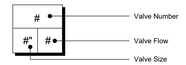
SYMBOL	MANUFACTURER/MODEL
1.5	Rain Bird 5004-PC-SAM 1.5
2.0	Rain Bird 5004-PC-SAM 2.0
3.0	Rain Bird 5004-PC-SAM 3.0
6.0	Rain Bird 5004-PC-SAM 6.0

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-100-PRB-COM 1"
F	Flush Valve
A	Drip Air Relief Valve
I	Rain Bird OPERIND
	Area to Receive Dripline Rain Bird XFS-CV-06-12-12

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe 1-1/2"
	Rain Bird PGA Globe 1"
	Hunter HQ-44RC 1"
	Isolation Valve Line Size
M	Rain Bird PEB 1-1/2"
BF	Febco 765 1-1/2"
C	Rain Bird ESPLXME2
IQ	Rain Bird IQ-NCC-EN
RS	Rain Bird WR2-RFC
FS	Rain Bird UFS-150
POC	POC 1 1/2"

- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"
- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"
- Irrigation Mainline: PVC Class 160 SDR 26 1 1/2"
- Pipe Sleeve: PVC Class 160 SDR 26 2"
- Pipe Sleeve: PVC Class 160 SDR 26 4"

Valve Callout



IRRIGATION SPECIFICATIONS

1. IRRIGATION SYSTEM DESIGN BASED ON 20 GPM AT 65 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PSI)FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
9. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
10. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
13. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
14. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

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MEIJER #188 LIVONIA
LIVONIA, MI, 48154
Design Date: 12/04/25
Checked By: C.BEST

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

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Irrigation Plan

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C610

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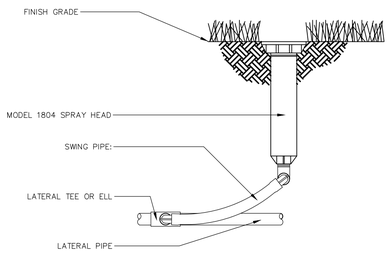
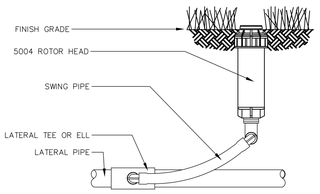
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C610.DWG LAYOUT: IRRIGATION PLAN DATE: 4/21/2026 TIME: 5:00:49 PM USER: JWRIGHT



1 1804 SPRAY HEAD WITH SWING PIPE

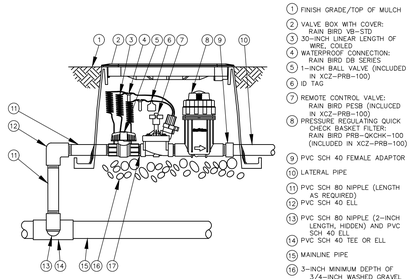
S1-SP-RAI-01



2 5004 ROTOR HEAD WITH SWING PIPE

NTS

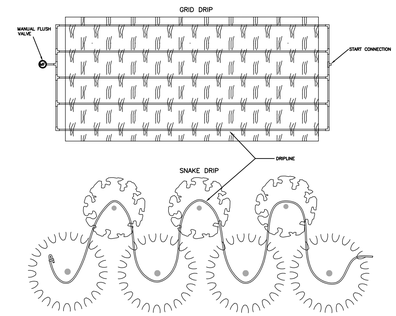
S1-RO-RAI-01



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100)

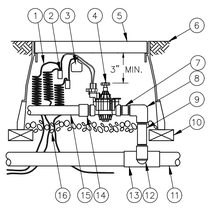
3 Rain Bird XCZ-100-PRB-COM 1"

NTS



4 TYPICAL DRIP TUBING LAYOUT

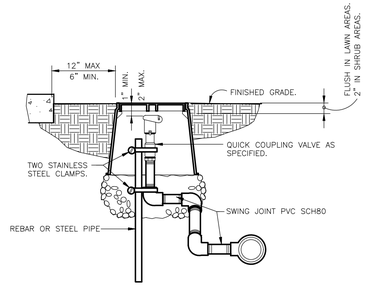
NTS



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PGA
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

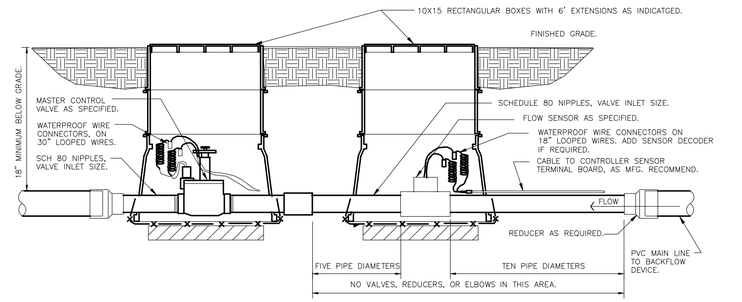
5 PGA SERIES ELECTRIC VALVE

S1-VA-RAI-02



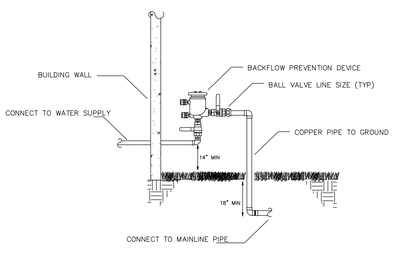
6 QUICK COUPLING VALVE IN BOX

S1-QU-01



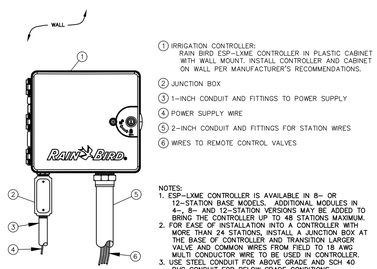
7 MASTER VALVE/FLOW SENSOR ASSEMBLY

S1-MI-03



NO SCALE

8 PRESSURE VACUUM BREAKER

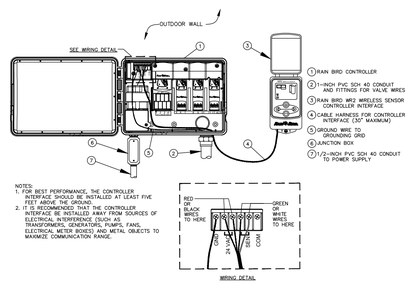


1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

9 ESP-LXME CONTROLLER

NTS



1. RAIN BIRD CONTROLLER
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
3. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
5. GROUND WIRE TO GROUNDING GRID
6. JUNCTION BOX
7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET FROM THE CONTROLLER.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

10 WR2 WIRELESS RAIN SENSOR

NTS

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MEIJER #188 LIVONIA
LIVONIA, MI, 48154
Design Date: 12/04/25
Checked By: C.BEST

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meijer

Irrigation Details

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C611

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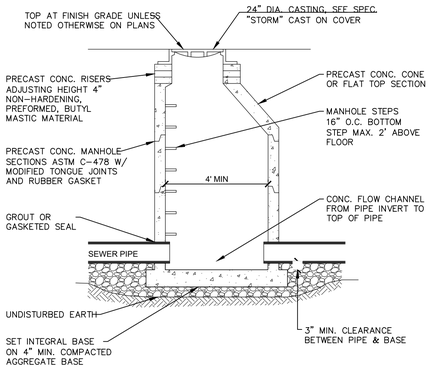
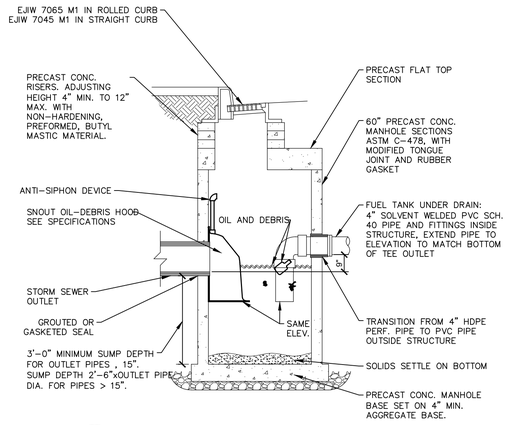
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C611.DWG LAYOUT: IRRIGATION DETAILS DATE: 4/21/2026 TIME: 5:01:08 PM USER: MVANZEELT

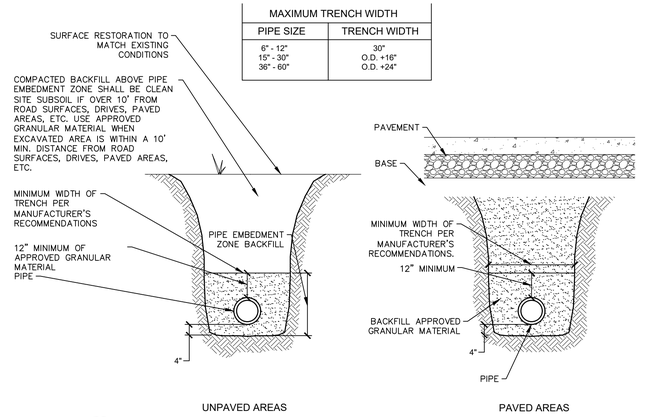


C1 TYP STORM MANHOLE
NTS

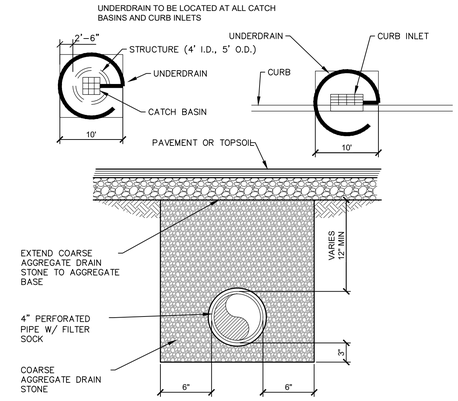


C2 ENVIRONMENTAL CATCH BASIN (mEXPRESS)
NTS

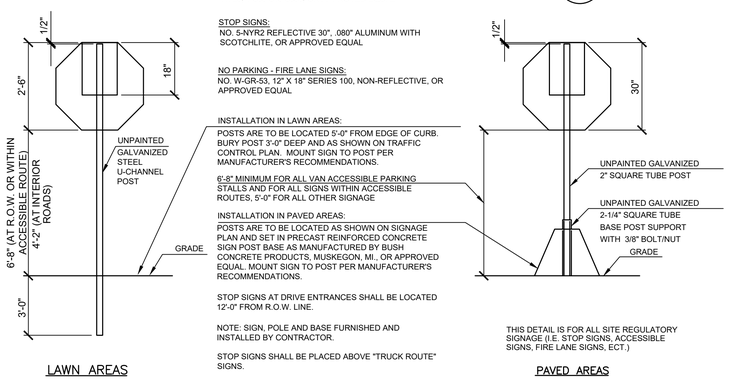
MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12" 15" - 30" 36" - 60"	30" O.D. +16" O.D. +24"



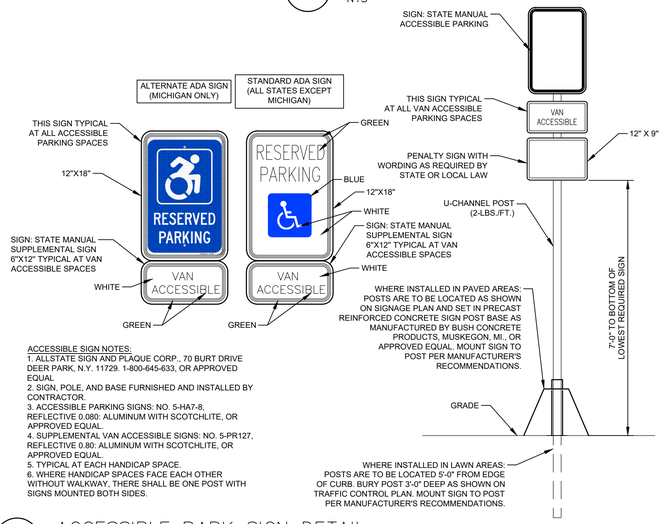
C3 PIPE TRENCH TYP
NTS



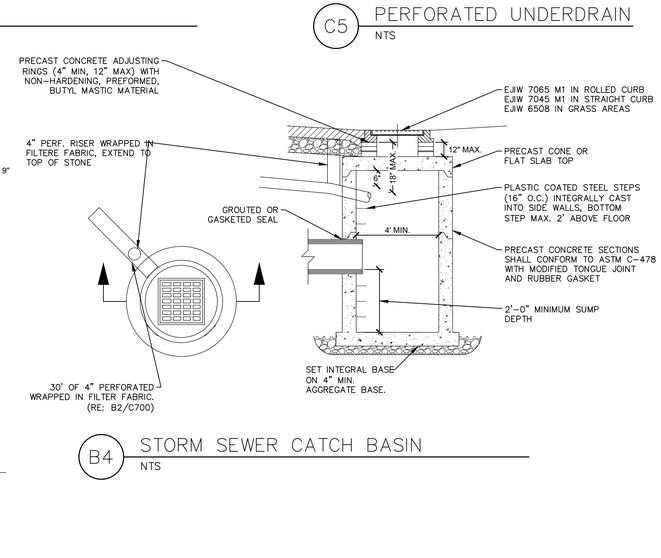
C5 PERFORATED UNDERDRAIN
NTS



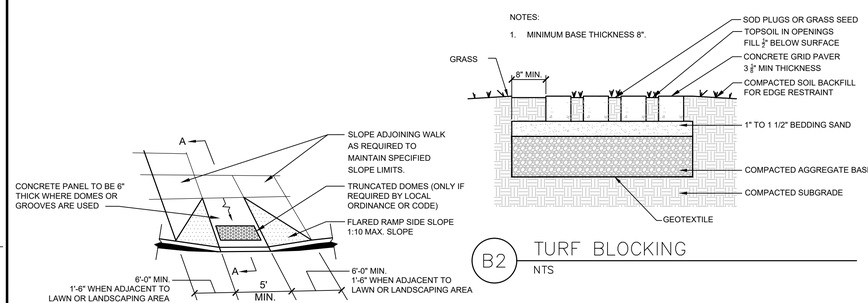
B1 TRAFFIC CONTROL SIGNAGE
NTS



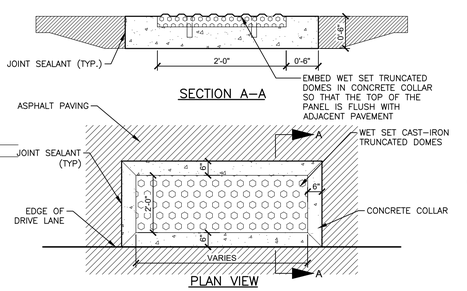
B3 ACCESSIBLE PARK SIGN DETAIL
NTS



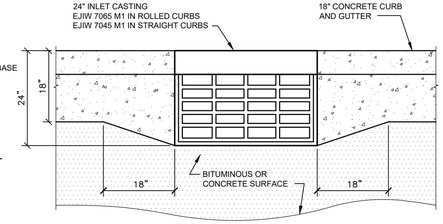
B4 STORM SEWER CATCH BASIN
NTS



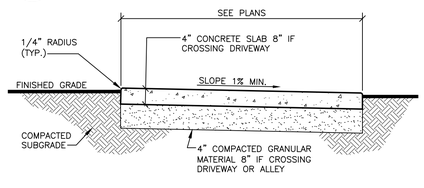
A1 SIDEWALK RAMP DETAILS
NTS



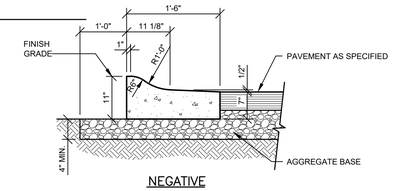
A2 TRUNCATED DOMES IN ASPHALT
NTS



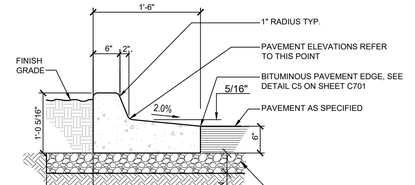
A3.2 CURB TRANSITION DETAIL
NTS



A3.1 CONCRETE SIDEWALK DETAIL
NTS



A4 ROLLED CURB & GUTTER DETAIL
NTS



A5 STRAIGHT CURB AND GUTTER
NTS

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meijer

Details

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04/22/2026 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C700

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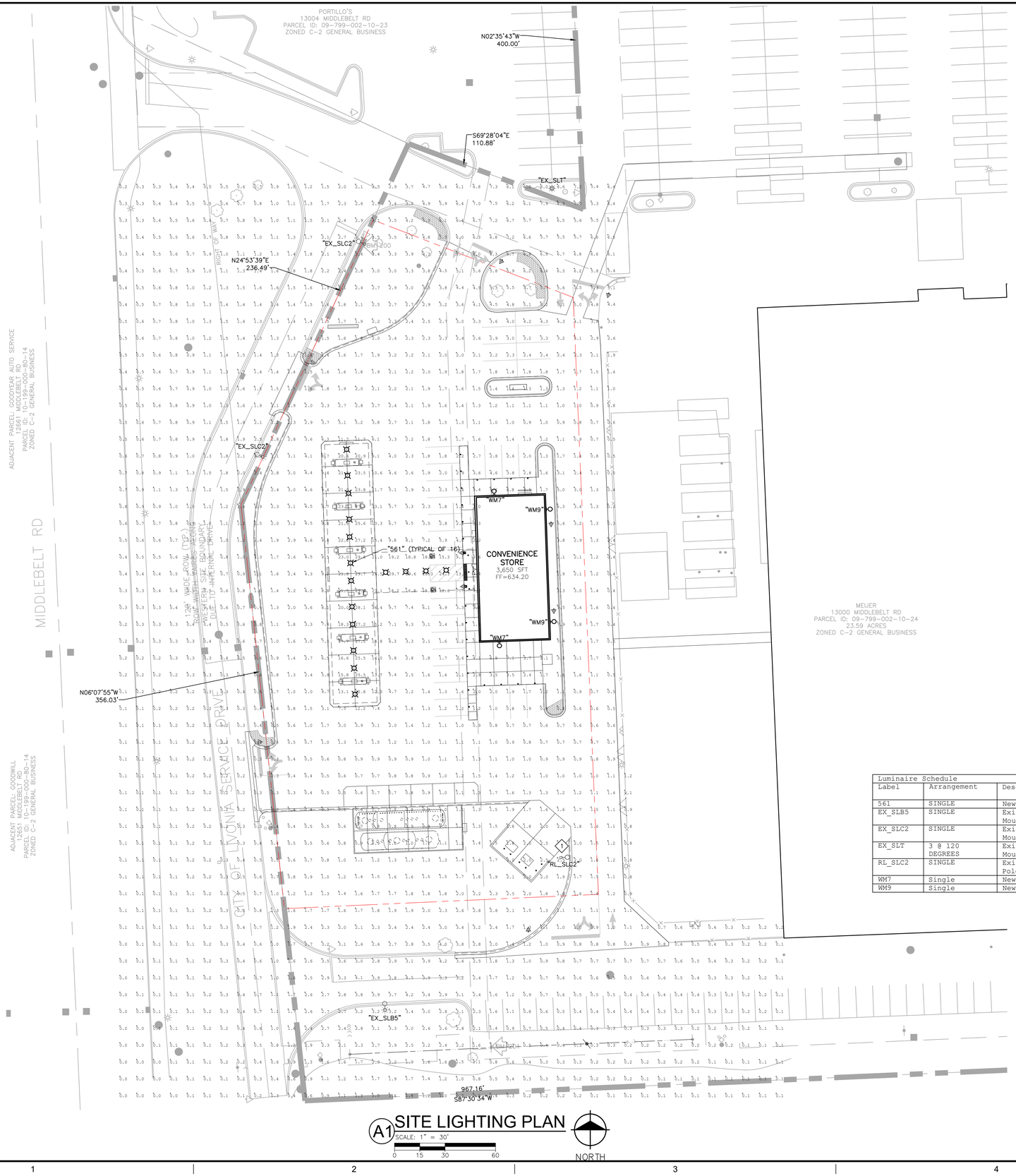
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C0\188GS_C700.DWG LAYOUT: DETAILS DATE: 4/21/2026 TIME: 5:01:29 PM USER: MVANZEELT



A1 SITE LIGHTING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

- EXISTING POLE AND LUMINAIRE(S)
- EXISTING POLE AND LUMINAIRE(S)
- NEW CANOPY LUMINAIRE
- NEW WALL MOUNT LUMINAIRE

NOTES

1. EXISTING POLES ARE APPROXIMATELY 37' TALL ON A 30" RAISED CONCRETE POLE BASE.
2. CANOPY LIMUNIARES ARE MOUNTED FLUSH IN THE BOTTOM OF THE FUEL CANOPY APPROXIMATELY 16' ABOVE GRADE.
3. WALL MOUNTED AREA LIGHTS SHALL BE MOUNTED AT APPROXIMATELY 13'-6" ABOVE GRADE.

KEY NOTES

1. POLE AND LUMINAIRE TO BE RELOCATED FROM NEARBY ISLAND BEING REMOVED BY THE PROJECT. NEW POLE BASE WILL BE FED FROM EXISTING SUPERCENTER SITE LIGHTING.

Luminaire Schedule

Label	Arrangement	Description	Qty	LLF	Luminaire Lumens	Total Watts	IES Class
561	SINGLE	New Flush Canopy Mounted Luminaire	16	0.880	12532	1341.68	Type VS
EX_SLB5	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	1	0.903	51571	420	Type III
EX_SLC2	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	2	0.941	48031	840	Type VS
EX_SLT	3 @ 120 DEGREES	Existing to Remain - Three LED Pole Mounted Area Luminaire	1	0.922	65953	1650	Type VS
RL_SLC2	SINGLE	Existing to be Relocated - Single LED Pole Mounted Area Luminaire	1	0.941	48031	420	Type VS
WM7	Single	New Wall Mounted LED Area Luminaire	2	0.950	7753	102.343	Type IV
WM9	Single	New Wall Mounted LED Area Luminaire	2	0.950	7524	102.343	Type III

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Livonia, MI 48150

Site Lighting Plan

NOT FOR CONSTRUCTION

04/10/2026 SITE PLAN APPROVAL

Drawn By	TKUHTZ
Designer	TKUHTZ
Reviewer	
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C800

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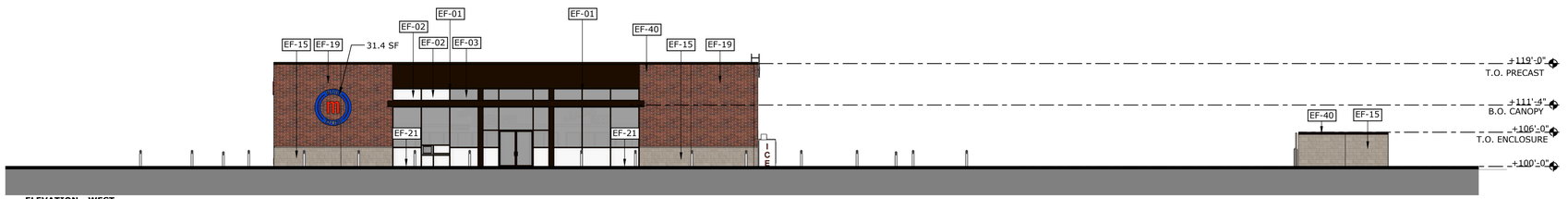
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\1880S_C800.DWG LAYOUT: SITE LIGHTING PLAN DATE: 4/10/2026 TIME: 10:02:16 AM USER: MVANZEELT

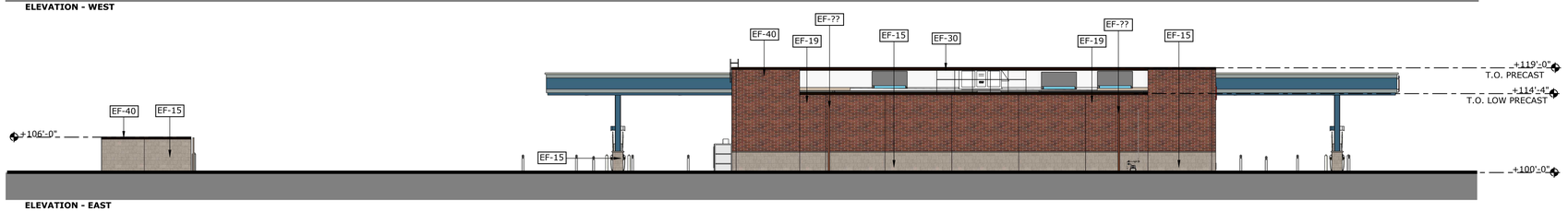
RENDERING FINISH LEGEND

CODE	FINISH	COLOR	MANUFACTURER/NOTES
EF-01	ENTRANCE DOORS AND STOREFRONT FRAMES	DARK BRONZE FRAME	GUARDIAN GLASS GLAZING
EF-02	TINTED SPANDREL PANEL	DARK BRONZE ANODIZED ALUMINUM FRAME SN68 CRYSTAL GRAY GLAZINGWITH MEDIUM GRAY CERAMIC SPANDREL #4	GUARDIAN GLASS GLAZING
EF-03	WINDOW FILM ON GUARDIAN GLASS GLAZING	DARK BRONZE ANODIZED FRAME SN86 CRYSTAL GRAY GLAZING	3M SUN CONTROL NIGHT VISION SERIES
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-21	FIELD PAINTED CONCRETE *FOUNDATION WALL *CURBS	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS
EF-30	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURGACE ACRYLIC
EF-31	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-40	SHEET METAL FLASHING AND TRIM, COPING AND EDGE FLASHING CANOPIES, PARAPET, AND ROOF	DARK BRONZE	-
EF-41	METAL PANELS	DARK BRONZE ANODIZED ALUMINUM	FIRESTONE UC-500 FLUSH PANEL
EF-43	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM TO MATCH ADJACENT WALL	SHERWIN WILLIAMS
EF-70	CORRUGATED STEEL PANEL GATE	FINISHED TO MATCH SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	SHADOW BLUE 177	3M
EF-72	FUEL ISLAND CANOPY	SOG GREY	ALPOLIC
EF-75	FUEL CANOPY COLUMNS	SW 9150 ENDLESS SEA	SHERWIN WILLIAMS
EF-76	FUEL CANOPY COLUMNS	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRAIL MULTI SURFACE ACRYLIC

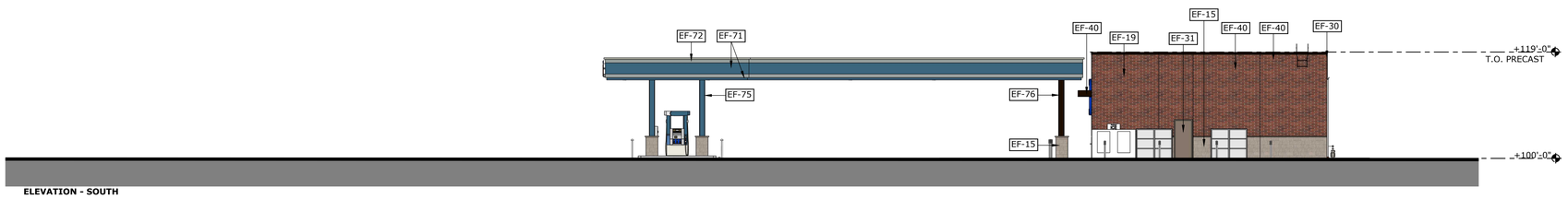
ELEVATION - WEST WITH FUEL CANOPY



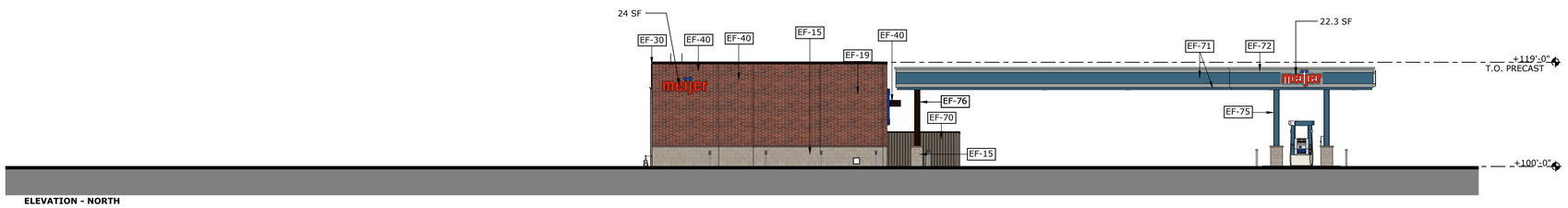
ELEVATION - WEST



ELEVATION - EAST



ELEVATION - SOUTH



ELEVATION - NORTH

MEIJER 188 - mEXPRESS - ELEVATIONS AND RENDERINGS

LIVONIA, MI

DATE: 4/10/2026

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THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

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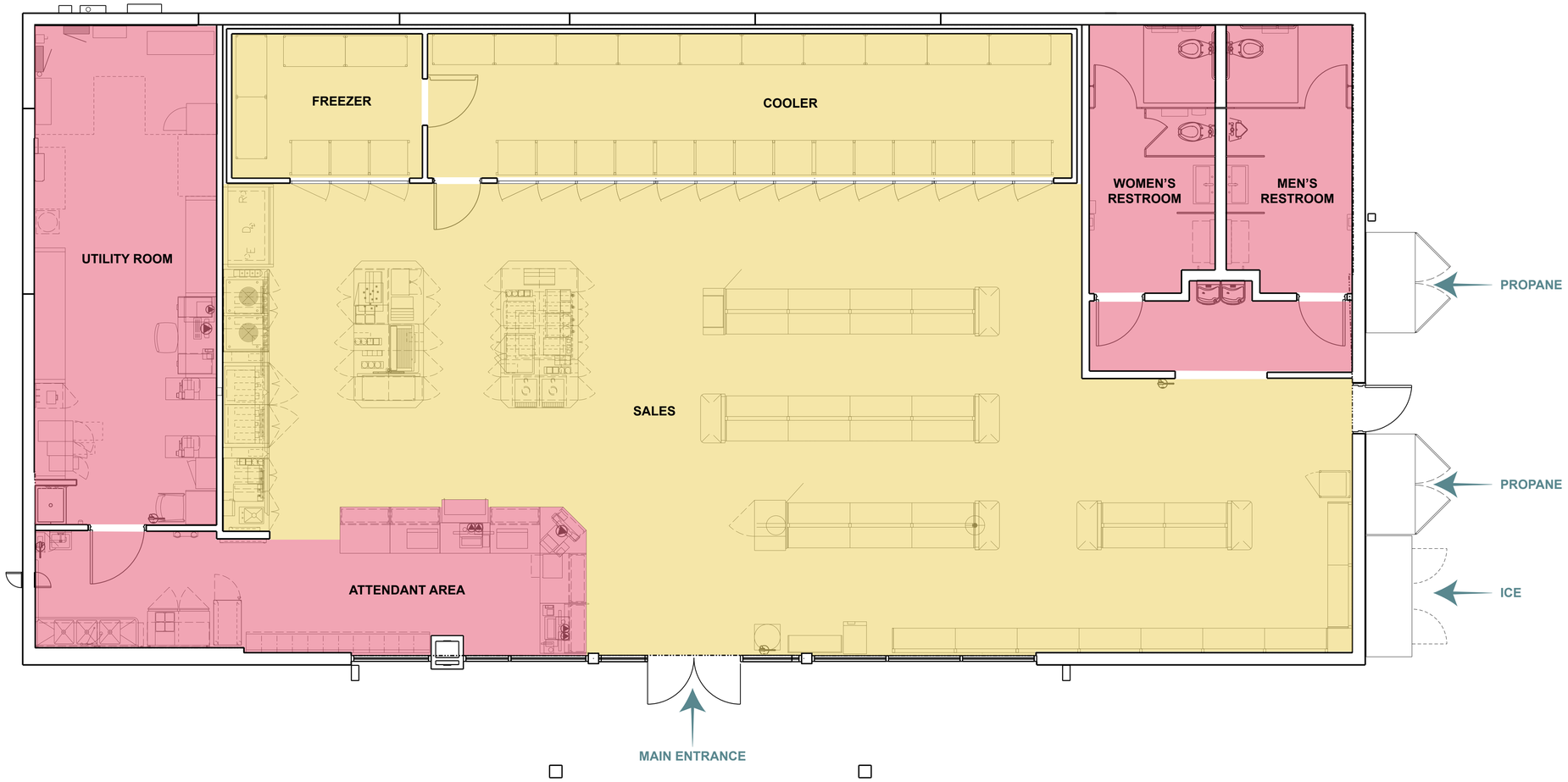
MEIJER mEXPRESS: 3,330 SF

OFFICE/SERVICE:	**1,033 SF**
UTILITY ROOM	377 SF
ATTENDANT AREA	297 SF
RESTROOM AREA	359 SF
SALES:	**2,297 SF**
SALES	1,793 SF
FREEZER	115 SF
COOLER	389 SF



MEIJER 188 - mEXPRESS - COLORED BLOCK PLAN

DATE: 4/10/2026

LIVONIA, MI

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THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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Memo

TO: City of Livonia Planning Department, Attn: Mark Taormina

FROM: Jason T. Vander Kodde, PE, Joe Wright, PLA, Matt Van Zeelt, EIT

DATE: April 24, 2026 **PROJECT NO.:** 2501353

RE: Meijer Store No. 188
City of Livonia, Michigan
Site Plan Approval – Site Plan Revisions

The following list summarizes the revisions incorporated by Fishbeck to the previously issued drawings dated December 12, 2025, issued for Site Plan Approval. The revised Site Plan Approval drawings are dated April 22, 2026, issued for Site Plan Approval

DWG	Description of Revisions
Color Bldg. Elev.	Canopy heighted lowered to 18-feet. Dimensions added to document height of the convenience store. Encased the fueling canopy pole bases with masonry to match building architecture.
C001	Revised issuance date
C101	None
C200	Removed seasonal outdoor sales area, outdoor ice storage chest, and outdoor propane exchange bin. Provided visual clarification on 60-foot building setbacks and 20-foot pump setbacks. Rotated the dumpster enclosure and concrete apron to face northeast.
C201	See C200 updates.
C300	Revised proposed grades at rotated dumpster pad to reflect new layout.
C310	Revised proposed grades at rotated dumpster pad to reflect new layout.
C400	Revised 8” water main alignment to provide a 10-foot buffer from the rotated dumpster enclosure. Revised the location of CB-201 to avoid conflict with the rotated dumpster enclosure. Revised light pole location to avoid conflict with the rotated dumpster enclosure. Revised electrical routing and switch cabinet location per correspondence with DTE.
C500	Revised truck turning templates to align with C200 updates for dumpster enclosure.
C501	None
C600	Revised landscape plan to include screening around the rotated dumpster enclosure.
C610	Revised irrigation plan to accommodate new dumpster layout and screening.
C611	None.
C700	None.
C800	Removed eyebrow lighting and adjusted site lighting plan under canopy to ensure average footcandle light level does not exceed 20. Revised light pole location to avoid conflict with the rotated dumpster enclosure.

Attachments
By Mail

Copy: Matt Levitt – Meijer (Procore)
Kayla Doshier – Meijer (Procore)
Jim Perry – Meijer (Procore)
Nick Grypma – Meijer (Procore)
Izabella Welling – Meijer (Procore)
Tony Kuhtz, PE – Fishbeck (Procore)
Emily Hassler, AIA – Fishbeck (Procore)

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Transmittal

Mark Taormina
Planning Department Head
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097

April 24, 2026

Meijer 188 – Gas Station

Project No. 2501353

☒ FOR REVIEW
☐ FOR YOUR USE
☐ AS REQUESTED

Sent By: Jason T. Vander Kodde, PE

COPIES	DATE	DESCRIPTION
2	4/22/2026	Civil Site Plan Drawings – Sheets C001, C100, C200, C201, C300, C310, C400, C500, C501, C600, C610, C611, C700, C801
1	4/24/2026	Drawings Revision Memorandum

COMMENTS

On behalf of Meijer, Fishbeck is pleased to submit revised plans and memorandum for a new Meijer gas station in the Millennium Park Commercial Center. If you have any questions or require additional information, please contact me at 616.464.3938 or at jtvanderkodde@fishbeck.com or Matt Levitt at 616.735.8422 or at matt.levitt@meijer.com.

By UPS
Copy: Matt Levitt – Procore
Jim Perry – Procore
Kayla Doshier – Procore
Joe Wright – Fishbeck

LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
April 15, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION 2026-01-02-04: submitted by Meijer, Inc., requesting waiver use approval to construct a gas station and convenience store at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

BACKGROUND DETAILS

April 21, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-02-04 – Meijer Gas

Dear Council Members:

At the 1,244th Meeting held by the Livonia City Planning Commission on April 14, 2026, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#04-25-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-04 be approved subject to the following conditions:

1. The Overall Site Layout Plan and Elevations identified as Sheet C200 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

2. The Landscape Plans identified as Sheets C600 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

3. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. That the south entrance of Meijer on to Middle Belt with signage or design modifications that address safety concerns to the satisfaction of the Planning and Inspection Department.

7. That no ice or propane shall be stored outside of the building;

8. All parking spaces are required to be 10’ x 20’ and double-striped;

9. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked;

10. No part of the pump island canopy fascia, except for signage, shall be illuminated;

11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

12. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

14. That brick or other masonry materials matching the principal building shall be added to the canopy columns to the satisfaction of the Planning Director;

15. That the middle approach to the access drive be removed;

16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

17. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2026-01-02-04_NoticeofPH
2. 2026-01-02-04_E-COUNCIL Pkt

APPROVED BY

Date: April 21, 2026

Mark Taormina, Planning and Economic Development Director

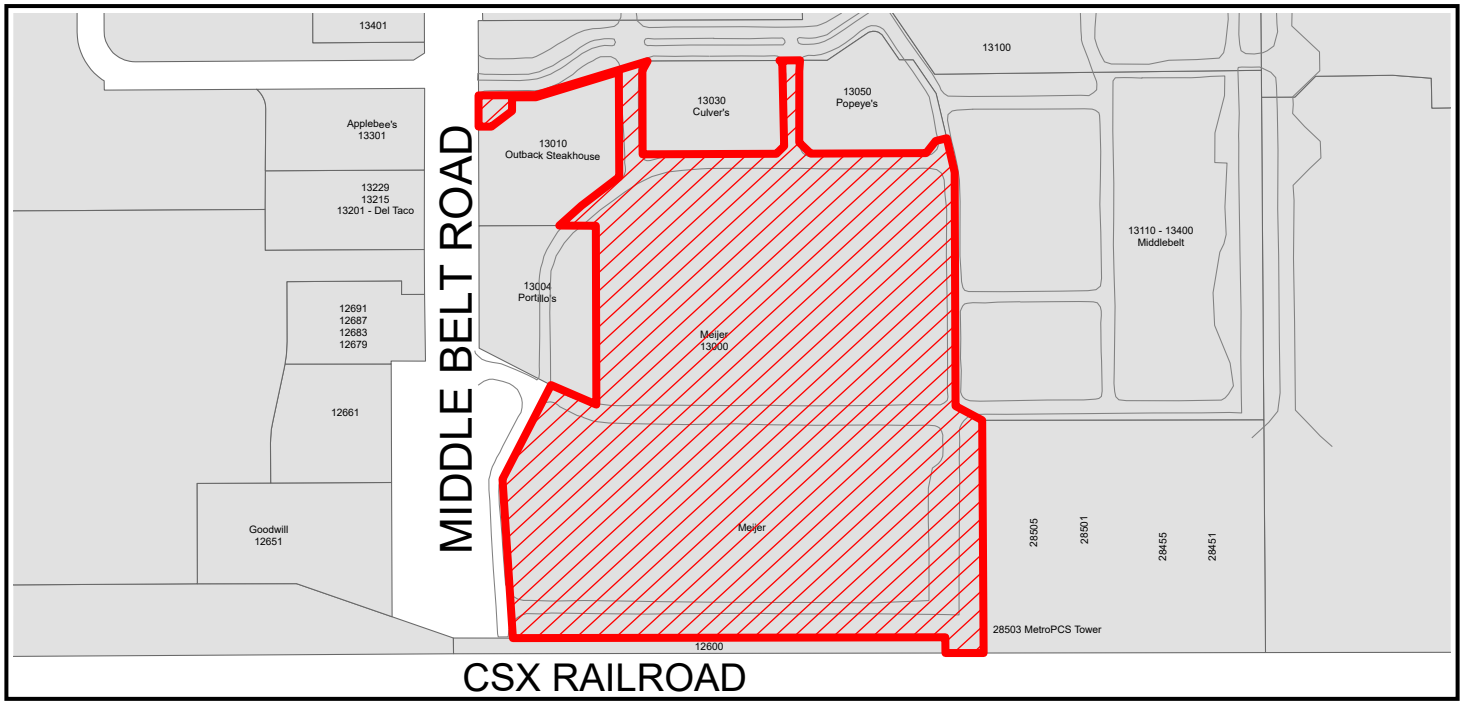
Date: April 23, 2026

Maureen Miller Brosnan, Mayor

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: _____ Petition _____

Site Address: 13000 Middlebelt Rd Sidwell 09-799-002-10-24 Zoning of Property C-2

Requesting Approval To Construct 3,650 sf Meijer gas station & convenience store

Applicant: Matt Levitt Business/Company: Meijer, Inc.

Applicant's Address: 2350 3 Mile Rd, NW City: Grand Rapids State: MI Zip Code: 49544

Applicant's Phone # (616) 735-8422 Applicant's Email Matt.Levitt@meijer.com

Contact Person: Jason Vander Kodde Business/Company: Fishbeck

Contact's Address: 1515 Arboretum Dr, SE City: Grand Rapids State: MI Zip Code: 49546

Contact's Phone # (616) 464-3938 Contact's Email jtvanderkodde@fishbeck.com

Please provide the following information:

1) **Site Plan** showing:
   - property dimensions, including road right-of-way & building setback lines
   - foot print of building(s), including dimensions & square footage
   - all easements, protective walls, sidewalks & existing trees
   - any significant topographic features (existing or proposed)
   - parking layout, including type of surface material, sizes of spaces & aisles
   - method used in calculating parking requirement
   - location of light standards servicing parking lot & cutout showing type & height
   - location of trash receptacle, including description of screening
   - location of signs
2) **Detailed Landscape Plan** including:
   - listing or labeling of all planted materials as to type and size
   - areas to be fully irrigated
   - percentage of landscaping provided (15% of total site required)
3) **Building Elevation Plan** depicting:
   - architectural quality
   - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
   - all visible rooftop mechanical equipment and how they will be screened
4) **General Floor Plan** showing:
   - floor layout
   - entrances & exits
   - restaurants are required to illustrate seating arrangement & capacity
5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to** planning@livonia.gov
6) **Legal Description** of the property to be considered (Clearly Printed)
7) Two (3) completed application forms & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

_____ sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction. Total Amount Due $ _____

Owner of Property: Meijer, Inc.

Owner's Address: 2350 3 Mile Rd NW City: Grand Rapids State: MI Zip Code: 49544

Owner's Phone # (616) 735-8422 Owner's Email matt.levitt@meijer.com

Signature of Owner: Matt Levitt Print Name: Matt Levitt, Real Estate Manager

Subscribed and sworn to before me, a Notary Public in and for the County of ~~Kent~~ Ottawa State of Michigan

on this 25th day of November 20 25.

Signature of Notary _____ My commission expires June 28, 2029

Acting in the County of Kent.

BRYAN HEYBOER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires June 28, 2029
Acting in the County of Kent

MINUTES OF THE 1,244th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 14, 2026, the City Planning Commission of the City of Livonia held its 1,244th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Patrick Droze	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2026-01-02-04 Meijer Gas

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

Mr. Uhazie: This is a request to construct a gasoline service station and convenience store located in the west parking lot of the existing

Meijer. It would be replacing the existing 140 parking spaces. The current zoning for the site is C-2. To the east of the proposal is the existing Meijer. To the west is Middle Belt Road and retail, which is zoned C-2. To the south is the CSX Railroad, zoned M-2 and to the north is the Portillo's restaurant, also zoned C-2. A waiver-use is required under Section 6.26 of the zoning ordinance for gasoline service stations. This proposal includes constructing a 3650 square feet convenience store. The fueling center would have six fuel pumps to accommodate 12 vehicles. The pumps are arranged parallel to the Middle Belt road. There is an overhead canopy covering the fuel dispensers. One thing to note, since our study meeting, the height on the canopy has been reduced to 18 feet to conform with the zoning ordinance, as well as decorative masonry matching the building elements are being added to the pillars, but we did not receive an updated plan. The petitioner has committed to adding these elements. Access to the site is provided at six points. The drive widths range from 30 feet to 42 feet. Parking for gas stations requires one space per fuel pump for a total of 12 spaces. The site plan shows 31 spaces, with one being ADA compliant. The submitted photometric plan has been changed to reduce the average max number of foot candles to comply with the zoning ordinance of 20. There's about 325 feet of frontage along the Service Drive, which would require eight trees, three ornamental trees and 36, shrubs. The proposed site or landscape plan shows eight trees, four ornamental trees in total 68 shrubs in excess of what is required under the landscaping requirements. They are permitted to have one ground sign of no more than 40 square feet. There is a proposed ground sign shown here. The proposed sign is 39.95 square feet in size. There are two additional canopy signs measuring 22.3 square feet, and two wall signs of 31.4 square feet and 24 square feet. Anything in excess of the allowance under the zoning ordinance would require variance by the Zoning Board of Appeals. The submitted elevations show a mix of masonry and glass panel materials. Concrete block would be along the lower third of the building. The door and window frames would be made of a dark bronze. Another thing to note is that although the elevation shows it, they have committed to removing the two propane tank exchanges and one ice bin. One additional item to note is that they have no plans for beer or wine sales at the site. A dumpster is shown and will be rotated to minimize conflict, and it is located in the south of the property. You will have to speak to the petitioner as to how they are rotating it, as we did not get an updated graphic for that. There's six-inch cement block enclosure with sheet metal flashing and trim, corrugated steel panel gate surrounding the dumpster, as well as additional landscaping is being provided around the dumpster for additional screening.

Free air and vacuum stations are on the site in the northwest corner as well. The floor plan shows a large sales area with designated space for a cooler, freezer, utility room and attendant area. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated March 2, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #13000 Middlebelt Road. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approvals have been granted. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project. 3. The proposed drawings indicate three entrances to service the property along the existing frontage road. This seems to be excessive for the site, since there will also be three entrances within the site as well. We would like to see the middle approach eliminated and to have at most, only two entrances out to the frontage road. 4. Once site plan approval has been granted, Engineering drawings should be submitted to this department for permitting.*" The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 5, 2026, which reads as follows: "This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. For final submitted plan set, please clearly indicate nearest fire hydrant location(s). A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 2026, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 23, 2026, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. All parking spaces are required to be 10' x

20’ and double-striped. 2. Proposed signage shall conform to the ordinance for size, number, and setbacks, or a variance from the Zoning Board of Appeals would be required. 3. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked. This Department has no further objections to this Petition.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2026, which reads as follows: "I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.” The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer’s Department, dated February 23, 2026, which reads as follows: “The owner of the property is current on the property tax” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Any questions for our staff?

Mr. Bongero: For Mr. Uhazie. Do you know if this petitioner received the recommendation from the Engineering Department about closing off one of the three entrances?

Mr. Uhazie: I believe I noted it in the study.

Mr. Bongero: Okay, it doesn't look like they did, but I didn't know if there's…

Mr. Uhazie: Like I said, we have not had any updated plans received, but they have committed to some of the changes.

Mr. Bongero: Okay, I guess we'll wait to hear from them. Okay, thank you.

Mr. Wilshaw: Thank you Mr. Bongero. Any other questions for staff?

Mr. Ventura: The service drive that is to the west of the proposed site, I'm assuming that's not a city road and that's it’s owned by…

Mr. Uhazie: It is public right-of-way, I was trying to get an exact answer to that, but the way it looks on our maps is, it is a city public service road. It's not part of the of the development.

Mr. Ventura: Okay. So, I was there today, and that road is in terrible condition. There's a huge sinkhole there. So, let's make note in our record today that is in need of some serious repair.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for staff, if not, our petitioner is in the audience. Good evening again, Mr. Amann.

Mr. Amann: Good evening, Mr. Chairman, thank you. And actually, I want to give you this and save the phone call for tomorrow asking for my address. Brian Amann, on behalf of Grand Sakwa for the developer. Similar to when Costco came to the developer about its desire to do some changes, when Meijer approached saying they're hearing from customers mostly who are Livonia citizens. Because of their increased investment in the community, with the new store at Farmington and Seven and others, they say, why isn't this a full service Meijer. Why doesn't it have gas? And so this literally has been driven for customer desire to have this function here. It's viewed as an ancillary function, not expected to really increase any traffic to the side or anything, but it's a service to be provided for the customers who are looking for it, because otherwise they don't have to go over to Haggerty. Quite frankly, they'd rather be able to get that at this and make this a full service. And as we discussed at the Planning Commission study session, this is a very quiet area that is effectively not utilized at all. This little West parking lot, and it's so attempted to try to make uses of that and bring some life to it. The roadway that was requested asked about, it's our understanding, strangely enough, it's effectively some kind of county-city jurisdiction, and it's access to the tracks only, and it's the way it was intended. We agree with you and I have… I'm a former Wayne County Commissioner, and I have tried to inquire to figure out what the heck is going on with it, and along with the city, so it's on everybody's radar to try to get it figured out and corrected, obviously, for everybody's betterment. So, with that, we look forward t.o…Jim Epping will come up, and then the folks from Meijer will be able to address specifically the other items that were asked about in terms of the plans. I think they're trying to email you the plans this evening, the updated plan. So, it's not that they're far behind. It's just a little glitch in getting them here. So thank you.

Mr. Wilshaw: Thank you. Welcome back, Mr. Epping.

Mr. Epping: Thank you. We'll go through this quickly. Yes, as Jacob and Mr. Amann pointed out, our plans are forthcoming. We have provided a summary letter to the commission and to the city, essentially acknowledging many of these points that came up, both in the review letters as well as in the study session. We certainly have on the plans and would agree to a condition that the canopy height has been lowered to 18 foot maximum height, and that the light levels, just like the Costco, have been lowered to not exceed that 20 foot candle average to meet all city standards. The dumpster enclosure, and we're showing it on our graphic there, we're rotating that dumpster to the east so that it's easy to be

picked up. It'll provide, actually, a little bit more landscaping area on the back of it to shield it, although, that really isn't exposed to anybody because of the, I guess it's Middle Belt that dips down, as opposed to this site coming up. But it was a good point in terms of just turning radiuses, with the pickup truck, with the dumpster to turn that, so we've done that, and that'll appear on your plans as one of the conditions. We've also looked at the architecture. Some of the comments that came up in terms of removing some of that eyebrow lighting it was referred to have this removed. The pillars within the canopy will be dressed to match the architecture of the building, in terms of masonry products. And so, all those things make an awful lot of sense to us. A little addition, because it may be a question of if within one center, and it's about a 90-acre center, it's hard to believe it's that large, but we've got, obviously, the Costco gas station that we just talked about, and now this, Mr. Amann is right. This is really a convenience to the existing Meijer customers and the customers of the plaza. It's as much about a gas station as it is about that quick convenience retail. It's about a 3,300 square foot building and about 2,300 feet of that is within the store part of it. It's coffee. It's milk. It's eggs. It's all those things that Meijer's serve so well, but frankly, allows me not to go in and deal with the larger store. I can, you know, whether I'm stopping for a quick, unhealthy lunch, don't tell my wife or on the road, that type of thing. It's a quick in and out, as opposed to having to go into the Meijer. So, it's really a different experience. What's interesting about all three traffic studies, both for the Meijer, for Costco and for the next application that we'll talk about, is they essentially generate almost no net new traffic to the site. All of these uses are complementary to the existing Costco, to the existing Meijer and to the existing rest of the retail Plaza. And so unlike, probably almost any other projects that has come to the city of Livonia before, we can literally say that we're generating less than 20% new traffic. These are all really multiple stops with a consumer who's coming to the plaza, maybe getting lunch, going to Costco, going to Meijer and those type of things. So, the Costco fueling station, as I say, is as much about the convenience store as it is about the pumps. But, the one issue, and I haven't talked directly to our Meijer team, they're here tonight, was in terms of those access points, it sounds like six access points are a lot. Three of them, the two from the north and frankly, four of them, two to the north, one to the south and one on the southwest corner, are really about safely moving the fueling truck through there. That Western service road really is a…it's essentially a driveway lane, unlike, or not unlike any of other drive lanes within this area. We chose to put two access points there, not that it's going to interfere with any traffic, because there is no traffic going there. It stops at the railroad

tracks, but that allows, again, a porous ability for people to be able to move from the pumps directly out. They would head north and then go back into the plaza or exit onto Middle Belt. So, we will work with staff to take direction on that if we wouldn't want to eliminate both of them. We think that direct access, leaving the pumps makes sense, because it's not going on to a road, because it's not going really onto any cross traffic, any place else in the plaza or the center would have more traffic than that road. And so we don't view it as a conflict point. We view it from a snowplow point of view, from a circulation point of view, is a good thing. We have removed the propane, the ice, all those other things. So, from at least the notes that I took last week and from reviewing all the review letters, we're committed to hitting those points. We're excited to again make the investment into the city, into the Meijer service here, and we're happy to answer any questions. I'm sorry I forgot one thing. At my age. I forget a lot of things, but one thing I wanted to mention, just for the record, those who the planner may recall, for those of us who were involved with the center in 2005 or some 20 some years ago, or whatever, when Meijer was first approved, it actually had the ability, at that point in time…it had the entitlement if you wanted to, in fact, do a fuel fueling center at the time. So, it was when we designed the infrastructure and everything around it was anticipating that Meijer was going to be doing a fueling center. They opted not to back then, and so obviously it lapsed. And so that's why this is not something new. It's something they essentially didn't do then. So, I just wanted to have that reflected that this was something that had been intended back when we did the center a long time ago.

Mr. Wilshaw: Thank you, Mr. Amann, and I willl know you say it's a 90 acre site, but it is 90 thrifty acres, I believe, for the Meijer.so appreciate that. All right, let's see if we have any questions for you. Any questions for our petitioner on the gas station?

Mr. Ventura: Mr. Wilshaw, I'm just going to actually confirming question that the outdoor sales area that's on the western end of the existing Meijer store will remain, and this service station and convenience store…

Mr. Amann: The garden center.

Mr. Ventura: Pardon me.

Mr. Amann: The outdoor garden center on the…yes sir, that will remain. This is adjacent to it.

Mr. Wilshaw: Thank you. We have another representative coming forward,

Matt Levitt, Real Estate Manager for Meijer.

Mr. Wilshaw: Thank you, Mr. Levitt.

Mr. Levitt: I'm here and happy to answer any questions and elaborate further if additional information is requested.

Mr. Wilshaw: Wonderful. Thank you for coming tonight.

Mr. Levitt: Sure.

Mr. Wilshaw: All right, let's see if we have some more questions for our petitioner. Any other questions in regards to the gas station?

Mr. Bongero: Just a really quick question. Hours of operation.

Mr. Levitt: It'll match the main store, 6am to midnight.

Mr. Bongero: Seven days?

Mr. Levitt: Yes.

Mr. Wilshaw: Okay, thank you. All right. Thank you.

Mr. Wilshaw: All right, any other questions?

Mr. Levitt: If I may, I'll address a few of the items that have already been discussed.

Mr. Wilshaw: Go ahead.

Mr. Levitt: Thank you. As has been discussed, we are planning to make a number of the changes that have been detailed by Jacob. A couple of things that I would like to address, the outside sales. There's a request to remove the propane cage and the ice bin. I would like to explore that a little bit further, possibly with city staff. We took a drive around the city and noticed that several of the locations do have ice bins and potentially propane cages. I believe some of that was involved. Most of our gas stations have rock salt, windshield wiper fluid, those kinds of things, either between the pumps or out front. We'll agree, certainly to remove those that's not anything that's out of the ordinary. We would request some discussion of the other two items, the ice and the propane cage, just because those are items that are not safe or typically sold inside of the building, and we do see those at other

locations around the city and different gas stations. So, I would certainly request additional discussion on that point. We are going to reduce the canopy down to 18 feet, as was discussed. The lighting. The wrapping of the canopy poles, all those are agreed to. As far as the curb cuts, I think Mr. Epping actually handled that fairly well. We included the three curb cuts onto that service drive because it does allow for a better free flow of traffic for people who are coming into and out of the site, versus having to cross it in front of other pumps. It's a better way to have them exit out onto that drive that does not carry any traffic. I know it's a little bit just anecdotal, but we spoke with members of the store staff. There is no traffic on that site, outside of maybe once or twice a week somebody going back to the train tracks. So, it's effectively a drive, we agree, Mr. Ventura, it is in really bad shape. We've had leadership from Meijer ask if we can repair that drive. We are going to try and do that if we can get the appropriate approvals from either the city or county to re asphalt that drive so that it is in better condition for use in conjunction with the gas station because it's in very bad shape. Then, normally, it's something that we would have addressed ourselves, but because we don't own it, we don't have the approvals to do so. But as a part of this project, we would like to improve that drive as well.

Mr. Wilshaw: All right, thank you, Mr. Levitt, and I do want to point out that I appreciate the cooperation in terms of trying to address some of the concerns that were raised at the study meeting. For folks that aren't aware of the process that happens, we do have a study meeting a week before this meeting, just for our benefit, to talk to staff about these petitions and at least highlight some of the things that we may see early on that may be updated or improved before they come to this meeting. And while it's a good process, it does not give the petitioner a ton of time to actually go to the various architects and engineers and other people that need to update these plans. So many of our petitioners go through incredible hoops to get these things done in time. They can't always get them to us timely. I think that's probably the case in this situation..

Mr. Levitt: I will confess, Mr Vandercotte and I are here, andwe were both on spring break last week, so that is the delay for the plans, but they are in the works, and we're going to draw everything exactly, you know, after this meeting and the discussions, and we'll make sure that they get into the city for proper review.

Mr. Wilshaw: I mean, you're allowed to have a life too, you know, outside of your work, so we do appreciate, you know, you trying to make those efforts, but certainly, we'll work with what we can tonight.

So, with that, I do want to see if there's anyone else that has any comments or questions.

Mr. Droze: Very brief comment. At the beginning of kind of this presentation was discussed how, you know, the site does have a little bit of disorder, and some of the projects here are going to help clean that up and kind of organize things a little bit. And so I'm not saying anything in particular to the drives here, but I would just urge the applicant to work with the Engineering Department to really tease out to make sure the drives that are proposed are the ones that are really needed. You know, porosity is a good thing, but I think there's also a lot of benefit to access control, to help organize the site. So I just offer that comment as you are taking your plans forward. Thank you

Mr. Wilshaw: Thank you. Mr. Droze, I also did want to briefly comment on the issue of the ice and propane that you raised. You're certainly welcome to talk to our staff and see how that conversation goes, but I'll just let you know that, because I've been here a long time, it's been a long-standing policy of the city to not allow outdoor sales of those items at gas stations. The problem is, as many in our city are aware of, and it's been discussed in the media as of late. We have a lot of really old gas stations in the city that have been grandfathered in. And do have those things we are when we get the opportunity to impose our will upon these people in terms of giving free air and making sure that we don't have that outdoor merchandise storage, we try to do that. So that's kind of where that comes from. But, you know, there's, there's always, you can always talk to people sure and see what you get. Is there any other questions on from the petitioner before I go to the audience? Is there anyone in the audience wishing to speak on this item, for or against. We have one person.

Mr. Wilshaw: I ask that you start with your name and address and you have two minutes.

Bill Schmidt, Livonia, MI. Down West Chicago and Middle Belt area near the Wilson Barn. So, I have a opportunity to frequent driving up and down Middle Belt Road. The exit or entrance into the Meijer property is referred to my wife and I is the suicide turn. Getting the hell out of that parking lot is impossible. You get up there, right? You got to inch forward. You got to cross the sidewalk. Then you got to inch out further, and then you got to look down to see if anybody's coming underneath that bridge lickety split. And while you're looking that way, you got to make sure there's not a whole bunch of traffic southbound. That turn is just simply

unsafe. It's just unsafe. Add more traffic, more vehicles, more opportunity for killing people.

Mr. Wilshaw: Thank you. Thank you, Mr. Schmitt. Appreciate your comments. Is there anyone else wishing to speak on this item? Go ahead. Come forward. Sir. Good evening.

Dennis Tar, 14072 Stanford, Livonia, MI. I came to speak on another issue, but I agree with that, man. I agree with you. I don't go down Middle Belt, period ever. It's like Ford Road. You can't get down, you can't turn, can't stop, you got to constantly have your head on a swivel. It's ridiculous. I don't know what the idea was to put so much stuff there. It's right off the highway. People come from every city in the area to there, and you can't get through. You can't do anything. I agree with Mr. Droze. It's traffic. I agree with that man, I tell my kids not to go through there. Don't go on Middle Belt. It's ridiculous. It's awful. You can't…I'm at a loss for words. Honestly. I mean, I'm surprised when I saw what they did to Ford Road. I'm like, I gotta hope they never do that here, and they did it, and it's increasing. I'm not against Meijer or Costco. I'm not…I don't go to Costco. I don't belong there, but I go to Meijer, but I don't go to that one. No way. I don't go to that Home Depot. I don't go to…the only reason I went over there in the last four or five years, I had to go to Michael's. That was it. And I didn't want to go. I didn't want to do it because of the traffic. Simple as that. Thank you for hearing me.

Mr. Wilshaw: Thank you, Mr. Tar. Anyone else wishing to speak on this item? If not, okay, I will close that portion of the meeting. Is there any other comments or questions from any of my colleagues?

Mr. Bongero: Just in response to the two residents. I had that conversation today. One of the former council members said, if he was still on he would bring that up about that exit going off that service drive, especially going left, it's pretty bad. I don't know what you would do to fix it, but he brought that up today. He said, if he was still on council, he would definitely want that addressed. So, I think it's something we should talk about.

Mr. Epping: I certainly agree. It's a safety point. It's a fair point to bring up. I don't know that this gas station will substantively add or subtract to that, but I think holistically, it makes a lot of sense. Matt can speak up, or even Bill with Grand Sakwa, that through this process we can take a closer look at that intersection, work with city staff and see what changes, solutions, modifications might be made, but again, in terms of adding net new traffic to this site, I don't think that this Meijer gas will do that in any quantity, but it's

a good point. Obviously, Meijer maybe more than most, certainly as much as Costco and Grand Sakwa are concerned about safety.

Mr. Bongero: And I think we got the chance to do it now, so let's.

Mr. Epping: I agree.

Mr. Wilshaw: Thank you. Mr. Bongero, any other questions or comments, anything else that you'd like to let us know before we make our decision?

Mr. Epping: No, thank you

Mr. Wilshaw: All right. Thank you. If that's the case, I will close the public hearing, and a motion is in order.

On a motion by Long, seconded by Bongero, and unanimously adopted, it was

#04-25-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-04 be approved subject to the following conditions:

1. The Overall Site Layout Plan and Elevations identified as Sheet C200 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

2. The Landscape Plans identified as Sheets C600 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

3. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be

recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. That the south entrance of Meijer on to Middle Belt with signage or design modifications that address safety concerns to the satisfaction of the Planning and Inspection Department.

7. That no ice or propane shall be stored outside of the building;

8. All parking spaces are required to be 10’ x 20’ and double-striped;

9. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked;

10. No part of the pump island canopy fascia, except for signage, shall be illuminated;

11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

12. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

14. That brick or other masonry materials matching the principal building shall be added to the canopy columns to the satisfaction of the Planning Director;

15. That the middle approach to the access drive be removed;

16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

17. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

Waiver Use Approval Process for the City of Livonia, Michigan:

1) You are invited and encouraged to review your plans (site, landscape, elevation & floor plans) with the Planning Staff subsequent to the filing of this application.
   - What is to be included on the submitted plans is outlined on application.

2) If acceptable, petitioner submits the application (three copies) , 3 sets of plans (plus a reduced set of plans or digital file) and filing fee to City Clerk's Office.

3) The proposal is scheduled to be heard at the next appropriate Study Meeting and Public Hearing of the Planning Commission.

4) The Planning Staff reviews plans for compliance with the requirements prescribed in the zoning ordinance.

5) The plans are sent to appropriate city departments (Police, Fire, Engineering & Inspection) for review and comments.

6) A background report and packet is compiled and distributed to the Planning Commission members.

7) The proposal is presented to the Planning Commission at a **Study Meeting**.
   - A Study Meeting is an informal session to provide the Planning Commission with a review of what is being proposed and provides information that will help each member envision the proposal when they tour the site. It also allows the petitioner an opportunity to make changes, based on comments expressed by the Commission, before the Public Hearing.

8) It is strongly suggested that revised plans be submitted to the Planning Department prior to the Public Hearing for review.

9) The proposal is presented to the Planning Commission at a **Public Hearing**.
   - A Public Hearing is a formal meeting where minutes are taken for public record and the entire proceedings are shown live on the City-wide cable channel. Comments are welcome from the Commission, petitioner and anyone else interested in this particular petition.

10) The Planning Commission renders a decision on the proposal.

11) The Planning Commission's recommendation is forwarded to the City Council.

12) The proposal is scheduled to be heard at the next appropriate Study and Regular Meetings of the City Council.

13) The proposal is presented to the City Council at a **Study Meeting**.
   - No vote is taken at a Study Meeting; the public may speak on any issue on or off the agenda. Council Members ask questions and gather information required for decision making.

14) The proposal is presented to the City Council at a **Regular Meeting**.
   - After the Council has received input on agenda items at the Study Meeting, or at a Public Hearing or Committee Meeting, then they take action-vote-on the issue.

15) City Council renders decision on the proposal.

16) If the proposal does not conform to the requirements of the ordinance, then the petitioner must apply for and obtain a variance from the Zoning Board of Appeals.
   - A variance permits, to a specific property, a certain use when the provisions of the ordinance does not and is based on undue hardship or practical difficulty.

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER... HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

302148

fishbeck
1515 Arboretum Drive SE
Grand Rapids MI 49546
616-575-3824

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www.Chase.com
9-32/720

CHECK DATE
December 8, 2025

PAY
Seven Hundred Seventy Three and 00/100 Dollars

AMOUNT
773.00

TO
City of Livonia
33000 Civic Center Dr
Livonia, MI 48154

Two Signatures Required

Virginia Hofert

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈302148⑈ ⑆072000326⑆ 585033205⑈

Fishbeck

302148

Check Date: 12/8/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
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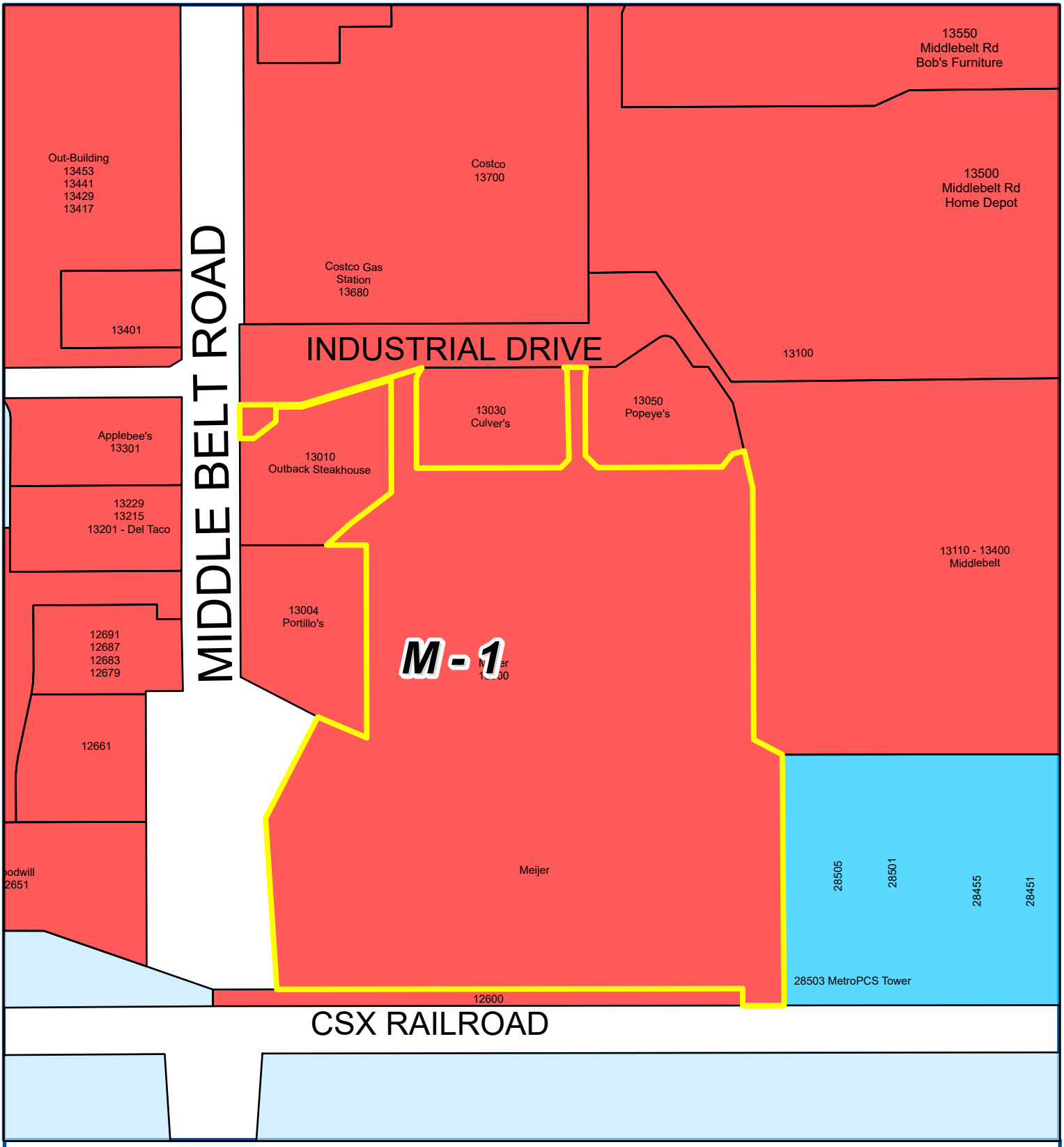
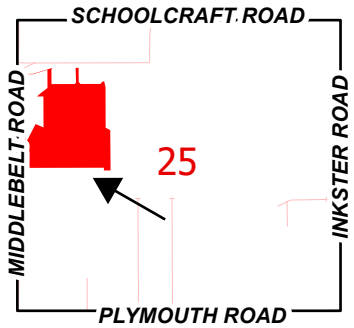
City of Livonia		TOTAL	773.00			773.00
Corporate	18	005527				





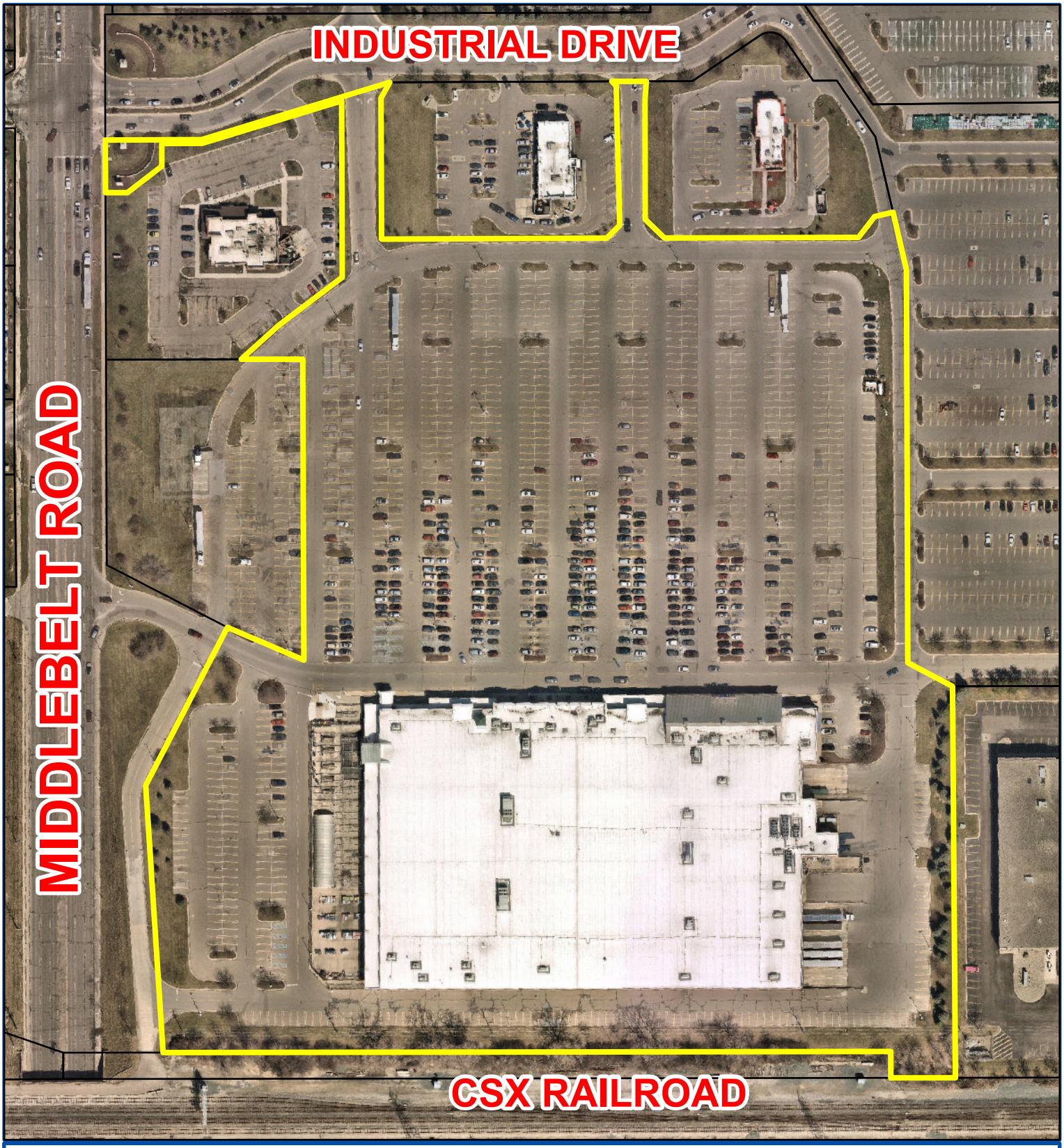
Address & Zoning Map

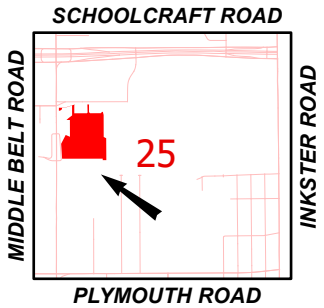
Petition 2026-01-02-04
Meijer Gas Middlebelt
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-01-02-04
Costco Gas Middlebelt
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2026-01-02-03 submitted by Costco Wholesale Corporation, requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive, in the Northwest 1/4 of Section 25.

April 7, 2026: Study Meeting:

This petition involves a request for waiver use approval to relocate an existing gasoline service station to the property immediately east of Costco. The proposed relocation would facilitate the expansion of the existing parking lot. The gas pumps are open to Costco members only and are entirely self-serve, with pay-at-the-pump technology. The proposed gas station will have twenty (20) pumps under a newly constructed 18.5-foot-tall 15,760 square-foot canopy. The existing fuel center has eight (8) pumps that can accommodate sixteen (16) vehicles.

Gasoline service stations are subject to waiver use approval in the C-2 (General Business) zoning district under the Livonia Zoning Ordinance. The 1.38-acre site for the proposed gasoline service is the current out lot for Bob's Discount Furniture. To the north is the Hook & Reel Cajun Seafood & Bar, also zoned C-2 (General Business). To the east an industrial property zoned M-2 (General Manufacturing). To the south is the parking lot for Home Depot, zoned C-2 (General Business). To the west is the existing Costco Wholesale, zoned C-2 (General Business).

The existing site plan shows 819 existing parking stalls for the Costco and 303 stalls at Bob's Discount Furniture. The proposed site plan shows an increase of 88 parking stalls to a new total of 907 parking stalls at Costco. Bob's Discount Furniture shows a loss of 169 for a new total of 134 parking spaces.

Site access to the new fueling area would be from a new 24-foot-wide access road. A service lane is required to be at least ten feet (10') wide. There are six (6) proposed 10-foot-wide bypass lanes. All bypass lanes are satisfactory. The Vehicle Queuing Plan (Sheet DD22-07B, dated January 30, 2026) illustrates a maximum on-site capacity of eighty (80) vehicles, consisting of forty (40) vehicles occupying the twenty (20) fueling pumps (two vehicles per pump, one on each side) and an additional forty (40) vehicles accommodated within the designated stacking lanes. While the plan provides defined queuing areas, it does not demonstrate accommodation for vehicle demand exceeding eighty (80) vehicles. The intersection should have stop signs at each corner to ensure safety.

The petitioner has indicated that a Fuel Indicator System will be mounted atop the canopy at each lane to signal pump availability to improve internal circulation efficiency.

The Overall Site Plan shows the canopy 45-foot setback to the east, 127.5-foot side setback to the west, 22.5-foot setback to the south, and approximately a 33.5-foot setback to the north.

The controller enclosure with restroom, underground tanks, underground additive tank, emergency shut offs, TMS Cabinet and transition pump will be located in the northernmost portion of the property.

No dedicated parking spaces are proposed specifically for the gasoline fueling station. Given the previously noted reduction in overall parking spaces and the shared nature of the development, Costco should provide documentation of a formal shared parking arrangement demonstrating that adequate parking will remain available for all on-site uses.

The petitioner has submitted a Landscape Plan (Sheet L1.0) depicting both the relocated development area and the original site that has been converted into an access drive and parking area. Landscaping requirements are evaluated in accordance with the Livonia Zoning Ordinance, including the provisions of Section 10.04 – Standards for Plant Materials and Section 10.05 – Landscaping Requirements. The new parking area along the Industrial Road frontage, the Zoning Ordinance requires a minimum of eight (8) evergreen trees, three (3) ornamental trees, and sixty-four (64) shrubs. The submitted landscape plan exceeds these requirements. The petitioner proposes to preserve thirteen (13) existing deciduous trees and twenty-one (21) existing evergreen trees along this frontage. In addition, three (3) ornamental trees are proposed, and one hundred three (103) shrubs will be installed, along with the retention of additional existing plant material where feasible. Based on the submitted plan, the frontage landscaping along Industrial Road meets and exceeds the minimum requirements of the ordinance.

Landscaping along the Middlebelt Road frontage is also subject to the requirements of Section 10.05. For this frontage, the ordinance requires five (5) evergreen trees, two (2) ornamental trees, and thirty-nine (39) shrubs. The landscape plan indicates that three (3) existing deciduous trees and four (4) existing evergreen trees will remain on site. Additionally, two (2) ornamental trees are proposed, and fifty-three (53) shrubs will be planted, with additional existing vegetation to remain where possible. Although the mix of existing trees differs from the precise ordinance categories, the overall quantity of plant materials exceeds the minimum requirement and contributes to enhanced frontage screening along Middlebelt Road.

The landscape plan shows nine (9) parking lot trees provided in the new Costco Parking area and four (4) shown in the Bob’s out lot for a total of thirteen (13) trees. Based on the size of the parking lot, nine (9) parking lot trees are required to provide interior shade and visual relief from paved surfaces.

Open space landscaping requirements for the site require a minimum of seven (7) trees distributed throughout the open space areas of the development. The petitioner proposes six (6) open space trees in the Costco Parking area and ten (10) around the proposed fuel center for a total of sixteen (16). This exceeds the minimum ordinance requirement and enhances the overall landscape coverage of the development. Based on the submitted landscape plan, the proposed landscaping generally complies with, and in several cases exceeds, the minimum requirements of the Livonia Zoning Ordinance.

The petitioner submitted a photometric and lighting plan (Sheet SE-1) for the proposed development. Section 7.22 of the Livonia Zoning Ordinance establishes lighting standards intended to minimize glare and prevent light from spilling onto adjacent properties or public rights-of-way. In accordance with these requirements, all outdoor lighting must be directed toward and confined to the ground areas of the site. Additionally, the ordinance requires that lighting fixtures utilize full cut-off designs so that no light projects above a ninety (90) degree horizontal plane. Although the subject property does not directly abut any residentially zoned or used property, the lighting standards outlined in Section 7.22 are applied uniformly across all gasoline service stations to ensure consistent site design and to reduce excessive illumination associated with canopy lighting and parking lot fixtures.

The submitted photometric plan indicates illumination levels beneath the gasoline canopy reaching a maximum of 22.5 foot-candles. Section 7.22 specifies that the maximum permitted illumination level directly beneath a gas station canopy shall not exceed an average of twenty (20) foot-candles. The photometric plan does not indicate foot-candle averages for the site. As proposed, the lighting levels slightly exceed the ordinance standard and may require adjustment to ensure compliance with the maximum permitted illumination level. The photometric plan also shows light levels at the property lines measuring 0.0 foot-candles, which complies with the ordinance requirement that lighting be contained within the site and not create measurable illumination beyond the property boundaries. Subject to revisions to reduce the canopy lighting levels to the maximum permitted threshold, the lighting plan generally appears consistent with the intent of the Livonia Zoning Ordinance to prevent glare and light trespass.

Section 7.22 of the Livonia Zoning Ordinance permits lighting fixtures to exceed twenty (20) feet in height, up to a maximum of thirty-five (35) feet, provided that the additional height does not create adverse impacts on surrounding land uses or the natural environment. The petitioner proposes lighting poles with a height of thirty-five (35) feet on the subject site. Based on the submitted photometric plan, illumination levels at the property lines are shown at 0.0 foot-candles, indicating that light spillover beyond the site is effectively contained. Given that the site is located within a commercial corridor and does not directly abut residential properties, the proposed pole height does not appear to create adverse impacts on neighboring land uses. Provided that the lighting fixtures remain, full cut-off and continue to direct light downward toward the ground plane, the proposed pole height appears consistent with the intent of Section 7.22 of the Livonia Zoning Ordinance.

The Truck Turn Exhibit (Sheet DD13-07) illustrates the circulation pattern for fuel delivery tankers servicing the proposed gas station. According to the exhibit, tanker trucks will access the property from Schoolcraft Road and proceed up the internal drive aisle into the designated striped fueling area intended specifically for tanker deliveries. This designated maneuvering area allows the tanker to safely position itself for refueling operations while remaining within the internal circulation network of the site. Upon completion of the fueling process, the tanker will exit the site using the existing drive aisle by Bob’s Furnitutre, located to the east of Millennium Park. From there, the truck will travel north toward Schoolcraft Road, allowing it to exit the site without requiring complex turning movements or reversing within the fueling area.

The proposed truck circulation pattern appears to provide an organized and efficient delivery route while maintaining separation from general customer vehicle circulation on the site.

The proposed gasoline canopy will be designed to complement the existing Costco building on the site. According to the petitioner, the canopy fascia will match the existing Costco building color to ensure architectural consistency across the development. The supporting canopy columns are proposed to be constructed of split-face concrete masonry units (CMU) with a dark brown finish. The Livonia Zoning Ordinance encourages building materials and architectural elements that are compatible with existing structures on the site and surrounding developments.

The petitioner has also submitted signage details for the canopy structure. The proposed canopy signage measures approximately 8.5 feet in length by 2.5 feet in height, and the plans indicate that two (2) canopy signs will be installed. Pursuant to the signage standards of the Livonia Zoning Ordinance, signage must be appropriately scaled to the structure and integrated into the building architecture. Based on the information provided, the limited number of canopy signs and their placement on the fascia appear consistent with the ordinance.

There is a Fire Protection riser enclosure with a door behind the first pump. The plans also include a controller enclosure that will serve as part of the fueling system infrastructure. The controller enclosure is proposed to have a height of approximately nine feet ten inches (9'-10") and will utilize building materials and colors that match the existing Costco building. The enclosure will house key electrical and operational components necessary for the operation of the gas station.

Specifically, the controller building will contain a manual transfer switch, AMP disconnect switch, AMP meter, and a CT cabinet located on the exterior wall. The structure will also include both a storage entry and an electrical entry to allow for service access and maintenance of the equipment. These features are typical for gasoline service station infrastructure and are necessary to support the operation of the fueling system.

April 14, 2026: Public Hearing:

At the Study Meeting, the Planning Commission discussed the possibility of studying the petition area further to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area either through improved geometrics, parking, and signage.

Approving Resolution: The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby approved, subject to City Council approval and the following conditions:

1. The Overall Site Plans identified as Sheets C200, C201, and C202, dated October 2025, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30, 2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

9. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

11. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby denied for the following reasons:

1. That the proposed development would have a detrimental effect upon the neighboring properties;

2. That the proposed use would unduly tax and conflict with the established and normal traffic flow of the area;

3. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts;

4. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property;

5. That this proposed use would confer a special benefit on the property owner that is not available to others in the vicinity.

meijer

MEIJER C-STORE #188
13000 MIDDLEBELT ROAD
LIVONIA, WAYNE COUNTY, MI 48150
1.61 ACRES

PARCEL DESCRIPTION AS FURNISHED:

PART OF THE NORTH 1/2 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 09-799-002-10-24, 13000 MIDDLEBELT ROAD: COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND RUNNING THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1,665.01 FEET TO A POINT; THENCE SOUTH 88 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 600.00 FEET TO A POINT ON THE CENTERLINE LINE OF MIDDLEBELT ROAD (WIDTH VARIES); THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 370.04 FEET (ALONG A RADIAL LINE AT RIGHT-ANGLES TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED); PROCEEDING THENCE FROM SAID POINT SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 400.00 FEET (ALONG THE EAST LINE OF THE SITE HEREIN DESCRIBED); THENCE SOUTH 89 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 594.29 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.86 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 52.95 FEET; THENCE SOUTH 66 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 52.23 FEET; THENCE SOUTH 06 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 25 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 117.21 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE NORTHERN DIVERSION OF THE CHESAPEAKE AND OHIO RAILROAD (WIDTH VARIES); THENCE NORTH 88 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID RAILROAD R.O.W., 540.12 FEET TO A POINT ON THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 26; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST ALONG SAID 1/8 LINE, 894.50 FEET TO A POINT, AS MEASURED ALONG A RADIAL LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 26; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 264.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 185.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 336.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, 95.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 829.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 133.79 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 427.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET (ON A RADIAL LINE); THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, 324.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 68.00 FEET TO THE NORTHWEST CORNER OF LOT 63, 'GRAFTON SUBDIVISION', AS RECORDED IN LIBER 39 OF PLATS, PAGE 88, WAYNE COUNTY RECORDS; THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED; CONTAINING 553,714 SQUARE FEET OR 50.617 ACRES AND NET ACRES OF LAND, MORE OR LESS.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT WILL BE USED FOR A 3,700 +/- SQUARE FOOT GAS STATION AND CONVENIENCE STORE WITH 6 FUEL DISPENSERS, ASSOCIATED WEATHER PROTECTION CANOPY, VEHICLE CIRCULATION DRIVES AND PARKING SPACES. THE SITE WILL BE ACCESSED VIA SIX DRIVEWAYS TO THE PRIVATE ROADS ESTABLISHED ADJACENT TO THE SITE. THE FACILITIES WILL BE SERVICED BY FULL UNDERGROUND UTILITIES INCLUDING WATER, SANITARY, STORM, GAS, ELECTRIC, COMMUNICATIONS, AND LIGHTING. THE SITE WILL ALSO HAVE ATTRACTIVE SIGNAGE AND LANDSCAPING FOR GREAT CUSTOMER AND NEIGHBOR EXPERIENCE.

CIVIL

●	12/12/25	C001	COVER
●	12/12/25	C100	EXISTING CONDITIONS PLAN
●	12/12/25	C200	SITE LAYOUT PLAN
●	12/12/25	C201	SITE LAYOUT OVERVIEW
●	12/12/25	C300	GRADING PLAN
●	12/12/25	C310	STORMWATER MANAGEMENT PLAN
●	12/12/25	C400	UTILITY PLAN
●	12/12/25	C500	SIGN & STRIPING PLAN
●	12/12/25	C501	SIGN DETAILS
●	12/12/25	C600	LANDSCAPE PLAN
●	12/12/25	C610	IRRIGATION PLAN
●	12/12/25	C611	IRRIGATION DETAILS
●	12/12/25	C700	DETAILS
●	12/12/25	C800	SITE LIGHTING PLAN

CIVIL SITE ADAPTATION
CONVENIENCE STORE
ISSUE DESCRIPTION: MEIJER C-STORE #188 - SITE PLAN APPROVAL
ISSUE DATE: 12/12/2025
PROJECT NUMBER: NS-XX-00188

SUMMARY OF BID ALTERNATES

NUMBER	SHEET	DESCRIPTION
1	C-400	PROVIDE 12" CONCRETE COLLAR AT CATCH BASINS AND MANHOLES. (MATCH PAVEMENT THICKNESS OF ADJACENT PAVEMENT SECTION)
2	C-600	REPLACE SEED MIX A WITH SOD.
3	C-500	PROVIDE THIRD COAT OF PAINT ON STOP BARS AND TURN ARROWS.

GENERAL NOTES

1. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
2. PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
3. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
4. UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MEIJER STANDARD SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.
6. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
7. ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.
8. ELECTRONIC FILE USE TERMS AND CONDITIONS:
   - 8.A. RECIPIENT ACKNOWLEDGES THAT ANY USE OF THE TRANSFERRED DATA IS FOR INFORMATION ONLY AND NOT GUARANTEED OR WARRANTED BY MEIJER OR ITS CONSULTANTS. USE OF TRANSFERRED DATA BY THE RECIPIENT SHALL BE AT RECIPIENT'S SOLE RISK. RECIPIENT ACKNOWLEDGES THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM THE ORIGINAL FORMAT AND SYSTEM TO AN ALTERNATE FORMAT OR SYSTEM CAN NOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDES, ANOMALIES, AND ERRORS. RECIPIENT FURTHER ACKNOWLEDGES THAT THE ELECTRONIC DATA MAY NOT BE FULLY COMPATIBLE WITH RECIPIENT'S COMPUTER SYSTEM AND NEITHER MEIJER NOR ITS CONSULTANTS MAKE NO REPRESENTATIONS REGARDING SUCH COMPATIBILITY.
   - 8.B. ACCORDINGLY, WITH RESPECT TO THE CONVERSION AND USE OF SUCH ELECTRONIC DATA. RECIPIENT AGREES TO ASSUME ALL RISKS ASSOCIATED THEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY MEIJER AND THEIR CONSULTANTS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS, WHETHER OR NOT SUIT HAS BEEN FILED, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY RECIPIENT OR OTHERS OF THE ELECTRONIC DATA WHICH IS PROVIDED BY MEIJER OR ITS CONSULTANTS UNDER THESE TERMS AND CONDITIONS.
   - 8.C. THESE TERMS AND CONDITIONS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE PARTIES.

UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPIENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, MEIJER AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY MEIJER OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.

LOCAL UTILITY LOCATING AGENCY

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 1-248-693-8391.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SURVEY

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY FISHBECK IN SEPTEMBER OF 2025 AND REPRESENTS CONDITIONS AT THAT TIME. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

GEOTECHNICAL

REFER TO GEOTECHNICAL REPORT AND SOIL BORING LOGS PREPARED BY G2 CONSULTING GROUP ON OCTOBER 20, 2025

SHEET KEYNOTE INSTRUCTIONS

SHEET KEYNOTES ARE NOTED WITHIN THE GRAPHIC AREA OF THE DRAWING. THESE ARE REPRESENTED BY A NUMBER SURROUNDED BY A HEXAGON, WITH OR WITHOUT A LEADER. A LEGEND ON THE RIGHT SIDE OF THE PAGE LISTS THE NOTES IN NUMERICAL ORDER.

EXAMPLE: 1

1. ALIGN NEW CONSTRUCTION WITH THE FACE OF EXISTING CONSTRUCTION.

AGENCIES

CITY OF LIVONIA DPW
DONALD ROHRAFF
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2571

WAYNE COUNTY ROAD COMMISSION
OLADAYO (DAYO) AKINYEMI
33809 MICHIGAN AVE
WAYNE, MI 48184
(313)-224-7600

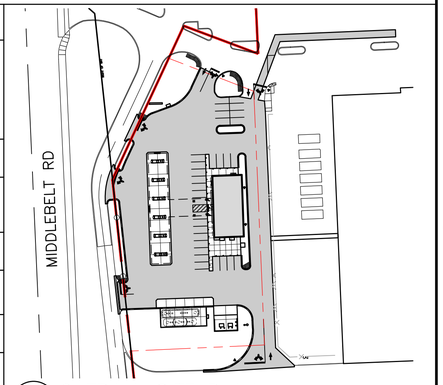
WAYNE COUNTY DRAIN COMMISSIONER
400 MONROE STREET, SUITE 400
DETROIT, MI 48226
(313)-320-4784

CITY OF LIVONIA ENGINEERING
TODD ZILINCIK
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2561

DTE ENERGY (ELECTRIC)
JENNIFER POUTTU
1 ENERGY PLAZA
DETROIT, MI 48226
(313)-235-6421

AT&T (TEL/FIBER OPTIC)
MICHAEL BROUGHTON
444 MICHIGAN AVE
DETROIT, MI 48226
(248)-701-6735

CONSUMERS ENERGY COMPANY
(NATURAL GAS)
MAISHA LINDSEY
11801 FARMINGTON ROAD
LIVONIA, MI 48150
(313)-648-0831



C5 OVERALL SITE PLAN
1" = 100'

LOCATION MAP
MICHIGAN

CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMBOL LEGEND

- EXISTING MAJOR CONTOUR (730)
- EXISTING MINOR CONTOUR (731)
- NEW MAJOR CONTOUR (730)
- NEW MINOR CONTOUR (731)
- CENTER OF DITCH
- LOT LINE (AS PLATTED)
- R.O.W. LINE
- SECTION LINE
- FENCE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- TURN DOWN CONCRETE SLAB
- SIGN
- SITE LIGHT POLES
- BENCH MARK
- SECTION CORNER
- EASEMENT LINE
- PROPOSED PAVEMENT/GUTTER ELEVATION (855.00)
- PROPOSED PAVEMENT MARKING (PAINTING)
- PROPOSED BARRIER FREE PARKING
- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- VALVE & BOX
- METER (M)
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- CONCRETE SLAB
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

WAYNE COUNTY STORM WATER SUMMARY

Pervious Area Land Use Data

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Improved areas (turf grass, landscape, row crops)	0.46 ACRES	0.24 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Wooded Areas	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Calculated CPVC Volume (cubic feet)		1,025
CPVC Volume ***Provided*** (cubic feet)		ZERO
CPRC Volume Provided (cubic feet)		1,950

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the Wayne County stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

ABBREVIATIONS

A	AREA	RCP	REINFORCED CONCRETE PIPE
ALT	ALTERNATE	RE;	REFERENCE
AMP	AMPERE	REQ'D	REQUIRED
ARCH	ARCHITECTURAL	ROW	RIGHT-OF-WAY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	RW	RETAINING WALL
		(S)	SOUTH
B/C	BACK OF CURB	SAN	SANITARY SEWER
BIT	BITUMINOUS PAVEMENT	SB	SOIL BORING
BM	BENCH MARK	SF, SQFT	SQUARE FEET
BP	BID PACKAGE	SQ	SQUARE
C	CONDUIT	STM	STORM SEWER
CAL	CALIPER	STRUC	STRUCTURE
CB	CATCH BASIN	TC	TOP OF CURB
CFH	CUBIC FEET PER HOUR	TEL	TELEPHONE
C.I.	CURB ISLAND	TP	TOP OF PAVEMENT
CIR	CIRCUIT	TRNF	TRANSFORMER
CONC	CONCRETE	TS	TOP OF SLAB
DIA	DIAMETER	TW	TOP OF WALL
(E)	EAST	TYP	TYPICAL
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM	UC	UTILITY CROSSING
		UD	UNDER DRAIN
EL. ELEV	ELEVATION	W	WIRE
EQ	EQUIVALENT	(W)	WEST
ES	END SECTION	W/	WITH
ETC	ETCETRA	WC	WATER COLUMN
FH	FIRE HYDRANT	WTR	WATER
FF.	FINISHED FLOOR	WWF	WELDED WIRE FABRIC
FT²	FOOT SQUARE		
GND. GRD	GROUND		
GP	GUTTER PAN		
GPD	GALLONS PER DAY		
GPM	GALLONS PER MINUTE		
GV&BOX	GATE VALVE AND BOX		
HC	HIGH CAPACITY		
HD	HEAVY DUTY		
HT	HEIGHT		
IE	INVERT ELEVATION		
KVA	KILAVOLT AMPERE		
LBS	POUNDS		
LD	LIGHT DUTY		
LED	LIGHT EMITTING DIODE		
LF	LINEAR FEET		
LG	LARGE		
MANUF	MANUFACTURE		
MAT'L	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MH	MANHOLE		
(N)	NORTH		
OC	ON CENTER		
OH	OVERHEAD		
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATON		
PC	POINT OF CURVATURE		
PE	POLYETHYLENE		
PH	PHASE		
PSI	POUNDS PER SQUARE INCH		
PT	POINT OF TANGENCY		
PVC	POLYVINYL CHLORIDE		
PVMT	PAVEMENT		
R	RADIUS		

VICINITY MAP

A5 LOCATION MAP
NTS

NORTH

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Cover

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12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C001

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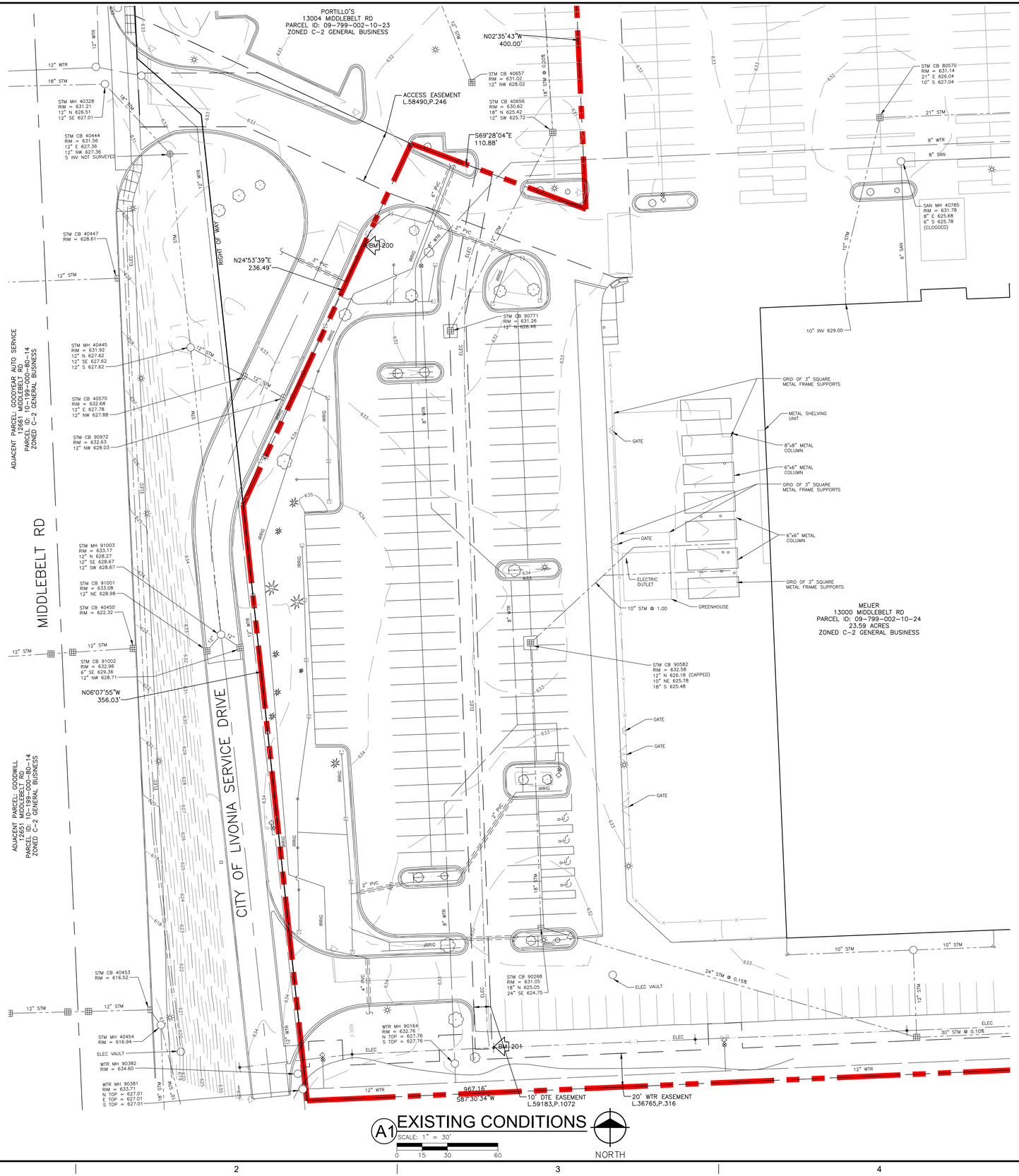
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\186GS_C001.DWG LAYOUT: COVER DATE: 12/12/2025 TIME: 12:45:16 PM USER: MVANZEELT



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- BENCH MARK
- MEIJER PROPERTY LINE
- PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- SOIL BORING
- SHRUBS
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- EDGE OF WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- LIGHT
- UTILITY POLE
- SIGN
- FENCE LINE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- WATER MAIN
- PLUG
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMM
- TELEPHONE PEDESTAL

SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK ON 9/15/2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.
4. IRRIGATION ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT & PIPE ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

FLOOD PLAIN AND WETLAND NOTES

1. THERE ARE NO FLOOD PLAINS ON SITE AS SHOWN ON FEMA FIRM PANEL 26163C0064E
2. THERE ARE NO REGULATED WETLANDS LOCATED ONSITE

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Livonia, MI 48150
Existing Conditions

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C100

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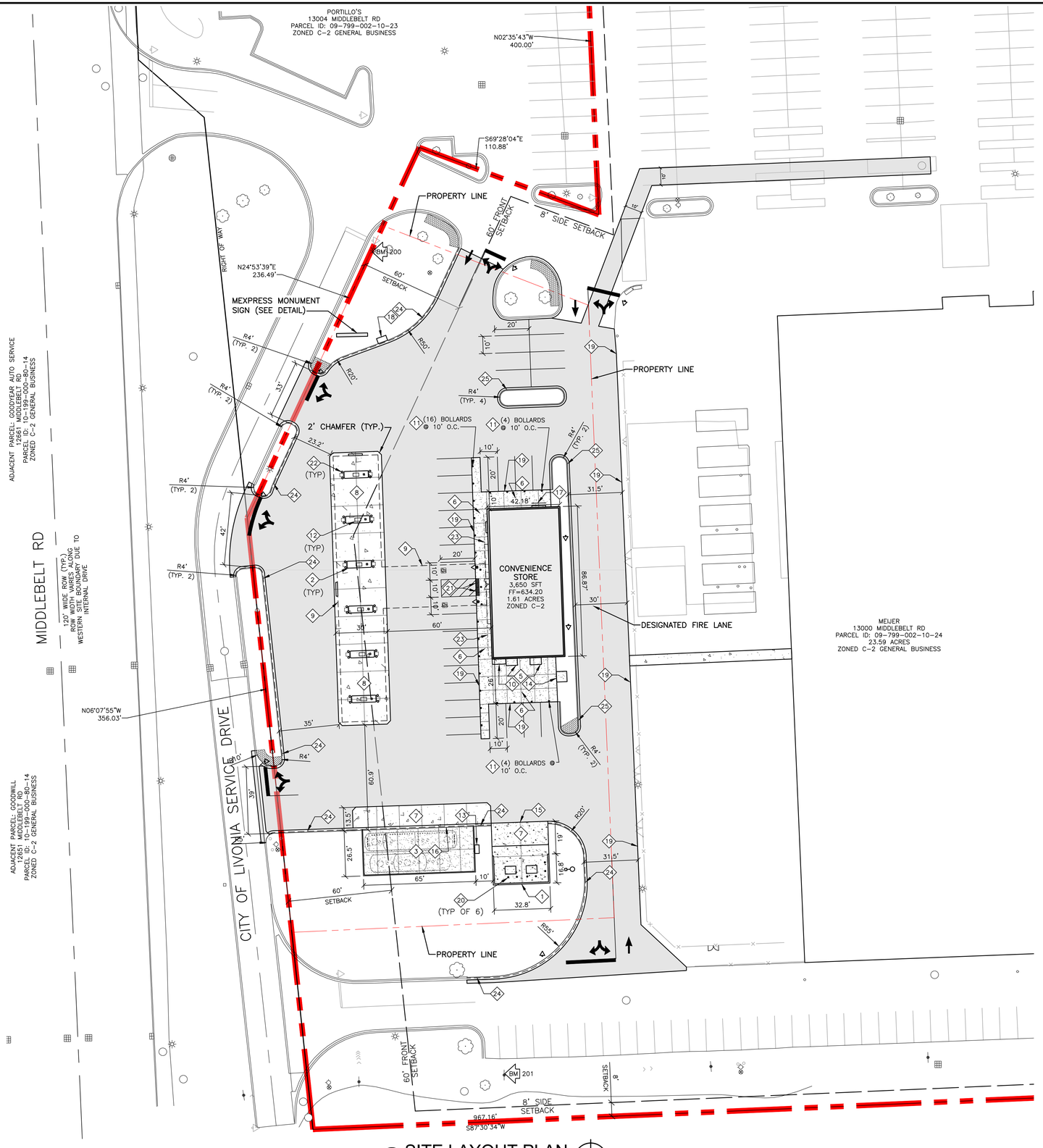
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C01\188GS_C100.DWG LAYOUT: EXISTING CONDITIONS DATE: 12/12/2025 TIME: 12:46:02 PM USER: MVANZEELT



A1 SITE LAYOUT PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

mEXPRESS KEY NOTES

1	TRASH DUMPSTER ENCLOSURE AND PAD (REFER TO ARCH mEXPRESS DRAWING FOR DETAILS).
2	DISPENSER ISLANDS AND CONCRETE PAD (TYP).
3	FUEL TANKS AND CONCRETE PAD.
4	NOT USED
5	PROPANE EXCHANGE BIN AND BOLLARDS REFER TO mEXPRESS ARCHITECTURAL DRAWINGS.
6	4" CONCRETE SIDEWALK ON 4" BASE MATERIAL – SEE DETAIL
7	8" CONCRETE ON 4" AGGREGATE.
8	6" CONCRETE ON 4" AGGREGATE.
9	FUEL ISLAND CANOPY.
10	ICE STORAGE CHEST.
11	S10 BOLLARD – DOVE GRAY, SEE ARCHITECTURAL
12	DIESEL/GASOLINE DISPENSER BY OTHERS.
13	UST VENT RISER, BY FUEL SYSTEM CONTRACTOR.
14	CONCRETE TRANSFORMER PAD.
15	CONCRETE APRON FOR ENCLOSURE, REFER TO STRUCTURAL DRAWINGS.
16	CURB ACROSS THE FUEL STORAGE TANK PAD TO BE PLACED BY THE FUEL CONTRACTOR. ALL OTHER CURB BY SITE CONTRACTOR.
17	BIKE RACK (CHALLENGER PLUS WAVE CHP-5)
18	AIR COMPRESSOR/VACUUM
19	THICKENED BITUMINOUS PAVEMENT EDGE, SEE DETAIL
20	EP-3 BOLLARD, SEE ARCHITECTURAL
21	TRUNCATED DOMES – SEE DETAIL
22	EP-4 BOLLARD (SETS OF FOUR), SEE ARCHITECTURAL
23	2' WIDE SEASONAL OUTDOOR SALES AREA (HEIGHT NOT TO EXCEED 5')
24	STRAIGHT CURB AND GUTTER – SEE DETAIL
25	ROLLED CURB AND GUTTER – SEE DETAIL

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
7. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
9. EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL BASE, UNLESS NOTED OTHERWISE. DESIGNER SHALL VERIFY THICKNESS OF CRUSHED STONE FILL IS ADEQUATE BELOW PAVEMENT SECTIONS BASED ON THE GEOTECHNICAL REPORT FOR THE SPECIFIC SITE. REFER TO THE STRUCTURAL DRAWINGS FOR INFORMATION ON THE GARDEN CENTER SLAB.
10. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C701.
11. SITE PROXIMITY TO MAJOR THOROUGHFARES:
    MIDDLEBELT AVE: SITE ADJACENT
    I-96 ON RAMP: 0.5 MILES
12. ALL WORK WITHIN THE PUBLIC ROW REQUIRES A ROW WORK PERMIT FROM THE APPROPRIATE AHJ

SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

PROPOSED DEVELOPEMNT SIZE: 1.61 ACRES (SUB-COMPONENT OF FULL MEIJER SITE, 23.59 ACRES)

PARCEL ADDRESS: 13000 MIDDLEBELT ROAD, LIVONIA, MI 48150
ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

EXTERIOR SALES SUMMARY

SEASONAL OUTDOOR SALES AREA (SEE KEYNOTE 23)

1. WINDSHIELD WASH SOLVENT
2. WATER SOFTENER & THAWING SALT
3. FIREWOOD BUNDLES
4. WATER BOTTLES (24 PACKS)

STORAGE CHESTS AND BINS (SEE KEYNOTE 5 & 10)

1. BAGGED ICE
2. PROPANE IN CAGES

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on the net at: www.missdig.org

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Livonia, MI 48150

meijer

Site Layout Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C200

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C200.DWG LAYOUT: SITE LAYOUT PAVEMENT PLAN DATE: 12/12/2025 TIME: 12:46:21 PM USER: MVANZEELT

MEIJER SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SITE LIGHT POLE
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
7. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
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10. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C701.
11. SITE PROXIMITY TO MAJOR THOROUGHFARES:
    MIDDLEBELT AVE: SITE ADJACENT
    I-96 ON RAMP: 0.5 MILES
12. ALL WORK WITHIN THE PUBLIC ROW REQUIRES A ROW WORK PERMIT FROM THE APPROPRIATE AHJ

SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

PROPOSED DEVELOPEMNT SIZE: 1.61 ACRES (SUB-COMPONENT OF FULL MEIJER SITE, 23.59 ACRES)

PARCEL ADDRESS: 13000 MIDDLEBELT ROAD, LIVONIA, MI 48150
ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

A1 SITE LAYOUT OVERVIEW
SCALE: 1" = 60'
0 30 60 120
NORTH

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Site Layout Overview

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C201

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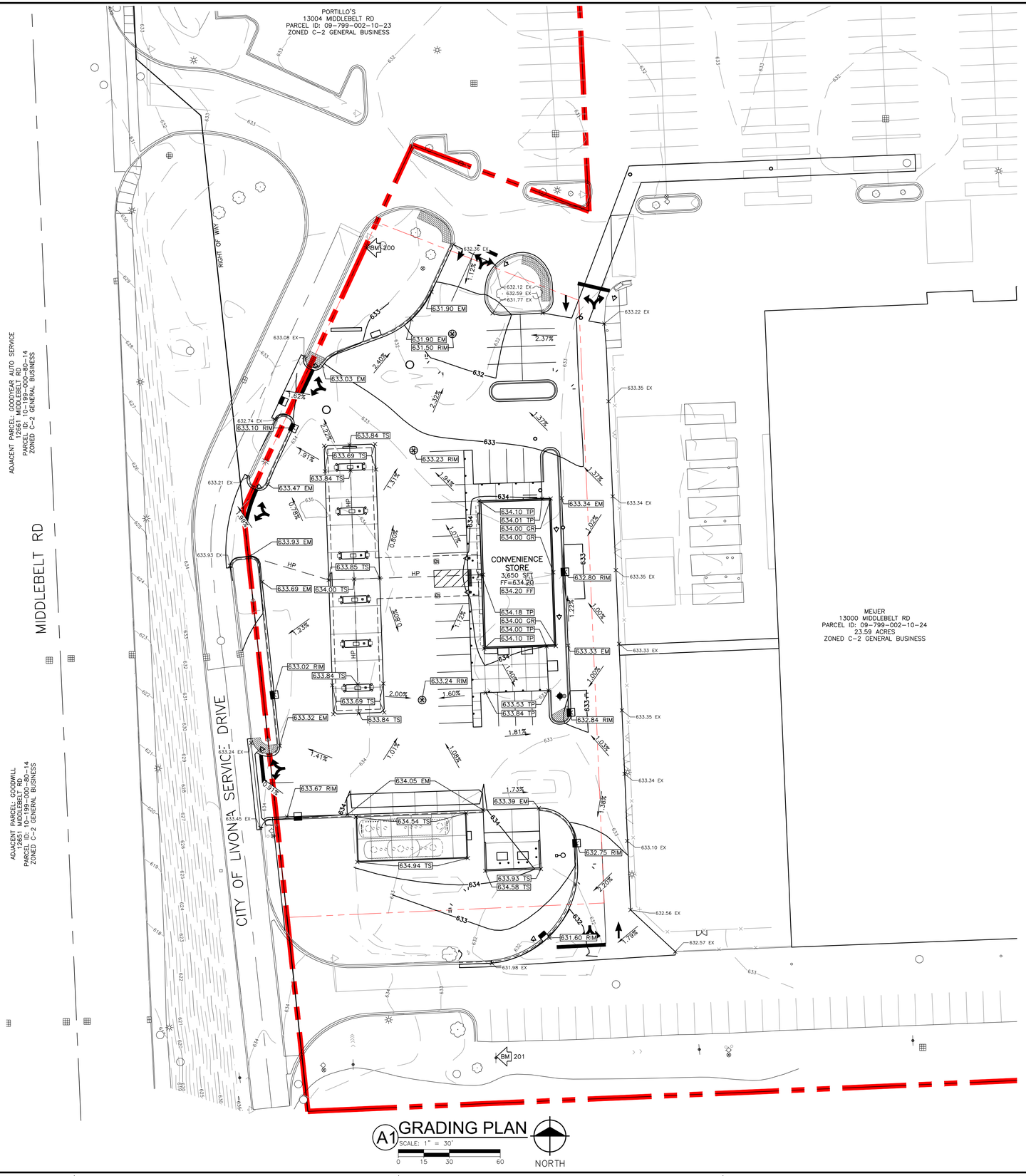
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\GD\188GS_C201.DWG LAYOUT: SITE LAYOUT OVERVIEW DATE: 12/12/2025 TIME: 12:46:49 PM USER: MVANZEELT



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

LOD	LIMITS OF EARTH DISTURBANCE
xx	SILT FENCE
725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
	DRAINAGE FLOW ARROW

GRADING NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. CONTOURS SHOWN ARE FOR REFERENCE ONLY.
9. PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
10. SEE "TYPICAL BITUMINOUS PAVEMENT AT MH AND CB" DETAIL ON C701 FOR SPECIAL GRADING REQUIREMENTS AROUND STRUCTURES.
11. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
12. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
13. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
14. ENTRY LANDINGS PART OF AN ACCESSIBLE ROUTE SHALL MAINTAIN A MAXIMUM SLOPE OF 1.50% IN ALL DIRECTIONS. THIS IS INTENDED TO ALLOW FOR CONSTRUCTION TOLERANCES. SLOPES STEEPER 1:48 SHALL NOT BE PERMITTED THUS MEETING THE REQUIREMENTS OF THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
15. SEE LANDSCAPE DRAWINGS ON C600 FOR FINAL RESTORATION ALL NON PAVEMENT AREAS

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Grading Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C300

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C300.DWG LAYOUT: GRADING PLAN DATE: 12/12/2025 TIME: 12:47:15 PM USER: MVANZEELT

Volume Summary

Charecteristic	Value	Unit
Total Detention Volume Required	2316	cf
Flood Control Volume Required = V_c	2316	cf
BMP (CPVC) Volume Credit = V_{CPVC} (unless waived)	0	cf
CPR Volume Required = V_{CPRC}	1948	
CPRC Low Flow Orifice Release Rate = $Q_{orifCPRC}$	0.01	cfs
Total Allowable Release Rate = Q_a	0.46	cfs

Land Use Summary

Charecteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac) = A	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated) [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Improved areas (turf grass, landscape, row crops) [ac] = A_i	0.46	0.24
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Wooded Areas [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Impervious Area Breakdown by Cover Type		
Water Surfaces [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	1.00	1.00
Roofs, Asphalt, Concrete, Gravel, or Brick [ac] = A_i	0.00	0.22
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.95	0.95
Composite Runoff Coefficient = $C = \sum[(A_i \times C_i)/A]$	0.30	0.61

Time of Concentration & Rainfall Intensity

Total Time of Concentration = t_c = $3t_o$ (10 min for sites < 2 ac)	10	minutes
1-Year Rainfall Intensity = i_1 (Per NOAA @ 14, duration = t_c	2.74	in / hour
10-Year Rainfall Intensity = $i_{10} = 63 / [(12.33 + t_c)^{0.84}]$	4.64	in / hour
100-Year Rainfall Intensity = $i_{100} = 101 / [(12.33 + t_c)^{0.84}]$	7.43	in / hour

Flood Control Calculations

Step 1: Calculate 100-Year Allowable Discharge Rate, Q_{allow}

Charecteristic	Q_{allow}	Unit
Site Developments >= 100 acres	0.15	cfs/acre
Site Developments <= 2 acres	1.00	cfs/acre
2 <= Site Developments <= 100 acres	1.1055 - 0.207ln(A)	cfs/acre
Current Site Development < 2 ac	1.00	cfs/acre

Step 2: Calculate the Total Site Allowable Discharge, Q_a

Charecteristic	$Q_a = Q_{allow} \times A$	Unit
Current Site Development	0.46	cfs

Step 3: Calculate the Required 100-Year Storage Volume, V_s

Charecteristic	Value	Unit
100-year developd site runoff volume = V_r ($V_r = A \times C \times 18,900$)	5339	cf
100-year developed site peak inflow into pond ($Q_i = C \times i_{100} \times A$)	2.10	cfs
Required 100-Year Storage Volume = $V_s = V_r \times [0.206 - 0.15 \ln(Q_a/Q_i)]$	**2316**	cf

Water Quality Calculations

Step 1: Calculate Water Quality Peak Flow Rate Rainfall Intensity = I_1

Charecteristic	I_1	Unit
Site Developments with T_c >= 60 minutes	1.00	in/hour
Site Developments with T_c <=15 minutes	2.00	in/hour
Site Developments with 15 min <= T_c <= 60 min	2.74	in/hour
Current Site Development Tc <= 15 minutes	2.00	in/hour

Step 2: Calculate Required First Flush Treatment Flow Rate = $Q_{mech,ff}$

Charecteristic	Value	Unit
First Flush Treatment Flow Rate = $Q_{mech,ff}$ = C x I_1 x A	**0.56**	cfs

Channel Protection Volume Control Calculations

Step 1: Calculate Chanel Protection Volume Control = V_{CPVC}

Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPVC} = A^* C^* 3630$	**1025**	cf

Note: The CPVC requirement is waived as the applicant can demostrate that the infiltrate rate of in-situ soils is less than 0.24 inches per hour.

Channel Protection Rate Control

Step 1: Calculate Chanel Protection Rate Control = V_{CPRC}

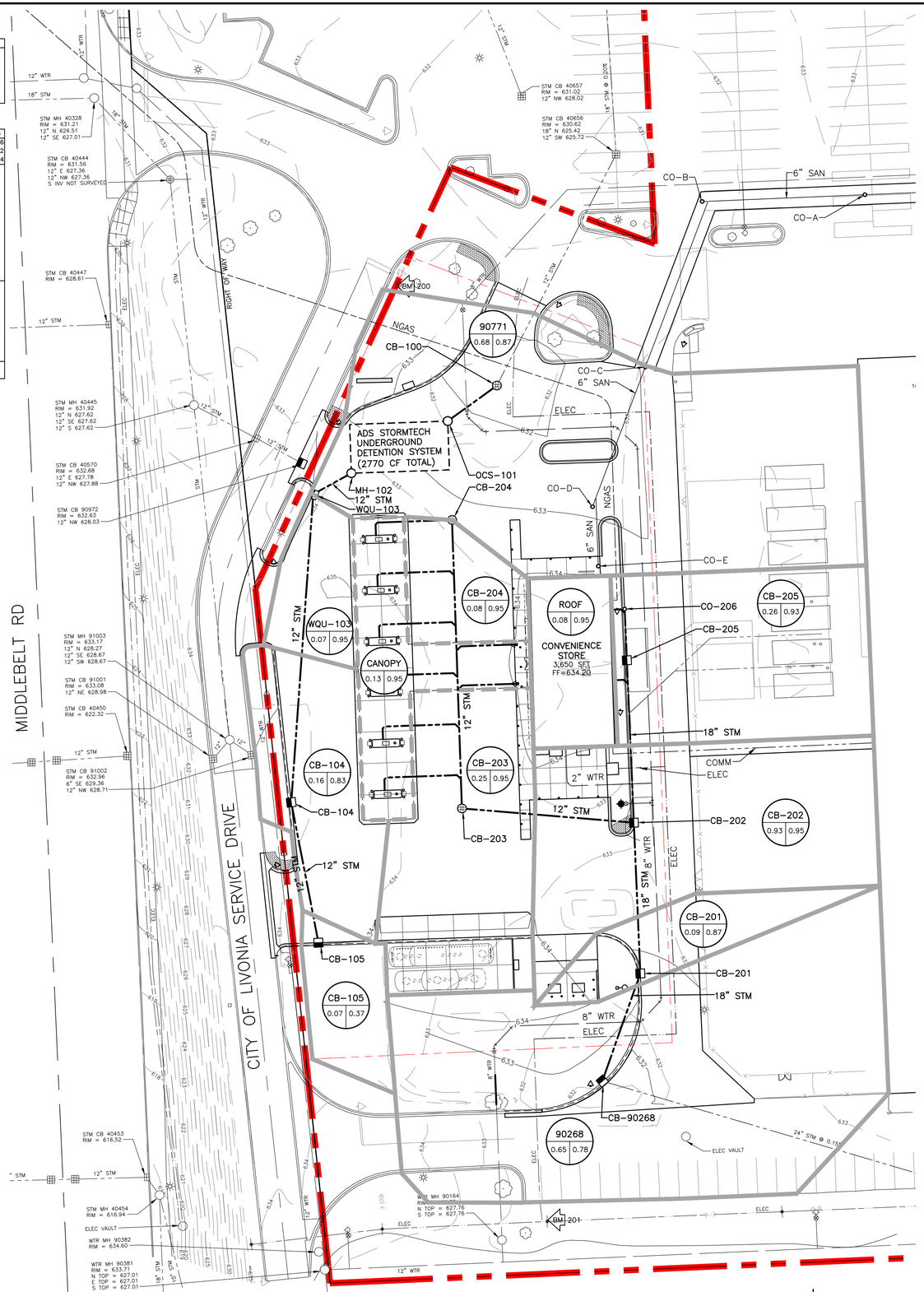
Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPRC} = A^* C^* 6,897$	1948	cf

Step 2: Calculate the Restrictor Release Rate from Pond

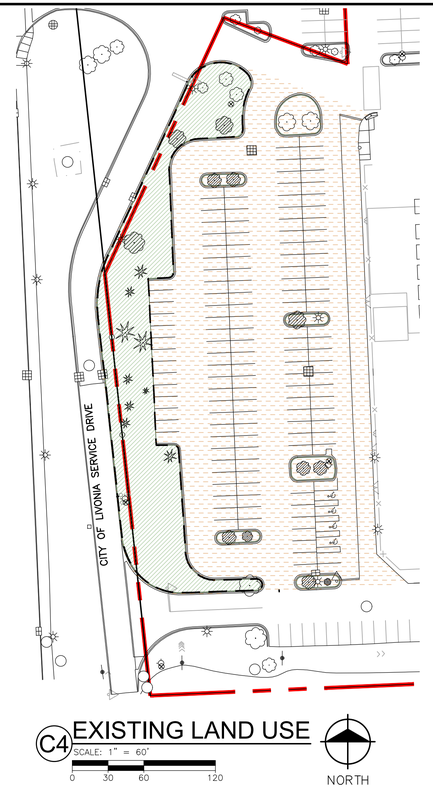
Charecteristic	Value	Unit
48-Hour Average Allowable Outlet Flow = $Q_{avg,CPRC} = V_{CPRC} / 172,800$	0.01	cfs

Note: If the resulting orifice diameter needed to provide the calcuated cfs is less than 1.0", a 1.0" diameter will be specified to prevent chronic blockage at the outlet

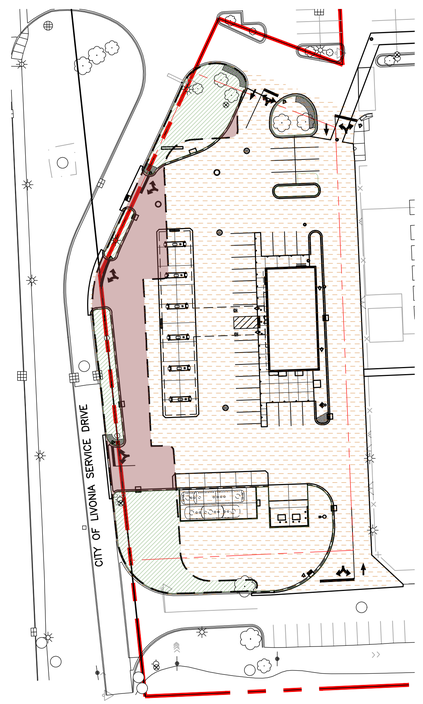
Note: For detention systems that are intended to meet both the flood control and CPRC standard, the lower portion of the flood control storage can be used to capture and release the CPRC volume



A1 STORM WATER MANAGEMENT PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH



C4 EXISTING LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH



A4 PROPOSED LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH

SYMBOL LEGEND

- PERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- IMPERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- DOWNSTREAM DETENTION AVAILABLE (PROPOSED IMPERVIOUS AREA IS LESS THAN EXISTING IMPERVIOUS AREA)
- PROPOSED DEVELOPMENT AREA (EXCLUDES PROJECT AREA WITH EXISTING DOWNSTREAM DETENTION AVAILABLE
- 12" STORM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- TRIBUTARY DRAINAGE BOUNDARY
- CANOPY DRAINAGE BOUNDARY
- AREA / ACRE / "C" — TRIBUTARY AREA TAG

STORMWATER MANAGEMENT SUMMARY

LAND USE SUMMARY (PROPOSED DEVELOPMENT AREA)
EXISTING AREA TOTAL:
IMPERVIOUS AREA: 0.00 AC @ C = 0.95
PERVIOUS AREA: 0.46 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.30

PROPOSED AREA TOTAL:
IMPERVIOUS AREA: 0.22 AC @ C = 0.95
PERVIOUS AREA: 0.24 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.61

OUTLET FLOW RATES (FULL TRIBUTARY AREAS)

EFFORT WAS MADE TO MATCH EXISTING FLOW PATTERNS AND FLOW RATES TO EXISTING DOWNSTREAM INFRASTRUCTURE. MINIMAL VARIANCE (+/- 0.03 CFS) IS DUE TO REGRADING EFFORTS.

EXISTING 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.839
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-EX = CIA = 0.85 CFS

PROPOSED 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.873
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-PR = CIA = 0.88 CFS

EXISTING 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.840
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.08 ACRES

Q-NORTH-EX = CIA = 0.49 CFS

PROPOSED 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.814
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 0.98 ACRES

Q-NORTH-PR = CIA = 0.43 CFS

SEWER CONVEYANCE
THE DESIGN CRITERIA FOR THE STORM WATER CONVEYANCE SYSTEM IS TO CONVEY AT MINIMUM THE 10-YEAR, 24-HOUR STORM EVENT WITH A STARTING TIME OF CONCENTRATION OF 10 MINUTES PER HOUR PER WAYNE COUNTY STANDARDS. ALL STORM SEWERS ARE TO BE ADS, N-12 OR EQUAL AND ALL DRAINAGE STRUCTURES ARE TO HAVE 2' SUMPS MINIMUM.

STORMWATER STORAGE
WATER QUALITY, CHANNEL PROTECTION, AND FLOOD CONTROL STORMWATER DESIGN REQUIREMENTS ARE PROVIDED PER WAYNE COUNTY REQUIREMENTS. SEE CALCULATIONS THIS SHEET.

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on the net at: www.missdig.org

meijer
Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150
Storm Water Management Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C310

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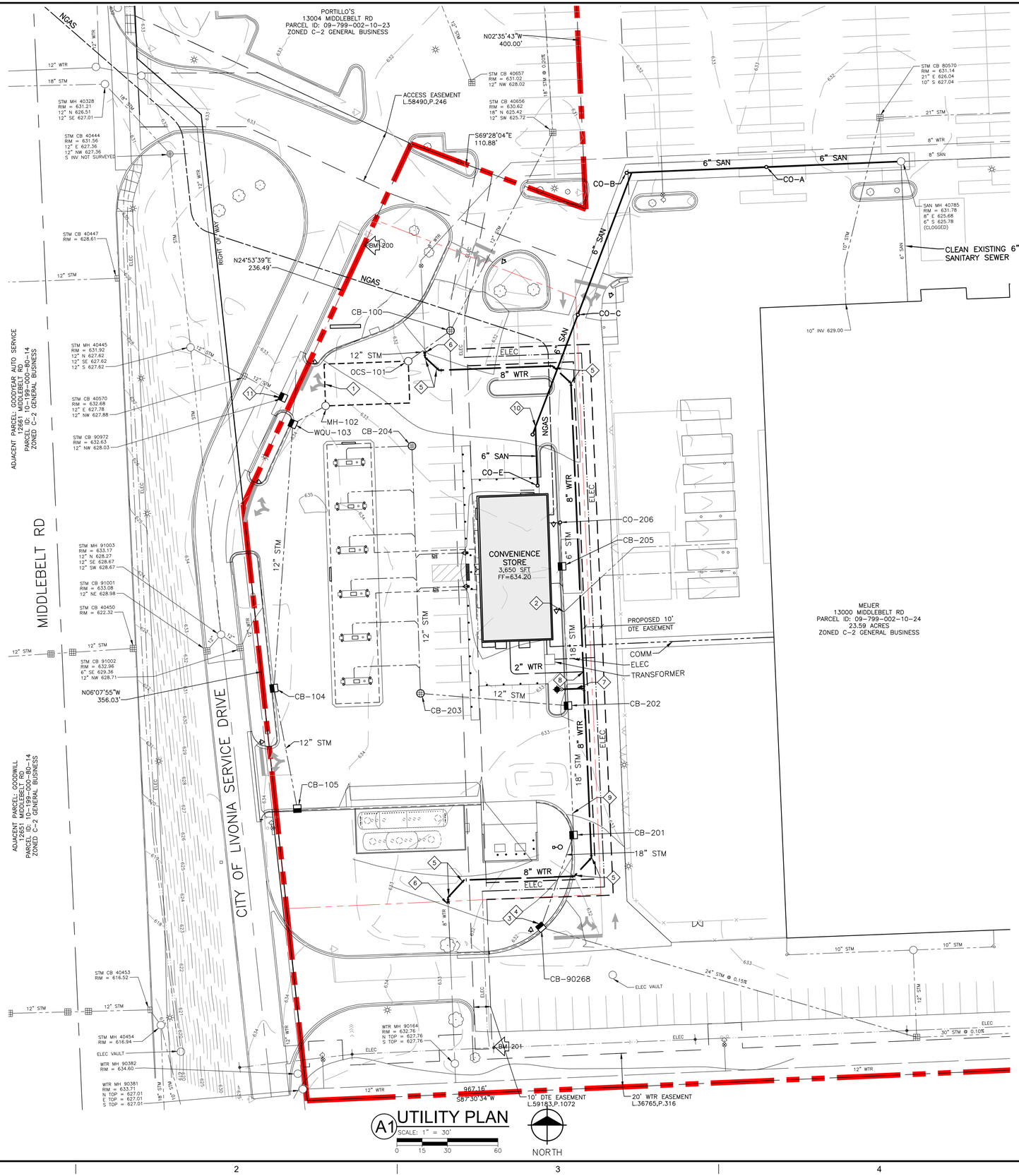
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C310.DWG LAYOUT: STORMWATER MANAGEMENT PLAN DATE: 12/12/2025 TIME: 12:47:43 PM USER: MVANZEELT



A1 UTILITY PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

GENERAL UTILITY NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITIES SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE.
3. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
4. ALL DIMENSIONS ARE TO COLUMN LINE, CENTERLINE OF PIPE, CENTER OF MANHOLE, EDGE OF PAVEMENT OR BACK OF CURB WHERE APPLICABLE. DIMENSIONS TO COLUMN LINE ASSUME 9" THICK BUILDING WALL.
5. ALL MATERIAL, SPECIFICATIONS, AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH MEIJER STANDARD SPECIFICATIONS AND DETAILS AND CITY OF GRAND RAPIDS STANDARDS.
6. FOR TYPICAL PIPE TRENCH SEE DETAIL D4 ON C702.
7. COORDINATE LIGHT POLE FOUNDATIONS WITH SITE UTILITY ROUTING TO AVOID CONFLICTS. MODIFY LOCATIONS OF LIGHT POLES AS NECESSARY TO AVOID CONFLICTS.
8. ALL WORK DONE ON PUBLIC WATER/SEWER SYSTEM SHALL ONLY BE PERFORMED BY A REGISTERED UNDERGROUND CONTRACTOR (RUC) WITH THE CITY OF LIVONIA. ONLY RUC MAY PULL PERMITS AND SCHEDULE INSPECTIONS FOR THIS UTILITY WORK.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. FERNCO COUPLINGS SHALL NOT TO BE USED ALONG THE SERVICE LATERALS FROM THE FRONT OF THE BUILDING TO THE SANITARY MANHOLE OR MAIN.
3. SANITARY LATERALS SHALL BE SDR-26.

GAS MAIN NOTES

1. GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

WATER MAIN NOTES

1. INSTALL WATER MAIN WITH A MINIMUM OF 5.0 FEET OF COVER TO ℄ OF PIPE.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

KEY NOTES

1. SC-800 ADS STORMTECH UNDERGROUND DETENTION SYSTEM TOTAL STORAGE: 2,770 CF; TOP OF STONE: 631.00 BOTTOM OF STONE: 627.75
2. 18"X10" ADS N-12 DUAL WALL WYE (OR EQUAL) CONNECTING EXISTING 10" SEWER TO PROPOSED 18" SEWER AT INV. 626.05
3. ROTATE TOP SECTION OF EXISTING STRUCTURE AS NEEDED TO ACCOMMODATE PROPOSED CURB. REMOVE AND REPLACE CASTING WITH AN EJIW 7045 OR EQUAL. CAP EXISTING 18" CONNECTION AND CORE AND BOOT NEW 18" CONNECTION.
4. ADJUST RIM TO FINISHED GRADE
5. 45° DEGREE 8" D.I.P. BEND (PROVIDE 15' OF PIPE RESTRAINT IN EITHER DIRECTION OF BEND LOCATION)
6. CONNECT TO EXISTING WATER MAIN USING 8" SLEEVE
7. 8"X8"X6" TEE, 6" HYDRANT LEAD AND HYDRANT ASSEMBLY
8. 8"X2" TAPPING SLEEVE
9. DEFLECT WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE FROM ALL SANITARY AND STORM INFRASTRUCTURE
10. 6" SANITARY WYE AT INV 628.74
11. REMOVE AND REPLACE CASTING WITH GUTTER CASTING

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Utility Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C400

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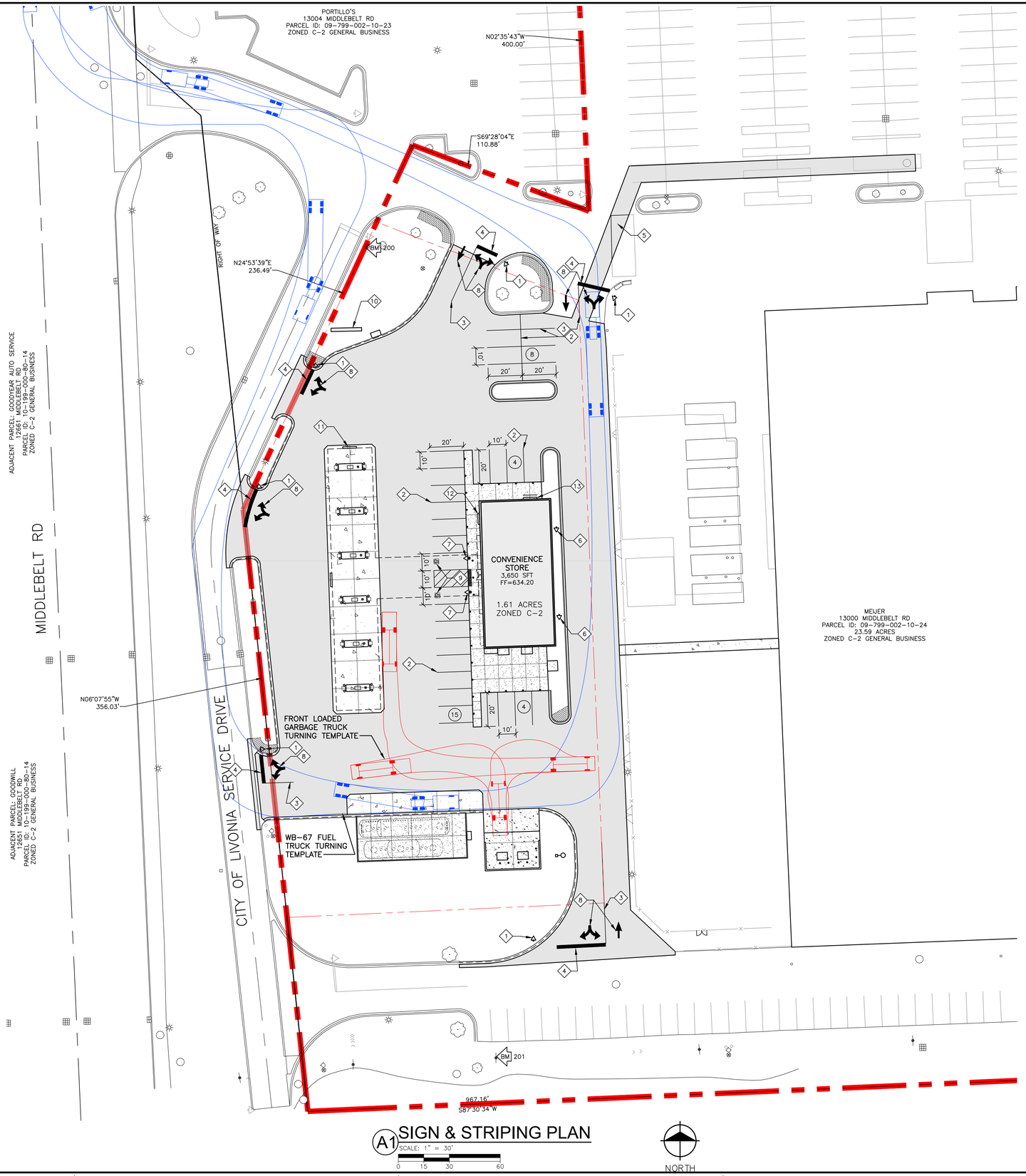
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C400.DWG LAYOUT: UTILITY PLAN DATE: 12/12/2025 TIME: 12:48:07 PM USER: MVANZEELT



A1 SIGN & STRIPING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

▷	SIGN – SEE C500 FOR SIGN PLAN
(X)	PARKING SPACE COUNT

KEYNOTES

1	"STOP" SIGN
2	4" SINGLE SOLID LINE, WHITE
3	4" DOUBLE SOLID LINE, YELLOW
4	12" STOP LINE, WHITE
5	CROSSWALK – RESTORE AREA IMPACTED BY UTILITY TRENCH
6	"NO PARKING – FIRE LANE" SIGN
7	ADA COMPLIANT "VAN ACCESSIBLE" SIGN
8	LANE ARROWS – WHITE
9	ADA GRAPHIC W/ BLUE PAINT STRIPING AT ADA PARKING STALL
10	mEXPRESS MONUMENT SIGN – SEE DETAIL C1 ON C501
11	MEIJER GAS CANOPY SIGN – SEE DETAIL C4 ON C501
12	MEIJER WALL SIGN – SEE DETAIL A4 ON C501
13	MEIJER WALL SIGN – SEE DETAIL D4 ON C501

PARKING SUMMARY

PARKING REQUIRED BY ORDINANCE	25
STANDARD PROPOSED PARKING	29
ADA BARRIER FREE PARKING	2
TOTAL PARKING PROPOSED	31

PARKING REQUIREMENTS

1. THE NUMBER OF REQUIRED OF PARKING SPACES FOR THE SITE WAS DERIVED FROM SECTION 9.04 OF THE CITY OF LIVONIA ZONING ORDINANCE:
   A.) GASOLINE SERVICE STATIONS SHALL PROVIDE ONE (1) PARKING SPACE PER FUELING PUMP. THE SITE CONTAINS 12 PUMPS, THEREFORE 12 SPACES ARE REQUIRED.
   B.) RETAIL SALES SHALL PROVIDE ONE (1) PARKING SPACES FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR SPACE. THE PROPOSED CONVENIENCE STORE IS 3,650 SQUARE FEET, THEREFORE 25 SPACES ARE REQUIRED
2. CONSIDERING REQUIREMENT 1B IS MORE RESTRICTIVE (I.E. ENCAPSULATES THE QUANTITY OF REQUIREMENT 1A), A REQUIREMENT OF 25 TOTAL SPACES WAS TAKEN TO BE THE BASIS OF DESIGN
3. WHEN 1–25 TOTAL SPACES ARE REQUIRED, A MINIMUM OF 1 BARRIER–FREE SPACE IS REQUIRED

PAVEMENT STRIPING NOTES

1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING
2. REFER TO SHEET C501 FOR SIGN DETAILS
3. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.

BUILDING & SITE SIGNAGE NOTES

1. MONUMENT SIGN WILL BE INTERNALLY ILLUMINATED AND HAVE POWER SUPPLIED FROM THE SITE LIGHTING CIRCUITRY. GAS PRICE POINTS WILL ALSO HAVE WIRELESS DATA CONNECTIONS TO GAS STATION.

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Sign & Striping Plan

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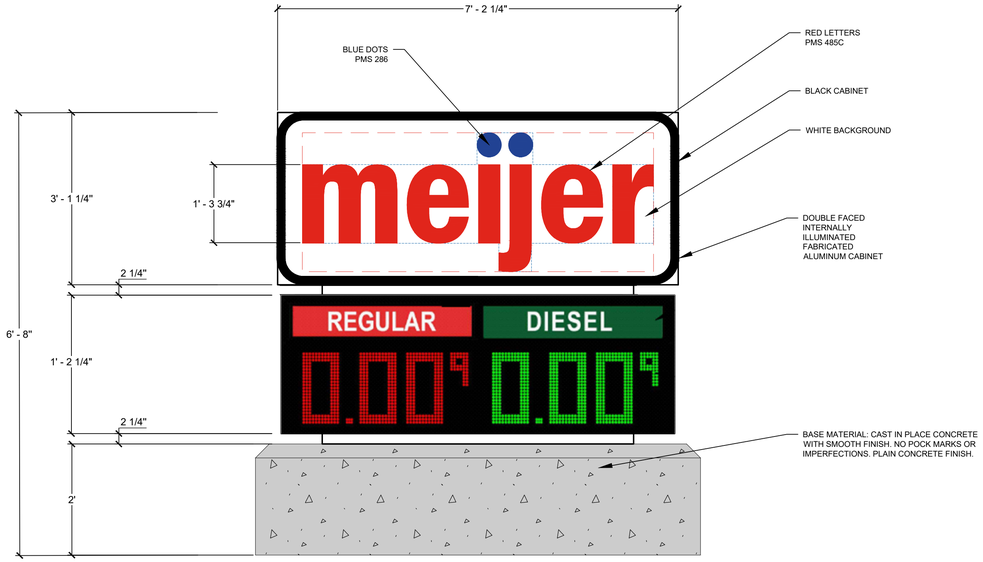
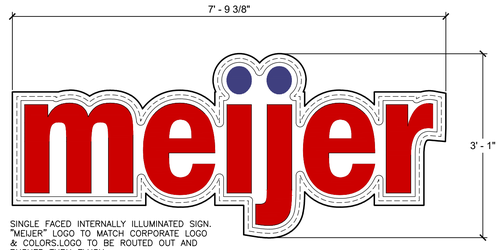


C1 — C1.7 – MONUMENT SIGN WITH GAS PRICERS (2)

NTS

CALCULATED 39.95 S.F.
TOTAL 39.95 S.F.

DOUBLE FACED INTERNALLY ILLUMINATED LED LOGO CABINET. CABINET MATERIAL IS ALUMINUM, COLOR: BLACK

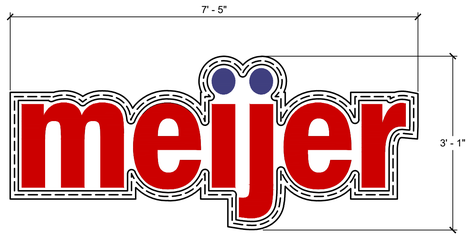


SINGLE FACED INTERNALLY ILLUMINATED SIGN. "MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

D4 — A1.1 – ILLUMINATED BUILDING WALL SIGN

NTS

CALCULATED 24 S.F.
TOTAL 24 S.F.

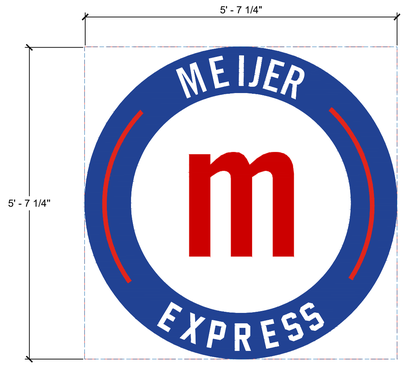


C4 — B2 – GAS CANOPY SIGN LAYOUT

NTS

CALCULATED 15.7 S.F.
TOTAL 22.3 S.F.

INTERNALLY ILLUMINATED (FLORESCENT) 2" DEEP PAN FORMED AND EMBOSSED CLOUD-CUT PUSH THRU LOGO WITH TRANSLUCENT POLYCARBONATE BODY. 2ND SURFACE TO BE DIGITALLY PRINTED VINYL TO MATCH. COLOR BLUE (PMS 286C) RED (485C)



INTERNALLY ILLUMINATED LED, 5" DEEP POLY-CARBONATE SIGN TO BE FLUSH MOUNTED. ALUMINUM SIDES TO MATCH FACE COLOR. COLOR: BLUE (PMS 286C) & RED (PMS 485C)

A4 — B1.0 – mEXPRESS WALL SIGN FLUSH MOUNTED

NTS

CALCULATED 31.4 S.F.
TOTAL 31.4 S.F.

GENERAL NOTES

1. SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C-501 AND C-501a FOR THE RESPECTIVE SIGNS.
2. ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
3. FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

mEXPRESS STORE SIGNAGE

SITE SIGNAGE

DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
C1	1	MONUMENT	39.95	39.95

BUILDING SIGNAGE

DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
A4	1	mEXPRESS WALL	31.4	31.4
C4	2	GAS CANOPY	22.3	44.6
D4	1	mEXPRESS WALL	24	24
				100 SF TOTAL

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Sign Details

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12/12/2025 SITE PLAN APPROVAL

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SHEET NO.
C501

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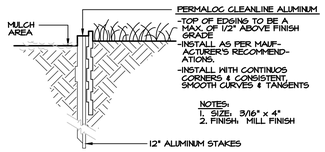
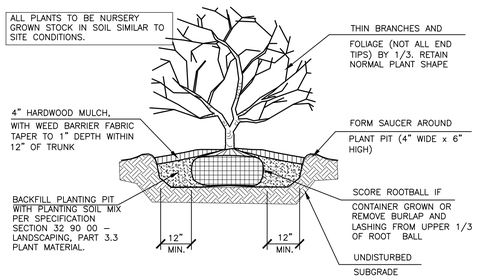
LEGEND & PLANT LIST

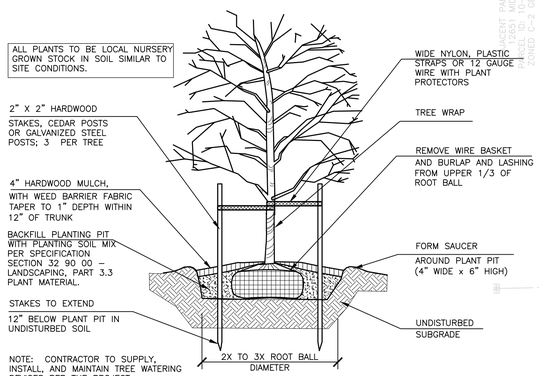
KEY	QUANTITY	PLANT NAME – LATIN	PLANT NAME – COMMON	MIN. SIZE	REMARKS
TREES					
MS	5	MALUS X 'SUTYZAM'	SUGAR TYME CRABAPPLE	2.5" CAL	B&B
NS	4	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B 6' HT MIN. BRANCH
TR	4	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5" CAL.	B&B 6' HT MIN. BRANCH
SHRUBS AND GRASSES					
CR	8	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	5 GAL	
CI	27	CORNUS SERICEA 'SMNCSBD'	ARCTIC FIRE YELLOW DOGWOOD	5 GAL	
JF	25	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
JO	6	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	
NX	28	NEPETA X FAASSENII 'CATS MEOW'	CAT'S MEOW CATMINT	1 GAL	
PH	38	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3 GAL	
PB	29	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
SX	37	SYRINGA x 'SMSDTL'	LITTLE DARLING LILAC	5 GAL	
GROUND COVE					
JB2	38	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	SPACE 48" O.C.



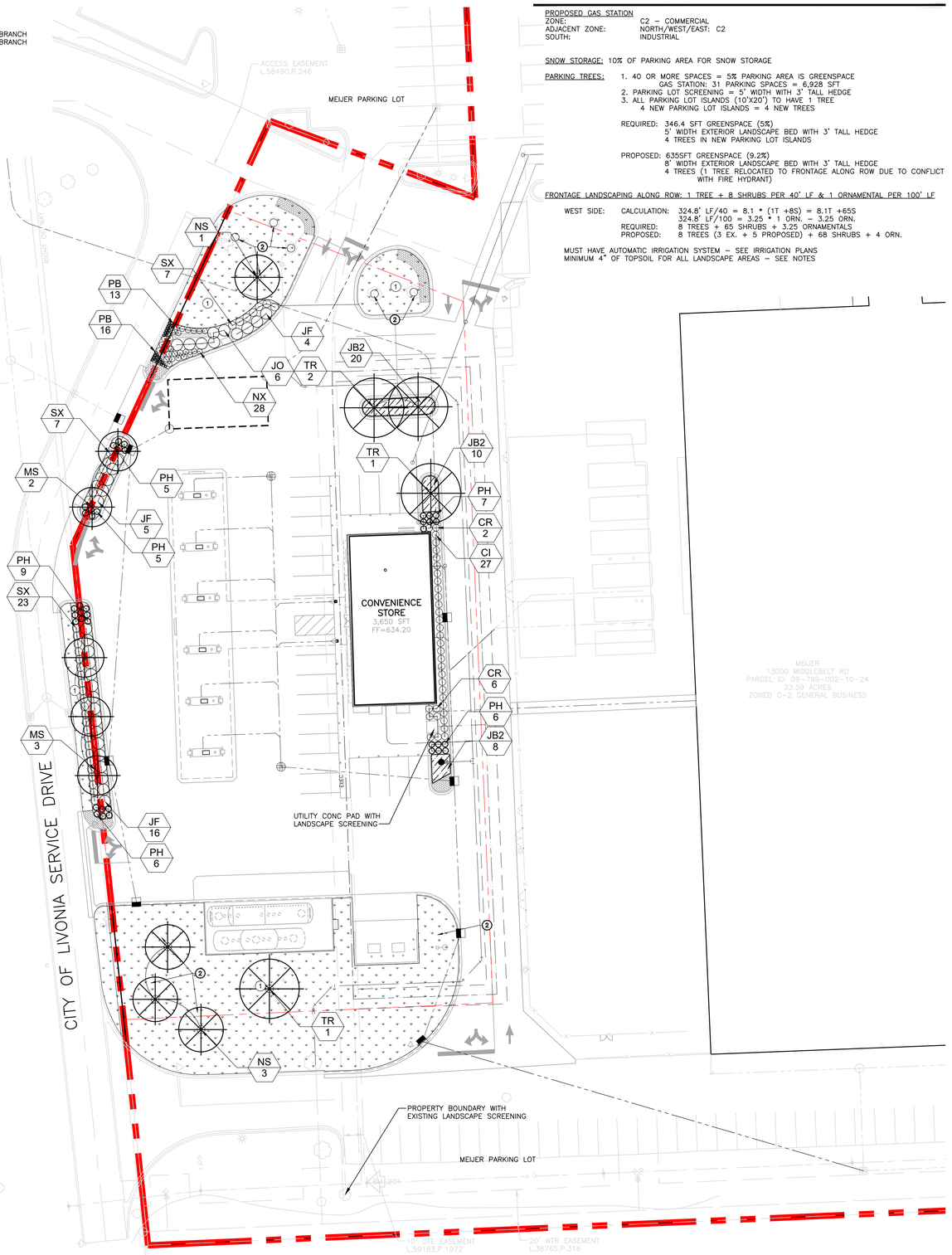
A1 ALUMINUM EDGING DETAIL
NTS



B1 SHRUB PLANTING
NTS



B2 DECIDUOUS TREE PLANTING
NTS



A1 LANDSCAPE PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

LANDSCAPE REQUIREMENTS

PROPOSED GAS STATION
ZONE: C2 – COMMERCIAL
ADJACENT ZONE: NORTH/WEST/EAST: C2
SOUTH: INDUSTRIAL

SNOW STORAGE: 10% OF PARKING AREA FOR SNOW STORAGE

PARKING TREES:
1. 40 OR MORE SPACES = 5% PARKING AREA IS GREENSPACE
GAS STATION: 31 PARKING SPACES = 6,928 SFT
2. PARKING LOT SCREENING = 5' WIDTH WITH 3' TALL HEDGE
3. ALL PARKING LOT ISLANDS (10'X20') TO HAVE 1 TREE
4 NEW PARKING LOT ISLANDS = 4 NEW TREES

REQUIRED: 346.4 SFT GREENSPACE (5%)
5' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES IN NEW PARKING LOT ISLANDS

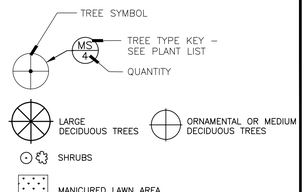
PROPOSED: 6355FT GREENSPACE (9.2%)
8' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES (1 TREE RELOCATED TO FRONTAGE ALONG ROW DUE TO CONFLICT WITH FIRE HYDRANT)

FRONTAGE LANDSCAPING ALONG ROW: 1 TREE + 8 SHRUBS PER 40' LF & 1 ORNAMENTAL PER 100' LF

WEST SIDE: CALCULATION: 324.8' LF/40 = 8.1 * (1T +8S) = 8.1T +65S
324.8' LF/100 = 3.25 * 1 ORN. – 3.25 ORN.
REQUIRED: 8 TREES + 65 SHRUBS + 3.25 ORNAMENTALS
PROPOSED: 8 TREES (3 EX. + 5 PROPOSED) + 68 SHRUBS + 4 ORN.

MUST HAVE AUTOMATIC IRRIGATION SYSTEM – SEE IRRIGATION PLANS
MINIMUM 4" OF TOPSOIL FOR ALL LANDSCAPE AREAS – SEE NOTES

PLANT KEY



NOTE KEY: (1)

(1) 4" TOPSOIL AREA AND SOD LAWN
(2) 3'-4" DIA TREE RING WITH ALUMINUM EDGER AND 3-4" OF HARDWOOD MULCH

LAWN SEED

15% PARK KENTUCKY BLUEGRASS
30% BOREAL CREEPING RED FESCUE
40% TALL FESCUE
15% VIBRANT PERENNIAL RYEGRASS
SEEDING RATE 5.5 LBS/1000 SFT

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

1 6 CU FT. BALE CANADIAN PEAT

1 40LB BAG DRIMANURE

1 10LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A MINIMUM DEPTH OF 12"

GENERAL LANDSCAPE NOTES:

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

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

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

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

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

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

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

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

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

J PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL BE AS PER APPROPRIATE DETAIL AND SPECIFICATIONS.

K TREES AND SHRUBS SHALL BE MULCHED AND INSTALLED AS PER DETAILS AND SPECIFICATIONS, AND MEIJER TREE AND SHRUB PLANTING STANDARDS. SEE SHEET C701 FOR PLANTING DETAILS.

L MULCH ALL PLANTING BEDS, SHRUB BEDS, & TREES WITH 4" SHREDDED HARDWOOD BARK MULCH. SUBMIT TO LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

M COORDINATE ALL WORK WITH SITE CONTRACTORS.

N VERIFY LOCATION OF ALL NEW AND EXISTING UTILITIES PRIOR TO ANY GRADING OR PLANTING WORK.

O SUPPLY AND INSTALL TOPSOIL. PLACE TOPSOIL IN ALL NEW TURF AREAS PER PLAN. PLACE 4" TOPSOIL IN ALL SHRUB BEDS.

P FINE GRADE AND SOD ALL NEW AND DAMAGED TURF AREAS EXCEPT AS NOTED OTHERWISE. ALL SODDED LAWN AREAS SHALL BE IRRIGATED.

Q ALL TURF AND PLANT BED EDGING SHALL BE PERMALOC ALUMINUM EDGING 3/16" x 4". INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.

R APPLY A MYCHORRIZAL INNOCULANT INTO PLANTING SOIL OF ALL TREES,SHRUBS, AND PERENNIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

S SUPPLY SAMPLES OF INNOCULANT, FERTILIZER TABLETS, MULCH, TOPSOIL AND TOPSOIL TEST RESULTS.

T NEW TOPSOIL SHALL HAVE A LOAMY TEXTURE AND SHALL BE TESTED BY CONTRACTOR AS PER SPECIFICATIONS.

U TREE WRAP SHALL NOT BE INSTALLED UNTIL AFTER LANDSCAPE ARCHITECT/CIVIL ENGINEER HAS APPROVED CONDITION OF TREE TRUNK.

V REMOVE TREE WRAP AND STAKES AT END OF WARRANTY PERIOD.

W ELEVATE TREE PLANTINGS SLIGHTLY (6") WHERE HEAVY CLAY OR HARDPAN SUBSURFACE CONDITIONS EXIST UNDER ROOT BALL TO MINIMIZE POOR DRAINAGE AROUND THE TREE ROOT AREA.

X REVIEW THE SITE FOR COMPACTION PROBLEMS PRIOR TO BEGINNING HIS WORK AND NOTIFY OWNER FOR NECESSARY IMPROVEMENT (BY OTHERS). CONTRACTOR SHALL AVOID COMPACTING THE SOILS IN TURF OR PLANTING AREAS GREATER THAN 90% MAXIMUM DENSITY AND SHALL NOTIFY OWNER WHEN HE SUSPECTS THIS HAS OCCURRED. CONTRACTOR SHALL CORRECT AT HIS EXPENSE THOSE AREAS OF COMPACTION CAUSED BY HIS ACTIONS.

Y STAKE HIGH WATER LINE IN EACH STORM WATER BASIN A–E TO ENSURE THAT ALL PLANT MATERIAL IS PLANTED ABOVE HIGH WATER LINE.

Z PLANT ALL TREES 12' OFF CURB LINES AND CONCRETE WALKS UNLESS SHOWN OTHERWISE.

BB ALL SOD AND LANDSCAPING AREAS SHALL BE IRRIGATED

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Landscape Plan

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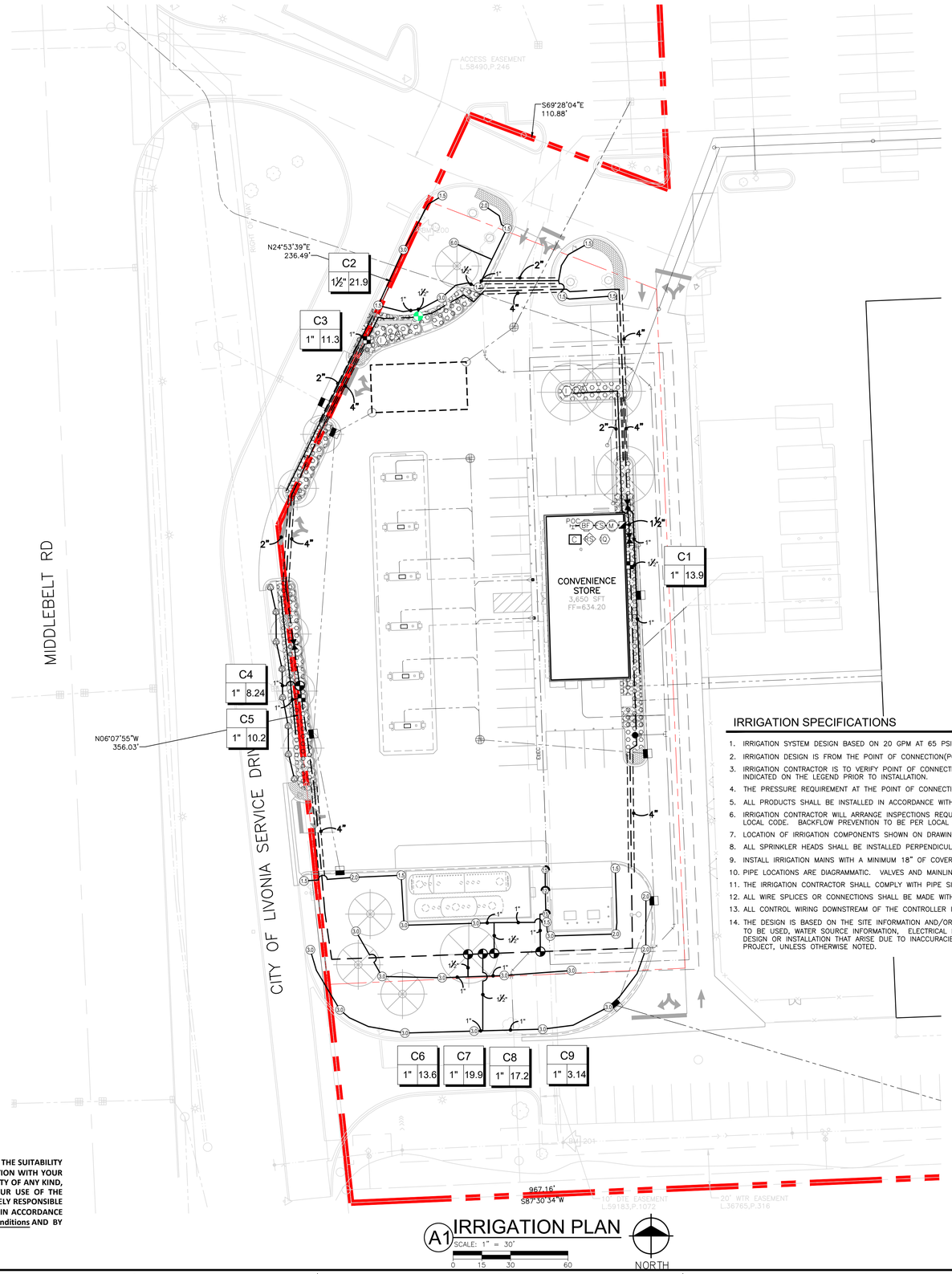
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C600.DWG LAYOUT: LANDSCAPE PLAN DATE: 12/12/2025 TIME: 12:49:04 PM USER: MVANZEELT



A1 IRRIGATION PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
EST LCS RCS CST SST	Rain Bird RD-04-P30-F-U** 15 Strip Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U12 Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U15 Series

SYMBOL	MANUFACTURER/MODEL
1.5	Rain Bird 5004-PC-SAM 1.5
2.0	Rain Bird 5004-PC-SAM 2.0
3.0	Rain Bird 5004-PC-SAM 3.0
6.0	Rain Bird 5004-PC-SAM 6.0

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-100-PRB-COM 1"
	Flush Valve
A	Drip Air Relief Valve
I	Rain Bird OPERIND
	Area to Receive Dripline Rain Bird XFS-CV-06-12-12

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe 1-1/2"
	Rain Bird PGA Globe 1"
	Hunter HQ-44RC 1"
	Isolation Valve Line Size
M	Rain Bird PEB 1-1/2"
BF	Febco 765 1-1/2"
C	Rain Bird ESPLXME2
IQ	Rain Bird IQ-NCC-EN
WR2	Rain Bird WR2-RFC
UFS	Rain Bird UFS-150
POC 1"	POC 1 1/2"

- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"
- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"
- Irrigation Mainline: PVC Class 160 SDR 26 1 1/2"
- Pipe Sleeve: PVC Class 160 SDR 26 2"
- Pipe Sleeve: PVC Class 160 SDR 26 4"

Valve Callout
— Valve Number
#" # — Valve Flow / Valve Size

IRRIGATION SPECIFICATIONS

1. IRRIGATION SYSTEM DESIGN BASED ON 20 GPM AT 65 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PSI)FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
9. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
10. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
13. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
14. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

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MEIJER #188 LIVONIA
LIVONIA, MI, 48154
Design Date: 12/04/25
Checked By: C.BEST

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

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Irrigation Plan

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12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C610

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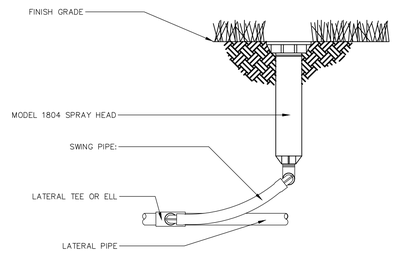
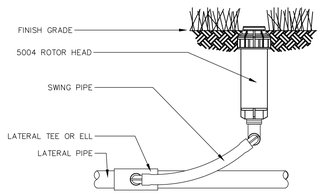
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C610.DWG LAYOUT: IRRIGATION PLAN DATE: 12/12/2025 TIME: 12:49:34 PM USER: MVANZEELT



1 1804 SPRAY HEAD WITH SWING PIPE

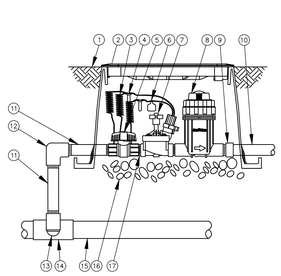
S1-SP-RAI-01



2 5004 ROTOR HEAD WITH SWING PIPE

NTS

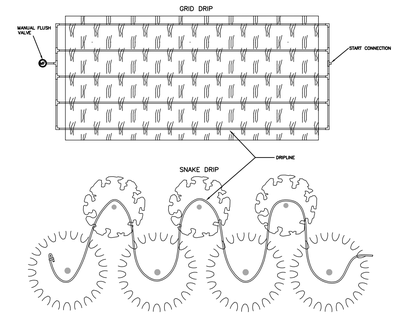
S1-RO-RAI-01



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100)

3 Rain Bird XCZ-100-PRB-COM 1"

NTS



4 TYPICAL DRIP TUBING LAYOUT

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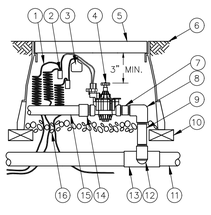
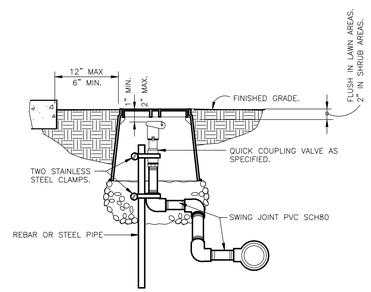


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PGA
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

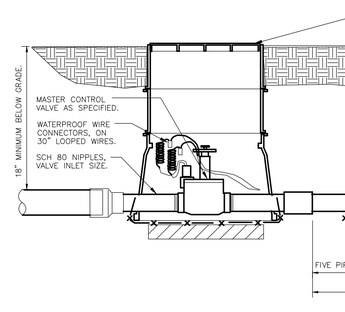
5 PGA SERIES ELECTRIC VALVE

S1-VA-RAI-02



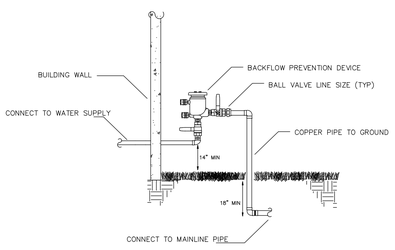
6 QUICK COUPLING VALVE IN BOX

S1-QU-01



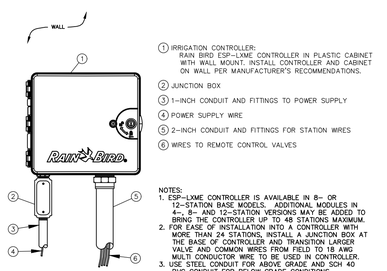
7 MASTER VALVE/FLOW SENSOR ASSEMBLY

S1-MI-03



NO SCALE

8 PRESSURE VACUUM BREAKER



1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

9 ESP-LXME CONTROLLER

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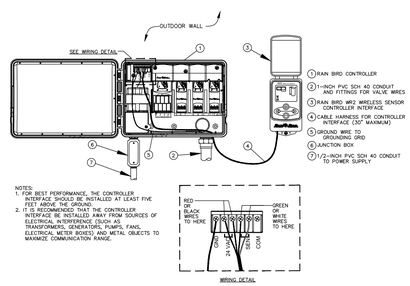

1. RAIN BIRD CONTROLLER
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
3. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
5. GROUND WIRE TO GROUNDING GRID
6. JUNCTION BOX
7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET FROM THE CONTROLLER.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

10 WR2 WIRELESS RAIN SENSOR

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Design Date: **12/04/25**
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Irrigation Details

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12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C611

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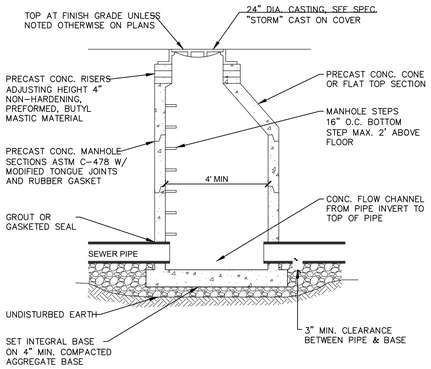
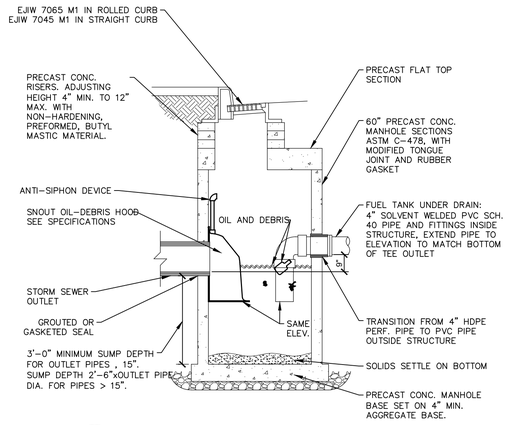
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C611.DWG LAYOUT: IRRIGATION DETAILS DATE: 12/12/2025 TIME: 12:49:48 PM USER: MVANZEELT

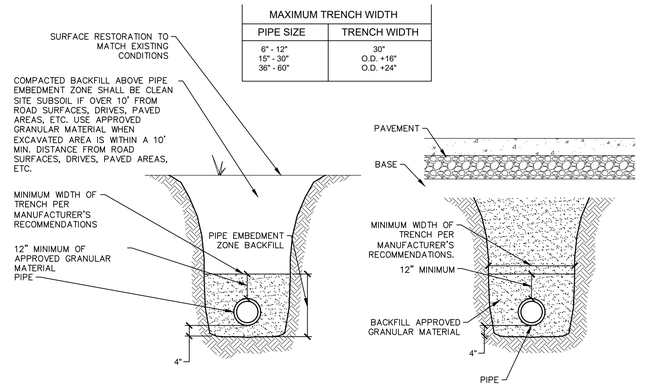


C1 TYP STORM MANHOLE
NTS



C2 ENVIRONMENTAL CATCH BASIN (mEXPRESS)
NTS

MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12" 15" - 30" 36" - 60"	30" O.D. +16" O.D. +24"



C3 PIPE TRENCH TYP
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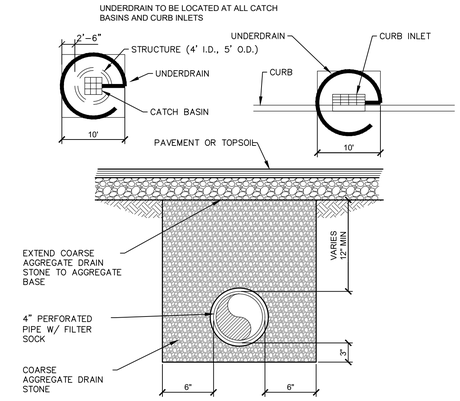
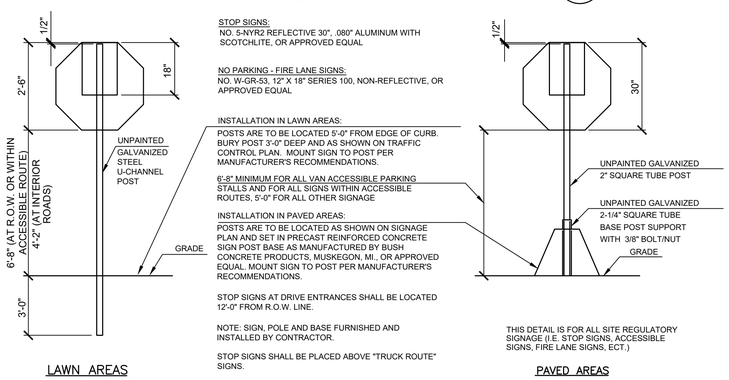
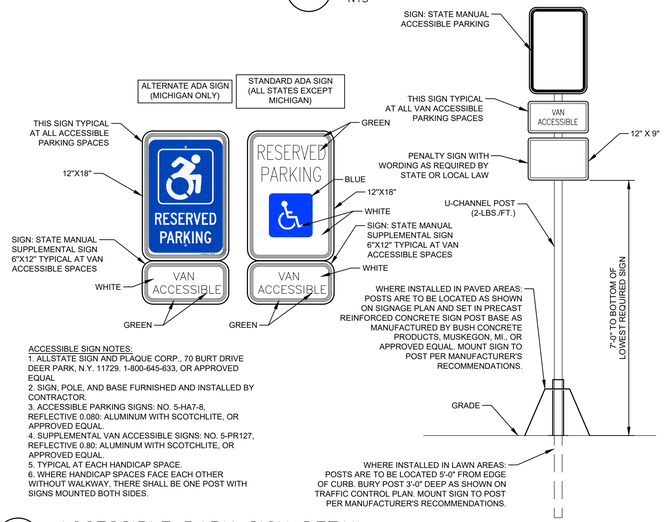


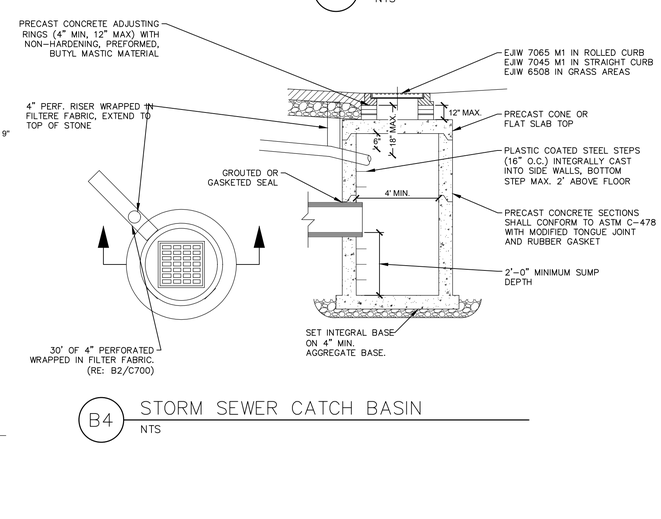
C5 PERFORATED UNDERDRAIN
NTS



B1 TRAFFIC CONTROL SIGNAGE
NTS



B3 ACCESSIBLE PARK SIGN DETAIL
NTS



B4 STORM SEWER CATCH BASIN
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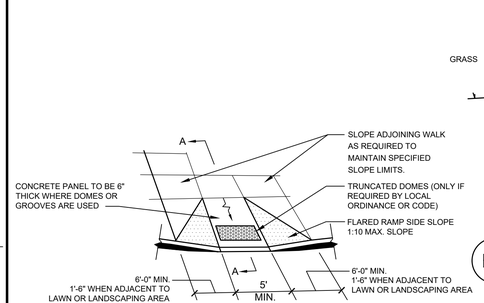
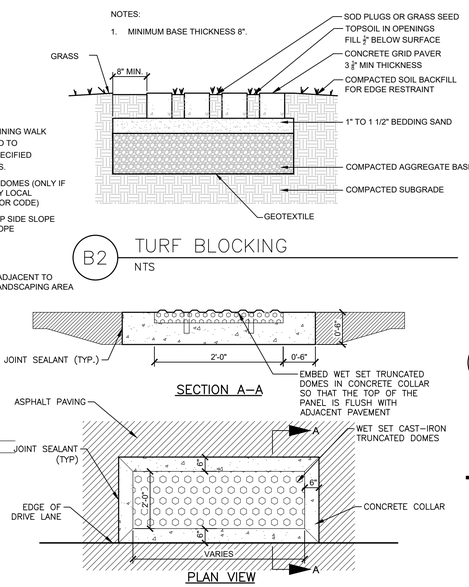
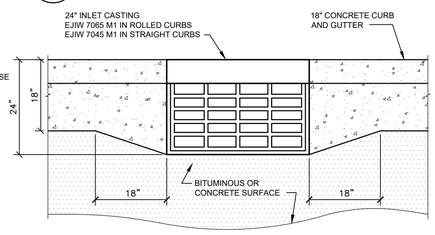


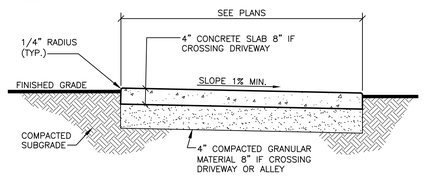
A1 SIDEWALK RAMP DETAILS
NTS



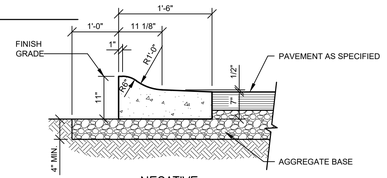
B2 TURF BLOCKING
NTS

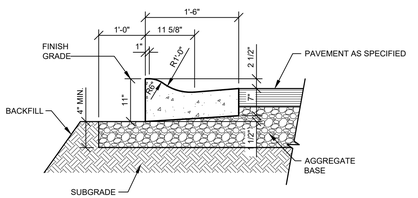


A3.2 CURB TRANSITION DETAIL
NTS



A3.1 CONCRETE SIDEWALK DETAIL
NTS





1. FOR USE OUTSIDE O.C.R.C. RIGHT-OF-WAY INFLUENCE.
2. CURBS MAY BE INSTALLED INTEGRALLY WITH SLAB POUR AT CONTRACTORS OPTION.

A4 ROLLED CURB & GUTTER DETAIL
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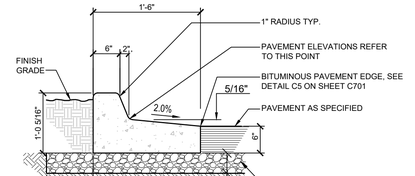

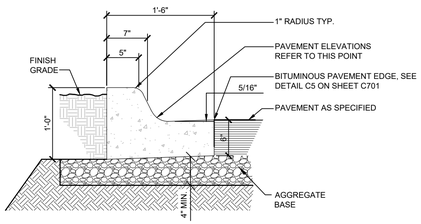

A5 STRAIGHT CURB AND GUTTER
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Call MISS DIG
3 full working days before
Michigan's One-Call System: Utility Notification Organization
1-800-482-7171
on the net at: www.missdig.org

Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150

meijer

Details

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C700

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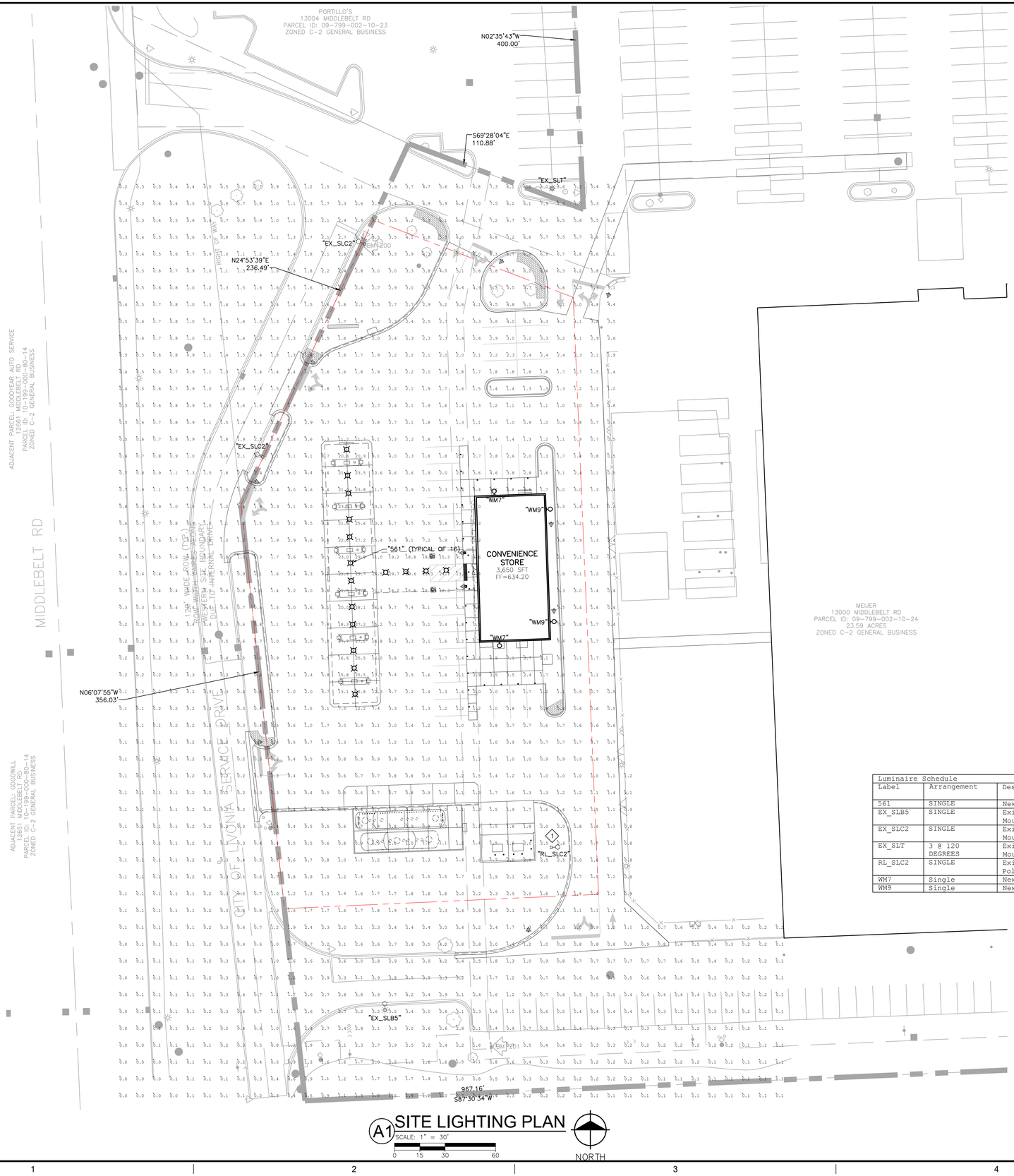
FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C0\188GS_C700.DWG LAYOUT: DETAILS DATE: 12/12/2025 TIME: 12:50:03 PM USER: MVANZEELT



A1 SITE LIGHTING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

- EXISTING POLE AND LUMINAIRE(S)
- EXISTING POLE AND LUMINAIRE(S)
- NEW CANOPY LUMINAIRE
- NEW WALL MOUNT LUMINAIRE

NOTES

1. EXISTING POLES ARE APPROXIMATELY 37' TALL ON A 30" RAISED CONCRETE POLE BASE.
2. CANOPY LIMUNIARES ARE MOUNTED FLUSH IN THE BOTTOM OF THE FUEL CANOPY APPROXIMATELY 16' ABOVE GRADE.
3. WALL MOUNTED AREA LIGHTS SHALL BE MOUNTED AT APPROXIMATELY 13'-6" ABOVE GRADE.

KEY NOTES

1. POLE AND LUMINAIRE TO BE RELOCATED FROM NEARBY ISLAND BEING REMOVED BY THE PROJECT. NEW POLE BASE WILL BE FED FROM EXISTING SUPERCENTER SITE LIGHTING.

Luminaire Schedule

Label	Arrangement	Description	Qty	LLF	Luminaire Lumens	Total Watts	IES Class
561	SINGLE	New Flush Canopy Mounted Luminaire	16	0.880	12532	1341.68	Type VS
EX_SLB5	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	1	0.903	51571	420	Type III
EX_SLC2	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	2	0.941	48031	840	Type VS
EX_SLT	3 @ 120 DEGREES	Existing to Remain - Three LED Pole Mounted Area Luminaire	1	0.922	65953	1650	Type VS
RL_SLC2	SINGLE	Existing to be Relocated - Single LED Pole Mounted Area Luminaire	1	0.941	48031	420	Type VS
WM7	Single	New Wall Mounted LED Area Luminaire	2	0.950	7753	102.343	Type IV
WM9	Single	New Wall Mounted LED Area Luminaire	2	0.950	7524	102.343	Type III

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on the net at: www.missdig.org

meijer

Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150

Site Lighting Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	TKUHTZ
Designer	TKUHTZ
Reviewer	
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C800

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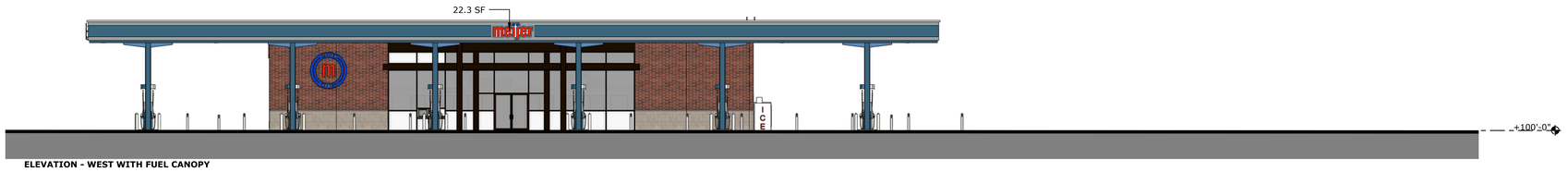
FISHBECK PROJECT NO. 2501353

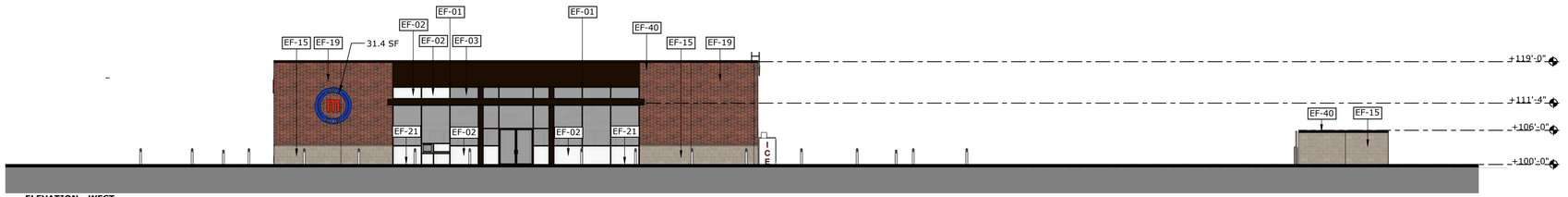
PLOT INFO: Z:\2025\2501353\CAD\CD\1880S_C800.DWG LAYOUT: SITE LIGHTING PLAN DATE: 12/12/2025 TIME: 12:45:40 PM USER: MVANZELT

RENDERING FINISH LEGEND

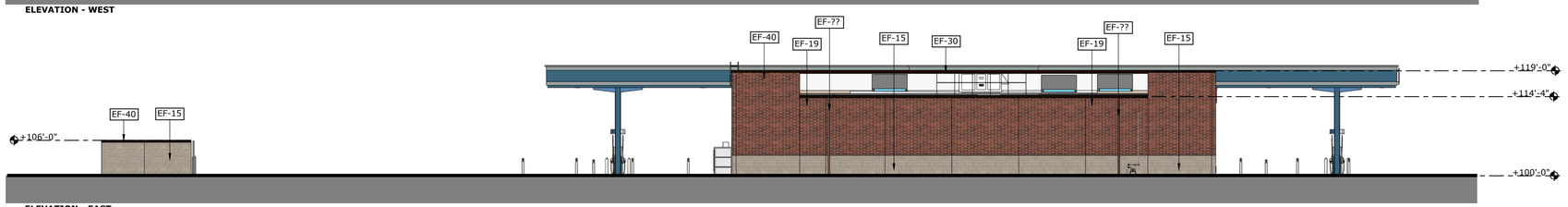
CODE	FINISH	COLOR	MANUFACTURER/NOTES
EF-01	ENTRANCE DOORS AND STOREFRONT FRAMES	DARK BRONZE FRAME	GUARDIAN GLASS GLAZING
EF-02	TINTED SPANDREL PANEL	DARK BRONZE ANODIZED ALUMINUM FRAME SN68 CRYSTAL GRAY GLAZINGWITH MEDIUM GRAY CERAMIC SPANDREL #4	GUARDIAN GLASS GLAZING
EF-03	WINDOW FILM ON GUARDIAN GLASS GLAZING	DARK BRONZE ANODIZED FRAME SN86 CRYSTAL GRAY GLAZING	3M SUN CONTROL NIGHT VISION SERIES
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-21	FIELD PAINTED CONCRETE *FOUNDATION WALL *CURBS	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS
EF-30	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURGACE ACRYLIC
EF-31	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-40	SHEET METAL FLASHING AND TRIM, COPING AND EDGE FLASHING CANOPIES, PARAPET, AND ROOF	DARK BRONZE	-
EF-41	METAL PANELS	DARK BRONZE ANODIZED ALUMINUM	FIRESTONE UC-500 FLUSH PANEL
EF-43	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM TO MATCH ADJACENT WALL	SHERWIN WILLIAMS
EF-70	CORRUGATED STEEL PANEL GATE	FINISHED TO MATCH SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	SHADOW BLUE 177	3M
EF-72	FUEL ISLAND CANOPY	SOG GREY	ALPOLIC
EF-73	EYEBROW LIGHTING	SOG GREY	ALPOLIC
EF-75	FUEL CANOPY COLUMNS	SW 9150 ENDLESS SEA	SHERWIN WILLIAMS
EF-76	FUEL CANOPY COLUMNS	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURFACE ACRYLIC



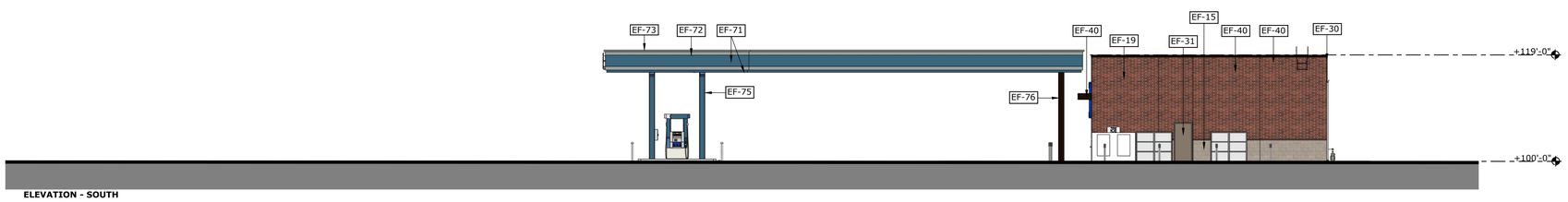
ELEVATION - WEST WITH FUEL CANOPY



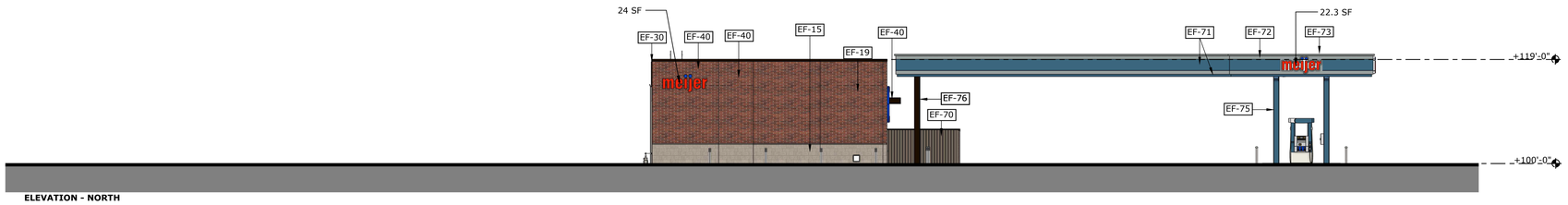
ELEVATION - WEST



ELEVATION - EAST



ELEVATION - SOUTH



ELEVATION - NORTH

MEIJER 188 - mEXPRESS - ELEVATIONS AND RENDERINGS

LIVONIA, MI

DATE: 12/15/2025

DISCLAIMER: RENDERING IS INTENDED TO DISPLAY BUILDING ATTRIBUTES. GRADING, LANDSCAPING, AND LIGHTING WILL BE PROVIDED PER PUD DRAWINGS.
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

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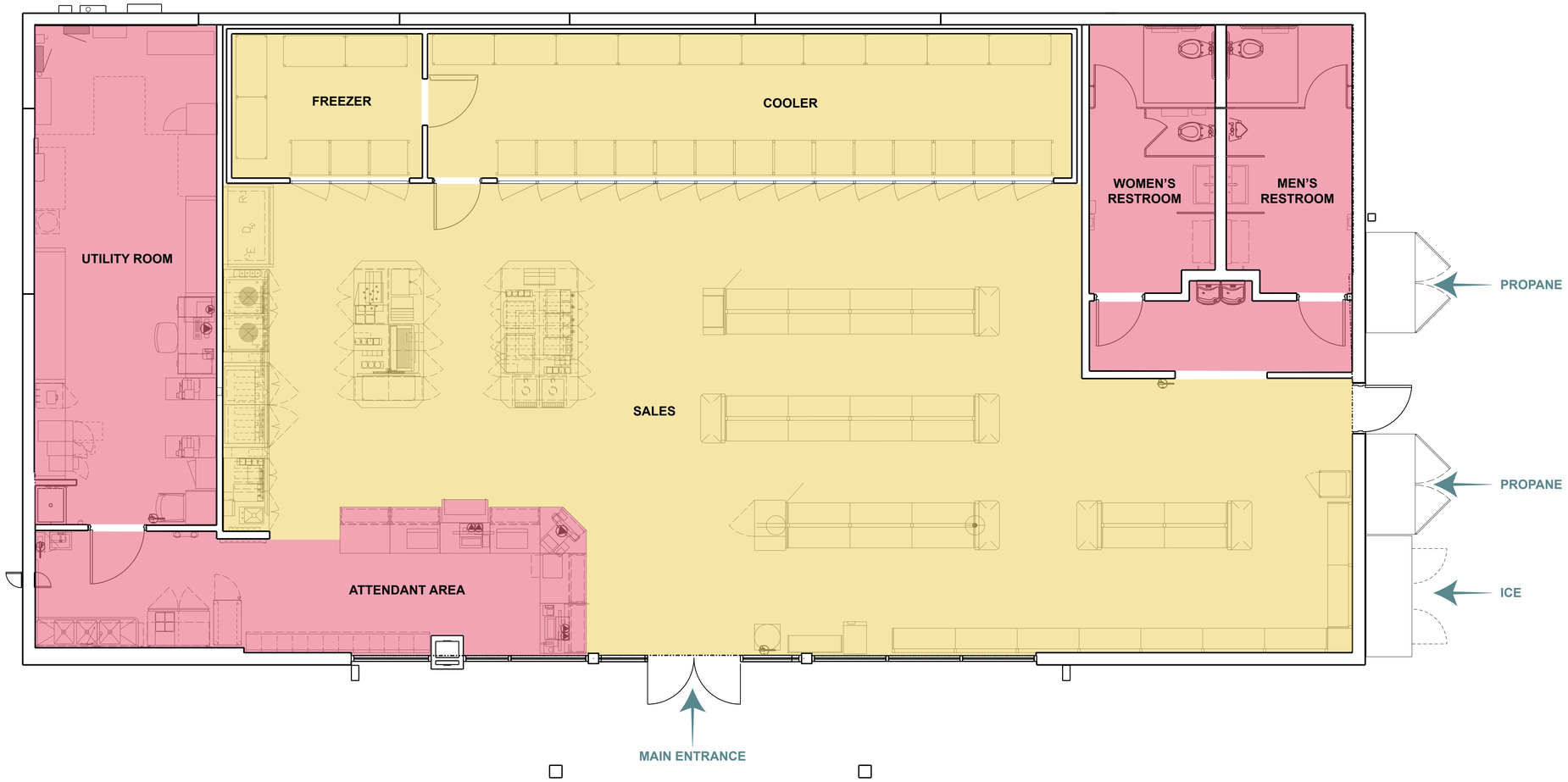
MEIJER mEXPRESS: 3,330 SF

OFFICE/SERVICE:	**1,033 SF**
UTILITY ROOM	377 SF
ATTENDANT AREA	297 SF
RESTROOM AREA	359 SF
SALES:	**2,297 SF**
SALES	1,793 SF
FREEZER	115 SF
COOLER	389 SF



MEIJER 188 - mEXPRESS - COLORED BLOCK PLAN

DATE: 12/15/2025

LIVONIA, MI

DISCLAIMER: RENDERING IS INTENDED TO DISPLAY BUILDING ATTRIBUTES. GRADING, LANDSCAPING, AND LIGHTING WILL BE PROVIDED PER PUD DRAWINGS.
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

meijer

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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

March 2, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-04 – #13000 Middlebelt Road (Meijer Gas Station)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13000 Middlebelt Road**. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The proposed drawings indicate three entrances to service the property along the existing frontage road. This seems to be excessive for the site, since there will also be three entrances within the site as well. We would like to see the middle approach eliminated and to have at most, only two entrances out to the frontage road.

4. Once site plan approval has been granted, Engineering drawings should be submitted to this department for permitting.

Should you have any additional questions on this matter, please feel free to contact me at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

Cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: March 5, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition #2026-01-02-04, Meijer Gas/Convenience Store 13000 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

For final submitted plan set, please clearly indicate nearest fire hydrant location(s).

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 9th, 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2026-01-02-04 - 13000 Middlebelt Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: March 23, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-02-04 – 13000 Middlebelt

Pursuant to your request, the above-referenced Petition has been reviewed.

1. All parking spaces are required to be 10’ x 20’ and double-striped.
2. Proposed signage shall conform to the ordinance for size, number, and setbacks, or a variance from the Zoning Board of Appeals would be required.
3. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-04 – 13000 Middlebelt Rd. (Meijer, Inc.)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Benjamin N. Grier

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

February 23, 2026

RE: 13000 Middlebelt Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

5. WAIVER PETITION 2026-01-02-05: submitted by El Car Wash Mid-West LLC, requesting waiver use approval to construct an auto wash establishment at 13000 Middle Belt Road, located on the East side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

   Jim Eppink, Land Planner, stated an El Car Wash will be developed North of the Meijer parking lot and landscaping islands will be installed to help direct traffic more efficiently.

   Motion was made by Councilmember Persiconi to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

NEW DATA RECEIVED FOR THE STUDY MEETING OF MAY 4, 2026

From: Miller, Lori
To: Kasprowicz, Sara
Subject: FW: City Council Study Meeting May 4 2026
Date: Friday, May 1, 2026 10:37:22 AM

Good morning!

Please see email below submitted to me via the general Clerk email address relative to the Study Meeting of May 4, 2026.

Thank you.

Lori Miller, MiPMC Level 2, CMC
City Clerk
City of Livonia | City Clerk
(734) 466-2233
lmiller@livonia.gov

From: Ewa Kedzierska <ewalicja1@gmail.com>
Sent: Wednesday, April 29, 2026 4:52 PM
To: clerk <clerk@livonia.gov>
Subject: City Council Study Meeting May 4 2026

Dear Ms. Miller,

Would you be so kind as to pass this onto the City Council Study Meeting members on Monday May 4th, 2026.

Item No 5 under Planning Commission
Waiver Petition 2026-01-02-05

I realize that this petition is linked to the Meijer request for a gas station with convenience store but I feel I must protest yet another car wash in Livonia. I was under the understanding that there is a moratorium on new car washes in Livonia for 2 years, however, this does not seem to be the case.
Livonia does not need more car washes - they are becoming a blight in our city. I would ask the City to consider helping other LOCAL small businesses to establish in Livonia instead of conglomerates from other States establishing themselves in our fair city!

Thank you for your consideration,
ewa kedzierska
20310 Mayfield St

Livonia MI 48152
313 929 4434

LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning
April 15, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION 2026-01-02-05: submitted by El Car Wash Mid-West LLC, requesting waiver use approval to construct an auto wash establishment at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

BACKGROUND DETAILS

April 21, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-01-02-05 – El Car Wash

Dear Council Members:

At the 1,244th Meeting held by the Livonia City Planning Commission on April 14, 2026, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#04-26-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-05 submitted by El Car Wash Mid-West LLC, requesting waiver use approval under Sections 3.11 and 6.07 of the Livonia Zoning Ordinance, as amended, to construct an auto wash establishment, at 13000 Middle Belt Road, located on the east side of Middle Belt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-05 be approved for the following reasons or subject to the following conditions:

1. That the Site Plan marked Sheet C-2 dated April 14, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

2. That the Landscaping Plan marked Sheets C-6 dated April 14, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

3. That the Floor Plan marked Sheets A.101.A received April 13, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

4. That the Exterior Elevation Plans marked Sheets A.200.A and A.201.A received April 13, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

5. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways;

6. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition;

7. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding;

8. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels;

9. That the petitioner work with the Planning Department to update the proposed Landscape Plan to include at least three (3) different tree species and that the Japanese Yew be replaced with a more salt tolerant species;

10. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows;

12. The car wash bay lights shall be shut off when closed;

13. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

14. That the petitioner shall be allowed to install up to seven (7) outdoor vacuums at a location satisfactory to the Planning Director and Inspection Department;

15. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and

16. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2026-01-02-05_NoticePH
2. 2026-01-02-05_E-COUNCIL Pkt

APPROVED BY

Date: April 21, 2026

Mark Taormina, Planning and Economic Development Director

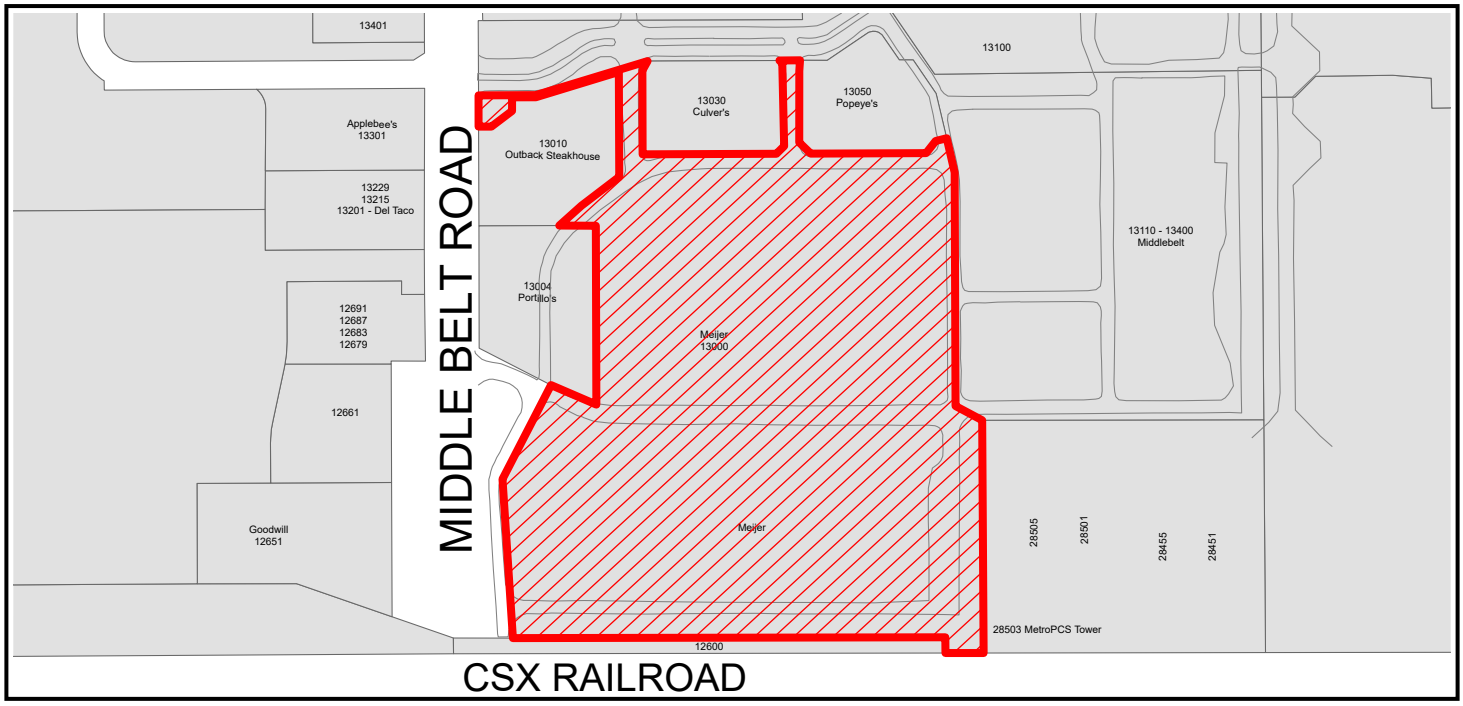
Date: April 23, 2026

Maureen Miller Brosnan, Mayor

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2026-01-02-05 submitted by El Car Wash Mid-West LLC, requesting waiver use approval under Sections 3.11 and 6.07 of the Livonia Zoning Ordinance, as amended, to construct an auto wash establishment, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 1/30/26 Petition 2026-01-02-05

Site Address: 13000 Middlebelt Road Sidwell 097-99-0021-024 Zoning of Property C-2

Requesting Approval To Proposed Car Wash within Proposed Meijer outlot

Applicant: Samantha Burgner Business/Company: EL Car Wash Mid-West, LLC

Applicant's Address: 2753 NW 87th Ave City: Doral State: FL Zip Code: 33172

Applicant's Phone # (413) 464-2267 Applicant's Email sburgner@elcarwash.com & sbarrett@alrigusa.com

Contact Person: Mitchell Harvey Business/Company: Stonefield

Contact's Address: 555 S Old Woodward Suite 12L City: Birmingham State: MI Zip Code: 48009

Contact's Phone # (248) 247-1115 Contact's Email mharvey@stonefieldeng.com

Please provide the following information:

1) **Site Plan** showing:
   - property dimensions, including road right-of-way & building setback lines
   - foot print of building(s), including dimensions & square footage
   - all easements, protective walls, sidewalks & existing trees
   - any significant topographic features (existing or proposed)
   - parking layout, including type of surface material, sizes of spaces & aisles
   - method used in calculating parking requirement
   - location of light standards servicing parking lot & cutout showing type & height
   - location of trash receptacle, including description of screening
   - location of signs
2) **Detailed Landscape Plan** including:
   - listing or labeling of all planted materials as to type and size
   - areas to be fully irrigated
   - percentage of landscaping provided (15% of total site required)
3) **Building Elevation Plan** depicting:
   - architectural quality
   - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
   - all visible rooftop mechanical equipment and how they will be screened
4) **General Floor Plan** showing:
   - floor layout
   - entrances & exits
   - restaurants are required to illustrate seating arrangement & capacity
5) **One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to** planning@livonia.gov
6) **Legal Description** of the property to be considered (Clearly Printed)
7) Two (3) completed application forms & **three (3)** sets of full-size drawings

AVOID SCAMS! PLEASE BE AWARE THAT THE CITY OF LIVONIA PLANNING COMMISSION DOES NOT SEND INVOICES EITHER BY REGULAR MAIL OR EMAIL. WHEN YOU APPLY, YOU WILL BE REQUIRED TO PAY IN FULL AT THAT TIME. IF YOU RECEIVE AN INVOICE, PLEASE CONTACT US IMMEDIATELY.

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

5,000 sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction.

Total Amount Due $ $800.00 (To avoid scams, please see note above regarding invoices)

Owner of Property: Meijer, INC

Owner's Address: 2929 Walker Avenue N.W City: Grand Rapids State: MI Zip Code: 49544

Owner's Phone # (616) 735-8422 Owner's Email matt.levitt@meijer.com

Signature of Owner: Matt Levitt Print Name: MATT LEVITT, REAL ESTATE MGR

Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of MI

on this 28th day of JANUARY 20 26.

Signature of Notary Bryan Heyboer My commission expires June 28, 2029.

Acting in the County of Kent.

BRYAN HEYBOER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires June 28, 2029
Acting in the County of Kent

MINUTES OF THE 1,244th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 14, 2026, the City Planning Commission of the City of Livonia held its 1,244th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Patrick Droze	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2026-01-02-04 Meijer Gas

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

Mr. Uhazie: This is a request to construct a gasoline service station and convenience store located in the west parking lot of the existing

Meijer. It would be replacing the existing 140 parking spaces. The current zoning for the site is C-2. To the east of the proposal is the existing Meijer. To the west is Middle Belt Road and retail, which is zoned C-2. To the south is the CSX Railroad, zoned M-2 and to the north is the Portillo's restaurant, also zoned C-2. A waiver-use is required under Section 6.26 of the zoning ordinance for gasoline service stations. This proposal includes constructing a 3650 square feet convenience store. The fueling center would have six fuel pumps to accommodate 12 vehicles. The pumps are arranged parallel to the Middle Belt road. There is an overhead canopy covering the fuel dispensers. One thing to note, since our study meeting, the height on the canopy has been reduced to 18 feet to conform with the zoning ordinance, as well as decorative masonry matching the building elements are being added to the pillars, but we did not receive an updated plan. The petitioner has committed to adding these elements. Access to the site is provided at six points. The drive widths range from 30 feet to 42 feet. Parking for gas stations requires one space per fuel pump for a total of 12 spaces. The site plan shows 31 spaces, with one being ADA compliant. The submitted photometric plan has been changed to reduce the average max number of foot candles to comply with the zoning ordinance of 20. There's about 325 feet of frontage along the Service Drive, which would require eight trees, three ornamental trees and 36, shrubs. The proposed site or landscape plan shows eight trees, four ornamental trees in total 68 shrubs in excess of what is required under the landscaping requirements. They are permitted to have one ground sign of no more than 40 square feet. There is a proposed ground sign shown here. The proposed sign is 39.95 square feet in size. There are two additional canopy signs measuring 22.3 square feet, and two wall signs of 31.4 square feet and 24 square feet. Anything in excess of the allowance under the zoning ordinance would require variance by the Zoning Board of Appeals. The submitted elevations show a mix of masonry and glass panel materials. Concrete block would be along the lower third of the building. The door and window frames would be made of a dark bronze. Another thing to note is that although the elevation shows it, they have committed to removing the two propane tank exchanges and one ice bin. One additional item to note is that they have no plans for beer or wine sales at the site. A dumpster is shown and will be rotated to minimize conflict, and it is located in the south of the property. You will have to speak to the petitioner as to how they are rotating it, as we did not get an updated graphic for that. There's six-inch cement block enclosure with sheet metal flashing and trim, corrugated steel panel gate surrounding the dumpster, as well as additional landscaping is being provided around the dumpster for additional screening.

Free air and vacuum stations are on the site in the northwest corner as well. The floor plan shows a large sales area with designated space for a cooler, freezer, utility room and attendant area. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated March 2, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #13000 Middlebelt Road. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approvals have been granted. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project. 3. The proposed drawings indicate three entrances to service the property along the existing frontage road. This seems to be excessive for the site, since there will also be three entrances within the site as well. We would like to see the middle approach eliminated and to have at most, only two entrances out to the frontage road. 4. Once site plan approval has been granted, Engineering drawings should be submitted to this department for permitting.*" The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 5, 2026, which reads as follows: "This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. For final submitted plan set, please clearly indicate nearest fire hydrant location(s). A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 9, 2026, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated March 23, 2026, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. All parking spaces are required to be 10' x

20’ and double-striped. 2. Proposed signage shall conform to the ordinance for size, number, and setbacks, or a variance from the Zoning Board of Appeals would be required. 3. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked. This Department has no further objections to this Petition.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated February 26, 2026, which reads as follows: "I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.” The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer’s Department, dated February 23, 2026, which reads as follows: “The owner of the property is current on the property tax” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Any questions for our staff?

Mr. Bongero: For Mr. Uhazie. Do you know if this petitioner received the recommendation from the Engineering Department about closing off one of the three entrances?

Mr. Uhazie: I believe I noted it in the study.

Mr. Bongero: Okay, it doesn't look like they did, but I didn't know if there's…

Mr. Uhazie: Like I said, we have not had any updated plans received, but they have committed to some of the changes.

Mr. Bongero: Okay, I guess we'll wait to hear from them. Okay, thank you.

Mr. Wilshaw: Thank you Mr. Bongero. Any other questions for staff?

Mr. Ventura: The service drive that is to the west of the proposed site, I'm assuming that's not a city road and that's it’s owned by…

Mr. Uhazie: It is public right-of-way, I was trying to get an exact answer to that, but the way it looks on our maps is, it is a city public service road. It's not part of the of the development.

Mr. Ventura: Okay. So, I was there today, and that road is in terrible condition. There's a huge sinkhole there. So, let's make note in our record today that is in need of some serious repair.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for staff, if not, our petitioner is in the audience. Good evening again, Mr. Amann.

Mr. Amann: Good evening, Mr. Chairman, thank you. And actually, I want to give you this and save the phone call for tomorrow asking for my address. Brian Amann, on behalf of Grand Sakwa for the developer. Similar to when Costco came to the developer about its desire to do some changes, when Meijer approached saying they're hearing from customers mostly who are Livonia citizens. Because of their increased investment in the community, with the new store at Farmington and Seven and others, they say, why isn't this a full service Meijer. Why doesn't it have gas? And so this literally has been driven for customer desire to have this function here. It's viewed as an ancillary function, not expected to really increase any traffic to the side or anything, but it's a service to be provided for the customers who are looking for it, because otherwise they don't have to go over to Haggerty. Quite frankly, they'd rather be able to get that at this and make this a full service. And as we discussed at the Planning Commission study session, this is a very quiet area that is effectively not utilized at all. This little West parking lot, and it's so attempted to try to make uses of that and bring some life to it. The roadway that was requested asked about, it's our understanding, strangely enough, it's effectively some kind of county-city jurisdiction, and it's access to the tracks only, and it's the way it was intended. We agree with you and I have… I'm a former Wayne County Commissioner, and I have tried to inquire to figure out what the heck is going on with it, and along with the city, so it's on everybody's radar to try to get it figured out and corrected, obviously, for everybody's betterment. So, with that, we look forward t.o…Jim Epping will come up, and then the folks from Meijer will be able to address specifically the other items that were asked about in terms of the plans. I think they're trying to email you the plans this evening, the updated plan. So, it's not that they're far behind. It's just a little glitch in getting them here. So thank you.

Mr. Wilshaw: Thank you. Welcome back, Mr. Epping.

Mr. Epping: Thank you. We'll go through this quickly. Yes, as Jacob and Mr. Amann pointed out, our plans are forthcoming. We have provided a summary letter to the commission and to the city, essentially acknowledging many of these points that came up, both in the review letters as well as in the study session. We certainly have on the plans and would agree to a condition that the canopy height has been lowered to 18 foot maximum height, and that the light levels, just like the Costco, have been lowered to not exceed that 20 foot candle average to meet all city standards. The dumpster enclosure, and we're showing it on our graphic there, we're rotating that dumpster to the east so that it's easy to be

picked up. It'll provide, actually, a little bit more landscaping area on the back of it to shield it, although, that really isn't exposed to anybody because of the, I guess it's Middle Belt that dips down, as opposed to this site coming up. But it was a good point in terms of just turning radiuses, with the pickup truck, with the dumpster to turn that, so we've done that, and that'll appear on your plans as one of the conditions. We've also looked at the architecture. Some of the comments that came up in terms of removing some of that eyebrow lighting it was referred to have this removed. The pillars within the canopy will be dressed to match the architecture of the building, in terms of masonry products. And so, all those things make an awful lot of sense to us. A little addition, because it may be a question of if within one center, and it's about a 90-acre center, it's hard to believe it's that large, but we've got, obviously, the Costco gas station that we just talked about, and now this, Mr. Amann is right. This is really a convenience to the existing Meijer customers and the customers of the plaza. It's as much about a gas station as it is about that quick convenience retail. It's about a 3,300 square foot building and about 2,300 feet of that is within the store part of it. It's coffee. It's milk. It's eggs. It's all those things that Meijer's serve so well, but frankly, allows me not to go in and deal with the larger store. I can, you know, whether I'm stopping for a quick, unhealthy lunch, don't tell my wife or on the road, that type of thing. It's a quick in and out, as opposed to having to go into the Meijer. So, it's really a different experience. What's interesting about all three traffic studies, both for the Meijer, for Costco and for the next application that we'll talk about, is they essentially generate almost no net new traffic to the site. All of these uses are complementary to the existing Costco, to the existing Meijer and to the existing rest of the retail Plaza. And so unlike, probably almost any other projects that has come to the city of Livonia before, we can literally say that we're generating less than 20% new traffic. These are all really multiple stops with a consumer who's coming to the plaza, maybe getting lunch, going to Costco, going to Meijer and those type of things. So, the Costco fueling station, as I say, is as much about the convenience store as it is about the pumps. But, the one issue, and I haven't talked directly to our Meijer team, they're here tonight, was in terms of those access points, it sounds like six access points are a lot. Three of them, the two from the north and frankly, four of them, two to the north, one to the south and one on the southwest corner, are really about safely moving the fueling truck through there. That Western service road really is a…it's essentially a driveway lane, unlike, or not unlike any of other drive lanes within this area. We chose to put two access points there, not that it's going to interfere with any traffic, because there is no traffic going there. It stops at the railroad

tracks, but that allows, again, a porous ability for people to be able to move from the pumps directly out. They would head north and then go back into the plaza or exit onto Middle Belt. So, we will work with staff to take direction on that if we wouldn't want to eliminate both of them. We think that direct access, leaving the pumps makes sense, because it's not going on to a road, because it's not going really onto any cross traffic, any place else in the plaza or the center would have more traffic than that road. And so we don't view it as a conflict point. We view it from a snowplow point of view, from a circulation point of view, is a good thing. We have removed the propane, the ice, all those other things. So, from at least the notes that I took last week and from reviewing all the review letters, we're committed to hitting those points. We're excited to again make the investment into the city, into the Meijer service here, and we're happy to answer any questions. I'm sorry I forgot one thing. At my age. I forget a lot of things, but one thing I wanted to mention, just for the record, those who the planner may recall, for those of us who were involved with the center in 2005 or some 20 some years ago, or whatever, when Meijer was first approved, it actually had the ability, at that point in time…it had the entitlement if you wanted to, in fact, do a fuel fueling center at the time. So, it was when we designed the infrastructure and everything around it was anticipating that Meijer was going to be doing a fueling center. They opted not to back then, and so obviously it lapsed. And so that's why this is not something new. It's something they essentially didn't do then. So, I just wanted to have that reflected that this was something that had been intended back when we did the center a long time ago.

Mr. Wilshaw: Thank you, Mr. Amann, and I willl know you say it's a 90 acre site, but it is 90 thrifty acres, I believe, for the Meijer.so appreciate that. All right, let's see if we have any questions for you. Any questions for our petitioner on the gas station?

Mr. Ventura: Mr. Wilshaw, I'm just going to actually confirming question that the outdoor sales area that's on the western end of the existing Meijer store will remain, and this service station and convenience store…

Mr. Amann: The garden center.

Mr. Ventura: Pardon me.

Mr. Amann: The outdoor garden center on the…yes sir, that will remain. This is adjacent to it.

Mr. Wilshaw: Thank you. We have another representative coming forward,

Matt Levitt, Real Estate Manager for Meijer.

Mr. Wilshaw: Thank you, Mr. Levitt.

Mr. Levitt: I'm here and happy to answer any questions and elaborate further if additional information is requested.

Mr. Wilshaw: Wonderful. Thank you for coming tonight.

Mr. Levitt: Sure.

Mr. Wilshaw: All right, let's see if we have some more questions for our petitioner. Any other questions in regards to the gas station?

Mr. Bongero: Just a really quick question. Hours of operation.

Mr. Levitt: It'll match the main store, 6am to midnight.

Mr. Bongero: Seven days?

Mr. Levitt: Yes.

Mr. Wilshaw: Okay, thank you. All right. Thank you.

Mr. Wilshaw: All right, any other questions?

Mr. Levitt: If I may, I'll address a few of the items that have already been discussed.

Mr. Wilshaw: Go ahead.

Mr. Levitt: Thank you. As has been discussed, we are planning to make a number of the changes that have been detailed by Jacob. A couple of things that I would like to address, the outside sales. There's a request to remove the propane cage and the ice bin. I would like to explore that a little bit further, possibly with city staff. We took a drive around the city and noticed that several of the locations do have ice bins and potentially propane cages. I believe some of that was involved. Most of our gas stations have rock salt, windshield wiper fluid, those kinds of things, either between the pumps or out front. We'll agree, certainly to remove those that's not anything that's out of the ordinary. We would request some discussion of the other two items, the ice and the propane cage, just because those are items that are not safe or typically sold inside of the building, and we do see those at other

locations around the city and different gas stations. So, I would certainly request additional discussion on that point. We are going to reduce the canopy down to 18 feet, as was discussed. The lighting. The wrapping of the canopy poles, all those are agreed to. As far as the curb cuts, I think Mr. Epping actually handled that fairly well. We included the three curb cuts onto that service drive because it does allow for a better free flow of traffic for people who are coming into and out of the site, versus having to cross it in front of other pumps. It's a better way to have them exit out onto that drive that does not carry any traffic. I know it's a little bit just anecdotal, but we spoke with members of the store staff. There is no traffic on that site, outside of maybe once or twice a week somebody going back to the train tracks. So, it's effectively a drive, we agree, Mr. Ventura, it is in really bad shape. We've had leadership from Meijer ask if we can repair that drive. We are going to try and do that if we can get the appropriate approvals from either the city or county to re asphalt that drive so that it is in better condition for use in conjunction with the gas station because it's in very bad shape. Then, normally, it's something that we would have addressed ourselves, but because we don't own it, we don't have the approvals to do so. But as a part of this project, we would like to improve that drive as well.

Mr. Wilshaw: All right, thank you, Mr. Levitt, and I do want to point out that I appreciate the cooperation in terms of trying to address some of the concerns that were raised at the study meeting. For folks that aren't aware of the process that happens, we do have a study meeting a week before this meeting, just for our benefit, to talk to staff about these petitions and at least highlight some of the things that we may see early on that may be updated or improved before they come to this meeting. And while it's a good process, it does not give the petitioner a ton of time to actually go to the various architects and engineers and other people that need to update these plans. So many of our petitioners go through incredible hoops to get these things done in time. They can't always get them to us timely. I think that's probably the case in this situation..

Mr. Levitt: I will confess, Mr Vandercotte and I are here, andwe were both on spring break last week, so that is the delay for the plans, but they are in the works, and we're going to draw everything exactly, you know, after this meeting and the discussions, and we'll make sure that they get into the city for proper review.

Mr. Wilshaw: I mean, you're allowed to have a life too, you know, outside of your work, so we do appreciate, you know, you trying to make those efforts, but certainly, we'll work with what we can tonight.

So, with that, I do want to see if there's anyone else that has any comments or questions.

Mr. Droze: Very brief comment. At the beginning of kind of this presentation was discussed how, you know, the site does have a little bit of disorder, and some of the projects here are going to help clean that up and kind of organize things a little bit. And so I'm not saying anything in particular to the drives here, but I would just urge the applicant to work with the Engineering Department to really tease out to make sure the drives that are proposed are the ones that are really needed. You know, porosity is a good thing, but I think there's also a lot of benefit to access control, to help organize the site. So I just offer that comment as you are taking your plans forward. Thank you

Mr. Wilshaw: Thank you. Mr. Droze, I also did want to briefly comment on the issue of the ice and propane that you raised. You're certainly welcome to talk to our staff and see how that conversation goes, but I'll just let you know that, because I've been here a long time, it's been a long-standing policy of the city to not allow outdoor sales of those items at gas stations. The problem is, as many in our city are aware of, and it's been discussed in the media as of late. We have a lot of really old gas stations in the city that have been grandfathered in. And do have those things we are when we get the opportunity to impose our will upon these people in terms of giving free air and making sure that we don't have that outdoor merchandise storage, we try to do that. So that's kind of where that comes from. But, you know, there's, there's always, you can always talk to people sure and see what you get. Is there any other questions on from the petitioner before I go to the audience? Is there anyone in the audience wishing to speak on this item, for or against. We have one person.

Mr. Wilshaw: I ask that you start with your name and address and you have two minutes.

Bill Schmidt, Livonia, MI. Down West Chicago and Middle Belt area near the Wilson Barn. So, I have a opportunity to frequent driving up and down Middle Belt Road. The exit or entrance into the Meijer property is referred to my wife and I is the suicide turn. Getting the hell out of that parking lot is impossible. You get up there, right? You got to inch forward. You got to cross the sidewalk. Then you got to inch out further, and then you got to look down to see if anybody's coming underneath that bridge lickety split. And while you're looking that way, you got to make sure there's not a whole bunch of traffic southbound. That turn is just simply

unsafe. It's just unsafe. Add more traffic, more vehicles, more opportunity for killing people.

Mr. Wilshaw: Thank you. Thank you, Mr. Schmitt. Appreciate your comments. Is there anyone else wishing to speak on this item? Go ahead. Come forward. Sir. Good evening.

Dennis Tar, 14072 Stanford, Livonia, MI. I came to speak on another issue, but I agree with that, man. I agree with you. I don't go down Middle Belt, period ever. It's like Ford Road. You can't get down, you can't turn, can't stop, you got to constantly have your head on a swivel. It's ridiculous. I don't know what the idea was to put so much stuff there. It's right off the highway. People come from every city in the area to there, and you can't get through. You can't do anything. I agree with Mr. Droze. It's traffic. I agree with that man, I tell my kids not to go through there. Don't go on Middle Belt. It's ridiculous. It's awful. You can't…I'm at a loss for words. Honestly. I mean, I'm surprised when I saw what they did to Ford Road. I'm like, I gotta hope they never do that here, and they did it, and it's increasing. I'm not against Meijer or Costco. I'm not…I don't go to Costco. I don't belong there, but I go to Meijer, but I don't go to that one. No way. I don't go to that Home Depot. I don't go to…the only reason I went over there in the last four or five years, I had to go to Michael's. That was it. And I didn't want to go. I didn't want to do it because of the traffic. Simple as that. Thank you for hearing me.

Mr. Wilshaw: Thank you, Mr. Tar. Anyone else wishing to speak on this item? If not, okay, I will close that portion of the meeting. Is there any other comments or questions from any of my colleagues?

Mr. Bongero: Just in response to the two residents. I had that conversation today. One of the former council members said, if he was still on he would bring that up about that exit going off that service drive, especially going left, it's pretty bad. I don't know what you would do to fix it, but he brought that up today. He said, if he was still on council, he would definitely want that addressed. So, I think it's something we should talk about.

Mr. Epping: I certainly agree. It's a safety point. It's a fair point to bring up. I don't know that this gas station will substantively add or subtract to that, but I think holistically, it makes a lot of sense. Matt can speak up, or even Bill with Grand Sakwa, that through this process we can take a closer look at that intersection, work with city staff and see what changes, solutions, modifications might be made, but again, in terms of adding net new traffic to this site, I don't think that this Meijer gas will do that in any quantity, but it's

a good point. Obviously, Meijer maybe more than most, certainly as much as Costco and Grand Sakwa are concerned about safety.

Mr. Bongero: And I think we got the chance to do it now, so let's.

Mr. Epping: I agree.

Mr. Wilshaw: Thank you. Mr. Bongero, any other questions or comments, anything else that you'd like to let us know before we make our decision?

Mr. Epping: No, thank you

Mr. Wilshaw: All right. Thank you. If that's the case, I will close the public hearing, and a motion is in order.

On a motion by Long, seconded by Bongero, and unanimously adopted, it was

#04-25-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on April 14, 2026, on Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 2026-01-02-04 be approved subject to the following conditions:

1. The Overall Site Layout Plan and Elevations identified as Sheet C200 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

2. The Landscape Plans identified as Sheets C600 submitted February 18, 2026, prepared by Fishbeck, are hereby approved and shall be adhered to;

3. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be

recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

6. That the south entrance of Meijer on to Middle Belt with signage or design modifications that address safety concerns to the satisfaction of the Planning and Inspection Department.

7. That no ice or propane shall be stored outside of the building;

8. All parking spaces are required to be 10’ x 20’ and double-striped;

9. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked;

10. No part of the pump island canopy fascia, except for signage, shall be illuminated;

11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

12. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

14. That brick or other masonry materials matching the principal building shall be added to the canopy columns to the satisfaction of the Planning Director;

15. That the middle approach to the access drive be removed;

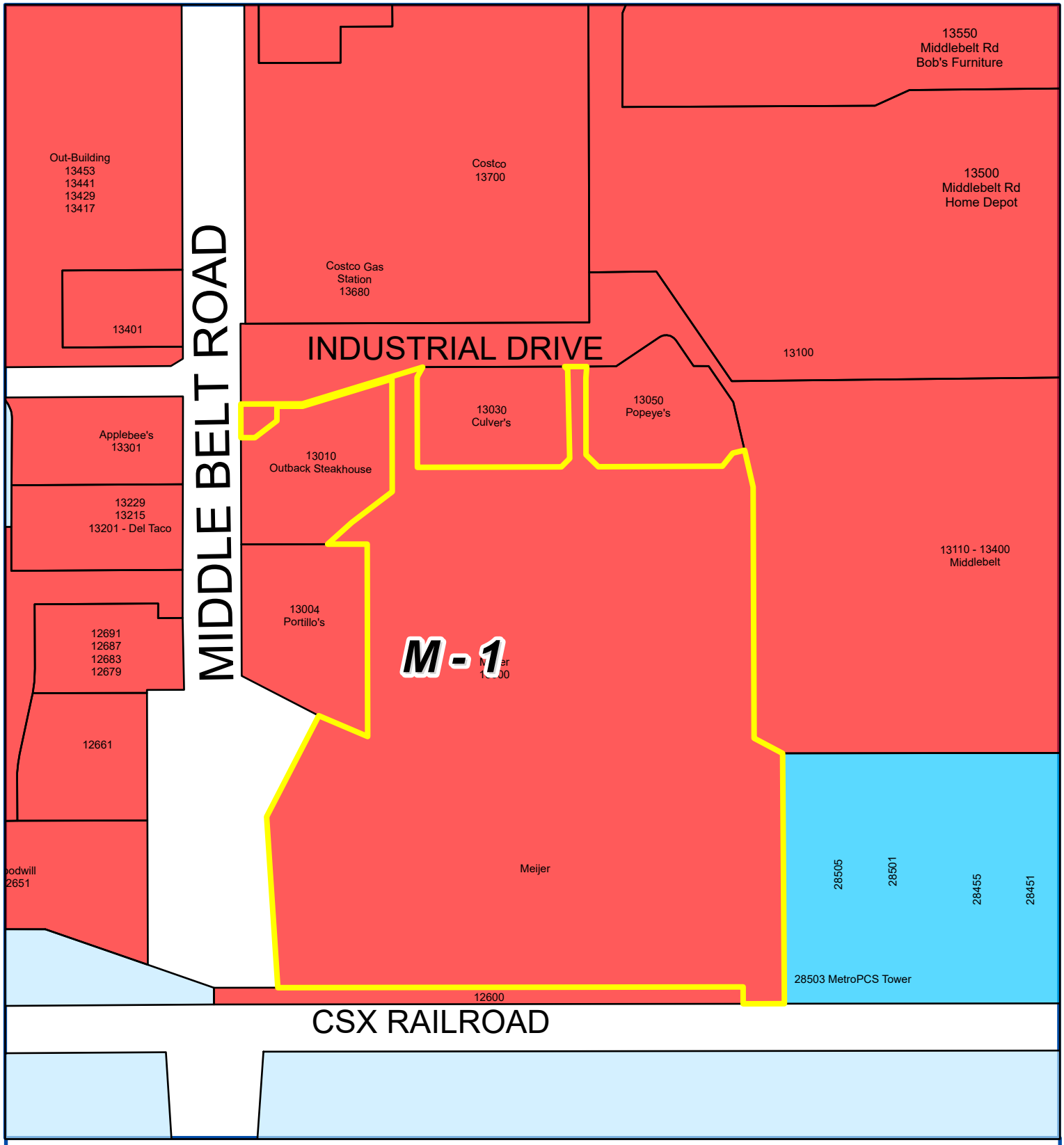
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;

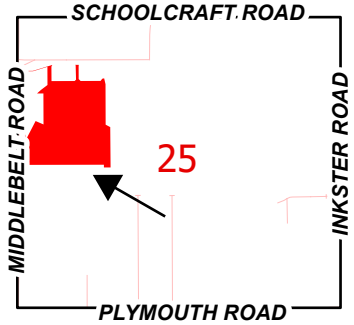
17. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

***FURTHER RESOLVED*,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.





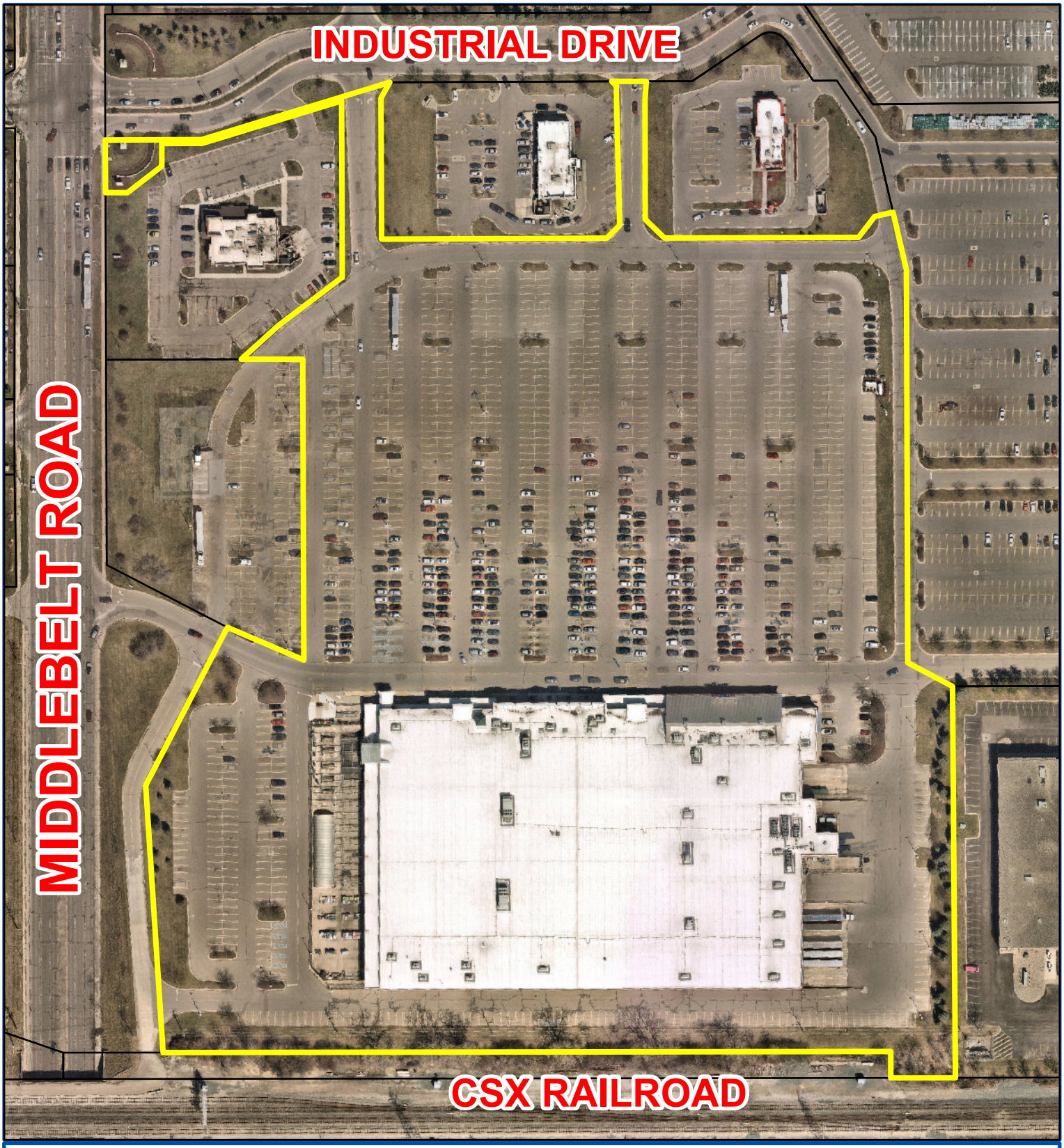
Address & Zoning Map

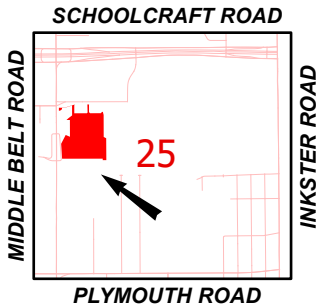
Petition 2026-01-02-05
Meijer Car Wash
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-01-02-05
Meijer Car Wash
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2026-01-02-05 submitted by El Car Wash Mid-West LLC, requesting waiver use approval under Sections 3.11 and 6.07 of the Livonia Zoning Ordinance, as amended, to construct an auto wash establishment, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

April 7, 2026 Study Meeting:

The petitioner proposes to construct a 4,500 square-foot car wash in the northernmost edge of the Meijer parking lot at 13000 Middlebelt Road. The Livonia Zoning Ordinance treats car washes as a waiver (special land use) in C-2, General Commercial zones. Approving a waiver requires a public hearing and recommendation by the Planning Commission, followed by the approval of the City Council. Section 13.13 of the Livonia Zoning Ordinance establishes the general requirements the Planning Commission uses to review waiver petitions. The subject property measures 1.35 acres in size and is currently a parking lot. The petition parcel has approximately 321 feet of frontage along the north access road.

To the north of the site is a commercial property occupied by Culver's fast-food restaurant. To the south and east of the parcel are the Meijer store and its associated parking lot. To the west there are two commercial properties occupied by Outback Steakhouse and Portillo's restaurant. All surrounding properties are developed with commercial uses consistent with the area's general retail and restaurant character.

The proposed car wash building will be located approximately 131.8 feet from the north access drive, providing substantial separation between the structure and the primary internal roadway serving the surrounding commercial properties. Along the west side of the parcel, once the property is reconfigured and the proposed landscape buffer is installed, the car wash building will be located approximately 120.3 feet from the new west access drive.

Pursuant to the Livonia Zoning Ordinance for the C-2 (General Business) zoning district, buildings must comply with the minimum yard setback requirements established for commercial developments. Based on the submitted site plan, the proposed building placement satisfies the required setbacks and provides significant separation from adjacent drives and neighboring commercial uses. The generous setbacks also allow for the installation of required landscaping and buffering consistent with the intent of the ordinance to maintain an orderly and attractive commercial environment.

The proposed car wash building will measure approximately 150 feet in length and 30.5 feet in width, which is consistent with other modern tunnel-style car wash facility. The structure is designed to accommodate the wash tunnel, equipment areas, and associated operational components necessary for the facility to function efficiently while maintaining proper internal vehicle circulation. The maximum permitted height in the C-2 (General Business) zoning district is thirty-five (35) feet. The petitioner proposes a building height of 34.8 feet, which complies with the ordinance and remains below the maximum allowable height.

The existing parking lot including eight (8) parking lot islands on the subject property, will be demolished to accommodate construction of the proposed car wash facility. The parking lot islands will be replaced by a single C-shaped island wrapping around the building and car wash parking lot. Vehicular access to the site will be provided by one (1) new driveway located along the east side of the property. The driveway will be approximately thirty-three (33) feet in width and designed to accommodate two-way traffic for both ingress and egress. The driveway width is consistent with the standards of the Livonia Zoning Ordinance for commercial access drives and is intended to provide adequate maneuvering space for entering and exiting vehicles while maintaining safe circulation on the site.

The site circulation plan provides three (3) vehicle stacking lanes designed to accommodate vehicles waiting to enter the car wash. Each stacking lane is approximately 1,217 feet in total length. Vehicles will enter the stacking lanes from the east side of the property and proceed west along the north side of the site. The lanes then turn south toward the automated pay stations. The stacking lanes are designed to prevent vehicles from queuing onto the access drive or adjacent properties, which is consistent with the intent of the Livonia Zoning Ordinance to maintain safe and efficient internal circulation and to minimize impacts on surrounding commercial uses.

After completing payment at the automated pay stations, vehicles will proceed east and merge into a single lane leading to the entrance of the car wash tunnel. This merging area allows for orderly vehicle movement and reduces potential congestion near the wash entrance. The internal circulation pattern has been designed to maintain continuous vehicle flow while separating entering and exiting traffic. Upon exiting the car wash tunnel, vehicles will proceed north and utilize the same driveway on the east side of the site for exiting the property. The circulation pattern provides a clear and efficient traffic flow that minimizes conflicts between vehicles entering the stacking lanes and vehicles exiting the facility. The proposed layout is consistent with the operational needs of a car wash facility and aligns with the intent of the Livonia Zoning Ordinance to ensure safe site access, adequate vehicle maneuverability, and proper traffic circulation within commercial developments.

According to the off-street parking requirements in Section 9.03 of the Livonia Zoning Ordinance, automobile wash establishments are required to provide a minimum of twenty (20) parking spaces. The petitioner's site plan shows a total of twenty-six (26) parking spaces, which exceeds the minimum parking requirement established by the ordinance. Of the twenty-six (26) spaces provided, two (2) spaces are designated as barrier-free parking spaces. Pursuant to Section 9.06 – Barrier-Free Parking, developments providing between twenty-five (25) and fifty (50) parking spaces are required to provide at least two (2) barrier-free spaces. The parking spaces will be utilized as vacuum stalls for customers after exiting the car wash. Both sides of the parking lot will be covered by a steel canopy. Section 9.03 states all parking spaces shall be clearly marked using double striping. Except for parallel parking, all parking spaces should be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. The petitioner has complied with the zoning ordinance regarding parking.

The Floor Plan (Sheet A.101.A) illustrates the internal layout of the proposed car wash facility. The building includes an office area, a restroom, an equipment room, and the wash tunnel, which are typical operational components for an automated tunnel-style car wash. The office and support spaces will accommodate staff operations and mechanical systems necessary to operate the facility, while the wash tunnel is designed to allow vehicles to pass through the structure in a controlled and efficient manner.

The building elevations (Sheets A.200.A and A.201.A) show a modern architectural design featuring two vertical tower elements, one located on each side of the wash tunnel entrance and exit. These architectural towers serve as visual features that help define the building façade and enhance the overall appearance of the structure along the access drive. The elevations indicate that the building will be constructed using split-face concrete masonry units (CMU), EIFS, and aluminum composite metal panels.

The Lighting Plan (Sheet C-5) indicates that several existing parking lot light fixtures associated with the surrounding outlot development will remain in place. As a result, the photometric plan does not show zero (0.0) footcandle measurements at all the property lines of the subject parcel. It should be noted that the adjacent restaurant outlots in the same commercial development also contain existing lighting fixtures that produce some illumination near or across the internal property boundaries. Given the integrated nature of the outlot development and shared commercial character of the site, some overlap in lighting levels is typical within large retail centers. Pursuant to Section 7.22 of the Livonia Zoning Ordinance, exterior lighting is required for parking areas, walkways, driveways, building entrances, loading areas, and other public common areas in order to

ensure the safety of people and security of property. Adequate lighting is therefore expected within commercial developments to provide safe vehicle circulation and pedestrian visibility during evening hours.

The ordinance further requires that exterior lighting fixtures be shielded, hooded, and directed downward so that light is deflected away from adjacent properties and does not create glare or nuisance conditions. Based on the submitted plans, the proposed lighting fixtures appear to be consistent with these standards and are intended to illuminate only the operational areas of the site, including the vehicle circulation areas and vacuum stalls. Given that the surrounding properties are all part of a commercial retail center and consist of existing restaurant and retail out lot developments, the Planning Department does not anticipate the proposed lighting will create adverse impacts on nearby land uses. Provided that the lighting fixtures are properly shielded and installed in accordance with Section 7.22.

A dumpster enclosure is shown at the southwest corner of the property. Details of the enclosure are not provided. A single dumpster would need to be consistent with the City's policy of requiring durable, long-lasting solid panel material. enclosed on three (3) sides by masonry walls that would be 6 feet tall.

The Landscape Plan (Sheet C-6) has been reviewed in accordance with the requirements of the Livonia Zoning Ordinance (2026), particularly Section 10.04 – Standards for Plant Materials and applicable site landscaping provisions. The plan incorporates existing curb island trees within the Meijer outlot, which contributes to preserving established vegetation and maintaining continuity with the overall development. In addition, the petitioner proposes five (5) new trees within the remaining open space areas. Based on the ordinance requirement of one (1) tree per 3,000 square feet of open space, the provided calculation of 13,436 square feet results in a minimum requirement of approximately five (5) trees, which the petitioner satisfies. Three (3) trees along the west side of the property and two (2) trees along the north side of the property.

Further, the plan proposes a combination of twelve (12) evergreen trees and sixteen (16) deciduous trees distributed throughout the site. The inclusion of seventy-one (71) evergreen shrubs along the parking lot perimeter serves as effective screening, consistent with the intent of the ordinance to buffer vehicular areas and improve site aesthetics.

According to Surface and Drainage ordinances in Section 9.10, all off-street parking areas shall be continually maintained in satisfactory condition to be safe, attractive, and free of any hazard, nuisance, or other unsafe conditions. When building permit applications are made, the City Engineering Department will determine the need for detention or water quality treatment structures.

Additional details are needed to determine compliance with the city's sign regulations. The maximum height for a monument sign in the C-2 General Business District is six feet (6'). The maximum area for a sign in the C-2 General Business District is thirty (30) square feet. According to Section 11.04, no sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. The petitioner says the sign plans will be submitted separately.

April 14, 2026 Study Meeting:

The petitioner has submitted an updated site and elevation plans after feedback from the Planning Commission study meeting. The new elevations also show that the main car wash structure would be made of masonry brick with EFIS remining only on the top potion.

The petitioner has proposed expanding the building to enclose the 26 vacuum stations. The addition partition would be made of glass. An additional five (5) to six (6) outdoor vacuums are requested as part of this petition. The petitioner is working with Meijer to determine their best placement.

Site plan changes include moving the bail out lane 10' to the east and extending the landscaping buffer on the site's western border to better manage traffic entering the Meijer Parking lot.

Approving Resolution: The request to construct an auto wash establishment, at 13000 Middlebelt Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** marked Sheet C-2.1 dated April 08, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

2. That the **Landscaping Plan** marked Sheets C-6 and C-6.1 dated April 08, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

3. That the **Floor Plan** marked Sheets A.101.A received April 10, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

4. That the **Exterior Elevation Plans** marked Sheets A.200.A and A.201.A received April 10, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

5. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways;

6. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition;

7. That the site's landscaping shall be permanently maintained in a healthy condition;

8. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding;

9. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels;

10. That the petitioner work with the Planning Department to update the proposed Landscape Plan to include at least three (3) different tree species and that the Japanese Yew be replaced with a more salt tolerant species;

11. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

12. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows;

13. The car wash bay lights shall be shut off when closed;

14. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

15. That the petitioner shall be allowed to install up to six (6) outdoor vacuums at a location satisfactory to the Planning Director and Inspection Department;

16. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and

17. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Denying Resolution: The request to construct an auto wash establishment, at 13000 Middlebelt Road, is hereby denied for the following reasons:

1. The intensity of the proposed use would negatively affect the neighboring properties.

2. The proposed use would unduly tax and conflict with the area's established and normal traffic flow.

3. The proposal significantly impacts adjoining parcels, public services, and community planning efforts; and

4. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.

J EPPINK
PARTNERS INC
Traditional Town Planning
Landscape Architecture

27 S. Squirrel – Ste 104
Auburn Hills, MI 48326
248 922 0789 - t

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

April 10, 2026

Mr. Mark Taormina
Planning & Economic Development Director
City of Livonia, Planning Department
33000 Civic Center Dr.
Livonia, MI 48154

RE: Millennium Park
Proposed Site Development Update

Dear Mr. Taormina:

Thank you for coordinating the opportunity to meet with the Planning Commission at the April 7, 2026, study session. We received helpful feedback from the commissioners related to continued refinement of the center's layout, circulation, architecture, and landscape. Our team has worked quickly to address these comments, and I am happy to say that we've made modifications to the site which address the points raised at the study session. We're excited to make significant investment in Millennium Park, which will bring additional jobs, convenience, and services to the City of Livonia.

We will be submitting updated site plans for the Costco, Meijer, and El Car Wash projects, but I wanted to provide a summary of the improvements here. We'll be prepared to present these updates at the April 14th Planning Commission meeting in detail.

Costco Fuling Station:

1. **Queuing comparison & time through the pump data:**
    a. Costco has completed an analysis of the average gas line queue during peak hours at Millennium Park and similar locations. A typical eight-pump fueling facility (current size) sees 7-8 cars stacked behind each pump at its busiest time, causing long lines and congestion. The average stacking cuts to just three cars per pump at its busiest times at locations with the new twenty-pump fueling station configuration (proposed here). This increase in the average "speed through the pump" results in significantly less stacking and congestion which prevents traffic backups and blockage.
    b. Operational management: a minimum of one (1) Costco gas attendant will always be on the property, ensuring that traffic flow and operations are maintained. Two (2) gas attendants will be on the property during holidays and peak days throughout the year to ensure traffic flow and ensure operational excellence and customer service.

2. **Site Plan Updates which address study session feedback include:**
    c. Design improvements to the new 4-way stop intersection at the northeast corner of the Costco building.
    d. Addition of a dedicated left-turn lane on the north-south internal drive lane to better facilitate thru-traffic as well as left hand turning into the fueling station.
    e. Enlargement of the driveway entrance into the fueling station and modifications to pavement markings to prevent misaligned or stopped vehicles from blocking the fueling entrance.
    f. The canopy will be lowered to an 18' maximum height.
    g. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.

Meijer Express:

3. The canopy will be lowered to an 18' maximum height.
4. Decorative masonry materials matching the building will be added to the fuel canopy pillars.
5. The dumpster enclosure has been rotated to minimize conflict and provide optimal pick-up orientation. Additional landscape screening has been added.
6. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.
7. Outside sales items will be removed: i.e.: propane & ice.
8. We have confirmed that there will be no beer or wine sales within the C-store.

El Car Wash:

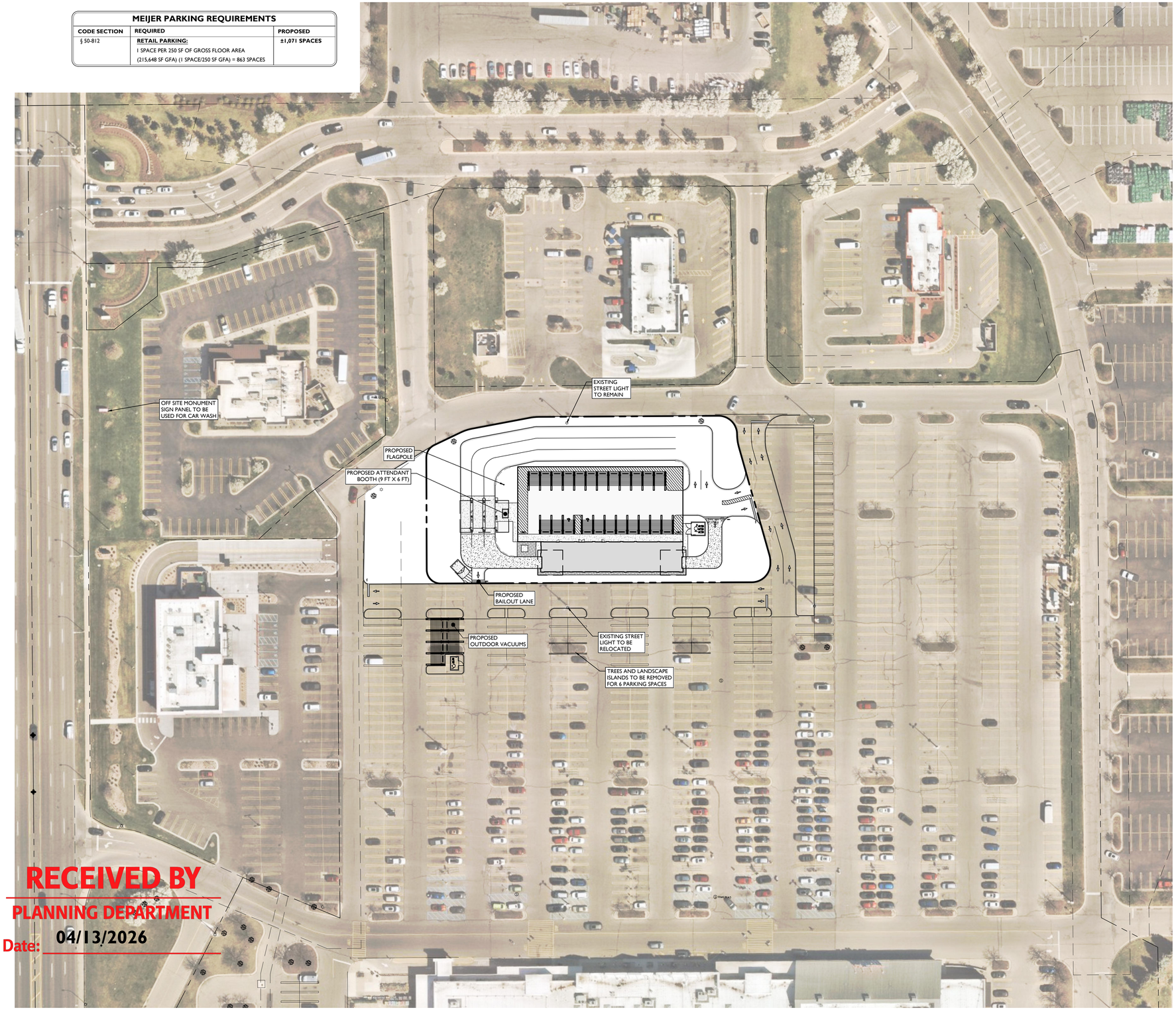
1. The vacuum facility adjacent to the car wash has been fully enclosed within an expanded building.
2. The architecture has been redesigned to feature decorative masonry and more durable materials throughout, with the amount of EIFS significantly reduced.
3. The green area & landscape space at the western side of the El Car Wash facility has been enlarged to enhance safe circulation management and provide vehicular organization adjacent to Portillo's, El Car Wash, and leading into Meijer.
4. The escape lane has been relocated to the east for easier movement patterns.
5. The dumpster pick-up access has been isolated from the escape lane to avoid conflict and additional landscape screening has been added.
6. The placeholder signage & building colors have been adjusted, and the fluorescent neon has been removed.
7. Seven additional out-door vacuum stations have been added off-site in the adjacent Meijer parking lot.

Our entire team is committed to working closely with City stakeholders and appreciative of the ability to incorporate this recent feedback. We look forward to presenting the details of the project at the April 14th public hearing.

Sincerely,
J EPPINK PARTNERS, INC

Jim Eppink, RLA*, ASLA*
President

MEIJER PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-812	**RETAIL PARKING:** 1 SPACE PER 250 SF OF GROSS FLOOR AREA (215,648 SF GFA) (1 SPACE/250 SF GFA) = 863 SPACES	±1,071 SPACES



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

50' 0' 50' 100'

GRAPHIC SCALE IN FEET
1" = 50'

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

V:\DET\2025\DET-250058 AUDIS & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PLOT\DP-02 SITE.DWG

ISSUE	DATE	BY	DESCRIPTION
2	04/08/2026	AE	FOR SITE PLAN & WAIVER USE APPROVAL
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 50' | PROJECT ID: DET-250058

TITLE: SITE PLAN (OVERALL)

DRAWING: C-2

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 9.05	**AUTO-WASH ESTABLISHMENT:** MINIMUM OF 20 SPACES	30 SPACES
§ 9.03.5	**ADDITIONAL ALLOWABLE PARKING SPACE:** MAXIMUM OF 20% OF REQUIRED SPACE TOTAL: (20 SPACES) (1.20) = 24 SPACES	30 SPACES (W)
§ 9.03.7	**SNOW STORAGE SPACE:** MINIMUM OF 10% OF REQUIRED SPACES TOTAL: 20 X 0.1 = 2 SPACES OR TOTAL: 10 FT X 20 FT X 2 SPACES = 400 SF	LOCATED IN LANDSCAPED AREA
N/A	**AUTO-WASH STACKING:** N/A	61 SPACES
§ 9.04.1	**90° PARKING:** 10 FT X 20 FT W/ 24 FT AISLE	12 FT X 20 FT W/ 26 FT AISLE
§ 9.04.1	**LOADING AREA:** ONE 10 FT X 50 FT AREA W/14 FT CLEARANCE TO BE LOCATED IN SIDE OR REAR	TO OCCUR OFF HOURS
§ 10.03.2.B	**INTERIOR LANDSCAPE ISLANDS:** A MINIMUM OF 300 SF AND 10 FT IN WIDTH	PROVIDED
§ 10.03.2.B	**MAXIMUM PARKING SPACES IN ROW:** 20 SPACES	12 SPACES

(W) WAIVER

(1) § 9.04.2 - THE REQUIREMENTS FOR PARKING STALL LENGTH MAY BE REDUCED BY 2 FT WHERE 90-DEGREE PARKING ABUTS A SIDEWALK, OTHER PAVEMENT, OR SODDED AREA AT THE FRONT OF THE STALLS PROVIDED SUCH PAVEMENT OR SIDEWALK MEASURES A MINIMUM OF 8 FT IN WIDTH OF AT LEAST 2 FT OF LANDSCAPED AREA ARE PROVIDED. THIS IS TO ACCOUNT FOR VEHICLE OVERHANG

LAND USE AND ZONING

PARCEL ID: 097-99-0021-024

GENERAL BUSINESS DISTRICT (C-2)

PROPOSED USE

AUTO-WASH ESTABLISHMENT — WAIVER USE

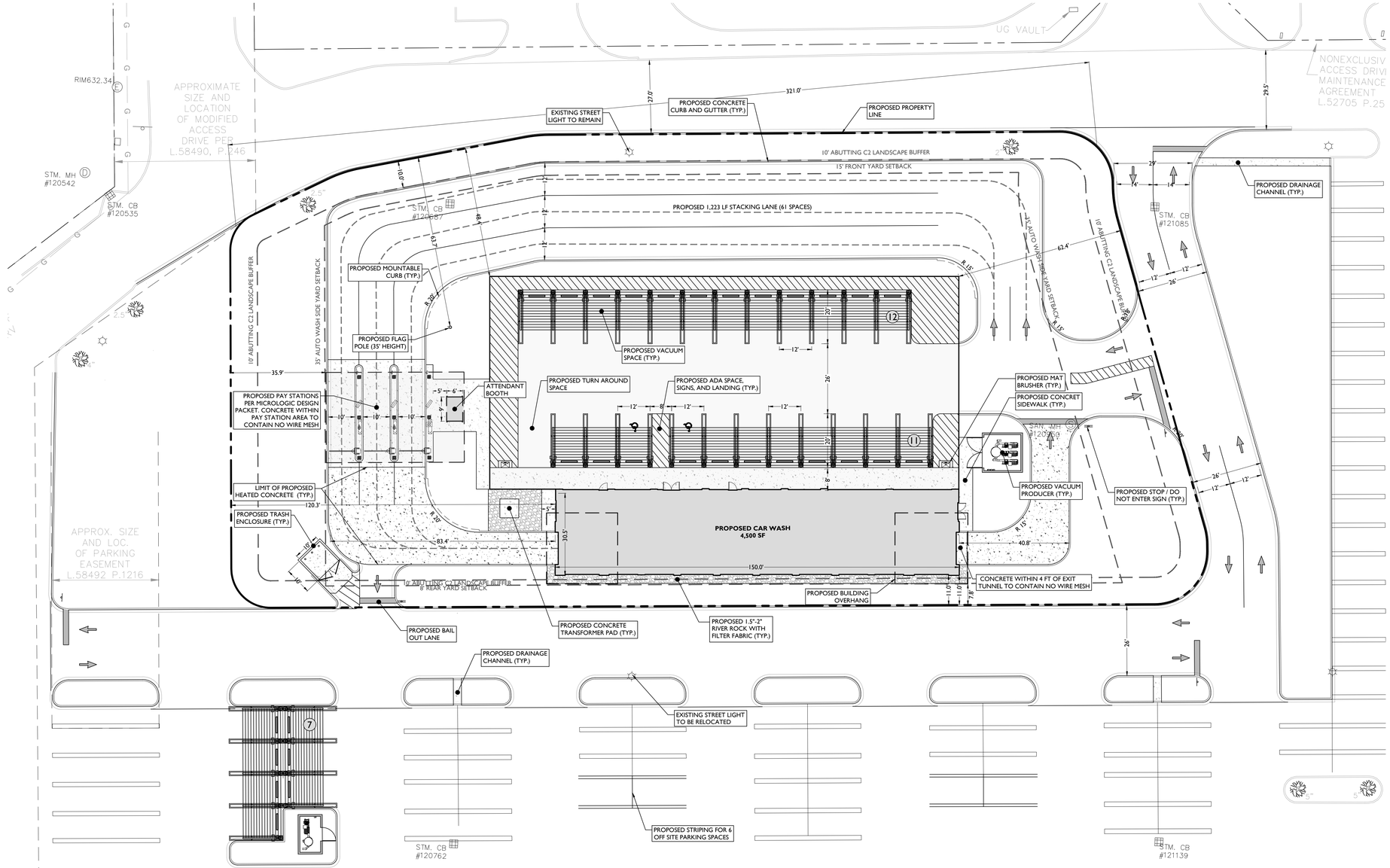
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	34.84 FT
MINIMUM AUTO WASH LOT AREA(1)	8,000 SF (0.18 AC)	58,767 SF (1.35 AC)
MINIMUM AUTO WASH LOT WIDTH(1)	100 FT	321.0 FT
MINIMUM COMMERCIAL BUILDING AREA	400 SF	4,854 SF
MAXIMUM BUILDING COVERAGE	35% (19,581 SF)	8.3% (4,854 SF)
MINIMUM FRONT YARD SETBACK	15 FT	48.4 FT
MINIMUM AUTO WASH SIDE YARD SETBACK(1)	35 FT	62.4 FT
MINIMUM REAR YARD SETBACK(3)	8 FT	11.0 FT
MINIMUM OVERHANG REAR YARD SETBACK(3)	6 FT	7.8 FT
MINIMUM AUTO WASH R.O.W. WIDTH(1)	120 FT	PROVIDED
MINIMUM ABUTTING C2 LANDSCAPE BUFFER	10 FT	10.0 FT
MAXIMUM FLAGPOLE HEIGHT	35 FT	35 FT
MINIMUM FLAGPOLE SETBACK	35 FT(2)	63.7 FT
MINIMUM SIDEWALK WIDTH ABUTTING PARKING	8 FT	8.0 FT
PERMITTED TRASH LOCATION	SIDE/REAR	SIDE

LAND USE AND ZONING TABLE NOTES

(1) §6.07. AUTO WASH SPECIFIC REGULATIONS
AUTO-WASH ESTABLISHMENTS AND AUTO-WASH ESTABLISHMENTS OPERATED WITH ACCESSORY GASOLINE PUMPS, PROVIDED THAT:
- DISTRICTS PERMITTED. THE FOLLOWING STANDARDS APPLY IN THE C-2 DISTRICT AS A WAIVER USE AND IN THE C-3 DISTRICT AS A PERMITTED USE.
- ENCLOSURE. ALL WASHING FACILITIES (EXCEPT STEAMING) ARE TO BE ENCLOSED WITHIN A BUILDING.
- SIDE YARD SETBACK. THE BUILDING IS SITUATED NO CLOSER THAN THIRTY-FIVE (35) FEET FROM ONE SIDE PROPERTY LINE.
- PARKING LOT LAYOUT. THE BUILDING AND OFF-STREET PARKING (WAITING) AREAS SHALL BE SO LOCATED AND ARRANGED SO THAT MOTOR VEHICLES SHALL NOT PARK UPON OR OVERHANG ANY PUBLIC SIDEWALK, STREET, OR RIGHT-OF-WAY.
- LOCATION. AUTO-WASH ESTABLISHMENTS SHALL NOT BE LOCATED NEARER THAN ONE HUNDRED FIFTY (150) FEET AS MEASURED FROM ANY POINT ON THE PROPERTY TO ANY POINT ON THE PROPERTY OF ANY CHURCH, PUBLIC OR PAROCHIAL SCHOOL, OR PLAYGROUND.
- MINIMUM LOT SIZE AND LOT WIDTH. AUTO-WASH ESTABLISHMENTS SHALL BE LOCATED ON A PARCEL OF LAND CONTAINING AT LEAST EIGHT THOUSAND (8,000) SQUARE FEET AND HAVING A WIDTH OF AT LEAST ONE HUNDRED (100) FEET AT THE FRONT PROPERTY LINE.
- SCREENING. WHERE SUCH A USE ADJOINS ANY PROPERTY LOCATED IN ANY RESIDENTIAL DISTRICT OR IS SEPARATED FROM SUCH PROPERTY BY A PUBLIC ALLEY, A PROTECTIVE WALL SHALL BE ERECTED AND MAINTAINED AS PROVIDED IN ARTICLE X OF THIS ORDINANCE.
- LIGHTING. ALL EXTERIOR LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE ERECTED AND HOODED OR SHIELDED SO AS TO BE DEFLECTED AWAY FROM ANY ADJACENT OR NEIGHBORING RESIDENTIAL PROPERTY.
- ACCESS. INGRESS AND EGRESS SHALL BE AVAILABLE FROM A PUBLIC STREET HAVING A RIGHT-OF-WAY WIDTH OF AT LEAST ONE HUNDRED TWENTY (120) FEET OR MORE AS INDICATED ON THE FUTURE TRANSPORTATION MAP.

(2) §11.06.3 THE DISTANCE BETWEEN THE BASE OF THE POLE AND ANY LOT LINE CANNOT BE LESS THAN THE HEIGHT OF THE FLAGPOLE.

(3) §11.06.3 CHIMNEYS, FIREPLACES, EAVES, OVERHANGS, AND CORNICES MAY ENCROACH UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SIDE, REAR OR FRONT YARD SETBACK AREA ON ANY LOT, PROVIDED THAT IN THE CASE OF A SIDE YARD, A MINIMUM SETBACK OF FOUR (4) FEET SHALL BE MAINTAINED.



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED SIGNS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED HEATED CONCRETE
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	04/08/2026	AE	FOR SITE PLAN & WAIVER USE APPROVAL
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: SITE PLAN

DRAWING: C-2.1

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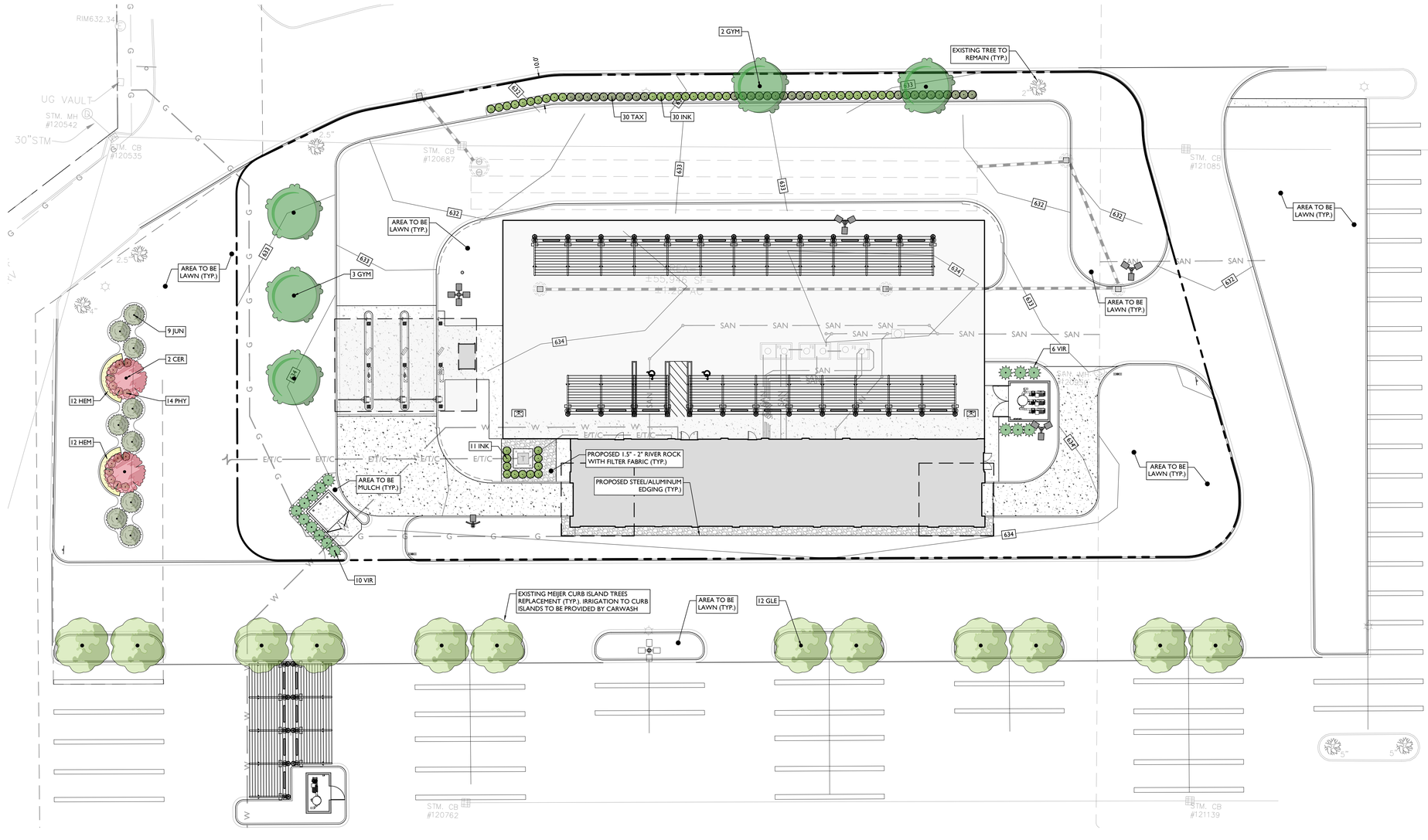
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	12	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" - 3.5" CAL	B&B
	GYM	5	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	3" - 3.5" CAL	B&B
EVERGREEN TREES						
	JUN	9	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8' - 10' HT	B&B
	VIR	16	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER™ EASTERN REDCEDAR	5' - 6' HT	B&B
ORNAMENTAL TREES (SINGLE-STEM)						
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS						
	PHY	14	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	18" - 24"	POT
EVERGREEN SHRUBS						
	INK	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	36" - 42"	POT
	TAX	30	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	36" - 42"	POT
PERENNIALS						
	HEM	24	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL., 24" O.C.	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	PERIMETER PARKING LOT LANDSCAPING	
§ 10.03.(2).(A)	LANDSCAPED YARD SHALL BE PROVIDED BETWEEN THE PUBLIC R.O.W. AND THE PAVED SURFACE AREA	COMPLIES
§ 10.03.(2).(A).(i)	MINIMUM LANDSCAPE YARD WIDTH: 5 FT	10.0 FT
	CONTINUOUS OPAQUE SCREEN OF EVERGREEN OR DECIDUOUS HEDGE	COMPLIES
	HEDGE SHALL BE PLANTED A MINIMUM 2 FT FROM THE FRONT OF A PARKING SPACE CURB	COMPLIES
	OPEN SPACE LANDSCAPING	
§ 10.03.(6)	1 TREE FOR EVERY 3,000 SF OF REMAINING OPEN AREA (15,820 SF) * (1 TREE / 3,000 SF) = 5 TREES	5 TREES
	EQUIPMENT SCREENING	
§ 10.03.(9)	ALL UTILITY, AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM OFF-SITE VIEW	COMPLIES



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

HERBICIDE WEED CONTROL NOTE:

MULCH AND DECORATIVE STONE PLANTING BEDS TO RECEIVE PRE-EMERGENT HERBICIDE.

- PREEN EXTENDED CONTROL WEED PREVENTOR HERBICIDE OR APPROVED EQUAL TO BE UTILIZED.
- APPLICATION SHALL BE ON AS-NEEDED BASIS PER MANUFACTURER SPECIFICATION.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
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ISSUE	DATE	BY	DESCRIPTION
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SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

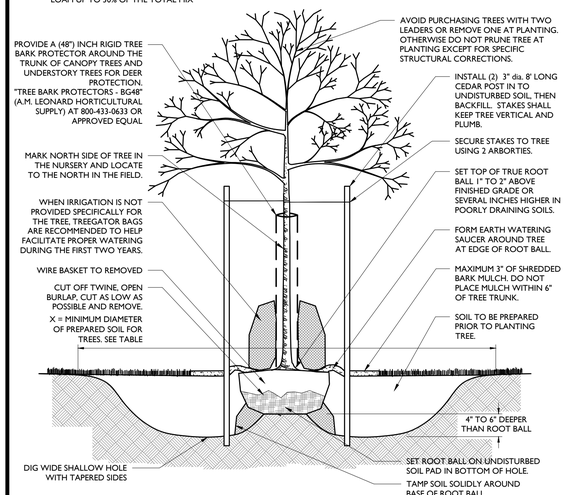
TITLE: LANDSCAPING PLAN

DRAWING: C-6

V:\DET\2025\DET-250058 AUNCE & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E LIVONIA, MI\CAD\PLOT\DP-06-LAND.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
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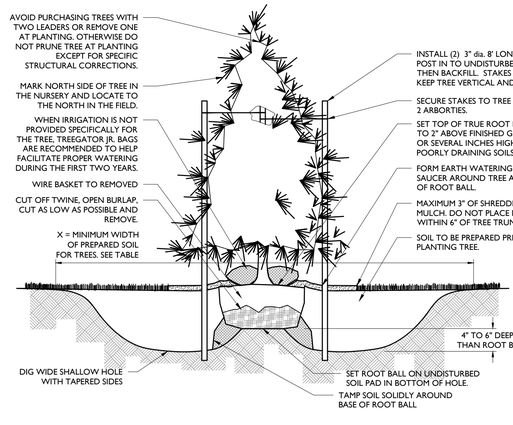


CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED OR GRAVEL FROM ONE TO TWO INCHES (1" – 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.5 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
    MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
    - DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
    - MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
    - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
    - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
    - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

    HEALTHY START MACRO TABS 12-8-8
    - FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
    - TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE. WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

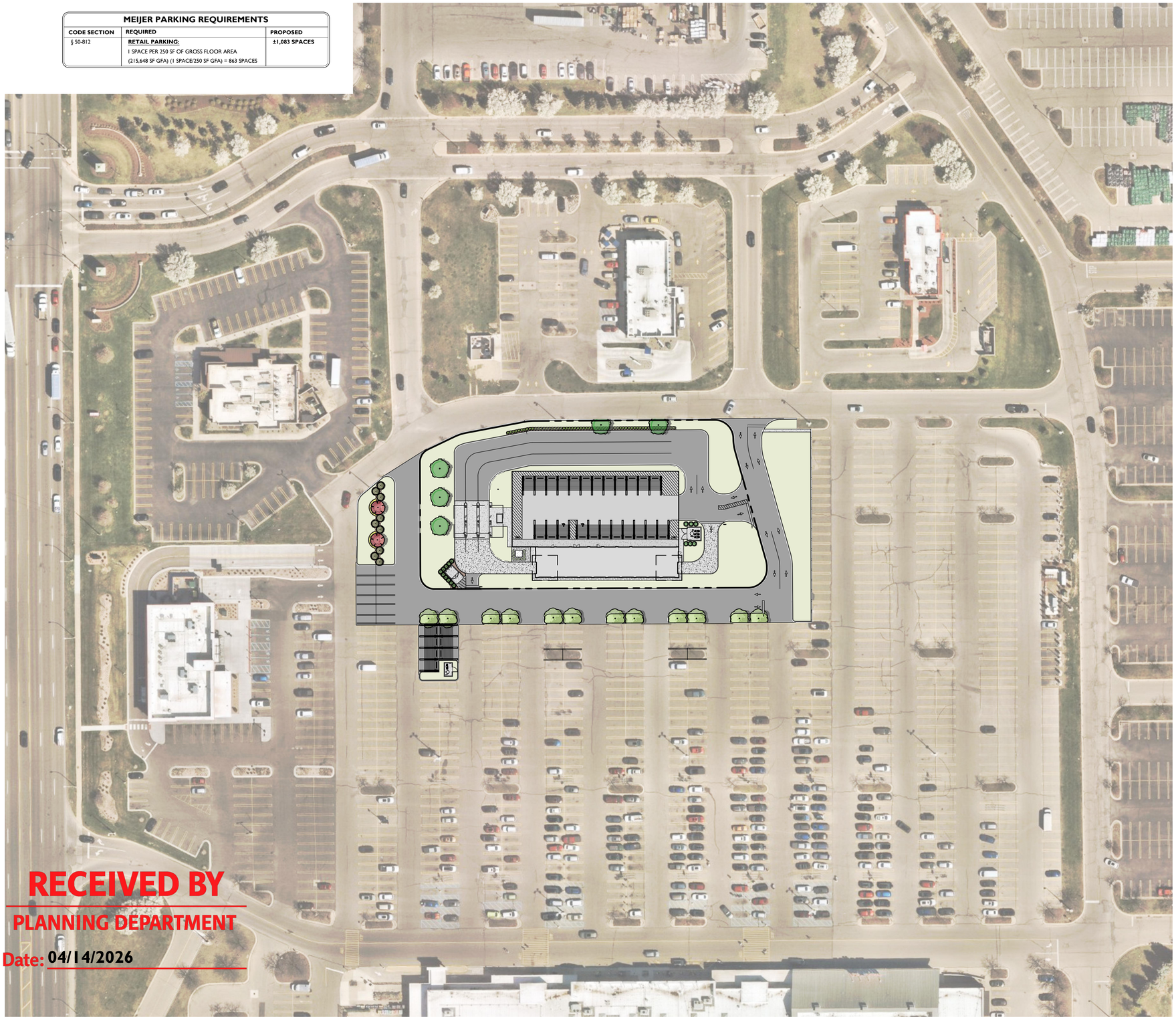
ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. RE

MEIJER PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-812	**RETAIL PARKING:** 1 SPACE PER 250 SF OF GROSS FLOOR AREA (215,648 SF GFA) (1 SPACE/250 SF GFA) = 863 SPACES	**±1,083 SPACES**



RECEIVED BY
PLANNING DEPARTMENT
Date: 04/14/2026

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

50' 0' 50' 100'
GRAPHIC SCALE IN FEET
1" = 50'

ISSUE	DATE	BY	DESCRIPTION
2	04/14/2026	AE	FOR SITE PLAN & WAIVER USE APPROVAL
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 50' | PROJECT ID: DET-250058

TITLE: SITE PLAN (OVERALL)

DRAWING: **C-2**

V:\DET\2025\DET-250058 AUNG & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\EXHIBITS\PARKING EXHIBIT\COLORIZED PLAN\SP-A2.1PE.DWG

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 9.05	**AUTO-WASH ESTABLISHMENT:** MINIMUM OF 20 SPACES	30 SPACES
§ 9.03.5	**ADDITIONAL ALLOWABLE PARKING SPACE:** MAXIMUM OF 20% OF REQUIRED SPACE TOTAL: (20 SPACES) (1.20) = 24 SPACES	30 SPACES (W)
§ 9.03.7	**SNOW STORAGE SPACE:** MINIMUM OF 10% OF REQUIRED SPACES TOTAL: 20 X 0.1 = 2 SPACES OR TOTAL: 10 FT X 20 FT X 2 SPACES = 400 SF	LOCATED IN LANDSCAPED AREA
N/A	**AUTO-WASH STACKING:** N/A	61 SPACES
§ 9.04.1	**90° PARKING:** 10 FT X 20 FT W/ 24 FT AISLE	12 FT X 20 FT W/ 26 FT AISLE
§ 9.04.1	**LOADING AREA:** ONE 10 FT X 50 FT AREA W/14 FT CLEARANCE TO BE LOCATED IN SIDE OR REAR	TO OCCUR OFF HOURS
§ 10.03.2.B	**INTERIOR LANDSCAPE ISLANDS:** A MINIMUM OF 300 SF AND 10 FT IN WIDTH	PROVIDED
§ 10.03.2.B	**MAXIMUM PARKING SPACES IN ROW:** 20 SPACES	12 SPACES

(W) WAIVER

(1) § 9.04.2 - THE REQUIREMENTS FOR PARKING STALL LENGTH MAY BE REDUCED BY 2 FT WHERE 90-DEGREE PARKING ABUTS A SIDEWALK, OTHER PAVEMENT, OR SODDED AREA AT THE FRONT OF THE STALLS PROVIDED SUCH PAVEMENT OR SIDEWALK MEASURES A MINIMUM OF 8 FT IN WIDTH OF AT LEAST 2 FT OF LANDSCAPED AREA ARE PROVIDED. THIS IS TO ACCOUNT FOR VEHICLE OVERHANG

LAND USE AND ZONING

PARCEL ID: 097-99-0021-024

GENERAL BUSINESS DISTRICT (C-2)

PROPOSED USE

AUTO-WASH ESTABLISHMENT — WAIVER USE

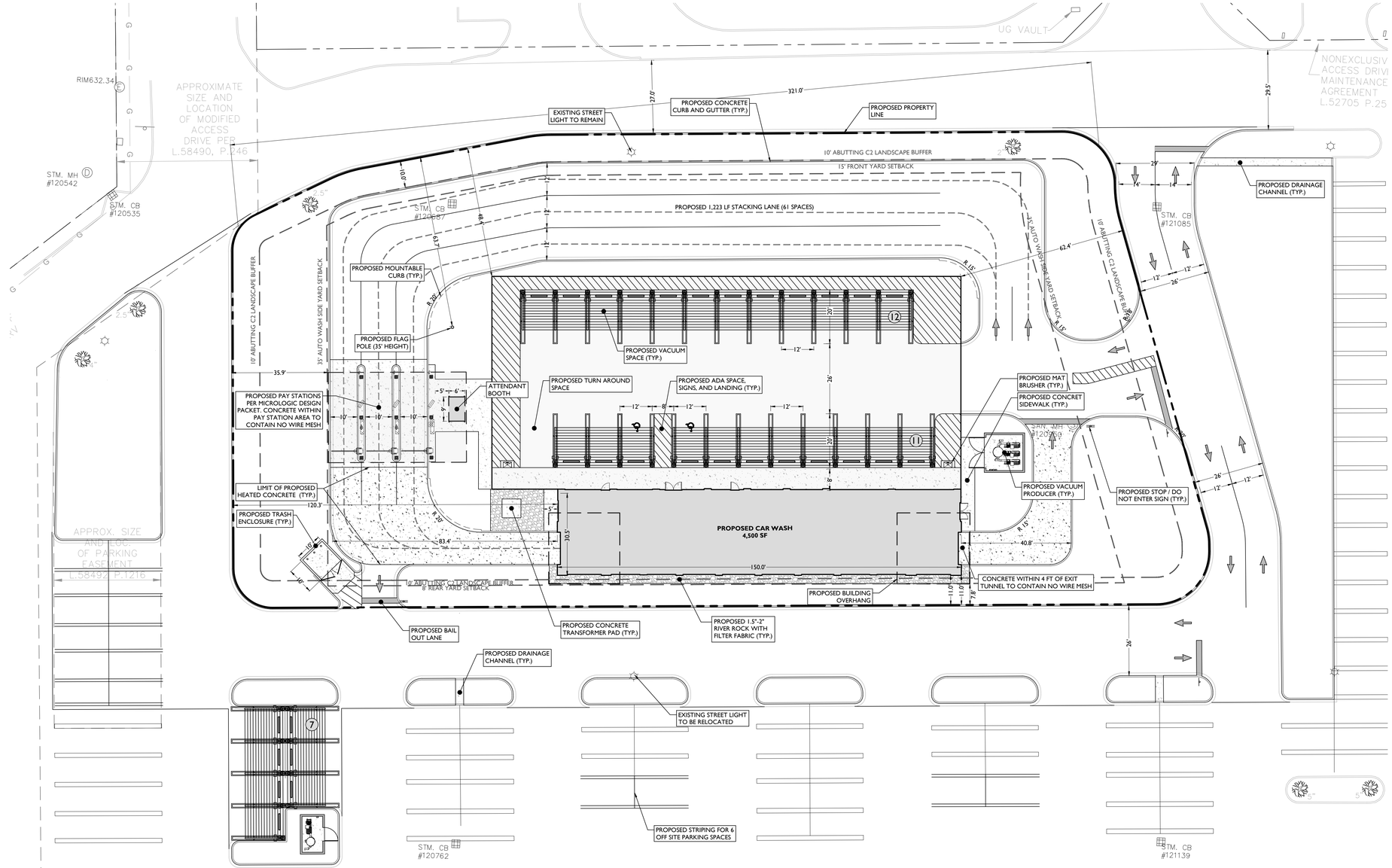
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	34.84 FT
MINIMUM AUTO WASH LOT AREA(1)	8,000 SF (0.18 AC)	58,767 SF (1.35 AC)
MINIMUM AUTO WASH LOT WIDTH(1)	100 FT	321.0 FT
MINIMUM COMMERCIAL BUILDING AREA	400 SF	4,854 SF
MAXIMUM BUILDING COVERAGE	35% (19,581 SF)	8.3% (4,854 SF)
MINIMUM FRONT YARD SETBACK	15 FT	48.4 FT
MINIMUM AUTO WASH SIDE YARD SETBACK(1)	35 FT	62.4 FT
MINIMUM REAR YARD SETBACK(3)	8 FT	11.0 FT
MINIMUM OVERHANG REAR YARD SETBACK(3)	6 FT	7.8 FT
MINIMUM AUTO WASH R.O.W. WIDTH(1)	120 FT	PROVIDED
MINIMUM ABUTTING C2 LANDSCAPE BUFFER	10 FT	10.0 FT
MAXIMUM FLAGPOLE HEIGHT	35 FT	35 FT
MINIMUM FLAGPOLE SETBACK	35 FT(2)	63.7 FT
MINIMUM SIDEWALK WIDTH ABUTTING PARKING	8 FT	8.0 FT
PERMITTED TRASH LOCATION	SIDE/REAR	SIDE

LAND USE AND ZONING TABLE NOTES

(1) §6.07. AUTO WASH SPECIFIC REGULATIONS
AUTO-WASH ESTABLISHMENTS AND AUTO-WASH ESTABLISHMENTS OPERATED WITH ACCESSORY GASOLINE PUMPS, PROVIDED THAT:
- DISTRICTS PERMITTED. THE FOLLOWING STANDARDS APPLY IN THE C-2 DISTRICT AS A WAIVER USE AND IN THE C-3 DISTRICT AS A PERMITTED USE.
- ENCLOSURE. ALL WASHING FACILITIES (EXCEPT STEAMING) ARE TO BE ENCLOSED WITHIN A BUILDING.
-SIDE YARD SETBACK. THE BUILDING IS SITUATED NO CLOSER THAN THIRTY-FIVE (35) FEET FROM ONE SIDE PROPERTY LINE.
- PARKING LOT LAYOUT. THE BUILDING AND OFF-STREET PARKING (WAITING) AREAS SHALL BE SO LOCATED AND ARRANGED SO THAT MOTOR VEHICLES SHALL NOT PARK UPON OR OVERHANG ANY PUBLIC SIDEWALK, STREET, OR RIGHT-OF-WAY.
- LOCATION. AUTO-WASH ESTABLISHMENTS SHALL NOT BE LOCATED NEARER THAN ONE HUNDRED FIFTY (150) FEET AS MEASURED FROM ANY POINT ON THE PROPERTY TO ANY POINT ON THE PROPERTY OF ANY CHURCH, PUBLIC OR PAROCHIAL SCHOOL, OR PLAYGROUND.
- MINIMUM LOT SIZE AND LOT WIDTH. AUTO-WASH ESTABLISHMENTS SHALL BE LOCATED ON A PARCEL OF LAND CONTAINING AT LEAST EIGHT THOUSAND (8,000) SQUARE FEET AND HAVING A WIDTH OF AT LEAST ONE HUNDRED (100) FEET AT THE FRONT PROPERTY LINE.
- SCREENING. WHERE SUCH A USE ADJOINS ANY PROPERTY LOCATED IN ANY RESIDENTIAL DISTRICT OR IS SEPARATED FROM SUCH PROPERTY BY A PUBLIC ALLEY, A PROTECTIVE WALL SHALL BE ERECTED AND MAINTAINED AS PROVIDED IN ARTICLE X OF THIS ORDINANCE.
- LIGHTING. ALL EXTERIOR LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE ERECTED AND HOODED OR SHIELDED SO AS TO BE DEFLECTED AWAY FROM ANY ADJACENT OR NEIGHBORING RESIDENTIAL PROPERTY.
- ACCESS. INGRESS AND EGRESS SHALL BE AVAILABLE FROM A PUBLIC STREET HAVING A RIGHT-OF-WAY WIDTH OF AT LEAST ONE HUNDRED TWENTY (120) FEET OR MORE AS INDICATED ON THE FUTURE TRANSPORTATION MAP.

(2) §11.06.3 THE DISTANCE BETWEEN THE BASE OF THE POLE AND ANY LOT LINE CANNOT BE LESS THAN THE HEIGHT OF THE FLAGPOLE.

(3) §11.06.3 CHIMNEYS, FIREPLACES, EAVES, OVERHANGS, AND CORNICES MAY ENCROACH UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SIDE, REAR OR FRONT YARD SETBACK AREA ON ANY LOT, PROVIDED THAT IN THE CASE OF A SIDE YARD, A MINIMUM SETBACK OF FOUR (4) FEET SHALL BE MAINTAINED.



SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED MOUNTABLE CURB
- PROPOSED SIGNS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED HEATED CONCRETE
- PROPOSED BUILDING DOORS

GENERAL NOTES

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5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

GRAPHIC SCALE IN FEET
20' 0' 20' 40'
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	04/14/2026	AE	FOR SITE PLAN & WAIVER USE APPROVAL
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: SITE PLAN

DRAWING: C-2.1

V:\DET\2025\DET-250058 AUTO & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PDF\SHEETS\MASTER EXHIBITS\C2.0 EXISTING PLAN FOR PLOT.DWG

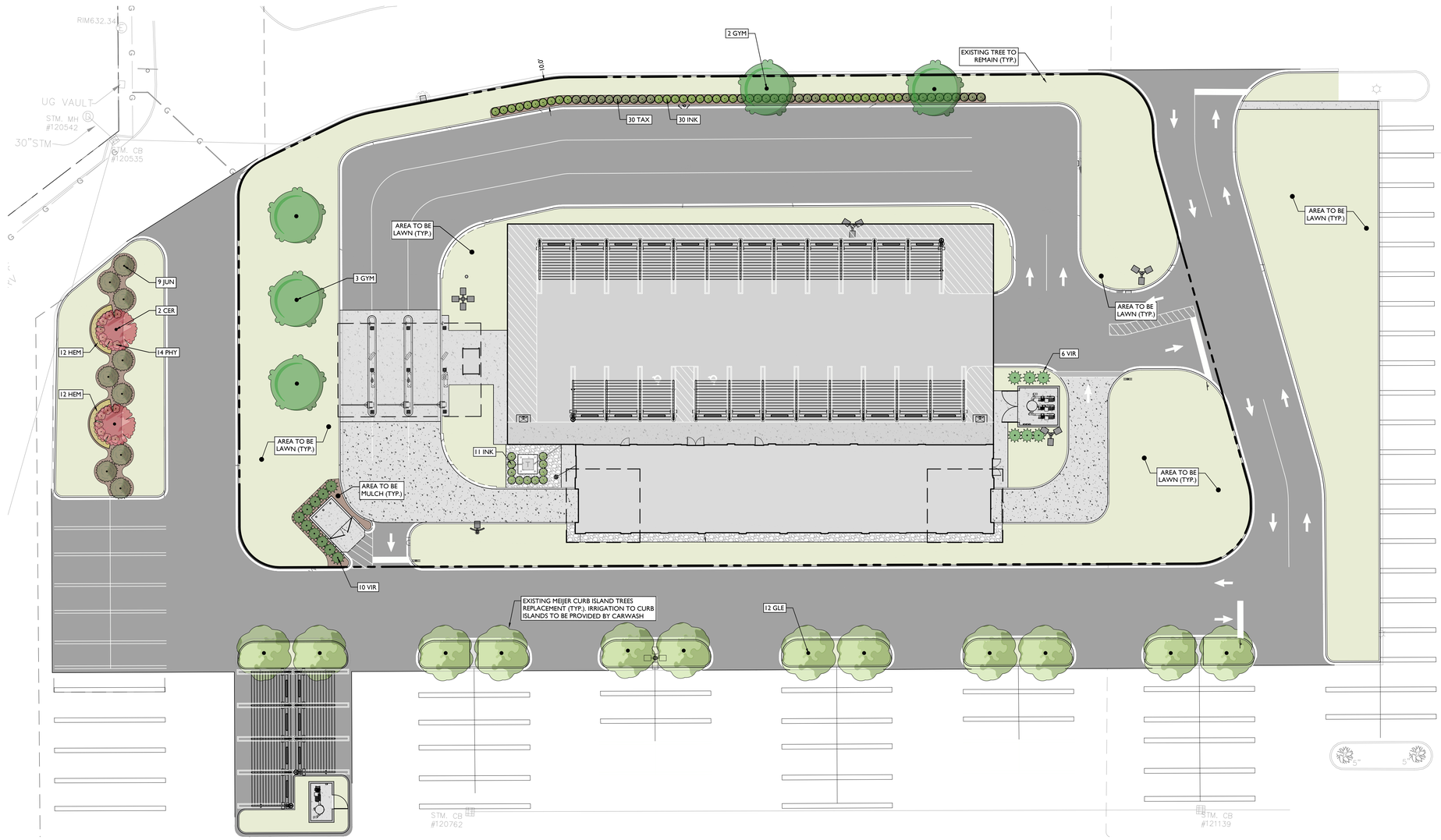
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	12	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" - 3.5" CAL	B&B
	GYM	5	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	3" - 3.5" CAL	B&B
EVERGREEN TREES						
	JUN	9	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8' - 10' HT	B&B
	VIR	16	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER™ EASTERN REDCEDAR	5' - 6' HT	B&B
ORNAMENTAL TREES (SINGLE-STEM)						
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS						
	PHY	14	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	18" - 24"	POT
EVERGREEN SHRUBS						
	INK	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	36" - 42"	POT
	TAX	30	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	36" - 42"	POT
PERENNIALS						
	HEM	24	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL., 24" O.C.	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	PERIMETER PARKING LOT LANDSCAPING	
§ 10.03.(2).(A)	LANDSCAPED YARD SHALL BE PROVIDED BETWEEN THE PUBLIC R.O.W. AND THE PAVED SURFACE AREA	COMPLIES
§ 10.03.(2).(A).(i)	MINIMUM LANDSCAPE YARD WIDTH: 5 FT	10.0 FT
	CONTINUOUS OPAQUE SCREEN OF EVERGREEN OR DECIDUOUS HEDGE	COMPLIES
	HEDGE SHALL BE PLANTED A MINIMUM 2 FT FROM THE FRONT OF A PARKING SPACE CURB	COMPLIES
	OPEN SPACE LANDSCAPING	
§ 10.03.(6)	1 TREE FOR EVERY 3,000 SF OF REMAINING OPEN AREA (15,820 SF) ÷ (1 TREE / 3,000 SF) = 5 TREES	5 TREES
	EQUIPMENT SCREENING	
§ 10.03.(9)	ALL UTILITY, AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM OFF-SITE VIEW	COMPLIES



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

HERBICIDE WEED CONTROL NOTE:

MULCH AND DECORATIVE STONE PLANTING BEDS TO RECEIVE PRE-EMERGENT HERBICIDE.

- PREEN EXTENDED CONTROL WEED PREVENTOR HERBICIDE OR APPROVED EQUAL TO BE UTILIZED.
- APPLICATION SHALL BE ON AS-NEEDED BASIS PER MANUFACTURER SPECIFICATION.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	04/14/2026	AE	FOR SITE PLAN & WAIVER USE APPROVAL
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: **LANDSCAPING PLAN**

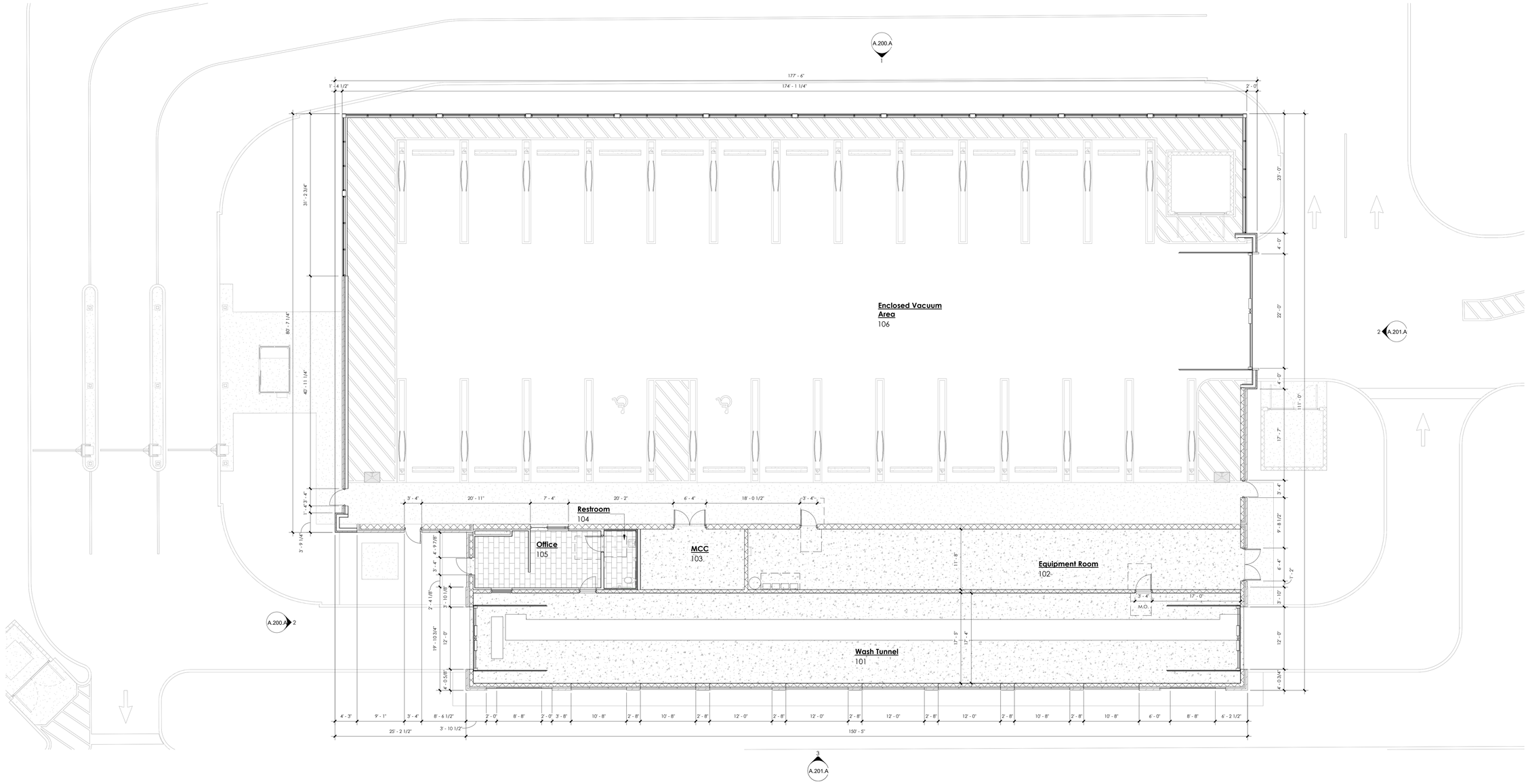
DRAWING: **C-6**

V:\DET\2025\DET-250058 AUNS & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT B, LIVONIA, MI\CAD\PLOTS\DP-8A-LANDSCAPE.DWG

RECEIVED BY

PLANNING DEPARTMENT

Date: 04/13/2026



Floor Plan - Site Plan Approval

1/8" = 1'-0"

KRIEGER KLATT ARCHITECTS

400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia, LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Floor Plan - Site Plan Approval

Project Number:

25-059

Scale:

1/8" = 1'-0"

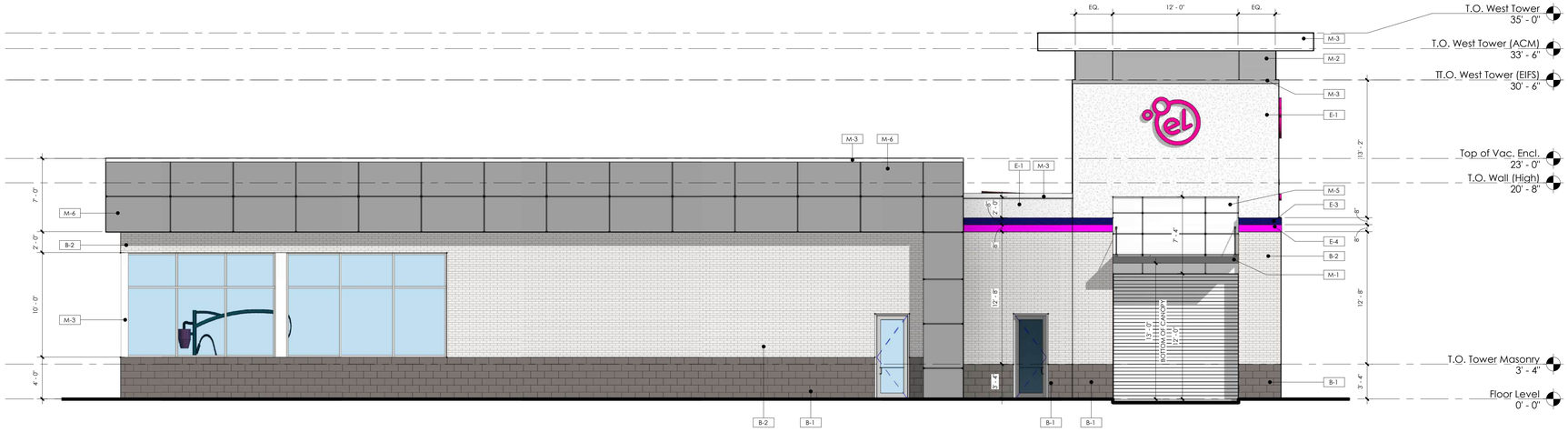
Sheet Number:

A.100A

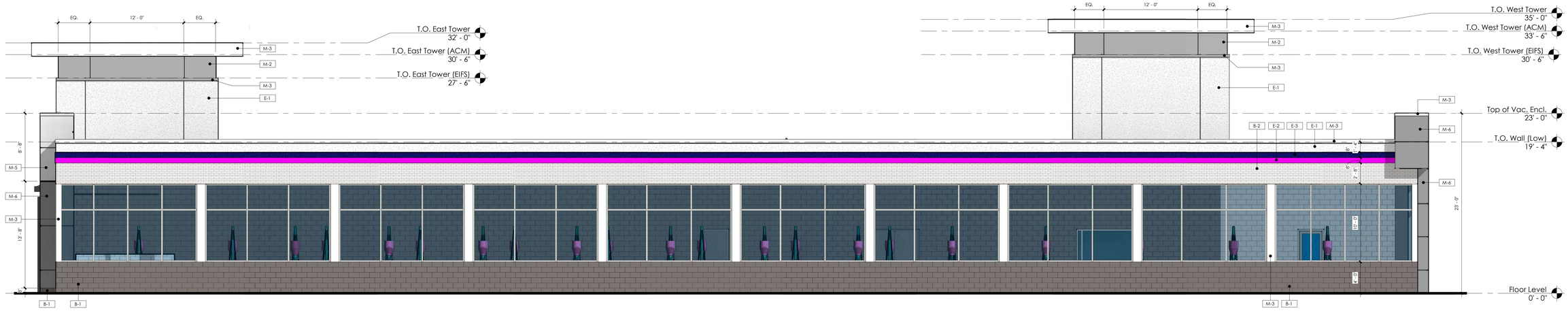
EXTERIOR MATERIAL SCHEDULE :

B-1	DESCRIPTION:	SPLIT FACE CMU
	BASIS OF DESIGN:	TRI-COUNTY BLOCK & BRICK
	FINISH / COLOR:	STORMY
B-2	DESCRIPTION:	BRICK
	BASIS OF DESIGN:	GLEN-GERY
	FINISH/COLOR:	ASPEN WHITE
M-1	DESCRIPTION:	PRE-FAB CANOPY
	BASIS OF DESIGN:	MASA
	FINISH / COLOR:	EXTRUDECK 8" J 3X6 FLAT SOFFIT FEDERAL STANDARD GREY
M-2	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLLIC
	FINISH / COLOR:	REFLECTIVE MIRROR
M-3	DESCRIPTION:	METAL FLASHINGS
	BASIS OF DESIGN:	PAC-CLAD (24 GA)
	FINISH / COLOR:	SILVER
M-4	DESCRIPTION:	HORIZONTAL, FLAT FW METAL SIDING PANELS
	BASIS OF DESIGN:	MCELROY
	FINISH / COLOR:	SLATE GRAY
M-5	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLLIC
	FINISH / COLOR:	RHINESTONE SW7656
M-6	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLLIC
	FINISH / COLOR:	SLATE GRAY
E-1	DESCRIPTION:	EIFS
	FINISH / COLOR:	HIGH REFLECTIVE WHITE SW 7757 (WHITE)
E-2	DESCRIPTION:	EIFS
	FINISH / COLOR:	MAGENTA
E-3	DESCRIPTION:	EIFS
	FINISH / COLOR:	NIGHT RIDER

NOTE: SUBMIT SAMPLES OF ALL SELECTED MATERIALS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



2 West Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"



1 North Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"

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P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia, LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By

Seal:

STATE OF MICHIGAN
JEFFREY GERARD KLATT
ARCHITECT
LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations - Site Plan Approval

Project Number:

25-059

Scale:

As indicated

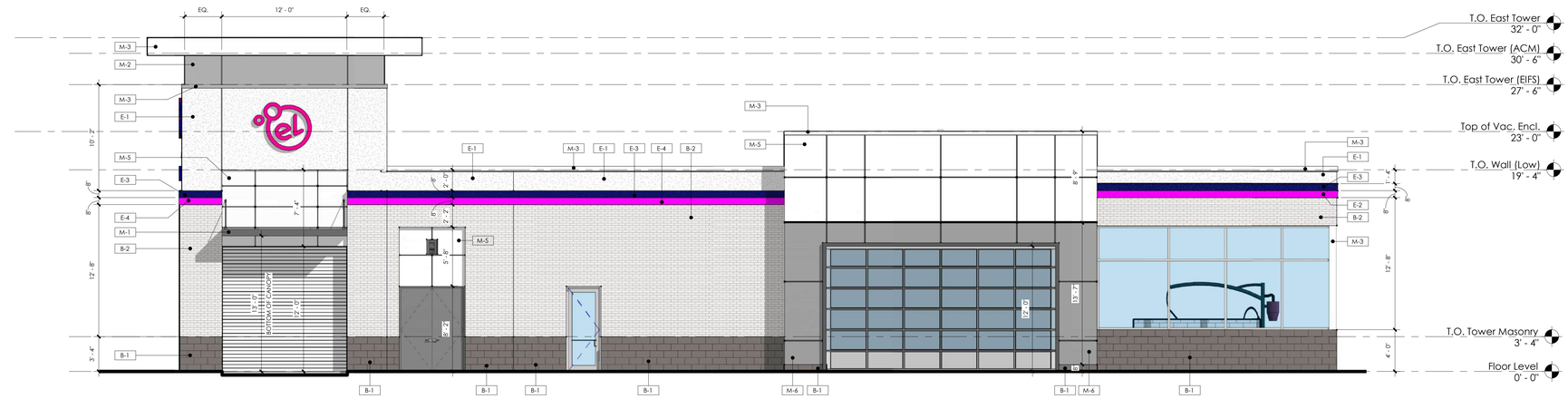
Sheet Number:

A.200.A

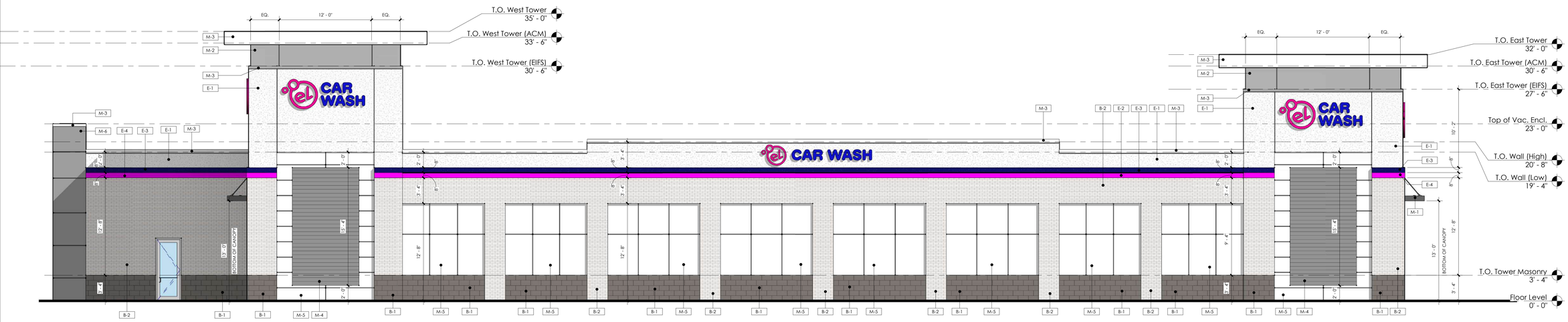
EXTERIOR MATERIAL SCHEDULE :

B-1	DESCRIPTION:	SPLIT FACE CMU
	BASIS OF DESIGN:	TRI-COUNTY BLOCK & BRICK
	FINISH / COLOR:	STORMY
B-2	DESCRIPTION:	BRICK
	BASIS OF DESIGN:	GLEN-GERY
	FINISH/COLOR:	ASPEN WHITE
M-1	DESCRIPTION:	PRE-FAB CANOPY
	BASIS OF DESIGN:	MASA
	FINISH / COLOR:	EXTRUDECK 8" J 3X6 FLAT SOFFIT FEDERAL STANDARD GREY
M-2	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLIC
	FINISH / COLOR:	REFLECTIVE MIRROR
M-3	DESCRIPTION:	METAL FLASHINGS
	BASIS OF DESIGN:	PAC-CLAD (24 GA)
	FINISH / COLOR:	SILVER
M-4	DESCRIPTION:	HORIZONTAL, FLAT FW METAL SIDING PANELS
	BASIS OF DESIGN:	MCELROY
	FINISH / COLOR:	SLATE GRAY
M-5	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLIC
	FINISH / COLOR:	RHINESTONE SW7656
M-6	DESCRIPTION:	ALUM. COMPOSITE PANEL
	BASIS OF DESIGN:	APOLIC
	FINISH / COLOR:	SLATE GRAY
E-1	DESCRIPTION:	EIFS
	FINISH / COLOR:	HIGH REFLECTIVE WHITE SW 7757 (WHITE)
E-2	DESCRIPTION:	EIFS
	FINISH / COLOR:	MAGENTA
E-3	DESCRIPTION:	EIFS
	FINISH / COLOR:	NIGHT RIDER

NOTE: SUBMIT SAMPLES OF ALL SELECTED MATERIALS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



2 East Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"



3 South Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"

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P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia, LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations - Site Plan Approval

Project Number:

25-059

Scale:

As indicated

Sheet Number:

A.201.A

Northwest 3D View

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Project:

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Seal:

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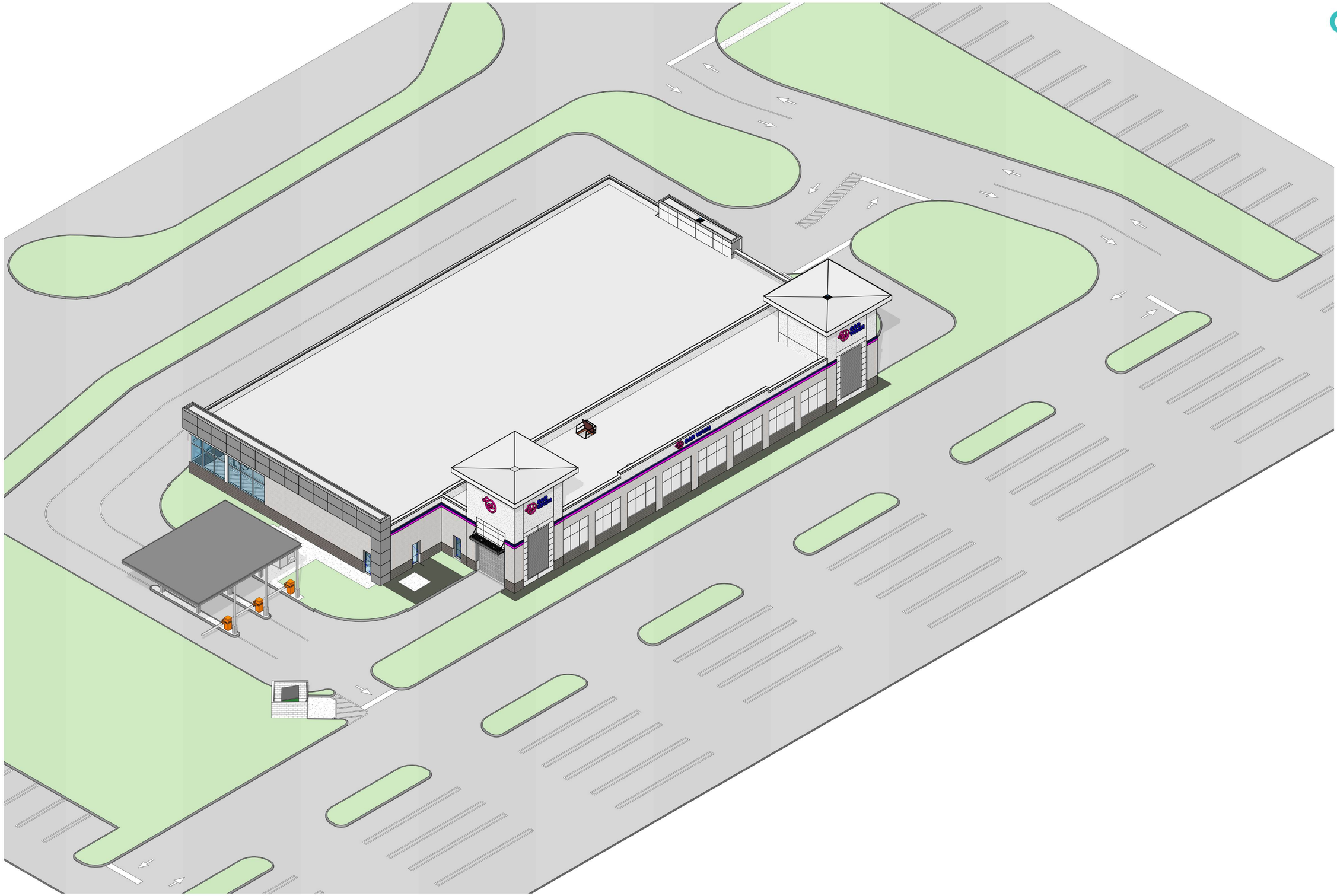
North Arrow:

Sheet Title:
Northwest Isometric

Project Number:
25-059

Scale:

Sheet Number:
A.202.A



Southwest 3D View

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P: 248.414.9270
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Client:

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Project:

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City of Livonia, Michigan

Issued	Description	By

Seal:

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North Arrow:

Sheet Title:

Southwest Isometric

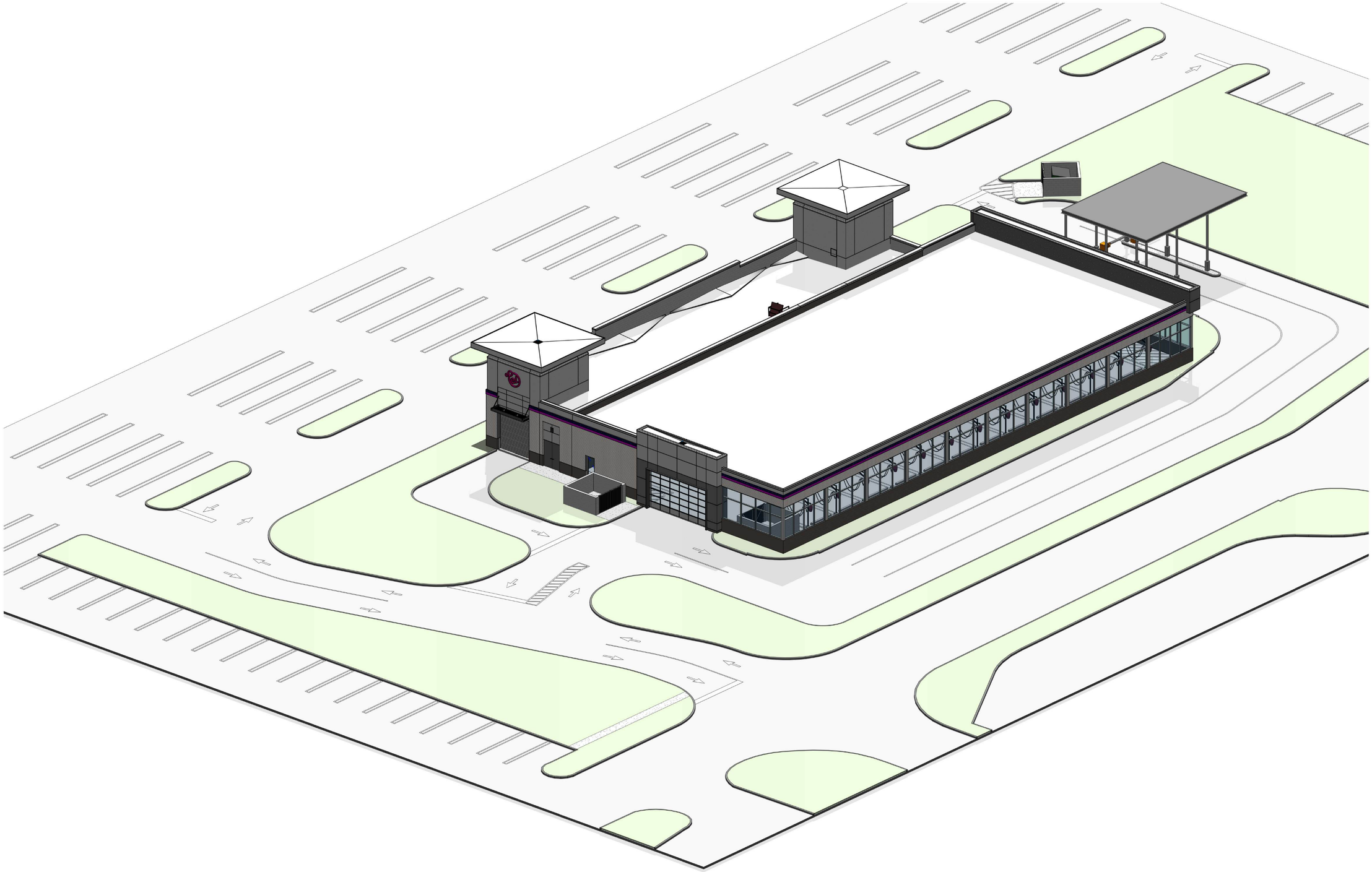
Project Number:

25-059

Scale:

Sheet Number:

A.203.A



Northeast 3D View

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

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Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By

Seal:

Note:

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North Arrow:

Sheet Title:

Northeast Isometric

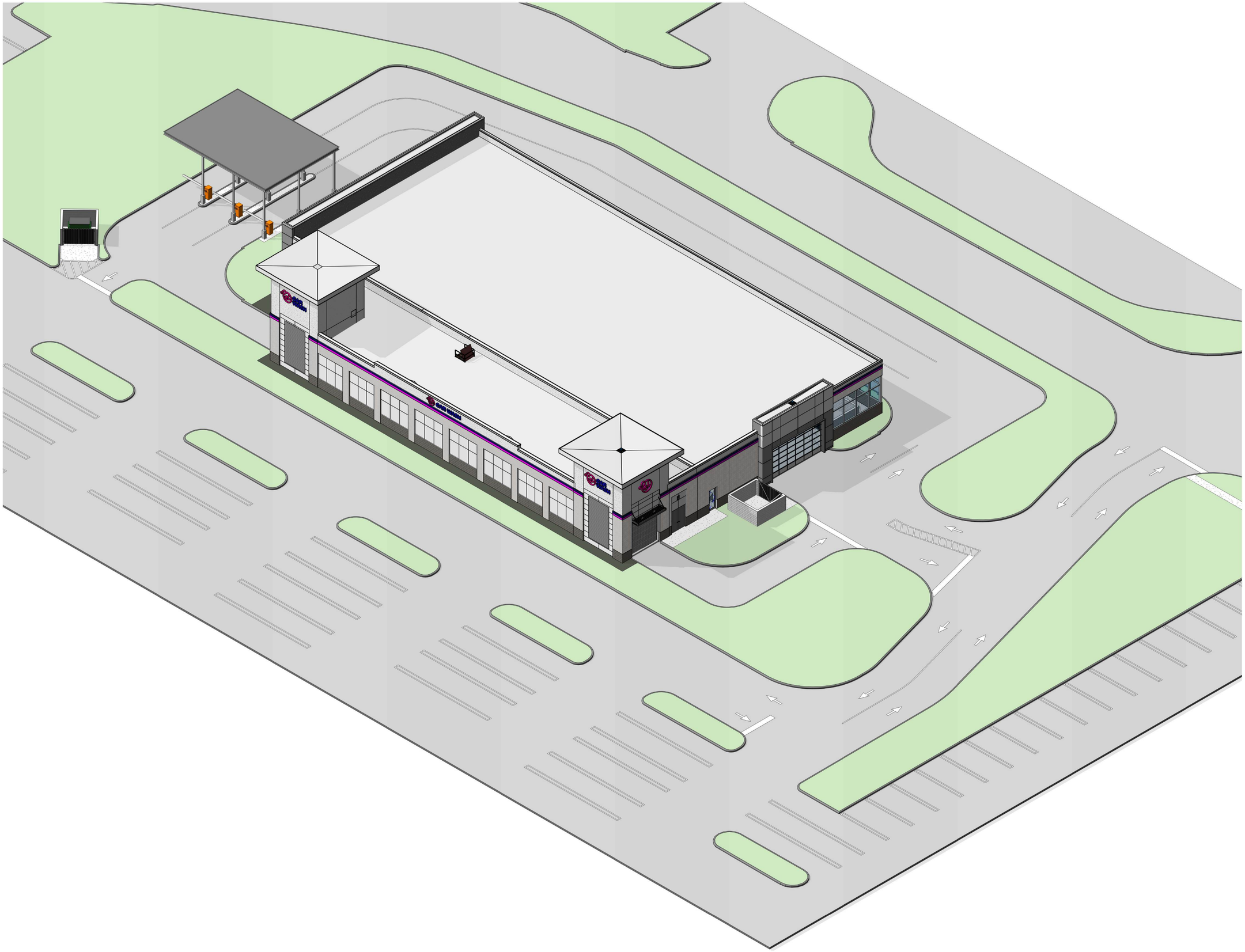
Project Number:

25-059

Scale:

Sheet Number:

A.204.A



Southeast 3D View

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ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

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Bingham Farms, MI 48025

Project:

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City of Livonia, Michigan

Issued	Description	By

Seal:

Note:

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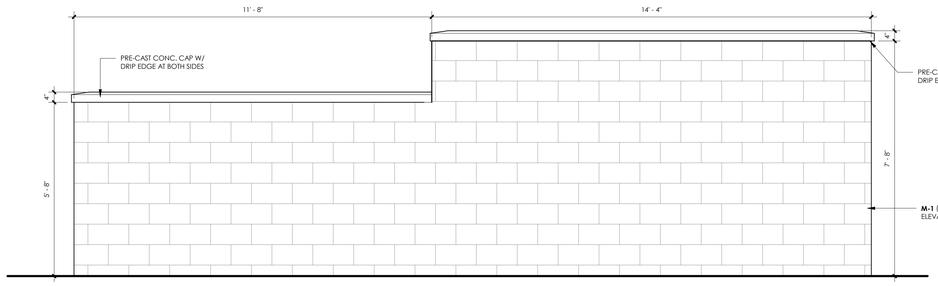
North Arrow:

Sheet Title:
Southeast Isometric

Project Number:
25-059

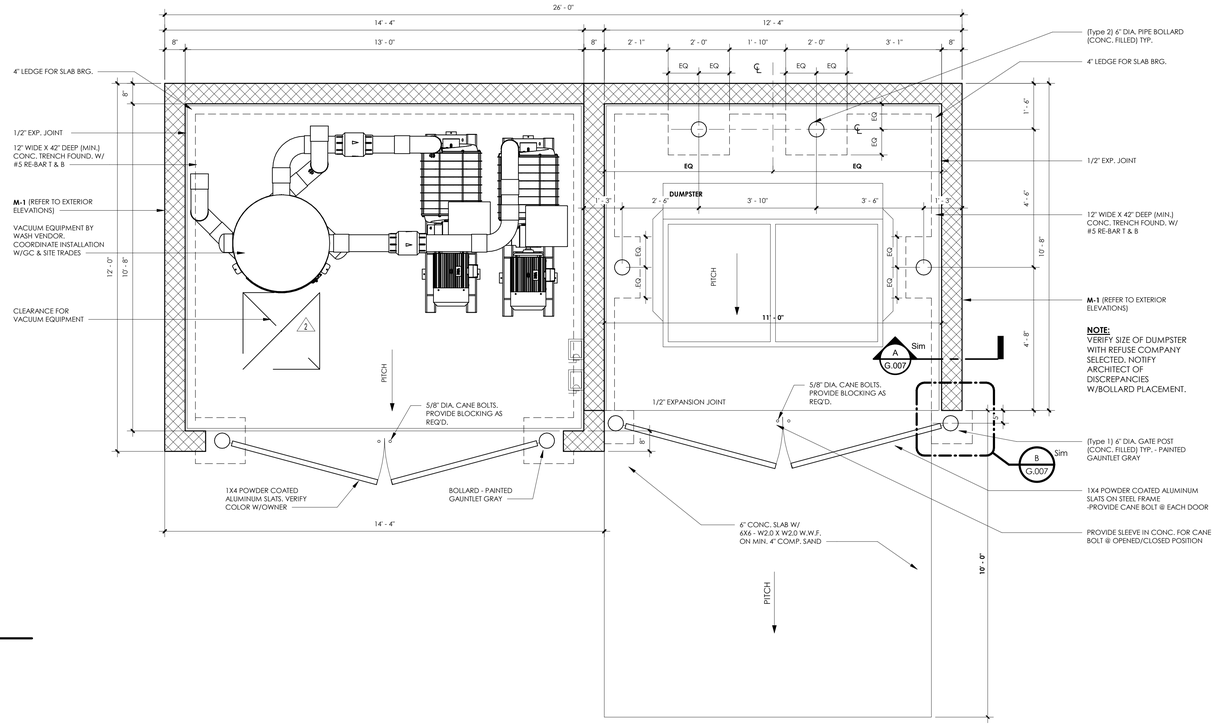
Scale:

Sheet Number:
A.205.A



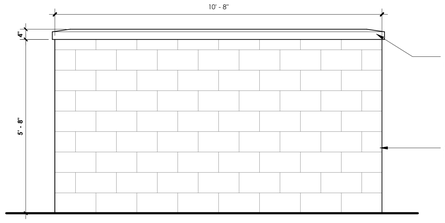
Trash Enclosure Rear Elevation

1/2" = 1'-0"



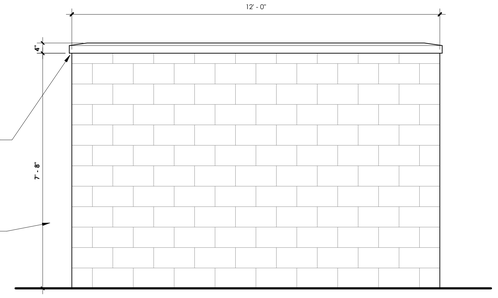
Vacuum / Trash Enclosure Plan

1/2" = 1'-0"



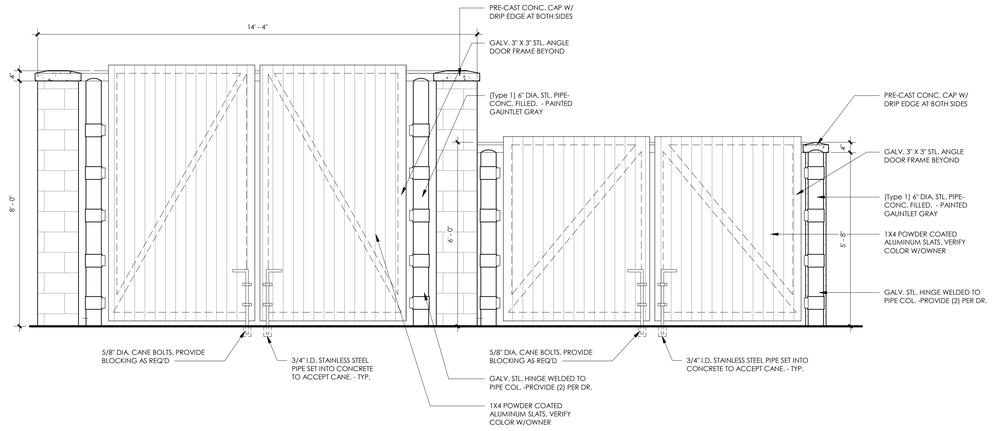
Trash Enclosure Right Side Elevation

1/2" = 1'-0"



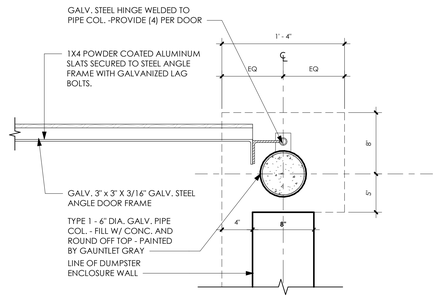
Trash Enclosure Left Side Elevation

1/2" = 1'-0"



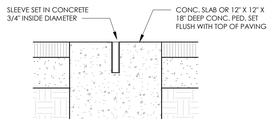
Trash Enclosure Front Elevation

1/2" = 1'-0"



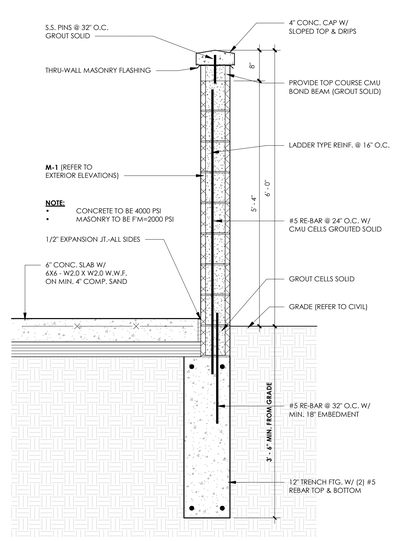
B G.007 Trash Enclosure Door Detail

1 1/2" = 1'-0"



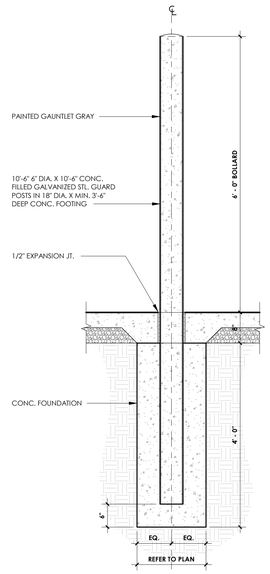
9 Gate Hold Detail

1 1/2" = 1'-0"



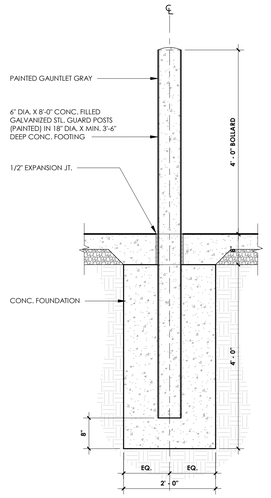
A G.007 Dumpster Enclosure Section

3/4" = 1'-0"



Gate Post Detail (Type 1)

3/4" = 1'-0"



Bollard Detail (Type 2)

3/4" = 1'-0"

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13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Trash Enclosure Plan, Elevations, & Details

Project Number:

25-059

Scale:

As indicated

Sheet Number:

G.007

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

CAR WASH

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CAR WASH

Culver's
CAR WASH

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WASH

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

March 3, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-05 – #13000 Middlebelt Road (El Car Wash)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the waiver petition at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13000 Middlebelt Road**. The proposed car wash will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the car wash once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The water service to the proposed car wash is planned to be tapped into a private water main. It also appears that the proposed car wash will be on a separate parcel based on the proposed legal description for "outlot E". If property for the car wash is to be a separate parcel, the water service cannot be connected to the private main, and a new tap location to a public main will be required.

4. If a lot split is planned for a proposed outlot, the owner will need to start the process by contacting the Assessor's Office prior to any permitting.

5. The landscape plan is currently showing placing 6 trees, all Honey Locust. This should be changed to a variety of trees, preferably 3 different species, picked from the approved medium/large species list. Also, the proposed Japanese Yews should be switched with a more salt-tolerant plant (English Yew, Holly, Chamaecyparis, etc.) or moved away from the edge of parking lot, as salt usage will limit any long-term success.

6. Once site plan approval has been granted, Engineering drawings will need to be submitted to this department for permitting.

Should you have any additional questions on this matter, please feel free to contact me at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

Cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: February 24, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition 2026-01-02-05, Meijer Carwash 13000 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

On final plan set that will be submitted for review, please provide nearest fire hydrant location. The south side of the structure appears to be the best location in case aerial truck firefighting operations should occur, access road width dimensions to the south of the structure need to be at least 22 feet due to the potential of snow removal piles.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

February 25th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2026-01-02-05 - 13000 Middlebelt Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-05 – 13000 Middlebelt Rd. (El Car Wash Mid-West, LLC.)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Benjamin N. Grier
Director of Finance

BG: sc

From: Nowicki, Janice
To: Reece, Stephanie
Cc: Nowicki, Janice; O"Donohue, Sarah
Subject: FW: Online Form Submittal: Planning Inquires
Date: Monday, April 13, 2026 12:39:25 PM

Good afternoon, Stephanie,

We received the following email from the website and wanted to forward it to your office. I will reply and thank them for their comments, assuring them that they have been shared with the appropriate parties.

Thank you,
Janice

Janice Nowicki
Executive Assistant to the Mayor
City of Livonia | Mayor's Office
(734) 466-2206
jnowicki@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, April 11, 2026 10:25 AM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Ewa
Last Name	Kedzierska
Address	20310 Mayfield St
Email Address	ewalicja1@gmail.com
Phone Number	3139294434
Describe your issue, concern, or question.	Planning commission Petition 2026-01-02-05 I was under the impression that there is a moratorium on new car washes in Livonia. I AM AGAINST ANY MORE CAR WASHES

	IN LIVONIA - WE DO NOT NEED THEM! Livonia is now the joke in Wayne as the Car Wash capital. Please do not accept this petition on the grounds of car wash saturation in Livonia.
Date of Concern	4/11/2026
Attachment (Optional)	*Field not completed.*

Email not displaying correctly? View it in your browser.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

6. REQUEST TO AMEND COUNCIL RESOLUTION 151-25: to replace the authorized representative with Zachary Haapala.

   Zachary Haapala, Assistant Director of Public Works, requested an amendment that would replace himself as the authorized representative for future applications.

   Motion was made by Councilmember Ptashnik to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

6.

DPW
April 22, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Zach Haapala, MPA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO AMEND COUNCIL RESOLUTION 151-25: to replace the authorized representative with Zachary Haapala.

BACKGROUND DETAILS

At a City Council Regular Meeting held on April 17, 2025 City Council approved the adoption of a Project Planning Document (PPD) from OHM Advisors to be submitted for Drinking Water State Revolving Fund (DWSRF) funding consideration. The City of Livonia was not selected for funding last year, and is looking to re-submit this PPD for DWSRF funding consideration this year. While the PPD did not need to be formally adopted again for re-consideration, the Authorized Representative needed to be amended to Zachary Haapala (Assistant Public Works Director) given Don Rohraff's departure as the previous Authorized Representative.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

WHEREAS, the City of Livonia, a Michigan Municipal Corporation, recognizes the need to make improvements to its existing water distribution system; and

WHEREAS the City of Livonia authorized OHM Advisors to prepare a Project Planning Document (hereafter referred to as “PPD”) which recommends the investigation and replacement of water service lines made from lead in areas of concern identified in the Complete Distribution System Material Inventory in the City of Livonia; and

WHEREAS, said PPD was presented at a Public Meeting held on April 17, 2025, at 2:30 p.m., at the City of Livonia Department of Public Works and all public comments received during the open public comment period and at the public meeting have been considered and addressed.

NOW THEREFORE BE IT RESOLVED that the City of Livonia formally adopts said PPD and agrees to implement the selected alternative.

BE IT FURTHER RESOLVED that Zachary Haapala, Assistant Director of Public Works, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

To approve the proposed Drinking Water Revolving Fund Project Plan to identify and replace lead water service lines in order to fulfill the City's requirements to the EPA in compliance with the Lead and Copper Rule Revisions,

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

N/A

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. R050725 ID and replacement of lead water service lines CR 151-25
2. S042825 LTC ID and replacement of lead water service lines
3. Livonia DWSRF Project Plan-Draft 2025

APPROVED BY

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director

Date: April 22, 2026

Maureen Miller Brosnan

Date: April 23, 2026

Maureen Miller Brosnan, Mayor

On a motion by Councilmember Donovic, supported by Vice President Ptashnik, it was:

#151-25 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated April 10, 2025, which bears the signatures of the Director of Public Works, the Chief Accountant of Finance, and the City Attorney, and is approved for submission by the Mayor, wherein a request is made to approve the proposed Drinking Water Revolving Fund Project Plan to identify and replace lead water service lines in order to fulfill the City's requirements to the EPA in compliance with the Lead and Copper Rule Revisions, the Council does hereby determine as follows:

WHEREAS, the City of Livonia, a Michigan Municipal Corporation, recognizes the need to make improvements to its existing water distribution system; and

WHEREAS, the City of Livonia authorized OHM Advisors to prepare a Project Planning Document (hereafter referred to as "PPD") which recommends the investigation and replacement of water service lines made from lead in areas of concern identified in the Complete Distribution System Material Inventory in the City of Livonia; and

WHEREAS, said PPD was presented at a Public Meeting held on April 17, 2025, at 2:30 p.m., at the City of Livonia Department of Public Works and all public comments received during the open public comment period and at the public meeting have been considered and addressed;

NOW THEREFORE BE IT RESOLVED that the City of Livonia formally adopts said PPD and agrees to implement the selected alternative.

BE IT FURTHER RESOLVED, that the Director of Public Works is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

CONSENT AGENDA ITEM 19 (Regular Meeting of May 7, 2025)

Motion: **Donovic**
Second: **Ptashnik**
Ayes: **Donovic, Ptashnik, Budzinski, Scheel, Morgan and McCullough**
Nays: **None**
Absent: **None**

LETTER TO THE LIVONIA CITY COUNCIL

20.

DPW
April 10, 2025

MEETING DATE	PRESENTED BY
S042825/R050725	Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE DRINKING WATER REVOLVING FUND PROJECT PLAN: Department of Public Works, Water & Sewer Division, re: Identification and replacement of lead water service lines.

BACKGROUND DETAILS

In 2021, the EPA updated their requirements with Lead and Copper Rule Revisions. The revised rule requires water distribution system material inventories be conducted and the replacement of all public and private lead service lines. The City of Livonia is seeking funding through the Drinking Water State Revolving Fund (DWSRF) for this purpose. As required, a public meeting on the subject was held on April 17, 2025, at the DPW Headquarters where the public's comments and concerns were addressed. At this time, we request Council approve our request to seek funding through the DWSRF for costs incurred as a result of the lead service line replacement project.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

WHEREAS, the City of Livonia, a Michigan Municipal Corporation, recognizes the need to make improvements to its existing water distribution system; and

WHEREAS, the City of Livonia authorized OHM Advisors to prepare a Project Planning Document (hereafter referred to as “PPD”) which recommends the investigation and replacement of water service lines made from lead in areas of concern identified in the Complete Distribution System Material Inventory in the City of Livonia.

WHEREAS, said PPD was presented at a Public Meeting held on April 17th, 2025, at 2:30 P.M. at the City of Livonia Department of Public Works and all public comments received during the open public comment period and at the public meeting have been considered and addressed;

NOW THEREFORE BE IT RESOLVED that the City of Livonia formally adopts said PPD and agrees to implement the selected alternative.

BE IT FURTHER RESOLVED, that the Director of Public Works is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Planning Document as the first step in applying to the State of Michigan for a

Drinking Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Identification and replacement of lead water service lines

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

Seeking funds through the Drinking Water State Revolving Fund (DWSRF) for this purpose

DETAILED WORK BEING PERFORMED

Identification and replacement of lead water service lines

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

N/A

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

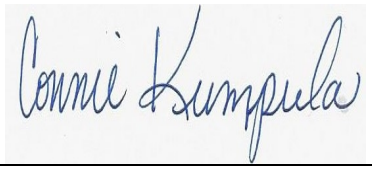
1. S042825 LTC 2025 DWSRF Project Plan
2. Livonia DWSRF Project Plan-Draft 2025
3. Resolution_Adopting Project Plan_Draft
4. Notice of public meeting

APPROVED BY

Ryan Ferrell

Ryan Ferrell, Assistant Director of Public Works — Date: April 11, 2025

Don Rohraff, Director of Public Works — Date: April 11, 2025



Date: April 17, 2025

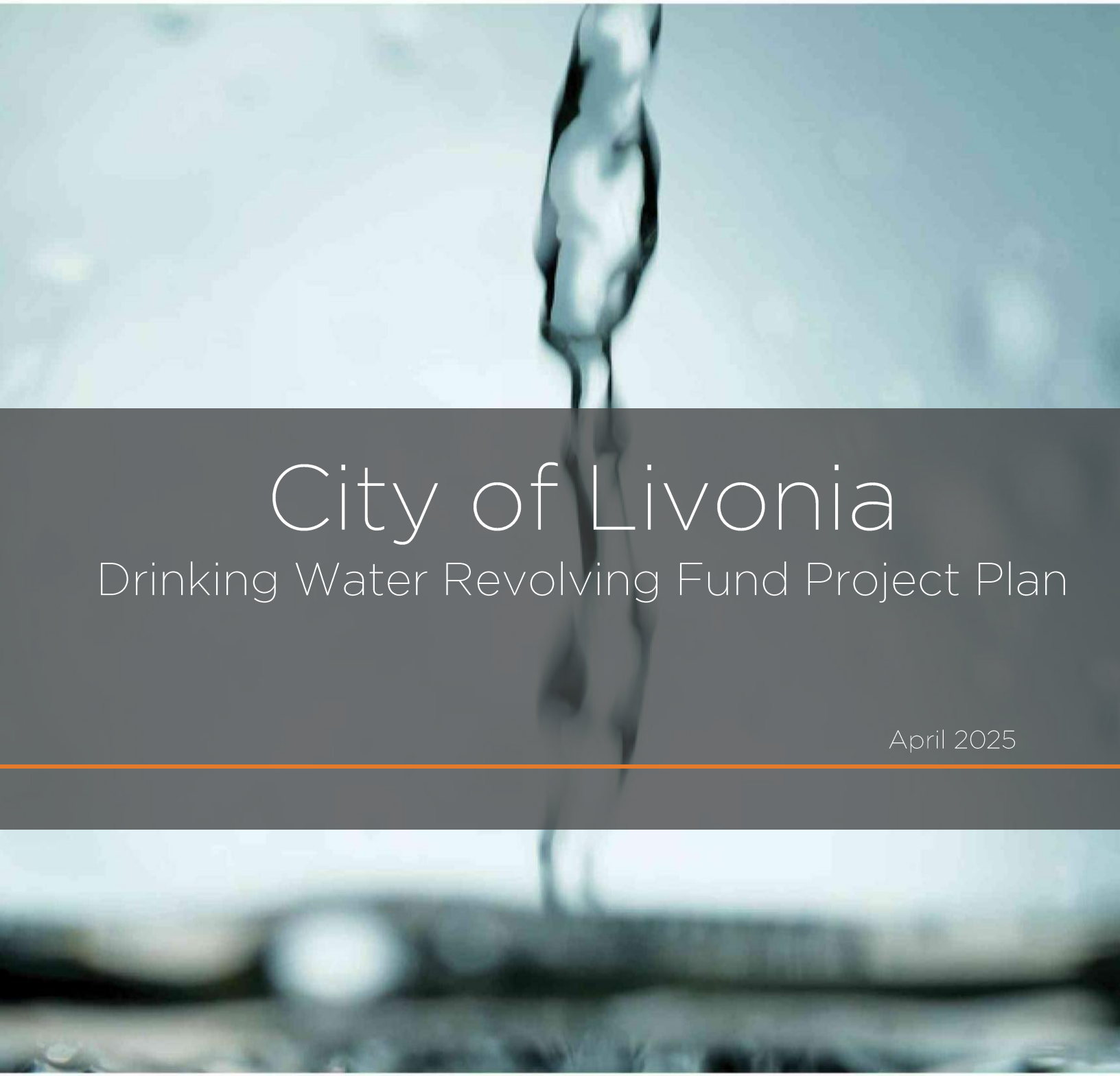
Connie Kumpula, Chief Accountant

Date: April 17, 2025

Carter Fisher, City Attorney

Date: April 17, 2025

Maureen Miller Brosnan, Mayor



City of Livonia

Drinking Water Revolving Fund Project Plan

April 2025

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DRAFT

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Appendix C: Lead Service Residential Information Packages for Residents
Appendix D: Public Meeting
Appendix E: Adoption of Project Plan & EGLE Submittal Form

DRAFT

Project Background

Study Area

The City of Livonia is a 36 square mile community located northwest of the City of Detroit in Wayne County. The City is bordered to the west by Northville Township and Plymouth Township, to the south by Westland, to the east by Redford Township, and to the north by Farmington Hills. The City's public water supply is provided by the Great Lakes Water Authority (GLWA) via 8 connections. There are no locations within the City where well water is drawn for public water supply.

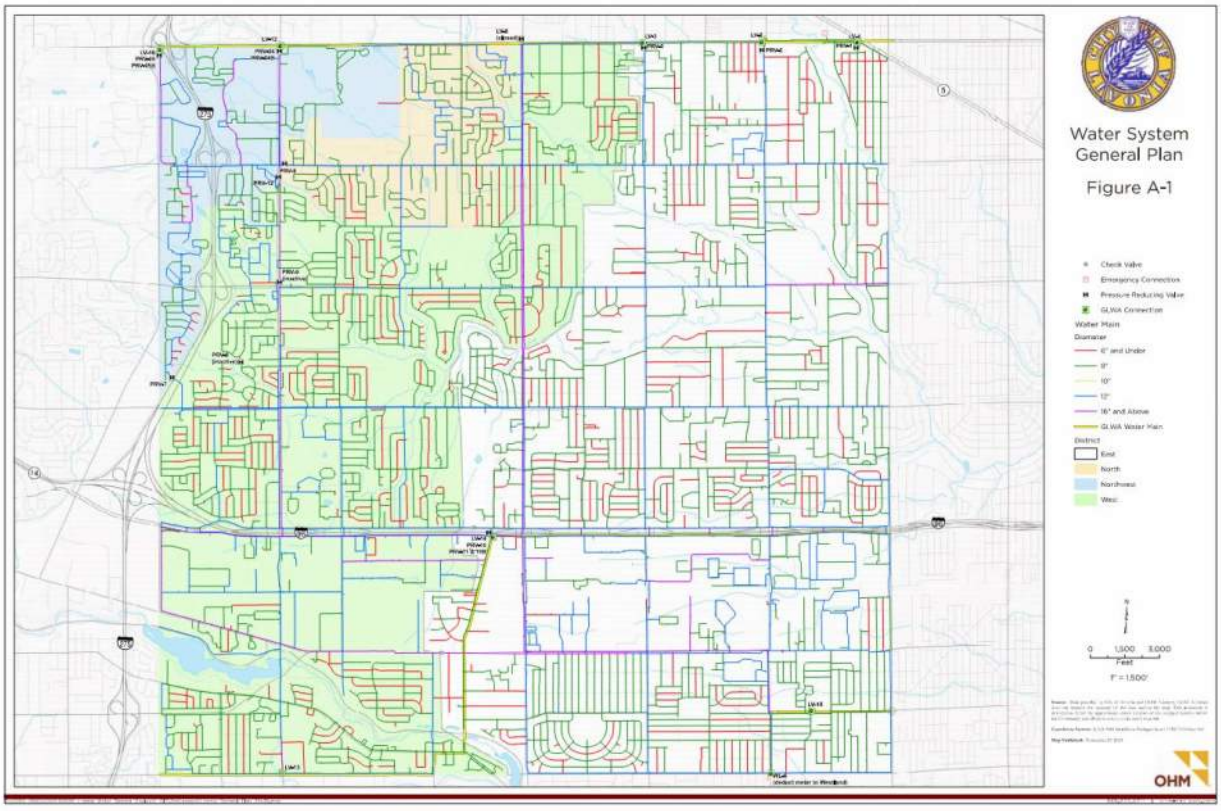

Figure 1: City of Livonia Water System Map

The City is part of the Upper, Middle, and Lower Rouge branches of the Rouge River. The majority of the drainage is part of the Bell Creek system, flowing from the west to the east. In general, the land mass slopes from elevation 790 in the northwest corner of the City to around elevation 630 in the southeastern corner. See Appendix A, Figure 5 for an overview of the existing hydrography and wetlands.

There are no other significant natural or man-made features that could affect or be affected by the project.

Land Use

44% of the City of Livonia is zoned residential. An additional 56% of the land is zoned non-residential. This includes 7.7% commercial and office, 14.3% industrial, 10.5% recreation-open space with the remaining 31.2% divided between institutional and transportation/communication utility. The existing zoning designations are shown in Figure 4 in Appendix A.

The City of Livonia is an established community, and therefore, the land use over the next 20-years is not expected to change significantly. With no anticipated increase in development, air and water quality and environmentally sensitive areas are not expected to be adversely impacted.

Population Projections

According to the Southeast Michigan Council of Governments (SEMCOG) 2050 Forecast for Southeast Michigan, which uses 2020 Census data, the current population of the City of Livonia is estimated as 95,535 shown in Appendix B. SEMCOG predicts the 2050 total population to be 97,098 (see Table 1). There is no seasonal variance in population within the City of Livonia as the population remains constant year-round.

***Table 1*: Population Data**

	2020	2030	2040	2050
Population	95,535	95,532	96,601	97,098

There are 38,207 water service lines in City of Livonia. Among them, around 150 are known to contain lead. Based upon modeling and guidance from EGLE, an additional 500 service lines are suspected to contain lead. Approximately 8,069 are known to be non-lead.

The water demand in the City of Livonia is approximately 45% residential. The City has a large commercial and industrial base. Ford Motor Company is the single largest water user, and accounts for approximately 3.3% of the daily water demand.

Water Demand

The average residential water demand is about 111 gallons per capita per day. This consumption is typical for residential water use. Due to the fact that SEMCOG predicts minimal population increase from 2020 to 2050, the City of Livonia's projected residential water demands are assumed to remain the same through 2050. The largest water user within the City is Ford Motor Company, with an average consumption of 195 gallons per minute. In the recent past, Ford Motor Company greatly reduced their average day water demand down from 236 gallons per minute. This fact is largely the reason that the service contract between GLWA and the City of Livonia was updated in the recent Periodic Review and Reopener, reducing the projected and minimum annual volumes GLWA will supply to Livonia. For the period from 2020 to 2023, the projected annual volume was 525,000 Mcf. As of 2024, the projected annual volume is 500,000 Mcf. This water demand is not anticipated to change significantly in the next 20 years.

Existing Facilities

1. Condition of Source Facilities

The City of Livonia obtains its potable water from the GLWA. A multitude of GLWA transmission mains ranging in size from 30-inch to 54-inch convey water to the City of Livonia. There are 8 supply points from GLWA to the City of Livonia and a deduct meter to the City of Westland.

The supply pressure ranges on an average day from 50 psi to 131 psi under normal conditions, according to the GLWA contract. Some GLWA meter pits contain PRV's to reduce high GLWA average day supply pressure. There are no concerns regarding low supply pressure from GLWA.

2. Water Treatment

The City of Livonia purchases its potable water from GLWA. The water is treated at the Springwells Water Treatment Plant located at 8300 W. Warren Avenue in Dearborn. The City of Livonia does not own or operate its own water treatment facility.

3. Condition of Storage Tank and Pump Station Facilities

There are no storage facilities or pump stations in the City of Livonia. Due to the number of water connections to the GLWA system, there does not appear to be a need for either of these facilities for existing conditions or during the 20-year planning period.

4. Condition of Service Lines

Service lines in the City range from 5/8" to 10" with a few industrial customers having larger meters. The service lines are generally the same age as the water main they are connected into. Most of the water services in the City are copper or plastic and less than 3% are predicted to be lead. As water main is replaced, lead or galvanized water services will be replaced to the meter. Copper water services will be transferred from the old water main to the new water main.

5. Condition of Transmission/Distribution System

Water Main
The City's water distribution system is made up of water main 4" to 36" in diameter with a total of 2,563,204 feet or 485 miles of water main. Over 70% of the water main is 8-inch and smaller. The 6-inch water main accounts for 16% of all the water main in the City's system.

The City's water distribution system is aging, with the earliest mains installed in the 1920s. Over 60% of the water main is greater than 50 years in age. There are some mains greater than 80 years in age. The majority of the existing water main is cast iron. Ductile iron and HDPE are the next most popular pipe materials, comprising approximately 13% and 10% of the system respectively. The system also includes a small amount of asbestos cement and prestressed concrete. The system hydrants and valves are the same age as the mains, and exhibit wear expected of their age. The City experiences over 150 watermain breaks on average on an annual basis.

Pressure Reducing Valves

GLWA provides all the water supply needs to the City in four (4) pressure districts (Northwest, North, West and East). The four (4) pressure districts were created using four (4) PRVs as shown below:

- PRV - 6: 7 Mile Road, east of Newburgh Road
- PRV - 7: Penn Court
- PRV - 12: Newburgh Road, south of 7 Mile Road
- PRV – 13: 8 Mile Road, west of Ellen Drive

Additional PRVs are located in the system to further reduce and regulate pressure. All the PRVs within the City of Livonia are shown in Table 2 below:

Table 2: City of Livonia PRVs

PRV ID	Status	Size (in)	Elevation (ft)
PRV-1/LV-04	Active	8	650.24
PRV-2/LV-2	Active	12	658.99
PRV-3/LV-3	Active	12	672.00
PRV-4/LV-12	Active	16	755.53
PRV-4B/LV-12	Active/Closed	6	755.93
PRV-5/LV-16	Active	16	789.60
PRV-5B/LV-16	Active/Closed	6	789.5
PRV-6	Active	12	733.50
PRV-7	Active	8	713.80
PRV-8	Inactive/Open	8	695.73
PRV-9	Inactive/Open	24	698.31
PRV-10/LV-14	Active	20	660.90
PRV-11/LV-14	Active	16	660.01
PRV-11B/LV-14	Active/Closed	12	660.29
PRV-12	Active	24	726.00
PRV-13	Active	8	720.00

6. Condition of Water Meters

The City has 38,207 operational service connections, ranging in size from 5/8” to 10”. The City has an active water meter replacement program with the intent of updating the entire system to digital. The City is winding down an extensive meter replacement program. At the peak of the program, the City was replacing approximately 400 meters per month. Currently, only 3,000 additional meters are in need of replacement, and this will occur over the next two to three years. Meter replacements will be on track to become part of the annual budget and the asset management plan for continual replacement.

7. Operation and Maintenance

Operation and maintenance of the City's water system is focused on maintenance of the water distribution system and PRVs. The City continues to follow the 10 States Standards and Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements and recommendations pertaining to the operation and maintenance for fire hydrants and gate valves within the City's jurisdiction. The City is also implementing a valve exercising and water main flushing program beginning in 2025. Hydrant flushing is currently performed on an as-needed basis for dead-end water mains to remedy low pressures or water age issues.

8. Design Capacity of Waterworks System

The City's maximum day and peak hour water demand rates were taken from the current contract with GLWA; they are 23.0 and 33.0 MGD respectively. Review of actual billing data supports that these rates are reasonable. The GLWA water treatment plant has sufficient capacity to meet the needs of the City of Livonia. These current rates are reduced from the previous five-year period, largely due to the decrease in water usage at Ford Motor Company's Plant #43. It is expected that future 20-year projected water demand will remain the same as the current rates.

9. Evaluation of System's Climate Resiliency

An evaluation of climate resiliency involves ensuring key facilities are protected from the effects of climate change. As a result of climate change in Michigan, water levels may rise, and storms may strengthen in intensity. There are no pump stations or water treatment facilities located within the floodplain so there is not a threat of flood damage to any facilities. Emergency backup power is provided and maintained by the GLWA system. The water main is buried and protected from the elements, so climate change factors will not affect the system's reliability. Hydrants are also protected from the effects of climate change as they are constructed and enclosed with rigid material.

Water demand management may be necessary in times of drought. It is anticipated that if longer drought periods occur, there will be increased demand for landscape irrigation. Regulations limiting irrigation may be implemented during drought conditions.

Summary of Project Need:

A. Compliance with the drinking water standards in the Administrative Rules for Act 399

1. The United States Environmental Protection Agency (EPA) enacted the Lead and Copper Rule (LCR) in 1991 in order to control lead and copper levels in drinking water. EGLE revised its own rule in 2018 to establish new requirements for water systems and EPA updated their requirements in 2021 with Lead and Copper Rule Revisions (LCRR). The rule requires water distribution system materials inventories, the replacement of all public and private lead service lines, the utilization of a new sampling method to test homes and lowering the lead action level from 15 ppb to 12 ppb on January 1, 2025, with an ultimate reduction to 10 ppb starting November 1, 2027. MI Department of Health & Human Services considers a blood level of 5µg/dL or more to be elevated. The implementation of this project is necessary for the City to be in compliance with the Michigan Lead and Copper Rule (2018) and EPA's LCRI & LCRR (2021). The City had a lead exceedance in September 2024 and successfully worked with the State to follow all necessary steps to alert

residents within the allotted time period. Continued increased water testing is occurring within the City per the EPA and EGLE's guidance. In addition, the City has launched an historic effort to identify the water service line materials inside residents' homes by scheduling in home inspections and creating an online self-reporting portal. Figure 2 below shows the locations of neighborhoods where lead service lines have been encountered in the City of Livonia.

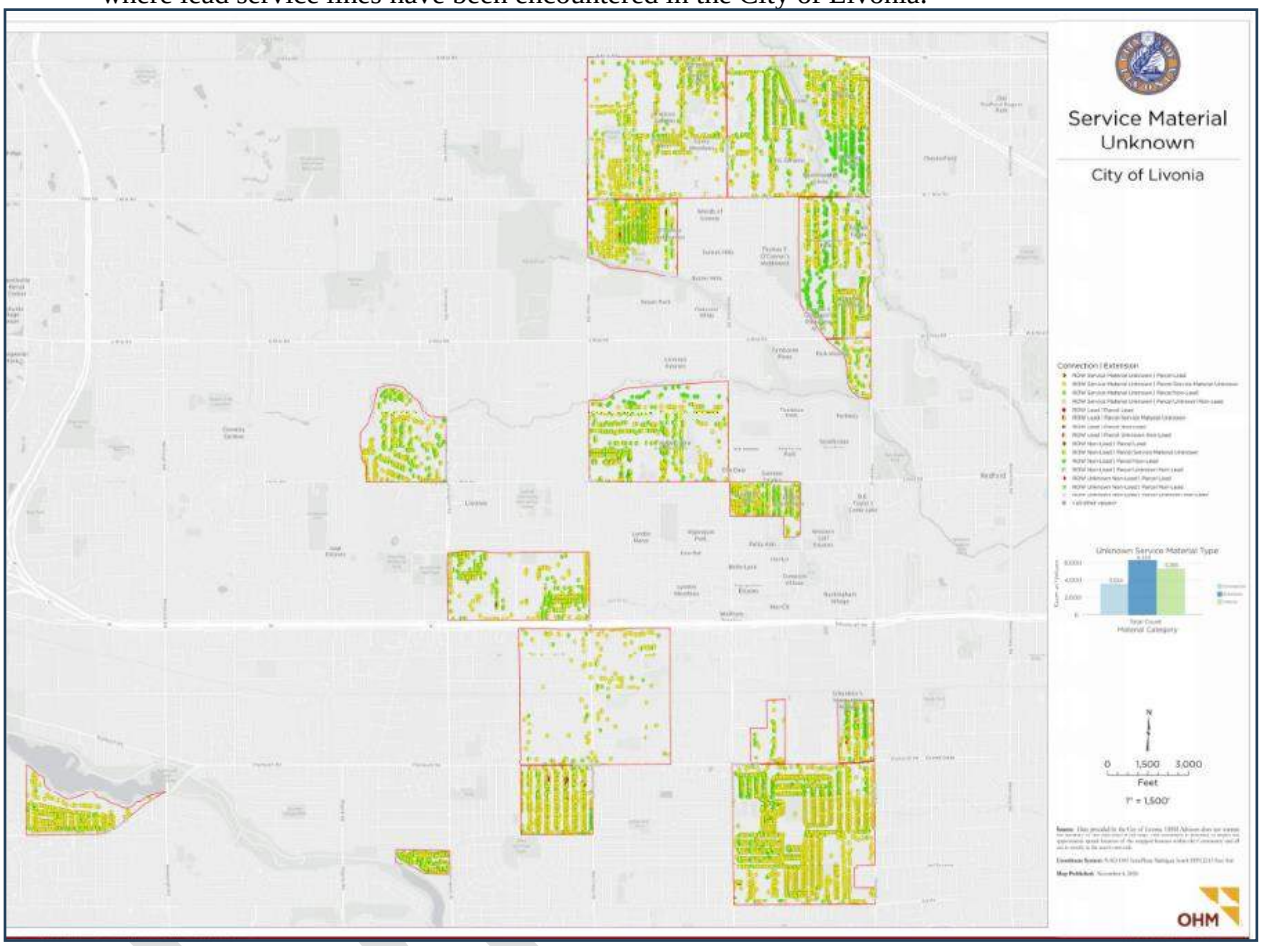

Figure 2: Existing Lead Services within City of Livonia sections in the project.

2. The purpose of the project plan is to obtain funding from the Drinking Water State Revolving Fund (DWSRF) loan program which is jointly administered by EGLE and the Michigan Municipal Bond Authority. This is the popular funding mechanism for water infrastructure projects since its inception in 1997. EGLE will consider this project plan to provide a 20-year loan at an interest rate of 2.75% with a potential for loan forgiveness or grant funding.

3. The DWSRF will be used to replace the lead service lines on the private sides at locations where the water mains and lead service lines have been replaced on the public side during recent capital improvement projects. The private side of the service line refers to the line between water meter and stop box. The red portion in the figure below is the private side of the service line. The line between the water main and the curb stop is the public side of the service line.

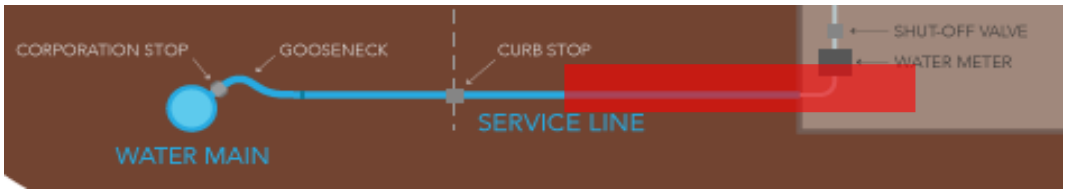

Figure 3: An example of a water service line

4. In the last Complete Distribution System Material Inventory (CDSMI) (see Table 3 below), 134 service lines were confirmed to contain lead and around 500 service lines are highly suspected to contain lead (although individual locations are not yet confirmed). Among these 150 lines containing lead, 79 LSLs are already replaced on the public side as shown in Figure 4. The proposed project would prioritize replacement on the private side of the services that were partially replaced between 2015-2018. A minimum of 5% of the total lead service lines need to be replaced annually, which equates to 7 service lines per year for the City's system. The City has put watermain capital improvement projects on hold in order to fund replacement of existing lead service lines, however due to the age of the system and number of annual watermain breaks this is an unsustainable short-term solution and completely untenable in the long term.

Table 3: Summary of CDSMI for the City of Livonia

Material Classification	Definition	Number of Service Lines
Lead	Any portion of the service line is known to be made of lead.	134
Galvanized Previously Connected to Lead (GPCL)	The service line is not made of lead, but a portion is galvanized, and the system is **unable** to demonstrate that the galvanized line was never downstream of a lead service line.	31
Non-Lead	All portions of the service line are known NOT to be lead or GPCL through an evidence-based record, method, or technique. Materials may include: • Copper • Plastic (PEX, HDPE, PVC, CPVC, etc.) • Galvanized that can be demonstrated were never downstream of lead • Other (brass, etc.) • Unknown Non-Lead (material not known but is **known not to contain lead**).	8,069
Lead Status Unknown	The service line material is not known to be lead or GPCL. For the entire service line or a portion of it (in cases of split ownership), there is not enough evidence to support material classification.	29,973
Total Number of Service Lines: This is the sum of the cells in the right column and equal to the total number of service lines in the system.		38,207

5. Partial service line replacements were completed as part of several watermain replacement projects prior to 2018, when the LCR was updated. The partial replacements were primarily located in sections 11, 25, 34 and 36. Those sections will be included in this project for replacement of the partial services.
6. The average replacement cost of each service line is $10,000. The total cost for locating and replacing 500 service lines will cost $5 million.

Figure 4: Lead Pigtail with Gooseneck

Lead Service Line (LSL) Background

A service line is the pipe that connects a home to the water main. A lead service line (LSL), also known as lead service pipe or lead connection pipe, is a pipe made of lead used in potable water distribution to connect a water main to a user's premise. Either a service line which is made of lead or any lead fitting (such as a pigtail or lead gooseneck) that is connected to the service line, or both, are considered LSLs for the purposes of the inventory.

Sources of Lead in Drinking Water:
The most common sources of lead in drinking water are lead pipes, faucets, and plumbing fixtures. Certain pipes that carry drinking water from the water source to the home may contain lead. Household plumbing fixtures, welding solder, and pipe fittings made prior to 1986 may also contain lead.

Lead can enter drinking water when a chemical reaction occurs in plumbing materials that contain lead. This is known as corrosion which is the dissolving or wearing away of metal from the pipes and fixtures. This reaction is more severe when water has high acidity or low mineral content. A list of the different sources of lead and where they can be found are listed below.

- Lead pipes: Service lines, customer site piping & building plumbing
- Galvanized pipe: Service lines, customer site piping & building plumbing; Harbors particulate lead or has Zinc coating contain lead
- Brass fixtures and valves: these items are ubiquitous in water treatment plants, distribution systems, customer site piping, and building plumbing systems

The City refers to the section of the service line from the water main to the curb stop at the property boundary as the “public side” and the portion of the service line from the curb stop to the water meter as the “private side.” Lead can be found on either side of the service line.

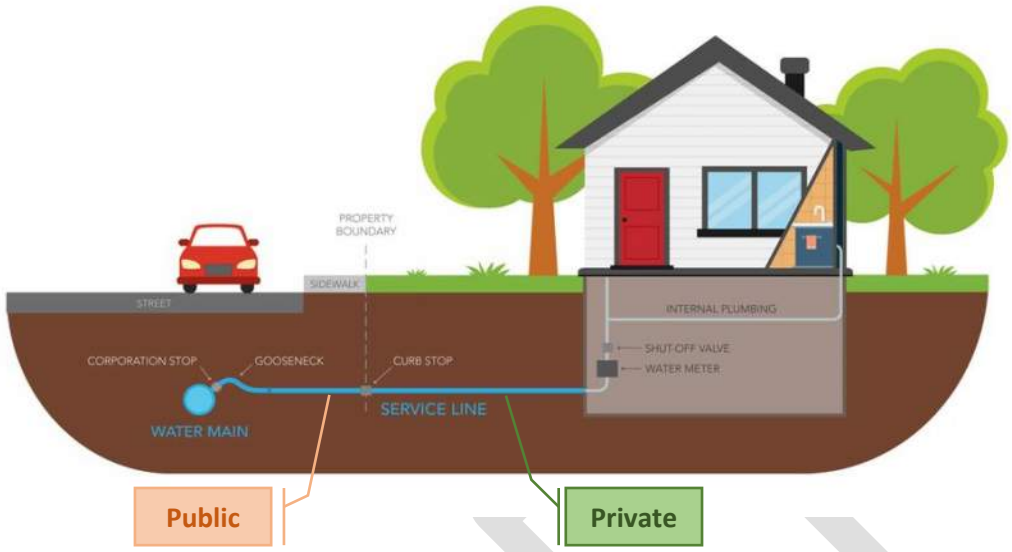

Figure 5: Example Service Line

Health Effects of Lead

According to CDC, lead is absorbed and stored in our bones, blood, and tissues within our bodies. As we age, our bones demineralize, and the internal exposures may increase because of larger releases of lead from the bone tissue. Lead poisoning can happen if a person is exposed to very high levels of lead over a short period of time. When this happens, a person may feel abdominal pain, constipated, tired, headache, irritable, loss of appetite, memory loss, pain or tingling in the hands or feet, or weak. Because these symptoms may occur slowly or may be caused by other things, lead poisoning can be easily overlooked.

Exposure to high levels of lead may cause anemia, weakness, and kidney and brain damage. Very high lead exposure can cause death. Lead can cross the placental barrier, which means pregnant women who are exposed to lead also expose their unborn child. Lead can damage a developing baby's nervous system. Even low-level lead exposures in developing babies have been found to affect behavior and intelligence. Lead exposure can cause miscarriages, stillbirths, and infertility (in both men and women).

Generally, lead affects children more than adults as mentioned by CDC in their website. Children tend to show signs of severe lead toxicity at lower levels of lead exposure than adults. Lead poisoning has occurred in children whose parent(s) accidentally brought home lead dust on their clothing. Neurological effects and intellectual disability have also occurred in children whose parent(s) may have job-related lead exposure. A person may feel abdominal pains, constipated, depressed, distracted, forgetful, irritable and nauseous due to prolonged exposure to lead. It may also increase risk of high blood pressure, heart disease, kidney disease and reduced fertility. According to Department of Health and Human Services (DHHS), Environmental Protection Agency (EPA) and the International Agency for Research on Cancer (IARC) lead is probably cancer causing in humans.

Methods of Replacement

Locating lead services lines will involve investigation to determine the material makeup of each unknown service line in the project areas. The City of Livonia has been performing extensive investigations inside

residences in preparation for this work. The exterior investigation will be accomplished by a hydrovac contractor excavating on both the right-of-way and on the private side of the water stop boxe per the guidelines by EGLE and the EPA.

There are various methods of lead service line replacement. Any construction activity requires placing the correct equipment and personnel in the field to accomplish the activity. When planning for full LSL replacement, preparation can include evaluating site conditions so replacement can proceed smoothly. Factors affecting the use and performance of lead pipe rehabilitation and replacement technologies can be grouped into the following categories listed and described below. All of these factors impact the technology selection and ultimately the cost of replacement. Typical practice is to utilize the most cost-effective technology working within site conditions. Such as time constraints, soil characteristics, depth to ground water or rock, depth of road foundation, condition of the service line, proximity of other utility services (e.g. electric, gas, cable, sewer, storm etc.) site conditions, pipe conditions, presence of basement or not etc.

A combination of one or some of these methods would be applicable for replacing the lead service lines in City of Livonia. The most common procedures of lead service line replacement are:

i) Open Cut
ii) Pull In
iii) Trenchless Technology
    a) Pneumatic Mole
    b) Auger/Rod Boring
    c) Directional Drill

Open Cut

This is a conventional approach that typically requires cutting and breaking of surface material and excavation of soil from the point of connection to the main along the entire length of pipe to be replaced. A backhoe or excavating machine is used to dig a hole 5 feet deep and 5 feet wide at the top. Now a new service line can be installed from the right of-way to the foundation of the home where a hole would be cored to install into the home. The disturbance area is usually about 5ft wide from the center of the pipe. Figure 7 below shows a photo of an open cut replacement procedure.

Figure 6: Method of Replacement - Open Cut

Advantages of Open Cut Method
This is the cheapest and fastest installation method among the three listed as it can be completed in approximately 3 hours. The whole process of LSL replacement can be seen from above ground and guided as needed. If the project area has other utility conflicts, open cut is the most suitable method to use since the surrounding area can be seen in this method.

Disadvantages of Open Cut Method
This is the most labor and energy intensive process for excavating the lead. The presence of heavy equipment moving in a small area can damage tree roots, other utilities, driveways, sidewalks etc. Since a 5-foot hole must be excavated, it exposes the outside foundation of the homes which poses a risk. All open cut excavation on private property is under the jurisdiction of a plumbing inspection. The pipe must be seen visually by an authorized inspector before it is backfilled, which can present scheduling issues.

Pull In
This approach removes or displaces existing pipe while simultaneously replacing it with a new pipe. Techniques include pipe pulling, which removes or displaces the existing pipe by pulling or splitting it open, enabling the new pipe to be installed along the original route. With the access pit dug and the lead service disconnected from interior plumbing, a cable is fed through the existing lead pipe and a mechanical device is attached to the cable at one end. The cable is then pulled from the other access pit using a backhoe or winch. The mechanical device serves as an anchor and the lead pipe is removed from the ground when the cable is pulled. New replacement pipe is attached to the mechanical device and pulled into the ground simultaneously. This is comparatively a longer process but requires less labor and ground disturbance than an open cut installation. Figure 8 below shows the pull in method of service line replacement.

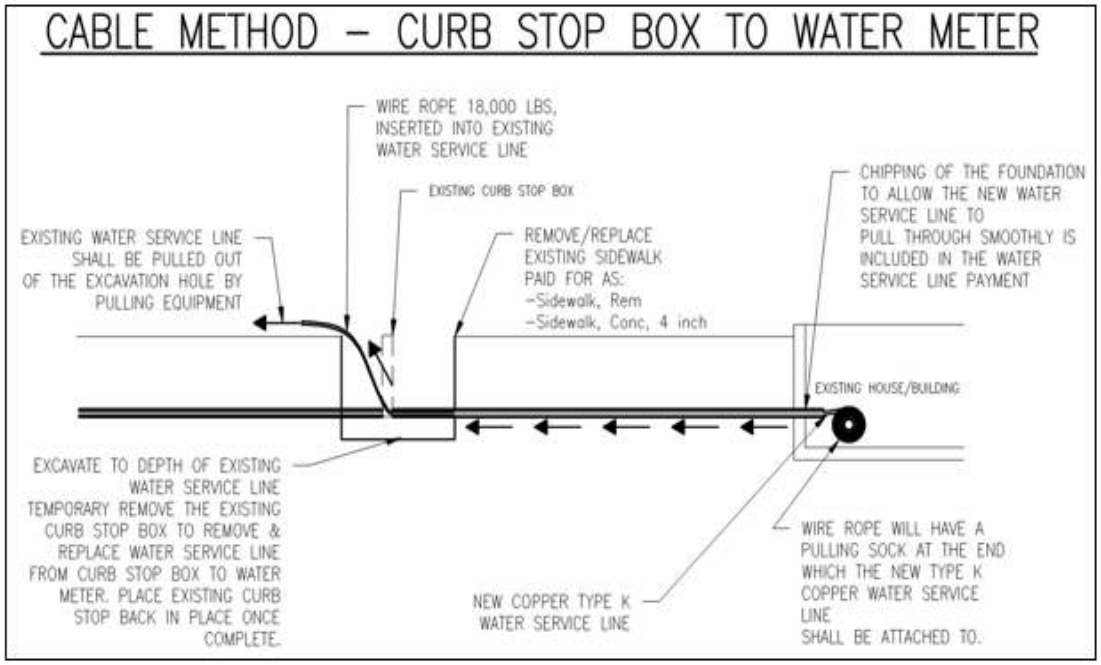

Figure 7: Method of Replacement - Pull In

Trenchless Technology

Auger/ Rod Bore: A pipe replacement technology whereby the discarded pipe is left in the ground and a new pipe is installed along a different route using a trenchless method such as impact molding or guided boring. Two access pits are excavated, one at the point of connection to the water main and the other at the curb stop. An additional access pit can be required at the building and at the water meter.

Pneumatic Mole: A pneumatic mole can include a two or three-blade design that reduces resistance and allows for increased cutting-edge force. These materials will pull galvanized and lead lines and replace polytheylene and copper lines with a winch, truck or backhoe. This helps to minimize digging and maximize productivity. It produces a lot of sound and can easily be tracked inside a hole. Figure 9 to the right shows an example of pneumatic mole method.

Figure 8: Pneumatic Mole

Directional Drill: Overall, the directional drilling process is more expensive than open cut and pull through methods however there are safety and property preservation advantages to this method. Once the route is planned, the operator digs a small hole at the predetermined entry and exit points for the new line. The drill is inserted at one end and is used to bore a pilot tunnel for the new pipe. Once the drill head reaches the exit hole, the new line is attached and dragged back through the newly drilled tunnel — eliminating the need for open excavation. Directional drilling helps preserve the surrounding environment by cutting down the amount of digging needed to install a line. It also allows operators to avoid more easily preexisting utilities or unexpected obstacles (such as buried rocks or large tree roots). A major benefit of directional drilling is that operators can change the direction of the drill to avoid obstructions. It does not require much manual labor. Directional drilling is a much quicker process than other conventional trenching methods and saves time and money needed for restoration.

With buildings with compromised foundation, directional drill is the best method to apply for LSL replacement. If there is a sewer in the same trench as the service line, a 2-foot distance must be kept as a safe distance before drilling. Figure 10 below shows an example directional drilling operation.

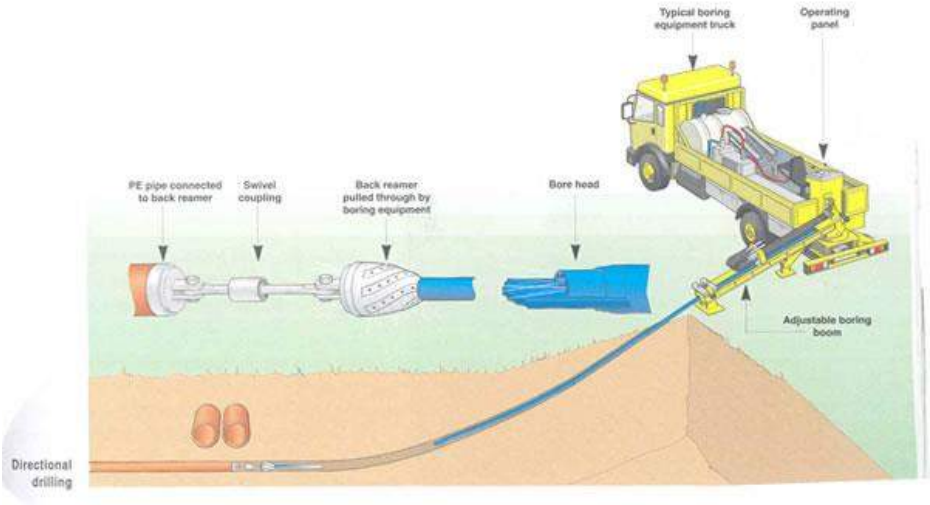

Figure 9: Trenchless Replacement Method - Using Directional Drilling

As part of the workplan, existing conditions of the foundation, basement and front of the house should be noted. Different plans should be included as backup procedures. The residents shall be notified of the risks involved with different plans. The workplan should be

communicated with the customer/resident, City and contractor. In the event there is a sewer near the service line that is undergoing replacement, a camera should be used inside the sewer during the work to observe if it starts moving. If it starts moving, the work should be stopped, and a different plan shall be used. The main objective of the having more than one back up plan is to mitigate risk while keeping the other utilities and surrounding area intact. The workplan must include the items to be restored and replaced as well as the entity responsible for completing each task.

Lead services must be fully replaced at the expense of the water supplier. Partial lead service line replacements are now banned, except for emergency repairs as they increase the risk of exposure for up to six months. There are many risks to partial replacements such as cutting lead pipes releases lead particulates. Vibration and jarring from nearby construction and excavation can loosen existing corrosion control coating. New connections can create galvanic corrosion with high risk of acute exposure following partial lead service line replacements. Partial replacement can be more costly to finish replacing later as there is still a large surface area of lead pipe in contact with the water. American Water Works Association (AWWA) states “every effort shall be made to avoid partial replacements”.

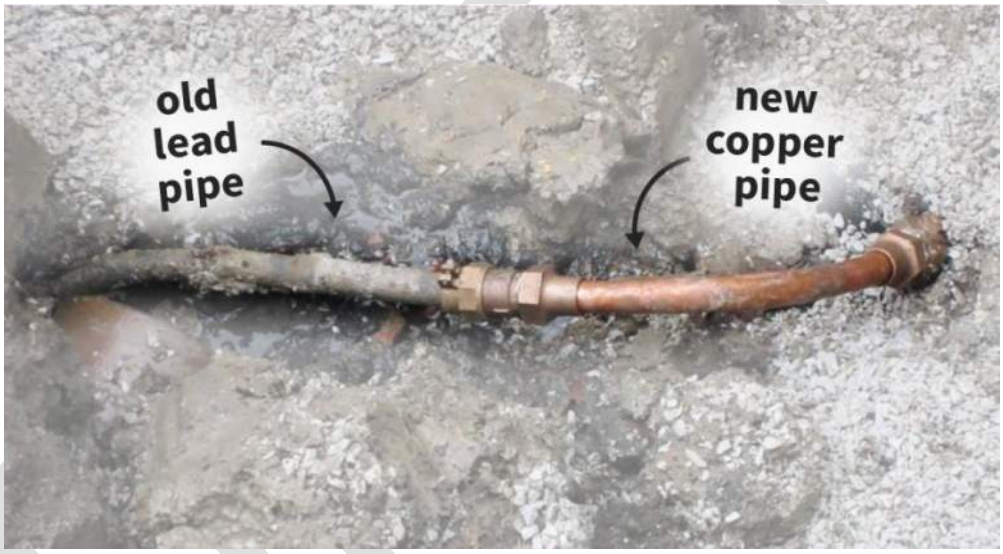

Figure 10: Partial Replacement of Service Line

Pre-Construction Process

The first step is to identify the target areas or houses where LSL replacements would occur. Next, the notification letters shall be sent to the selected properties. Tracking of the parcel distribution will be done based on the City’s GIS system. A service line replacement method will be selected based on each property and its setting. The next step will be to complete the necessary paperwork from both sides and to schedule the date for the replacement of the LSL. A sample notification letter that will be sent to the residents is provided in Appendix C. This notification letter and package has been prepared in both English and Arabic to cater to most of the residents.

Prior to LSL replacement, it needs to be verified that the contractor and property owner are prepared for the work. Since there will be no supply of water during the period of proposed work, the residents will need to temporarily relocate for few hours or not use any water services within the household. The resident will

also need to review details on flushing and testing procedures to be completed following their service replacement.

Post Construction Process

After replacement, the entire water supply system must be flushed from the main throughout the house at each faucet. The City will test the service line by turning the outside hose faucet of the house on. Water needs to be run through the internal plumbing to remove any potential lead-containing particles or sediment that may have entered the home during replacement.

If the customer is not present at home when this connection is made and it is not possible to verify that the line was properly flushed, the City will turn off the water service until arrangements can be made to ensure that it gets adequately flushed before using.

A letter mentioning the following precautions would be sent to the customer:

- All tap water, open hot water faucets, icemakers or filtered water dispensers should not be consumed until flushing is complete.
- Immediately after a lead service line replacement is done, it needs to be flushed by running water from an available outside tap or from the inside cold water tap closest to where the service line enters the home at full flow for 30 minutes after the water is turned back on the service line.
- After the initial 30-minute flush of the replaced service line is complete:
  i. Faucet aerators should be removed from all cold water taps in the home and rinsed free of debris prior to replacing them after flushing.
  ii. Beginning in the lowest level of the home, the cold water taps throughout the home should be fully opened.
  iii. The water should be run for at least 30 minutes at the last tap opened (top floor).
  iv. Each tap starting with the taps in the highest level of the home should be turned off. Water needs to be run in bathtubs and showers as well as faucets.
  v. Faucet aerators should be replaced after rinsing them off.
- It is recommended that bottled water be used for drinking and cooking (or install an NSF approved lead removal filter on your faucet) until the water quality test results are received.
- Water Department will obtain a water sample and test for lead within 30 days after the service line is replaced.

Testing needs to be done after flushing has been completed. Water must sit idle in the pipes for at least 6 hours before sampling. An unfiltered/untreated faucet should be selected in the kitchen or bathroom which is commonly used for drinking. Sampling should not be done from a laundry sink or a hose spigot or a faucet that has filter. A faucet that is connected to a home water treatment device should also not be used for sampling. The open sample bottle should be placed below the faucet and cold-water tap should be opened gently to fill the sample bottle with “first draw” cold water. The sample bottle should be tightly capped and placed in the sample kit provided. The sample kit label should be reviewed to ensure all information contained on the label is complete and correct.

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Project Impacts

Multiple studies have been completed to evaluate the water system's reliability. A summary of the planning efforts to date is presented in Table 4 below.

Table 4: Planning Efforts to Date

Planning Effort	Year
Water System Master Plan & Water Reliability Study	2019 (Being Updated Now)
Asset Management Plan	2019 (Being Updated Now)
DWSRF Project Plan	2025

A Water System Master Plan & Water Reliability Study was completed for the City of Livonia in April 2019. The Water Master Plan was prompted due to the unusually high number of water main breaks which caused the City to direct their limited resources towards fixing these breaks rather than on preventative maintenance and capital improvement projects. The Water Reliability Study and General Plan continued to show that water main breaks have a significant impact on system reliability.

B. Orders or Enforcement Actions

The City received a notice on October 4, 2024 from the State of Michigan (via EGLE). A Lead and Copper Monitoring – Action Level (AL) Exceedance had occurred in September 2024. They successfully worked with the State to follow all necessary steps to alert residents within the required time by sending mailers and communications through the local paper including contacting local television channel. Continued increased water testing is occurring within the City per the EPA and EGLE's guidance. In addition, the City has launched an historic effort to identify the water service line materials at the meter inside residents' homes by establishing a telephone hotline and having Public Works staff available to schedule in home inspections. An online informational and self-reporting portal was also created where residents can document the service line material by uploading pictures. (https://www.livonia.gov/1995/Check-Your-Pipes-Livonia) Over 1,000 online surveys have been submitted to the City and over 2,700 in person assessments have been done by City staff. If a lead service is discovered, the City hands out filters to residents while the service line replacement is being scheduled.

C. Drinking Water Quality Problems

In 2017, water quality concerns had been expressed by some customers especially in the central, southern and eastern parts of the distribution system. These concerns had been related to odor, taste and discolored water. A theoretical water age was calculated for the distribution system using the water model. Water age is anticipated to exceed five (5) days in some areas. The City began to monitor these sections more closely, and through chlorination and additional flushing, water quality has been improved and no additional complaints received.

The City has begun a city-wide hydrant flushing program and a valve exercising program. Both programs will focus on a section of the City each year. All hydrants and valves will be flushed and exercised in an on going basis.

D. Projected Needs for the Next 20 Years

The previous planning efforts identified areas where water main improvements are recommended. Those areas with recommended improvements that are not replaced as a part of the 2025 DWRF Project Plan will continue to age and deteriorate; thus, will be listed as future projects to be completed within the next 20 years.

Analysis of Alternatives

No Action

The City of Livonia has approximately 150 known lead service lines that need to be replaced, and an additional 500 anticipated to be lead. If no action is taken, then the City will not be in compliance with the Michigan Lead and Copper Rule of 2018. Moreover, exposure to lead can cause serious damage to residents, especially children, infants and pregnant women. Long-term exposure to lead contaminants can even cause death. The Michigan Lead and Copper Rule states that 5% of the total lead service lines are required to be replaced annually. This equates to approximately 8 service lines that must be replaced per year in the City of Livonia.

Optimum Performance

This does not apply because the lead services need to be removed for public health and regulatory compliance.

Regional Alternatives

This does not apply because the lead services need to be removed for public health and regulatory compliance.

Principal Alternatives

Principal Alternatives include an analysis on replacing 500 lead service lines in a year and replacing 500 lead service lines in two years.

<u>Replacing 500 LSLs in 1 year</u>

1. Background of Proposed Recommendation
   The City is required to replace a minimum of 5% of the lead service lines annually according to the Michigan Lead and Copper Rule (2018). The first principal alternative proposes replacing 500 of the total lead service lines in a single year. Although it meets more than the requirement, the City does not have enough resources to complete the replacement of 500 LSLs approximately in a year.

2. Monetary Evaluation
   Average cost for replacement of each lead service line is $10,000. Therefore, replacing 500 service connections would cost $5 Million approximately in a year.

3. Environmental Evaluation
   Temporary water service disruption during and after the lead service line replacement. Typical construction disturbances such as noise, dust, and traffic disruptions are expected during replacement of the water service lines. The water service line that will be replaced is primarily located within the private side of the water main i.e. between the water meter and the stop box. The replacement process will require excavation, backfilling, and compaction based on the method selected for the house/connection.

   No trees are proposed to be removed. If trees become an issue, water services will be bored under the trees where feasible. Water service interruption will be minimal - typically lasting a few hours per replacement. Replacement will be completed as soon as possible. Traffic will be minimally affected as the majority of service replacements are on the private side, outside of the right-of-way of the roads.

   There are likely no known historical or archeological sites within the project area, but this will be investigated further as the location of lead service line replacements is selected. There are no unique features pertaining to topography, soils, or geology within the proposed construction zone. At this time, no impact to the floodplain or wetland is expected to occur as replacement will take place close to the right-of-way. For open cut replacement, the actual floodplain boundaries will be identified to ensure no dumping or dredging will occur. Dumping fill materials buries hydric soils and lowers the water table, which in turn could harm local vegetation. Dredging, or removing material from a floodplain or wetland, also lowers the water table and dries up adjacent wetlands. Impact to the floodplain and wetland will be avoided if possible. If not, all applicable permits will be obtained.

4. Mitigation

   Impact to the environment is expected to be minimal as construction will take place in developed areas in the location of an existing service line. Restoration of the activities will be completed as soon as possible. Traffic is not expected to be impacted as the services are being replaced away from the road; however. If there is a case that traffic will be affected, it is the City's practice to ensure at least one lane of traffic is always kept open.

5. Implementability and Public Participation

   User fees associated with the replacement of service line include capital costs. These may be of concern to the public. The proposed projects and user costs will be reviewed with residents during the public meeting held on April 17, 2025. Adoption of this alternative would maintain compliance with applicable water quality standards.

6. Technical Considerations

   If open cut water service replacement is applied on a site, trenches will be backfilled with spoils in landscaped areas and with clean sand under pavements. All alternatives reviewed in this section demonstrate sound engineering principles and comply with the established requirements and regulations.

7. Residuals

   No water treatment is proposed within the water main construction project, therefore no significant change in residuals is expected for the evaluated alternatives.

8. Contamination

   To avoid contamination and potential risk of acute exposure-partial replacement of lead service lines have been banned except for emergency repairs. Precautionary measures will be taken at these locations to ensure the new water main does not become contaminated. Applicable EGLE procedures, Ten State Standards, as well as local ordinances shall be strictly adhered to during the replacement of LSL.

9. New/Increased Water Withdrawals

   No new or increased surface or groundwater withdrawals are being proposed.

Replacing 500 LSLs in 2 years

1. Background of Proposed Recommendation
   The second principal alternative proposes replacing 500 LSL connections in two (2) years which means ~165 connections in year one and the remainder in year two. This alternative is in compliance with the LCR rule (2018). The location of the target areas will be the same.

2. Monetary Evaluation
   Average cost for replacement of each lead service lines is $10,000. So, replacing 500 service connections in two (2) years would cost around $5 Million each year.

   The remainder of the considerations are the same as the previous alternative. The City has selected replacing 500 lead service leads in two (2) as this is an amount that will allow them to remove more LSL than the minimum required of the regulatory schedule at a reasonable cost to residents.

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Selected Alternative

Design Parameters

The principal intent of the project included in this project plan is to locate and replace lead service lines of 500 selected connections in two (2) years. Additional investigation to determine other properties within neighborhoods with known lead service line history will be completed. Once identified, the 500 connections will be selected to be replaced between approximately 2026 and 2027. Construction will start in the second quarter of 2026 as a continuation of the City's lead service line replacement program. According to the Lead and Copper Rule 2018, 5% of the total lead service lines need to be replaced annually. This will cover more LSL replacements than required and help protect the health of the City's residents.

The City plans to hire contractor(s) to complete the 500 LSL replacements over a two (2) year period.

Hydrogeological Analysis

A hydrogeological analysis is not necessary for this project.

Finalization of Well Design

No wells are being proposed.

Maps

Figures 1 and 2 in Appendix A show the City's water system and locations of lead services. Several sections of the City experience partial lead service line replacement due to watermain projects that occurred in 2018 or before. These partial lead services (on the private side) will be targeted for replacement as part of this project.

1. Sensitive Ecosystems

There are no sensitive ecosystems located in the proposed project areas. All selected LSL will be on the developed areas where water service always exists.

2. Mitigation of Environmental Impacts

The locations chosen for LSL replacement will be analyzed to determine if timing needs to be coordinated with migration patterns of potential endangered species in the area.

Schedule for Design and Construction

The project is requesting 2rd quarter funding in 2026 and expected to last two (2) years. Approximately 165 replacements will occur in the first year, with the remaining 355 in 2027.

Cost Estimate

The average cost of locating and replacing each lead service line is $10,000; therefore, replacing 500 lead service lines would cost $5 Million. If the costs associated with service line replacement is lower or higher, an equivalent dollar amount of services will be replaced as part of this project.

User Costs

Monthly Debt Retirement would be $27,370 approximately for this project. The Residential Equivalent Units of Livonia is 58,875. So, the project cost per REU/Year will be $1.86 for the 1st year, and $5.58 for the remaining years of the loan. These costs are calculated based on financing for 20 years at an interest rate of 2.75%. The impacts of the proposed project are short term which include temporary noise, dust, traffic etc. Temporary water service disruption during and after the lead service line replacement.

Overburdened Community

The City did not receive the status of an overburdened community.

Ability to Implement the Selected Alternative

The selected alternative will be implemented by the City of Livonia. All work is under the jurisdiction of the City and requires no intermunicipal agreements. The City is planning for a 2nd quarter FY 2026 loan. The City plans to hire a contractor to complete the work in a two (2) year period.

Environmental Evaluation

There will be temporary water service disruption to the resident during and after the lead service line replacement. Typical construction disturbances such as noise, dust, and traffic disruptions are expected during the replacement of the water service line.

Because this is a Non-equivalency project, cross cutter letters were not required as part of the project plan.

Beneficial or Detrimental Impacts

The lead service lines proposed to be replaced will have an immediate benefit on the existing customers. Exposure to high levels of lead may cause anemia, weakness, and kidney and brain damage. Very high lead exposure can cause death. Lead can cross the placental barrier, which means pregnant women who are exposed to lead also expose their unborn child. Lead can damage a developing baby's nervous system. Even low-level lead exposures in developing babies have been found to affect behavior and intelligence. Lead exposure can cause miscarriage, stillbirths, and infertility (in both men and women).

Adverse impacts to the environment will be limited to the construction phase of the proposed project. Such short-term impacts could include temporary noise, dust and traffic or water service

disruptions. There may be temporary air quality impacts because of dust, lead and emissions from heavy equipment during the construction phase. Appropriate erosion control measures will be utilized to prevent disrupted soil from entering storm sewers and streams. The water service line replacement will take place where a service line already exists; therefore, it is not anticipated that the construction will require extensive tree removal.

The short-term impacts of this project will be due to the construction associated with the proposed project. The long-term positive impact of this project will be improving the public health and meeting the state requirements in a timely manner.

Historic/Archaeological/Tribal Resources

There is unlikely to have impacts on any historical, archaeological, geological, cultural, or recreational area by the proposed construction as water services already exist in each location.

Water Quality

The project will improve the drinking water quality for the consumer/residents. This project will decrease the potential risk or exposure to lead.

There are no anticipated impacts on the quality of the ground water and surface water within the proposed construction limits. Soil erosion and sedimentation control measures will be utilized to prevent exposed soil from entering the sewer system.

Land/Water Interface

There are existing wetlands in Livonia as shown in Figure 5 of Appendix A. Minimal impacts on natural settings and sensitive ecosystems due to noise and dust will occur during the replacement process.

Endangered Species

The Construction will be coordinated to mitigate impacts to endangered species.

The Federally Listed Endangered and Threatened species for Wayne County is provided below in Table 5. The Indiana bat, the Eastern massasauga rattle snake, and possibly the Eastern prairie fringed orchid or white catspaw could be present in the Rouge River corridor which runs through the City of Livonia. This habitat is not ideal but could possibly support the species. However, no construction activity will take place in the Rouge River corridor, nor within waterways.

The following Michigan Counties are reported to have recorded Indiana bat maternity colonies; Calhoun, Cass, Eaton, Hillsdale, Jackson, Lenawee (2), Livingston, St. Joseph (2), and Van Buren. Wayne County is not listed as having recorded maternity colonies as the habitat is not ideal; therefore, the construction activity should not have any adverse impact on any endangered species.

Table 5: Federally-Listed Endangered and Threatened Species in Wayne County

Species	Status	Habitat
Indiana bat (*Myotis sodalis*)	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Northern long-eared bat *Myotis septentrionalis*	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
Rufa Red knot *(Calidris canutus rufa)*	Threatened	Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30
Eastern massasauga (*Sistrurus catenatus*)	Threatened	Variety of wetland habitats, including bogs, fens, shrub swamps, wet meadows, marshes, moist grasslands, wet prairies, and floodplain forests
Northern rifflesheIl (*Epioblasma torulosa rangiana*)	Endangered	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
White Catspaw (Epioblasma obliquata perobliqua)	Endangered	Riffles or runs of high gradient streams, course stable substrates (gravel and pebble) are preferred.
Eastern prairie fringed orchid (*Platanthera leucophaea*)	Threatened	Mesic to wet prairies and meadows
Karner blue butterfly (Lycaeides melissa samuelis)	Endangered	Associated with landscapes composed of sandy soils, which supported oak or oak-pine savanna.
Mitchell's satyr Butterfly (*Neonympha mitchellii mitchellii*)	Endangered	Found in prairie fens, a natural community dominated by sedges, grasses, and other graminoids, but also rich in forb diversity.
Rayed Bean (Villosa fabalis)	Endangered	Found in small, shallow rivers, near riffles, and along shallow, wave-swept shores of lakes. It prefers gravel or sand substrates and is often found in and around roots of aquatic vegetation.
Round hickorynut (*Obovaria subrotunda*)	Threatened	Found in medium to large rivers and along the shores of Lake Erie and Lake St. Clair, near river mouths.
Snuffbox mussel (Epioblasma triquetra)	Endangered	Inhabits sand, gravel, or cobble substrates in swift small and medium-sized rivers. Individuals are often buried deep in the sediment.

The Monarch Butterfly (*Danaus Plexippus*) is on the proposed threatened list for this area and the Tricolored Bat (*Perimyotis subflavus*) is on the proposed endangered list for this area.

Agricultural Land

This project is the replacement of lead service lines in an urban setting, so no agricultural land will be impacted by this project.

Social/Economic Impact

Impacts on materials, land, and energy will be minimized by selection of qualified contractors. No additional land will be used for this project. Once the water service line is replaced and backfilled, the surface will be returned to its original condition.

Responsible maintenance of the City water main will have a direct impact on the value of residential and commercial properties.

Construction/Operational Impact

Traffic will be minimally disrupted along the roads since the majority of the LSL replacement is going to occur on the private side of the property. This impact will primarily affect the residents in the project areas, no major arterial streets will be closed. Tree removal may be necessary for trees that are not healthy and in close proximity to the project area where an LSL is being replaced between the water meter and the curb stop. All trees that are removed will be replaced.

Indirect Impacts

a. Development – The City of Livonia is a developed urban area, there are no anticipated impacts to the rate, density, or type of development due to this project.

b. Land Use - The replacement of water main in an existing urbanized area allows for the continued use of existing developed land. There are no expected changes in land use.

c. Air and Water Quality - There are no expected changes in air quality due to primary or secondary development. Impacts related to air quality are limited to direct impacts during construction. Drinking water quality will improve as a result of completing this project.

d. Natural Areas - There are no anticipated changes to the natural setting or ecosystem. It is expected that no threatened or endangered species will be impacted by this project.

e. Aesthetic Changes - Impacts on cultural, human, social, and economic sources are not expected. Tree removal may be necessary for trees that are not healthy and near the LSLs. All trees that are removed will be replaced. Aesthetic impacts are anticipated to be short-term and occur during the construction phase.

f. Resource Consumption – Replacing lead service lines will reduce lead exposure for the residents of Livonia.

Mitigation Measures

Mitigation of Short-Term Impacts

Typical construction mitigation is not expected for the selected alternative. Traffic control will not be required during the lead service line replacement along all the roads. Access to some roads may be temporarily restricted to provide a safe working environment. Soil erosion and sedimentation control measures will be required during the service line installation to ensure nearby surface waters or storm drains are not impacted by the construction process. A water truck will need to be available as dust may be an issue on dry, windy days. Any vegetation or roadway disrupted by the replacement process will be rehabilitated to its original condition. Service will not be maintained for residents during replacement and will be resumed after flushing and testing occurs.

Mitigation of Long-Term Impacts

There is no long-term impact anticipated.

Mitigation of Indirect Impacts

The proposed project is intended to improve the quality of drinking water, no indirect impacts are anticipated.

Public Participation

The Public Meeting

The formal public meeting was held on April 17, 2025 at 2:30 pm.

a. Public Meeting Advertisement

The public meeting advertisement has been posted on the municipality's website and on the City's social media accounts on 4/7/2025. A copy of the advertisement, a screen shot of the social media post, and an affidavit confirming its publication is included in Appendix D.

b. Comments Received and Answered

The names and addresses of the people who attended the public meeting, written comments, applicants' responses, and a description of any changes made to the project as a result of the public participation process are included in Appendix D. No prior written comments were received and all questions during the public meeting were

answered during the public meeting. A summary of the public meeting (copy of the slides) is included in the appendix.

Adoption of the Project Plan

The resolution is included in Appendix E.

DRAFT

APPENDIX A

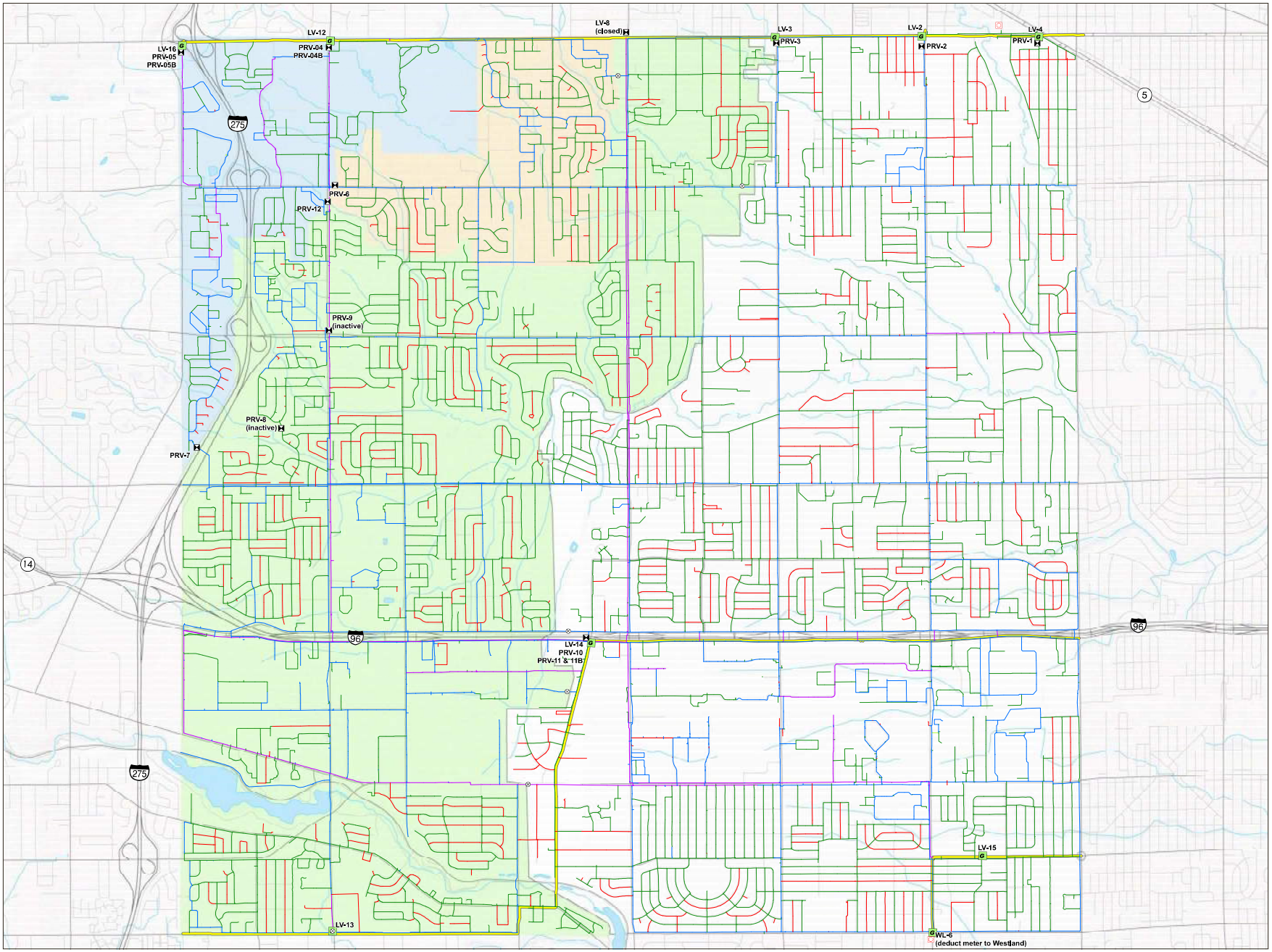
Figure 1: Existing Water System

Figure 2: City of Livonia Water Services

Figure 3: Zoning Map

Figure 4: Wetlands

Figure 5: History of Environmental Contamination



Water System General Plan

Figure A-1

- Check Valve
- Emergency Connection
- Pressure Reducing Valve
- GLWA Connection

Water Main Diameter

- 6" and Under
- 8"
- 10"
- 12"
- 16" and Above
- GLWA Water Main

District

- East
- North
- Northwest
- West

N

0 1,500 3,000
Feet

1" = 1,500'

Source: Data provided by City of Livonia and OHM Advisors. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Intl

Map Published: November 27, 2018

OHM

Service Material Unknown

City of Livonia

Connection | Extension

- ROW Service Material Unknown | Parcel Lead
- ROW Service Material Unknown | Parcel Service Material Unknown
- ROW Service Material Unknown | Parcel Non-Lead
- ROW Service Material Unknown | Parcel Unknown Non-Lead
- ROW Lead | Parcel Lead
- ROW Lead | Parcel Service Material Unknown
- ROW Lead | Parcel Non-Lead
- ROW Lead | Parcel Unknown Non-Lead
- ROW Non-Lead | Parcel Lead
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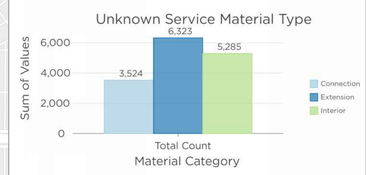

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Feet

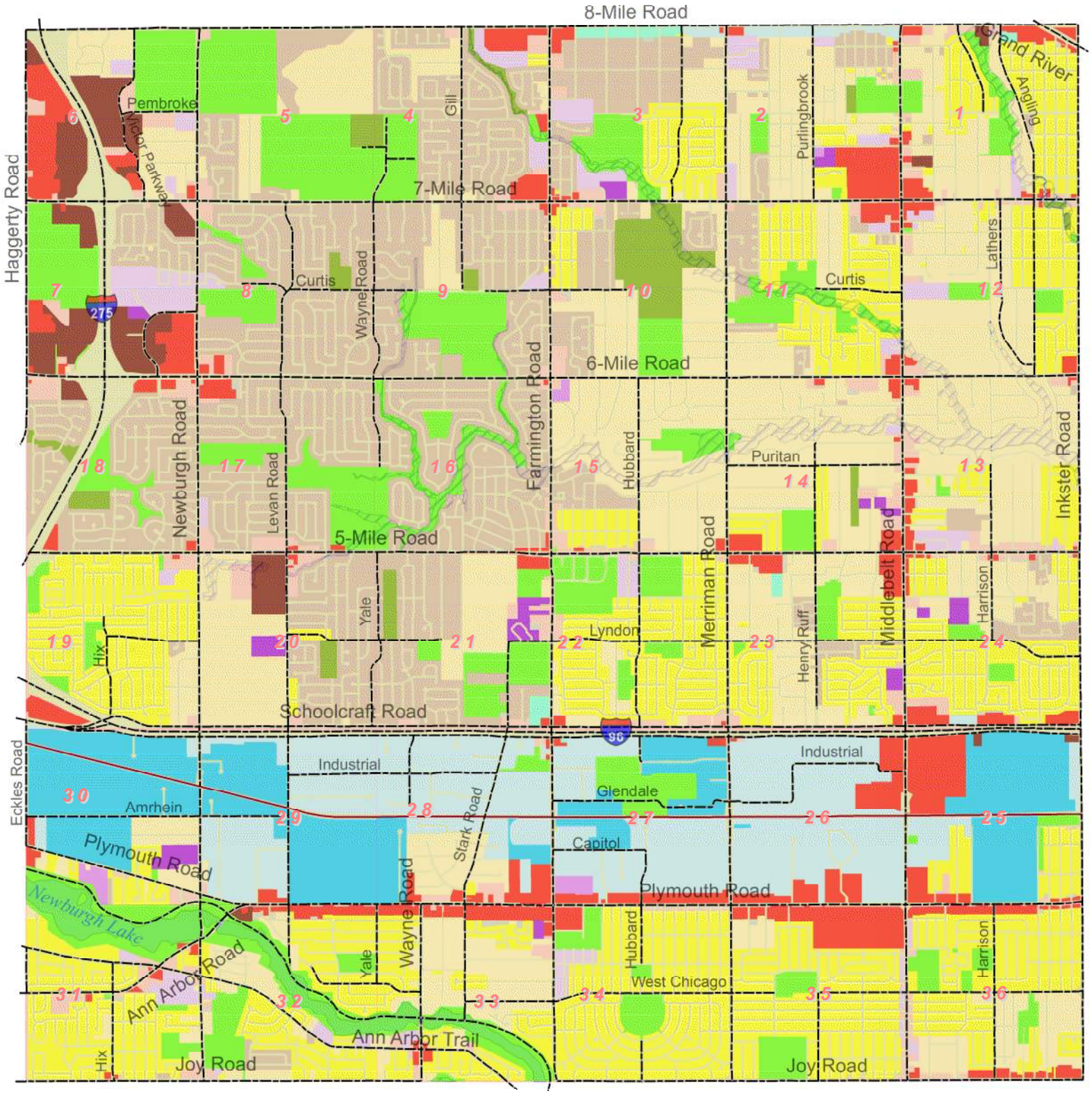
1" = 1,500'

Source: Data provided by the City of Livonia. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Intl

Map Published: November 4, 2024

OHM



CITY OF LIVONIA NEW ZONING MAP

Legend

New Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

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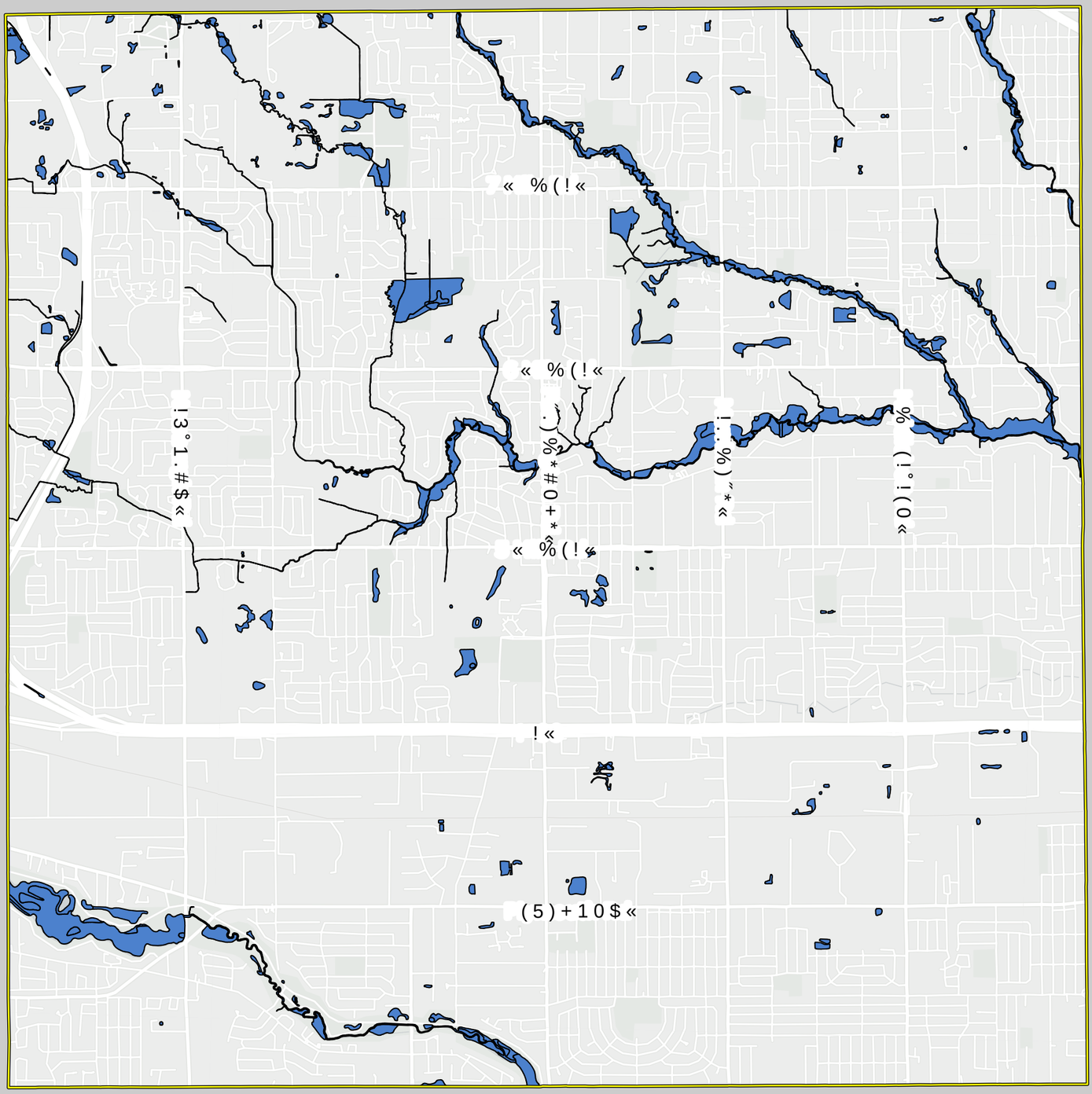
Prepared by the City of Livonia
Planning Department
March 24, 2021



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GRFXPHQW LV LQWHQGHG WR GHSLFW WKH DSSUR
ZLWKLQ WKH &RPPXQLW\ DQG DOO XVH LV VWULFW

&RRUGLQDWH6\VWHP 6WDWH3ODQH 0LFKLJDQ 6RX
'DWXP 3XEOLF/DQG6XUYH

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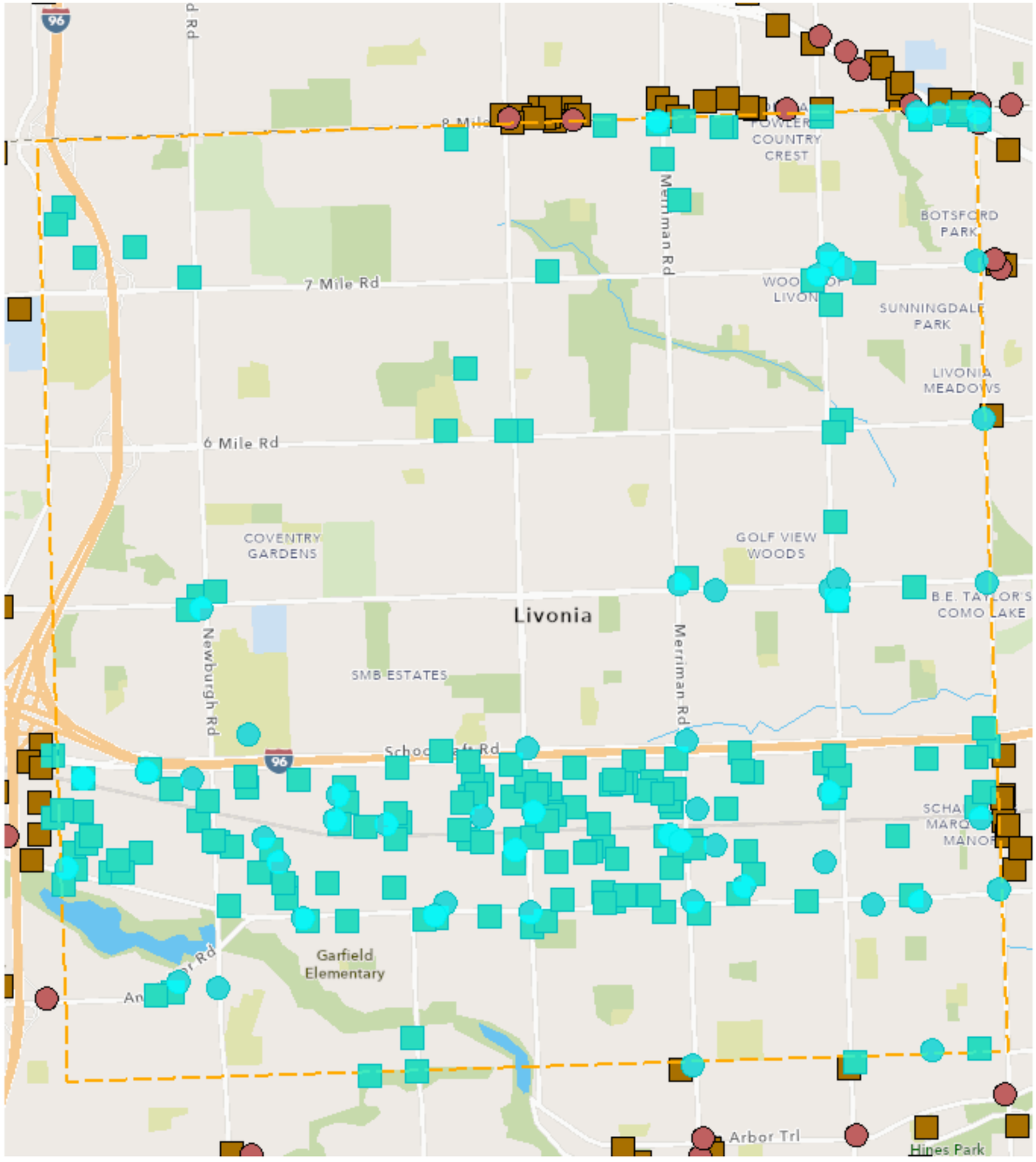


City of Livonia

EGLE RIDE Environmental Mapper

4/7/2025, 6:05:03 PM

Livonia City Limits

Part 213 Leaking Underground Storage Tanks

Open

Part 201 Environmental Contamination Sites

1:79,506

0 0.75 1.5 3 mi

0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

APPENDIX B

Population Projection

SEMCOG | Southeast Michigan Council of Governments

Community Profiles

YOU ARE VIEWING DATA FOR:

City of Livonia

33000 Civic Center Dr
Livonia, MI 48154-3097
http://ci.livonia.mi.us

SEMCOG MEMBER

Census 2020 Population: 95,535
Area: 35.9 square miles

VIEW COMMUNITY EXPLORER MAP VIEW 2020 CENSUS MAP

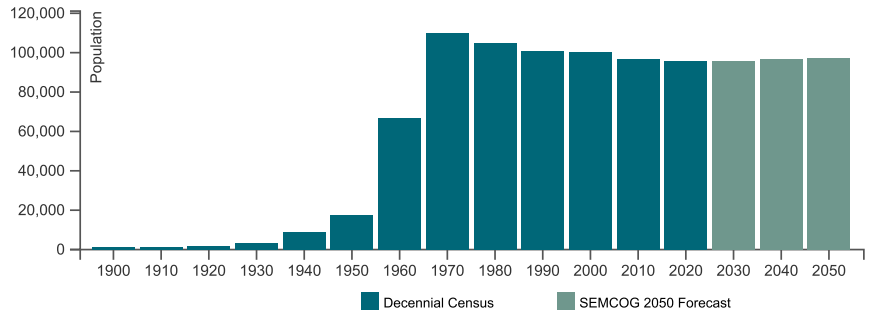
Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** 2023 **Social** | **Demographic**

Population and Household Estimates for Southeast Michigan, 2024

Historic Population and Employment by Minor Civil Division, Southeast Michigan

Population Forecast



Note for City of Livonia : Incorporated in 1950 from Livonia Township. Population numbers prior to 1950 are of the township.

Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2024	SEMCOG 2050
Total Population	95,535	96,942	-1,407	-1.5%	94,942	97,098
Group Quarters Population	1,108	1,366	-258	-18.9%	1,464	1,799
Household Population	94,427	95,576	-1,149	-1.2%	93,478	95,299
Housing Units	40,380	40,401	-21	-0.1%	40,807	-
Households (Occupied Units)	39,282	38,714	568	1.5%	40,166	40,006
Residential Vacancy Rate	2.7%	4.2%	-1.5%	-	1.6%	-
Average Household Size	2.40	2.47	-0.06	-	2.33	2.38

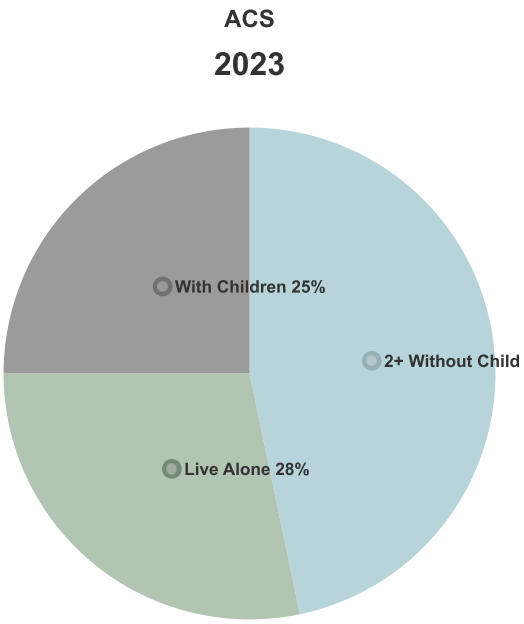
Source: **U.S. Census Bureau**, **2018-2022 American Community Survey 5-Year Estimates**, and **SEMCOG 2050 Regional Development Forecast**

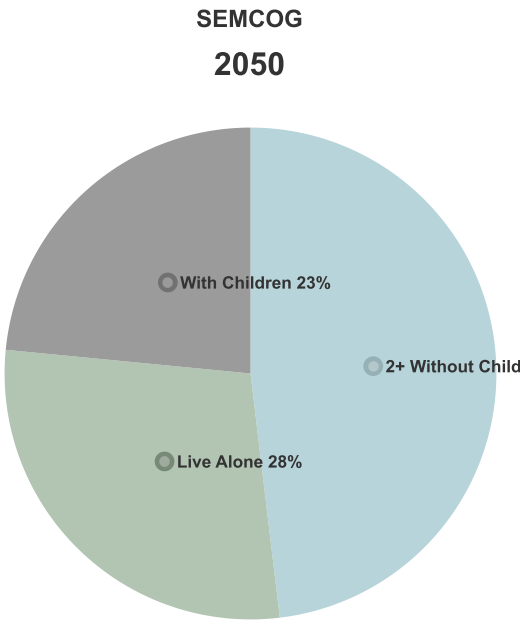
Components of Population Change

Components of Population Change	2010-2020 Avg.	2020-2023 Avg.
Natural Increase (Births - Deaths)	-171	-254
Births	880	911
Deaths	1,051	1,165
Net Migration (Movement In - Movement Out)	30	-201
Population Change (Natural Increase + Net Migration)	-141	-455

Source: **Michigan Department of Community Health Vital Statistics**, **U.S. Census Bureau**, and SEMCOG

Household Types

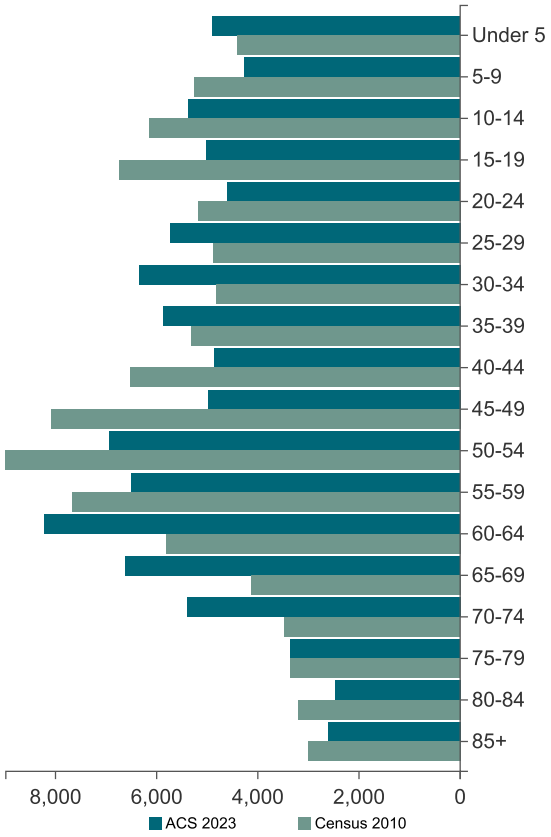




Household Types	Census 2010	ACS 2023	Change 2010-2023	Pct Change 2010-2023	SEMCOG 2050
With Seniors 65+	12,052	13,812	1,760	14.6%	16,922
Without Seniors	26,662	23,904	-2,758	-10.3%	23,084
Live Alone, 65+	5,059	5,328	269	5.3%	-
Live Alone, <65	5,287	5,354	67	1.3%	-
2+ Persons, With children	11,261	9,416	-1,845	-16.4%	9,387
2+ Persons, Without children	17,107	17,618	511	3%	19,242
Total Households	38,714	37,716	-998	-2.6%	40,006

Source: **U.S. Census Bureau**, **Decennial Census**, **2019-2023 American Community Survey 5-Year Estimates**, and **SEMCOG 2050 Regional Development Forecast**

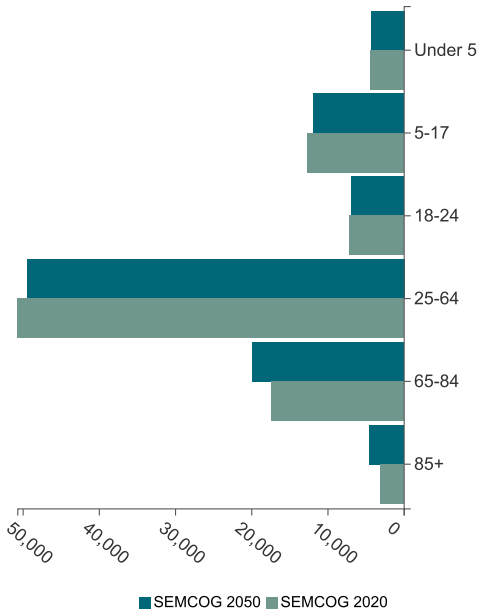
Population Change by Age, 2010-2023



Age Group	Census 2010	Change 2000-2010	ACS 2023	Change 2010-2023
Under 5	4,397	-1,257	4,892	495
5-9	5,257	-1,492	4,270	-987
10-14	6,141	-1,102	5,377	-764
15-19	6,737	249	5,021	-1,716
20-24	5,181	1,039	4,600	-581
25-29	4,878	18	5,734	856
30-34	4,811	-1,700	6,347	1,536
35-39	5,310	-2,901	5,877	567
40-44	6,519	-2,764	4,852	-1,667
45-49	8,086	-235	4,984	-3,102
50-54	8,982	2,361	6,927	-2,055
55-59	7,663	2,526	6,499	-1,164
60-64	5,814	1,477	8,220	2,406
65-69	4,133	-202	6,622	2,489
70-74	3,474	-1,152	5,399	1,925
75-79	3,351	-389	3,349	-2
80-84	3,203	887	2,475	-728
85+	3,005	1,034	2,613	-392
Total	96,942	-3,603	94,058	-2,884
Median Age	44.5	4.3	45.1	0.6

Source: **U.S. Census Bureau**, **Decennial Census**, and **2019-2023 American Community Survey 5-Year Estimates**

Forecasted Population Change 2020-2050



Age Group	2020	2025	2030	2035	2040	2045	2050	Change 2020 - 2050	Pct Change 2020 - 2050
Under 5	4,410	4,362	4,500	4,378	4,288	4,319	4,339	-71	-1.6%
5-17	12,695	12,496	12,442	12,454	12,444	12,093	11,885	-810	-6.4%
18-24	7,196	6,988	6,886	7,080	7,046	6,965	6,937	-259	-3.6%
25-64	50,700	49,723	48,181	47,872	48,762	49,491	49,487	-1,213	-2.4%
65-84	17,401	19,631	20,958	21,139	20,449	19,815	19,912	2,511	14.4%
85+	3,133	2,408	2,565	3,033	3,612	4,285	4,538	1,405	44.8%
Total	95,535	95,608	95,532	95,956	96,601	96,968	97,098	1,563	1.6%

Source: **SEMCOG 2050 Regional Development Forecast**

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2023	Change 2010-2023	Pct Change 2010-2023	SEMCOG 2050
65 and over	17,166	20,458	3,292	19.2%	24,450
65 to 84	14,161	17,845	3,684	26%	19,912
85 and Over	3,005	2,613	-392	-13%	4,538
Under 18	20,165	17,818	-2,347	-11.6%	16,224
5 to 17	15,768	12,926	-2,842	-18%	11,885
Under 5	4,397	4,892	495	11.3%	4,339

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: **U.S. Census Bureau**, **Decennial Census**, **2019-2023 American Community Survey 5-Year Estimates**, and **SEMCOG 2050 Regional Development Forecast**

Race and Hispanic Origin

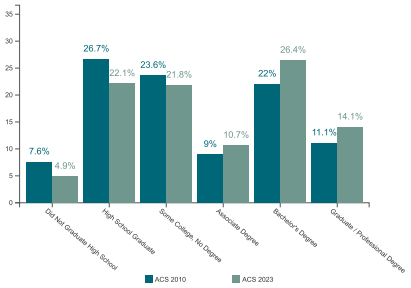
Race and Hispanic Origin	Census 2010	Percent of Population 2010	ACS 2023	Percent of Population 2023	Percentage Point Change 2010-2023
Non-Hispanic	94,543	97.5%	89,781	95.5%	-2.1%
White	87,332	90.1%	77,685	82.6%	-7.5%
Black	3,264	3.4%	4,060	4.3%	0.9%
Asian	2,441	2.5%	3,482	3.7%	1.2%
Multi-Racial	1,205	1.2%	3,927	4.2%	2.9%
Other	301	0.3%	557	0.6%	0.3%
Hispanic	2,399	2.5%	4,277	4.5%	2.1%
Total	96,942	100%	94,058	100%	0%

Source: **U.S. Census Bureau Decennial Census** and **2019-2023 American Community Survey 5-Year Estimates**.

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2023	Percentage Point Chg 2010-2023
Did Not Graduate High School	7.6%	4.9%	-2.7%
High School Graduate	26.7%	22.1%	-4.6%
Some College, No Degree	23.6%	21.8%	-1.8%
Associate Degree	9%	10.7%	1.7%
Bachelor's Degree	22%	26.4%	4.4%
Graduate / Professional Degree	11.1%	14.1%	3%

* Population age 25 and over



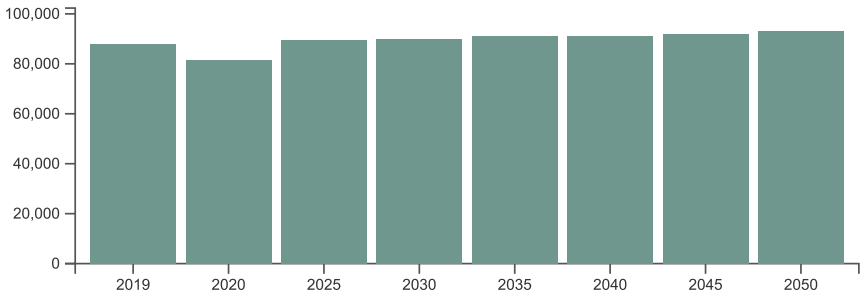
Source: **U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** 2023 **Economic**

Historic Population and Employment by Minor Civil Division, Southeast Michigan

Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Forecasted Jobs by Industry Sector

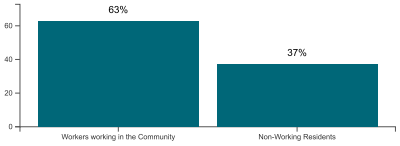
Forecasted Jobs By Industry Sector	2019	2020	2025	2030	2035	2040	2045	2050	Change 2019-2050	Pct Change 2019-2050
Natural Resources, Mining, & Construction	6,262	5,735	7,088	6,868	7,010	7,033	7,063	7,135	873	13.9%
Manufacturing	11,444	10,101	10,948	10,607	10,292	9,374	8,791	8,635	-2,809	-24.5%
Wholesale Trade	4,690	4,231	4,702	4,901	5,268	5,299	5,392	5,478	788	16.8%
Retail Trade	8,890	8,005	7,906	7,292	6,660	6,283	6,069	5,924	-2,966	-33.4%
Transportation, Warehousing, & Utilities	5,370	5,414	6,137	6,339	6,524	6,622	6,648	6,727	1,357	25.3%
Information & Financial Activities	7,722	7,521	8,206	8,605	8,826	8,899	9,155	9,391	1,669	21.6%
Professional and Technical Services & Corporate HQ	11,665	11,277	12,166	12,745	13,496	13,740	13,994	14,233	2,568	22%
Administrative, Support, & Waste Services	5,566	5,281	5,848	6,035	6,229	6,352	6,509	6,758	1,192	21.4%
Education Services	3,452	3,205	3,372	3,333	3,397	3,406	3,415	3,439	-13	-0.4%
Healthcare Services	9,436	9,375	9,579	9,849	10,117	10,861	11,526	12,209	2,773	29.4%
Leisure & Hospitality	7,071	5,284	7,177	7,269	7,151	7,041	6,986	6,875	-196	-2.8%
Other Services	5,669	5,075	5,356	5,490	5,518	5,488	5,488	5,524	-145	-2.6%
Public Administration	846	808	816	682	695	695	694	698	-148	-17.5%
Total Employment Numbers	88,083	81,312	89,301	90,015	91,183	91,093	91,730	93,026	4,943	5.6%

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Daytime Population

Daytime Population	ACS 2023
Workers working in the Community	78,915
Non-Working Residents	46,808
Age 15 and under	15,660
Not in labor force	28,895
Unemployed	2,253
Daytime Population	125,723



Source: **2019-2023 American Community Survey 5-Year Estimates**. For additional information, visit SEMCOG's **Interactive Commuting Patterns Map**

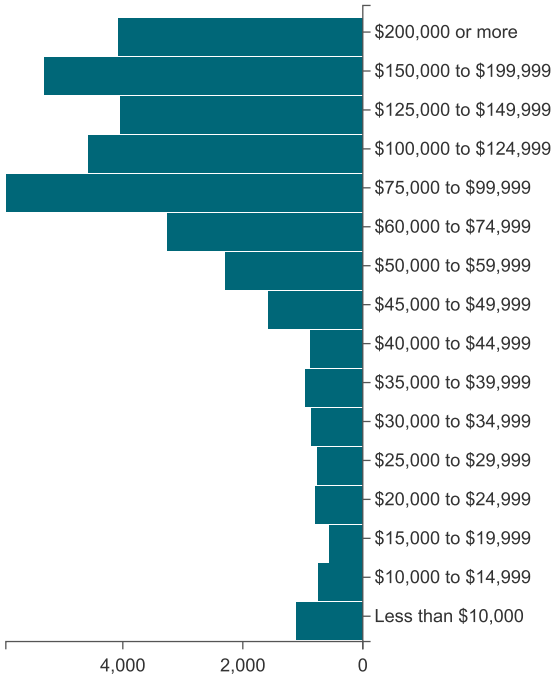
Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

Household Income

Income (in 2023 dollars)	ACS 2010	ACS 2023	Change 2010-2023	Percent Change 2010-2023
Median Household Income	$97,545	$96,317	$-1,228	-1.3%
Per Capita Income	$44,201	$46,588	$2,387	5.4%

Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Annual Household Income



Annual Household Income	ACS 2023
$200,000 or more	4,073
$150,000 to $199,999	5,303
$125,000 to $149,999	4,048
$100,000 to $124,999	4,569
$75,000 to $99,999	5,950
$60,000 to $74,999	3,258
$50,000 to $59,999	2,287
$45,000 to $49,999	1,574
$40,000 to $44,999	877
$35,000 to $39,999	960
$30,000 to $34,999	859
$25,000 to $29,999	758
$20,000 to $24,999	795
$15,000 to $19,999	557
$10,000 to $14,999	740
Less than $10,000	1,108
Total	**37,716**

Source: **U.S. Census Bureau**, **2019-2023 American Community Survey 5-Year Estimates**

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2023	% of Total (2023)	% Point Chg 2010-2023
Persons in Poverty	4,837	5%	4,369	4.7%	-0.3%
Households in Poverty	1,795	4.6%	2,154	5.7%	1.1%

Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** 2023 **Housing**

Building Permits 2010 - 2024

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2010	28	0	0	60	88	17	71
2011	18	0	0	0	18	11	7
2012	38	0	0	0	38	2	36
2013	45	0	0	0	45	8	37
2014	41	0	0	0	41	7	34
2015	36	0	0	0	36	4	32
2016	34	0	0	0	34	8	26
2017	76	0	0	0	76	11	65
2018	50	0	6	76	132	10	122
2019	41	0	0	201	242	5	237
2020	56	0	0	0	56	3	53
2021	30	0	0	128	158	2	156
2022	46	0	0	0	46	2	44
2023	71	0	0	0	71	3	68
2024	25	0	0	0	25	5	20
2010 to 2024 totals	635	0	6	465	1,106	98	1,008

Source: **SEMCOG Development**

Note: Permit data for most recent years may be incomplete and is updated monthly.

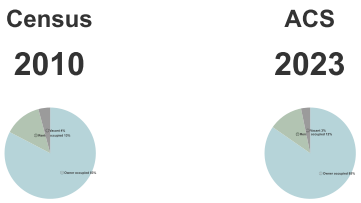
Housing Types

Housing Type	ACS 2010	ACS 2023	Change 2010-2023	New Units Permitted Since 2019
Single Unit	33,645	33,614	-31	271
Multi-Unit	5,111	5,251	140	329
Mobile Homes or Other	83	111	28	0
Total	38,839	38,976	137	600
Units Demolished				-20
Net (Total Permitted Units - Units Demolished)				580

Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**, **SEMCOG Development**

Housing Tenure

Housing Tenure	Census 2010	ACS 2023	Change 2010-2023
Owner occupied	33,394	32,999	-395
Renter occupied	5,320	4,717	-603
Vacant	1,687	1,260	-427
Seasonal/migrant	133	340	207
Other vacant units	1,554	920	-634
Total Housing Units	40,401	38,976	-1,425



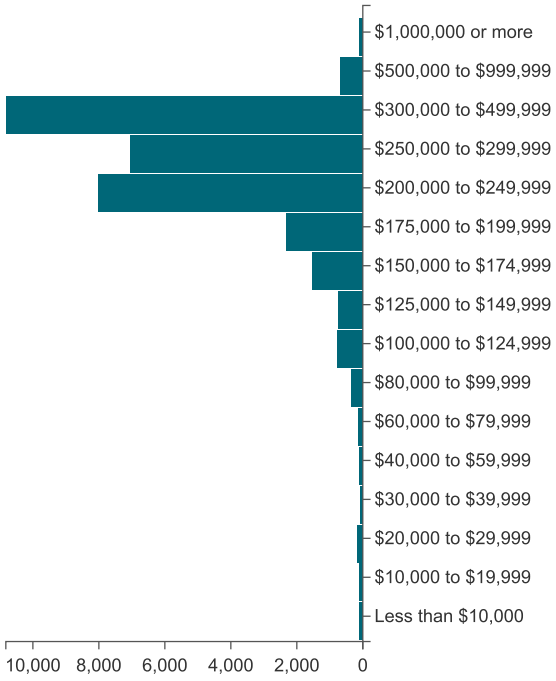
Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Housing Value and Rent

Housing Value (in 2023 dollars)	ACS 2010	ACS 2023	Change 2010-2023	Percent Change 2010-2023
Median housing value	$270,492	$265,300	$-5,192	-1.9%
Median gross rent	$1,264	$1,284	$20	1.6%

Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

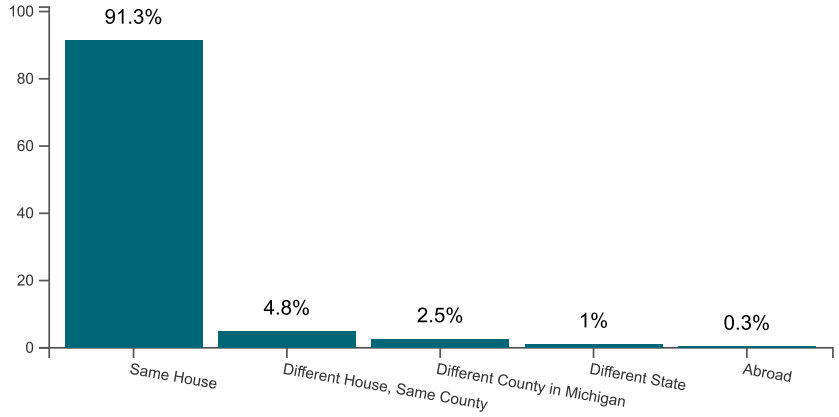
Housing Value



Housing Value	ACS 2023
$1,000,000 or more	96
$500,000 to $999,999	687
$300,000 to $499,999	10,820
$250,000 to $299,999	7,046
$200,000 to $249,999	8,010
$175,000 to $199,999	2,308
$150,000 to $174,999	1,516
$125,000 to $149,999	734
$100,000 to $124,999	780
$80,000 to $99,999	342
$60,000 to $79,999	129
$40,000 to $59,999	96
$30,000 to $39,999	68
$20,000 to $29,999	167
$10,000 to $19,999	93
Less than $10,000	107
Owner-Occupied Units	32,999

Source: **U.S. Census Bureau**, **2019-2023 American Community Survey 5-Year Estimates**

Residence One Year Ago *



* This table represents persons, age 1 and over, living in City of Livonia from 2019-2023. The table does not represent person who moved out of City of Livonia from 2019-2023.

Source: **U.S. Census Bureau**, **2019-2023 American Community Survey 5-Year Estimates**

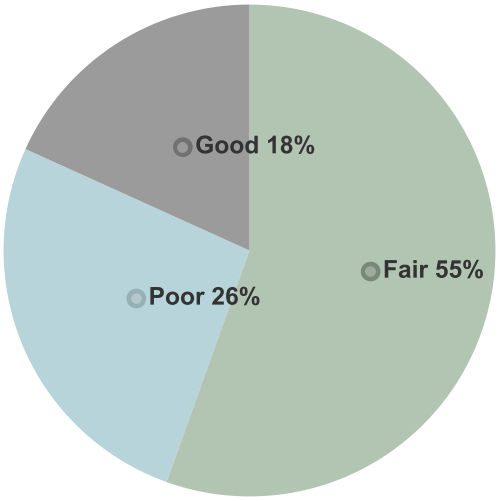
Transportation

Miles of public road (including boundary roads): 487
Source: **Michigan Geographic Framework**

Pavement Condition (in Lane Miles)

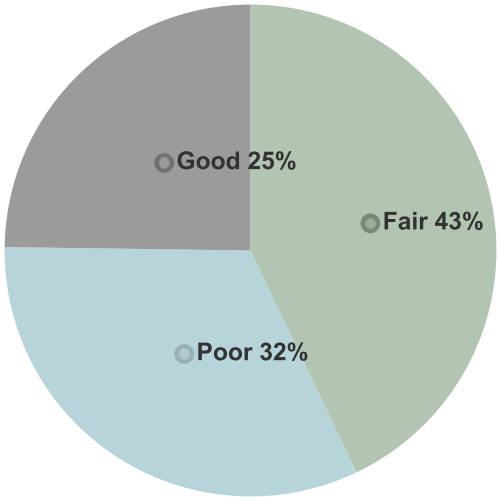
Past Pavement Conditions

2021



Current Pavement Conditions

2023 - 2024



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.
Source: **SEMCOG**

Bridge Status

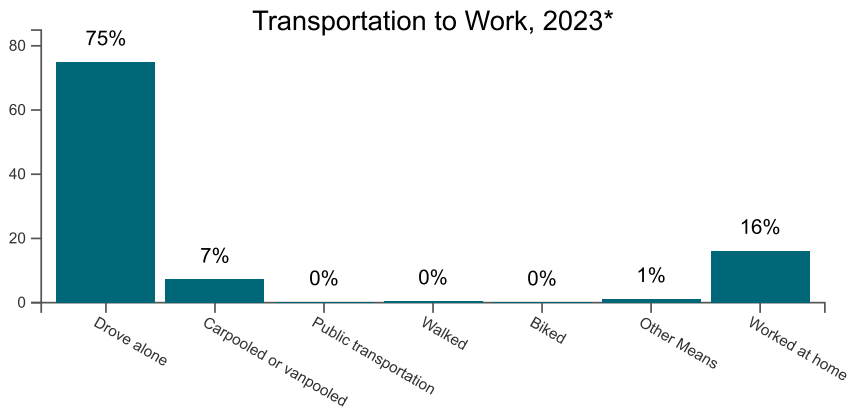
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	50	100%	49	98%	78	100%	0%
Open with Restrictions	0	0%	0	0%	0	0%	0%
Closed*	0	0%	1	2%	0	0%	0%
Total Bridges	50	100.0%	50	100.0%	78	100.0%	0.0%
Deficient Bridges	35	70%	30	60%	60	76.9%	6.9%

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2023	% of Total (ACS 2023)	% Point Chg 2010-2023
Drove alone	41,947	89.3%	34,608	74.9%	-14.4%
Carpooled or vanpooled	2,813	6%	3,322	7.2%	1.2%
Public transportation	135	0.3%	69	0.1%	-0.2%
Walked	566	1.2%	195	0.4%	-0.8%
Biked	45	0.1%	42	0.1%	0%
Other Means	242	0.5%	511	1.1%	0.6%
Worked at home	1,202	2.6%	7,457	16.1%	13.5%
Resident workers age 16 and over	46,950	100.0%	46,204	100.0%	0.0%

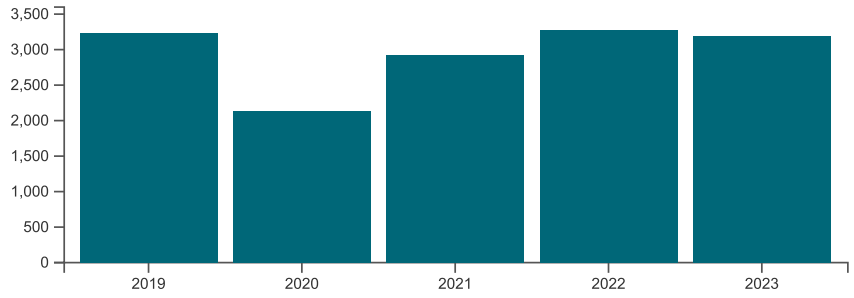
Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2023	Change 2010-2023
For residents age 16 and over who worked outside the home	23.1 minutes	20.2 minutes	-3 minutes

Source: **U.S. Census Bureau**, **2006-2010 and 2019-2023 American Community Survey 5-Year Estimates**

Crashes, 2019-2023



Source: **Michigan Department of State Police with the Criminal Justice Information Center** and **SEMCOG**
Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
Fatal	2	7	6	3	5	0.2%
Serious Injury	22	22	28	31	24	0.9%
Other Injury	685	488	633	616	650	20.8%
Property Damage Only	2,522	1,611	2,262	2,622	2,514	78.2%
Total Crashes	3,231	2,128	2,929	3,272	3,193	100%

Crashes by Type

Crashes by Type	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
Head-on	28	26	18	27	26	0.8%
Angle or Head-on/Left-turn	662	477	589	727	733	21.6%
Rear-End	1,356	766	1,123	1,236	1,215	38.6%
Sideswipe	628	442	584	682	669	20.4%
Single Vehicle	338	286	346	384	379	11.7%
Backing	81	50	66	78	80	2.4%
Other or Unknown	138	81	203	138	91	4.4%

Crashes by Involvement

Crashes by Involvement	2019	2020	2021	2022	2023	Percent of Crashes 2019 - 2023
Red-light Running	108	114	125	124	154	4.2%
Lane Departure	291	223	320	280	267	9.4%
Alcohol	101	67	86	75	60	2.6%
Drugs	23	29	29	21	18	0.8%
Deer	39	38	43	56	77	1.7%
Train	0	0	0	0	0	0%
Commercial Truck/Bus	195	152	206	244	221	6.9%
School Bus	11	6	11	12	10	0.3%
Emergency Vehicle	29	15	16	20	18	0.7%
Motorcycle	19	20	18	13	31	0.7%
Intersection	1,469	1,011	1,375	1,598	1,440	46.7%
Work Zone	24	37	103	206	164	3.6%
Pedestrian	8	8	11	23	14	0.4%
Bicyclist	18	14	13	17	17	0.5%
Older Driver (65 and older)	699	456	662	746	790	22.7%
Young Driver (15 to 20)	521	368	520	567	545	17.1%
Distracted Driver	187	143	154	139	151	5.2%
Driveway	365	239	362	402	321	11.4%
Speeding	213	125	142	183	142	5.5%
Unbelted	35	26	38	43	46	1.3%
Secondary	25	15	23	22	18	0.7%

High Frequency Intersection Crash Rankings By Fatalities + Serious Injuries

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2019-2023
1	60	78	Merriman Rd @ Joy Rd	County	1
2	188	293	6 Mile Rd @ Francavilla Dr		0.6
2	188	293	6 Mile Rd @ Francavilla Dr	County	0.6
2	188	293	6 Mile Service Drive @ Pollyanna Dr		0
2	188	293	6 Mile Rd @ Inkster Rd	County	0.6
2	188	293	Edward N Hines Dr @ Joy Rd	County	0.6
2	188	293	Middle Belt Rd @ Woodridge Dr	County	0.6
6	446	730	6 Mile Rd @ Merriman Rd	County	0.4
6	446	730	6 Mile Rd @ Middle Belt Rd	County	0.4
6	446	730	7 Mile Rd @ Bicentennial Dr S		0.4
6	446	730	7 Mile Rd @ Bicentennial Dr S	County	0.4
6	446	730	7 Mile Rd @ Bicentennial Dr N	County	0
6	446	730	7 Mile Rd @ Blue Skies Dr	County	0.4
6	446	730	7 Mile Rd @ Farmington Rd	County	0.4
6	446	730	Ann Arbor Rd @ Newburgh Rd	State,City/Village	0.4
6	446	730	Edward N Hines Dr @ Riverview Dr	County	0.4
6	446	730	Grand River Ave @ Inkster Rd	State,County	0.4
6	446	730	Haggerty Rd @ Phillips Rd		0.4
6	446	730	Haggerty Rd @ Danielle Dr	County	0.4
6	446	730	Haggerty Rd @ Phillips Rd	County	0
6	446	730	Industrial Rd @ Wayne Rd		0.4
6	446	730	Inkster Rd @ Joy Rd	County	0.4
6	446	730	Inkster Rd @ Plymouth Rd	State,County	0.4
6	446	730	Merriman Rd @ Glendale Ave	County	0.4
6	446	730	Middle Belt Rd @ Chicago Rd W	County,City/Village	0.4
6	446	730	Middle Belt Rd @ Plymouth Rd	State,County	0.4
6	446	730	Newburgh Rd @ Perth Ave	City/Village	0.4

Note: Intersections are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.
Source: **Michigan Department of State Police with the Criminal Justice Information Center** and **SEMCOG**

High Frequency Road Segment Crash Rankings By Fatalities + Serious Injuries

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction	Annual Avg 2019-2023
1	87	146	Middle Belt Rd	6 Mile Rd - 7 Mile Rd	County	1.2
2	133	240	Haggerty Rd	7 Mile Rd - 8 Mile Rd W	County	1
2	133	240	Newburgh Rd	Schoolcraft Rd - 5 Mile Rd	City/Village	1
4	207	395	W I 96	Newburgh/W I 96 Ramp - Newburgh Rd	State	0.8
4	207	395	Edward N Hines Dr	Stark Rd - Joy Rd	County	0.8
6	336	683	Middle Belt Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Haggerty Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Merriman Rd	5 Mile Rd - 6 Mile Rd	County	0.6
6	336	683	Edward N Hines Dr	Ann Arbor Rd - Wayne Rd	County	0.6
6	336	683	E I 96	E I 96/Middlebelt Ramp - Middle Belt Rd	State	0.6
6	336	683	7 Mile Rd	Farmington Rd - Merriman Rd	County	0.6
6	336	683	Joy Rd	Harrison Rd - Inkster Rd	County	0.6
6	336	683	5 Mile Rd	Levan Rd - 5 Mile Rd	County	0.6
6	336	683	6 Mile Rd	Levan Rd - Farmington Rd	County	0.6
6	336	683	Middle Belt Rd	Plymouth Rd - Schoolcraft Rd	County	0.6
6	336	683	Merriman Rd	Plymouth Rd - Schoolcraft Rd	County	0.6
6	336	683	Ann Arbor Trl	Wayne Rd - Edward N Hines Dr	City/Village	0.6

Note: Segments are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume.

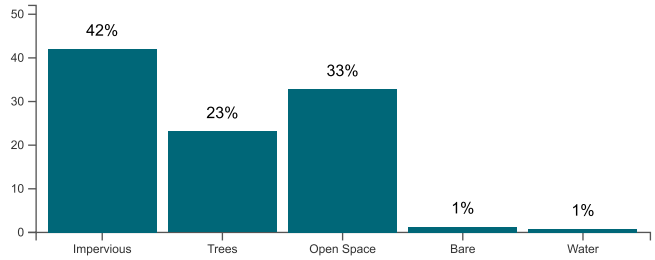
Environment

2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	9,540.8	9,557.7	16.9	0.2%
Attached Condo Housing	222.1	232.4	10.2	4.6%
Multi-Family Housing	206.3	196.8	-9.5	-4.6%
Mobile Home	0	0	0	0%
Agricultural/Rural Residential	102.6	109.6	7	6.8%
Mixed Use	75.2	13.6	-61.6	-81.9%
Retail	794.9	831	36.1	4.5%
Office	1,315.7	1,374.4	58.6	4.5%
Hospitality	254.8	158.5	-96.3	-37.8%
Medical	388.6	240.6	-148	-38.1%
Institutional	1,246	1,305.9	59.8	4.8%
Industrial	1,392.1	1,483.3	91.2	6.5%
Recreational/Open Space	1,928.6	1,988.3	59.7	3.1%
Cemetery	366.3	366.3	0	0%
Golf Course	98.7	98.7	0	0%
Parking	57.1	57.1	0	0%
Extractive	0.3	0.3	0	0%
TCU	99.7	142.2	42.5	42.6%
Vacant	708.5	641.7	-66.8	-9.4%
Water	104.9	104.9	0	0%
Not Parceled	4,040.1	4,040.1	0	0%
Total	22,943.3	22,943.3	0	0%

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

2020 Land Cover



Source Data

SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	9,644.4	42%
Trees	woody vegetation, trees	5,307.5	23.1%
Open Space	agricultural fields, grasslands, turfgrass	7,521.9	32.8%
Bare	soil, aggregate piles, unplanted fields	296.9	1.3%
Water	rivers, lakes, drains, ponds	178.1	0.8%
Total Acres		22,948.8	

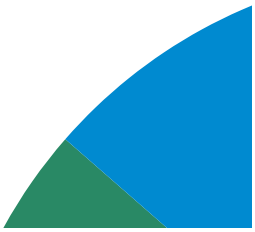
SEMCOG 2022 Tree Canopy

Type	Acres	Percent
Tree Canopy	7,415.5	32.3%

Tree canopy is the layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective.

2019 Greenhouse Gas Emissions

	CO2e (MT)	Percentage of Total
Residential Energy Use	391,529.2	13.69%
Commercial Energy Use	472,690.1	16.53%
Industrial Energy Use	890,171.6	31.13%
Industrial Processes	320,721.9	11.22%
Transportation	717,219.6	25.08%
Solid Waste	65,114.1	2.28%
Water and Wastewater Treatment	2,256.7	0.08%
Agriculture, Forestry, and Land Use	0	0%
Total	2,859,703.3	100%



Source: SEMCOG, Local **Gas Emissions Inventory Summary**

APPENDIX C

Lead Service Residential Info Package

DEPARTMENT OF PUBLIC WORKS

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MAYOR

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SUPERINTENDENT OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
(734) 466-2655
Email: DPS@livonia.gov

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Building
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Solid Waste / Recycling

Date: _____

Address: _____

SUBJECT: Notification that your water service line is made of lead

Dear Water Customer:
It has been determined that some or all of your water service line is made of lead. People using water in buildings with a lead service line have an increased risk of exposure to lead from their drinking water.

Why are you receiving this letter?

Lead can cause serious health and developmental problems, especially in developing fetuses and young children. Because your service line contains lead, you are at an increased risk of lead exposure. This letter serves to notify you of this risk and provides information to help you reduce your risk of lead exposure.

What can I do to reduce my risk?

Review the enclosed flier for steps you can take to reduce your exposure to lead in drinking water. In addition to your service line, other plumbing in your home may contain lead and could increase the levels of lead in your drinking water. These may include faucets, valves, and soldered joints. It is recommended that homeowners contact a licensed plumber and have a plumbing assessment done to determine if your in-home plumbing is a source of lead in your drinking water.

Please visit Michigan.gov/MILeadSafe for more information about sources of lead and what you can do to reduce your exposure. For a copy of City of Livonia's Consumer Confidence Report, an annual report on what is in your drinking water, please visit the City website at:
https://www.livonia.gov/DocumentCenter/View/6092/2023-Water-Quality-Report-PDF

Please contact Joey Schuetz, Water/Sewer Manager at (734) 466-2632 for additional information about your water system or if you have questions regarding this letter.

Sincerely,
City of Livonia

Joey Schuetz

SOURCES OF LEAD AND COPPER AND HEALTH EFFECTS

Responses to Frequently Asked Questions about Lead and Copper in Water

1. How does lead get into drinking water?

Drinking water provided by the GLWA to your community does not contain lead. Lead may enter drinking water as a result of the corrosion or wearing away of materials in the water distribution system and household plumbing that contain lead. These materials can include lead-based solder, brass and chrome-plated brass faucets and fixtures, lead goosenecks and lead service lines connecting homes to water mains. Corrosion control practices reduce the risk of lead leaching from pipes by creating a protective film or coating inside the pipe. Orthophosphate has been used to control corrosion in the GLWA service area since 1996.

2. What are the major sources of lead exposure?

Lead exposure can come from paint, dust, water or soil contaminated with lead. According to the CDC, lead-based paint is the most widespread and dangerous high-dose source of lead exposure for young children. Lead was used in household paint until 1978 leaving lead contamination in homes and surrounding soils. Leaded gasoline, used until the mid-1980s, has also contributed to increased lead levels in soil. Local ordinances in the Detroit area began prohibiting the use of lead pipe in new construction as early as 1947. The use of lead pipes, solder and flux that was not "lead free" was banned nationwide in 1986.

Prior to 2014, "lead free" household plumbing fixtures could contain up to 8% lead. In January 2014, "lead free" was redefined as a weighted average of 0.25% lead. Lead can leach from these pipes and fixtures when corrosive water runs through them, hence the need for corrosion control additives. Water consumption is estimated to contribute, on average, about 10-20% of a child's total lead intake, and for infants fed formula, 40-60% of their lead exposure (Rabin, 2008).

Children under the age of 6 are most susceptible to the effects of lead. In homes with lead service lines or plumbing, water consumption can contribute about 10-20% of a child's total lead intake.

3. What health problems are associated with lead exposure?

Lead can affect almost every organ and system in your body. Children under the age of 6 are most susceptible to the effects of lead. According to the United States Environmental Protection Agency (USEPA), "Even low levels of lead in the blood of children can result in behavior and learning problems, lower IQ, hyperactivity, slowed growth, hearing problems and anemia." Pregnant women are at particular risk from lead exposure that can result in reduced fetus growth, stillbirth (Troesken, 2006; Edwards, 2014); and premature birth. Adults can suffer from cardiovascular effects, decreased kidney function and reproductive problems.

Contact your physician if you are concerned about lead exposure. Additional information on the health effects of lead can be found on the USEPA's website at *www.epa.gov/lead/learn-about-lead*.

GLWA
Great Lakes Water Authority

4. How does copper get into drinking water?

Like lead, copper can leach out of plumbing materials if corrosive water flows through the pipe. The protective coating created by the addition of orthophosphate can reduce the risk of copper leaching from pipes.

5. What health problems are associated with copper exposure?

Copper is an essential nutrient. "Short term exposure to copper levels above the action level in drinking water can cause gastrointestinal distress. Long term exposure can cause liver or kidney damage. People with Wilson's disease should consult their personal doctor if the amount of copper in their water exceeds the action level." Wilson's disease is an inherited condition that causes the body to retain excess copper. Persons with Wilson's disease may be at a higher risk of health effects than the general public.

From USEPA's website at *www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants*.

6. Where can I find lead and copper health effects information?

Information about the health impacts of lead can be found on the Centers for Disease Control and Prevention's website at *www.cdc.gov/nceh/lead*.

Other information about lead is available at *www.michigan.gov/egle*.

A public health statement for copper can be found on the Agency for Toxic Substances & Disease Registry's website at *www.atsdr.cdc.gov/phs/phs.asp?id=204&tid=37*.

THE WATER THAT GLWA DELIVERS TO YOUR COMMUNITY DOES NOT CONTAIN LEAD. LEAD CAN LEACH INTO DRINKING WATER THROUGH HOME PLUMBING FIXTURES, AND IN SOME CASES, CUSTOMER SERVICE LINES.

DRINKING WATER QUALITY IN THE HOME

Responses to Frequently Asked Questions About Lead and Copper in Water

1. What steps can I take to maintain drinking water quality in my home?

Residents can take steps to protect water quality in your home. Actions that help to preserve water quality include:

- Use cold water for drinking and preparing food.
- Flush your tap before using it for drinking or cooking any time the water in a faucet has gone unused for more than 6 hours. Flushing the tap means running the cold water for 30 seconds to 2 minutes until it gets noticeably colder.
- Clean faucet aerators and strainers monthly. Replace aerators in poor condition.
- Clean and disinfect sinks and faucets regularly.
- Replace your refrigerator and icemaker filters according to the manufacturer's recommendations.
- Replace any other water filters used according to the manufacturer's recommendations.

Flushing tap water is a simple and inexpensive measure you can take to protect your family's health. When water stands in lead pipes or pipes with lead solder for several hours or more, the lead may dissolve into your drinking water. This means the first water drawn from the tap in the morning, or later in the afternoon after returning from work or school, may contain higher levels of lead.

Additional beneficial plumbing tips include:

- Drain and flush your hot water heater annually.
- Identify and replace plumbing fixtures containing lead. Brass faucets, fittings and valves may leach lead into drinking water. Products sold after January 4, 2014, must by law contain very low levels of lead.
- Be sure backflow protection devices are installed properly.

IF YOU HAVE QUESTIONS REGARDING YOUR WATER QUALITY, CONTACT YOUR MUNICIPALITY.

Cleaning faucet aerators monthly and running cold water to flush a faucet that hasn't been used for 6 or more hours help preserve drinking water quality in your home.

- Corrosion may be greater if grounding wires from the electrical system are attached to your pipes. Check with the licensed electrician or your local electrical code to determine if your wiring can be grounded elsewhere. DO NOT attempt to change the wiring yourself because improper grounding can cause electrical shock and fire hazards.

2. How do I flush my internal plumbing?

The amount of time you should run the cold water to flush your internal plumbing depends on whether you have a lead service line, the length of the lead service line and amount of plumbing in your home. Running your cold water until it feels noticeably colder will indicate the water is from outside your premises' plumbing. Once that has occurred, flush an additional 1 to 2 minutes to ensure you are receiving water from the water main and not your service line.

Note: At one gallon per minute, a 2-minute flush for a 50-foot service line is the recommended standard.

GLWA
Great Lakes Water Authority

3. How do I remove, clean and replace my faucet aerators?

Faucet aerators are used to provide a steady flow of water from the faucet with even pressure that prevents splashing and can reduce water usage. Aerators typically include a screen and rubber washer. The screen can become dirty collecting sediment and metals including particulate lead. Monthly cleaning of aerators is recommended. If the screen is in poor condition or damaged, it should be replaced. Hardware stores sell replacement parts.

To clean your aerator:

1. Unscrew the aerator housing. New faucets frequently come with a tool to remove the aerator.
2. Separate the aerator into individual rubber washer and screen parts (if possible).
3. Remove any sediment (mineral or rust build up) on the screen and other parts. If necessary, soak the parts in white vinegar for a few minutes and scrub with a brush.
4. Reassemble the aerator parts and re-attach to faucet (using tool if necessary).

4. Can construction activity in my neighborhood affect my drinking water?

Yes, when the ground is disturbed close to your home, particles can shake free from inside the network of underground pipes including your service line. Having a lead service line can increase your risk of exposure to lead when the ground is disturbed. Particulate lead is like tiny grains of sand. These tiny pieces can fall off the sides of pipes into the water. It can cause the lead level in water to go up quickly and then go back down. During construction and until your lead service line is replaced, you should take the following precautions.

- Clean your faucet aerator at least monthly. Lead particles can build up on the aerator screen so cleaning them is important.
- Flush your tap before using it for drinking or cooking any time the water in a faucet has gone unused for more than 6 hours. Flushing the tap means running the cold water for 30 seconds to 2 minutes until it gets noticeably colder.
- Use a filter when drinking or cooking particularly if you are pregnant or have children under the age of 6. A filter is especially important if you are making baby formula. Make sure the filter meets the National Sanitation Foundation (NSF) standard 53 for lead removal. Follow the manufacturer's recommendations for replacement. Contact NSF International at 800-NSF-8010 or visit their website at *www.nsf.org* for more information.
- Do not boil water to remove lead. Boiling will not remove lead.

5. What is the difference between particulate lead and soluble lead?

Soluble lead is lead that dissolves in water. Corrosion control treatment using orthophosphate reduces the amount of soluble lead in water by creating a protective layer inside the pipe.

Particulate lead is the size of tiny grains of sand. These tiny pieces can fall off the sides of pipes into the water. It can cause the lead level in water to spike and drop suddenly. Construction activity in your neighborhood can increase the risk of particulate lead, especially when the ground is disturbed close to your home.

- Use a filter if you are concerned about particulate lead. Make sure the filter you purchase is designed to remove both particulate and soluble lead, and replace the filter cartridge as recommended by the manufacturer.
- Clean your aerator at least monthly or more frequently on all your faucets since lead particles can build up on the aerator screen when construction activity is close to your home.

Consider replacing old plumbing fixtures made of brass or that contain lead. Products sold after January 4, 2014, must by law contain very low levels of lead.

Sediment, bacteria, minerals and metals can build up in your hot water heater tank. This can impact household water quality and water pressure. Drain and flush your hot water tank annually. See "How to Flush Your Hot Water Heater Tank" information sheet.

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

REDUCING POTENTIAL LEAD EXPOSURE FROM DRINKING WATER

Guidance

Check if your home has a lead service line. Homes with lead service lines have a higher risk of having high lead levels in drinking water. Please contact your water supply for more information.

Run your water before drinking. The more time water has been sitting in your home's pipes, the more lead it may contain. Therefore, if your water has not been used for several hours, run the water before using it for drinking or cooking. This flushes lead-containing water from the pipes. Additional flushing may be required for homes that have been vacant or have a longer service line.

- If you **do not** have a lead service line, run the water for 30 seconds to two minutes, or until it becomes cold or reaches a steady temperature.
- If you **do** have a lead service line, run the water for at least five minutes to flush water from both the interior building plumbing and the lead service line.

Running your water before you drink it does not mean you need to waste water.

You can run your water by flushing a toilet, watering your lawn or indoor plants, doing laundry, or even washing a load of dishes.

Do not boil water to remove lead. Boiling will not remove the lead.

Use cold water for drinking and cooking. Do not cook with or drink water from the hot water tap. Lead dissolves more easily into hot water.

Use cold water for preparing baby formula. Do not use water from the hot tap to make baby formula. If you have a lead service line, consider using bottled water or a lead-reducing filter to prepare baby formula.

Clean your faucet aerator. As part of routine maintenance, the aerator on the end of your faucet should be removed at least every six months to rinse out any debris that may include particulate lead.

Everyone can consider using a water filter to reduce lead in drinking water. Read packaging to find a filter that meets NSF/ANSI Standard 53 for the reduction of lead. Be sure to maintain and replace the filter device in accordance with the manufacturer's instructions to protect water quality.

Consider replacing older plumbing fixtures that likely contain lead. Older faucets, fittings, and valves sold before 2014 may contain higher levels of lead, even if marked "lead-free." Faucets, fittings, and valves sold after January 2014 are required to meet a more restrictive "lead-free" definition but may still contain up to 0.25 percent lead.

Flush your cold-water pipes after long periods of non-use. If you are moving into a new home or apartment or residence that has been unoccupied for some time, you should run all faucets an extended period of time, five minutes or more, before using any water for drinking or cooking.

Learn about your drinking water. Read your community's Consumer Confidence Report that is mailed to you each year or find it at your local water utility's website. If you wish to get your drinking water tested, call your water supply or use a certified lab. To find a certified lab, go to the Michigan Department of Environment, Great Lakes, and Energy home page, Michigan.gov/DrinkingWater and search "certified lab list."

REDUCIR LA EXPOSICIÓN POTENCIAL AL PLOMO DEL AGUA POTABLE

Guía

Compruebe si su casa tiene una línea de servicio de plomo. Los hogares con líneas de servicio de plomo tienen un mayor riesgo de tener altos niveles de plomo en el agua potable. Comuníquese con su proveedor de agua para obtener más información.

Deje correr el agua antes de beberla. Cuanto más tiempo haya permanecido el agua en las tuberías de su hogar, más plomo puede contener. Por lo tanto, si su agua no se ha utilizado durante varias horas, deje correr el agua antes de usarla para beber o cocinar. Esto elimina el agua que contiene plomo de las tuberías. Es posible que se requiera lavado adicional para las casas que han estado vacías o que tienen una línea de servicio más larga.

- Si **no tiene** una línea de servicio de plomo, deje correr el agua durante 30 segundos a dos minutos, o hasta que se enfríe o alcance una temperatura constante.
- Si usted **tiene** una línea de servicio de plomo, deje correr el agua al menos cinco minutos para hacer que al agua salga del interior de las tuberías de la casa y de la línea de servicio de plomo.

Dejar correr el agua antes de beberla no significa que deba desperdiciar agua. Puede dejar correr el agua en el inodoro, regar el césped o las plantas de interior, lavar la ropa o incluso lavar una gran cantidad de platos.

No hierva el agua para eliminar el plomo. Hervir no quitará el plomo.

Use agua fría para beber y cocinar. No cocine ni beba agua del grifo de agua caliente; El plomo se disuelve más fácilmente en agua caliente.

Considere usar agua fría para preparar la fórmula para bebés. No use agua del grifo caliente para hacer la fórmula para bebés. Si tiene una línea de servicio de plomo, considere usar agua embotellada o un filtro reductor de plomo para preparar la fórmula para bebés.

Limpie su aireador de grifo. El aireador en el extremo de su grifo debe retirarse al menos una vez al mes para eliminar cualquier residuo que pueda incluir plomo en partículas.

Considere usar un filtro de agua para reducir el plomo en el aqua potable. Lea el empaque para encontrar un filtro que cumpla con el estándar 53 de NSF / ANSI para la reducción de plomo. Asegúrese de mantener y reemplazar el dispositivo de filtro de acuerdo con las instrucciones del fabricante para proteger la calidad del agua.

Considere reemplazar los accesorios viejos de plomería que probablemente contengan plomo. Los grifos, accesorios y válvulas más antiguos vendidos antes de 2014 pueden contener niveles más altos de plomo, incluso si están marcados como "sin plomo". Los grifos, accesorios y válvulas que se venden después de enero de 2014 deben cumplir una definición más restrictiva de "sin plomo", pero Todavía puede contener hasta un 0,25 por ciento de plomo. Al comprar nuevos materiales de plomería, es importante buscar materiales que estén certificados según la norma NSF / ANSI 61.

Vacie las tuberías de agua fría después de largos períodos de inactividad. Si se muda a una nueva casa o apartamento o residencia que ha estado desocupada durante algún tiempo, debe abrir todos los grifos durante un período prolongado de cinco minutos o más antes de usar agua para beber o cocinar.

Aprenda sobre su agua potable. Lea el Informe de Confianza del Consumidor de su comunidad que se le envía por correo cada año o encuéntrelo en el sitio web de su compañía de agua local. Si desea que se analice su agua potable, llame a su proveedor de agua o use un laboratorio certificado. Para encontrar un laboratorio certificado, vaya a la página de inicio del Departamento de Medio Ambiente, Grandes Lagos y Energía de Michigan, Michigan.gov/EGLE y busque "lista de laboratorios certificados".

APPENDIX D

Public Meeting Notice

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASSISTANT DIRECTOR OF PUBLIC WORKS

RYAN J. FERRELL
ASSISTANT DIRECTOR OF PUBLIC WORKS

TRISHA M. GABRIEL
SUPERINTENDENT OF PUBLIC WORKS

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NOTICE OF PUBLIC MEETING

The City of Livonia will hold a public meeting on the proposed water system improvement project for the purpose of receiving comments from interested persons.

A public meeting will be held on Thursday, April 17, 2025 at 2:30 p.m. Eastern Standard Time at the Livonia Department of Public Works located at 12973 Farmington Road, Livonia, Michigan 48150.

The City is applying for funding through the Drinking Water State Revolving fund (DWSRF). The proposed project consists of investigation and replacement of approximately 500 lead water services in the City limits, primarily located within sections 1, 2, 11, 12, 13, 14, 16, 22, 24, 25, 26, 27, 31, 33, 34, and 36. The replacements are proposed to be phased with construction occurring over a two (2) year period. The project construction will involve excavation within the public right-of-way and private side in order to install water services, and related appurtenances.

Impacts of the proposed project include traffic routing, restoration, along with dust and noise typical of construction activities.

Copies of the draft plan detailing the proposed project are available for inspection during normal business hours, Monday through Friday 8:30 a.m. to 5 p.m., at the following location:

City of Livonia
Department of Public Works
12973 Farmington Road
Livonia, MI 48150
(734) 466-2655

Written comments received before the public meeting will receive responses in the final project plan. Written comments should be sent to:

Ryan Ferrell
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2614
rferrell@livonia.gov

All residents of the City of Livonia are encouraged to comment or attend the meeting.

Published 4/7/2025

Livonia Water System
Drinking Water Revolving Fund
Public Hearing
April 17, 2025

Don Rohraff
Director of Public Works

Ryan Ferrell
Assistant Director of Public Works

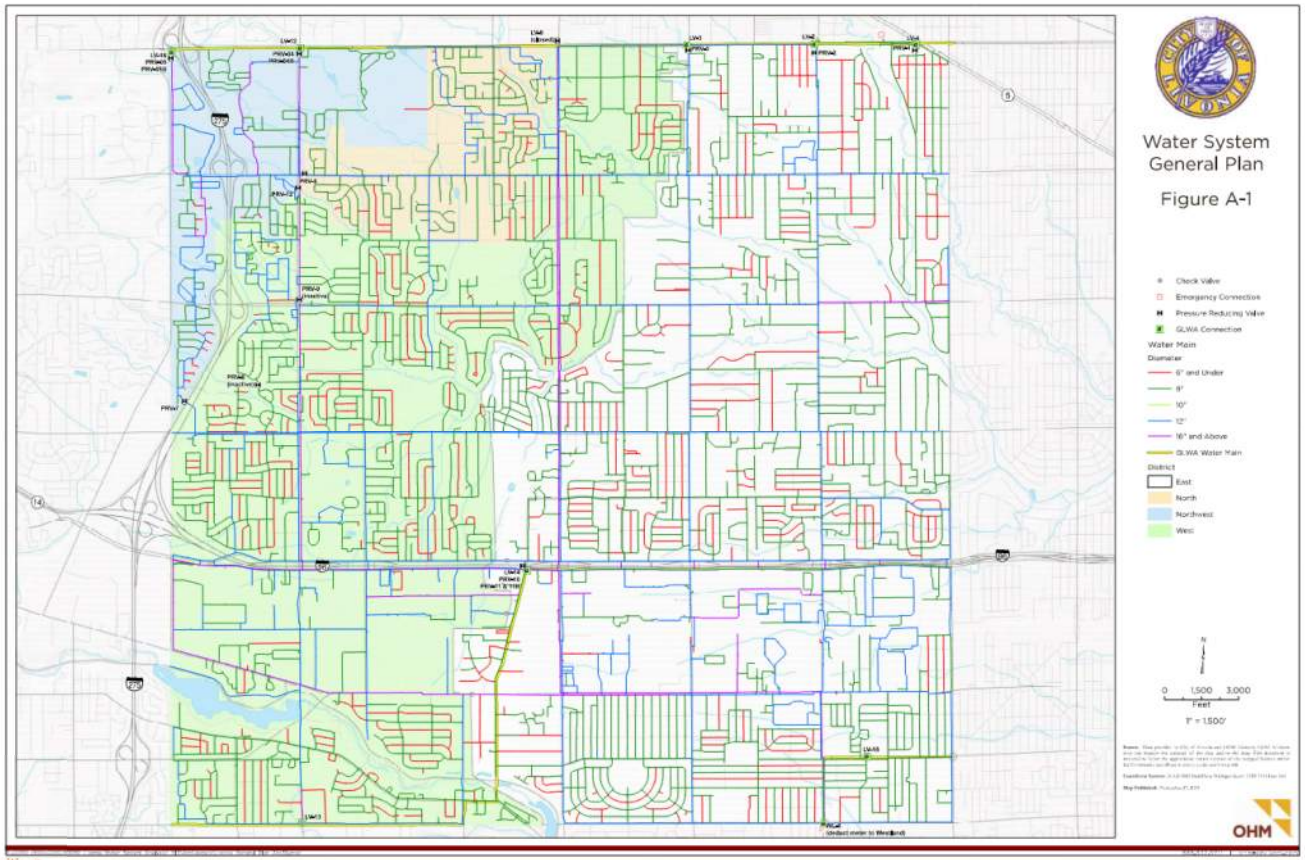
OHM Advancing Communities

Andrew Cousino
Project Manager

Meeting Contents

- Objectives of today's meeting – The project plan
- What are Lead Services Lines (LSL)?
- Reasons behind LSL replacement
- Project Background
- Procedures for LSL replacement
- Impacts and Benefits
- Public Comments

Asset Management Plan – Pipe Material



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AA0

Livonia CDSMI Summary

Estimated Number of Service Connections by Service Material

A Service line includes any section of pipe from the water main to the building pluming at the first shut-off valve inside the building, or 18 inches inside the building, whichever is shorter.

Any portion Contains Lead	Contains Galvanized Previously Connected to Lead*	Unknown		Contains neither Lead nor Galvanized Previously Connected to Lead	Total**
		Likely Contains Lead	Materials(s) Unknown		
134	31	500	29,973	8,069	38,207

* If a galvanized line is still connected to lead, it is a lead service line and must be counted in the first column

** The total number should equal the total number of potable water lines in your water supply (residential, commercial, industrial, other).

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Slide 4

AA0 Update based on Project Plan

Ali Al-Abbas, 2025-04-07T19:37:47.401

DWSRF Project Plan

1. Purpose of the project plan is to obtain funding from the Drinking Water State Revolving Fund (DWSRF) loan program which is jointly administered by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and Michigan Municipal Bond Authority

2. DWRSF Details

   a) Popular funding mechanism for water infrastructure projects since its inception in 1997

   b) 20-year loan with low interest rates – 2.75%

      - Potential loan forgiveness grant funding

   c) Focused on assisting water suppliers resolve current system needs

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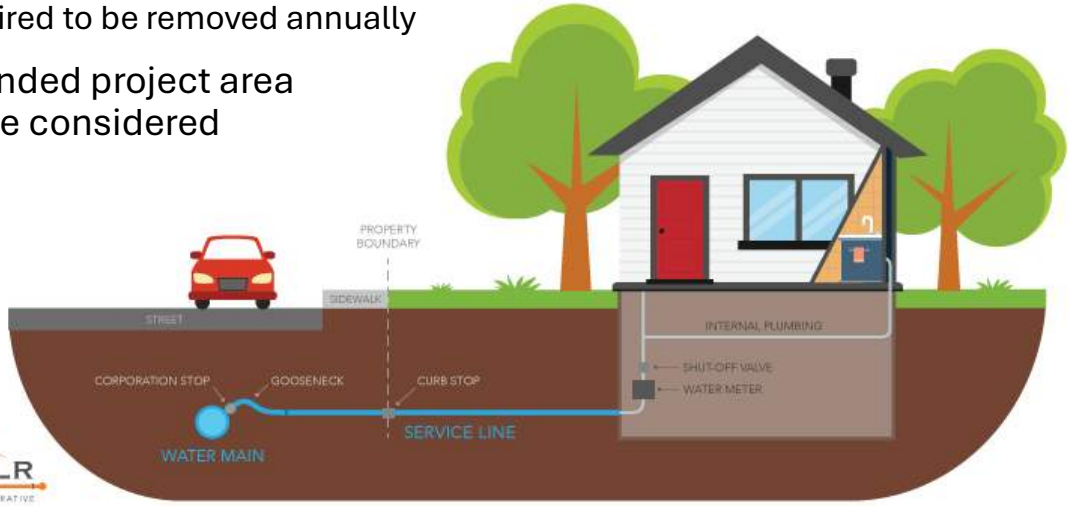
Project Plan

- DWSRF to target locations where water mains and lead services have been replaced on the public sides
- The proposed project cost for LSL replacement is **$5M**
  - City to choose 500 LSLs to be replaced on the private side in 2 years
  - Average replacement cost of each LSL is $10,000
- Regulatory requirement is 5% of the total LSLs to be replaced annually
  - ~150 services are known to contain lead
  - Minimum 8 services are required to be removed annually
- Alternatives of no action, expanded project area and reduced project areas were considered



What is Lead Service Line?

Either a service line which is made of lead or any lead pigtail, lead gooseneck, or other lead fitting that is connected to the service line, or both.

- Lead pipes
  - Service lines, customer site piping & building plumbing
- Galvanized pipe
  - Service lines, customer site piping & building plumbing
  - Harbors particulate lead
  - Zinc coating contains lead
- Brass fixtures and valves
  - These items are ubiquitous in water treatment plants, distribution systems, customer site piping, and building plumbing systems

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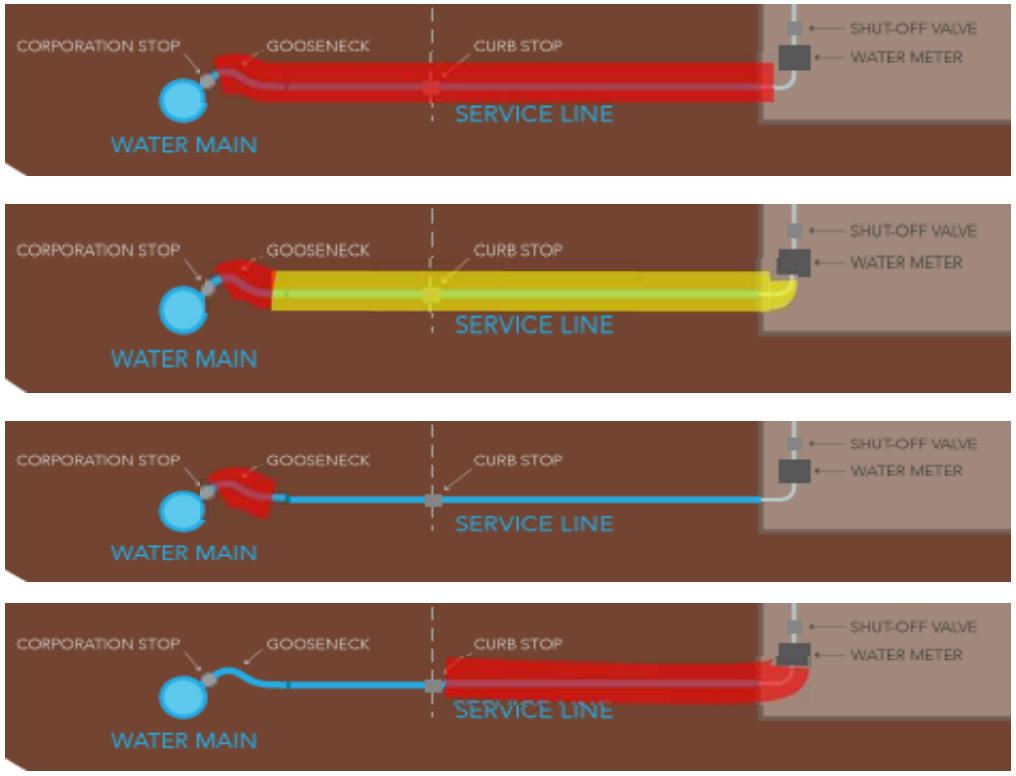
CITY OF LIVONIA

Example LSLs



Lead

Galvanized

Copper or Plastic

Scope of the project- is to replace the lead service from the curb stop (also known as stop box) to the meter in areas where the gooseneck and public portion have already been replaced.

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Health Effects of Lead

- **Lower levels of lead can result in:**
  - Lower IQ scores, decreased academic achievement
  - Increased problems with behavior
  - Attention related disorders
  - Decreased hearing & kidney function
  - Increased blood pressure
  - Decreased cognitive function
  - Slower reaction times
- **Higher levels of lead can also result in:**
  - Severe stomachache, nausea, vomiting, diarrhea, and/or constipation, anemia
  - Muscle weakness or soreness
  - Severe brain damage, nervous system & kidneys
  - Poor sperm and semen quality
  - Delayed conception
  - Increased risk of heart disease

Biggest concern:
Young Children
Infants
Pregnant women

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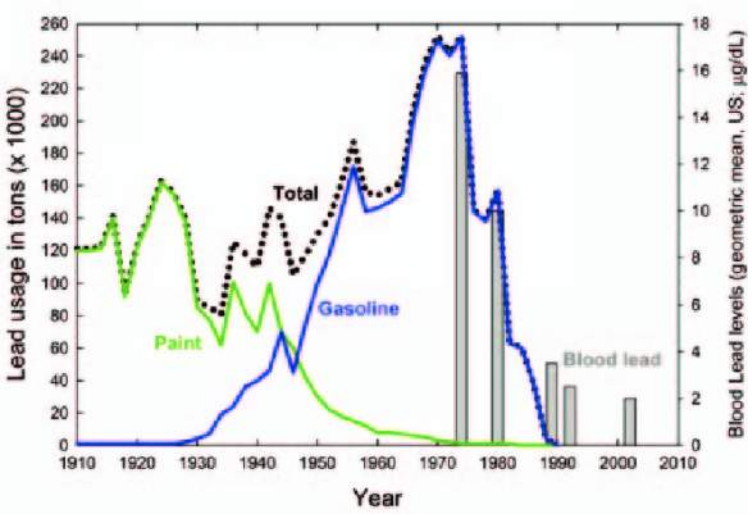
Why is Lead Drinking Water an Issue Now

- Blood lead levels coming down since 70's.
- Larger sources of lead have been mitigated
- Smaller sources of lead now have more relevance
- Better detection and better education promotes awareness.
- MI Dept. of Health & Human Services considers 5µg/dL or more in the blood level to be elevated



https://www.researchgate.net/figure/Average-blood-lead-levels-by-US-Census-Block-for-the-period-February-2002-December-2008_fig3_257304961

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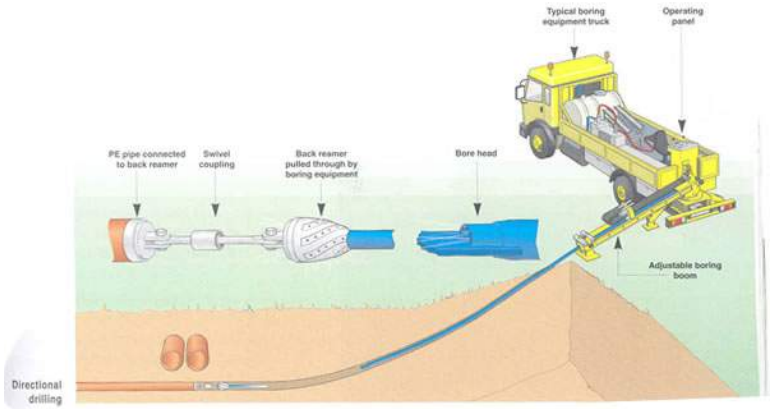
Method of Replacement

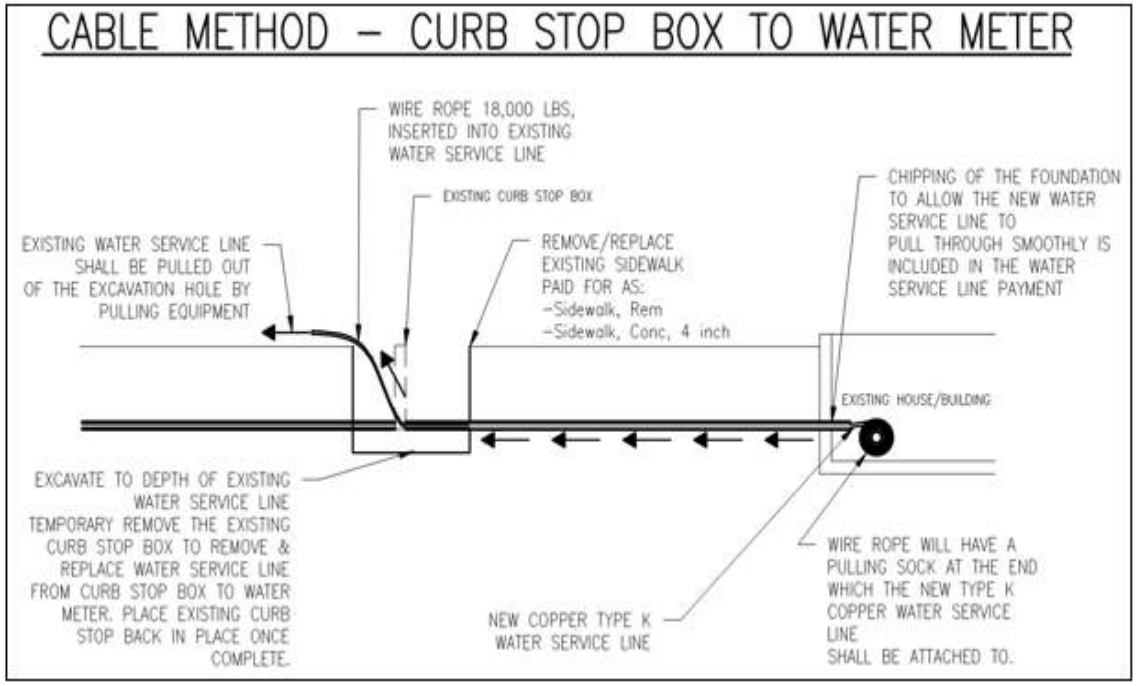
Open Cut

Trenchless (Pull through)



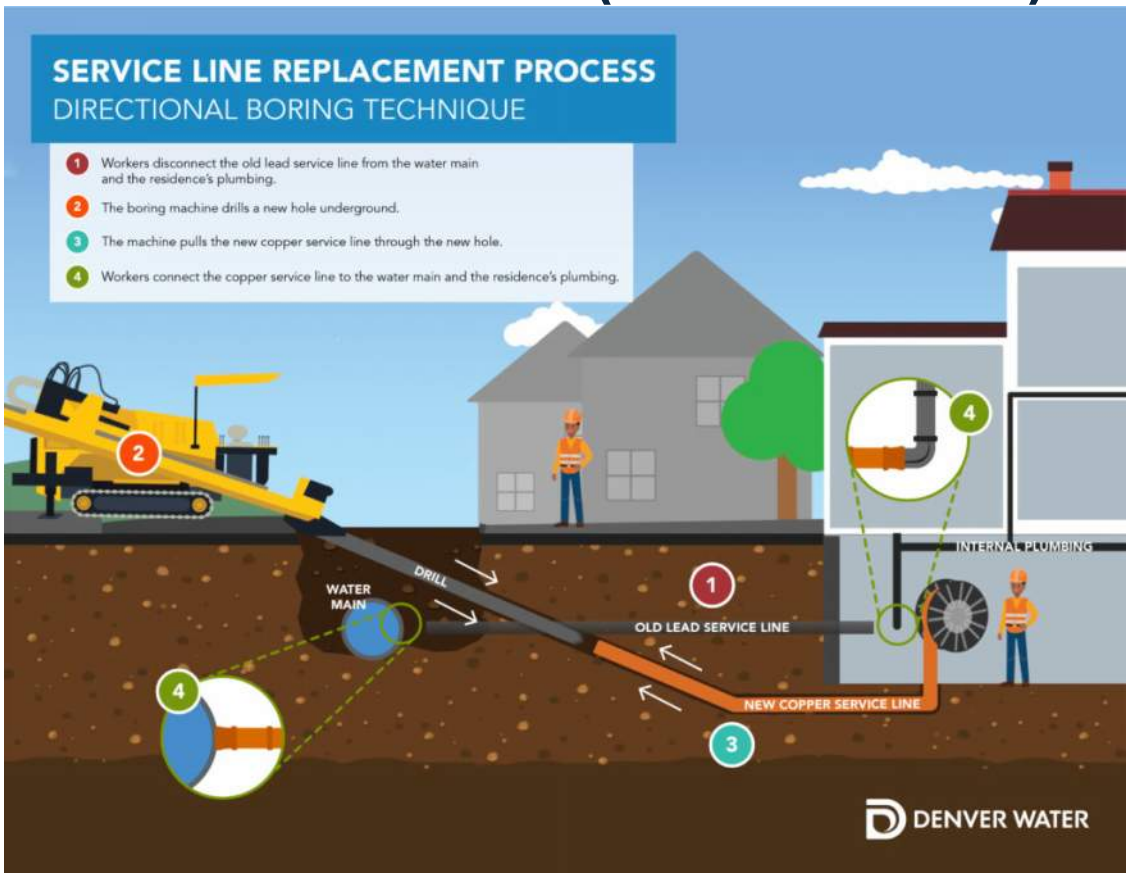
Trenchless (Directional Drill)

Trenchless Methods



Pull Through

Trenchless Method (Directional Drill)



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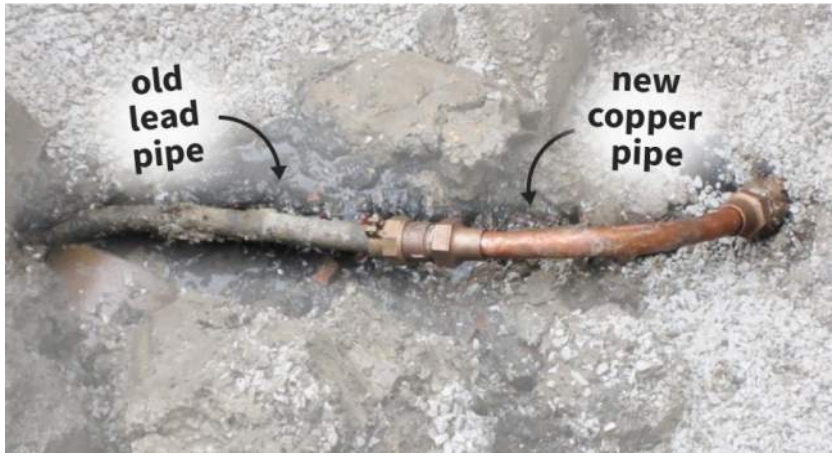
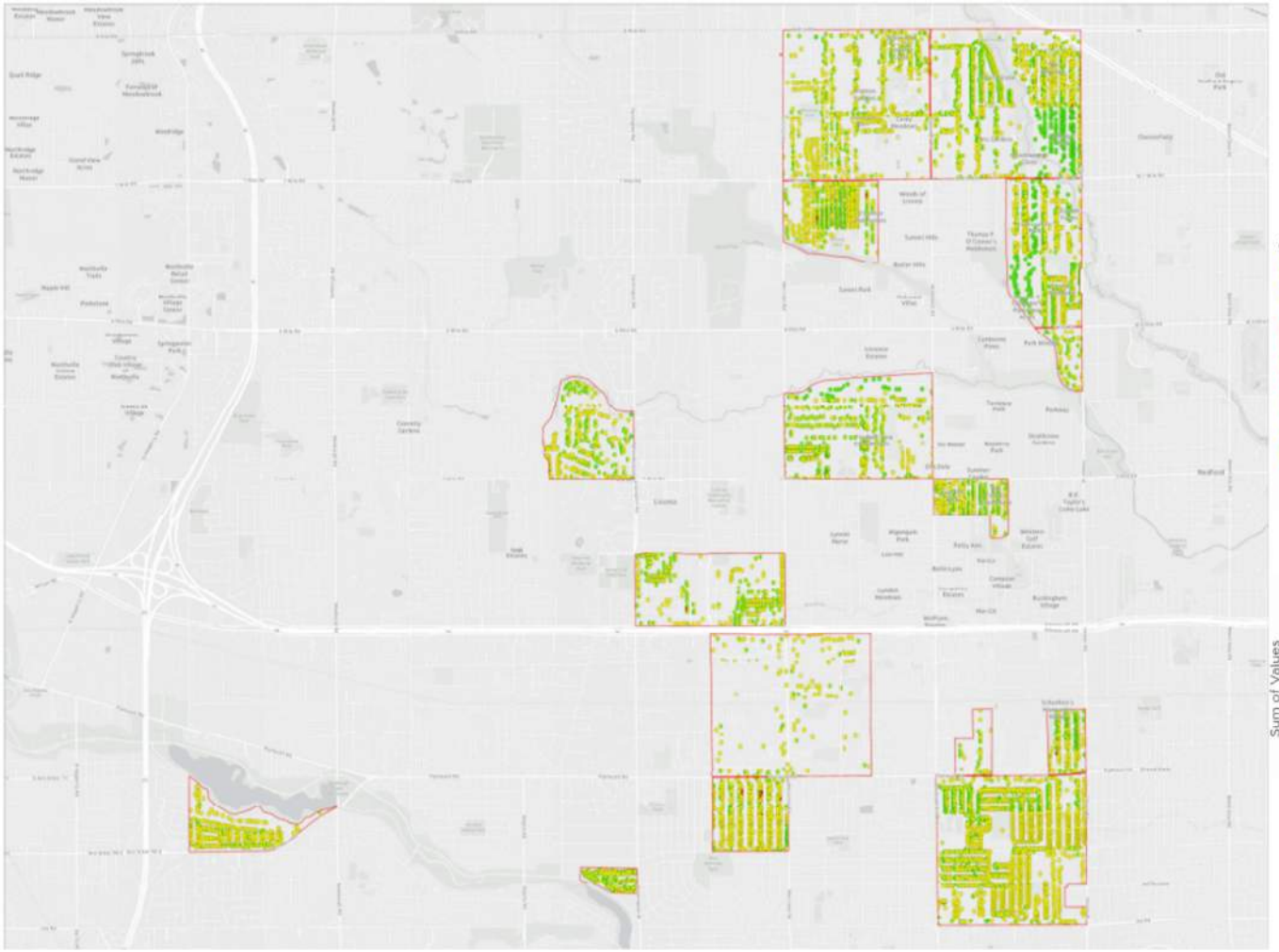
Service Line Replacement Mandate

- Services must be replaced fully at the water supply's expense based on the City's schedule
- Partial lead service line replacements are now banned, except for emergency repairs
- Cutting lead pipes releases lead particles
- Vibration and jarring from nearby construction and excavation can loosen corrosion control coatings
- New connections can create galvanic corrosion (dissimilar metals)
- Potential high risk of acute exposure following partial LSLR

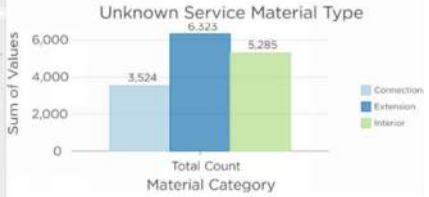


OHM Advancing Communities

Service Line Map



Connection | Extension
- ROW Service Material Unknown | Parcel Lead
- ROW Service Material Unknown | Parcel Service Material Unknown
- ROW Service Material Unknown | Parcel Non-Lead
- ROW Service Material Unknown | Parcel Unknown Non-Lead
- ROW Lead | Parcel Lead
- ROW Lead | Parcel Service Material Unknown
- ROW Lead | Parcel Non-Lead
- ROW Lead | Parcel Unknown Non-Lead
- ROW Non-Lead | Parcel Lead
- ROW Non-Lead | Parcel Service Material Unknown
- ROW Non-Lead | Parcel Non-Lead
- ROW Non-Lead | Parcel Unknown Non-Lead
- ROW Unknown Non-Lead | Parcel Lead
- ROW Unknown Non-Lead | Parcel Non-Lead
- ROW Unknown Non-Lead | Parcel Unknown Non-Lead
- <all other values>



OHM Advancing Communities

Preparing for the work

- Identify target areas
- Notify selected properties
  - Select construction method
  - Complete necessary paperwork
- Schedule Replacement

Name :
Address :
City, State Zip :

SUBJECT: Notification that your water service line is made of lead

Dear Water Customer:

It has been determined that some or all of your water service line is made of lead. People living in homes with a lead service line have an increased risk of exposure to lead from their drinking water.

Why are we receiving this letter?

Lead can cause serious health and developmental problems, especially in developing fetuses and young children. Because your service line contains lead, you are at an increased risk of lead exposure. This letter serves to notify you of this risk and provides information to help you reduce your risk of lead exposure.

What can I do to reduce my risk:

Review the enclosed flier for steps you can take to reduce your exposure to lead in drinking water. In addition to your service line, other plumbing in your home may contain lead and could increase the levels of lead in your drinking water. These may include faucets, valves, and soldered joints. It is recommended that homeowners contact a licensed plumber and have a plumbing assessment done to determine if your in-home plumbing is a source of lead in your drinking water.

Please visit *Michigan.gov/MILeadSafe* for more information about sources of lead and what you can do to reduce your exposure.

OHM Advancing Communities

Proposed Work

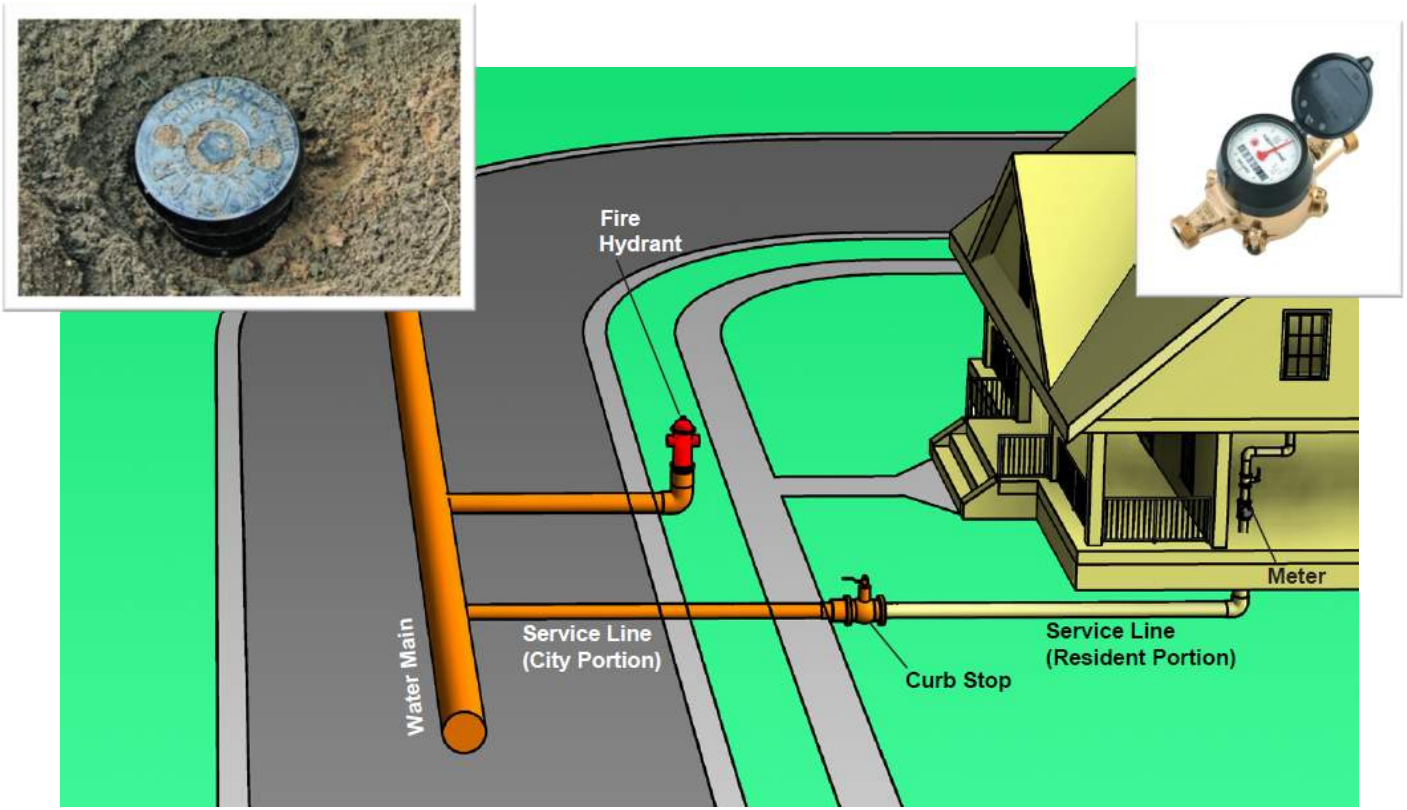


Figure: Example Water Main Connection to a residential house

Prior Work

- Verification the Contractor and Property Owner are prepared for the work
- Review method of work and schedule
- Review details on flushing and testing following replacement
- Ensure all paperwork is in place

Flushing

- After replacement, your entire water supply system must be flushed from the main through the house at every faucet
- Do not consume tap water before flushing is complete
- After LSL replacement, the tap closest to the service line needs to run water for **30 minutes**
- Remove and replace faucet aerators and clean debris after flushing
- Open taps from lowest level of home to highest level and let run for 30min
- Turn off taps starting from highest level to lowest of home
- Be sure to run water in a bathtub

Figure: Flushing through a tap

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Testing

- Water must sit idle in the pipes for at least 6 hours before sampling
- Select an unfiltered/untreated faucet in the **KITCHEN** or **BATHROOM** that is commonly used for drinking
- **DO NOT** sample from a laundry sink or a hose spigot or a faucet that has filter
- **DO NOT** use a faucet that is connected to a home water treatment device
- Place the open sample bottle below the faucet and gently open the **COLD** water tap and fill the sample bottle with “first draw” **COLD** water
- Tightly cap the sample bottle and place in the sample kit provided
- Review the sample kit label to ensure all information contained on the label is complete and correct.

Figure: Collection of a sample

OHM Advancing Communities

Project Impact

- Project Financing
  - Water Rate Collection
  - Est. Monthly Debt Retirement - $27,370
  - Livonia Residential Equivalent Units – 58,875
  - Project Cost Per REU/Year - $5.58

- Additional Impacts

  Short-term impacts during construction:
  - Temporary noise, dust, and traffic
  - Temporary water service disruptions during and after

  Benefits :
  - Decreases the possibility of lead exposure
  - Immediate health benefit to residents
  - In compliance with MI LCR 2018 rules
  - In compliance with both LCRI and LCRR EPA Rules

OHM Advancing Communities

Project Schedule

- Public Meeting: April 17, 2025
- Study Session: April 28, 2025
- City Council Resolution: May 7, 2025
- Loan Decision: Fall of 2025
- Construction/Funding: 2026

Questions?

Andrew Cousino, PE
Project Manager
OHM Advisors
(734) 522-6711
andrew.cousino@ohm-advisors.com

Ryan Ferrell
Assistant Director of Public Works
City of Livonia
(734) 466-2614
rferrell@livonia.gov

APPENDIX E

Adoption of Project Plan

&

EGLE Submittal Form

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

7. REQUEST TO APPROVE WATER SERVICE CONTRACT AMENDMENT NO. 5 BETWEEN GREAT LAKES WATER AUTHORITY (GLWA) AND CITY OF LIVONIA: to make minor adjustments/corrections to the original signed contract which will be in effect for the next four (4) years until the next contract re-opener. Changes will go into effect July 1, 2027. (CR 246-15)

   Zachary Haapala, Assistant Director of Public Works, stated every four years the contract is renegotiated, and the current amendment includes minor adjustments regarding the nomenclature of the valves and bringing in data.

   Motion was made by Councilmember McCullough to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

7.

DPW
May 5, 2026

MEETING DATE	PRESENTED BY
S0500426/R051826	Zach Haapala, MPA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE WATER SERVICE CONTRACT AMENDMENT NO. 5 BETWEEN GREAT LAKES WATER AUTHORITY (GLWA) AND CITY OF LIVONIA: to make adjustments/corrections to the original signed contract which will be in effect for the next four (4) years until the next contract re-opener. Changes will go into effect July 1, 2027. (CR 246-15) (Approving)

BACKGROUND DETAILS

The Department of Public Works has been working with GLWA on the model water contract re-opener, which has produced the proposed fifth amendment to our water contract. Pursuant to the water lease agreement between DWSD and GLWA in June of 2015, an agreement to assign wholesale customer water service contracts was adopted by the City of Livonia in August of 2015 (CR 246-15). Our last contract re-opener was with GLWA in 2022 that covered a 4 year period from July 1, 2023 through June 30, 2027.

A four-year period of historical water usage data (2022-2025) was used as the baseline for contract adjustments. Through the re-opener process, the Department has proposed adjustments to Exhibit A with respect to the following items:

- Valve nomenclature and operating instructions for the GLWA owned Gate Valve located on Middlebelt Road and Plymouth Road
- Deletion of two addresses in Westland and the addition of one address in Redford in reference to City of Livonia Water Customers Outside Municipal Limits
- Valve clarification at LV-15 at the GLWA West Chicago Station

In addition to the adjustments to Exhibit A, the Department has also proposed adjustments to Exhibit B with respect to:

- Reductions in Max Day and Peak Hour Maximum Flow Rates (MGDs)
  - Max Day reduction from 23 MGD to 21.4 MGD.
    - 7 % reduction.
  - Peak Hour reduction from 33 MGD to 30 MGD.
    - 9% reduction.

- Assumed flow split allocations (Table 3) at GLWA meters.

These contract values in Exhibit A represent a 4% buffer over the highest demonstrated value from the previous four (4) years. This buffer is intended to reduce our risk of exceeding these contract values, which would potentially result in a penalty and have a negative impact to our water rates.

The proposed changes will be in effect for the next four years until the next contract reopener in 2030. Attached is the proposed Amendment No. 5 to the Water Service Contract for your review, as well as the previous Amendment No. 4 from 2022.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve the proposed fifth (5) amendment to the water service contract between the Great Lakes Water Authority and the City of Livonia as presented and authorize the Mayor and the City Clerk to execute the contract amendment.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

N/A

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. S050426 GLWA New Data recd 5-1-26
2. Livonia Water Contract Am 5 2026

APPROVED BY

Date:

Zach Haapala, MPA, Assistant Director of Public Works

Date:

Eric Goldstein, City Attorney

Date:

Maureen Miller Brosnan, Mayor

NEW DATA RECEIVED FOR THE STUDY MEETING OF MAY 4, 2026

From: Smith, Aarica
To: CityCouncil
Cc: Mayor Staff; Haapala, Zach; Moore, Doug
Subject: S050426 Agenda/Packet - Clarifying Information
Date: Friday, May 1, 2026 4:09:18 PM
Attachments: S050426 Agenda.pdf

Good morning, Councilmembers:

Please see the additional information provided from Zach Haapala of DPW on item number 7 — the GLWA Contract — on the study agenda.

> "I am hoping to provide some clarity regarding our upcoming GLWA contract on the May 4th agenda, given our water rates will be on the heels of that on the 18th.
>
> Every four years, The City re-negotiates our water service contract with GLWA with the last re-opener occurring in 2022. The purpose of this contract is to establish our connection points in the City where we have meter pits that track the consumption from the GLWA transmission main at that point, along with consumption limits based on data from those meters. The majority of those connection points are along 8 Mile Road, with one connection down at Farmington & Schoolcraft Roads. Our connections are to the North due to our elevation in town being at the highest to the Northwest at 8 Mile and Haggerty Roads and decreasing as we go Southeast. That elevation allows gravity to ensure our pressure is at a desirable level for our residents.
>
> While the consumption levels, Max Day and Peak Hour, are decreasing in this contract, we do not believe there will be a cost correlation. Just like the City has variable costs for the units that flow through the residential meters, as well as a fixed cost (ready to serve fee), we have the same with GLWA. The Max Day and Peak Hour limits influence that fixed cost. However, with most municipalities who are served by GLWA also decreasing their consumption levels, we are not anticipating a cost savings. If we exceed those limits set, we can incur penalties/fines for those.
>
> In summary, **this contract is more of a technical document and will not change our current services provided by GLWA or have a direct impact to our rates.**"

Please do not hesitate to reach out if you have any further questions. Have a lovely weekend!

Best,

Aarica Smith
Director of Government Affairs & Community Outreach

AMENDMENT NO. 5 TO WATER SERVICE CONTRACT
BETWEEN
GREAT LAKES WATER AUTHORITY
AND
CITY OF LIVONIA

This Amendment No. 5 ("Amendment") is made between the Great Lakes Water Authority, a municipal authority and public body corporate ("GLWA"), and the City of Livonia, a municipal corporation ("Member Partner"). GLWA and Member Partner are collectively referred to as the "Parties".

RECITALS

A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit ("System"); and

B. On July 21, 2009, the Parties entered a Water Service Contract ("Contract") reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and

C. The Contract provides for periodic reopening on a four-year schedule, of which the Parties wish to avail themselves; and

D. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and

E. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

1. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.

2. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.

3. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.

4. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner's governing body and the GLWA Board of Directors.

(*Signatures appear on next page*)

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

City of Livonia:

By: _____
Maureen Miller Brosnan
Mayor

By: _____
Lori Miller
City Clerk

APPROVED BY
LIVONIA CITY COUNCIL ON: _____
Date

Great Lakes Water Authority:

By: _____
Suzanne R. Coffey, P.E.
Chief Executive Officer

Dated: _____

APPROVED BY
GLWA BOARD OF DIRECTORS ON: _____
Date

APPROVED AS TO FORM BY
GLWA GENERAL COUNSEL ON: _____
Signature/Date

EXHIBIT A

Customer's Water Distribution Points

This Exhibit contains the following information:

1. The corporate limits of Customer;

2. The agreed upon water Service Area of Customer which (a) may or may not be entirely within the corporate limits of Customer and (b) which may or may not include the entire area within the Customer's corporate limits;

3. The specific location of the Water Distribution Points, including any Board approved emergency connections;

4. The designation of appurtenances to be maintained by Customer and those to be maintained by the Board; and

5. A list of any closed meter locations.

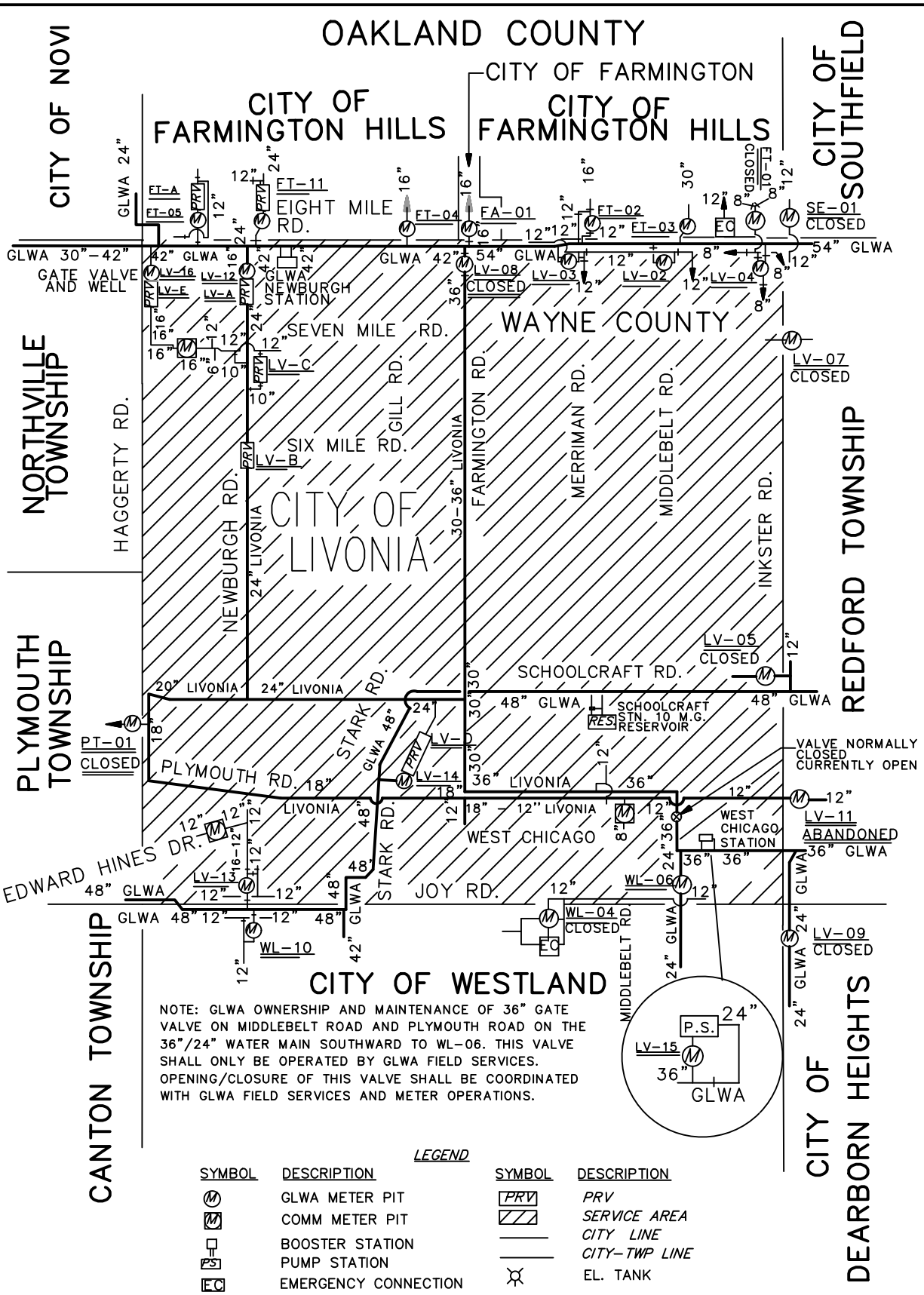


EXHIBIT-A	SERVICE AREA LOCATION MAP CITY OF LIVONIA

EXHIBIT A

City of Livonia Emergency Connections:

Connection to Westland
8" bypass line of the former WL-04 meter pit at Shari and Joy Road

Connection to Farmington Hills
12" GV&W at Angling and Eight Mile Roads

Connection to Redford Twp.
12" bypass main of former deduct meter at Inkster and Five Mile

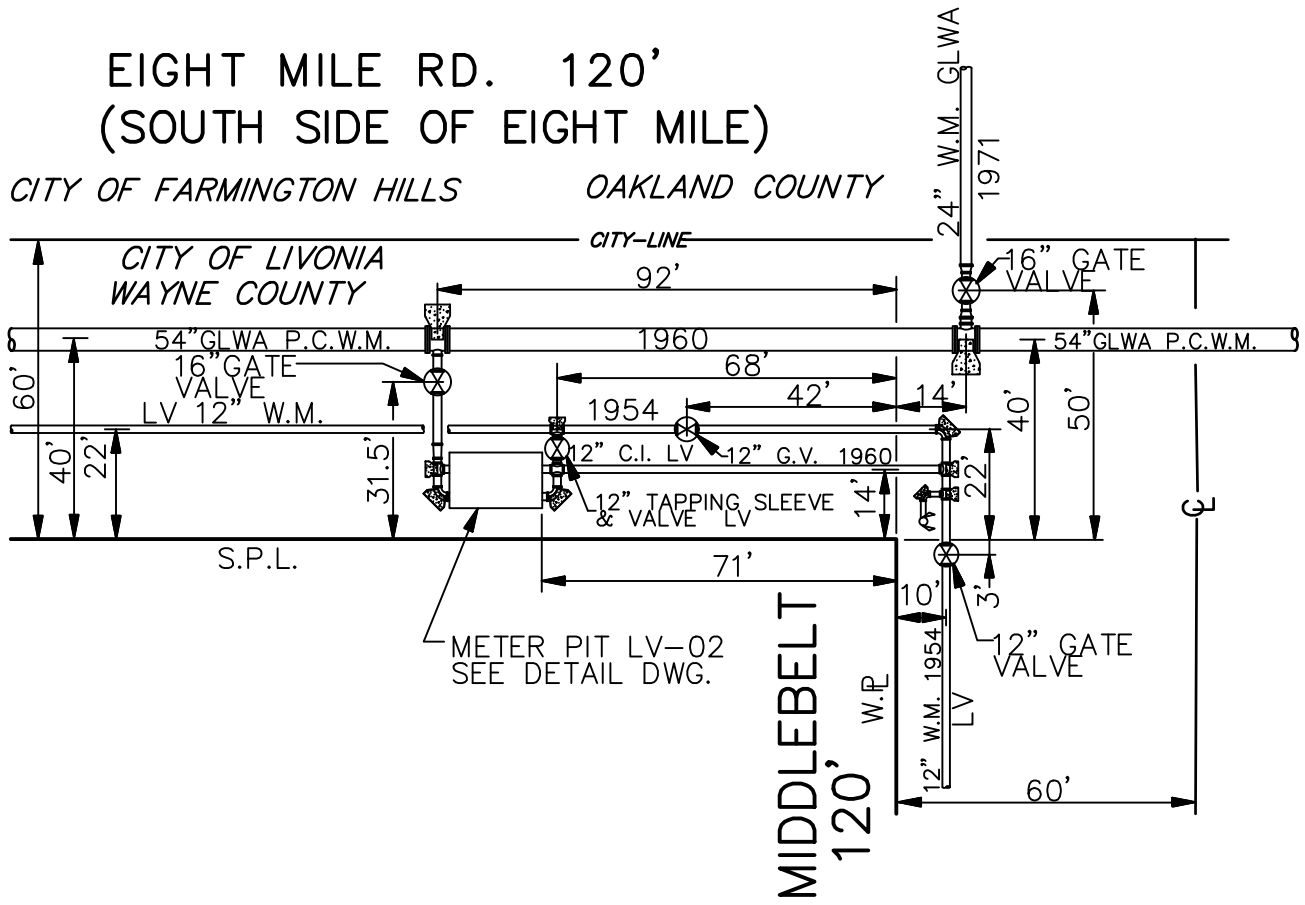
City of Livonia Water Customers Outside Municipal Limits:

Westland		
35809 Joy Road	29637 Joy Road	27731 Joy Road
36665 Joy Road	27719 Joy Road	29625 Joy Road
27427 Joy Road	29525 Joy Road	
27527 Joy Road	8726 Middlebelt	
Plymouth Twp		
14601 Eckles	16370 Haggerty	14795 Eckles
Redford		
12300 Inkster		

City of Livonia Master Meters Not In Service:

LV-01 (non-existent) Formerly at Redford/Detroit Border at West Chicago and West Parkway
LV-05 (non-existent) No remaining connections to local piping
LV-06 (non-existent) Meter site of former pumping station at Six Mile and Inkster, currently out of service.
LV-07 (closed) Former deduct meter at Seven Mile and Inkster
LV-08 (closed) Farmington Road and Eight Mile; closed at LV request.
LV-09 (closed) 144' south of Joy Road on Inkster. Water main is supply for DWSD West Chicago station. Mechanical meter replaced with straight pipe by DWSD.
LV-10 (closed) Former deduct meter at Five Mile and Inkster
LV-11 (closed) Former deduct meter at Plymouth Road and Inkster

EXHIBIT–A LV–02
EIGHT MILE RD. & MIDDLEBELT RD.
CITY OF LIVONIA



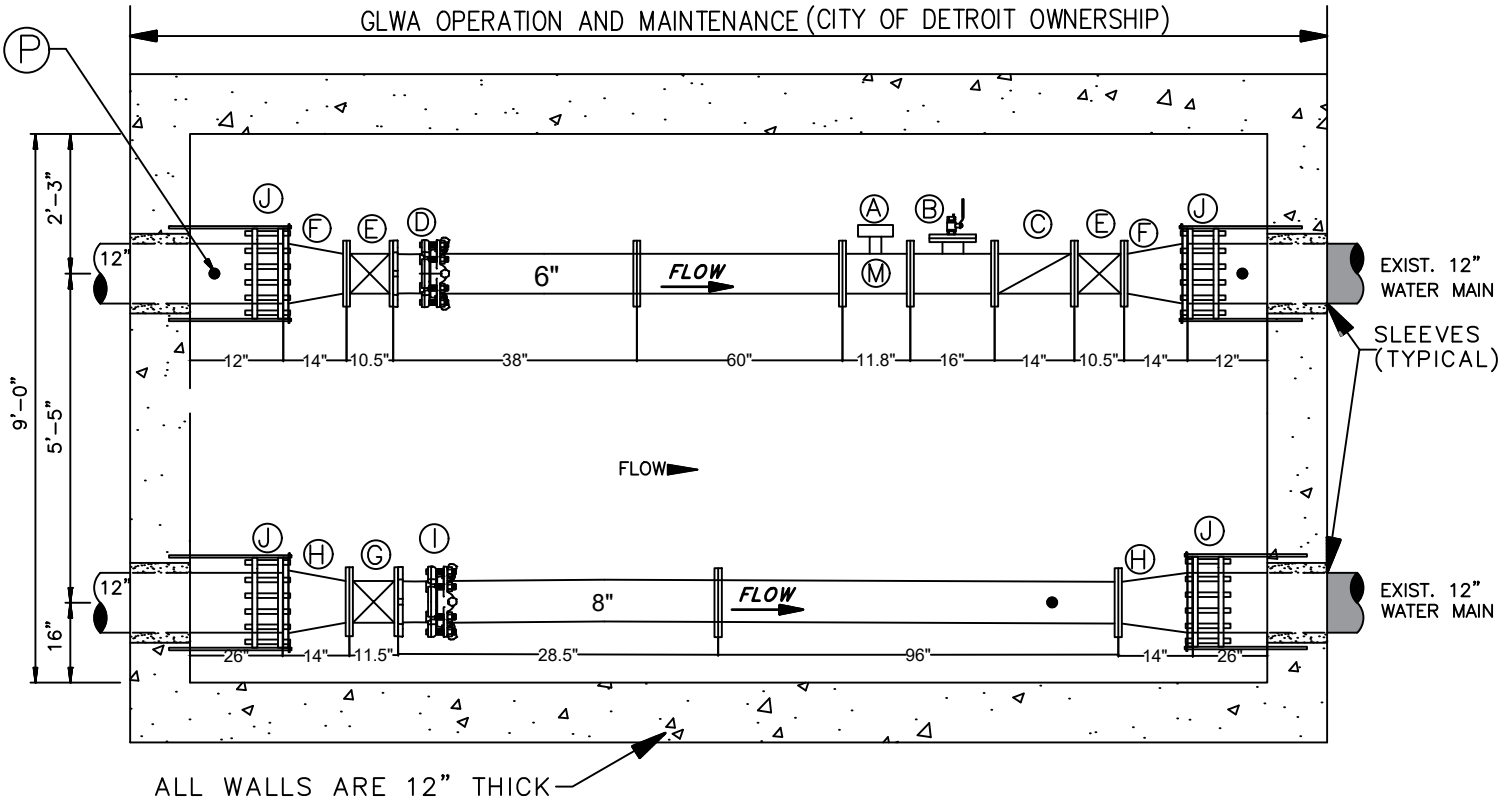
SITE PLAN
NOT TO SCALE

LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE
GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 02

EXHIBIT–A LV–02
EIGHT MILE RD. & MIDDLEBELT RD.
CITY OF LIVONIA



METER PIT DETAIL
NOT TO SCALE

TAG	QTY	DESCRIPTION	SIZE
A	1	MAG METER	6"
B	1	TEST TEE	6"X6"
C	1	CHECK VALVE	6"
D	1	RFCA	6"
E	2	GATE VALVE	6"
F	2	REDUCERS	12"X6"
G	1	GATE VALVE	8"
H	2	REDUCERS	12"X8"
I	1	RFCA	8"
J	4	MEGA FLANGE	12"

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

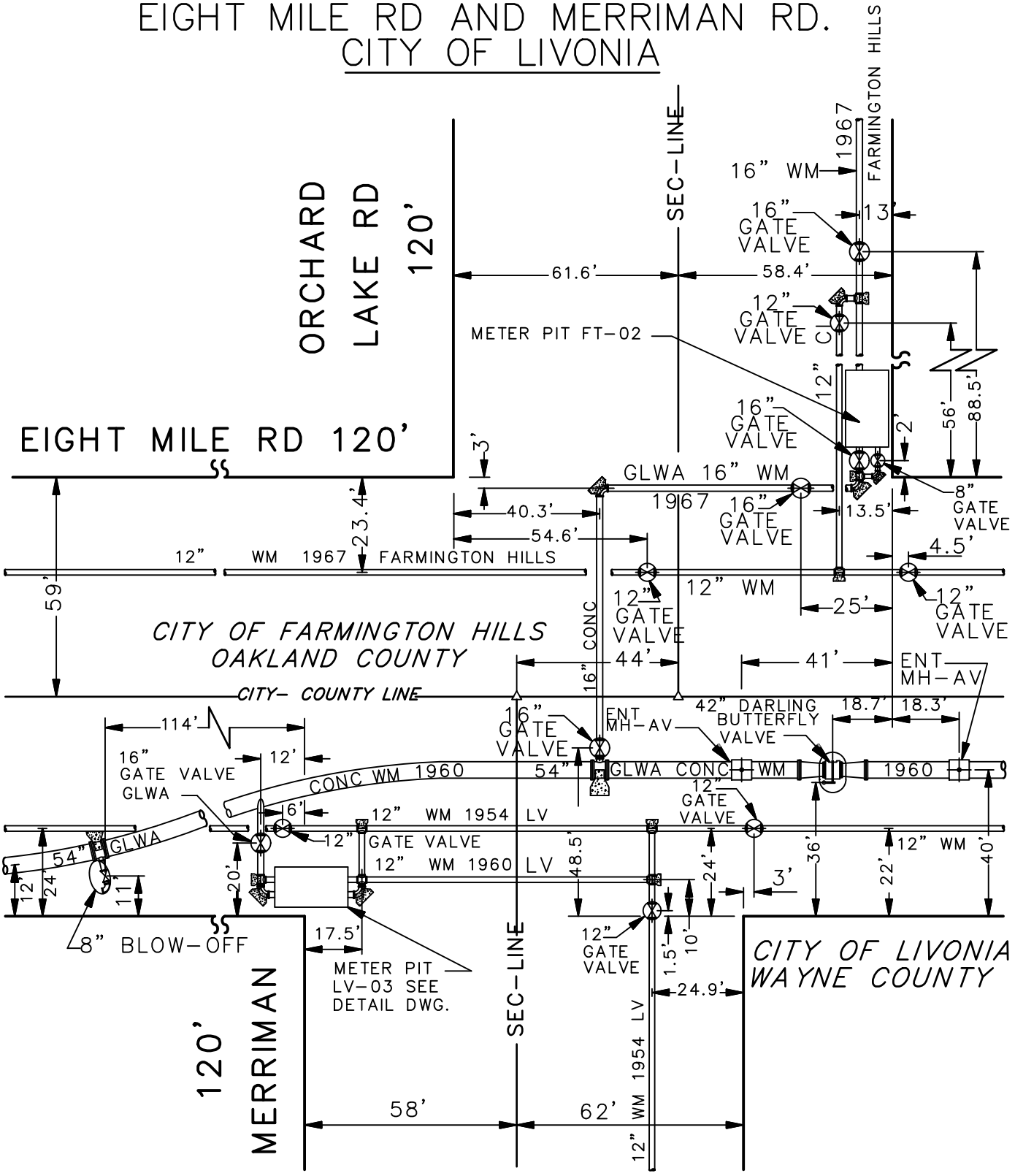
(P)–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS	29403 EIGHT MILE RD.
FEED TO	CITY OF LIVONIA
FEED FROM	54" GLWA TRANS MAIN
TYPE OF METER	SIEMENS MAG 5100W
SIZE OF METER	6" DN150mm
METER NUMBER	PBD–R9264539
DATE METER SET	MARCH 2, 2026
METER PIT CONST & SIZE	17'–10" x 9'–0" ID. REINF. CONC.
REMARKS	NONE
GATE BOOK	W–1255B

LV 02

EXHIBIT–A LV–03

EIGHT MILE RD AND MERRIMAN RD.
CITY OF LIVONIA



LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

SITE PLAN
NOT TO SCALE

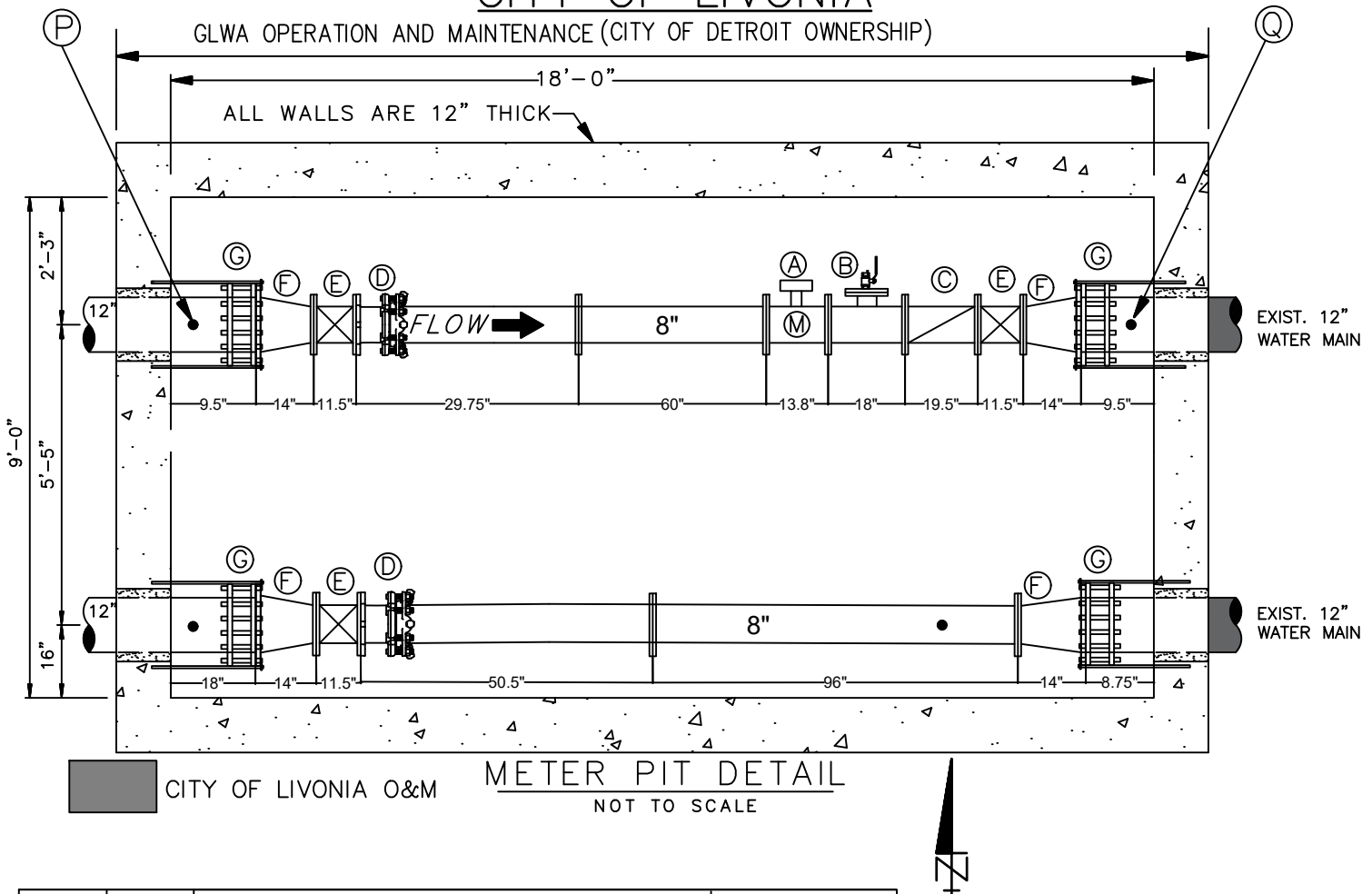
LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 03

EXHIBIT–A LV–03

EIGHT MILE RD AND MERRIMAN RD.

CITY OF LIVONIA



METER PIT DETAIL

NOT TO SCALE

TAG	QTY	DESCRIPTION	SIZE
A	1	MAG METER	8"
B	1	TEST TEE	8" X 8"
C	1	CHECK VALVE	8"
D	2	RFCA	8"
E	3	GATE VALVE	8"
F	4	REDUCERS	12"X8"
G	4	MEGA FLANGE	12"

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

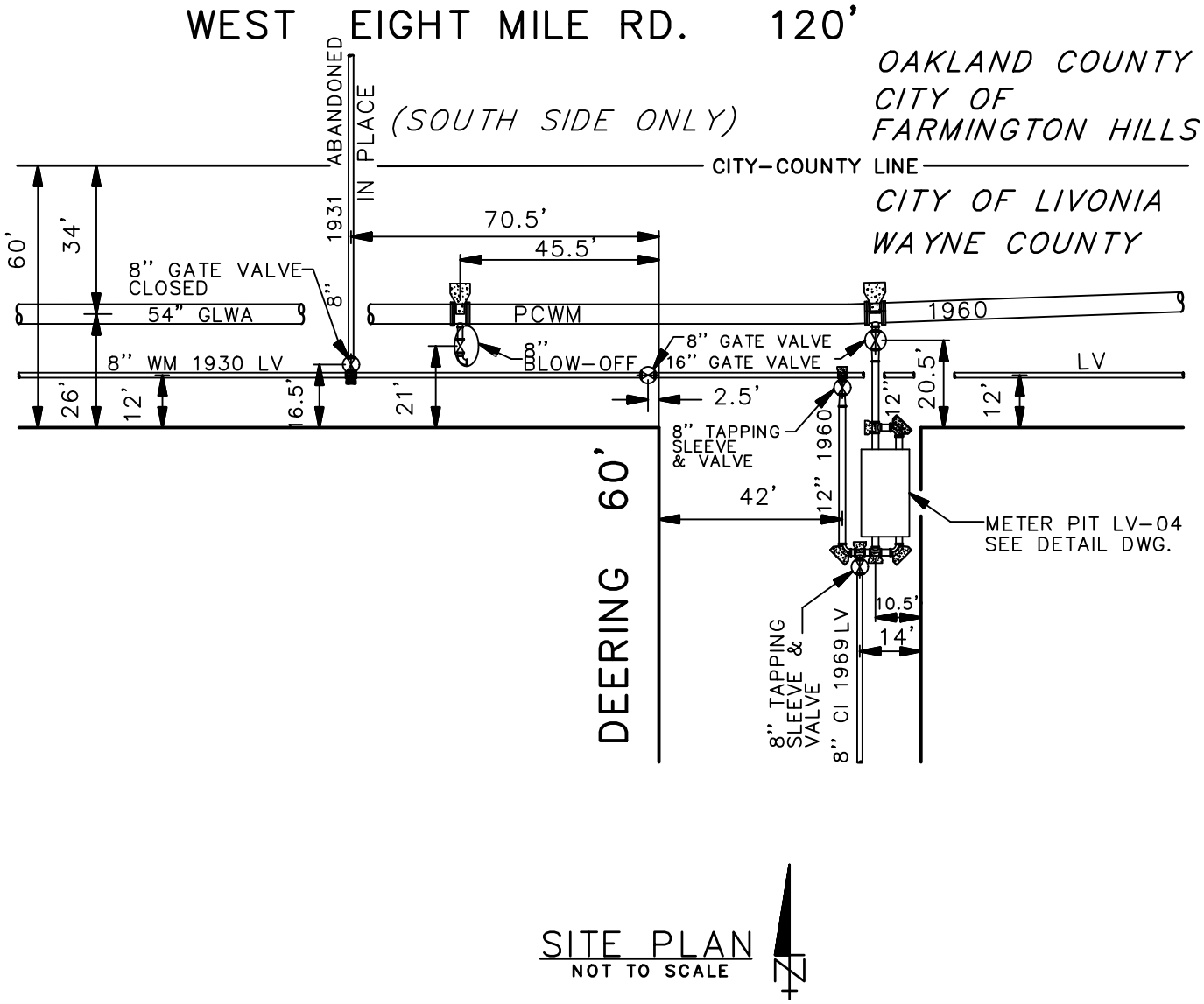
(P)–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

(Q)–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

FEED TO	CITY OF LIVONIA
FEED FROM	54" DWSD TRANSMISSION MAIN
TYPE OF METER	SIEMENS MAG 5100W
SIZE OF METER	8" DN200mm
METER NUMBER	PBD–R9264564
DATE METER SET	MARCH 12, 2026
METER PIT CONST & SIZE	17'–11 1/2" X 9'–1" I.D. REINF. CONC.
REMARKS	NONE
GATE BOOK	W–1260

LV 03

EXHIBIT–A LV–04
EIGHT MILE RD. AND DEERING
CITY OF LIVONIA



SITE PLAN
NOT TO SCALE

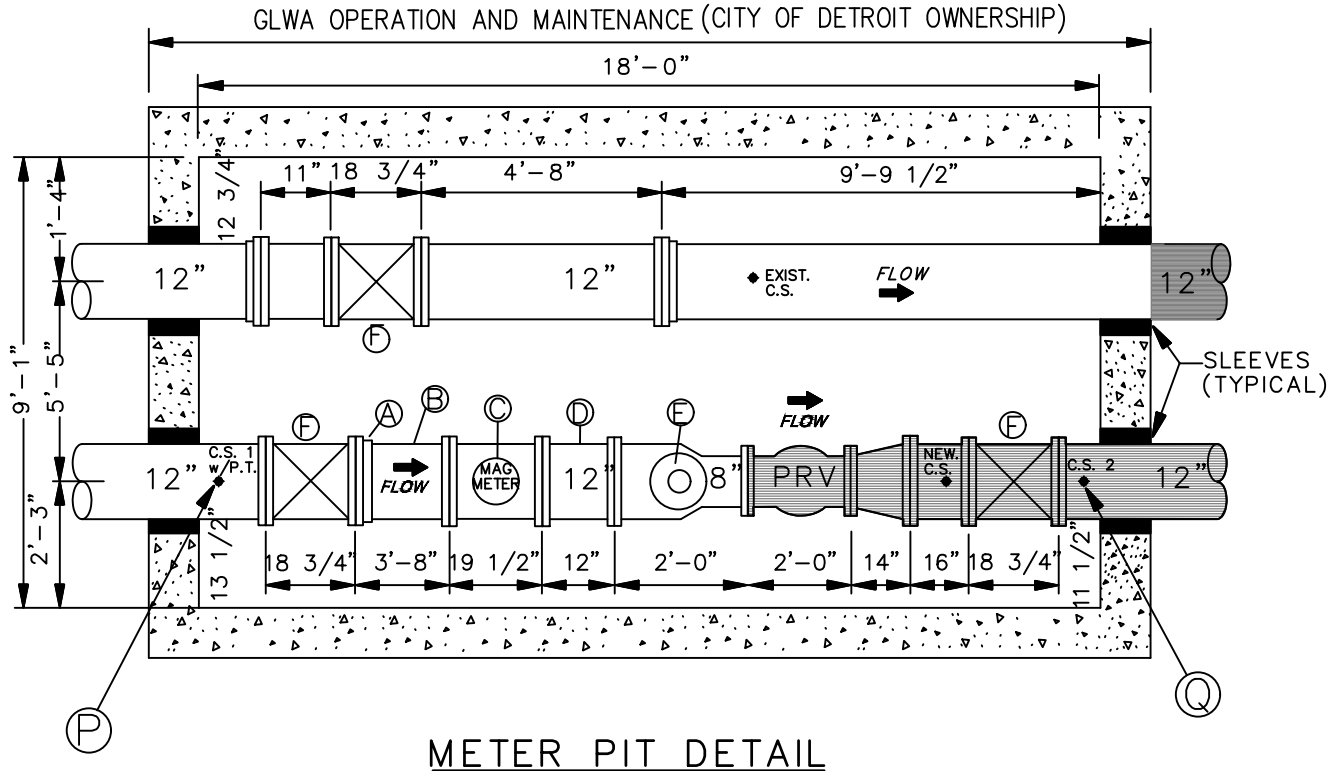
LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 04

EXHIBIT–A LV–04
EIGHT MILE RD. AND DEERING
CITY OF LIVONIA



METER PIT DETAIL
NOT TO SCALE

LEGEND			
TAG	QTY.	DESCRIPTION	SIZE
A	1	FLANGE ADAPTER	12"
B	1	F–PE PIPE D.I.	12"
C	1	FLANGED MAGNETIC FLOWMETER, 19.50" F–F	12"
D	1	F–F PIPE, D.I.	12"
E	1	TEST TEE ASSEMBLY W/3" COMPANION FLANGE	–
F	3	GATE VALVE	12"

CITY OF LIVONIA O&M

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

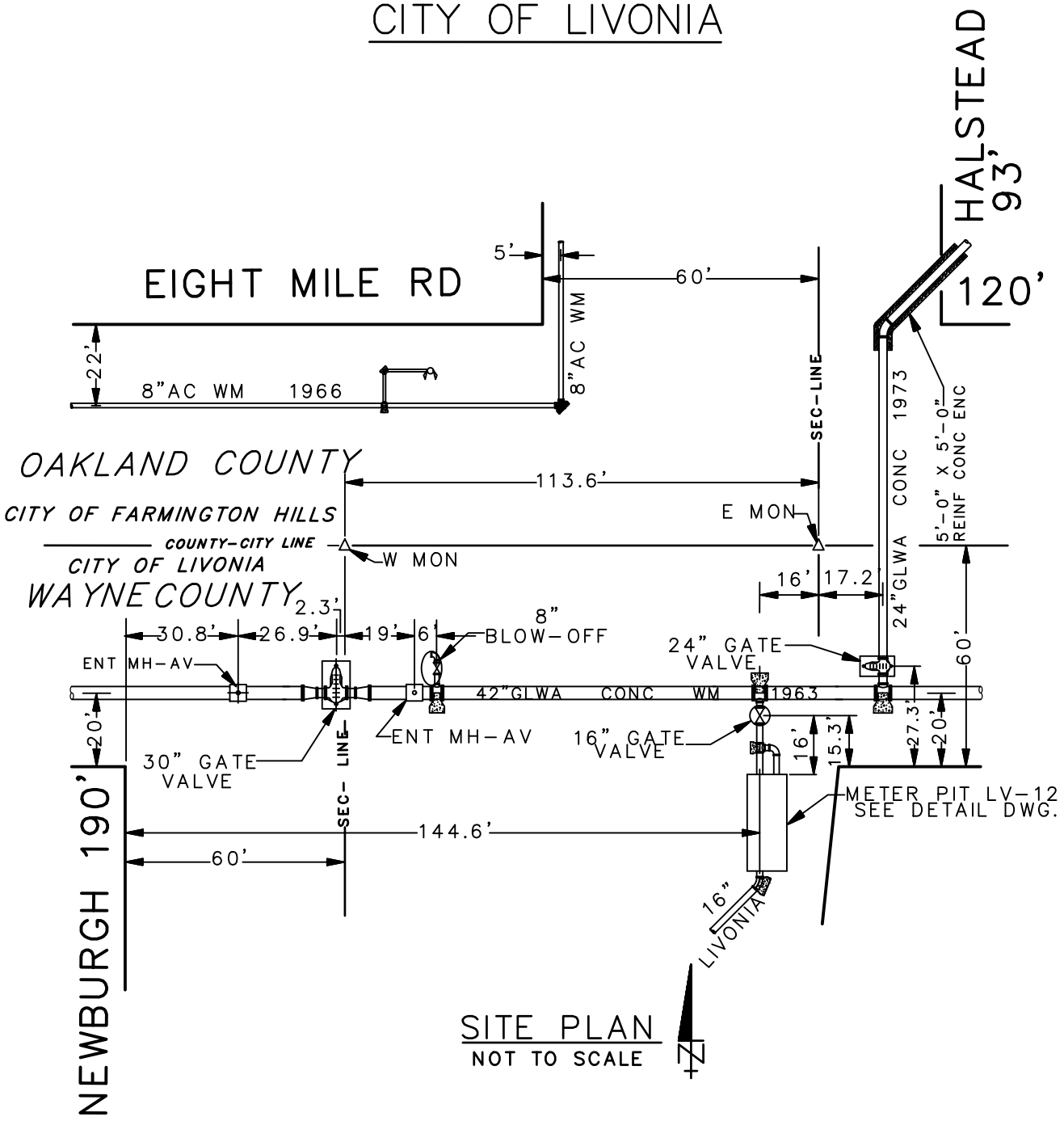
Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓠ–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

FEED TO	CITY OF LIVONIA
FEED FROM	54" GLWA TRANSMISSION MAIN
TYPE OF METER	ABB MAG
SIZE OF METER	12"
METER NUMBER	V / 34729 / 6 / 3
TYPE OF P.R.V.	
SIZE OF P.R.V.	8"
VALVE NUMBER	
DATE METER SET	7–12–2000
METER PIT CONST & SIZE	18' X 9' I.D. REINF. CONC.
REMARKS	NONE
GATE BOOK	W–1252

LV 04

EXHIBIT–A LV–12
NEWBURGH AND EIGHT MILE
CITY OF LIVONIA



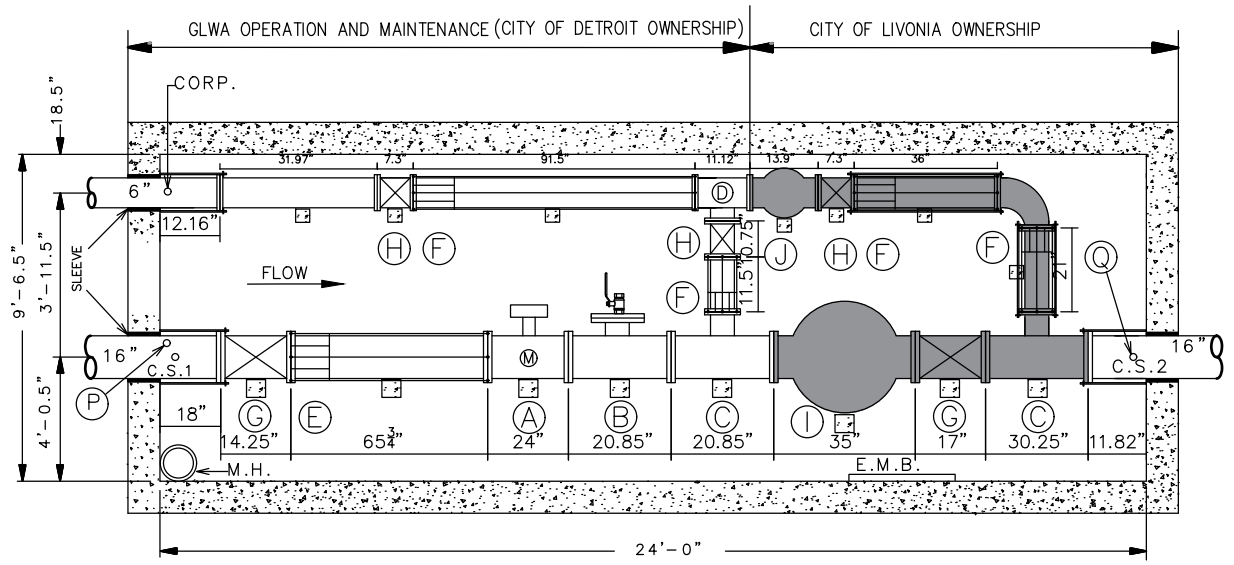
LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 12

EXHIBIT–A LV–12
NEWBURGH AND EIGHT MILE
CITY OF LIVONIA



METER PIT DETAIL

NOT TO SCALE

LEGEND			
TAG	QTY.	DESCRIPTION	SIZE
A	1	MAG METER	16"
B	1	TEST TEE	16"X 8"
C	2	TEST TEE	16"X 6"
D	1	TEST TEE	6" X 6"
E	1	RFCA	16"
F	4	RFCA	6"
G	2	GATE VALVE	16"
H	3	GATE VALVE	6"
I	1	PRV	16"
J	1	PRV	6"

CITY OF LIVONIA O&M

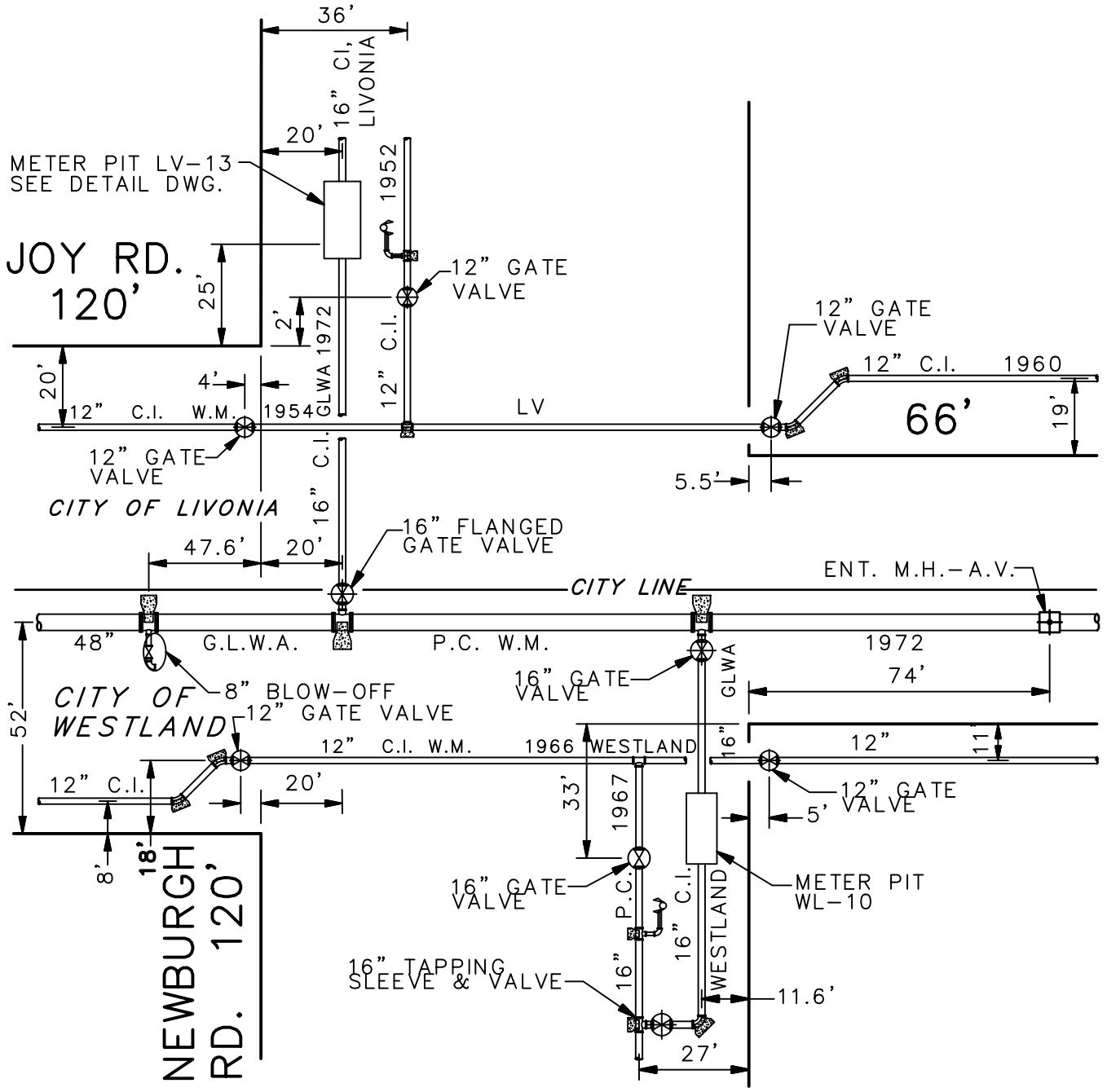
(P)–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

(Q)–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS_____20500 NEWBURGH
FEED TO_____CITY OF LIVONIA
FEED FROM_____42" GLWA TRANS MAIN
TYPE OF METER_____SIEMENS MAG5100W
SIZE OF METER_____16"
METER NUMBER_____PBD–L3044828
DATE METER SET_____03/16/2021
TYPE OF P.R.V._____16" & 6"
METER PIT CONST & SIZE_24'–0" X 9'–6.5" ID REINF CONC
REMARKS_____
GATE BOOK_____W–1367
FIELD BOOK_____

LV 12

EXHIBIT–A LV–13
JOY ROAD AND NEWBURGH ROAD
CITY OF LIVONIA



SITE PLAN
NOT TO SCALE

LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

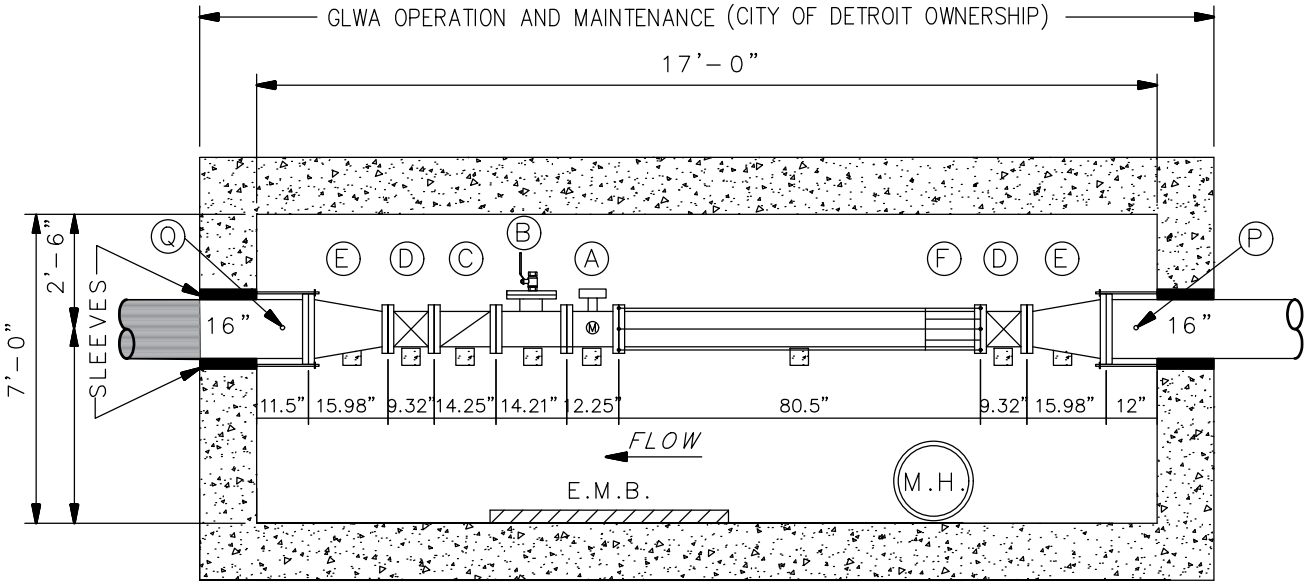
GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 13

EXHIBIT–A LV–13

JOY ROAD AND NEWBURGH ROAD
CITY OF LIVONIA



METER PIT DETAIL
NOT TO SCALE

LEGEND			
TAG	QTY.	DESCRIPTION	SIZE
A	1	MAG METER	6"
B	1	TEST TEE	6"X6"
C	1	CHECK VALVE	6"
D	2	GATE VALVE	6"
E	2	REDUCERS	16"X6"
F	1	RFCA	6"

CITY OF LIVONIA O&M

(P)–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

(Q)–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS	37400 JOY ROAD
FEED TO	CITY OF LIVONIA
FEED FROM	48" G.L.W.A. TRANSMISSION MAIN
TYPE OF METER	SIEMENS MAG5100W
SIZE OF METER	6"
METER NUMBER	PBD–M1304506
DATE METER SET	11/25/2020
METER PIT CONST & SIZE	17'–0" x 7'–0" REINF. CONCRETE
GATE BOOK	W–1531
REMARKS	NONE

LV 13

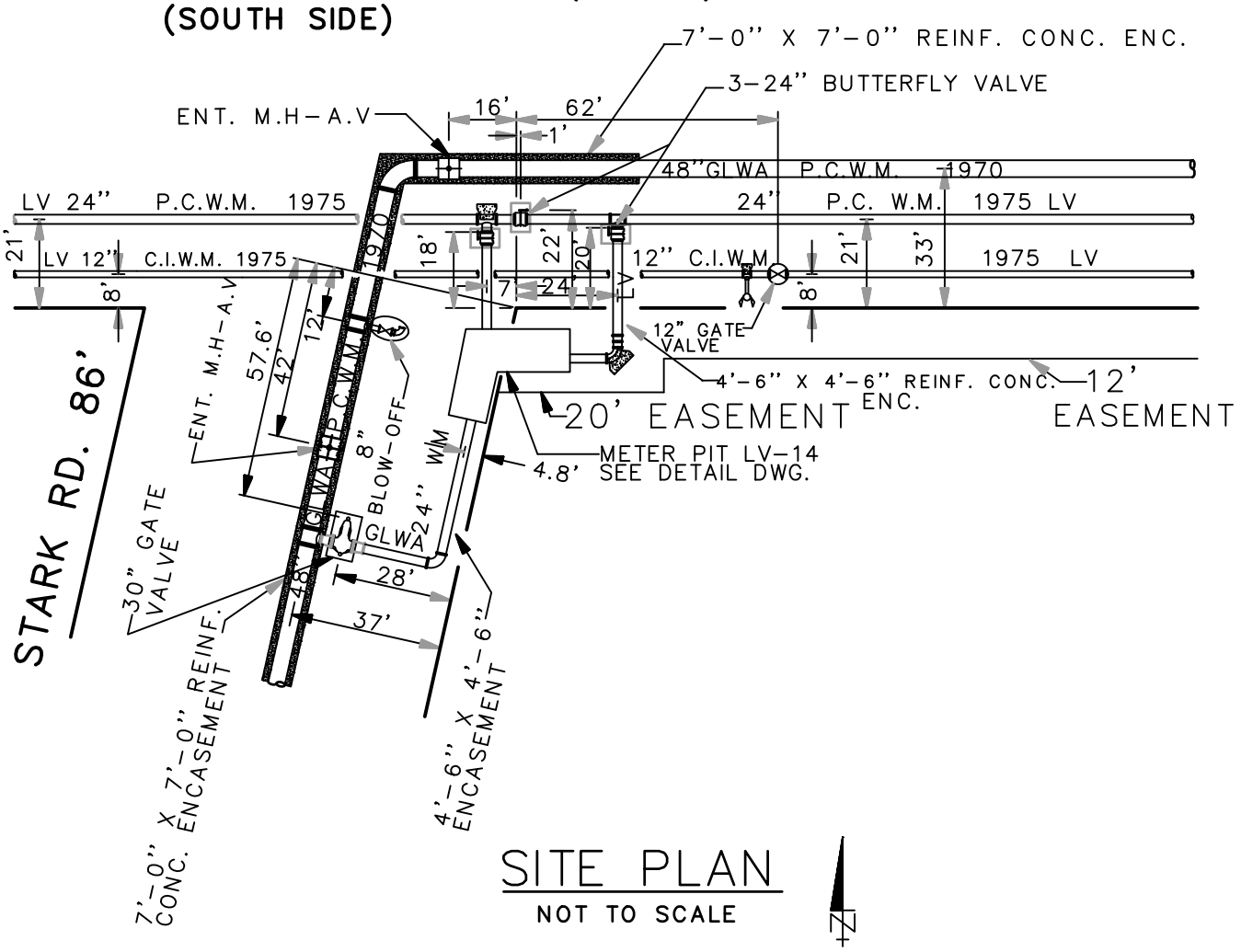
EXHIBIT–A LV–14

STARK & SCHOOLCRAFT

CITY OF LIVONIA

JEFFRIES FREEWAY (I–96) 380' R.O.W.

(SOUTH SIDE)



SITE PLAN

NOT TO SCALE

LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

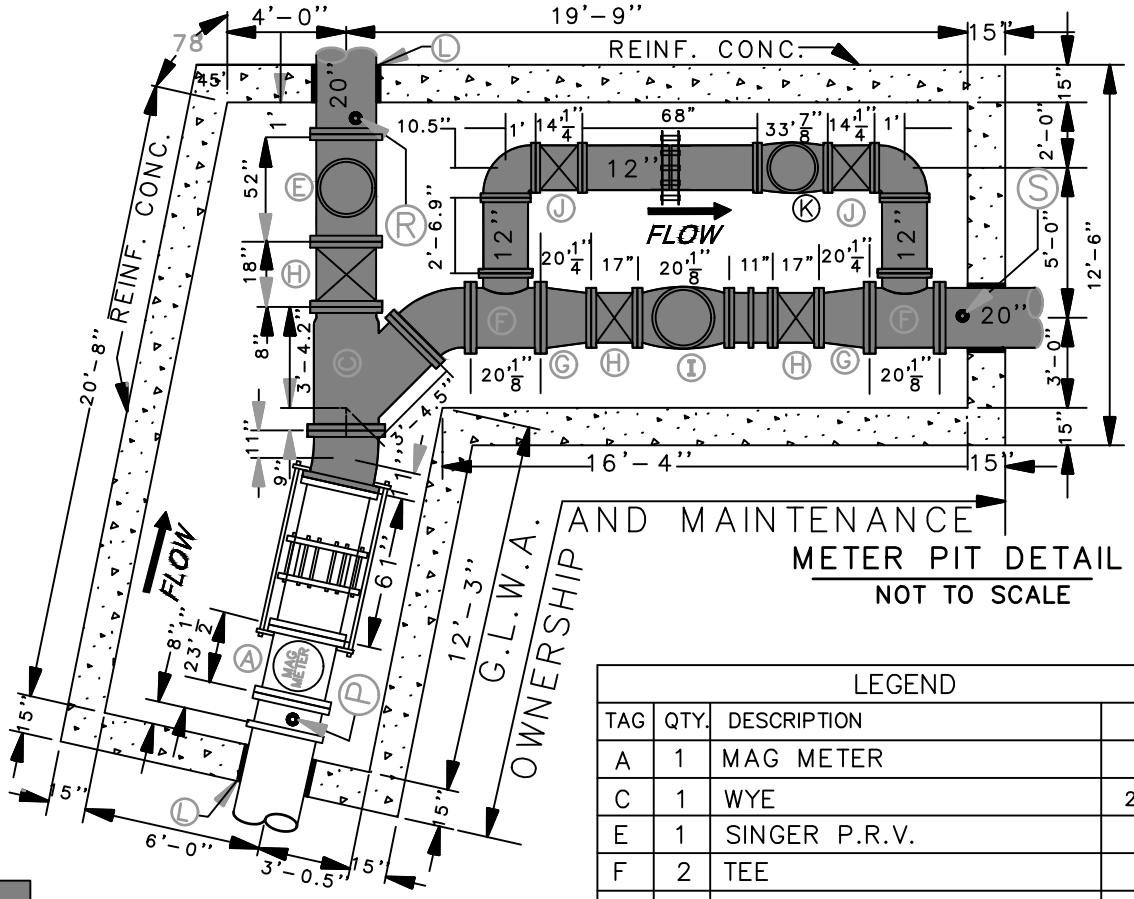
LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV 14

EXHIBIT–A LV–14

STARK & SCHOOLCRAFT

CITY OF LIVONIA



CITY OF LIVONIA O&M

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 To 2
MAG	0
TURBINE	4 – 6

LEGEND			
TAG	QTY.	DESCRIPTION	SIZE
A	1	MAG METER	24"
C	1	WYE	24"X20"X20"
E	1	SINGER P.R.V.	20"
F	2	TEE	20"X12"
G	2	REDUCER	20"X16"
H	2	GATE VALVE	16"
I	1	SINGER P.R.V.	16"
J	2	GATE VALVE	12"
K	2	SINGER P.R.V.	12"
L	3	SLEEVES	–

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

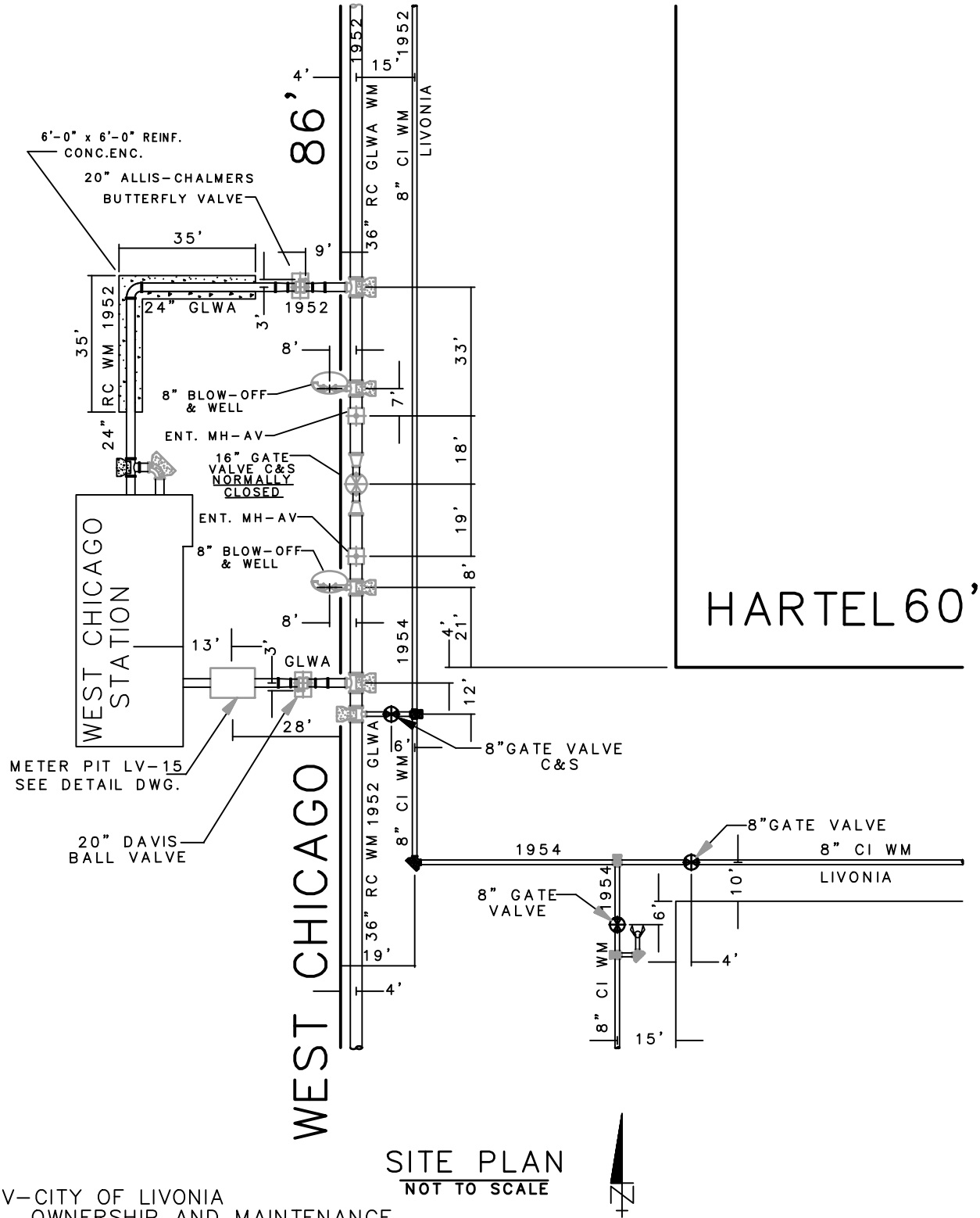
Ⓢ–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓡ–OTHER PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS	13538 STARK ROAD
FEED TO	CITY OF LIVONIA
FEED FROM	48" G.L.W.A. TRANS. MAIN.
TYPE OF METER	SIEMENS MAG 5100W
SIZE OF METER	24" DN600
METER NUMBER	585403U066
TYPE OF P.R.V.	SINGER
SIZE OF P.R.V.	20", 16", 12"
DATE METER SET	MAY 15, 2018
METER PIT CONST & SIZE	20'–8" X 19'–9" REINF. CONC.
GATE BOOK	W–2202
REMARK 1	DWS–805 01/01/2003
REMARK 2	GLWA IS RESPONSIBLE FOR THE METER CHAMBER STRUCTURE

LV 14

EXHIBIT–A LV–15
WEST CHICAGO AND HARTEL
CITY OF LIVONIA



SITE PLAN
NOT TO SCALE

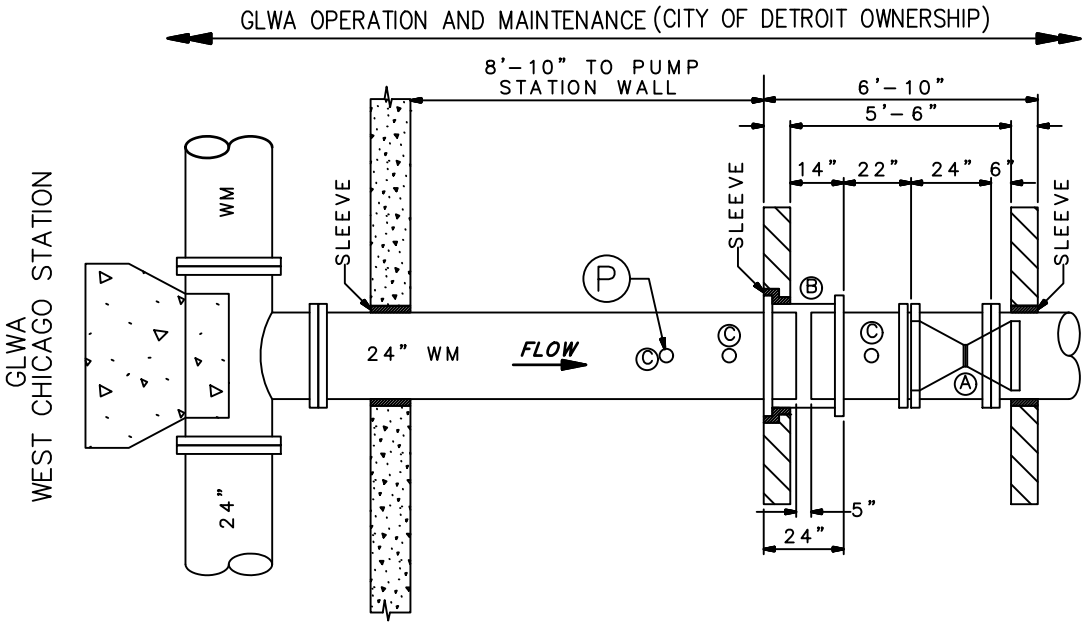
LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE

GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV
15

EXHIBIT–A LV–15
WEST CHICAGO AND HARTEL
CITY OF LIVONIA



METER PIT
NOT TO SCALE

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

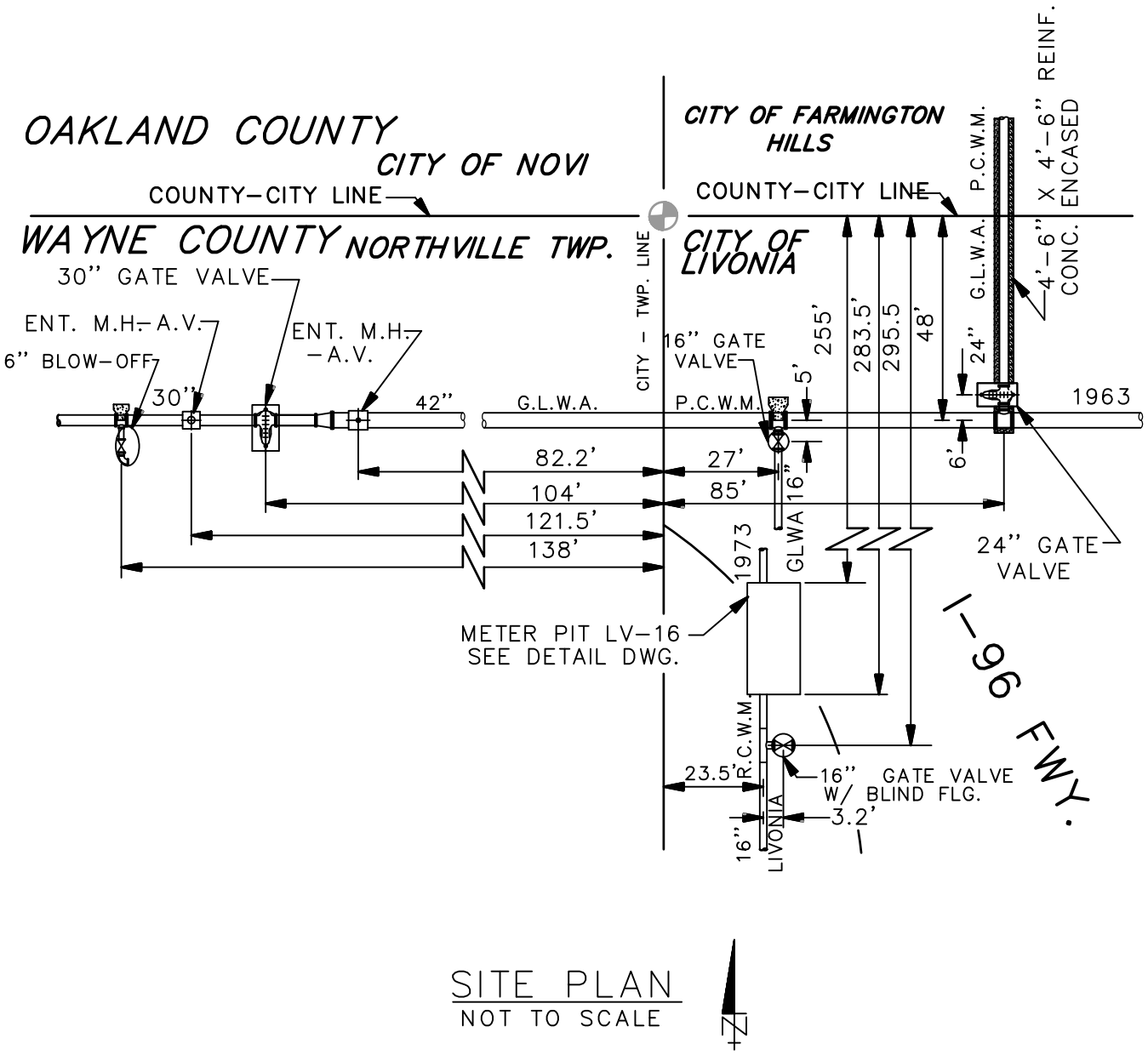
LEGEND		
TAG	QTY.	DESCRIPTION OF MAJOR NEW EQUIPMENT
A	1	VENTURI TUBE
B	1	24" SOLID SLEEVE
C	3	1" CORP. STOP

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS_____ 28720 WEST CHICAGO
FEED TO_____ CITY OF LIVONIA
FEED FROM_____ 36" G.L.W.A. TRANS. MAIN
TYPE OF METER_____ BIF VENTURI TELEMETRIC
SIZE OF METER_____ 23.97 x 17.411"
METER NUMBER_____ 14305
DATE METER SET_____ 4–26–72
METER PIT CONST & SIZE_ 24' x 9'–7" I.D. BRICK
REMARKS_____ WEST CHICAGO STATION GLWA HAS ACCESS
GATE BOOK_____ W–1367

LV 15

EXHIBIT–A LV–16
EIGHT MILE AND HAGGERTY ROAD
CITY OF LIVONIA



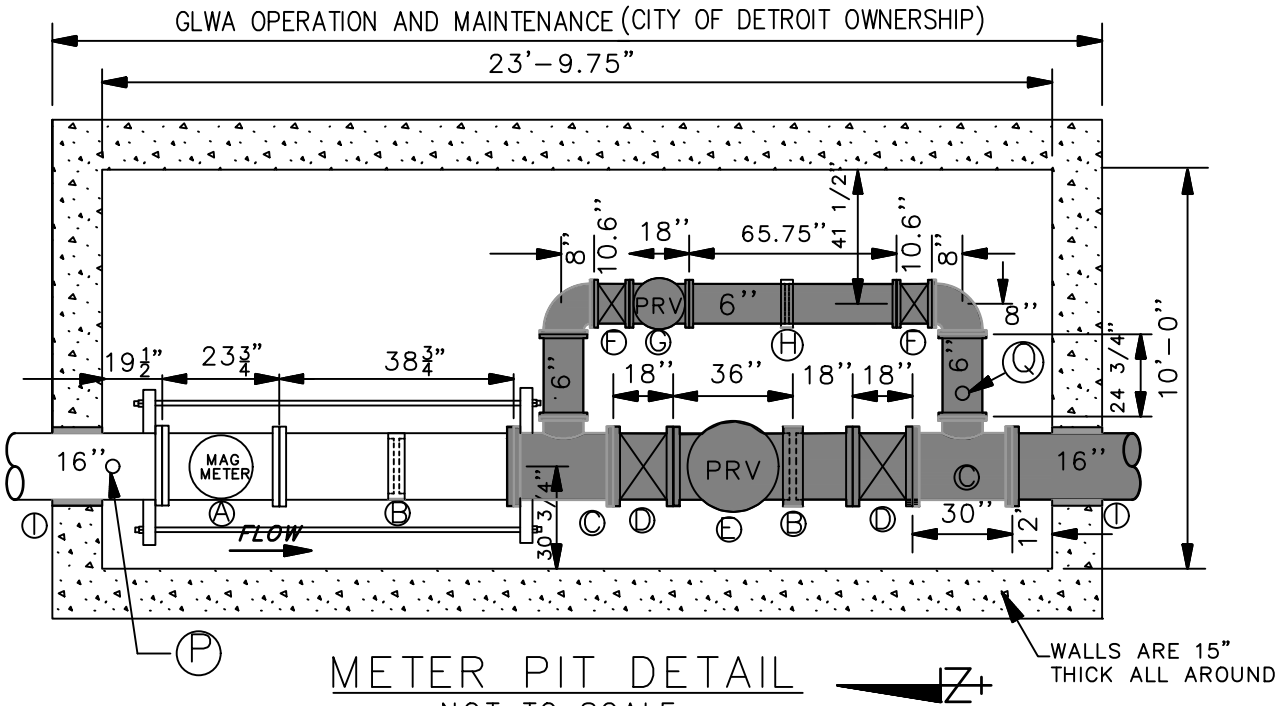
SITE PLAN
NOT TO SCALE

LV–CITY OF LIVONIA
OWNERSHIP AND MAINTENANCE
GLWA–GREAT LAKES WATER AUTHORITY
OWNERSHIP AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

LV
16

EXHIBIT–A LV–16
EIGHT MILE AND HAGGERTY ROAD
CITY OF LIVONIA



METER PIT DETAIL

NOT TO SCALE

CITY OF LIVONIA O&M

LEGEND			
TAG	QTY.	DESCRIPTION	SIZE
A	1	ABB MAG MASTER	16"
B	2	VICTAULIC COUPLING	16"
C	2	TEE	16" x 6"
D	2	GATE VALVE	16"
E	1	PRESSURE REDUCING VALVE	16"
F	2	GATE VALVE	6"
G	1	PRESSURE REDUCING VALVE	6"
H	1	VICTAULIC COUPLING	6"
I	2	SLEEVES	–

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 TO 2
MAG	0
TURBINE	4 – 6

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓠ–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS	20500 HAGGERTY RD.
FEED TO	CITY OF LIVONIA
FEED FROM	42" G.L.W.A. TRANSMISSION MAIN
TYPE OF METER	ABB MAG MASTER
SIZE OF METER	16"/DN 400
METER NUMBER	08W019047
DATE METER SET	5 / 12/ 2015
SIZE OF P.R.V.	16" & 6"
METER PIT CONST & SIZE	23'–9.75" x 10' I.D. REINF. CONC.
GATE BOOK NO.	W–1531
REMARKS	NONE

LV 16

EXHIBIT B

Projected Annual Volume and Minimum Annual Volume (Table 1)
Pressure Range and Maximum Flow Rate (Table 2)
Flow Split Assumptions (Table 3)
Addresses for Notice (Table 4)

Table 1 and Table 2 set forth the agreed upon Projected Annual Volumes, Minimum Annual Volumes, Pressure Ranges and Maximum Flow Rates for the term of this Contract provided that figures in bold type face are immediately enforceable pursuant to the terms of Section 5.07 and italicized figures are contained for planning purposes only but will become effective absent the negotiated replacements anticipated in Section 5.07.

The approximate rate of flow by individual meter set forth in Table 3 is the assumption upon which the Pressure Range commitments established in Table 2 have been devised. Should Customer deviate from these assumptions at any meter(s), the Board may be unable to meet the stated Pressure Range commitments in this Contract or in the contract of another customer of the Board and Section 5.08 of this Contract may be invoked.

EXHIBIT B

Table 1
Projected Annual Volume and Minimum Annual Volume

Fiscal Year Ending June 30	Projected Annual Volume (Mcf)	Minimum Annual Volume (Mcf)
2009	**625,000**	**312,500**
2010	**625,000**	**312,500**
2011	**573,400**	**286,700**
2012	**573,400**	**286,700**
2013	**573,400**	**286,700**
2014	**573,400**	**286,700**
2015	**585,000**	**292,500**
2016	**585,000**	**292,500**
2017	**585,000**	**292,500**
2018	**585,000**	**292,500**
2019	**585,000**	**292,500**
2020	**525,000**	**262,500**
2021	**525,000**	**262,500**
2022	**525,000**	**262,500**
2023	**525,000**	**262,500**
2024	**500,000**	**250,000**
2025	**500,000**	**250,000**
2026	**500,000**	**250,000**
2027	**500,000**	**250,000**
2028	**475,000**	**237,500**
2029	**475,000**	**237,500**
2030	**475,000**	**237,500**
2031	**475,000**	**237,500**
2032	*475,000*	*237,500*
2033	*475,000*	*237,500*
2034	*475,000*	*237,500*
2035	*475,000*	*237,500*
2036	*475,000*	*237,500*
2037	*475,000*	*237,500*
2038	*475,000*	*237,500*
2039	*475,000*	*237,500*

EXHIBIT B

Table 2
Pressure Range and Maximum Flow Rate

Calendar Year (Reopener Schedule in bold type)	Pressure Range (psi) Meter LV-02		Pressure Range (psi) Meter LV-03		Pressure Range (psi) Meter LV-04		Pressure Range (psi) Meter LV-12		Pressure Range (psi) Meter LV-13		Pressure Range (psi) Meter LV-14	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
2009	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2010	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2011	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2012	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2013	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2014	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2015	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2016	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2017	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2018	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2019	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2020	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2021	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2022	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2023	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2024	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2025	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2026	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2027	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2028	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2029	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2030	**68**	**93**	**61**	**92**	**73**	**98**	**102**	**131**	**50**	**70**	**56**	**79**
2031	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2032	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2033	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2034	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2035	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2036	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2037	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*
2038	*68*	*93*	*61*	*92*	*73*	*98*	*102*	*131*	*50*	*70*	*56*	*79*

EXHIBIT B

Table 2 (continued)
Pressure Range and Maximum Flow Rate

Calendar Year (Reopener Schedule in bold type)	Pressure Range (psi) Meter LV-15		Pressure Range (psi) Meter LV-16		Maximum Flow Rate (mgd)	
	Min	Max	Min	Max	Max Day	Peak Hour
2009	**59**	**86**	**88**	**117**	**31.55**	**45.37**
2010	**59**	**86**	**88**	**117**	**31.55**	**45.37**
2011	**59**	**86**	**88**	**117**	**31.90**	**39.60**
2012	**59**	**86**	**88**	**117**	**31.90**	**39.60**
2013	**59**	**86**	**88**	**117**	**31.90**	**39.60**
2014	**59**	**86**	**88**	**117**	**30.0**	**42.0**
2015	**59**	**86**	**88**	**117**	**30.0**	**42.0**
2016	**59**	**86**	**88**	**117**	**30.0**	**42.0**
2017	**59**	**86**	**88**	**117**	**30.0**	**42.0**
2018	**59**	**86**	**88**	**117**	**30.0**	**42.0**
2019	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2020	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2021	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2022	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2023	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2024	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2025	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2026	**59**	**86**	**88**	**117**	**23.0**	**33.0**
2027	**59**	**86**	**88**	**117**	**21.4**	**30.0**
2028	**59**	**86**	**88**	**117**	**21.4**	**30.0**
2029	**59**	**86**	**88**	**117**	**21.4**	**30.0**
2030	**59**	**86**	**88**	**117**	**21.4**	**30.0**
2031	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2032	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2033	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2034	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2035	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2036	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2037	*59*	*86*	*88*	*117*	*21.4*	*30.0*
2038	*59*	*86*	*88*	*117*	*21.4*	*30.0*

EXHIBIT B

Table 3
Flow Split Assumptions

Meter	**Assumed Flow Split (2027-2030)**
LV-02	0 – 5 %
LV-03	0 – 5 %
LV-04	0 – 5 %
LV-12	40 – 70 %
LV-13	0 – 5 %
LV-14	45 – 55 %
LV-15	0 – 5 %
LV-16	20 – 30 %

Table 4
Addresses for Notice

If to the Board:	**If to Customer:**
General Counsel Great Lakes Water Authority 735 Randolph, Suite 1901 Detroit, Michigan 48226	City Clerk City of Livonia 33000 Civic Center Drive Livonia, Michigan 48154 cc: DPW Director 12973 Farmington Road Livonia, Michigan 48150

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

8. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Plymouth Auto Sales in conjunction with the construction of a storm drain system that provides adequate drainage at 36534 Plymouth Road, in the S.W. 1/4 of Section 29.

   Todd Zilincik, City Engineer, requested approval for the storm water agreement and recording.

   Motion was made by Councilmember Persiconi to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

8.

Engineering
April 22, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Plymouth Auto Sales in conjunction with the construction of a storm drain system that provides adequate drainage at 36534 Plymouth Road, in the S.W. 1/4 of Section 29.

BACKGROUND DETAILS

In conjunction with the development of the property located at 36534 Plymouth Road, Livonia, Michigan 48150, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the President/F&I Manager of Plymouth Auto Sales, LLC requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for Plymouth Auto Sales, LLC located at 36534 Plymouth Road in the S.W. ¼ of Section 29.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

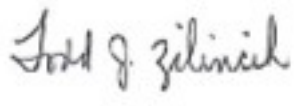
- Accept the Storm Water Management System (SWMS) for Plymouth Auto Sales, LLC located at 36534 Plymouth Road in the S.W. ¼ of Section 29.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Storm Water Facilities Maint Agreement - Pymouth Auto Sales, 36534 Plymouth + Exhibits

APPROVED BY



Date: April 22, 2026

Todd Zilincik, P.E., City Engineer

Date: April 23, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: April 23, 2026

Eric Goldstein, Interim City Attorney

Date: April 23, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

Plymouth Auto Sales, LLC

a Michigan limited liability company with principal offices located at 9300 N. Haggerty Road, Plymouth, Michigan 48170 hereafter "Proprietor".

RECITALS

1. The Proprietor has developed certain property located in the City of Livonia, Wayne County, Michigan, as Plymouth Auto Sales, 36534 Plymouth Road, Livonia, Michigan 48150, Parcel No. 46-115-03-0006-000 ("Development") as more particularly described in Exhibit "A" attached hereto.

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and

expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

b. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm drainage system referred to in the permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

Plymouth Auto Sales, LLC
a Michigan limited liability company

By: _____
Julian Shahinllari
Its: President/F&I Manager

STATE OF Michigan)
) ss.
COUNTY OF Wayne)

On this 4th day of April, 2025, before me personally appeared Julian Shahinllari to me personally known, who being by me sworn, did for themself say that they are the President/F&I Manager of Plymouth Auto Sales, LLC which executed the within instrument, and the said instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

_____
Notary Public

COLLEEN ERIN HAYNES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 28, 2030
Acting in the County of Wayne

County of Wayne
My Commission Expires On: 12/28/2030

CITY OF LIVONIA
a municipal corporation

By:_____
Maureen Miller Brosnan
Its: Mayor

By:_____
Lori L. Miller
Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

_____
Notary Public

_____ County, Michigan
My Commission Expires On:

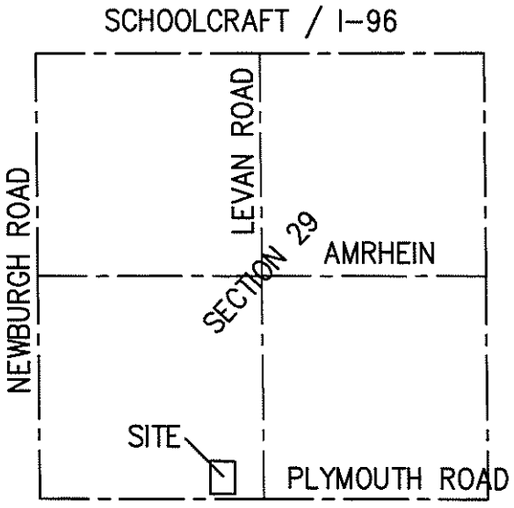
INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
Attn: City Clerk

Engineering:M:Storm Water Facilities: Agreement

EXHIBIT A

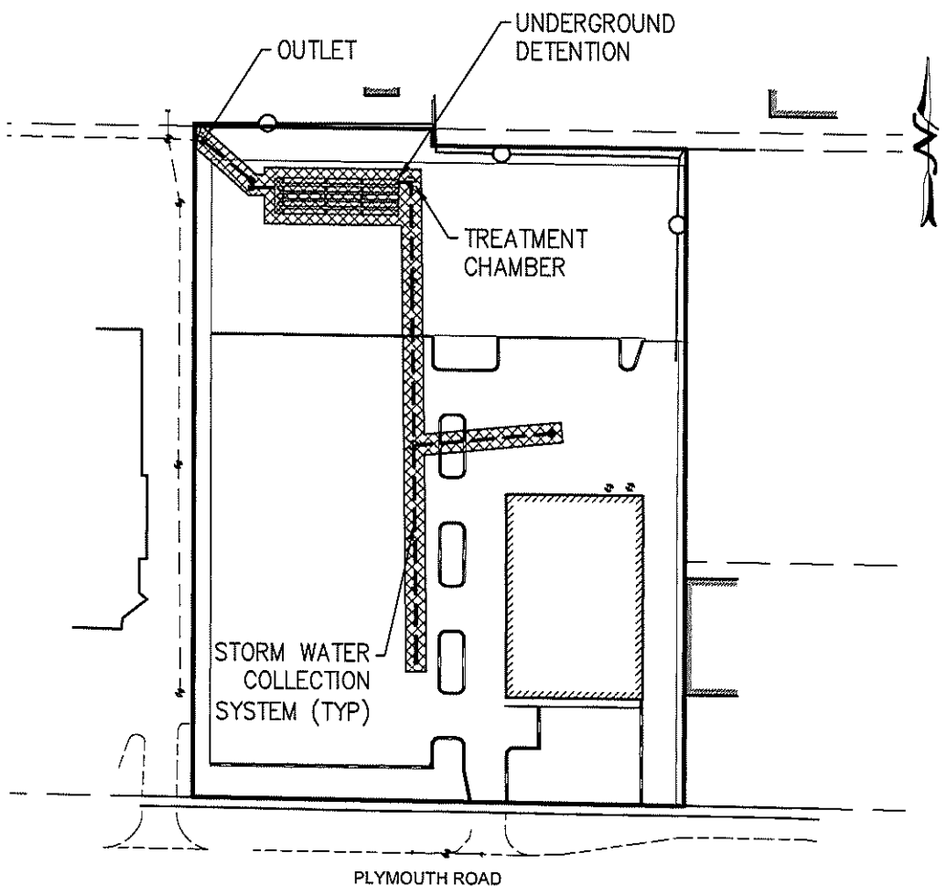
PHYSICAL LIMITS OF STORMWATER MANAGEMENT SYSTEM
36534 PLYMOUTH ROAD
LIVONIA, MI 48150



VICINITY MAP
1"=2000'

PROPERTY DESCRIPTION:

LOTS 6 AND 7, EXCEPT THE NORTH 10 FEET OF LOT 7 OF "PLYMOUTH-LEVAN INDUSTRIAL SUBDIVISION" AS RECORDED IN LIBER 89 OF PLATS, PAGE 19,, PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.



LEGEND:
CITY OF LIVONIA STORM MAINTENANCE RESPONSIBILITY

TAX ID#:
46-115-03-0006-000

MLP AND ASSOCIATES, INC.
LIVOINA, MICHIGAN 48187
PHONE (734) 459-8560
FAX (734) 459-2585

PROPERTY OWNER
ANH PROPERTIES LLC
ATTN: MR. JULIAN SHAHINLLARI
9300 N. HAGGERTY
PLYMOUTH, MI 48170

DATE: 04-22-2026	SCALE: 1" = 100'	SURVEY NO.: 2024.66

EXHIBIT B

STORMWATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN
36534 PLYMOUTH ROAD
LIVONIA, MI 48150

A. PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG TERM MAINTENANCE PLAN IS DEPICTED ON EXHIBIT A TO THE PERMIT AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, STORM WATER INLETS, STORM DETENTION SYSTEM, OUTLET STRUCTURES, AND OUTLET PIPES THAT CONVEY FLOW FROM THE UNDERGROUND CHAMBER TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM. FOR PURPOSE OF THIS PLAN, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS THE "PLYMOUTH AUTO SALES SWMS".

B. TIME FRAME FOR LONG TERM MAINTENANCE RESPONSIBILITY

ANH PROPERTIES LLC IS RESPONSIBLE FOR MAINTAINING PLYMOUTH AUTO SALES SWMS, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE LOCAL SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM, UNTIL THE CITY OF LIVONIA RELEASES THE CONSTRUCTION PERMIT. LONG TERM MAINTENANCE RESPONSIBILITY FOR PLYMOUTH AUTO SALES SWMS COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE CITY. LONG TERM MAINTENANCE CONTINUES IN PERPETUITY.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

THE CITY OF LIVONIA HAS ASSUMED RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PLYMOUTH AUTO SALES SWMS. THE RESOLUTION BY WHICH THE CITY OF LIVONIA HAS ASSUMED MAINTENANCE RESPONSIBILITY IS ATTACHED TO THE PERMIT AS EXHIBIT C. ANH PROPERTIES LLC THROUGH A MAINTENANCE AGREEMENT WITH THE CITY OF LIVONIA HAS AGREED TO PERFORM THE NECESSARY ACTIVITIES REQUIRED BY THIS PLAN, THE CITY OF LIVONIA RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF PLYMOUTH AUTO SALES SWMS IF PLYMOUTH AUTO SALES LLC FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES. TO ENSURE THAT PLYMOUTH AUTO SALES SWMS IS MAINTAINED IN PERPETUITY, THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM (EXHIBIT A), THIS PLAN (EXHIBIT B), THE RESOLUTION ATTACHED (AS EXHIBIT C) AND THE MAINTENANCE AGREEMENT BETWEEN THE CITY OF LIVONIA AND THE PROPERTY OWNER SHALL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENT WILL BE PROVIDED TO THE COUNTY.

D. LONG TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING/INSPECTIONS, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS). TABLE 1 ALSO IDENTIFIES SITE SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED.

TAX ID#:
46-115-03-0006-000

MLP AND ASSOCIATES, INC.
40655 KOPPERNICK ROAD
LIVOINA, MICHIGAN 48187
PHONE (734) 459-8560
FAX (734) 459-2585

PROPERTY OWNER
ANH PROPERTIES LLC
ATTN: MR. JULIAN SHAHINLLARI
9300 N. HAGGERTY
PLYMOUTH, MI 48170

DATE: 04-22-2026	SCALE: NA	SHEET: 1 OF 2	SURVEY NO.: 2024.66

EXHIBIT B (CONT.)

LONG–TERM MAINTENANCE SCHEDULE
36534 PLYMOUTH ROAD LIVONIA, MI 48150

MAINTENANCE ACTIVITIES	SYSTEM COMPONENT: STORM COLLECTION SYSTEM	MANUFACTURED TREATMENT SYSTEMS	UNDERGROUND DETENTION SYSTEMS	FLOW RESTRICTOR STRUCTURE & OUTLET PIPE	PAVEMENT AREAS	FREQUENCY
MONITORING/INSPECTION						
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS.	X	X	X	X	X	ANNUALLY AND AFTER MAJOR EVENTS
INSPECT FOR EROSION & INTEGRITY OF BANKS AND BERMS.	X				X	ANNUALLY AND AFTER MAJOR EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER & COMPARED TO AB PLANS.	X	X	X	X	X	ANNUALLY
ENSURE MEANS OF ACCESS FOR MAINTENANCE REMAINS CLEAR/OPEN.	X	X	X	X	X	ANNUALLY
PREVENTATIVE MAINTENANCE						
REMOVE ACCUMULATED SEDIMENT.	X	X	X	X	X	AS NEEDED*
REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS.	X				X	AS NEEDED
STREET SWEEPING OF PAVED SURFACES					X	AS NEEDED
REMEDIAL ACTIONS						
REPAIR/STABILIZE AREAS OF EROSION.	X				X	AS NEEDED
REPLACE DEAD PLANTINGS, BUSHES AND TREES.	X					AS NEEDED
RESEED BARE AREAS.	X					AS NEEDED
STRUCTURAL REPAIRS.	X	X	X	X	X	AS NEEDED
MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING.	X	X	X	X	X	AS NEEDED

* MANUFACTURED TREATMENT SYSTEM AND UNDERGROUND DETENTION SYSTEM TO BE CLEANED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS; AT A MINIMUM, WHENEVER SEDIMENTS ACCUMULATE TO A DEPTH OF 6–12 INCHES, OR IF SEDIMENT RESUSPENSION IS OBSERVED.

TAX ID#:
46–115–03–0006–000

ENGINEERS & SURVEYORS
MLP AND ASSOCIATES, INC.
40655 KOPPERNICK ROAD
LIVOINA, MICHIGAN 48187
PHONE (734) 459–8560
FAX (734) 459–2585

PROPERTY OWNER
ANH PROPERTIES LLC
ATTN: MR. JULIAN SHAHINLLARI
9300 N. HAGGERTY
PLYMOUTH, MI 48170

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

9. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Seven Mile/Farmington Venture Limited Partnership in conjunction with the construction of a storm drain system that provides adequate drainage at 33500 Seven Mile Road, in the S.E. 1/4 of Section 4.

   Todd Zilincik, City Engineer, stated the agreement is for the Meijer at Seven Mile and Farmington and requested approval of the storm water system in order to get their certificate of occupancy.

   Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

9.

Engineering
April 23, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Seven Mile/Farmington Venture Limited Partnership in conjunction with the construction of a storm drain system that provides adequate drainage at 33500 Seven Mile Road, in the S.E. 1/4 of Section 4.

BACKGROUND DETAILS

In conjunction with the development of the property (Meijer) located at 33500 Seven Mile Road, Livonia, Michigan 48152, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the Authorized Representative to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for Seven Mile/Farmington Venture Limited Partnership located at 33500 Seven Mile Road in the S.E. ¼ of Section 4.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

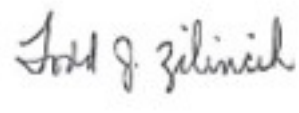
- Accept the Storm Water Management System (SWMS) for Seven Mile/Farmington Venture Limited Partnership located at 33500 Seven Mile Road in the S.E. ¼ of Section 4.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. 7 & F_Meijer_Storm Water Maintenance Agmt_2.10.2026 + Exhibits_Signed

APPROVED BY



Date: April 23, 2026

Todd Zilincik, P.E., City Engineer

Date: April 24, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: April 24, 2026

Eric Goldstein, Interim City Attorney

Date: April 24, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 2026, by and between the **CITY OF LIVONIA**, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and **SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP**, a Michigan limited partnership, principal offices located at 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152, hereafter "Proprietor."

RECITALS

1. The Proprietor has developed for retail use certain property located in the City of Livonia, Wayne County, Michigan, which property is more particularly described in Exhibit "A" attached hereto (the "Development").

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that for so long as the Proprietor owns the Development, Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and such failure continues for twenty-one (21) days after the City has notified Proprietor via e-mail or written correspondence, sent to Proprietor's Vice President of Construction at developmentandconstruction@schostak.com, of such failure, then the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and expenses incurred thereon after receipt of an invoice (and any supporting information) by the Proprietor. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

    b. In the event of any failure or settlement in the Development resulting from

said storm drainage system, the City shall notify the Proprietor of the same and the Proprietor shall, as soon as commercially possible, take steps to correct the failure or settlement so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. If the Proprietor, after receipt of notice from City, does not timely correct such failure or settlement, then the City may take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses incurred by the City in connection with correcting any such failure or settlement, including reasonable engineering cost, will be reimbursed by the Proprietor to the City after receipt of an invoice (and any supporting information) by the Proprietor for such amounts.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City after receipt of an invoice (and any supporting information) by the Proprietor for such amounts. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with a breach by Proprietor of its obligations hereunder. This indemnity and hold harmless shall include any reasonable costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. In the exercise of the rights granted hereunder by the City, (i) the City shall take all reasonable steps to minimize any disruptions to the business of the Proprietor conducted on the Property and (ii) all portions of the Property disturbed or altered, shall be restored by the City to a condition of hardscape material with stone and made safe for restoration by Proprietor.

6. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP,
a Michigan limited partnership

By: _____
Print Name: Angela Mader
Its: Authorized Representative

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 25th day of March, 2026, before me personally appeared Angela Mader, to me personally known, who being by me sworn, did for herself say that she is an Authorized Representative of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, named in and which executed the within instrument and the said instrument was signed on behalf of said limited partnership and acknowledged said instrument to be the free act and deed of said limited partnership.

ALYSSA M GALLANT
Notary Public - State of Michigan
County of Oakland
My Commission Expires Dec 8, 2027
Acting in the County of Wayne

_____
Notary Public acting in and for the
County of _____, Michigan

My Commission expires:_____

City signatures on next page

CITY OF LIVONIA
a municipal corporation

By:_____

Maureen Miller Brosnan
Its: Mayor

By:_____

Lori L. Miller
Its: City Clerk

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS

On this _____day of _____, 20____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

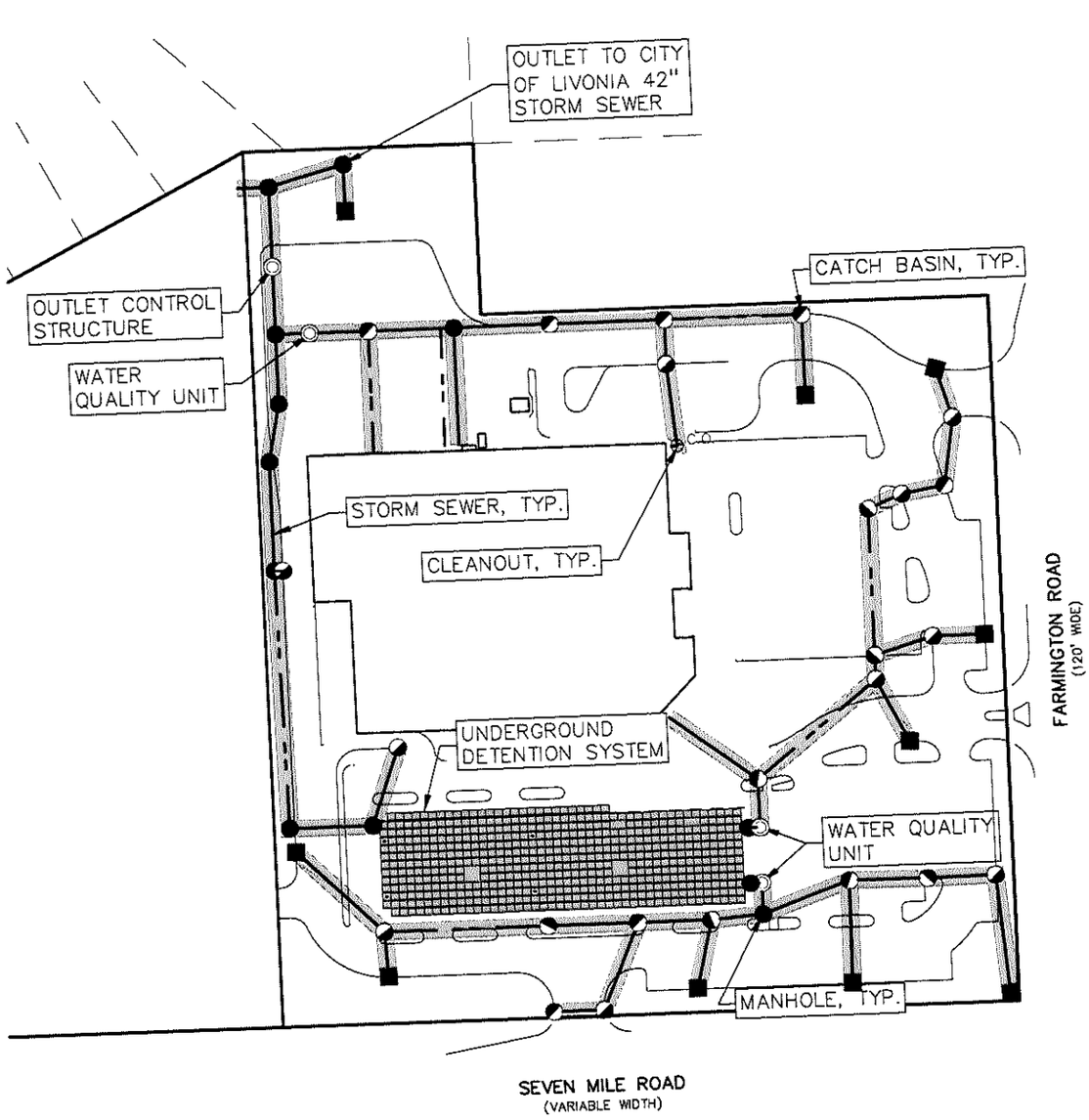
_____
Notary Public acting in and for the
County of _____ , Michigan

My Commission expires:_____

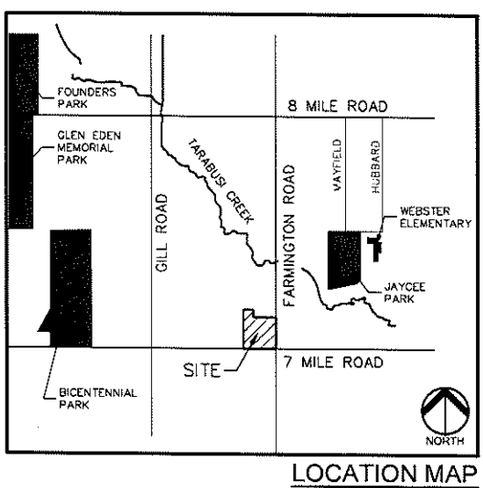
INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City Clerk
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

EXHIBIT "A"
PHYSICAL LIMITS OF MEIJER STORM WATER CONTROL SYSTEM



SEVEN MILE/FARMINGTON VENTURE LP
STORM SEWER SYSTEM MAINTENANCE RESPONSIBILITY



LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION
PARCEL ID: 016-99-0016-006
PARCEL AREA = ± 9.74 ACRES

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road and the Point of Beginning of this parcel description; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet; thence North 00 degrees 02 minutes 50 seconds West, perpendicular to said South Section line, 765.00 feet to a point on the Southerly line of Windridge Village Subdivision No.2 as recorded in Liber 98, Page 53-56 Wayne County Records; thence North 89 degrees 57 minutes 10 seconds East, on the Southerly line of said Windridge Village Subdivision No.2, 200.00 feet; thence South 00 degrees 00 minutes 06 seconds East, parallel with East Section line, 150.00 feet; thence North 89 degrees 57 minutes 10 seconds East, parallel with said South Section line, 441.20 feet to said West line of Farmington Road; thence South 00 degrees 00 minutes 06 seconds East, on the West line of Farmington Road, parallel with said East Section line, 615.00 feet to the Point of Beginning of this parcel description. Containing 9.74 acres of land.

SEVEN MILE/FARMINGTON VENTURE LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MI 48152

0 75 150
SCALE: 1" = 150'

SHEET 1 OF 1
FEBRUARY 10, 2026
21-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

EXHIBIT "B"

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Property Information: MEIJER, INC.
33500 SEVEN MILE ROAD
LIVONIA, MI 48152

Applicant/Property Owner: SEVEN MILE/FARMINGTON VENTURE LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MI 48152

A. Physical Limits of the Storm Water Management System

The stormwater control system (SWCS) subject to this Long-Term Maintenance Plan (Plan) is depicted on Exhibit A to the Permit and includes without limitation the storm sewers, swales, manholes, catch basins, stormwater inlets, water quality units, underground detention system, outlet structure, and closed conduits and watercourses that convey flow to underground detention. For purposes of this Plan, this stormwater control system and all of its components as shown on Exhibit A is referred to as MEIJER, INC. SWMS.

B. Time Frame for Long-Term Maintenance Responsibility

SEVEN MILE/FARMINGTON VENTURE LP is responsible for maintaining the MEIJER, INC. SWMS, including complying with applicable requirements of the City of Livonia soil erosion and sedimentation control program. Long-term maintenance responsibility for the MEIJER, INC. SWMS commences when defined by the permit issued by the City. Long-term maintenance continues in perpetuity.

C. Manner of Ensuring Maintenance Responsibility

LIVONIA has agreed to assume responsibility for long-term maintenance of MEIJER, INC. SWMS if SEVEN MILE/FARMINGTON VENTURE LP fails to perform. The resolution by which the CITY has assured maintenance responsibility will be attached to the Permit as Exhibit C. SEVEN MILE/FARMINGTON VENTURE LP, through this maintenance agreement with the CITY, has committed to perform the maintenance activities required by this Plan. CITY retains the right to enter the property and perform the necessary maintenance of the MEIJER, INC. SWMS if SEVEN MILE/FARMINGTON VENTURE LP fails to perform the required maintenance activities.

To ensure that the MEIJER, INC. SWMS is maintained in perpetuity, the map of the physical limits of the stormwater control system (Exhibit A), this Plan (Exhibit B), the resolution attached as Exhibit C, including the maintenance agreement between the public entity and the Property Owner will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded document will be provided to the City.

D. Long-Term Maintenance Plan and Schedule

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

MAINTENANCE ACTIVITIES	Catch Basins, Inlets & Storm Sewers	Swales / Bioswales	Basin Inlets, Outlets & Gratings	Underground Detention	Outlet Control Structures	Water Quality Unit	Environmental CB	Pavement Areas	Trench Drains	FREQUENCY
MONITORING/INSPECTION										
Inspect for sediment accumulation	X	X	X	X	X	X	X			Annually
Inspect for erosion and integrity of banks and berms		X	X							Annually and after major events
Inspect for floatables, dead vegetation and debris	X	X	X	X	X	X	X		X	Annually and after major events
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X	X	X	X	X	Annually
Monitor plantings/vegetation		X								2 times a year
Ensure means of access for maintenance remain clear/open	X	X	X	X	X	X	X		X	Annually
PREVENTIVE MAINTENANCE										
Mowing		X								Up to 2 times/year*
Remove accumulated sediment	X	X	X	X	X	X	X		X	As needed**
Remove floatables, dead vegetation and debris	X	X	X	X	X	X	X		X	As needed
Remove invasive plant species		X								Annually
Sweeping of pavement surfaces (streets and parking areas)								X		As needed
REMEDIAL ACTIONS										
Repair/stabilize areas of erosion		X	X							As needed
Replace dead plantings, bushes, trees		X								As needed
Reseed bare areas		X								As needed
Structural repairs or replacement in kind	X		X	X	X	X	X	X	X	As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X	X	X	X	X	As needed
Oil and gasoline spills								X		Immediately

* NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.

** UNDERGROUND DETENTION SYSTEM TO BE CLEANED WHENEVER SEDIMENT ACCUMULATES TO A DEPTH OF 6 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED

NOTE:
WHILE PERFORMING MAINTENANCE, CHEMICALS SHOULD NOT BE APPLIED TO THE FOREBAYS, DETENTION BASIN, BUFFER STRIP OR WATERCOURSES

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 04, 2026

Meeting was called to order at 8:21 p.m. by President Reid. Present: Martha Ptashnik, Vice President Brockway, Brandon McCullough, Eileen McDonnell, Robin Persiconi, and President Reid. Absent: Carrie Budzinski.

Elected and appointed officials present: Sydnee Rogers, Assistant City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Persiconi led the meeting with the Pledge of Allegiance.

10. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from JB Tool in conjunction with the construction of a storm drain system that provides adequate drainage at 13000 Farmington Road, in the N.W. 1/4 of Section 27.

    Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

10.

Engineering
April 23, 2026

MEETING DATE	PRESENTED BY
S050426/R051826	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from JB Tool in conjunction with the construction of a storm drain system that provides adequate drainage at 13000 Farmington Road, in the N.W. 1/4 of Section 27.

BACKGROUND DETAILS

In conjunction with the development of the property located at 13000 Farmington Road, Livonia, Michigan 48150, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the President of JB Tool requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for JB Tool located at 13000 Farmington Road in the N.W. ¼ of Section 27.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

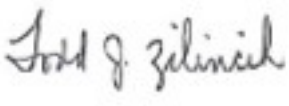
- Accept the Storm Water Management System (SWMS) for JB Tool located at 13000 Farmington Road in the N.W. ¼ of Section 27.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Storm Water Facilities Maint Agreement - JB Tool, 13000 Farmington Road_Signed

APPROVED BY



Date: April 23, 2026

Todd Zilincik, P.E., City Engineer

Date: April 23, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works

Date: April 23, 2026

Eric Goldstein, Interim City Attorney

Date: April 23, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

J & B Tool Sales

a Michigan corporation with principal offices located at 31720 Plymouth Road, Livonia, Michigan 48150 hereafter "Proprietor".

RECITALS

1. The Proprietor has developed certain property located in the City of Livonia, Wayne County, Michigan, as JB Tool, 13000 Farmington Road, Livonia, Michigan 48150 ("Development") as more particularly described in Exhibit "A" attached hereto.

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and

expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

b. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm drainage system referred to in the permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

J & B Tool Sales
a Michigan Corporation

By: _____
Jason Petta
Its: President

STATE OF Michigan)
) ss.
COUNTY OF WAYNE)

On this 20TH day of APRIL, 2026, before me personally appeared Jason Petta to me personally known, who being by me sworn, did for themself say that they are the President of J & B Tool Sales which executed the within instrument, and the said instrument was signed and sealed on behalf of said corporation and acknowledged said instrument to be the free act and deed of said corporation.

_____
Notary Public

County of LENAWEE
My Commission Expires On: 2/16/2027

ANDREA SLIWA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires 02/16/2027
Acting in the County of WAYNE

CITY OF LIVONIA
a municipal corporation

By: _____
Maureen Miller Brosnan

Its: Mayor

By: _____
Lori L. Miller

It's: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

_____
Notary Public

_____ County, Michigan
My Commission Expires On:

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
Attn: City Clerk

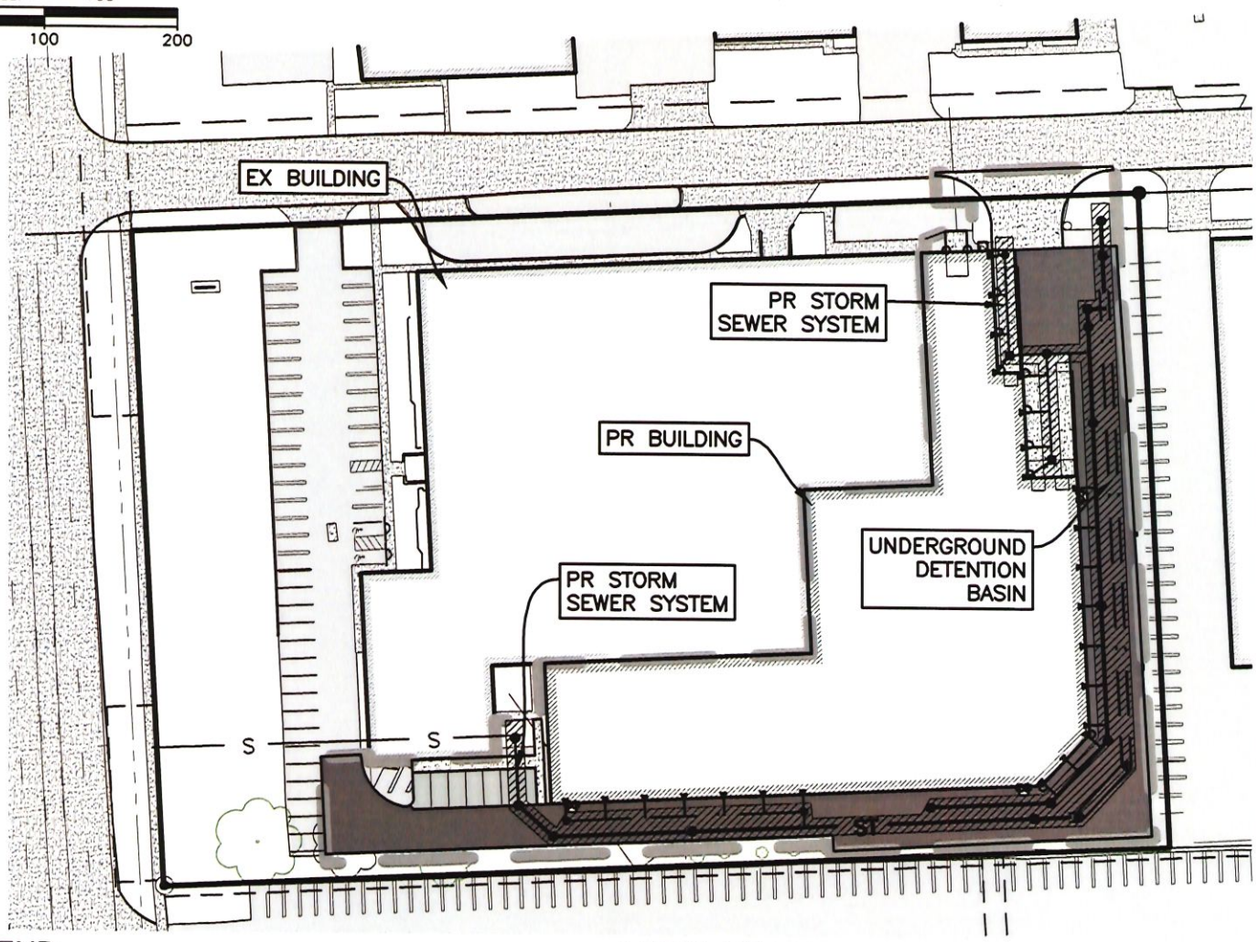
Engineering: M: Storm Water Facilities: Agreement

EXHIBIT A

PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

SCALE: 1" = 100'

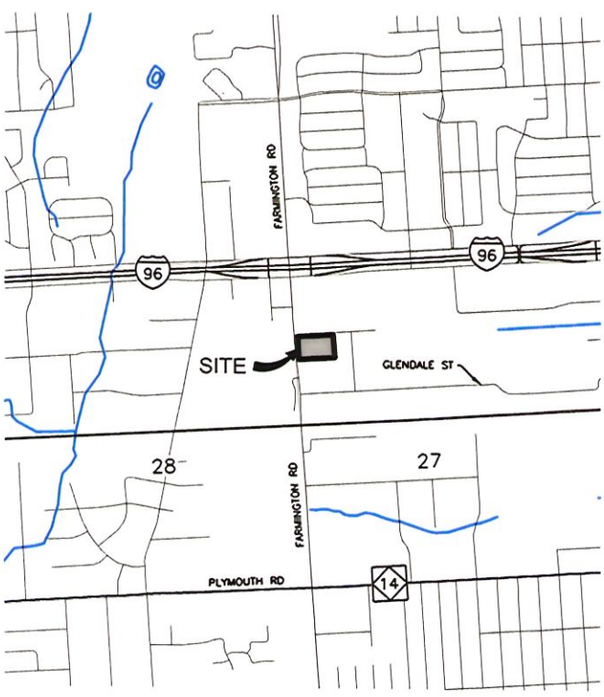
0 50 100 200



LEGEND

CITY OF LIVONIA
MAINTENANCE RESPONSIBILITY

LOCATION MAP



LEGAL DESCRIPTION

(PER WARRANTY DEED AS RECORDED IN DOCUMENT NO: 2024247904, WAYNE CO. RECORDS)

PARCEL TAX NUMBER: 46-106-99-0007-003

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING SOUTH 00°20'30" WEST 1215 FEET AND SOUTH 89°35'30" EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 27; THENCE SOUTH 89°35'30" EAST 570 FEET; THENCE SOUTH 00°20'30" WEST 373 FEET; THENCE NORTH 89°35'30" WEST 570 FEET; THENCE NORTH 00°20'30" EAST 373 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 13000 FARMINGTON ROAD, LIVONIA, ML 48150
TAX ID NO. 46-106-99-0007-003

STATE OF MICHIGAN
Allan Pruss
ENGINEER
No. 6201043168
LICENSED PROFESSIONAL ENGINEER

PROPERTY INFORMATION:	PROPERTY OWNER:	ENGINEER: DD	DATE: 5/12/25
JB TOOL 13000 FARMINGTON ROAD PART OF THE NW 1/4, SECTION 27, T1S-R9E CITY OF LIVONIA, WAYNE COUNTY, MI	J & B TOOL SALES 31720 PLYMOUTH RD LIVONIA, MI 48150 JASON PETTA, PRESIDENT JASON@JBTOOLS.COM 734-637-8059	MEGA 298 VETERANS DRIVE FOWLERVILLE, MI 48836 PHONE: (517) 223-3512	SHEET: 1 OF 2

MEGA PROJ. # 25-001

FILE:P:\Projects\2025\25-001 JB Tool Livonia\Dwg\Engineering\8.5X14 SWM Exhibits\25-001_SWM Exhibits.dwg PLOT DATE:5/12/2025 9:10 AM

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit A to the agreement and includes without limitation the storm sewers, swales, catch basins, manholes, inlets, detention basins, overflow structure, forebays, outlet pipe and spillway. For the purposes of this plan, this storm water management system and all of its components as shown in Exhibit A is referred to as "Schoolcraft LLC"

B. Time Frame for Long-Term Maintenance Responsibility

Schoolcraft LLC is responsible for maintaining the JB Tool site, including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program until Wayne County releases the construction permit. Long-term maintenance responsibility for the JB Tool site commences upon execution of this agreement. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility

Wayne County retains the right to enter the property and perform the necessary maintenance of the JB Tool site if Schoolcraft LLC fails to perform the required maintenance activities. To ensure that the JB Tool site is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B) and the maintenance agreement between the Wayne County and the property owner(s) will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). While performing maintenance, chemicals should not be applied to the bioretention, buffer strip, or watercourses. Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS: CATCH BASINS, INLETS & STORM SEWERS	CHANNELS & VEGETATED SWALES	INLET TO PRETREATMENT SYSTEMS & DETENTION/ RETENTION SYSTEMS	FOREBAYS	OPEN DETENTION BASINS & RETENTION BASINS	FLOW RESTRICTORS, OVERFLOW STRUCTURES & OUTLET PIPES	EMERGENCY SPILLWAYS	RIPRAP	BUFFER STRIP	PAVEMENT AREA	FREQUENCY
MONITORING/INSPECTION											
INSPECT FOR SEDIMENT ACCUMULATION	x	x	x		x	x				x	ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	x	x	x		x	x				x	ANNUALLY AND AFTER MAJOR EVENTS
INSPECT FOR EROSION AND INTEGRITY OF BANKS & BERMS	x	x	x		x						ANNUALLY AND AFTER MAJOR EVENTS
INSPECT COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS	x	x	x		x	x				x	ANNUALLY
MONITOR PLANTINGS/VEGETATION					x						2 TIMES PER YEAR
ENSURE MAINTENANCE ACCESS REMAINS OPEN/CLEAR	x	x	x		x	x				x	ANNUALLY
PREVENTATIVE MAINTENANCE											
MOWING		x			x						UP TO 2 TIMES PER YEAR, SELECT AREAS ONLY
REMOVE ACCUMULATED SEDIMENTS	x	x			x	x				x	AS NEEDED, SELECT AREAS ONLY
REMOVE FLOATABLES, INVASIVE & DEAD VEGETATION AND DEBRIS	x	x	x		x	x				x	AS NEEDED
REPLACE OR WASH/REUSE STONE RISER FILTERS			x			x					EVERY 3 YEARS, MORE FREQUENTLY AS NEEDED
REMOVE INVASIVE PLANT SPECIES		x			x						ANNUALLY
REMEDIAL ACTION											
REPAIR/STABILIZE AREAS OF EROSION		x	x		x						AS NEEDED
REPLACE DEAD PLANTINGS, BUSHES & TREES		x			x						AS NEEDED
RESEED BARE AREAS		x			x						AS NEEDED
STRUCTURAL REPAIRS	x	x	x			x				x	AS NEEDED
MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING	x	x	x		x	x				x	AS NEEDED

PROPERTY INFORMATION:	PROPERTY OWNER:	ENGINEER: DD	DATE: 5/12/25
JB TOOL 13000 FARMINGTON ROAD PART OF THE NW 1/4, SECTION 27, T1S-R9E CITY OF LIVONIA, WAYNE COUNTY, MI	J & B TOOL SALES 31720 PLYMOUTH RD LIVONIA, MI 48150 JASON PETTA, PRESIDENT JASON@JBTOOLS.COM 734-637-8059	MEGA 298 VETERANS DRIVE FOWLERVILLE, MI 48836 PHONE: (517) 223-3512	SHEET: 2 OF 2

MEGA PROJ. # 24-046

FILE:P:\Projects\2025\25-001 JB Tool Livonia\Dwg\Engineering\8.5X14 SWM Exhibits\25-001_SWM Exhibits.dwg PLOT DATE:5/12/2025 9:10 AM

LETTER TO THE LIVONIA CITY COUNCIL

11.

Law
May 4, 2026

MEETING DATE	PRESENTED BY
R051826	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a storm sewer easement in connection with the storm sewer constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from Seven Mile/Farmington Venture Limited Partnership, for storm sewer easement in the Southeast 1/4 of Section 4, in connection with the storm sewer constructed at 33500 Seven Mile Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33500 Seven Mile Road, for a storm sewer easement in connection with the construction of a storm sewer at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

25-Foot-Wide Storm Sewer Easement

Parcel 1 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road and the Point of

Beginning of this parcel description; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line,640.59 feet; thence North 00 degrees 02 minutes 50 seconds West, perpendicular to said South Section line, 765.00 feet to a point on the Southerly line of Windridge Village Subdivision No.2 as recorded in Uber 98, Page 53-56 Wayne County Records; thence North 89 degrees 57 minutes 10 seconds East, on the Southerly line of said Windridge Village Subdivision No.2, 200.00 feet; thence South 00 degrees 00 minutes 06 seconds East, parallel with East Section line, 150.00 feet; thence North 89 degrees 57 minutes 10 seconds East, parallel with said South Section line, 441.20 feet to said West line of Farmington Road; thence South 00 degrees 00 minutes 06 seconds East, on the West line of Farmington Road, parallel with said East Section line, 615.00 feet to the Point of Beginning of this parcel description. Containing 9.74 acres of land.

Parcel 2 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet to the Point of Beginning of this parcel description; thence continuing South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 475.61 feet; thence North 00 degrees 00 minutes 06 seconds West, on the Easterly line of Windridge Village Subdivision No.2 as recorded in Uber 98, Page 53-56 Wayne County Records 540.00 feet to a point on the intersection of the Easterly and Southerly line of said Windridge Village Subdivision No.2; thence North 89 degrees 57 minutes 10 seconds East, on said Southerly line, 230.00 feet; thence North 00 degrees 00 minutes 06 seconds West, continuing on the said Southerly line,100.00 feet; thence North 62 degrees 55 minutes 53 seconds East, continuing on the said Southerly line, 275.13 feet; thence South 00 degrees 02 minutes 50 seconds East, perpendicular to said South Section line, 765.00 feet to the Point of Beginning of this parcel description. Containing 6.81 acres of land.

Subject to easements, covenants, conditions, restrictions, reservations, right-of-way, and other matters of record, if any.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33500 Seven Mile Road, for a storm sewer easement in connection with the construction of a storm sewer at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

25-Foot-Wide Storm Sewer Easement

Parcel 1 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road and the Point of Beginning of this parcel description; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line,640.59 feet; thence North 00 degrees 02 minutes 50 seconds West, perpendicular to said South Section line, 765.00 feet to a point on the Southerly line of Windridge Village Subdivision No.2 as recorded in Uber 98, Page 53-56 Wayne County Records; thence North 89 degrees 57 minutes 10 seconds East, on the Southerly line of said Windridge Village Subdivision No.2, 200.00 feet; thence South 00 degrees 00 minutes 06 seconds East, parallel with East Section line, 150.00 feet; thence North 89 degrees 57 minutes 10 seconds East, parallel with said South Section line, 441.20 feet to said West line of Farmington Road; thence South 00 degrees 00 minutes 06 seconds East, on the West line of Farmington Road, parallel with said East Section line, 615.00 feet to the Point of Beginning of this parcel description. Containing 9.74 acres of land.

Parcel 2 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet to the Point of Beginning of this parcel description; thence continuing South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 475.61 feet; thence North 00 degrees 00 minutes 06 seconds West, on the Easterly line of Windridge Village Subdivision No.2 as recorded in Uber 98, Page 53-56 Wayne County Records 540.00 feet to a point on the intersection of the Easterly and Southerly line of said Windridge Village Subdivision No.2; thence North 89 degrees 57 minutes 10 seconds East, on said Southerly line, 230.00 feet; thence North 00 degrees 00 minutes 06 seconds West, continuing on the

said Southerly line,100.00 feet; thence North 62 degrees 55 minutes 53 seconds East, continuing on the said Southerly line, 275.13 feet; thence South 00 degrees 02 minutes 50 seconds East, perpendicular to said South Section line, 765.00 feet to the Point of Beginning of this parcel description. Containing 6.81 acres of land.

Subject to easements, covenants, conditions, restrictions, reservations, right-of-way, and other matters of record, if any.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Seven Mile Farmington Venture - Storm Sewer

APPROVED BY

Eric Goldstein, City Attorney — Date: May 04, 2026

Maureen Miller Brosnan, Mayor — Date: May 08, 2026

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

April 23, 2026

Department of Law
City of Livonia

Re: Public Utility Easements for Water Mains and Storm Sewer
S.E. 1/4 of Section 4
For Seven Mile/Farmington Venture Limited Partnership
33500 Seven Mile Road – Parcel ID: 46-016-99-0016-006
33550 Seven Mile Road – Parcel ID: 46-016-99-0016-005

Ladies and Gentlemen:

Transmitted herewith are three (3) signed Grant of Easements received from Seven Mile/Farmington Venture Limited Partnership for public utility easements in the S.E. 1/4 of Section 4. The above easements were required by this office in connection with the water mains and storm sewer constructed with the Meijer development at this location.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Angela Mader, 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152
DPW, File

M:\ALL OTHER MATTERS\Easements\Meijer - 33500 Seven Mile\Meijer Water Main (loop). Water Main (hydrant), Storm Sewer\4-23-26 Letter to Law, Water Main Easement, 7&F Meijer.doc

GRANT OF EASEMENT
Tax I.D. No. 46-016-99-0016-006
33500 Seven Mile Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this_____day of_____, 20___, between **SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP**, a Michigan limited partnership (Grantor) whose street number and post office address is 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152, and the **CITY OF LIVONIA**, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns to Grantee: (a) an easement over Parcel 1 (as described below) for the purpose of installing and maintaining a storm sewer, in, unto and upon Parcel 1; and (b) an easement on, over and across (i) until such time as Parcel 2 has been developed by Grantor, the area of Parcel 2 depicted on Exhibit E attached hereto, and (ii) from and after the development of Parcel 2 by Grantor, the area of Parcel 2 depicted on Exhibit F attached hereto, for the purpose of accessing Parcel 1 as necessary to install and maintain a storm sewer in, unto and upon Parcel 1. Parcel 1 and Parcel 2 are adjacent to each other and situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL 1:

LEGAL DESCRIPTION APPROVED
Todd Zielinski
4/23/2021

PARCEL ID: **46-016-99-0016-006 (as further described on Exhibit A)**

PROPERTY ADDRESS: **33500 Seven Mile Road**

EASEMENT DESCRIPTION ON PARCEL 1:

25-Foot-Wide Storm Sewer Easement

A 25-Foot-Wide Storm Sewer easement located in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W, parallel with the East line of said Section 4, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence continuing N 00°00'06" W, along the West right-of-way line of said Farmington Road and parallel with said East Section line, 615.00 feet; thence S 89°57'10" W, 441.20 feet; thence N 00°00'06" W, parallel with said East Section line, 150.00 feet to the Southeast corner of Lot 100 of Windridge Village Subdivision No. 2 as recorded in Liber 98, Pages 53-56, Wayne County records and the Southeast corner of the Variable Width Storm Sewer Easement as recorded in Liber 17973, Page 707, Wayne County records; thence S 89°57'10" W, along the South line of said Lot 100 and the Variable Width Storm Sewer Easement, 102.31 feet to the POINT-OF-BEGINNING of this 25-Foot-Wide Storm Sewer Easement; thence S 05°12'42" E, 27.90 feet; thence S 84°47'18" W, 25.00 feet; thence N 05°12'42" W, 30.16 feet to said South line of Lot 100; thence N 89°57'10" E, along said South line of Lot 100 and the Variable Width Storm Sewer Easement, 25.10 feet to the POINT-OF-BEGINNING. Covering 0.02 acres of land more or less.

See Storm Sewer Easement Sketch Attached as Exhibit B.

PARCEL 2:

PARCEL ID: **46-016-99-0016-005 (as further described on Exhibit A)**

PROPERTY ADDRESS: **33550 Seven Mile Road**

Including the right of access for the Grantee to go over and upon that part of Parcel 1, for the purpose of installing, repairing and maintaining said storm sewer of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of Parcel 1 or Parcel 2 for any purpose other than herein designated; provided also, that the easements described herein shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by storm sewer installation, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the storm sewer easement.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easements, that the Grantee will use every effort possible to leave Parcel 1 and Parcel 2 in as good condition as at present. The easements described herein shall run with the land and be binding upon and benefit Grantor, Grantee and their respective successors and assigns.

The terms and conditions set forth on Exhibit C attached hereto are hereby incorporated by reference as if fully set forth herein. In the event of any inconsistencies between Exhibit C and any of the foregoing provisions, Exhibit C shall govern and control.

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP,
a Michigan limited partnership

By:_____
Print Name: Angela Mader
Its: Authorized Representative

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 7th day of March, 2024, before me personally appeared Angela Mader, to me personally known, who being by me sworn, did for herself say that she is an Authorized Representative of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, named in and which executed the within instrument and the said instrument was signed on behalf of said limited partnership and acknowledged said instrument to be the free act and deed of said limited partnership.

ALYSSA M GALLANT
Notary Public - State of Michigan
County of Oakland
My Commission Expires Dec 8, 2027
Acting in the County of Wayne

_____
Notary Public acting in and for the
County of_____, Michigan
My Commission expires:_____

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, MI 48150

Approved as to form:
DEPARTMENT OF LAW

_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive, Livonia, Michigan 48154

EXHIBIT A
PARCEL DESCRIPTIONS

Parcel 1 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road and the Point of Beginning of this parcel description; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet; thence North 00 degrees 02 minutes 50 seconds West, perpendicular to said South Section line, 765.00 feet to a point on the Southerly line of Windridge Village Subdivision No.2 as recorded in Liber 98, Page 53-56 Wayne County Records; thence North 89 degrees 57 minutes 10 seconds East, on the Southerly line of said Windridge Village Subdivision No.2, 200.00 feet; thence South 00 degrees 00 minutes 06 seconds East, parallel with East Section line, 150.00 feet; thence North 89 degrees 57 minutes 10 seconds East, parallel with said South Section line, 441.20 feet to said West line of Farmington Road; thence South 00 degrees 00 minutes 06 seconds East, on the West line of Farmington Road, parallel with said East Section line, 615.00 feet to the Point of Beginning of this parcel description. Containing 9.74 acres of land.

Parcel 2 Description

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

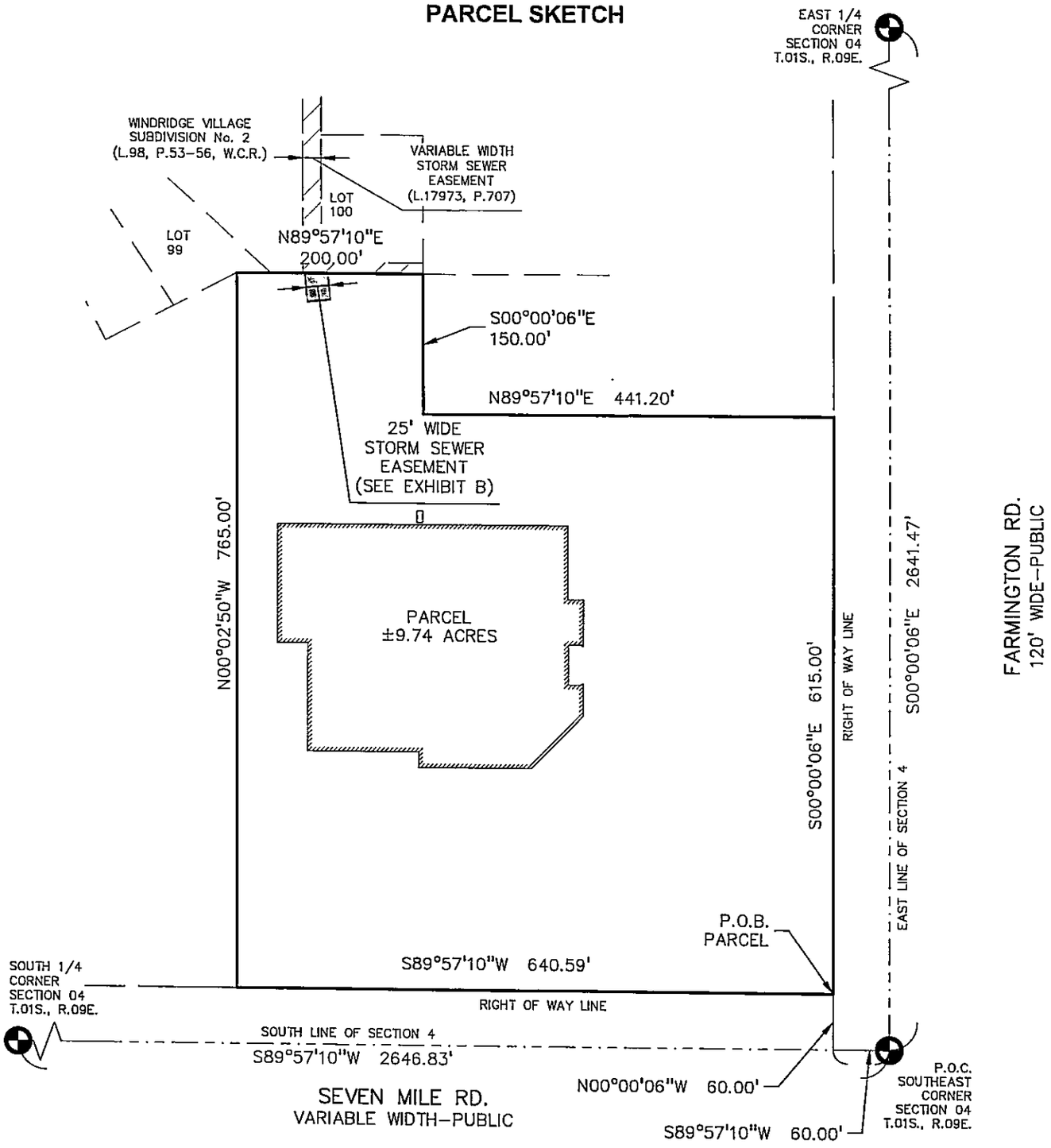
Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet to the Point of Beginning of this parcel description; thence continuing South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 475.61 feet; thence North 00 degrees 00 minutes 06 seconds West, on the Easterly line of Windridge Village Subdivision No.2 as recorded in Liber 98, Page 53-56 Wayne County Records 540.00 feet to a point on the intersection of the Easterly and Southerly line of said Windridge Village Subdivision No.2; thence North 89 degrees 57 minutes 10 seconds East, on said Southerly line, 230.00 feet; thence North 00 degrees 00 minutes 06 seconds West, continuing on the said Southerly line, 100.00 feet; thence North 62 degrees 55 minutes 53 seconds East, continuing on the said Southerly line, 275.13 feet; thence South 00 degrees 02 minutes 50 seconds East, perpendicular to said South Section line, 765.00 feet to the Point of Beginning of this parcel description. Containing 6.81 acres of land.

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK
DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\SURVEY-DEPT\210582EXHIBIT SM-ST-MEIJER 210582.dwg PLOT DATE 2/10/2026 BY BenHolmes

EXHIBIT A
PARCEL SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'

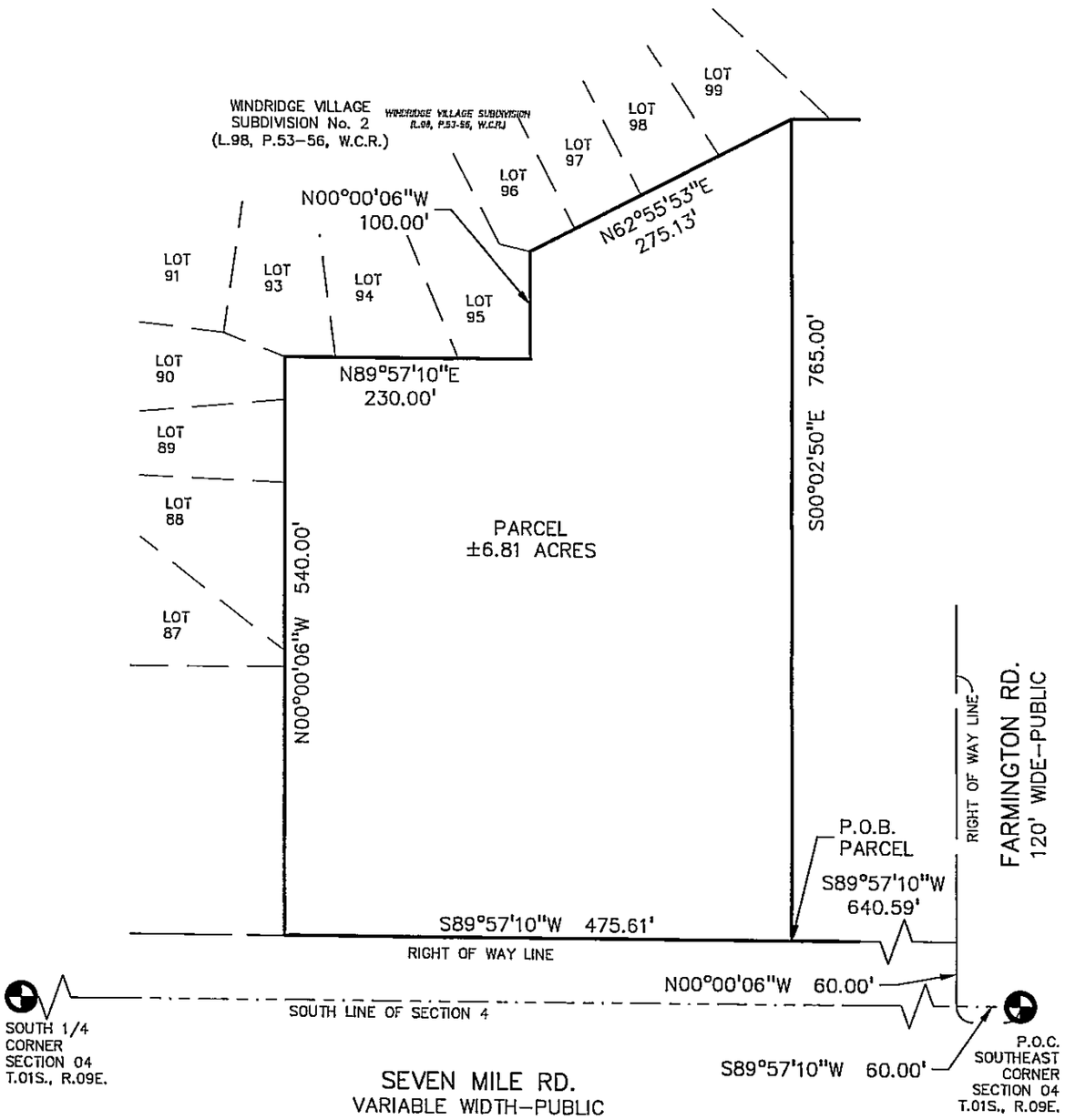
NORTH

SHEET 2 OF 3
FEBRUARY 10, 2026
2021-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\SURVEY\DEPICTIONS\ESMT-DWG\ESMT EXHIBIT 2025.dwg PLOT DATE 2/10/2026 BY BradHollandsworth

EXHIBIT A
PARCEL SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'
NORTH

SHEET 3 OF 3
FEBRUARY 10, 2026
2021-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\SURVEY-DEPT\DWG\BOUNDARY.DWG [2021-0582 ALTA] PLOT DATE 2/10/2026 BY [illegible]

EXHIBIT B
EASEMENT DESCRIPTION

25-FOOT-WIDE STORM SEWER EASEMENT

A 25-Foot-Wide Storm Sewer Easement located in the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S89°57'10"W, along the South line of said Section 4, 60.00 feet; thence N00°00'06"W, parallel with east line of said Section 4, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence continuing N00°00'06"W, along the West right-of-way line of said Farmington Road and parallel with said east Section line, 615.00 feet; thence S89°57'10"W, 441.20 feet; thence N00°00'06"W, parallel with said east Section line, 150.00 feet to the Southeast corner of Lot 100 of Windridge Village Subdivision No. 2 as recorded in Liber 98, Pages 53-56, Wayne County records and the Southeast corner of Variable Width Storm Sewer Easement as recorded in Liber 17973, Page 707, Wayne County records; thence S89°57'10"W, along the South line of said Lot 100 and Variable Width Storm Sewer Easement, 102.31 feet to the POINT-OF-BEGINNING of this 25-Foot-Wide Storm Sewer Easement; thence S05°12'42"E, 27.90 feet; thence S84°47'18"W, 25.00 feet; thence N05°12'42"W, 30.16 feet to said south line of Lot 100; thence N89°57'10"E, along said South line of Lot 100 and Variable Width Storm Sewer Easement, 25.10 feet to the POINT-OF-BEGINNING. Covering 0.02 acres of land, more or less.

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

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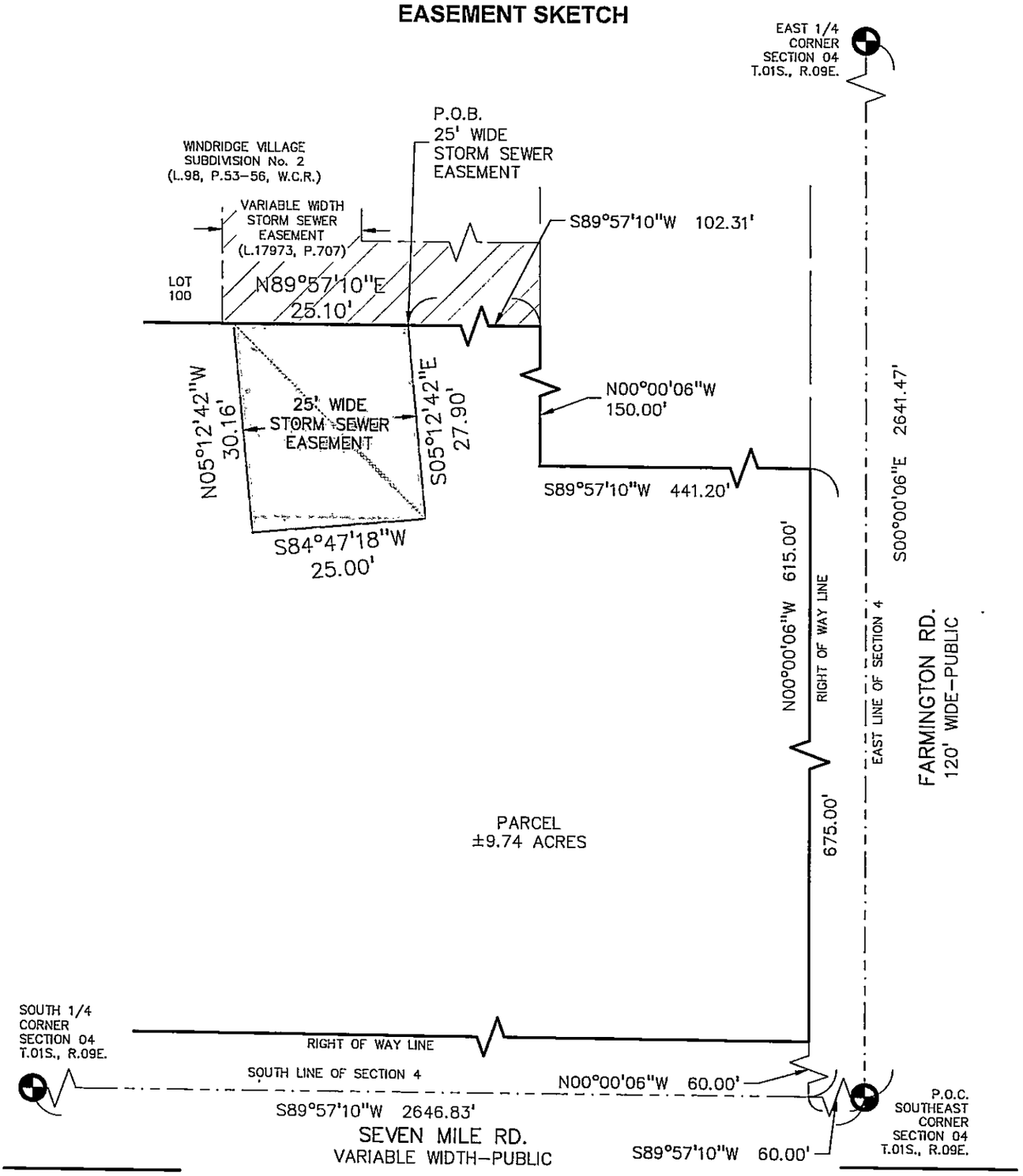
S:\PROJECTS\2021-0582 SEVEN MILE & FARMINGTON\SURVEY\DEPT\ 0582_ESMT-DWG.ESMT 21-0582.dwg PLOT DATE 2/10/2026 BY Brent Holl

EXHIBIT B
EASEMENT SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 10 20
SCALE: 1" = 20'

NORTH

SHEET 2 OF 2
FEBRUARY 10, 2026
2021-0582

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www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON SURVEY\DWG\PDMC\0582EXMAP.DWG LAST SAVED BY JTMEUER 1:582 DATE 2/10/2026 BY Brett Kilbourn

EXHIBIT C

Addendum to Michigan Utility Easements

1. **Other Utility Lines**: Prior to beginning any work in the easement area, the Grantee shall locate public utility lines (i.e. gas, electric, sanitary and storm) or equipment located in the easement area, in order that the Grantee may avoid damaging such lines and equipment as may exist, if any and notify Grantor that Grantor or its tenant must locate any private utilities such as electrical, irrigation, water, etc. within the easement area. Upon receipt of such notice, Grantor or its tenant will have three (3) working calendar days to locate any private utilities in the easement area, except in the event of an emergency when Grantor or its tenant must locate any private utilities within no more than 48 hours. If Grantor or its tenant is unable to locate private utilities within the specified time frame, then Grantee has the right to complete the repair and any damage as a result of unmarked utilities to be repaired at the Grantor's or its tenant's expense.

2. **Reservation of Rights**: Grantor hereby reserves to itself, its successors and assigns, the right to use the easement area for any purposes which do not interfere with Grantee's use of the easement area for the purposes for which the easement rights described herein are being granted, such reservation for Grantor's use to include but not be limited to the installation, construction, maintenance and operation of landscaping, parking area, driveways, curbing, curb cuts and related improvements.

3. **Relocation**: Grantor shall have the right to relocate the Grantee's improvements, in whole or part, to any other mutually agreed upon location on the Grantor's property, provided that such relocation shall be performed by the Grantee at mutually agreed expenses to be shared between the Grantor and Grantee. In the event of any such relocation, Grantor and Grantee shall amend this agreement to the extent necessary in order to reflect of record the new location of the easement area.

4. **Construction, Maintenance, Repair and Operation**: The Grantee shall exercise reasonable efforts to construct, install, maintain, repair, replace and operate the respective utility improvements and exercise the rights granted herein, so as to minimize the interference with the development, operation and use of the Grantor's property. The Grantee shall exercise reasonable efforts to return the Grantor's property to as near its original condition as is reasonably possible at such time as the Grantee completes its construction, maintenance, repair or other operations in the easement area.

5. **Mechanics' and Materialmen's Liens**: In the event any mechanics' liens or materialmen's liens are filed against the Grantor's property, or any part thereof, as a result of the operation, repair, maintenance or replacement of the utility improvements, or any other work performed by Grantee pursuant to the easement rights granted herein, the Grantee shall either pay or cause to be paid the same and have the liens immediately discharged of record.

6. **Covenants Running with Land**: The easement and rights hereby granted and the agreements herein contained shall be easements and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

EXHIBIT C

Addendum to Michigan Utility Easements

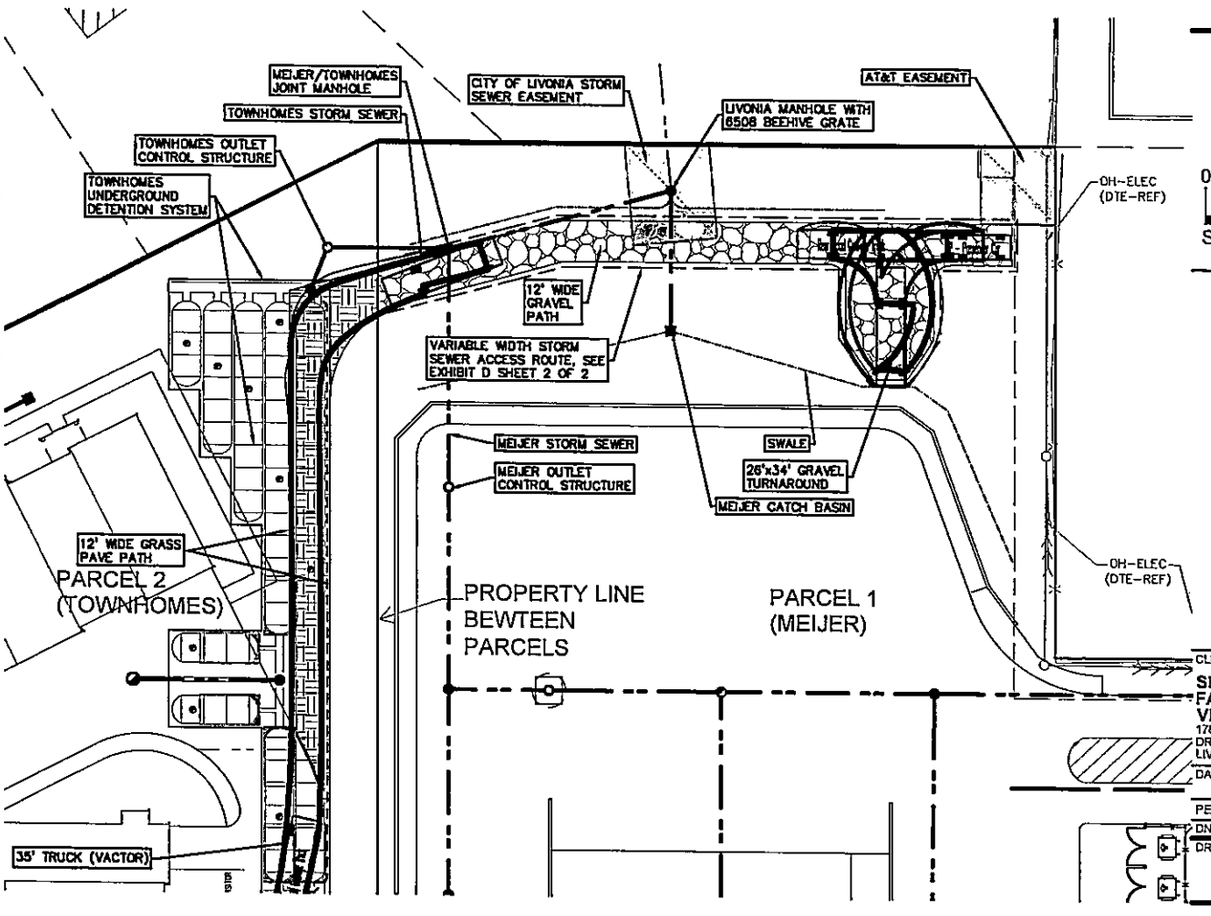
7. **Not a Public Dedication**: Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties hereto that this agreement be strictly limited to and for the purposes herein expressed.

8. **Severability**: If any term, provision or condition contained in this agreement shall, to any extent, be invalid or unenforceable, the remainder of this agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this agreement shall be valid and enforceable to the fullest extent permitted by law.

This Addendum to Easement is incorporated into and made a part of that certain Easement dated _____, 20_____ executed by _____ as Grantor, conveying easement rights to the Meijer storm water sewer system.

EXHIBIT D

VARIABLE WIDTH STORM SEWER ACCESS PATH
TO CITY EASEMENT ON PARCEL 1



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www.peagroup.com

NORTH
0 20 40
SCALE: 1" = 40'

EXHIBIT D
ACCESS ROUTE TO CITY STORM SEWER

CLIENT
SEVEN MILE / FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH, SUITE 200C
LIVONIA, MICHIGAN 48152

DATE: FEBRUARY 12, 2026

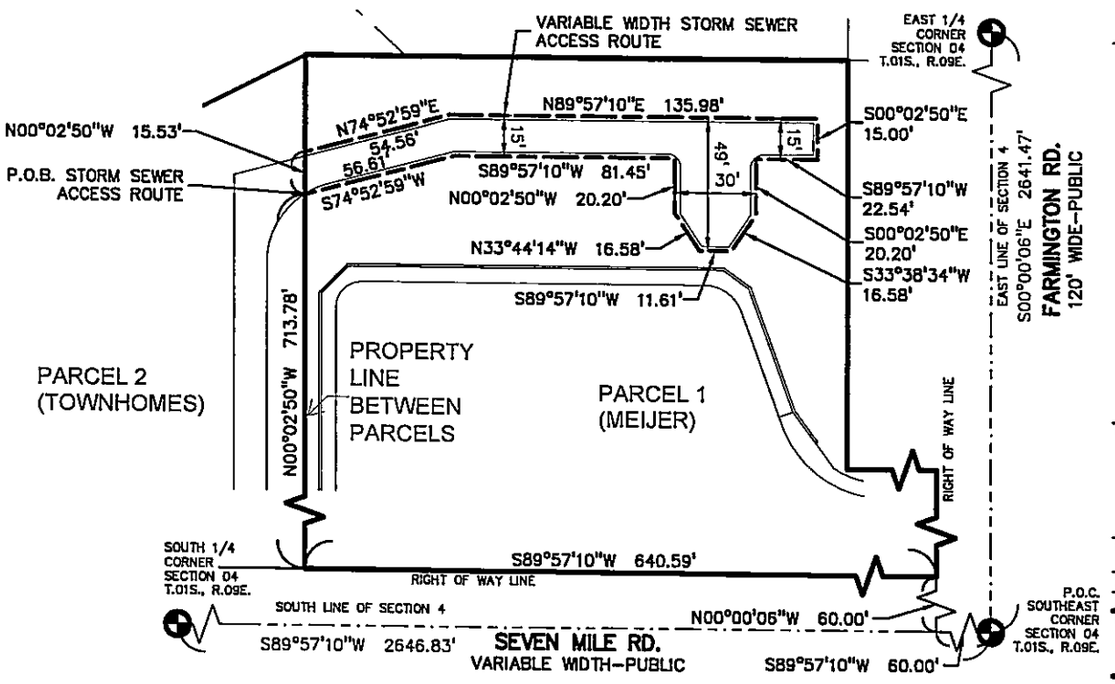
PEA JOB NO. 2021-0582
DN. BSH
DRAWING NUMBER:
1 OF 2

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\DWG\CONSTRUCTION\EXHIBITS\STM-ACCESS-EXHIBIT-D.dwg PLOT DATE: 11/17/2025 BY: Brett Hollandsworth

EXHIBIT D

VARIABLE WIDTH STORM SEWER ACCESS PATH
CITY EASEMENT ON PARCEL 1

A Variable Width Storm Sewer Access Route located in the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S89°57'10"W, along the South line of said Section 4, 60.00 feet; thence N00°00'06"W, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road; thence S89°57'10"W, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet; thence N00°02'50"W, perpendicular to said South Section line, 713.78 feet to the POINT-OF-BEGINNING of this Variable Width Storm Sewer Access Route; thence continuing N00°02'50"W, perpendicular to said South Section line, 15.53 feet; thence N74°52'59"E, 54.56 feet; thence N89°57'10"E, parallel with said South Section line, 135.98 feet; thence S00°02'50"E, perpendicular to said South Section line, 15.00 feet; thence S89°57'10"W, parallel with said South Section line, 22.54 feet; thence S00°02'50"E, perpendicular to said South Section line, 20.20 feet; thence S33°38'34"W, 16.58 feet; thence S89°57'10"W, parallel with said South Section line, 11.61 feet; thence N33°44'14"W, 16.58 feet; thence N00°02'50"W, perpendicular to said South Section line, 20.20 feet; thence S89°57'10"W, parallel with said South Section line, 81.45 feet; thence S74°52'59"W, 56.61 feet to the POINT-OF-BEGINNING; Covering 0.09 acres of land, more or less.



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NORTH

0 25 50

SCALE: 1" = 50'

EXHIBIT D
ACCESS ROUTE TO CITY STORM SEWER

CLIENT
SEVEN MILE / FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH, SUITE 200C
LIVONIA, MICHIGAN 48152

DATE: FEBRUARY 12, 2026

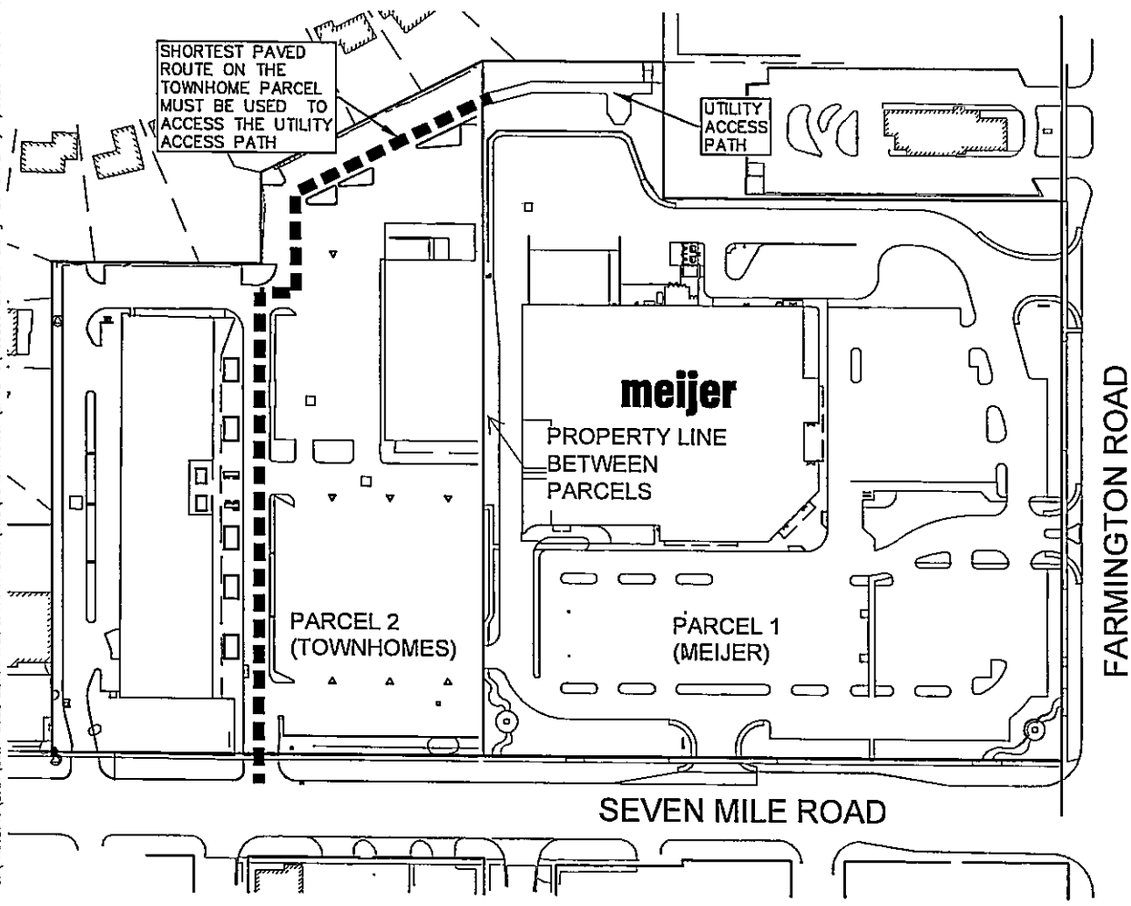
PEA JOB NO. 2021-0582
DN. BSH

DRAWING NUMBER:
2 OF 2

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\DWG\CONSTRUCTION\EXHIBITS\STM-ACCESS-EXHIBIT-D.dwg PLOT DATE: 11/17/2025 BY: Brett Hollandsworth

EXHIBIT E

ACCESS ROUTE ACROSS PARCEL 2 PRIOR TO DEVELOPMENT



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PEA GROUP

t: 844.813.2949

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NORTH

0 75 150

SCALE: 1" = 150'

EXHIBIT E

ACCESS ROUTE

CLIENT

SEVEN MILE / FARMINGTON VENTURE, LP

17800 LAUREL PARK DRIVE NORTH, SUITE 200C

LIVONIA, MICHIGAN 48152

DATE: FEBRUARY 12, 2026

PEA JOB NO. 2021-0582

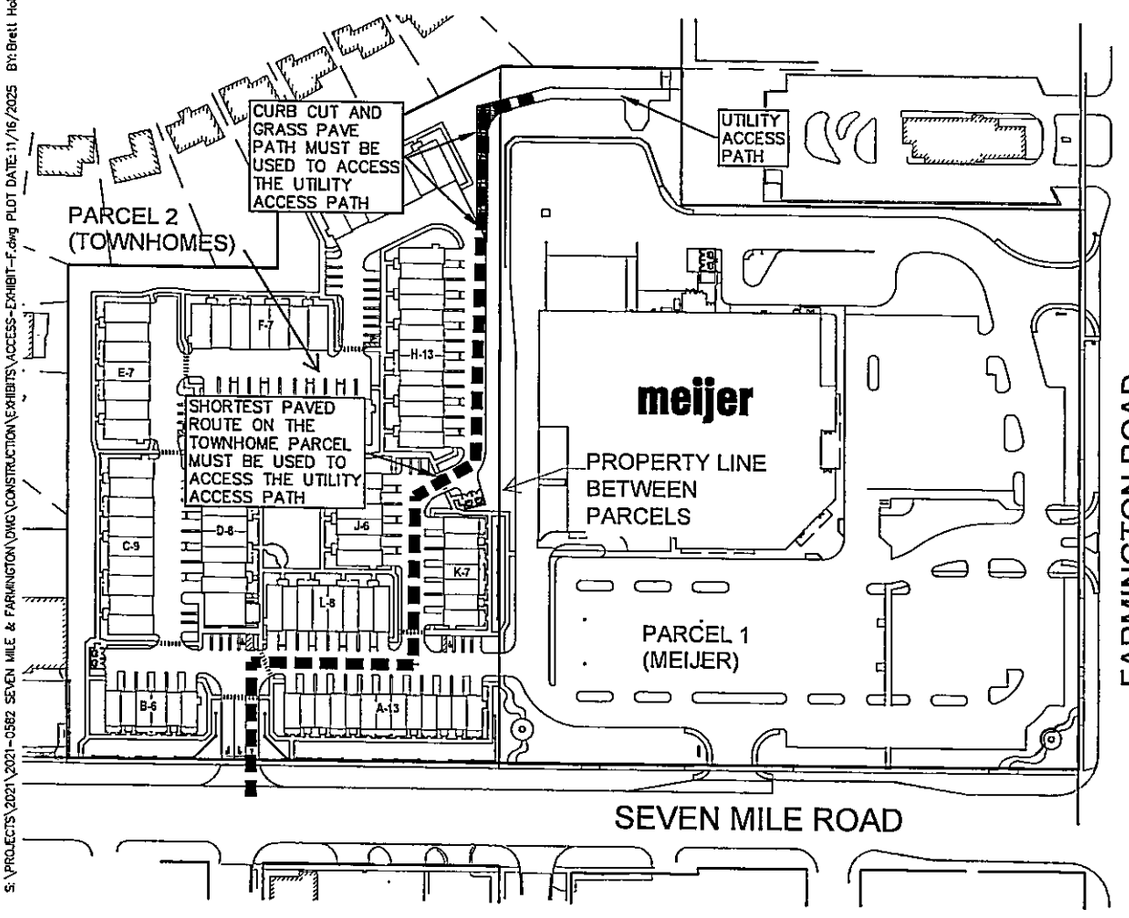
DN. BSH

DRAWING NUMBER:

1 OF 1

EXHIBIT F

ACCESS ROUTE ACROSS PARCEL 2 AFTER DEVELOPMENT



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PEA GROUP

t: 844.813.2949

www.peagroup.com

NORTH

0 75 150

SCALE: 1" = 150'

EXHIBIT F ACCESS ROUTE

CLIENT

SEVEN MILE / FARMINGTON VENTURE, LP

17800 LAUREL PARK DRIVE NORTH, SUITE 200C

LIVONIA, MICHIGAN 48152

DATE: FEBRUARY 12, 2026

PEA JOB NO. 2021-0582

DN. BSH

DRAWING NUMBER:

1 OF 1

LETTER TO THE LIVONIA CITY COUNCIL

12.

Law
May 4, 2026

MEETING DATE	PRESENTED BY
R051826	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-006).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from Seven Mile/Farmington Venture Limited Partnership, for water main easement in the Southeast 1/4 of Section 4, in connection with the water main constructed at 33500 Seven Mile Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33500 Seven Mile Road, for a 12-Foot Wide water main easement in connection with the construction of a water main at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of- way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 533.14 feet to the POINT-OF-BEGINNING of this 12-foot wide

Water Main Easement; thence continuing S 89°57'10" W, on said North right-of- way line of said Seven Mile Road and parallel with said South Section line, 15.14 feet; thence N 49°04"35" W, 89.16 feet; thence N 00°02'43" W, 59.55 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.01 feet; thence N 00°02'43" W, 175.44 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.02 feet; thence N 00°02'43" W, 206.48 feet; thence S 89°57'46" W, 25.02 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'46" E, 25.02 feet; thence N 00°02'43" W, 43.49 feet; thence N 44°56'11" E, 26.18 feet; thence N 89°57'17" E. 495.11 feet; thence N 81°18'29" E, 40.34 feet; thence N 87°35'32" E, 62.63 feet to the West right-of-way line of said Farmington Road; thence S 00°00'06" E, along the West right-of-way line of said Farmington Road, 12.01 feet; thence S 87°35'32" W, 61.47 feet; thence S 81°18'29" W. 40.58 feet; thence S 89°57'17" W, 39.62 feet; thence S 00°01'40" E, 371.25 feet; thence S 89°58'20" W, 12.00 feet; thence N 00°01'40" W, 371.25 feet; thence S 89°57'17" W, 183.30 feet; thence S 00°02'43" E, 32.00 feet; thence S 89°57'17" W, 12.00 feet; thence N 00°02'43" W, 32.00 feet; thence S 89°57'17" W, 244.11 feet; thence S 44°56'11" W, 16.24 feet; thence S 00°02'43" E, 313.27 feet; thence N 89°57'17" E, 18.00 feet; thence S 00°02'43" E, 12.00 feet; thence S 89°57'17" W, 18.00 feet; thence S 00°02'43" E, 185.25 feet; thence S 49°04'35" E, 93.32 feet; thence S 00°02'43" E, 2.75 feet to the North right-of-way line of said Seven Mile Road and the POINT-OF-BEGINNING. Covering 0.47 acres of land, more or less.

See Attached Water Main Easement Sketch

Subject to easements, covenants, conditions, restrictions, reservations, right-of-way, and other matters of record, if any.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33500 Seven Mile Road, for a 12-Foot Wide water main easement in connection with the construction of a water main at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as

follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of- way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 533.14 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence continuing S 89°57'10" W, on said North right-of- way line of said Seven Mile Road and parallel with said South Section line, 15.14 feet; thence N 49°04"35" W, 89.16 feet; thence N 00°02'43" W, 59.55 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.01 feet; thence N 00°02'43" W, 175.44 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.02 feet; thence N 00°02'43" W, 206.48 feet; thence S 89°57'46" W, 25.02 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'46" E, 25.02 feet; thence N 00°02'43" W, 43.49 feet; thence N 44°56'11" E, 26.18 feet; thence N 89°57'17" E. 495.11 feet; thence N 81°18'29" E, 40.34 feet; thence N 87°35'32" E, 62.63 feet to the West right-of-way line of said Farmington Road; thence S 00°00'06" E, along the West right-of-way line of said Farmington Road, 12.01 feet; thence S 87°35'32" W, 61.47 feet; thence S 81°18'29" W. 40.58 feet; thence S 89°57'17" W, 39.62 feet; thence S 00°01'40" E, 371.25 feet; thence S 89°58'20" W, 12.00 feet; thence N 00°01'40" W, 371.25 feet; thence S 89°57'17" W, 183.30 feet; thence S 00°02'43" E, 32.00 feet; thence S 89°57'17" W, 12.00 feet; thence N 00°02'43" W, 32.00 feet; thence S 89°57'17" W, 244.11 feet; thence S 44°56'11" W, 16.24 feet; thence S 00°02'43" E, 313.27 feet; thence N 89°57'17" E, 18.00 feet; thence S 00°02'43" E, 12.00 feet; thence S 89°57'17" W, 18.00 feet; thence S 00°02'43" E, 185.25 feet; thence S 49°04'35" E, 93.32 feet; thence S 00°02'43" E, 2.75 feet to the North right-of-way line of said Seven Mile Road and the POINT-OF-BEGINNING. Covering 0.47 acres of land, more or less.

See Attached Water Main Easement Sketch

Subject to easements, covenants, conditions, restrictions, reservations, right-of-way, and other matters of record, if any.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Seven Mile Farmington Venture - Water Main - Loop

APPROVED BY

Eric Goldstein, City Attorney

Date: May 04, 2026

Date: May 08, 2026

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

April 23, 2026

Department of Law
City of Livonia

Re: Public Utility Easements for Water Mains and Storm Sewer
S.E. 1/4 of Section 4
For Seven Mile/Farmington Venture Limited Partnership
33500 Seven Mile Road – Parcel ID: 46-016-99-0016-006
33550 Seven Mile Road – Parcel ID: 46-016-99-0016-005

Ladies and Gentlemen:

Transmitted herewith are three (3) signed Grant of Easements received from Seven Mile/Farmington Venture Limited Partnership for public utility easements in the S.E. 1/4 of Section 4. The above easements were required by this office in connection with the water mains and storm sewer constructed with the Meijer development at this location.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Angela Mader, 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152
DPW, File

M:\ALL OTHER MATTERS\Easements\Meijer - 33500 Seven Mile\Meijer Water Main (loop). Water Main (hydrant), Storm Sewer\4-23-26 Letter to Law, Water Main Easement, 7&F Meijer.doc

GRANT OF EASEMENT
Tax I.D. No. 46-016-99-0016-006
33500 Seven Mile Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this_____day of_____, 20___, between **SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP**, a Michigan limited partnership (Grantor) whose street number and post office address is 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152, and the **CITY OF LIVONIA**, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a water main, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-016-99-0016-006**

PROPERTY ADDRESS: **33500 Seven Mile Road**

LEGAL DESCRIPTION APPROVED
Todd Zelinski
4/23/2021

EASEMENT DESCRIPTION:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 533.14 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence continuing S 89°57'10" W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 15.14 feet; thence N 49°04"35" W, 89.16 feet; thence N 00°02'43" W, 59.55 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.01 feet; thence N 00°02'43" W, 175.44 feet; thence S 89°57'17" W, 25.01 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'17" E, 25.02 feet; thence N 00°02'43" W, 206.48 feet; thence S 89°57'46" W, 25.02 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°57'46" E, 25.02 feet; thence N 00°02'43" W, 43.49 feet; thence N 44°56'11" E, 26.18 feet; thence N 89°57'17" E. 495.11 feet; thence N 81°18'29" E, 40.34 feet; thence N 87°35'32" E, 62.63 feet to the West right-of-way line of said Farmington Road; thence S 00°00'06" E, along the West right-of-way line of said Farmington Road, 12.01 feet; thence S 87°35'32" W, 61.47 feet; thence S 81°18'29" W. 40.58 feet; thence S 89°57'17" W, 39.62 feet; thence S 00°01'40" E, 371.25 feet; thence S 89°58'20" W, 12.00 feet; thence N 00°01'40" W, 371.25 feet; thence S 89°57'17" W, 183.30 feet; thence S 00°02'43" E, 32.00 feet; thence S 89°57'17" W, 12.00 feet; thence N 00°02'43" W, 32.00 feet; thence S 89°57'17" W, 244.11 feet; thence S 44°56'11" W, 16.24 feet; thence S 00°02'43" E, 313.27 feet; thence N 89°57'17" E, 18.00 feet; thence S 00°02'43" E, 12.00 feet; thence S 89°57'17" W, 18.00 feet; thence S 00°02'43" E, 185.25 feet; thence S 49°04'35" E, 93.32 feet; thence S 00°02'43" E, 2.75 feet to the North right-of-way line of said Seven Mile Road and the POINT-OF-BEGINNING. Covering 0.47 acres of land, more or less.

See Attached Water Main Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said water main of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by water main installation, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the water main easement.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

The terms and conditions set forth on Exhibit C attached hereto are hereby incorporated by reference as if fully set forth herein. In the event of any inconsistencies between Exhibit C and any of the foregoing provisions, Exhibit C shall govern and control.

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP,
a Michigan limited partnership

By: _____
Print Name: Angela Mader
Its: Authorized Representative

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 26th day of March, 2026, before me personally appeared Angela Mader, to me personally known, who being by me sworn, did for herself say that she is an Authorized Representative of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, named in and which executed the within instrument and the said instrument was signed on behalf of said limited partnership and acknowledged said instrument to be the free act and deed of said limited partnership.

ALYSSA M GALLANT
Notary Public - State of Michigan
County of Oakland
My Commission Expires Dec 8, 2027
Acting in the County of Wayne

_____
Notary Public acting in and for the
County of _____, Michigan
My Commission expires: _____

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, MI 48150

Approved as to form:
DEPARTMENT OF LAW

_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive, Livonia, Michigan 48154

EXHIBIT A
PARCEL DESCRIPTION

DESCRIPTION

A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road and the Point of Beginning of this parcel description; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet; thence North 00 degrees 02 minutes 50 seconds West, perpendicular to said South Section line, 765.00 feet to a point on the Southerly line of Windridge Village Subdivision No.2 as recorded in Liber 98, Page 53-56 Wayne County Records; thence North 89 degrees 57 minutes 10 seconds East, on the Southerly line of said Windridge Village Subdivision No.2, 200.00 feet; thence South 00 degrees 00 minutes 06 seconds East, parallel with East Section line, 150.00 feet; thence North 89 degrees 57 minutes 10 seconds East, parallel with said South Section line, 441.20 feet to said West line of Farmington Road; thence South 00 degrees 00 minutes 06 seconds East, on the West line of Farmington Road, parallel with said East Section line, 615.00 feet to the Point of Beginning of this parcel description. Containing 9.74 acres of land.

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

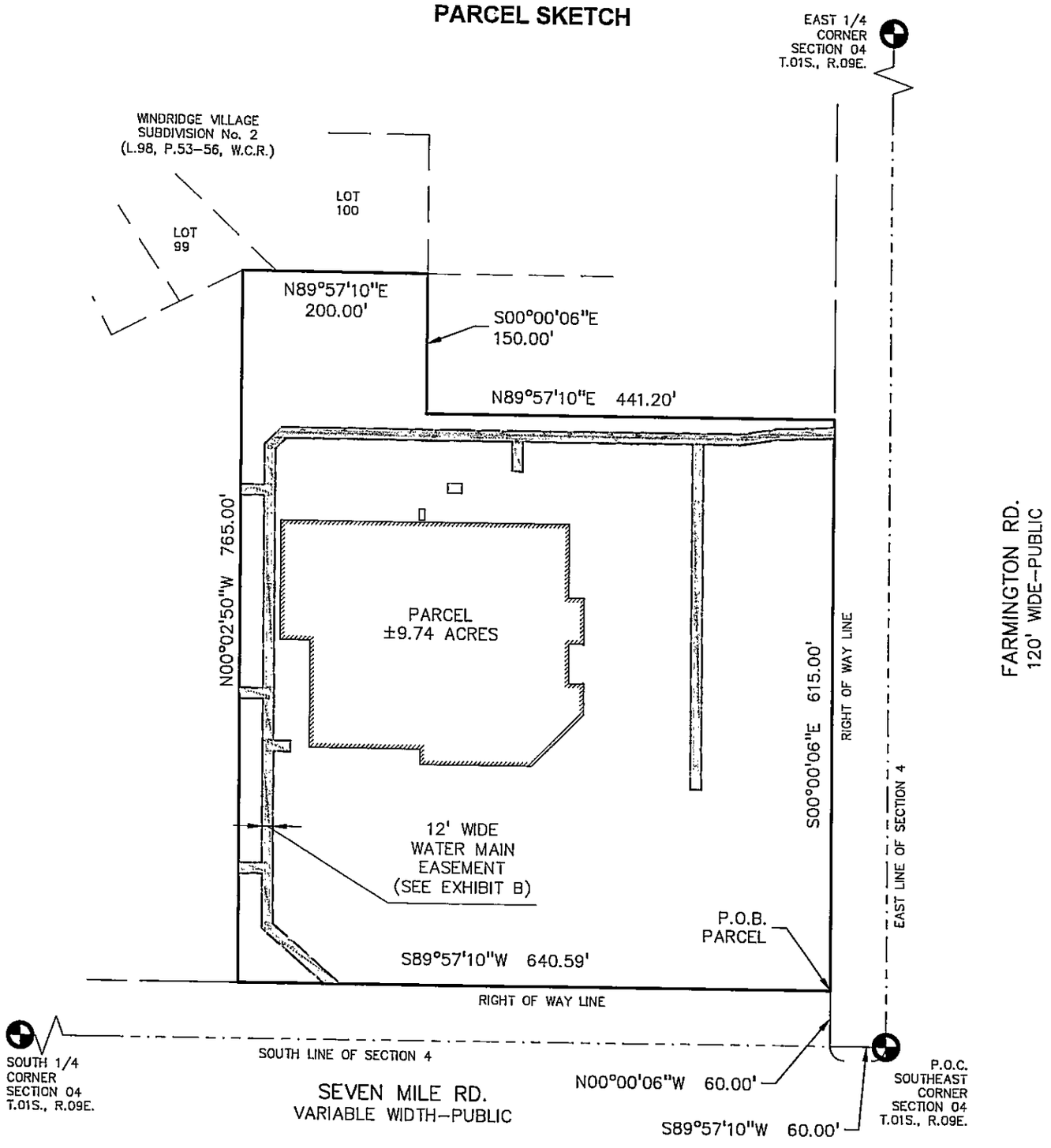
0 100 200
SCALE: 1" = 200'

SHEET 1 OF 2
FEBRUARY 10, 2026
2021-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\SURVEY\DETAILS\2105826SMT.DWG\FSMT WM MEIER 2105826.dwg PLOT DATE 2/10/2026, BY Brett Hollandsworth

EXHIBIT A
PARCEL SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'
NORTH

SHEET 2 OF 2
FEBRUARY 10, 2026
2021-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

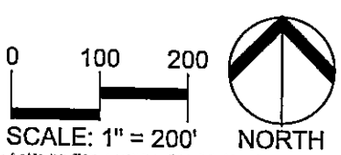
S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\Drive\2-DETROIT\SURVEY\EXHIBIT\[2021-0582 PLOT DATE=2/10/2026 6:18:16 PM]

EXHIBIT B
EASEMENT DESCRIPTION

12-FOOT WIDE WATER MAIN EASEMENT DESCRIPTION

A 12- foot wide Water Main Easement located in the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S89°57'10"W, along the South line of said Section 4, 60.00 feet; thence N00°00'06"W, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S89°57'10"W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 533.14 feet to the POINT-OF-BEGINNING of this 12- foot wide Water Main Easement; thence continuing S89°57'10"W, on said North right-of-way line of said Seven Mile Road and parallel with said South Section line, 15.14 feet; thence N49°04'35"W, 89.16 feet; thence N00°02'43"W, 59.55 feet; thence S89°57'17"W, 25.01 feet; thence N00°02'50"W, 12.00 feet; thence N89°57'17"E, 25.01 feet; thence N00°02'43"W, 175.44 feet; thence S89°57'17"W, 25.01 feet; thence N00°02'50"W, 12.00 feet; thence N89°57'17"E, 25.02 feet; thence N00°02'43"W, 206.48 feet; thence S89°57'46"W, 25.02 feet; thence N00°02'50"W, 12.00 feet; thence N89°57'46"E, 25.02 feet; thence N00°02'43"W, 43.49 feet; thence N44°56'11"E, 26.18 feet; thence N89°57'17"E, 495.11 feet; thence N81°18'29"E, 40.34 feet; thence N87°35'32"E, 62.63 feet to the West right-of-way line of said Farmington Road; thence S00°00'06"E, along the West right-of-way line of said Farmington Road,12.01 feet; thence S87°35'32"W, 61.47 feet; thence S81°18'29"W, 40.58 feet; thence S89°57'17"W, 39.62 feet; thence S00°01'40"E, 371.25 feet; thence S89°58'20"W, 12.00 feet; thence N00°01'40"W, 371.25 feet; thence S89°57'17"W, 183.30 feet; thence S00°02'43"E, 32.00 feet; thence S89°57'17"W, 12.00 feet; thence N00°02'43"W, 32.00 feet; thence S89°57'17"W, 244.11 feet; thence S44°56'11"W, 16.24 feet; thence S00°02'43"E, 313.27 feet; thence N89°57'17"E, 18.00 feet; thence S00°02'43"E, 12.00 feet; thence S89°57'17"W, 18.00 feet; thence S00°02'43"E, 185.25 feet; thence S49°04'35"E, 93.32 feet; thence S00°02'43"E, 2.75 feet to the to the North right-of-way line of said Seven Mile Road and the POINT-OF-BEGINNING. Covering 0.47 acres of land, more or less.

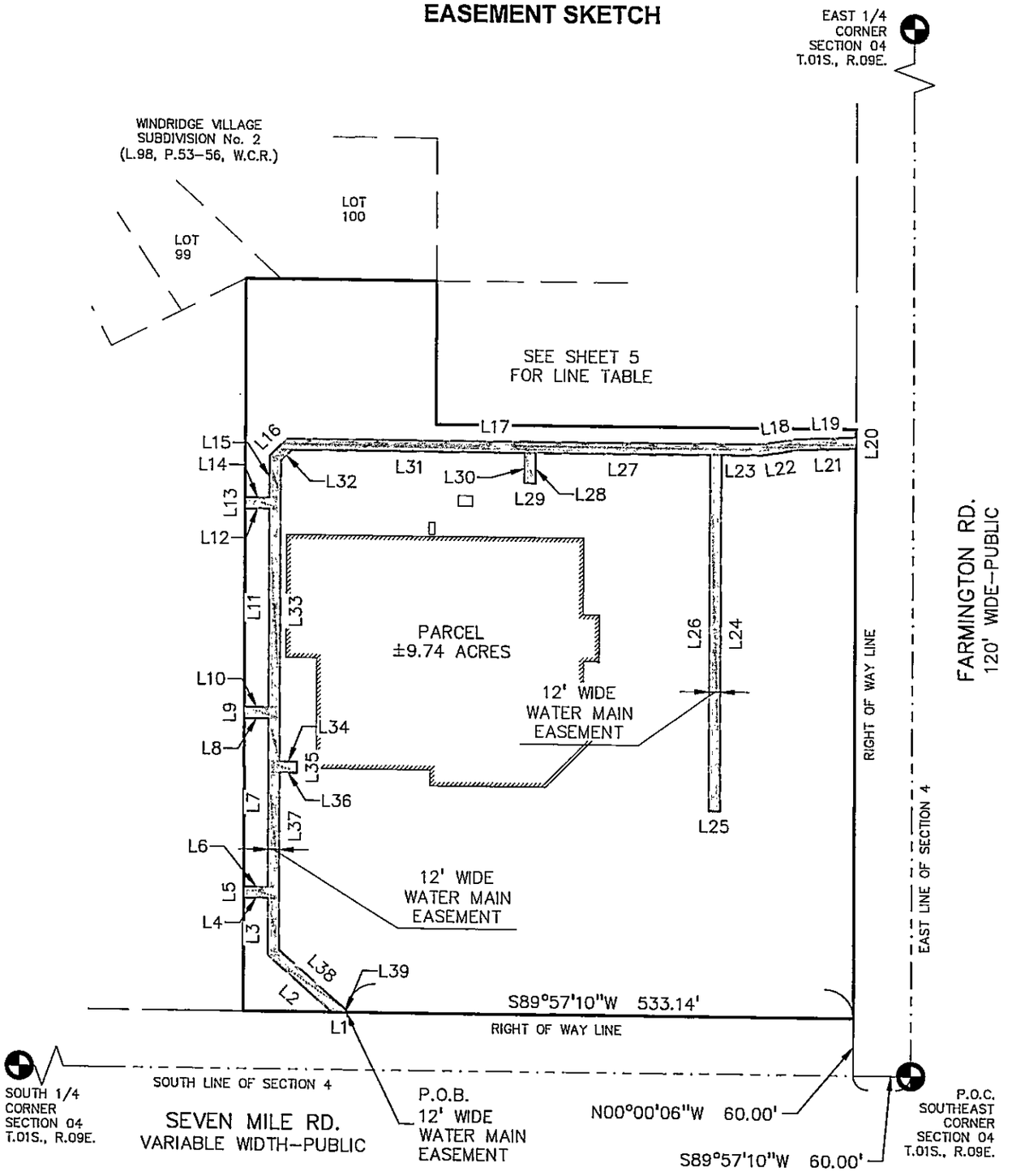
SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152



PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0582 SEVEN MILE & FARMINGTON\SURVEY DEPT\DRAWINGS\2021-0582.DWG, ESMT, 2/10/2026 8:47:56 AM, Zach Holland

EXHIBIT B
EASEMENT SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'
NORTH

SHEET 2 OF 3
FEBRUARY 10, 2026
2021-0582

PEA GROUP
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S:\PROJECTS\2021\2021-0582\SEVEN MILE & FARMINGTON\SURVEY\B-DEPT\10582ESMT-DWGS-SMT-WMEASES-210582.dwg PLOT DATE: 2/10/2026 BY: Brett Williamson

EXHIBIT B
EASEMENT LINE TABLE

Line Table		
Line #	Direction	Length
L1	S89°57'10"W	15.14'
L2	N49°04'35"W	89.16'
L3	N00°02'43"W	59.55'
L4	S89°57'17"W	25.01'
L5	N00°02'50"W	12.00'
L6	N89°57'17"E	25.01'
L7	N00°02'43"W	175.44'
L8	S89°57'17"W	25.01'
L9	N00°02'50"W	12.00'
L10	N89°57'17"E	25.02'
L11	N00°02'43"W	206.48'
L12	S89°57'46"W	25.02'
L13	N00°02'50"W	12.00'
L14	N89°57'46"E	25.02'
L15	N00°02'43"W	43.49'
L16	N44°56'11"E	26.18'
L17	N89°57'17"E	495.11'
L18	N81°18'29"E	40.34'
L19	N87°35'32"E	62.63'
L20	S00°00'06"E	12.01'

Line Table		
Line #	Direction	Length
L21	S87°35'32"W	61.47'
L22	S81°18'29"W	40.58'
L23	S89°57'17"W	39.62'
L24	S00°01'40"E	371.25'
L25	S89°58'20"W	12.00'
L26	N00°01'40"W	371.25'
L27	S89°57'17"W	183.30'
L28	S00°02'43"E	32.00'
L29	S89°57'17"W	12.00'
L30	N00°02'43"W	32.00'
L31	S89°57'17"W	244.11'
L32	S44°56'11"W	16.24'
L33	S00°02'43"E	313.27'
L34	N89°57'17"E	18.00'
L35	S00°02'43"E	12.00'
L36	S89°57'17"W	18.00'
L37	S00°02'43"E	185.25'
L38	S49°04'35"E	93.32'
L39	S00°02'43"E	2.75'

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK
DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'

NORTH

SHEET 3 OF 3
FEBRUARY 10, 2026
2021-0582

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\00\21-0582 SEVEN MILE & FARMINGTON\SURVEY DEPARTMENT\DRAWING SET\ALTA\EASEMENT\21-0582 EASEMENT.DWG PLOT DATE: 2/10/2026 BY: Brett Holdsworth

EXHIBIT C

Addendum to Michigan Utility Easements

1. **Other Utility Lines**: Prior to beginning any work in the easement area, the Grantee shall locate public utility lines (i.e. gas, electric, sanitary and storm) or equipment located in the easement area, in order that the Grantee may avoid damaging such lines and equipment as may exist, if any and notify Grantor that Grantor or its tenant must locate any private utilities such as electrical, irrigation, water, etc. within the easement area. Upon receipt of such notice, Grantor or its tenant will have three (3) working calendar days to locate any private utilities in the easement area, except in the event of an emergency when Grantor or its tenant must locate any private utilities within no more than 48 hours. If Grantor or its tenant is unable to locate private utilities within the specified time frame, then Grantee has the right to complete the repair and any damage as a result of unmarked utilities to be repaired at the Grantor's or its tenant's expense.

2. **Reservation of Rights**: Grantor hereby reserves to itself, its successors and assigns, the right to use the easement area for any purposes which do not interfere with Grantee's use of the easement area for the purposes for which the easement rights described herein are being granted, such reservation for Grantor's use to include but not be limited to the installation, construction, maintenance and operation of landscaping, parking area, driveways, curbing, curb cuts and related improvements.

3. **Relocation**: Grantor shall have the right to relocate the Grantee's improvements, in whole or part, to any other mutually agreed upon location on the Grantor's property, provided that such relocation shall be performed by the Grantee at mutually agreed expenses to be shared between the Grantor and Grantee. In the event of any such relocation, Grantor and Grantee shall amend this agreement to the extent necessary in order to reflect of record the new location of the easement area.

4. **Construction, Maintenance, Repair and Operation**: The Grantee shall exercise reasonable efforts to construct, install, maintain, repair, replace and operate the respective utility improvements and exercise the rights granted herein, so as to minimize the interference with the development, operation and use of the Grantor's property. The Grantee shall exercise reasonable efforts to return the Grantor's property to as near its original condition as is reasonably possible at such time as the Grantee completes its construction, maintenance, repair or other operations in the easement area.

5. **Mechanics' and Materialmen's Liens**: In the event any mechanics' liens or materialmen's liens are filed against the Grantor's property, or any part thereof, as a result of the operation, repair, maintenance or replacement of the utility improvements, or any other work performed by Grantee pursuant to the easement rights granted herein, the Grantee shall either pay or cause to be paid the same and have the liens immediately discharged of record.

6. **Covenants Running with Land**: The easement and rights hereby granted and the agreements herein contained shall be easements and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

EXHIBIT C

Addendum to Michigan Utility Easements

7. **Not a Public Dedication**: Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties hereto that this agreement be strictly limited to and for the purposes herein expressed.

8. **Severability**: If any term, provision or condition contained in this agreement shall, to any extent, be invalid or unenforceable, the remainder of this agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this agreement shall be valid and enforceable to the fullest extent permitted by law.

This Addendum to Easement is incorporated into and made a part of that certain Easement dated _____, 20_____ executed by _____ as Grantor, conveying easement rights to the Meijer water main system.

LETTER TO THE LIVONIA CITY COUNCIL

13.

Law
May 4, 2026

MEETING DATE	PRESENTED BY
R051826	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from Seven Mile/Farmington Venture Limited Partnership, for a water main easement in connection with the water main constructed with the Meijer development, in the Southeast ¼ of Section 4. (Tax I.D. No. 46-016-99-0016-005).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from Seven Mile/Farmington Venture Limited Partnership, for water main easement in the Southeast 1/4 of Section 4, in connection with the water main constructed at 33550 Seven Mile Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33550 Seven Mile Road, for a 12-Foot Wide water main easement in connection with the construction of a water main at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of- way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, along the North right-of-way line of said Seven Mile Road and parallel with the South line of said Section 4, 640.59 feet; thence N 00°02'50" W,

305.31 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence S 89°56'28" W, 23.00 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°56'28" E, 23.00 feet; thence S 00°02'50" E, 12.00 feet to the POINT-OF-BEGINNING. Covering 0.01 acres of land, more or less.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated May 4, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from Seven Mile/Farmington Venture Limited Partnership, executed by Angela Mader, Its Authorized Representative, for Seven Mile/Farmington Venture Limited Partnership, 33550 Seven Mile Road, for a 12-Foot Wide water main easement in connection with the construction of a water main at the subject location in the Southeast 1/4 of Section 4, more particularly described as:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of- way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, along the North right-of-way line of said Seven Mile Road and parallel with the South line of said Section 4, 640.59 feet; thence N 00°02'50" W, 305.31 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence S 89°56'28" W, 23.00 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°56'28" E, 23.00 feet; thence S 00°02'50" E, 12.00 feet to the POINT-OF-BEGINNING. Covering 0.01 acres of land, more or less.

See Attached Water Main Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Seven Mile Farmington Venture - Water Main - Hydrant

APPROVED BY

Eric Goldstein, City Attorney

Date: May 04, 2026

Date: May 08, 2026

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

April 23, 2026

Department of Law
City of Livonia

Re: Public Utility Easements for Water Mains and Storm Sewer
S.E. 1/4 of Section 4
For Seven Mile/Farmington Venture Limited Partnership
33500 Seven Mile Road – Parcel ID: 46-016-99-0016-006
33550 Seven Mile Road – Parcel ID: 46-016-99-0016-005

Ladies and Gentlemen:

Transmitted herewith are three (3) signed Grant of Easements received from Seven Mile/Farmington Venture Limited Partnership for public utility easements in the S.E. 1/4 of Section 4. The above easements were required by this office in connection with the water mains and storm sewer constructed with the Meijer development at this location.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Angela Mader, 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152
DPW, File

M:\ALL OTHER MATTERS\Easements\Meijer - 33500 Seven Mile\Meijer Water Main (loop). Water Main (hydrant), Storm Sewer\4-23-26 Letter to Law, Water Main Easement, 7&F Meijer.doc

GRANT OF EASEMENT
Tax I.D. No. 46-016-99-0016-005
33550 Seven Mile Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this_____day of_____, 20___, between **SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP**, a Michigan limited partnership (Grantor) whose street number and post office address is 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152, and the **CITY OF LIVONIA**, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a water main, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-016-99-0016-005**

PROPERTY ADDRESS: **33550 Seven Mile Road**

LEGAL DESCRIPTION APPROVED
4/23/2026

EASEMENT DESCRIPTION:

12-Foot Wide Water Main Easement

A 12-foot wide Water Main Easement in the Southeast ¼ of Section 4, Township 1 South, Range 9 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S 89°57'10" W, along the South line of said Section 4, 60.00 feet; thence N 00°00'06" W 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (variable width-public) and the West right-of-way line of Farmington Road (120-foot wide-public); thence S 89°57'10" W, along the North right-of-way line of said Seven Mile Road and parallel with the South line of said Section 4, 640.59 feet; thence N 00°02'50" W, 305.31 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence S 89°56'28" W, 23.00 feet; thence N 00°02'50" W, 12.00 feet; thence N 89°56'28" E, 23.00 feet; thence S 00°02'50" E, 12.00 feet to the POINT-OF-BEGINNING. Covering 0.01 acres of land, more or less.

See Attached Water Main Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said water main of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by water main installation, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the water main easement.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

The terms and conditions set forth on Exhibit C attached hereto are hereby incorporated by reference as if fully set forth herein. In the event of any inconsistencies between Exhibit C and any of the foregoing provisions, Exhibit C shall govern and control.

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP,
a Michigan limited partnership

By: _____
Print Name: Angela Mader
Its: Authorized Representative

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS

On this 21st day of APRIL, _____, before me personally appeared Angela Mader, to me personally known, who being by me sworn, did for herself say that she is an Authorized Representative of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, named in and which executed the within instrument and the said instrument was signed on behalf of said limited partnership and acknowledged said instrument to be the free act and deed of said limited partnership.

BONNIE J. HAMBLIN
NOTARY PUBLIC, Wayne County MI
My commission expires July 16, 2030
Acting in Wayne County

Bonnie J. Hamblin
Notary Public acting in and for the
County of _____, Michigan
My Commission expires: _____

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, MI 48150

Approved as to form:
DEPARTMENT OF LAW

_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive, Livonia, Michigan 48154

EXHIBIT A
PARCEL DESCRIPTION

DESCRIPTION

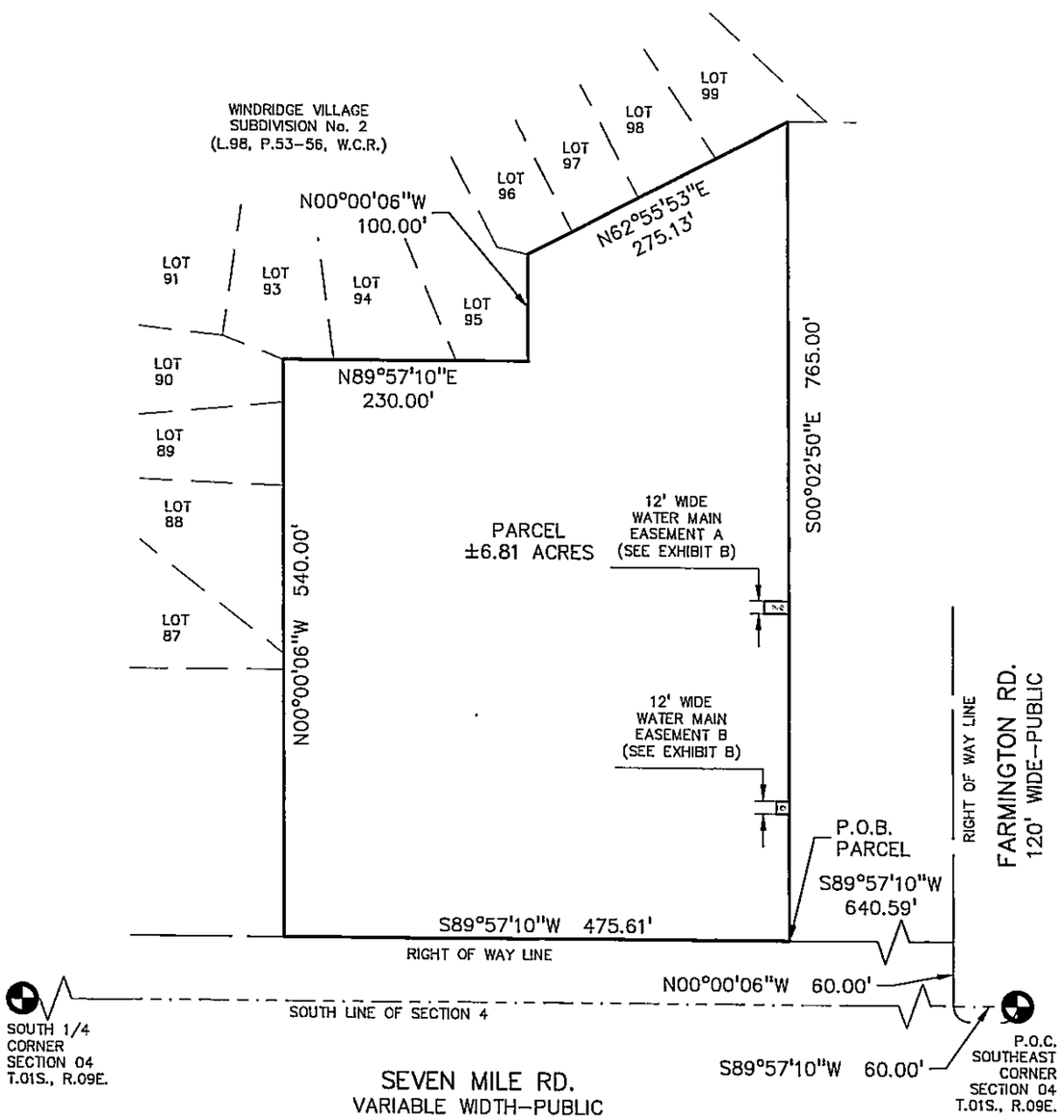
A parcel of land being a part of the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, in State of Michigan, described as follows:

Commencing at the Southeast corner of said Section 4; thence South 89 degrees 57 minutes 10 seconds West, along the South line of said Section 4, 60.00 feet; thence North 00 degrees 00 minutes 06 seconds West, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road and the West right-of-way line of Farmington Road; thence South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 640.59 feet to the Point of Beginning of this parcel description; thence continuing South 89 degrees 57 minutes 10 seconds West, on said North right-of-way line of Seven Mile Road and parallel with said South Section line, 475.61 feet; thence North 00 degrees 00 minutes 06 seconds West, on the Easterly line of Windridge Village Subdivision No.2 as recorded in Liber 98, Page 53-56 Wayne County Records 540.00 feet to a point on the intersection of the Easterly and Southerly line of said Windridge Village Subdivision No.2; thence North 89 degrees 57 minutes 10 seconds East, on said Southerly line, 230.00 feet; thence North 00 degrees 00 minutes 06 seconds West, continuing on the said Southerly line, 100.00 feet; thence North 62 degrees 55 minutes 53 seconds East, continuing on the said Southerly line, 275.13 feet; thence South.00 degrees 02 minutes 50 seconds East, perpendicular to said South Section line, 765.00 feet to the Point of Beginning of this parcel description. Containing 6.81 acres of land.

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK
DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

PEA GROUP
t: 844.813.2949
www.peagroup.com

EXHIBIT A
PARCEL SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK
DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 75 150
SCALE: 1" = 150'

NORTH

SHEET 2 OF 2
FEBRUARY 10, 2026
2021-0582

PEA GROUP
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EXHIBIT B
EASEMENT DESCRIPTION

12-FOOT WIDE WATER MAIN EASEMENT A

A 12-foot wide Water Main Easement located the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S89°57'10"W, along the South line of said Section 4, 60.00 feet; thence N00°00'06"W, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (120-foot wide-public) and the West right-of-way line of Farmington Road (variable width-public); thence S89°57'10"W, along the North right-of-way line of Seven Mile Road and parallel with the South line of said Section 4, 640.59 feet; thence N00°02'50"W, 305.31 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence S89°56'28"W, 23.00 feet; thence N00°02'50"W, 12.00 feet; thence N89°56'28"E, 23.00 feet; thence S00°02'50"E, 12.00 feet to the POINT-OF-BEGINNING. Covering 0.01 acres of land, more or less.

12-FOOT WIDE WATER MAIN EASEMENT B

A 12-foot wide Water Main Easement located the Southeast 1/4 of Section 4, Township 01 South, Range 09 East, City of Livonia, County of Wayne, State of Michigan, described as follows: Commencing at the Southeast corner of said Section 4; thence S89°57'10"W, along the South line of said Section 4, 60.00 feet; thence N00°00'06"W, 60.00 feet to the intersection of the North right-of-way line of Seven Mile Road (120-foot wide-public) and the West right-of-way line of Farmington Road (variable width-public); thence S89°57'10"W, along the North right-of-way line of Seven Mile Road and parallel with the South line of said Section 4, 640.59 feet; thence N00°02'50"W, 117.91 feet to the POINT-OF-BEGINNING of this 12-foot wide Water Main Easement; thence S89°56'32"W, 12.00 feet; thence N00°02'50"W, 12.00 feet; thence N89°56'32"E, 12.00 feet; thence S00°02'50"E, 12.00 feet to the POINT-OF-BEGINNING. Covering 0.01 acres of land, more or less.

SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

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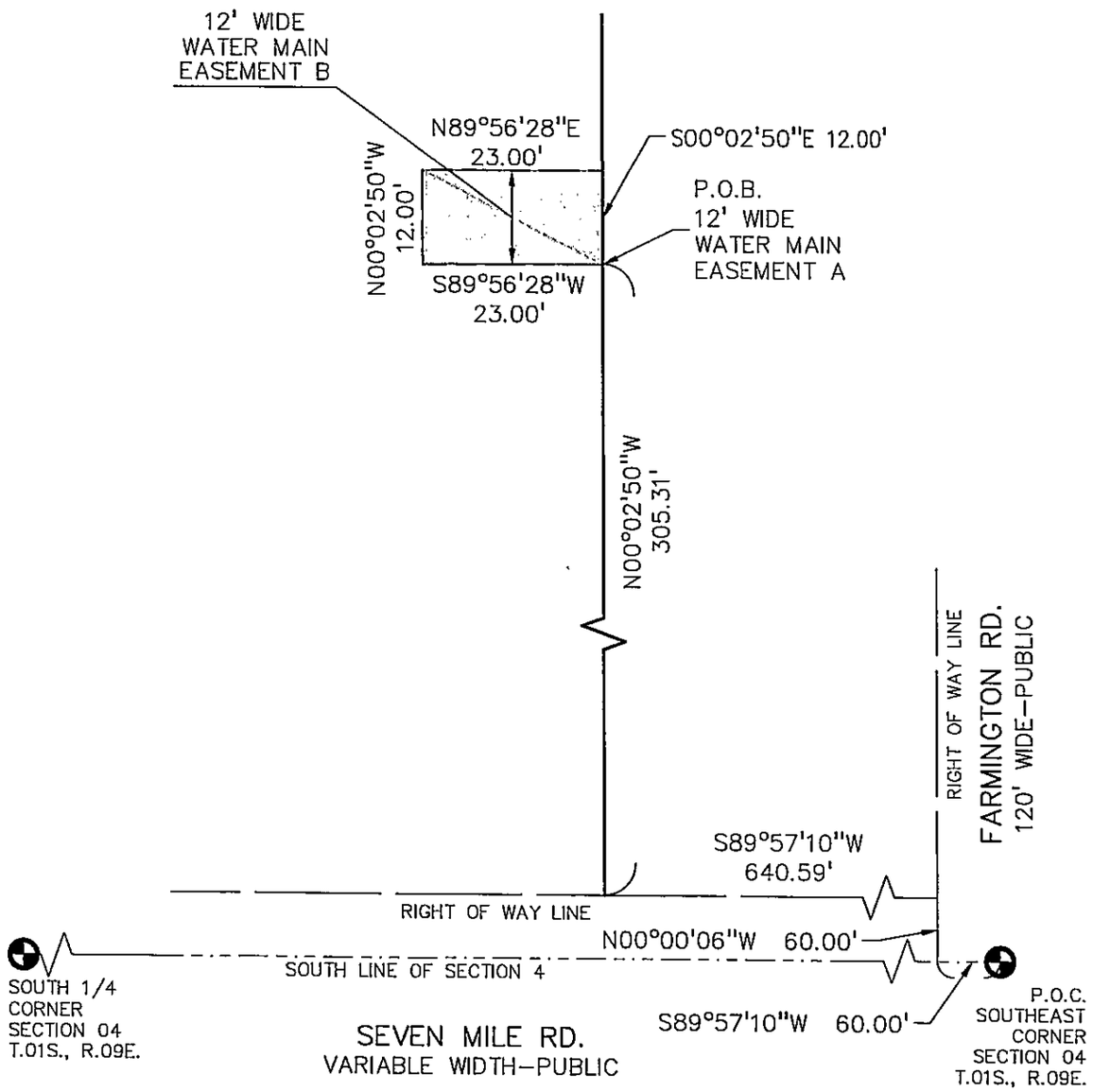
EXHIBIT B
EASEMENT SKETCH



SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK
DRIVE NORTH SUITE 200C
LIVONIA, MICHIGAN 48152

0 10 20
SCALE: 1" = 20'

NORTH

SHEET 2 OF 3
FEBRUARY 10, 2026
2021-0582

PEA GROUP
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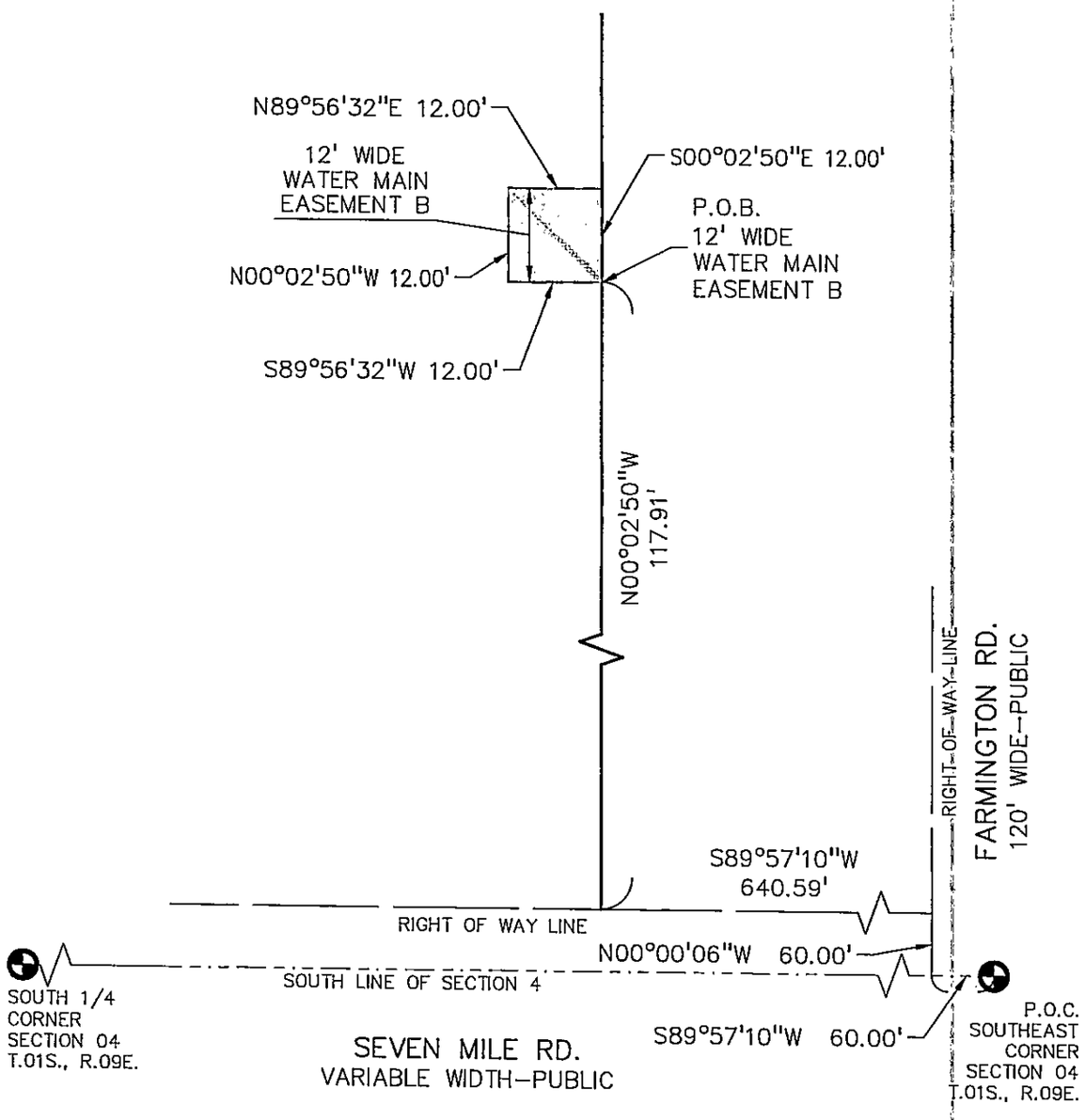
EXHIBIT B
EASEMENT SKETCH



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0 10 20
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NORTH

SHEET 3 OF 3
FEBRUARY 10, 2026
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EXHIBIT C

Addendum to Michigan Utility Easements

1. **Other Utility Lines**: Prior to beginning any work in the easement area, the Grantee shall locate public utility lines (i.e. gas, electric, sanitary and storm) or equipment located in the easement area, in order that the Grantee may avoid damaging such lines and equipment as may exist, if any and notify Grantor that Grantor or its tenant must locate any private utilities such as electrical, irrigation, water, etc. within the easement area. Upon receipt of such notice, Grantor or its tenant will have three (3) working calendar days to locate any private utilities in the easement area, except in the event of an emergency when Grantor or its tenant must locate any private utilities within no more than 48 hours. If Grantor or its tenant is unable to locate private utilities within the specified time frame, then Grantee has the right to complete the repair and any damage as a result of unmarked utilities to be repaired at the Grantor's or its tenant's expense.

2. **Reservation of Rights**: Grantor hereby reserves to itself, its successors and assigns, the right to use the easement area for any purposes which do not interfere with Grantee's use of the easement area for the purposes for which the easement rights described herein are being granted, such reservation for Grantor's use to include but not be limited to the installation, construction, maintenance and operation of landscaping, parking area, driveways, curbing, curb cuts and related improvements.

3. **Relocation**: Grantor shall have the right to relocate the Grantee's improvements, in whole or part, to any other mutually agreed upon location on the Grantor's property, provided that such relocation shall be performed by the Grantee at mutually agreed expenses to be shared between the Grantor and Grantee. In the event of any such relocation, Grantor and Grantee shall amend this agreement to the extent necessary in order to reflect of record the new location of the easement area.

4. **Construction, Maintenance, Repair and Operation**: The Grantee shall exercise reasonable efforts to construct, install, maintain, repair, replace and operate the respective utility improvements and exercise the rights granted herein, so as to minimize the interference with the development, operation and use of the Grantor's property. The Grantee shall exercise reasonable efforts to return the Grantor's property to as near its original condition as is reasonably possible at such time as the Grantee completes its construction, maintenance, repair or other operations in the easement area.

5. **Mechanics' and Materialmen's Liens**: In the event any mechanics' liens or materialmen's liens are filed against the Grantor's property, or any part thereof, as a result of the operation, repair, maintenance or replacement of the utility improvements, or any other work performed by Grantee pursuant to the easement rights granted herein, the Grantee shall either pay or cause to be paid the same and have the liens immediately discharged of record.

6. **Covenants Running with Land**: The easement and rights hereby granted and the agreements herein contained shall be easements and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns.

7. **Not a Public Dedication**: Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties hereto that this agreement be strictly limited to and for the purposes herein expressed.

8. **Severability**: If any term, provision or condition contained in this agreement shall, to any extent, be invalid or unenforceable, the remainder of this agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this agreement shall be valid and enforceable to the fullest extent permitted by law.

This Addendum to Easement is incorporated into and made a part of that certain Easement dated _____, 20_____ executed by _____ as Grantor, conveying easement rights to the Townhome water main system.

LETTER TO THE LIVONIA CITY COUNCIL

14.

Law
May 7, 2026

MEETING DATE	PRESENTED BY
R051826	Eric Goldstein, City Attorney

AGENDA ITEM

REQUEST TO APPROVE LICENSE AGREEMENT FOR A PORTION OF CITY OF LIVONIA MIDDLE BELT PROPERTY: with Consumers Energy for a period ending July 1, 2026.

BACKGROUND DETAILS

Since 2018, the City of Livonia has leased City-owned property to Consumers Energy to store equipment and vehicles for their construction division. We have been contacted by Consumers requesting to lease the property located at 18910 Middlebelt Drive through July 1, 2026. The proposed Licensing Agreement is attached.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve the agreement for the City of Livonia to lease the property located at 18910 Middlebelt Drive to Consumers Energy through July 1, 2026, at the rental amount of $2,500.00.

ATTACHMENTS

1. License Agreement City of Livonia Fire Station (Consumers)04152026 Rev_

APPROVED BY

Eric Goldstein, City Attorney — Date: May 08, 2026

Maureen Miller Brosnan, Mayor — Date: May 08, 2026

License Agreement

NGDP LIV6 HP MIDDLEBELT PH2

Work Order #: 44286947
Agreement #: MI0000087092

This LICENSE AGREEMENT (hereinafter "License Agreement") is made as of _____, 2026, between CITY OF LIVONIA, 33000 Civic Center Drive, Livonia, Michigan 48154 ((hereinafter "Licensor"), and Consumers Energy Company, a Michigan corporation, One Energy Plaza, Jackson Michigan 49201, (hereinafter "Consumers").

Licensor, in consideration of the covenants herein specified, hereby grants to Consumers a License (hereinafter "License") on property located in the City of Livonia, County of Wayne, and State of Michigan in Section 12, Town 01 South, Range 09 East having Parcel ID #046 99 0076 000 and the common street address of 18910 Middlebelt Drive, Livonia, Michigan 48152 more fully described and depicted in the attached Exhibit A (hereinafter "Licensed Area") for Consumers to use as an access drive, which use includes, by way of example and not limitation, the use of the Licensed Area for the ingress and egress of commercial vehicles, backhoes, trailers, compressors, trenchers, directional boring machines, passenger vehicles and other construction equipment and performing any other activities necessary, convenient, incidental, or associated with the initial installation of Consumers' facilities on, adjacent to, or near the Licensed Area.

This License Agreement is executed by Licensor and accepted by Consumers on and subject to the following terms and conditions:

1. Duration. This License Agreement shall be effective from May 1, 2026 (hereinafter "Effective Date") and shall run through July 1, 2026 (hereinafter the "Primary Period"). Licensor grants to Consumers the option to extend this License Agreement for three additional one month periods (each additional one month period shall hereinafter be referred to both collectively and singularly as "Extended Period"), which the Extended Period shall commence upon the expiration of the Primary Period or any exercised Extended Period, as the case may be, by giving the Licensor written notice prior to the end of the then current term.

2. Consideration. Consumers shall pay to Licensor as consideration for the use of the Licensed Area the sum of $2,500 during the Primary Period. Consumers shall pay the Primary Period's consideration within seven days of the date first written above. Consumers shall pay to Licensor as consideration for the use of the Licensed Area the sum of $1,500 per month payable in advance, for any exercised Extended Period.

3. Security. Consumers may provide, in its sole discretion and at its sole expense, on-site security for Consumers' personal property located on the Licensed Area 24 hours a day and 7 days a week during the Primary Period and any Extended Period.

4. Condition of the Licensed Area. Consumers accepts the Licensed Area in its present condition and upon the expiration of this License Agreement shall leave the Licensed Area in a condition substantially similar to or better than the condition as it existed on the Effective Date of this License Agreement.

5. Maintenance/Repair. Consumers shall not make alterations or additions to the Licensed Area, with the exception of those alterations or additions allowed pursuant to the terms of this License Agreement, without Licensor's prior written consent.

6. Exclusivity. Except as provided in this License Agreement, during the term of this License Agreement, Licensor shall not license or grant to any other person or entity any other right, permission, or interest (including leases and easements) in the Licensed Area.

7. Insurance. Consumers represents that it now carries, and agrees that it will continue to carry during the term of this License Agreement, Excess Liability Insurance (including contractual liability) with minimum limits of $1,000,000 per occurrence. Such coverage is and may continue to be subject to a deductible or self-insured retention in accordance with Consumers' risk management practices. The risk management practice of maintaining large deductibles or self-insured retentions is considered prudent and consistent with other utility companies of similar size and operation as Consumers. Upon execution of this License Agreement, Consumers shall provide Licensor with a Certificate of Insurance evidencing such coverage, upon request.

8. Environmental. Licensor shall indemnify Consumers and assume all liability for environmental contamination in, on, and under the Licensed Area and Licensor's property of which the Licensed Area is a part excepting only contamination resulting from a negligent release by Consumers on the Licensed Area. The provisions of this paragraph shall survive the duration or any termination of this License Agreement.

9. Waiver of Subrogation. Licensor does hereby remise, release, and discharge Consumers of and from any liability whatsoever hereafter arising from loss, damage or injury caused to Licensor's personal property or its property by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by Licensor at the time of such loss, damage, or injury to the extent of any recovery by Licensor under such insurance.

10. Entire Agreement. This License Agreement constitutes the entire agreement of the parties hereto with respect to its subject matter. There are no agreements, representations, statements, or understandings which have been relied on by the parties hereto which are not stated in this License Agreement.

11. Miscellaneous.
    a. All requisite action on the part of Licensor necessary for the execution, delivery, and performance of this License Agreement, and all other agreements of Licensor contemplated hereby, have been taken.

    b. This License Agreement shall be interpreted and construed under the laws of the State of Michigan.

    c. The captions and headings herein are for convenience and reference only and shall not be used to construe or interpret this License Agreement.

    d. Whenever possible, each provision of this License Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any such provision of this License Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of the License Agreement; and the parties shall negotiate in good faith to replace such prohibited or invalid provision with the intent of preserving the original business intent thereof.

    e. Where applicable, pronouns and relative words used herein shall be read as plural, masculine, feminine or neuter.

    f. Any notices required or permitted to be given under the terms of this License Agreement shall be in writing and given by certified U.S. mail, postage prepaid, or by recognized courier service, and in any case duly and properly addressed to the party indicated below (or such other address as the party to whom such notice is to be given may specify from time to time by notice to the other party in accordance with this section):

City Clerk, City of Livonia
33000 Civic Center Dr.
Livonia, MI 48154

Tracy L. Vanwoert
One Energy Plaza,
Jackson, MI 49201

Each such notice shall be deemed to have been given and effective when mailed as evidence by the receipt of said mailing.

g. This License Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this License Agreement, including this License Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

IN WITNESS WHEREOF, the Licensor and Consumers have executed this License Agreement on the date first above written.

City of Livonia

By: _____
Maureen Miller Brosnan
Its: Mayor

Consumers Energy Company

By: _____
Tracy L. Vanwoert
Its: Real Estate Acquisition, Project Manager

City of Livonia

By: _____
Lori Miller
Its: City Clerk

Exhibit A

Land situated in the City of Livonia, County of Wayne, State of Michigan:

The North 150.00 feet of the South 180.00 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Town 1 South, Range 9 East, EXCEPT the West 60.00 feet thereof.