

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
July 7, 2026 – 7:00 p.m.
Livonia City Hall 1st Floor Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2026-05-07, Helene and Charles Paul, 18991 Myron Avenue:** Seeking to construct a kitchen addition on the rear of the dwelling resulting in a deficient separation between the principal dwelling and the detached accessory garage.
2. **APPEAL CASE NO. 2026-05-08, Sign Fabricators, on behalf of Owner Double Eagle Properties, LLC, and Lessee Erick Monzo, 36167 Plymouth:** Seeking to erect a wall sign resulting in a sign in excess area.
3. **APPEAL CASE NO. 2026-06-09, JJV Design Group, LLC, on behalf of Owner Future Land Holdings, LLC, 19265 Victor Parkway:** Seeking to erect a sign package resulting in an excess number of wall signs, total sign area and signage that projects above the highest point of the primary structure roof and a ground sign in excess height, width, and maximum sign area.
4. **APPEAL CASE NO. 2026-06-10, Griffin and Quincy Horn, 20650 Meadowview:** Seeking to erect a six-foot-tall vinyl privacy fence resulting in a fence in a corner side yard that cannot align with any corresponding fence on the adjacent property and a privacy fence that encroaches into the side yard forward beyond the rear corner of the dwelling.

*Public comments may be sent to the ZBA Office at 33000 Civic Center Drive,
Livonia, MI and include name, address, and signature.*

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call 734-466-2250 if you need assistance. ZBA agendas and other meeting documents are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSANAN

COUNCIL MEMBERS

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

PUBLIC NOTICE JUNE 18, 2026

APPEAL CASE NO. 2026-05-07, 18991 Myron Avenue: an appeal was made to the Zoning Board of Appeals by Helene and Charles Paul, seeking to construct a kitchen addition on the rear of the dwelling resulting in a deficient separation between the principal dwelling and the detached accessory garage.

Separation

Required: 10 feet
Proposed: 7 feet
Deficient: 3 feet

This Low Density Residential property is located on the west side of Myron (18991), between Seven Mile and Clarita Avenue, Lot. No. 033-01-0385-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinances, Section 7.09 (1) D) – Minimum Setbacks.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 7, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2026-05-07
Meeting Date: July 7, 2026

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

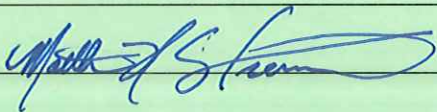
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Charles and Helene Paul Address 18991 Myron, Livonia, MI 48152
Owner (same as applicant) Address (same as applicant)
Lessee n/a Address n/a
Location West Side of 18991 Myron Street
Between Seven Mile And Clarita
Lot No./Parcel No. 033-01-0385-000 Subdivision Seven Mile Super Highway
Zoning District N-2 Lot Size 90 x 130 (11,700 sq. ft.) Alley n/a
Present Use Single Family Residential Proposed Use (no change)
Present Building Size 955.5 sq. ft. Proposed Building Size 1,109.2 sq. ft.
Present Height of Building 13.17 feet Proposed Height (no change)
Allowable Lot Coverage 4,095 sq. ft. (35%) Proposed Lot Coverage 1,509.2 sq. ft. (12.9%)

Proposal : Seeking to construct a kitchen addition on the rear of the dwelling resulting in a deficient separation between the principal dwelling and the detached accessory garage. Separation required: 10 feet; Proposed: 7 feet; Deficient: 3 feet.

Reason for Rejection Livonia Zoning Ordinance, Section 7.09 (1) D) - Minimum Setbacks

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment 3 feet
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____
Remarks _____

Plans and Application examined by  Date May 18, 2026

APPLICATION FOR VARIANCE

CHARLES & HELENE PAUL 18991 MYRON, LIVONIA 48152 (248) 880-8469
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

REMODELING & CAB. 31240 INDUSTRIAL RD, LIVONIA 48150 (734) 422-9449
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 18991 MYRON LIVONIA 48152

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

- Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? N/A

- Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

SEE SURVEY - WE WILL BRING IT TO THE MEETING

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

- Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

SEE ATTACHED

- Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

SEE ATTACHED

- Explain why you think this variance would be fair to the neighbors and others who might be affected.

THIS VARIANCE WOULD NOT AFFECT

OUR NEIGHBORS

- Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

NO

- If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

WE DID NOT KNOW ABOUT THIS ORDINANCE

RECEIVED

MAY 14 2026

Inspection Department
City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? ZONING WOULD NOT AFFECT THIS ISSUE

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: Charles Paul
HELENE PAUL

Please print name of property owner: HELENE PAUL

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 14th day of May, 2026

Leslie Rohraff
(Notary Public, Wayne County, Michigan)
My Commission expires 09/28/31

LESLIE ROHRAFF
Notary Public, State of Michigan
County of Wayne
My Commission Expires 09-28-2031
Acting in the County of Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated May 13, 2026, which reads as follows:

DEFICIENT SEPARATION BETWEEN DWELLING AND GARAGE

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

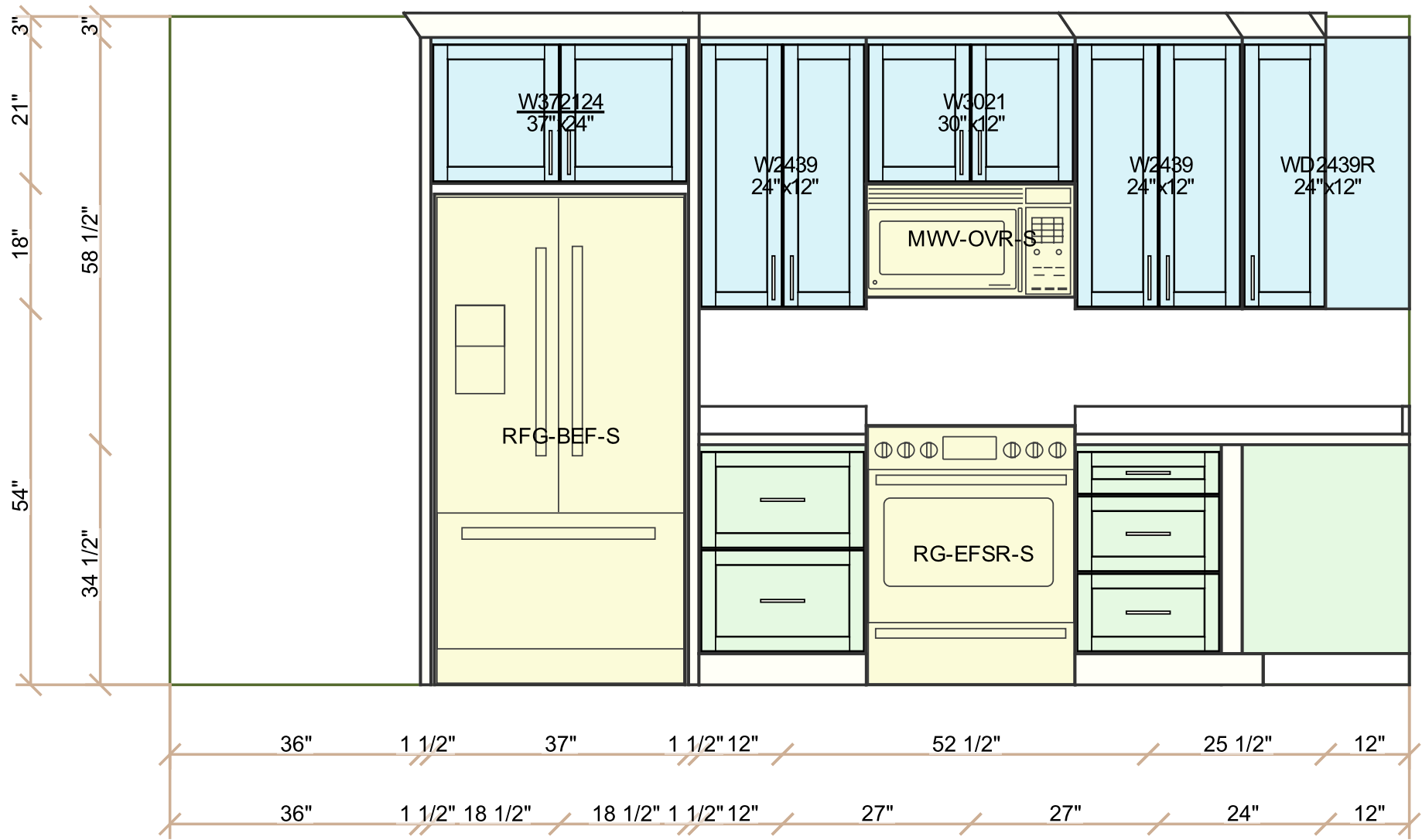
[Signature]
(Supervisor)

Application for permit filed YES

Violation Issued No

3. WE WOULD LIKE TO EXPAND OUR KITCHEN AND DINING AREA 8 FEET TO THE REAR, IT IS THE ONLY PRACTICAL WAY TO DO THIS. OUR HOME AND GARAGE ARE SITUATED IN SUCH A WAY THAT WE NEED THIS VARIANCE

4. WE WON'T BE ABLE TO IMPROVE OUR HOME.

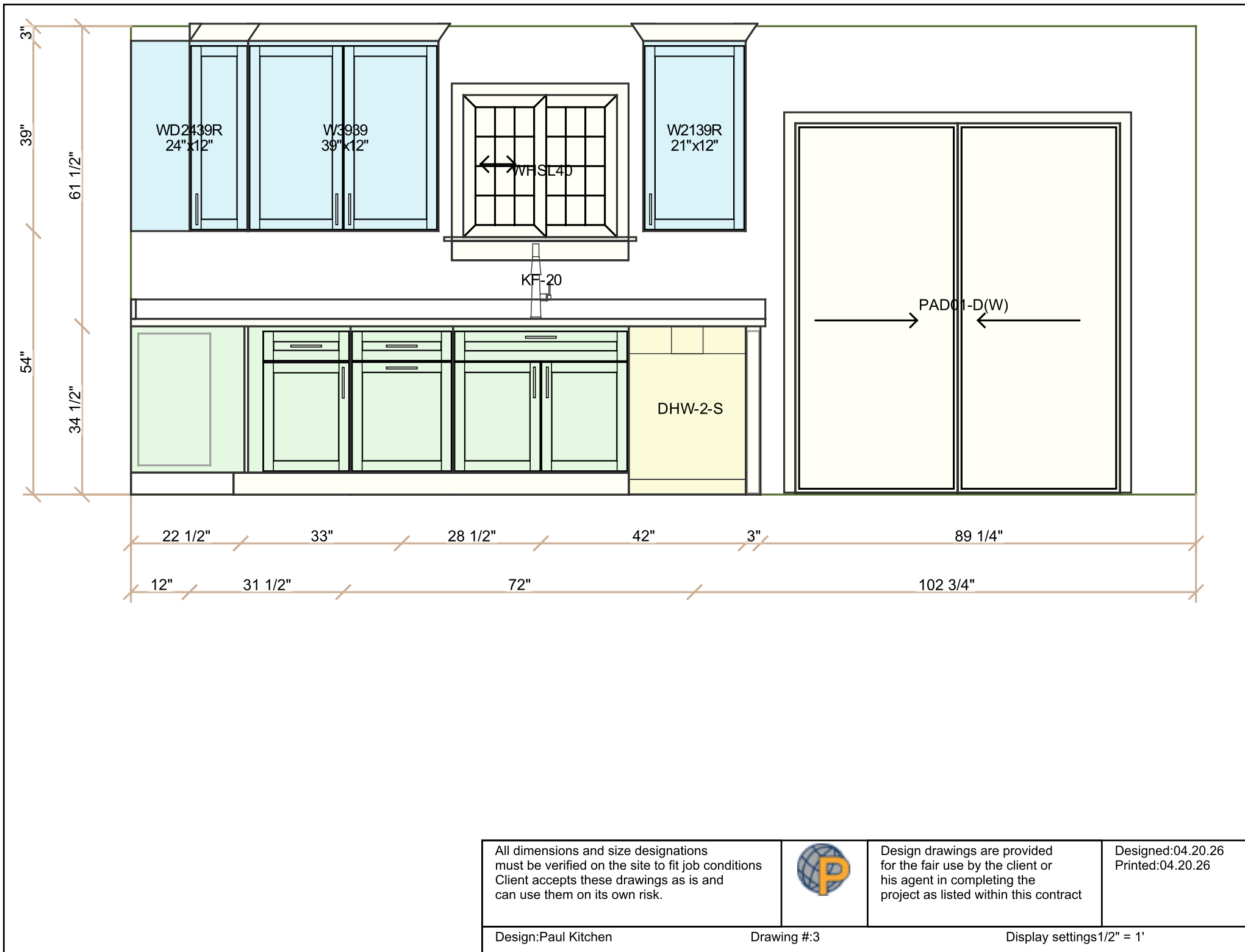


All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract.

Designed: 04.20.26
Printed: 04.20.26



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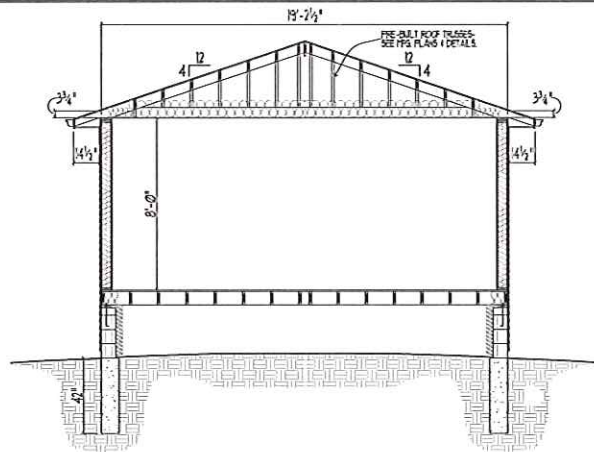




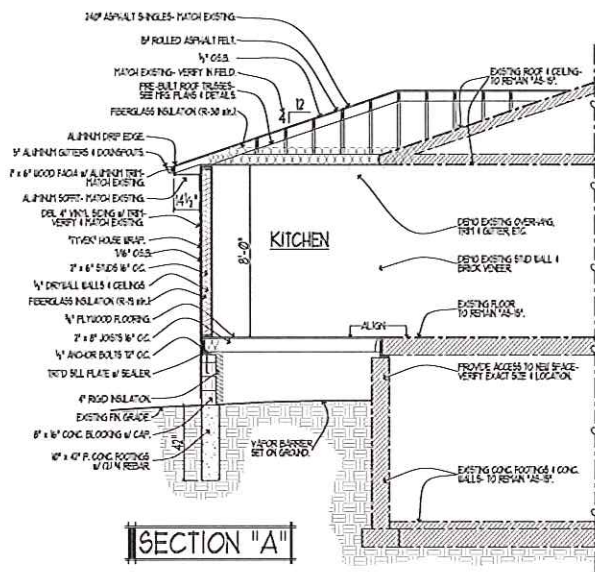




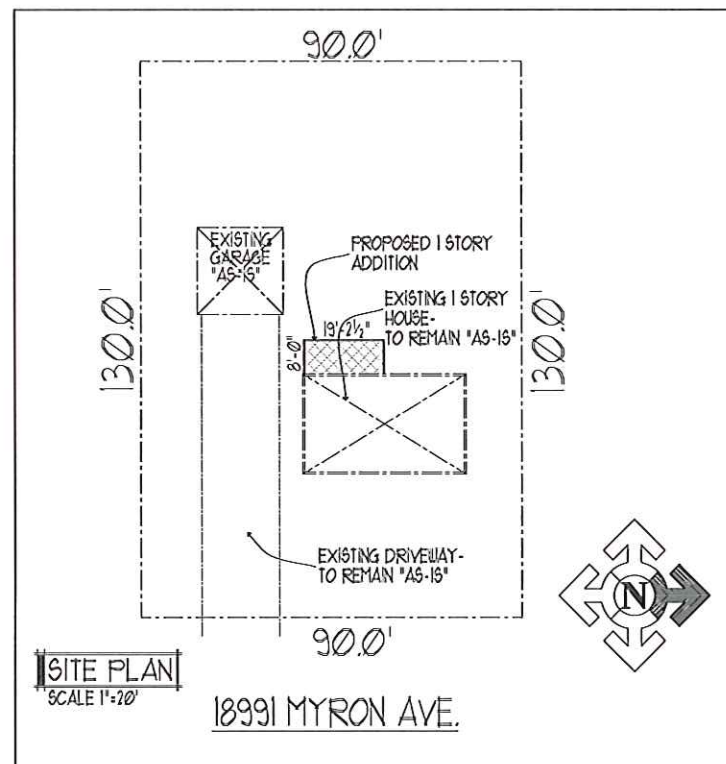




SECTION "B"

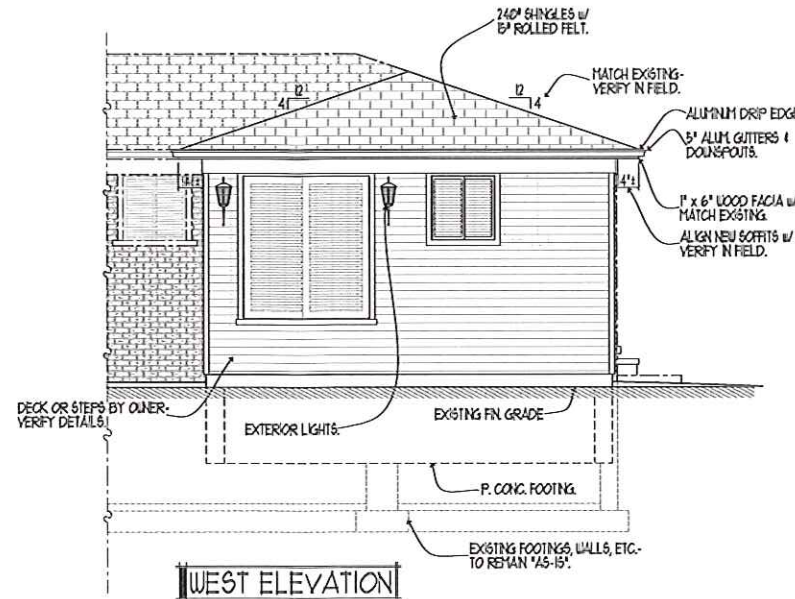


SECTION "A"

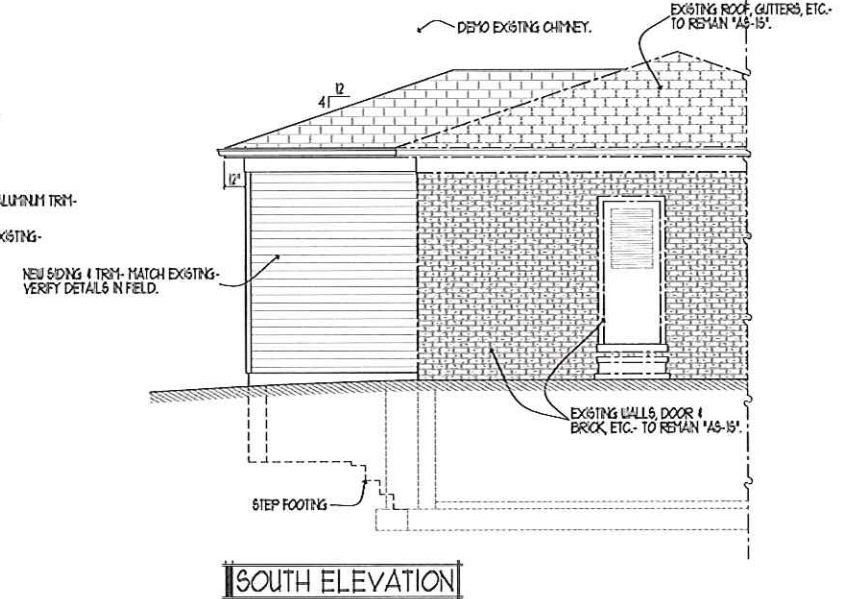


SITE PLAN
SCALE 1"=20'

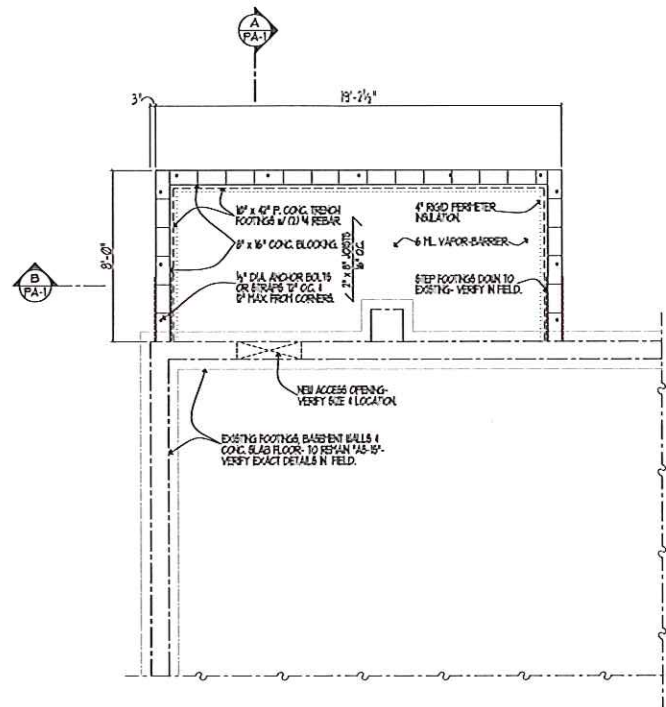
18991 MYRON AVE.



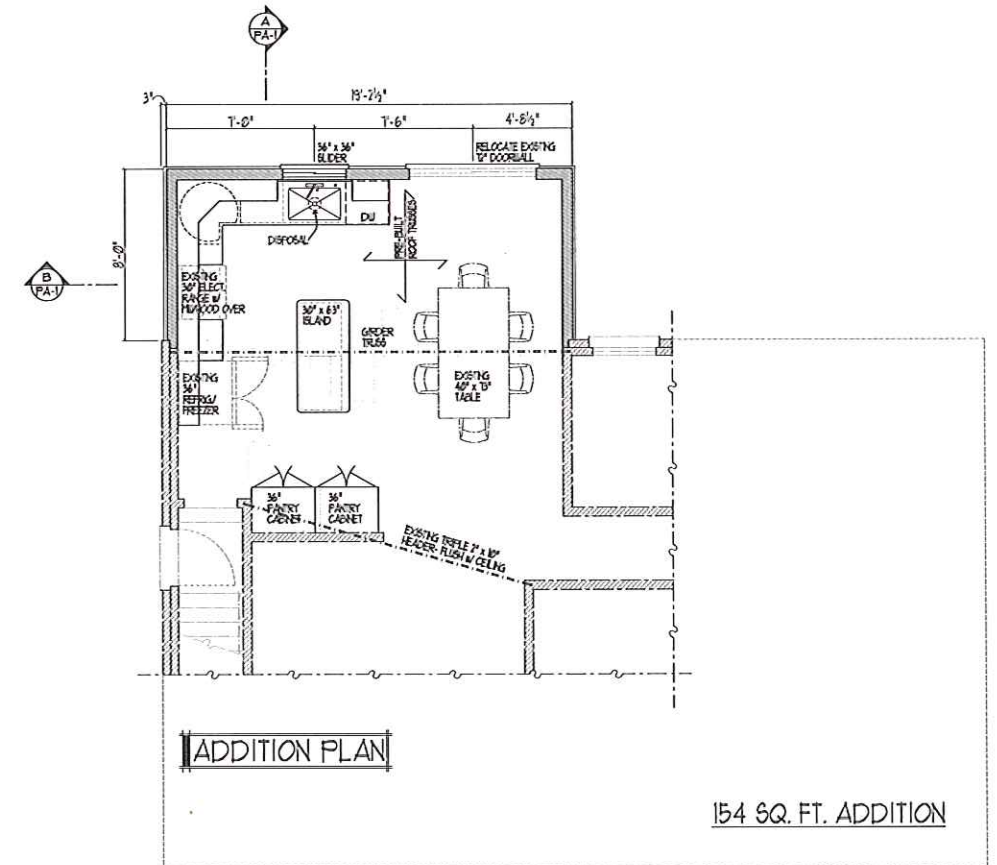
WEST ELEVATION



SOUTH ELEVATION



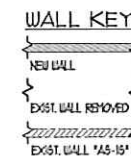
FOUNDATION PLAN



ADDITION PLAN

154 SQ. FT. ADDITION

HEADER SCHEDULE	NOTES
UP TO 4'-0" : (2) 2" X 6"	PROVIDE TEMPERED GLASS IN ALL WINDOWS & DOOR GLASS LOWER THAN 10' ABOVE FIN FLOOR.
4'-0" TO 5'-6" : (2) 2" X 8"	PROVIDE ALL GFCI TYPE RECEPTACLES OR CIRCUIT WHERE REQUIRED PER CODE.
5'-6" TO 7'-0" : (2) 2" X 10"	
7'-0" TO 8'-0" : (2) 2" X 12"	
OVER 8'-0" : SEE PLAN	



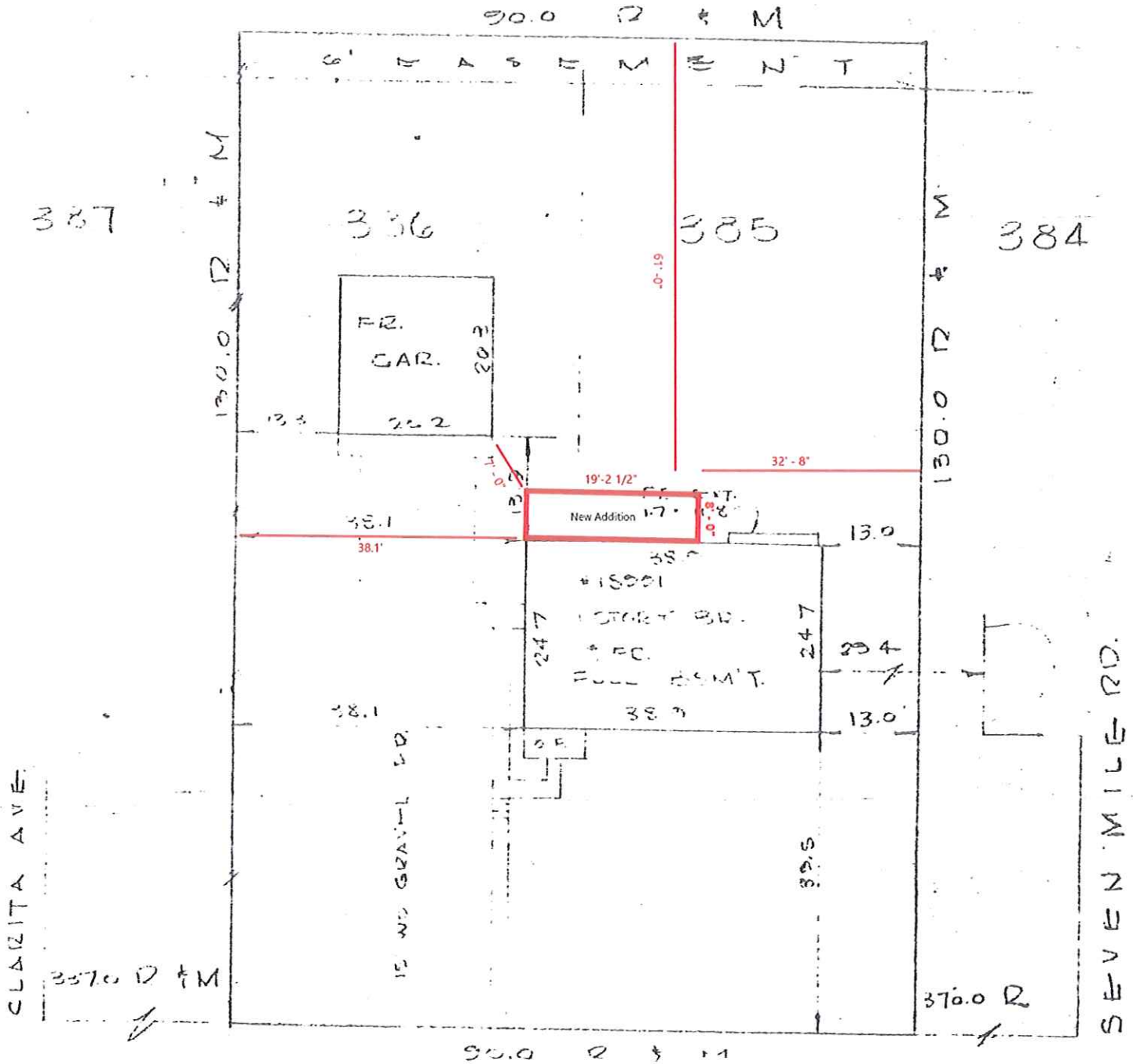
PAUL ADDITION			
LIVONIA, MICHIGAN			
SCALE 1/4"=1'-0"	PRELIMINARY	DATE 06-15-25	CONSTRUCTION 07/25-105
DATE 06-15-25	CONSTRUCTION 07/25-105	REVISION 04-16-26	DATE 04-16-26
PLAN, FOUNDATION, SECTION & ELEVATIONS			
GYB	GYB. DESIGNS, INC.	248.444.5057	gybartol19@gmail.com
HOUSE AND ADDITION DESIGN	776 E. 10th St.	South Lyon, MI 48178	PA-1

For
MORTGAGE CERTIFICATE

Scale:

Date July 15, 1975 Final

Description: Lots 385 & 386 - Seven Mile Super-Highway Subdivision, as recorded in Liber 57, P. 30 Plat, W.C.R. (New City of Livonia)



18991 MYRON AVE. 60' WD.

20' GRAVEL

CERTIFICATE

We hereby certify to First Federal Savings & Loan Ass'n of Detroit
Farmington, Michigan

ZONING MAP

LEGEND

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

N.E. 1/4 Section 9

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSANAN

COUNCIL MEMBERS

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

PUBLIC NOTICE JUNE 18, 2026

APPEAL CASE NO. 2026-05-08, 36167 Plymouth: an appeal was made to the Zoning Board of Appeals by Sign Fabricators, on behalf of Owner Double Eagle Properties, LLC, and Lessee Erick Monzo, seeking to erect a wall sign resulting in a sign in excess area.

Maximum Sign Area

Allowed: 21 square feet
Proposed: 48.39 square feet
Excess: 27.39 square feet

This Corridor Commercial property is located on the south side of Plymouth (36167), between Levan Road and Yale Avenue, Lot. No. 125-99-0013-001, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations in C-2, C-3 & C-4 districts.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

Agendas, minutes, and other meeting documents may be accessed at the following URL:

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This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 7, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2026-05-08
Meeting Date: July 7, 2026

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

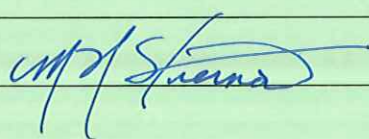
REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Sign Fabricators Address 43984 N. Groesbeck hwy., Clinton twp., MI 48036
Owner Double Eagle Properties, LLC (Mahmoud Al-Nsour) Address 2047 W. Wattles, Troy, MI 48098
Lessee Erick Monzo Address 36167 Plymouth Rd., Livonia, MI 48150
Location South Side of 36167 Plymouth Rd., Livonia, MI 48150 Street
Between Levan And Yale
Lot No./Parcel No. 125-99-0013-01 Subdivision n/a
Zoning District C-2 Lot Size n/a Alley n/a
Present Use General Business Proposed Use (no change)
Present Building Size n/a Proposed Building Size n/a
Present Height of Building n/a Proposed Height n/a
Allowable Lot Coverage n/a Proposed Lot Coverage n/a
Proposal : Seeking to erect a wall sign resulting in a sign in excess area. Maximum sign area allowed: 21 sq. ft.;
Proposed: 48.39 sq. ft.; Excess: 27.39 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Section 11.08 (3) - Sign Regulations in C-2, C-3 & C4 districts

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 27.39 sq. ft.
Remarks _____

Plans and Application examined by  Date May 20, 2026

RECEIVED

MAY 18 2026

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Double Eagle Properties LLC 2047 W Wathles Rd Troy MI 48098 (248) 808-5722
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Erick Manzo 36167 Plymouth Rd Livonia MI 48150 586-210-3350
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Sign Fabricators 43984 N Groesbeck Hwy, Clinton Twp, MI 48036
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax) 586-493-0502

The property address is 36167 Plymouth Rd.

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?

0

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

This property is zoned C-2, multi tenant commercial/retail building totalling 36196 SF. Drawing attached.

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Setback of 350 feet from Plymouth Rd.

A 20 SF sign is not visible for clients trying to locate the business.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

This will cause unsafe conditions for clients trying to locate K W Monzo Group

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

All other businesses in this shopping center have been granted variances and have signs 50 SF and above

6. Have you sought an amendment to the zoning ordinance which would permit your

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? _____

Does not change Section 11.08 Zoning District Regulations

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: Mahmoud Al-NSOUR

Please print name of property owner: Mahmoud Al-NSOUR

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 22 day of April, 2026

Lisa Baker
(Notary Public, Wayne County, Michigan)
My Commission expires 28- AUG - 2030

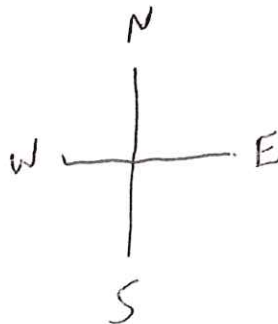
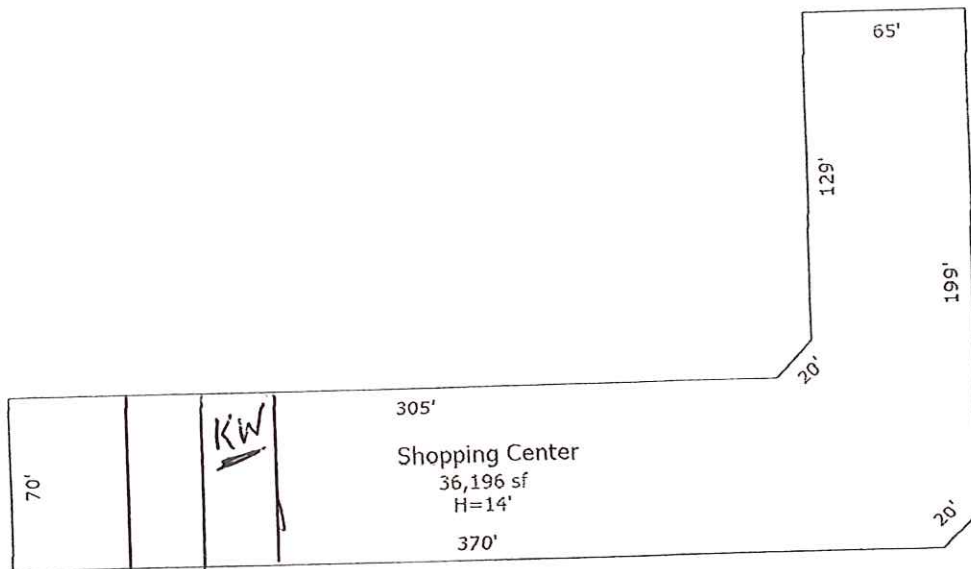
LISA M. BAKER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 28-Aug-2030
Acting in the County of MACOMB

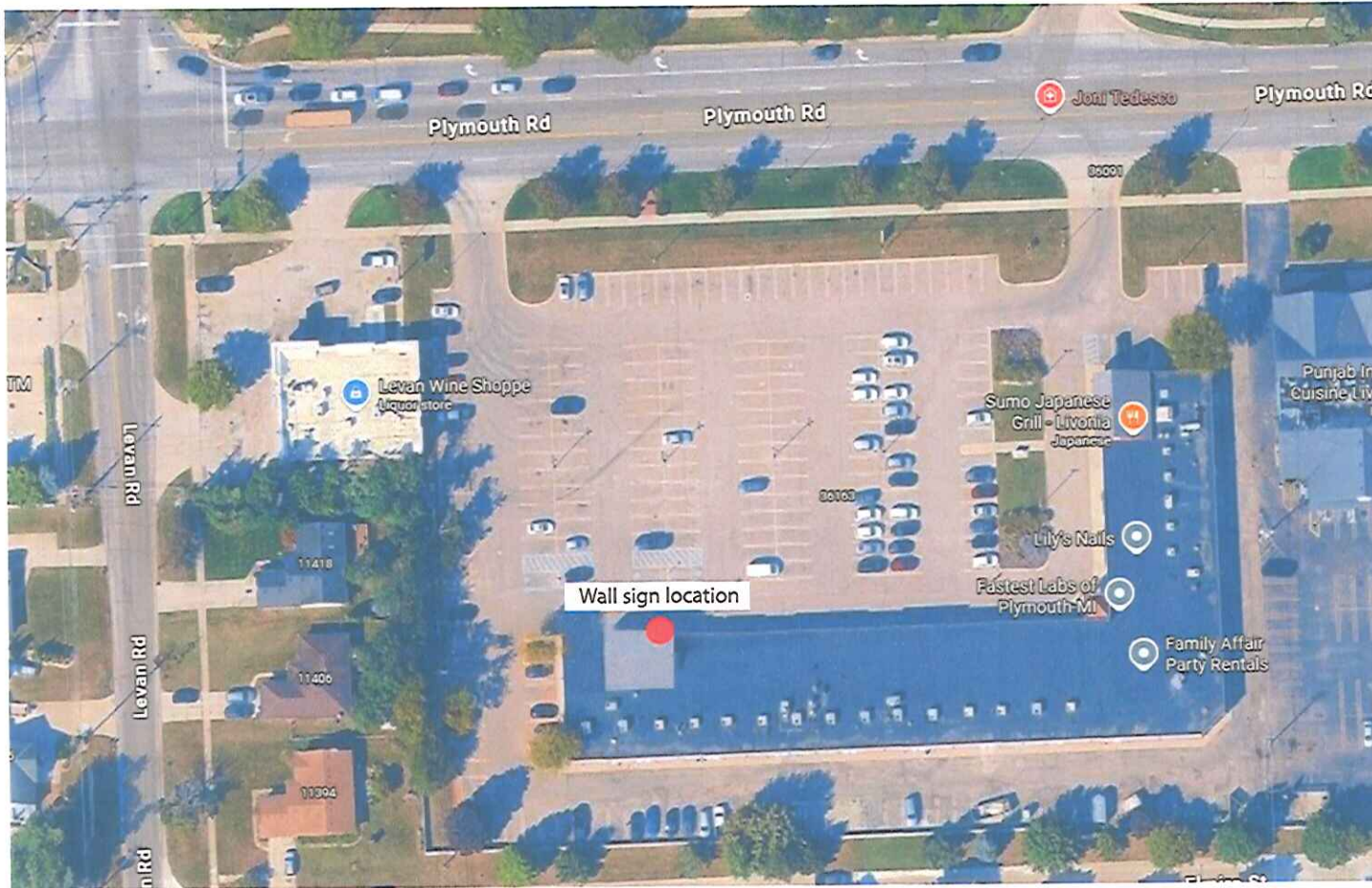
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated _____, which reads as follows:

Plymouth Rd.





WORK ORDER #

DATE

4-22-26

SITE ADDRESS

36167 Plymouth Road

TOWNSHIP

Livonia

TYPE OF SIGN

Wall Sign

SIGN DETAILS

Internally illuminated channel letters mounted on raceway

MOUNTING DETAIL

Notes:

Approximate Sign Weight : 100lbs
(Including mounting hardware)

The Sign mounting is designed for
115 mph, 3 sec. gust Wind Speed
for Exposure B, Cat. II Structure as
per Fig. 1609 of 2015-MBC

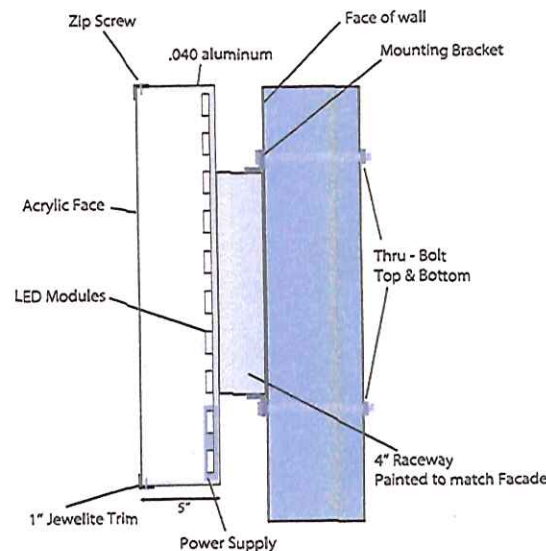
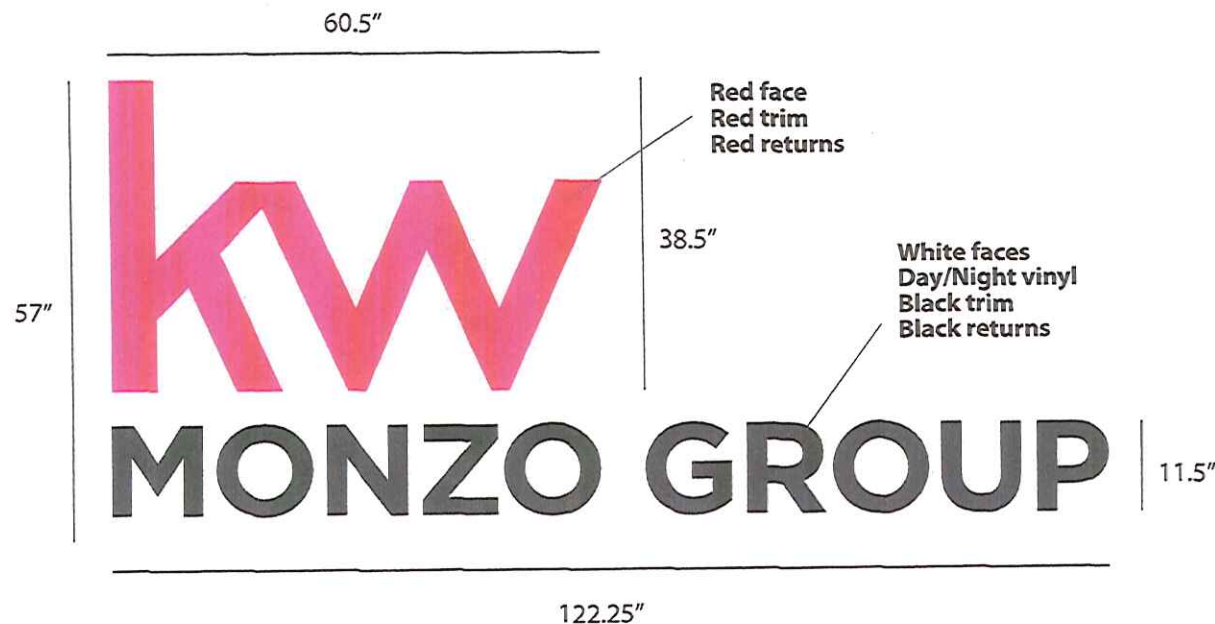
Mounting Hardware shall be
non-corrosive.

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition.
(PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.)
Signature constitutes authorization to proceed with specifications and conditions of this document as specified.
All artwork and designs are property of Sign Fabricators and may not be used without expressed written permission of Sign Fabricators.

Approval: _____ Date: _____



43984 Groesbeck Highway
Clinton Twp. MI 48036
Phone: 586-493-0502 Fax: 586-493-0503



WORK ORDER #

DATE

4-22-26

SITE ADDRESS

36167 Plymouth Road

TOWNSHIP

Livonia

TYPE OF SIGN

Wall Sign

SIGN DETAILS

Internally illuminated channel
letters mounted on raceway

MOUNTING DETAIL

Notes:

Approximate Sign Weight : 100lbs
(Including mounting hardware)

The Sign mounting is designed for
115 mph, 3 sec. gust Wind Speed
for Exposure B, Cat. II Structure as
per Fig. 1609 of 2015-MBC

Mounting Hardware shall be
non-corrosive.

48SF

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements.

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(PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.)

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Approval: _____ Date: _____



43984 Groesbeck Highway
Clinton Twp. MI 48036

Phone: 586-493-0502 Fax: 586-493-0503

**SIGN FABRICATORS
36167 PLYMOUTH**

**SIGN
CORRIDOR COMMERCIAL**

ZONING MAP

LEGEND

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

N.E. 1/4 Section 32

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSANAN

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MARTHA PTASHNIK

PUBLIC NOTICE **JUNE 18, 2026**

APPEAL CASE NO. 2026-06-09, 19265 Victor Parkway: an appeal was made to the Zoning Board of Appeals by JJV Design Group, LLC, on behalf of Owner Future Land Holdings, LLC, seeking to erect a sign package resulting in an excess number of wall signs, total sign area and signage that projects above the highest point of the primary structure roof and a ground sign in excess height, width, and maximum sign area.

Maximum Number of Wall Signs

Allowed: 2
Proposed: 10
Excess: 8

Total Area

Allowed: 229.5 square feet
Proposed: 378.21 square feet
Excess: 148.71 square feet

Projection Above Roof

Allowed: 0 feet
Proposed: 2.5 feet
Excess: 2.5 feet

Monument Maximum Height

Allowed: 6 feet
Proposed: 11 feet
Excess: 5 feet

Maximum Monument Width

Allowed: 10 feet
Proposed: 12 feet
Excess: 2 feet

Maximum Monument Sign Area

Allowed: 30 square feet
Proposed: 83 square feet
Excess: 53 square feet

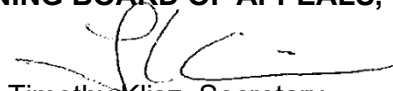
This Regional Commercial property is located on the west side of Victor Parkway (19265), between Seven Mile Road and S. Vista Drive, Lot. No. 024-99-0003-009, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations in C-4 and 11.04 (2) A) – Sign Location.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

Agendas, minutes, and other meeting documents may be accessed at the following
URL:<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 7, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2026-06-09
Meeting Date: July 7, 2026

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant JJV Design Group LLC Address 1565 Kirkway Rd., Bloomfield, MI 48302
Owner Future Land Holdings LLC Address 19265 Victor Parkway, Livonia, MI 48152
Lessee n/a Address n/a
Location West Side of 19265 Victor Parkway Street
Between Seven Mile And S. Vista Dr.
Lot No./Parcel No. 024-99-0003-009 Subdivision n/a
Zoning District C-4 Lot Size 3.206 acres Alley n/a
Present Use Mercantile Business Proposed Use (no change)
Present Building Size n/a Proposed Building Size n/a
Present Height of Building n/a Proposed Height n/a
Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeking to erect a sign package resulting in an excess number of wall signs, total sign area and signage that projects above the highest point of the primary structure roof and a ground sign in excess height, width and maximum signage area.

Maximum number of wall signs allowed: 2; Proposed: 10; Excess: 8. Total area allowed: 229.5 sq. ft.; Proposed: 378.21 sq. ft.;

Excess: 148.71 sq. ft.. Projection above roof allowed: 0 feet; Proposed: 2.5 feet; Excess: 2.5 feet.

Monument maximum height allowed: 6 feet; Proposed: 11 feet; Excess: 5 feet. Maximum monument width allowed: 10 feet;

Proposed: 12 feet; Excess: 2 feet. Maximum monument sign area allowed: 30 sq. ft.; Proposed: 83 sq. ft.; Excess 53 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Section 11.08 (3) - Sign Regulations in C-4 and 11.04 (2) A) - Sign Location

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height (see remarks) Increasing No. Units 8

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk (see remarks)

Remarks Excessive height: Wall sign above roof: 2.5 feet / Height of Monument: 5 feet

Increasing Area and Bulk: Wall signs: 148.71 sq. ft. / Area of monument sign: 53 sq. ft. / Excess monument width: 2 feet.

Plans and Application examined by

Date June 9, 2026

APPLICATION FOR VARIANCE

FUTURE LAND HOLDINGS LLC	19265 VICTOR PARKWAY	LIVONIA	48152	249-719-4200	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
NA					
JJV DESIG GROUP	1565 KIRKWAY RD	BLOOMFIELD	48302	248-724-8226	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is **19265 VICTOR PARKWAY**

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NA

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

SEE ATTACHED WARRANTY DEED

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Based on our set back from visible roads we propose to request larger signage square footage

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

The lack of visibility and large set back prevents the building signage to be visible or able to identify

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

Neighboring business's "Dave and Buster" have been granted similar signage variance for similar reasons

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: no

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

NA

RECEIVED

JUN 08 2026

Inspection Department
City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NA
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? NA

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: [Signature]

Please print name of property owner: Charles Knoll

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 13th day of MAY, 2020.

[Signature]
(Notary Public, Wayne County, Michigan)

My Commission expires 8/28/29



Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated _____, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND SIGN AREA

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- ☐ *1 Copy of Plot Plan drawn to scale, showing
- ☐ Shape and dimensions of the lot
- ☐ Existing buildings and accessory buildings
- ☐ Lines within which the proposed structure is to be erected or altered
- ☐ Existing and intended use of each building or part of a building
- ☐ Number of families or household units building is designed to accommodate
- ☐ Miscellaneous lot information (state type of information here): _____
- ☐ Adjacent lots with building locations and address numbers
- ☐ Photograph or architectural rendering or rendering
- ☐ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- ☒ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- ☒ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

- A. Zoning Board of Appeals Fees. Each petition to the Zoning Board of Appeals shall be accompanied by a fee of four hundred and fifty dollars (\$450.00). This fee includes all variance requests and similar petition with regard to a single applicant and single property which are 1) heard at the same hearing, 2) mailed in the same mailing, and 3) published in the same publication, notwithstanding that such requests may require separate supportive findings in order to be granted. Tabled cases and other matters which are reheard through no fault of the applicant do not require any additional fee, but if the applicant or applicant's representative fails to appear on the scheduled hearing date or request and is granted an postponement of the hearing subsequent to the mailing of legal notices, an additional fee of one hundred (\$100.00) shall be required and paid prior to the newly established hearing date. (Code of Ordinances Section 15.56.035 (B))
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
June 2, 2025

2022-08-08-04 - BMW

#174-25 RESOLVED, that having considered a communication from the City Planning Commission, dated May 2, 2025, which transmits its resolution #04-17-2025, adopted on April 29, 2025, with regard to Petition 2022-08-08-04 submitted by Future Land Holdings. L.L.C., requesting to amend a previously approved site plan (CR 354-22) to repurpose and expand the former restaurant building at 19265 Victor Parkway to operate a BMW motorcycle dealership, located on the west side of Victor Parkway between Seven Mile Road and Pembroke Avenue in the Southeast ¼ of Section 6, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2022-08-08-04 is hereby approved and granted, subject to the following conditions:

1. That the General Site Plan, identified as Sheet No. C-400, dated March 3, 2025, as revised, prepared by Priority Engineering, is hereby approved and shall be adhered to;
2. That the Landscape Plan, identified as Sheets No. L1 and L2, dated March 31, 2025, as revised, prepared by DUL Landscape Architecture, is hereby approved and shall be adhered to;
3. That the Elevations Plan, identified as Sheets ELEV1 and ELEV2, reference Nos. 1105224, prepared by JJV Design Group, is hereby approved and shall be adhered to;
4. That the access driveway and parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department;
5. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length;
6. That all exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadway;
7. That except for what may be authorized under the Zoning Ordinance as part of a temporary sales event, any type of exterior advertising related to the sale of the vehicles designed to attract the attention of passing motorists, such as promotional flags or streamers, shall be prohibited;

8. That there shall be no outdoor storage of vehicle parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall be closed at all times;

9. That 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;

10. That the LED lightband fixture shall be hidden and not visible; the light color shall remain white at all times as represented in rendering on Sheet No. ELEV1, dated December 3, 2024, as revised, prepared by JJV Design Group; and approved by the Planning and Inspection departments;

11. 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

12. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Petition 2022-08-08-04 submitted by Future Land Holdings. L.L.C., under Sections 13.13 of the Livonia Zoning Ordinance, requesting to amend a previously approved site plan to repurpose and expand the former restaurant building at 19265 Victor Parkway to operate a BMW motorcycle dealership, located on the west side of Victor Parkway between Seven Mile Road and Pembroke Avenue in the Southeast ¼ of Section 6.



3/27/25

Mark Taormina
City of Livonia

RE: 19265 Victor Parkway, Livonia MI 48152

Please accept this letter as notification that CJK Investments, LLC - DBA BMW Motorcycles of Southeast Michigan is requesting an amendment to the previously approved site plan, Petition 2022-08-08-04.

If you have any questions, please contact me at (248) 719-4200.

Sincerely,

Charles Knoll
President

BMW MOTORCYCLES OF SOUTHEAST MICHIGAN

14855 Sheldon Rd. Plymouth, MI 48170 - P: 734.453.0500 - F: 734.453.0510

UNAPPROVED MINUTES

1

MINUTES OF THE 1,229th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 29, 2025, the City Planning Commission of the City of Livonia held its 1,229th 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:	Wafa Dinaro	Patrick Droze	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: David Bongero

Mr. Jacob Uhazie, 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 #3 PETITION 2022-08-08-04 Future Land Holding, LLC

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-08-08-04 submitted by Future Land Holdings. L.L.C., under Sections 13.13 of the Livonia Zoning Ordinance, requesting to amend a previously approved site plan to repurpose and expand the former restaurant building at 19265 Victor Parkway to operate a BMW motorcycle dealership, located on the west side of Victor Parkway between Seven Mile Road and Pembroke Avenue in the Southeast ¼ of Section 6.

Mr. Uhazie: Thank you. Mr. Chair. This petition involves amending the plan originally approved by City Council in December of 2022. The redevelopment of this site is the former Doc's Sports Retreat located on Victor Parkway. The plan is to repurpose the existing 14,382 square foot restaurant and add a 3,590-foot square foot building addition for the purpose of operating a BMW motorcycle dealership. The former restaurant is, as I mentioned, just over 14,000 square feet, and the entire property is zoned C-4 which is High rise commercial. Motorcycle sales, service and repair establishments are included under the definition of retail sales and treated as permitted use in the C-4 district. In June of 2019, the site was rezoned from C-2 to C-4 which allows for buildings up to a maximum height of six stories in height. The rezoning was needed to facilitate the approval of a new six story dual branded hotel, but the hotel was never developed. Lying immediately to the north of the subject property is the Los Amigos Don Juan restaurant and Dave and Busters arcade and bar. Both are zoned C-2. To the south is a retention pond used for detaining storm water for portions of the Victor Corporate Parkway. To the east, across Victor Parkway are residential homes that front Northland Road, and abutting the site to the west is the I-275/I-96 expressway. The irregularly shaped parcel located 800 feet north of Seven Mile Road measures 3.21 acres in size, with roughly 193 feet of frontage along Victor Parkway. The site has 312 feet along the rear property line bordering the expressway. Parking would be provided on the east and west sides of the building. The existing drive approach on Victor Parkway would remain in its current location. Secondary access to the site would be available from the adjacent commercial parcel to the north via a cross-access agreement that has been in place for many years. It should be also pointed out that the existing parking lot along the frontage of Victor Parkway would be preserved and contains 15 parking spaces. In the C-4 district along the north and south sides of the property the ordinance allows for zero setback subject to applicable building and fire codes. The addition of the building complies with all required setbacks. The existing dumpster enclosure with gates would remain on the property. The petitioner is proposing a rolling gate to block entrance to the eastern parking lot. A new fire hydrant location is proposed to the northwest of the building. The existing ADA stalls should be restriped as needed to conform to the minimum ADA width and specifications. For motorcycle dealers, required off street parking is based on the following: one space for each 150 square foot of showroom area, plus one space for each 500 feet of serviceable floor area. The floor plan

shows 7,150 square feet of showroom and 7,788 square feet of service area. The zoning ordinance would require 64 parking spaces. The site plan shows parking consisting of 15 spots along Victor Parkway and an additional 193 existing spots in the parking lot behind the building. The parking minimum is satisfied. Storm water from the site would be managed using the existing detention basin located adjacent to the site's southern property line. Pursuant to Section 10.03 of the zoning ordinance, no fewer than four full size trees and two ornamental trees and 35 shrubs are required along the site's Victor Parkway street frontage. The plan shows that the existing landscaping along Victor Parkway would remain as is. This area currently contains six pine trees. Each island would also contain at least one tree. Landscape green belts would be created along the perimeter of the site to help screen the site from the adjacent properties and the expressway. These areas will be planted with a variety of planting materials, including honey locusts, red maple trees and burning bushes. The designs of the building exterior will have a new facade complete with black E.I.F.S corrugated aluminum panel, black ACM aluminum and tall BMW column will be constructed with black ACM aluminum panel. The submitted elevation plans show a number of wall signs in the building. Any signage in excess of what is permitted by the sign ordinance would require a variance from 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 April 4, 2025, 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 #19265 Victor Parkway. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer should Engineering drawings and calculations to this department once approvals for the site plans have been received to determine if permits will be required. Based on the submitted drawings, we have the following comments: i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewer outlet, but we do not believe the change in use will negatively impact the existing system. The*

developer will be required to clean and televise the existing sanitary sewer lead if it is to be re-used. If the condition is not sufficient for re-use, a new service will need to be installed to the parcel. ii) Water Main: The drawings indicate that the existing water service will be re-used for the proposed dealership. iii) Storm Sewer: The drawings indicate that the existing private storm system will remain be modified along building frontage. Detention was previously provided for the parcel, so no additional detention will be required." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 10, 2025, which reads as follows: "This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal. May require permits and plans for fire suppression and fire alarm. A future 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 3, 2025, 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 Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 21, 2025, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. The existing parking lot and access drive are in disrepair. The access drive and parking area that is intended to be used shall be replaced as necessary. 2. The petitioner's proposal is a change in use. This would require that the proposed space must conform to all current barrier free codes, building codes and all mechanical codes and standards. This will be addressed further at time of plan review if this project moves forward. 3. Signage has not been reviewed. All signage shall conform to the ordinance. A variance from the Zoning Board of Appeals would be required for any non-conforming signage. 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 April 11, 2025, which reads as follows: "I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (Customer name on record-Future Land Holdings) Total Due City of Livonia \$2,721.87." We have a receipt for that payment. The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated June 13, 2025, which reads as

follows: *"Attention Planning Commission, Unpaid property taxes are owed on 19265 Victor Parkway. The total owed is \$26,207.55. Payable to Wayne County."* We also have a receipt for that payment. The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Is there any questions for our planning staff?

Mr. Caramagno: I've got a couple questions.

Mr. Wilshaw: Go ahead.

Mr. Caramagno: I didn't pick up on this last time, I don't think, but when we're talking about signage for this building, that BMW signs 53 feet tall.

Mr. Uhazie: Yeah, correct.

Mr. Caramagno: Taller than the entire building by 13 feet.

Mr. Uhazie: I believe so.

Mr. Caramagno: What is considered the measurement of the sign? Is it just the motor rod and the BMW logo, or is it the entire 53-foot sign?

Mr. Uhazie: I believe it would be from where the text starts, not the entire black box, but the actual signage, like the lettering and design elements.

Mr. Caramagno: Okay, so, this element. This is a separate standing structure. It's not part of the building, is it?

Mr. Uhazie: I believe it is part of the building. I guess it is a standing structure that is attached at the base, correction I believe it would be a separate structure, stand alone.

Mr. Caramagno: It's absolutely huge. I can't think of anything anywhere else that's this big in the city. I realize this is sets back off the freeway. I get that, but this is, this is a really, really big sign for this building. Really big. It looks like it's not part of the structure. It's separate. And I think that that might be an issue down the road. The second question I've got for you is, I see there's LED on the building. I know we've had some issues with LED or not allowing LED. Is this okay on this building, or is that an issue that gets hit?

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- Mr. Uhazie: Well, I guess that'd be up to the commissioners here, if they are comfortable with that or not.
- Mr. Caramagno: Okay? So, this is similar to...we don't allow it on the gas stations. Yet, this has led on it, so maybe ask the petitioner how long it's going to run, what the plan is for that. Okay, thank you.
- Mr. Wilshaw: Thank you, Mr. Caramagno.
- Mr. Droze: Mr. Caramagno covered my comment. It was about the LED signage. And then maybe a question similar to what you were saying, Mr. Caramagno, is, I mean, that's an architectural element, but it's also lit up. Is that part of "the sign" too, you know, there's a bit of a gray area there. I think that it would be worth chatting about here at the table.
- Mr. Wilshaw: Yeah, there's going to be some discussion around the fact, is this tower element part of the building, or is it strictly serving as a sign? So that's a question we can talk with the petitioner about. Any other questions?
- Ms. Dinero: The signage will still have to go to zoning, correct?
- Mr. Uhazie: Yes.
- Mr. Wilshaw: Thank you. Ms. Dinero. Any other questions for planning staff? Alright, our petitioner is in the audience. Feel free to come forward. Good evening, sir.
- John Jawvirya 1565 Kirkway, Bloomfield Hills, MI. I'm representing the BMW dealership. Thank you for being here tonight. I. Uh, what would you like to tell us about your business?
- Mr. Jawvirya: I'm the design builder of the project. They have existing motorcycle dealerships. It's in Plymouth, I believe, on Sheldon and Five Mile. I personally have bought a couple of motorcycles from them. So, I'm a good client of his. He's been around for a long time. He's got a good reputation. He does very good business. I think this location will be...the ideas we're creating, kind of a monument for him. And it should be, you know, the location should be excellent, I believe.
- Mr. Wilshaw: Now, your client came to us before with a petition for this property to build a whole freestanding building closer to the freeway, which was going to be much larger, and now we're seeing more of a reuse of the existing building with some

additions and corrections and so on, to accommodate the dealership in this location. Is there more about that that you would like to expand upon?

Mr. Jawvirya: So, I was brought to the project at this point. I wasn't part of the original submission, so I don't know the whole history of that. I'm assuming the cost of construction was probably a big motivation not to do that project. And I believe he was working with Mark Taormina, discussing to salvage some of the existing building, repurpose it. So that was kind of our design challenge is to make the restaurant turn into a dealership.

Mr. Wilshaw: Okay, alright, so a little bit more work for you. Let's see if there's any questions from any of the commissioners for you, and we'll go from there. Any questions for our petitioner?

Ms. Dinero: I have a couple. One, can you tell me what you're going to do with the driveway? Is that going to be repaved? Is it going to be redone? Is the whole parking lot going to be redone?

Mr. Jawvirya: The lot is going to be redone. Okay, whether it's a topcoat and they...what's the term called when they grind it up and repurpose it? I think that's probably what we're going to end up doing. Plus, we have some new curb cuts we have to do, and new landscaping.

Ms. Dinero: Can you also talk me through the landscaping for this site?

Mr. Jawvirya: I'm not 100% familiar with the landscaping architecture. I wasn't part of that planning, but I know that there's some existing and we're putting new.

Ms. Dinero: Okay, that's it for now.

Mr. Wilshaw: Thank you. Ms. Dinero, any other questions for our petitioner?

Mr. Droze: At the study session, we talked about the gate at kind of the front of the site, and I think verbally, we understood that that was going to be a wrought iron gate. I didn't see any details on the plan. But can you speak to confirm, just for the record, that that would be wrought iron?

Mr. Jawvirya: It will be a wrought iron structure. I don't know the exact details of how it's going to tie into the existing building or the new building, but it'll architecturally fit into what we're creating.

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- Mr. Droze: Okay? And I guess, are you planning any sort of pickets on top of that? Or would it be...
- Mr. Jawvirya: No, I'm creating a kind of a modern architecture. So I would assume our fence is gonna or gate will end up looking pretty modern.
- Mr. Droze: Okay, good. I just, if you can, I think you're committing to that. I think that would be something....
- Mr. Jawvirya: The way I see it, we're trying to represent the brand. And those bikes are pretty incredible in terms of detail, so we have to mirror that on the outside of the building. I think that's very important from my side.
- Mr. Droze: Okay, great. I think I just wanted to make sure it wasn't like chain link, you know, just for the record.
- Mr. Jawvirya: Well, I think that the German guys from Germany will show up and rip that out.
- Mr. Droze: And I guess maybe, I guess picking up on the discussion a little bit about the LEDs, what is the plan for operation of those?
- Mr. Jawvirya: So, those are all recess so you don't actually see them. They just kind of create a glow within the structure. They'll probably be on the same timer as the sign, I believe. It's just like a pure white. It's not like some crazy color show.
- Mr. Droze: It would just be that, it wouldn't be changing.
- Mr. Jawvirya: There's no change in color. It's more of like creating a halo effect to up light, and they're underneath the canopy, which will create lighting. We'll have some recessed lighting as well.
- Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for our petitioner?
- Mr. Ventura: I just wanted to follow up and Mr. Droze's, comments with regard to the LED light. So, this is not going to be invisible. These lights are not going to be visible.
- Mr. Jawvirya: No, it'd be...
- Mr. Ventura: It'd be indirect lighting across...
- Mr. Jawvirya: Correct, correct indirect it'll be tucked into like...

- Mr. Ventura: It would be lightband lighting or anything?
- Mr. Jawvirya: I'm sorry?
- Mr. Ventura: It's not a light band?
- Mr. Jawvirya: No, you won't see the diodes or anything like that. You just see the effect of glowing.
- Mr. Ventura: It's indirect?
- Mr. Jawvirya: Indirect.
- Mr. Ventura: Thank you very much.
- Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions?
- Mr. Caramagno: So back to the lighting...hate to hang up on this, but is that the same for the vertical white around the BMW sign as well?
- Mr. Jawvirya: So, that'll be a kind of recessed in cove.
- Mr. Caramagno: So, there's a slot...it fits into a slot, correct?
- Mr. Jawvirya: Correct. And you won't see the actual diodes. You'll just...you'll see the glow of the material.
- Mr. Caramagno: A little bit more on the size of the sign, because it sounds like it's going to have to go to ZBA, and it's going to be an issue. I was on the ZBA. This will be an issue for them. I'm sure of it. Why so big?
- Mr. Jawvirya: So obviously, I'm trying to utilize some height, so he has visibility from the highway. That's part of the purpose. Part of the structure is to hold up the canopy. So, I think I'm kind of the monolith that I'm creating, there is supposed to be part of the structure of that canopy, because it sticks out of the building pretty far. You can kind of see it on the image. I don't know if you can zoom into the right image over here. Yeah, see how it kind of ties into the canopy. The canopy is held up by that.
- Mr. Caramagno: So, you mean, tell me that canopy can't stand on its own without that huge sign?

Mr. Jawvirya: It could, but part of the design is for it to be like...tie that whole unit into the building.

Mr. Caramagno: I would think, yeah, you probably have to tie that thing and so it doesn't tip over. That's a big sign. That's a big sign. You know, it's...everybody around is gonna be looking at that sign saying, how did this get through? So, I hate to see it hold up the project, but I think it's large. Anyhow, that's all I've got.

Mr. Wilshaw: Thank you, Mr. Caramagno, any other questions for our petitioner? Nothing else from anyone. Anyone in the audience wishing to speak on this item. No one coming forward. Anything else that you'd like to tell us before we make our decision?

Mr. Jawvirya: No, just excited to get going on this. I think it's a good time for what's going on in motorcycles. To put this in this location. I think it'll help revive that existing site, because it's been dead for a very long time.

Mr. Wilshaw: Okay, very good. Well, thank you for your comments, and a motion will be in order this time. We'll see what happens. Thank you.

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

#04-17-2025 **RESOLVED**, That the Planning Commission does hereby recommend to the City Council that on Petition 2022-08-08-04 submitted by Future Land Holdings. L.L.C., under Sections 13.13 of the Livonia Zoning Ordinance, requesting to amend a previously approved site plan to repurpose and expand the former restaurant building at 19265 Victor Parkway to operate a BMW motorcycle dealership, located on the west side of Victor Parkway between Seven Mile Road and Pembroke Avenue in the Southeast ¼ of Section 6, be approved subject to the following conditions:

1. That the General Site Plan, identified as Sheet No. C-400, dated March 3, 2025, as revised, prepared by Priority Engineering, is hereby approved and shall be adhered to.
2. That the Grading Plan, identified as Sheet No. C-500, dated March 3, 2025, as revised, prepared by Priority Engineering, is hereby approved and shall be adhered to.

3. That the Elevations Plan, identified as Sheet No. ELEV2, dated December 3, 2024, as revised, prepared by JJV Design Group, is hereby approved and shall be adhered to.
4. That the access driveway and parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department.
5. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
6. That all exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadway.
7. That except for what may be authorized under the Zoning Ordinance as part of a temporary sales event, any type of exterior advertising related to the sale of the vehicles designed to attract the attention of passing motorists, such as promotional flags or streamers, shall be prohibited.
8. That there shall be no outdoor storage of vehicle parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall be closed at all times.
9. That 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.
10. That the LED lightband fixture shall be hidden and not visible; the light color shall remain white at all times as represented in rendering on Sheet No. ELEV1, dated December 3, 2024, as revised, prepared by JJV Design Group; and approved by the Planning and Inspection departments;
11. 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,
12. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year

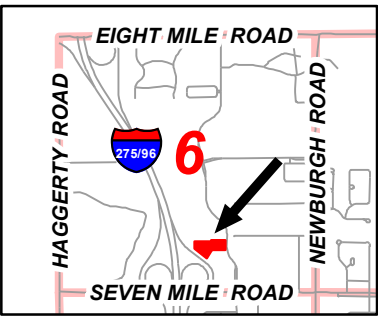
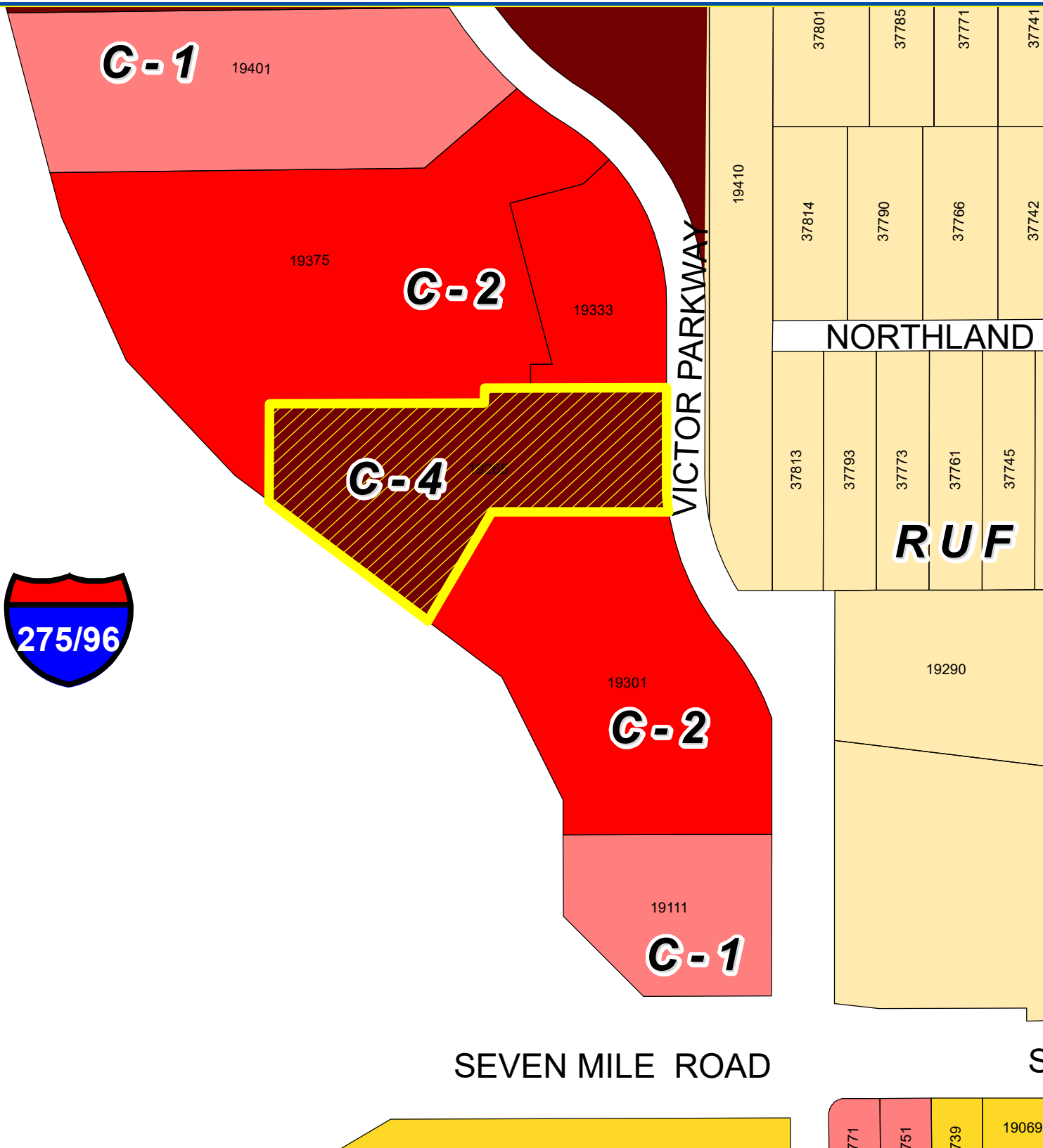
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only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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



Address & Zoning Map

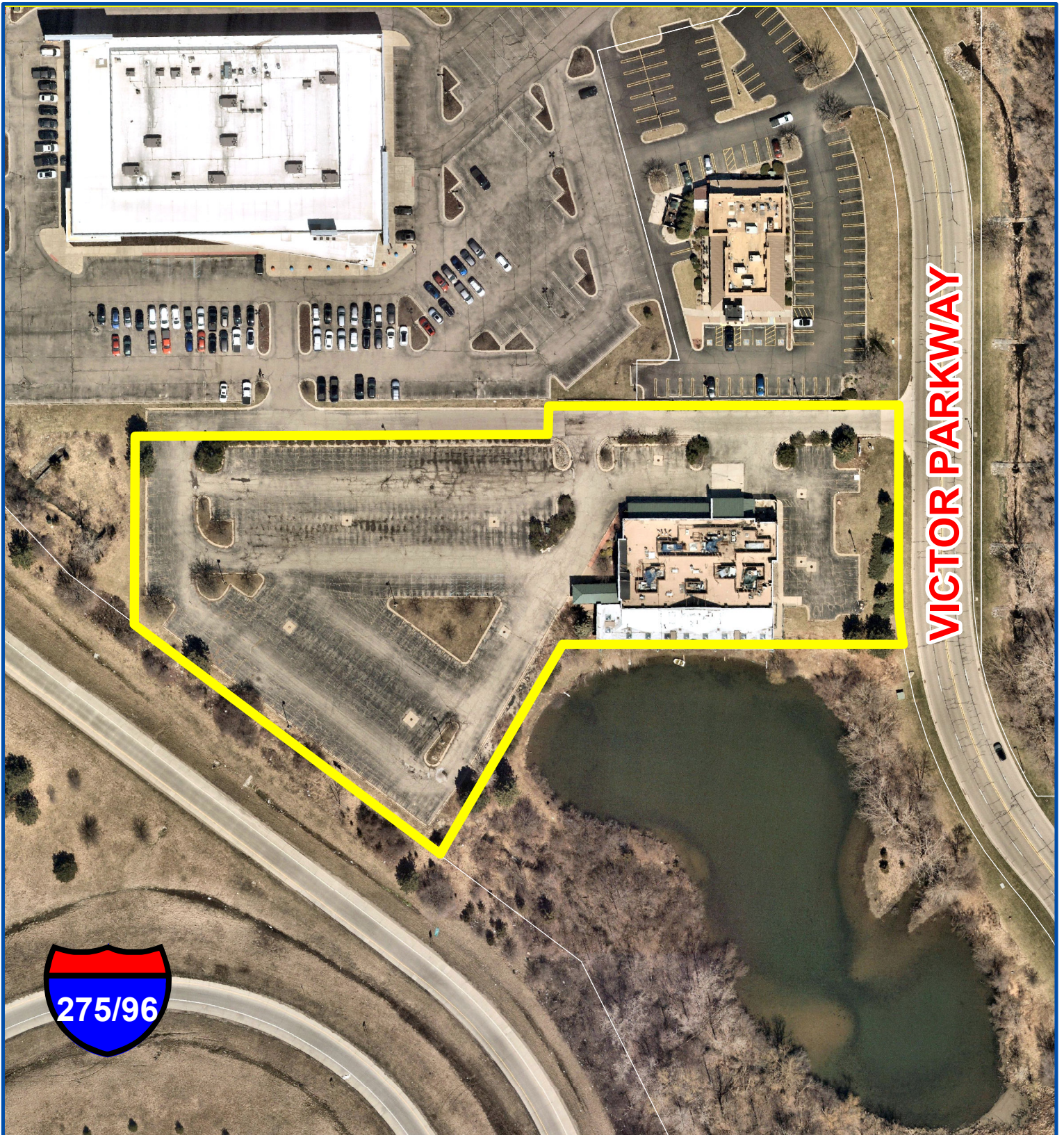
Petition 2022-08-08-04
BMW Motorcycle Dealership
19265 Victor Parkway
Amend waiver to re-develop the
existing restaurant into BMW Dealership



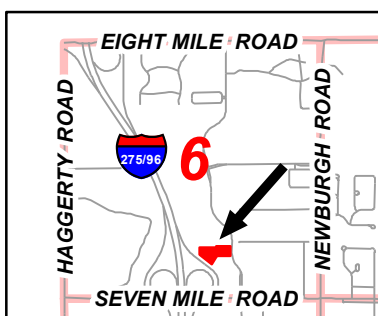
Not to Scale



City of Livonia
Planning Department



VICTOR PARKWAY



Aerial Map

Petition 2022-08-08-04
BMW Motorcycle Dealership
19265 Victor Parkway
Amend waiver to re-develop the
existing restaurant into BMW Dealership



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2022-08-08-04 submitted by Future Land Holdings. L.L.C., under Sections 13.13 of the Livonia Zoning Ordinance, requesting to amend a previously approved site plan to repurpose and expand the former restaurant building at 19265 Victor Parkway to operate a BMW motorcycle dealership, located on the west side of Victor Parkway between Seven Mile Road and Pembroke Avenue in the Southeast ¼ of Section 6.

April 22, 2025: Study Meeting:

This petition involves the redevelopment of the site of the former Doc's Sports Retreat, located on Victor Parkway. The plan is to repurpose the existing 14,382 square-foot restaurant and add a 3,590 square foot building addition for the purpose of operating a motorcycle dealership (BMW).

The irregular-shaped parcel, located approximately 800 feet north of Seven Mile Road, measures 3.21 acres with roughly 193 feet of frontage along Victor Parkway and 312 feet along the rear property line bordering the I-275/96 Expressway. The former restaurant is 14,382 square feet in size and the entire property is zoned C-4 (High Rise Commercial). Motorcycle sales, service, and repair establishments are included under the definition of retail sales and treated as a permitted use in the C-4 district.

In June of 2019, this site was rezoned from C-2 (General Business) to C-4-I, which allows for buildings up to a maximum height of six (6) stories in height. The rezoning was needed to facilitate the approval of a new six-story, dual-branded hotel (Aloft & Element) (CR #221-19). The hotel was never developed.

Lying immediately to the north of the subject property is the Los Amigos Don-Juan restaurant and Dave & Buster's Arcade and Bar, both zoned C-2. To the south is a pond used for detaining storm water for portions of Victor Corporate Park. To the east, across Victor Parkway, are residential homes that front on Northland Road. And abutting the site to the west is the I-275/96 Expressway.

Parking would be provided on the west, and east sides of the building. The existing drive approach on Victor Parkway would remain in its current location. Secondary access to the site would be available from the adjacent commercial parcel to the north via a cross-access agreement that has been in place for many years. It should also be pointed out that the existing parking lot along the frontage of Victor Parkway that would be preserved contains fifteen (15) parking spaces.

In a C-4 district, along the north and south sides of the property, the Ordinance allows for a zero-setback subject to applicable building and fire codes. The addition to the building complies with all required setback lines.

- Existing dumpster enclosure with gates to remain on the property.
- The petitioner is proposing a rolling gate to block entrance to the eastern parking lot.
- A new fire hydrant location is proposed to the northwest of the building.
- The existing ADA stalls shall be re-stripped as needed to conform to minimum ADA widths and specifications.

For a motorcycle dealership, required off-street parking is based on the following: one (1) space for each 150 square feet of showroom floor area, plus one (1) space for each 500 square feet of service floor area. Floor plans show 7,150 square feet of showroom and 7,788 square feet of service floor area. Zoning ordinance standards require 64 parking spaces. The proposed parking lot consists of fifteen (15) spots along Victor Parkway and 193 existing spots in the vast parking lot behind the building. The parking minimum is satisfactory.

Stormwater from the site would be managed using the existing detention basin located adjacent to the site's southern property line. The petitioner will need to provide details of drainage and stormwater treatment to the Engineering Department before obtaining permits for the proposed redevelopment.

Pursuant to Section 10.03 of the zoning ordinance, no fewer than four (4) full size trees, two (2) ornamental trees, and thirty-five (35) shrubs are required along the site's Victor Parkway street frontage. The plan shows that the existing landscaping along Victor Parkway would remain as is. This area currently contains six (6) pine trees. Additionally, all off-street parking areas of forty (40) parking spaces or more must have internal landscaping with each interior landscape area, such as parking lot islands, containing at least one (1) tree. Each island would contain at least one (1) tree. Landscaped greenbelts would be created along the perimeter of the site to help screen the site from the adjacent properties and the expressway. These areas would be planted with a variety of plant materials including Honey Locust trees, Red Maple trees and Burning Bushes.

Renderings found on sheets ELEV1 and ELEV2 show that the design of the building's exterior will have a new façade complete with Black EIFS, corrugated aluminum panel, Black ACM aluminum, and the tall BMW column will be constructed with Black ACM aluminum panel.

For exterior site lighting, a photometric plan has not been submitted and no information is available regarding the location, illumination levels or height of the exterior light fixtures. All exterior light fixtures should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole mounted lights shall not exceed a height of twenty feet (20') above grade.

According to the provisions set forth in Article XI of the sign regulations, this building would be allowed one (1) wall sign not to exceed one (1) square foot for each lineal foot of the building frontage. The development would also be allowed one (1) ground sign, not to exceed thirty (30) square feet in area and six feet (6') in height and must be setback at least ten feet (10') from any right-of-way lines. The submitted Elevations Plan (Sheet No. A3) show a number of wall signs on the building. Any signage in excess of what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals.

April 29, 2025: Public Hearing:

Approving Resolution: That the request to develop BMW Motorrad motorcycle dealerships at 19265 Victor Parkway, is hereby approved, subject to City Council approval and the following conditions:

1. That the General Site Plan, identified as Sheet No. C-400, dated March 3, 2025, as revised, prepared by Priority Engineering, is hereby approved and shall be adhered to.
2. That the Grading Plan, identified as Sheet No. C-500, dated March 3, 2025, as revised, prepared by Priority Engineering, is hereby approved and shall be adhered to.
3. That the Elevations Plan, identified as Sheet No. ELEV2, dated December 3, 2024, as revised, prepared by JJV Design Group, is hereby approved and shall be adhered to.
4. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
5. That all exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadway.
6. That except for what may be authorized under the Zoning Ordinance as part of a temporary sales event, any type of exterior advertising related to the sale of the vehicles designed to attract the attention of passing motorists, such as promotional flags or streamers, shall be prohibited.
7. That there shall be no outdoor storage of vehicle parts, equipment, scrap material, waste petroleum products, junked, unlicensed or inoperable vehicles, or other similar items in connection with this operation, and the overhead doors, when not in use for vehicles entering or exiting the service facility, shall be closed at all times.

MISCELLANEOUS

ITEM 4 Petition 2022-08-08-04 – BMW Dealership

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8. That 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.
9. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
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. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

BMW Motorcycles South East Michigan Construction Documents

19265 Victor Parkway

Livonia, Wayne Co., Michigan, 48152

CITY OF LIVONIA UTILITY CONTACT LIST:

Sanitary & Water - City of Livonia, DPW:
Ryan Ferrell
12973 Farmington Road
Livonia, MI 48150-4202
Phone: 734-466-2614
Email: Rferrell@livonia.gov

Fire - City of Livonia Fire Department
Robert Jemison
Fire Chief
14190 Farmington Road
Livonia, MI 48154
Phone: 734-466-2441
After 5:00 pm: 734-466-2470

Wayne County Traffic Signals:
Eric Lentz, P.E.
Traffic Operations Section
Division of Roads
29900 Goddard Road Detroit, MI 48242
Phone: 734-955-2161
Fax: 734-955-2338
Email: Elentz@waynecounty.com

Wayne County DPS:
Hikmat Kassem, P.E.
Assistant Permit Engineer
33809 Michigan Avenue
Wayne, MI 48184
Phone: 734-585-6504, Ext. 2038
Fax: 734-585-6356
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Terran Foley
9999 Hamilton Boulevard 5 Tak Park
Brenigsville, PN 18031
Phone: 610-904-4418
Emergency Phone: 800-331-4115

Sunoco Logistics:
Jason Adams - Pipeline Inspector
7155 Inkster Road
Taylor, MI 48180-1481
Phone: 313-969-9478
Mobile: 313-319-9645

Midwest Fiber Network, LLC:
Matt Hebel
Vice President, Operations
6070 N. Flint Road
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Phone: 414-459-3575
Mobile: 414-349-3722
Email: mhebel@midwestfibernetworks.com
Website: midwestfibernetworks.com

Telephone AT & T
Anthony Hoover
Metro South Engineering
17651 Michigan Avenue, Room 201
Dearborn, MI 48126
Phone: 313-240-5498
MDOT Taylor TSC:
Andrea L. Jones

Utility and Permit Technician
6510 Telegraph Road Taylor, MI 48180
Phone: 313-375-2402
Fax: 313-295-0822
Email: jonesan@nichigan.gov

CSX Transportation, Inc.:
Charlie Myers
500 Water Street, J180 Jacksonville, FL 32202
Phone: 904-633-1503
Fax: 904-306-5037
Email: charlie_myers@CSX.com
Emergency, 1-800-232-0144

Telephone - AT & T, (R.O.W. / Const. Concerns):
Marc Goodell
1700 Cioette Avenue, Room 111
Lincoln Park, MI 48146
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Email: mg6557@att.com

Amanda Griffith
Fiber Permits Manager
24700 Northwestern Hwy, Suite 700
Southfield, MI 48075
Phone: 248-228-8286
Email: Permits@t23.net
Gas - Consumers Energy
Chris Schneider

11801 Farmington Road
Livonia, MI 48150
Phone: 734-513-6277
Fax: 734-513-6266
Emergency Phone: 800-477-5050
Email: christopher.schneider@cmsenergy.com

Electric - DTE Energy
Tracie Duncan
Supervisor - Regional Planning
8001 Haggerty South Belleville, MI 48111
Phone: 248-394-8662
Email: tracie.duncan@dteenergy.com

Anything Streetlight (other than outages)
Stephanie Sharlow
Phone: 734-397-4091

ITC - Local Government & Community
ExtelNet Systems, Inc.:
Erica Davis
27175 Energy Way Novi, MI 48377
Phone: 248-914-3688
Email: edavis@vtctransco.com

McLeodUSA, a Windstream Company:
Dirk Welte
4074 S. Linden Flint, MI 48507
Phone: 810-691-1035
Email: dirk.welte@windstream.com
Fax: 734-237-4608

Charter Communication (formerly Spectrum)
Eric Lewis
14525 Farmington Road Livonia, MI 48154
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Email: eric.lewis@charter.com

TURNKEY Network Solutions:
Erica Bennett
Permit Coordinator
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Phone: 616-455-9840
Fax: 616-455-9845

Fibertech Networks, LLC:
Earl Knab - Project Manager
Renee Guider - Permits & Application
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Phone: 585-697-5193
Email: Earl.Knab@fibertech.com
Renee.Guider@fibertech.com

Windstream Communications, LLC:
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Email: dschneider@extenetsystems.com

Verizon Wireless
David Haslinger
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Phone: 248-672-9698
Email: david.haslinger@verizonwireless.com

Windstream Communications, LLC:
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Email: Autry.meeker@windstream.com

Dale Kirk - VP of Engineering
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Plymouth, MI 48170
Phone: 248-233-6811
Fax: 248-233-4875
Email: Dale.kirk@cable.comcast.com

Wow! Internet and Cable:
Bruce Roach - Field Contact
32560 N. Avic Dr.
Madison Heights, MI 48071
Phone: 586-453-3553
Fax: 248-677-9021
Email: Bruce.Roach@wowinc.com

Wow! Internet and Cable:
John Hajec-Construction Engineer
37150 Plymouth Road Livonia, MI 48150
Phone: 734-237-4319
Fax: 734-237-4608
Email: j.hajec30@wideopenwest.com
Comcast Business Communications, LLC

UTILITY WARNING!!

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



LEGAL DESCRIPTION:

Premises situated in the City of Livonia, County of Wayne, State of Michigan: Part of the Southeast 1/4 of Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County. Michigan, described as commencing at the South 1/4 corner of said Section 6 and proceeding along the South Section line North 88 degrees 03 minutes 03 seconds East 791.00 feet, thence North 01 degree 56 minutes 57 seconds West 100.00 feet to the East right of way line of 1-275 and the North right of way line of Seven Mile Road; thence along the East right of way line of 1-275, the following four (4) courses, (1) North 46 degrees 56 minutes 57 seconds West 176.78 feet, (2) North 01 degree 56 minutes 57 seconds West 182.04 feet; (3) North 28 degrees 18 minutes 53 seconds West 214.08 feet; (4) North 54 degrees 41 minutes 00 seconds West 141.93 feet to the point of beginning, continuing along the East right of way of 1-275 North 54degrees 41 minutes 00 seconds West 312.16 feet; thence North 01 degree 41 min utes 47 seconds West 151.91 feet; thence North 88 degrees 03 minutes 03 seconds East 334.11 feet; thence North 01 degree 56 minutes 57 seconds West 24.00 feet; thence North 88 degrees 03 minutes 03 seconds East 285.00 feet to the West right of way line of Victor Parkway, thence along the said West right of way South 01 degrees 41 minute 47 seconds East 139.00 feet, thence continuing along the said West right of way 55.59 feet along the arc of a curve to the left, having a radius of 390.00 feet passing through a central angle of 8 degrees 10 minutes with a long chord bearing of South 05 degrees 46 minutes 47 seconds East 55.54 feet; thence South 88 degrees 03 minutes 03 seconds West 276.00 feet; thence South 28 degrees 03 minutes 03 seconds West 196.89 feet to the point of beginning.

Property Address: 19265 Victor Parkway Livonia, MI 48152

Parcel ID: 024990003009

Zoning: C-4, General Business

Provided by Surveyor, Nowak & Fraus



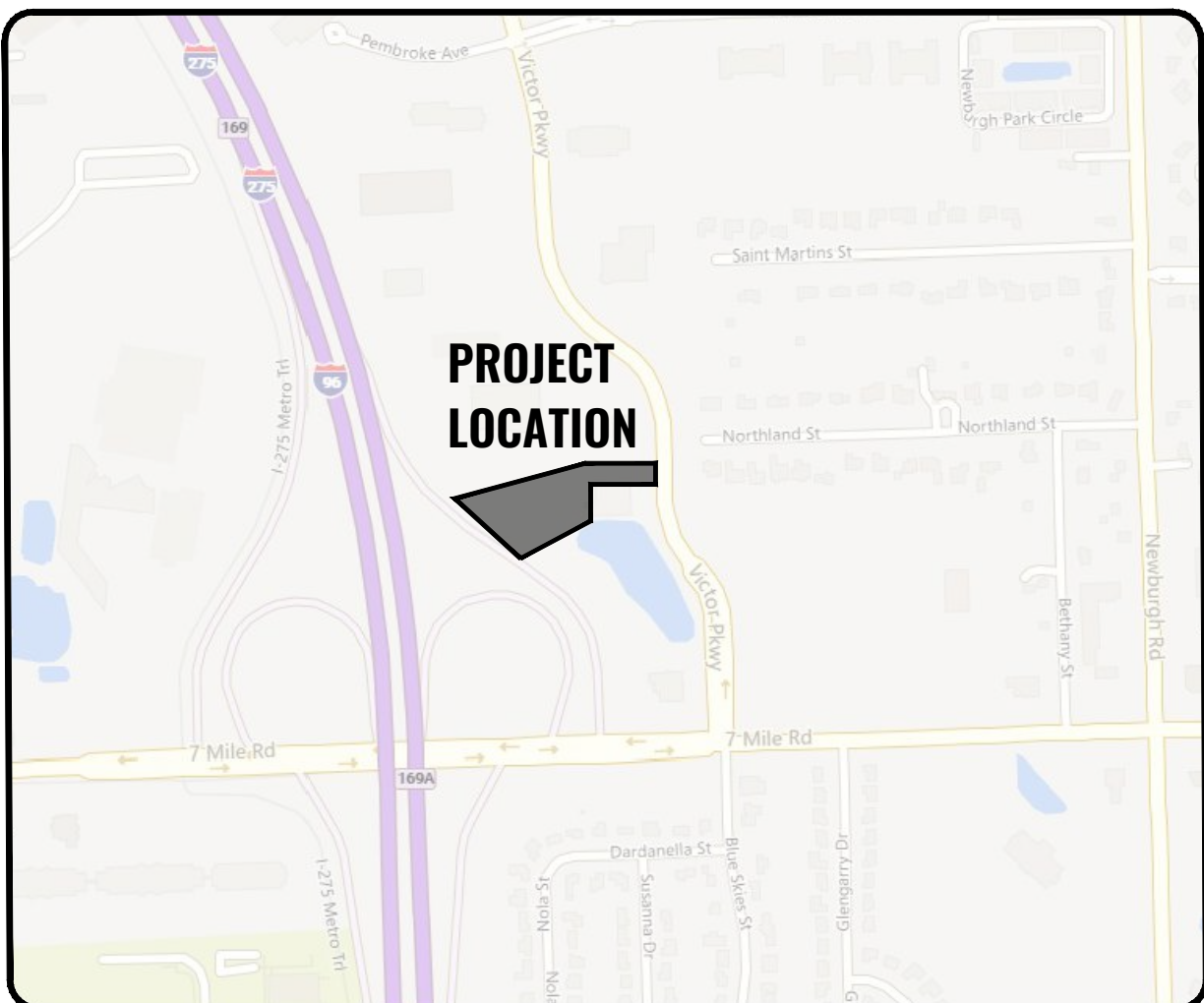
OVERALL SITE PLAN

NOT TO SCALE



COUNTY MAP

NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE



OWNER

Future Land Holdings LLC
4069 Lakewood Dr. Waterford, MI 49329
Contact: Mr. Charles Knoll
Ph: (248) 719-4200
Email: CKnoll@bmwincsem.com

Landscape Architect

Dul Landscape Architecture
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Birmingham, MI 48009
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Ph: O: (734) 320-1313 C: (734) 320-1313
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Developer

JJV Design Group
1565 Kirkway Rd Bloomfield, MI 48302
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Email: johnjanviriya@yahoo.com

Civil Engineer

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Project No. 25-0018

Surveyor

Nowak & Fraus Engineers
46777 Woodward Ave Pontiac, MI 48342-5032
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Architect

JJV Design Group
1565 Kirkway Rd Bloomfield, MI 48302
Contact: John Janviriya
Ph: (248) 724-8226
Email: johnjanviriya@yahoo.com

CITY OF LAVONIA STANDARD CONSTRUCTION NOTES:

- All work and materials shall be in accordance with the current specifications and standard details of the city of Livonia.
- Notify the city of Livonia engineering division (734) 466-2571 a minimum of 48 hours prior to the start of construction.
- Call miss dig (1-800-647-7344/1-800-miss dig) a minimum of 72 hours prior to the start of construction.
- All work in the Plymouth road right-of-way shall meet the requirements of and be approved by M.D.O.T.
- The contractor shall be responsible for any and all damages to existing underground utilities caused by the contractor's operations.
- Trenches under or within 3 ft. of existing or proposed pavements, driveways, and/or sidewalks shall be backfilled and compacted with M.D.O.T. class II sand.
- Where utilities cross, provide porous backfill tamped in 12" layers to the underside of the higher utility. a 6" minimum sand cushion shall be provided between utilities.
- All sewer construction shall have M.D.O.T class II bedding unless otherwise specified on the profiles.
- All elevations shown are based on U.S.G.S. DATUM.
- All disturbed areas behind the curb within the victor parkway right-of-way shall be restored by placing 3" of top soil and sodding in accordance with city of Livonia standards 11. all driveways, drain tiles, culverts and other facilities removed, destroyed, damaged or otherwise disturbed by the work shall be replaced and/or restored to their original condition by the contractor.
- All soil erosion and sedimentation must be controlled and contained on site.
- The contractor must maintain all traffic at all times as required by the current Michigan manual of uniform traffic control devices (MMUTCD), Wayne county, and/or Michigan department of transportation (MDOT).
- The contractor shall at all times provide emergency access to all properties for police, fire department, ambulances and/or other emergency vehicles to protect life, health and property.
- Paved streets and driveways must be maintained in a reasonable state of cleanliness and the contractor shall remove accumulations of debris caused by construction operations.
- The contractor shall have an operating sweeper broom and clean the pavement at the close of each days operation and as often as necessary. Failure to comply shall be cause to stop construction. contractor shall comply with the state air pollution control regulations and city of Livonia soil erosion and sedimentation control (SESC) .
- Contractor must provide all necessary sheeting, shoring, dewatering, bracing, trench boxes, etc. to perform work safely, protect existing utilities and improvements in accordance to Michigan occupational safety and health administration (MIOSHA).

PERMITS REQUIRED FOR PROJECT

PERMIT	CITY/AGENCY	APPROVAL
R.O.W.		
BUILDING		

PROJECT DESCRIPTION:

PROJECT SCOPE TO INCLUDE REMOVAL OF EXISTING VEGETATION/INFRASTRUCTURE AS NECESSARY TO CONSTRUCT A NEW ADDITION TO THE EXISTING BUILDING AND ASSOCIATED INFRASTRUCTURE SUCH AS CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, PARKING FACILITIES, UTILITIES, STORM MANAGEMENT SYSTEM, LANDSCAPING, LIGHTING, SITE SIGNAGE AND OTHER IMPROVEMENTS TO SERVICE THE SITE.

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X". ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 26163C0045E FOR WAYNE COUNTY, MICHIGAN, DATED FEBRUARY 2, 2012 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER [HTTPS://MSC.FEMA.GOV/](https://MSC.FEMA.GOV/).



PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification

North

SCALE

Project

**BMW Motorcycles
South East Michigan**

Project Location

**19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152**

Sheet Name

COVER SHEET

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 03/03/2025

Reviewed By: BAH

ENG/CADD: JGR

Checked By: TCS

PE Project No. 25-0018

Sheet No. **C-100**

DRAWING NOT TO SCALE EXCEPT AS NOTED FOR THE 1"=20' AND WALL SHALL BE CONSTRUCTED AS SHOWN ON ANY OTHER SHEET. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF PRIORITY ENGINEERING, LLC. © 2025

GENERAL NOTES

- MATERIAL AND CONSTRUCTION METHODS SHALL FOLLOW THE PRACTICE DEFINED BY THE LATEST EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND APPLICABLE SPECIAL PROVISIONS UNLESS OTHERWISE MODIFIED HEREWITHIN OR IN THE PROJECT SPECIFICATIONS.
- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM AVAILABLE DATA. OWNER WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATIONS FROM THE LOCATIONS SHOWN. PURSUANT TO ACT 174 OF THE PA OF 2013 AS A CONDITION OF THIS CONTRACT NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT. CALL 811.
- FOR PRIVATE UTILITIES, CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE ALL PRIVATE UTILITIES OWNED BY OWNER.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES OR DISRUPTION OF ANY UTILITY.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES FOR NOISE LEVELS, VIBRATIONS, OR ANY OTHER RESTRICTIONS WHILE REMOVING PAVEMENT OR FOR ANY OTHER CONSTRUCTION OPERATIONS WITHIN THIS CONTRACT TO BE INCLUDED IN THE RESPECTIVE ITEM OF WORK.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. ALL TRAFFIC CONTROL ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL SUBMIT ALL REQUESTS TO OWNERS REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE AREAS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND CONFORMING TO ALL APPLICABLE PERMIT REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL MATERIAL SUBMITTALS REQUIRED BY THE PROJECT SPECIFICATIONS INCLUDING ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE MIX DESIGNS TO ENGINEER A MINIMUM OF 14 DAYS PRIOR TO BEGINNING FIELD WORK.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND FIELD VERIFICATION. ADJUST CATCHBASINS AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE. DRAINAGE ISSUES SHALL BE BROUGHT TO THE ATTENTION OF PRIORITY ENGINEERING PRIOR TO PLACEMENT OF ANY PAVEMENT STRUCTURE LAYERS. AREAS OF PONDING WATER SHALL BE REPAIRED BY FULL DEPTH PATCHING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL PERFORM WALKTHROUGH WITH OWNER AND PRIORITY ENGINEERING BEFORE PLACEMENT OF ASPHALT CONCRETE LEVELING COURSE TO REVIEW PROPOSED GRADES.
- OBJECTS DESIGNATED TO REMAIN INCLUDING SIDEWALKS, PAVEMENT, CURB, LIGHT POLES, TRAFFIC SIGNS, LANDSCAPE AREAS, ETC. SHALL BE PROTECTED. IF DAMAGED BY THE CONTRACTOR, IT SHALL BE REPAIRED TO OWNER SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- UPON COMPLETION OF EACH DAY OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS AND SHALL PROVIDE ALL NECESSARY TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF FINAL PLANS MARKED "ISSUED FOR CONSTRUCTION" ON THE JOB SITE AT ALL TIMES.THE CONTRACTOR SHALL KEEP ACCURATE AND LEGIBLE RECORDS OF ALL CHANGES OF WORK THAT OCCUR DURING CONSTRUCTION AND INFORMATION ON "AS-BUILT" CONDITIONS. DOCUMENTATION OF CHANGES AND AS-BUILT INFORMATION SHALL BE RECORDED ON AN APPROVED SET OF FINAL PROJECT PLANS AND DELIVERED TO PRIORITY ENGINEERING AFTER COMPLETION OF WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTING THAT

SURVEY NOTE

- THE SITE PLANS WERE DEVELOPED BASED ON DRAWINGS PROVIDED BY THE OWNER AND A TOPOGRAPHICAL SURVEY BY PRIORITY ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING STRUCTURES AND VERIFYING QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT AND PROVIDING POSITIVE DRAINAGE.

EARTHWORK NOTES

- ALL NATURAL SOIL LEFT IN PLACE, IN CUT SECTIONS, SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR TO A MINIMUM DEPTH OF 12 INCHES, UNLESS SHOWN OTHERWISE IN PLAN SET.
- THE LIMIT OF EARTH DISTURBANCE SHALL BE THE SLOPE STAKE LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL SLOPES SHALL BE CLASS A SLOPES.
- AREAS DISTURBED BY THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESTORED AS SPECIFIED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, RESTORATION PLAN OR DIRECTED BY THE ENGINEER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR AREAS DISTURBED OUTSIDE THE SLOPE STAKE LINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE GRADING LIMITS, INCLUDING EXISTING FENCING, LAWN, TREES, SHRUBBERY, AND SIDEWALKS.

EARTH EXCAVATION NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY STORAGE AREAS FOR EXCAVATED MATERIAL WHICH MAY BE USED AS EMBANKMENT MATERIAL IN OTHER AREAS IF IT IS SUITABLE MATERIAL AS DETERMINED BY THE ENGINEER, ANY EXTRA HANDLING OF EXCAVATED MATERIAL IS CONSIDERED INCLUDED IN THESE PAY ITEMS.
- EXCAVATION DROP-OFFS GREATER THAN 8 INCHES SHALL BE PROTECTED BY 4 FT TALL ORANGE PLASTIC SAFETY FENCE (SNOW FENCE) SECURELY ATTACHED TO GROUND DRIVEN STAKES WHEN LEFT OVERNIGHT. SAFETY FENCING SHALL BE MAINTAINED UNTIL AREA IS WITHIN 8 INCHES OF ADJACENT GRADE. PAYMENT FOR THIS WORK IS INCLUDED IN TRAFFIC CONTROL LUMP SUM UNIT PRICE.

SOIL BORING NOTES

- THE SOIL BORINGS LOGS DEPICT POINT LOCATIONS AND DO NOT INFER THAT THE SURFACE CONDITIONS ARE THE SAME IN OTHER AREAS. BORING LOCATIONS ARE SHOWN ON THE PLANS, SOIL BORING LOGS ARE AVAILABLE UPON REQUESTOR INCLUDED WITH THE SPECIFICATIONS.

SITE GRADING NOTES

RESULT FROM THE DEMOLITION AND REMOVAL OF THE EXISTING PAVEMENT SHALL BE USED TO DETERMINE THE PROPOSED GRADES AND FOR THE NOTES ABOVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE WITH MIN. SLOPE OF 1.5%. LONGITUDINAL SLOPE ALONG GUTTER LINES SHALL BE 0.5% MIN.

- PRIOR TO INSTALLING ANY PAVEMENT LAYERS, THE CONTRACTOR SHALL REVIEW THE PROPOSED SITE GRADES WITH THE ENGINEER TO IDENTIFY AND RECTIFY ANY COMPLICATIONS.
- PROPOSED SIDEWALKS SHALL HAVE MIN. 1.0% AND MAX. 2.0% CROSS SLOPE.
- CONTRACTOR SHALL ADJUST ALL UTILITY RIMS LOCATED WITHIN THE WORK LIMITS AS NECESSARY TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE. THIS INCLUDES ALL STORM MANHOLES, CATCH BASINS, CLEANOUTS, SANITARY MANHOLES AND CLEANOUTS, WATER MAIN MANHOLES, GATE VALVES, AND BOXES OR ANY OTHER UTILITY RIMS OR BOXES.
- WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT DESIGNATED TO REMAIN, MATCH ELEVATIONS UNLESS INDICATED OTHERWISE ON THE PLANS.
- ADJUST GUTTER PAN FROM SPILL IN TO SPILL OUT AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- ADJUST ELEVATION OF CURB REPAIRS AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- TAPER CURB HEIGHT TO 0" IN 10' WHEN ABUTTING TO EX. PAVEMENT WITHOUT CURB.

GENERAL PAVING NOTES

- NEW PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS-SECTION INDICATED ON THE PLANS.
- MATCH EXISTING ELEVATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENTS OR OTHER FIXED OBJECTS.
- CONTRACTOR SHALL MATCH EXISTING STRIPING PATTERNS UNLESS OTHERWISE SHOWN ON THE PLANS. CONTRACTOR SHALL DOCUMENT EXISTING STRIPING PATTERN PRIOR TO REMOVAL OF ANY PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT TO PROVIDE POSITIVE SITE DRAINAGE. WATER PONDING AND BIRD BATHS SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- NEW AGGREGATE BASE REQUIRED SHALL BE MDOT 21AA CRUSHED LIMESTONE MATERIAL.
- SUBGRADE SOIL FOUND TO BE UNSUITABLE SHALL BE RECONDITIONED OR REPLACED AS DIRECTED BY THE ENGINEER, INCLUDING THE NECESSARY FINE GRADING TO ENSURE THAT MINIMUM SPECIFIED PAVEMENT THICKNESS IS ACHIEVED.

TRAFFIC CONTROL NOTES

- OBTAIN WRITTEN PERMISSION FROM OWNER'S REPRESENTATIVE WHEN ROADS, SIDEWALKS AND PARKING LOTS NEED TO BE CLOSED PRIOR TO CLOSING ANY PAVED AREA.
- SUBMIT ALL REQUESTS TO OWNER'S REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE ANY PAVED AREA.
- PROVIDE ALTERNATE TRAFFIC ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC ROUTES AS NECESSARY OR REQUIRED BY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, PLACING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

DEMOLITION/REMOVAL NOTES

- SAWCUT FULL DEPTH THE PAVEMENT, SIDEWALK AND CURB DESIGNATED TO BE REMOVED AT THE LIMITS OF WORK SHOWN ON THE PLANS OR MARKED IN THE FIELD.
- REMOVE ONLY THE STRUCTURES AND PAVEMENTS WITHIN THE LIMITS OF WORK AS DETAILED ON THE PLANS AND CROSS SECTIONS. ALL OTHER STRUCTURES AND PAVEMENT SHALL BE PROTECTED AS REQUIRED.
- ALL EXISTING UNDERGROUND UTILITIES WITHIN THE AREA OF WORK SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS, OTHERWISE DESIGNATED TO BE REMOVED. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS.
- CONTRACTOR SHALL DISPOSE OF ALL CONCRETE , ASPHALT, AGGREGATE BASE AND SUBGRADE SPOILS AT LEGAL DISPOSAL SITE. CONTRACTOR SHALL PAY FOR ALL TRUCKING AND DISPOSAL COSTS.
- MATERIAL AND SITE FEATURES HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER UNLESS SPECIFIED OTHERWISE. ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION/REMOVAL/REPAIR ACTIVITIES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING WIRING AND ELECTRICAL OUTLETS SHALL BE CONSIDERED INCIDENTAL TO ELECTRICAL FEATURE DEMOLITION/REMOVAL.

CURB REPAIR NOTES

- SAWCUT THE CURB AREAS DESIGNATED FOR REPAIR AT THE LIMITS MARKED IN THE FIELD BY OWNER'S REPRESENTATIVE.
- REMOVE EXISTING CONCRETE WITHOUT CAUSING DAMAGE OR SPALLING TO ADJACENT SIDEWALK OR CURBS WHICH ARE DESIGNATED TO REMAIN. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- DRILL AND EPOXY GROUT TWO (2) #5 (18 INCH LONG EPOXY COATED) DEFORMED BARS A MINIMUM OF 6 INCHES INTO EXISTING CONCRETE CURBS (TWO FACES) WHICH ARE DESIGNATED TO REMAIN.
- MATCH EXISTING CURB GEOMETRY.
- PLACE AND CONSOLIDATE CONCRETE IN THE REPAIR AREA TO MATCH THE ELEVATION OF ADJACENT CURB AND SIDEWALK AREAS TO MAINTAIN POSITIVE DRAINAGE. FINISH CURBS TO MATCH FINISH OF ADJACENT AREAS WHICH ARE DESIGNATED TO REMAIN.
- VOID/HOLES (HONEYCOMB AREAS) ON THE CURB BACK/FACE SHALL BE REPAIRED WITH CEMENT MORTAR PASTE TO THE SATISFACTION OF THE OWNER.

CLEANUP AND RESTORATION NOTES

- PROTECT ADJACENT AREAS OUTSIDE OF PROJECT LIMITS DURING CONSTRUCTION. RESTORE ALL DISTURBED AREAS TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED ON THE PROJECT PLANS. RESTORE GRASS AREAS WITH MINIMUM 4" OF TOPSOIL AND SOD UNLESS OTHERWISE NOTED ON THE PLANS. HYDRO SEED MAY BE USED WITH ENGINEERS APPROVAL. INSTALL SLOPE RESTORATION TYPE AS INDICATED ON PLAN.
- UPON COMPLETION OF WORK, THE ENTIRE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH AND ANY DISTURBED AREAS RESTORED TO THE SATISFACTION OF THE OWNER.
- FINAL PAYMENT WILL NOT BE MADE UNTIL THE SITE IS CLEARED, RESTORED AND CLEANED PER THE PROJECT SPECIFICATIONS.

ABBREVIATIONS USED IN DRAWINGS

THE FOLLOWING ABBREVIATIONS ARE USED ON THESE PLANS:	
@	AT (RATE OF)
&	AND
"	INCH
'	FOOT
#	NUMBER
AC	ASPHALT CONCRETE - ASPHALT PAVEMENT/HOT MIX ASPHALT
PAVEMENT	
ADA	AMERICANS WITH DISABILITIES ACT (BARRIER FREE ACCESS)
AGG	AGGREGATE BASE
ALT	ALTERNATE
APPROX.	APPROXIMATE/APPROXIMATELY
ARCH.	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
B	BORING
BOY	BOUNDARY
BIT	BITUMINOUS
BF	BARRIER FREE
BFF	BANK FULL FLOOD
BLDG	BUILDING
BM	BENCHMARK
BOL	BOLLARD
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BOW	BOTTOM OF WALL
C	CORE
CAP	CAPACITY
CB	CATCH BASIN
CENTL.	CENTERLINE
CF	CUBIC FEET
CHANN.	CHANNEL
CJ	CONTROL JOINT
CLS	CRUSHED LIMESTONE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COEF	COEFFICIENT
COL	COLUMN
COMM/COMM.	COMMUNICATIONS
CONC.	CONCRETE
CONN.	CONNECTION
COV.	COVER
CULV.	CULVERT
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DIA/DIA.	DIAMETER
DI	DUCTILE IRON
DIM/DIM.	DIMENSION
DEG/DEG.	DEGREE
DEMO/DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DMH	DROP MANHOLE
DS	DOWNSPOUT
EA	EACH
E	EAST
EE	EACH END
EGH	EDGE OF GRAVEL
EHH	ELECTRICAL HAND HOLE
ELEV.	ELEVATION
EM	EDGE OF METAL
ENG/ENG.	ENGINEER
ENT.	ENTRANCE
EQUIP.	EQUIPMENT
ES	END SECTION
EXCAV/EXCAV.	EXCAVATE
EX/EX.	EXISTING
EXPX	EXPANSION
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDR	FULL DEPTH RECLAMATION
FF	FINISH FLOOR
FG	FINISH GRADE
FURN.	FURNISH
FP	FLOOD PLAIN
FT	FEET/FOOT
FTG	FOOTING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
GAL/GAL.	GALLON
GEN.	GENERAL
GIS	GEOGRAPHIC INFORMATION SYSTEM
GU	GUTTER
GV/GVA	GATE VALVE
GVL	GRAVEL
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HH	HANDHOLE
HP	HIGH POINT
HGL	HYDRAULIC GRADE LINE
HMA	HOT MIX ASPHALT PAVEMENT
HORIZ/HORIZ.	HORIZONTAL
HYD	HYDRANT
INT	INSTALL
LD	LIGHT DUTY
LF	LINEAR FEET
LP	LOW POINT
MAX/MAX.	MAXIMUM
ME	MATCH EXISTING
MDOT	MICHIGAN DEPARTMENT OF TRANSPORTATION
MH	MANHOLE
MIN/MIN.	MINIMUM
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NFV	NOT FIELD VERIFIED
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCC	PORTLAND CEMENT CONCRETE - CONCRETE
PVC	POLYVINYL CHLORIDE

PR	PROPOSED
RCP	REINFORCED CONCRETE PIPE
RY	REAR YARD
S	SOUTH
SAN	SANITARY SEWER
SBC	STABILIZED BASE COURSE
SESC	SOIL EROSION AND SEDIMENT CONTROL
SF	SQUARE FEET
SG	SUBGRADE
STM	STORM SEWER
SY	SQUARE YARD
TA	TOP OF HMA PAVEMENT ELEVATION
TC	TOP OF PROPOSED CURB
TERS	TEMPORARY EARTH RETENTION SYSTEM
TOP	TOP OF PAD (CONCRETE)
TOW	TOP OF WALL
TP	TEST PIT
TPP/TYP.	TYPICAL
TW	TOP OF SIDEWALK
VB	VAPOR BARRIER
VCP	VITRIFIED CLAY PIPE
VERT/VERT.	VERTICAL
VF	VERIFY IN FIELD
VLT	VAULT
VOL	VOLUME
W	WEST
WM	WATER MAIN
WTR	WATER
WTF	WELDED WIRE FABRIC

DEFINITIONS USED IN DRAWINGS

THE FOLLOWING DEFINITIONS ARE USED ON THESE PLANS:	
OWNER	FUTURE LAND HOLDINGS LLC
ENGINEER	PRIORITY ENGINEERING
CITY	LIVONIA, MI
COUNTY	WAYNE COUNTY, MI



PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification

North

SCALE

Project

BMW Motorcycles
South East Michigan

Project Location

19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152

Sheet Name

GENERAL PROJECT NOTES

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 03/03/2025

Reviewed By: BAH

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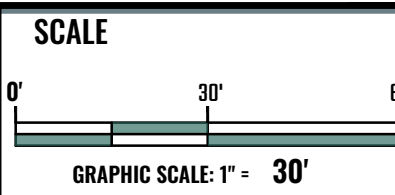
PE Project No. 25-0018

Sheet No. C-101

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Certification



Project

**BMW Motorcycles
South East Michigan**

Project Location

**19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152**

Sheet Name

EXISTING SITE CONDITIONS

Revisions

[illegible]

Date: 03/03/2025

Reviewed By: **BAH**

ENG/CADD: JGR

Checked By: TCS

PE Project No. 25-0018

Sheet No.

C-200

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MEDIA BESIDES 11" X 17"
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- | | |
|--|-------------------------------|
| | EXISTING OVERHEAD UTILITY |
| | EXISTING OVERHEAD TELEPHONE |
| | EXISTING GAS MAIN |
| | EXISTING CONDENSATION LINE |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING TELEPHONE LINE |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING CABLE TELEVISION |
| | FUEL LINE |
| | EXISTING IRRIGATION LINE |
| | EXISTING STORM SEWER |
| | EXISTING WATER MAIN, AS NOTED |
| | EXISTING SANITARY SEWER |
| | CONTOUR |
| | INDEX CONTOUR |
| | CHAIN LINK FENCE |
| | HORN FENCE |
| | WOOD FENCE |
| | HYDRANT |
| | GATE VALVE |
| | POST INDICATOR VALVE (PIV) |
| | WATER MAIN MANHOLE |
| | SQUARE CATCH BASIN |
| | ROUND CATCH BASIN |
| | BEEHIVE CATCH BASIN |
| | SANITARY MANHOLE |
| | END SECTION |
| | CULVERT |
| | STORM MANHOLE |
| | CLEAN OUT |
| | SIGN |
| | UTILITY POLE |
| | RISER |
| | LIGHT POLE |
| | LANDSCAPE LIGHT |
| | SPRINKLER |
| | ELECTRICAL BOX/TRANSFORMER |
| | ELECTRICAL MANHOLE |
| | FLAG POLE |
| | MAILBOX |
| | TOP OF CURB |
| | GUTTER |
| | EX. GRADE |
| | EDGE OF ASPHALT |
| | TOP OF WALL |
| | BOTTOM OF WALL |
| | TREE |
| | CONCRETE |
| | ASPHALT PAVEMENT |
| | GRAVEL |
| | RIP-RAP |
| | SOIL BORING LOCATION |

BENCHMARK DATA:

BM A
ARROW ON HYDRANT
NORTHING: 339596.7690
EASTING: 13378466.0690
ELEVATION: 757.93
(NAVD88 DATUM)

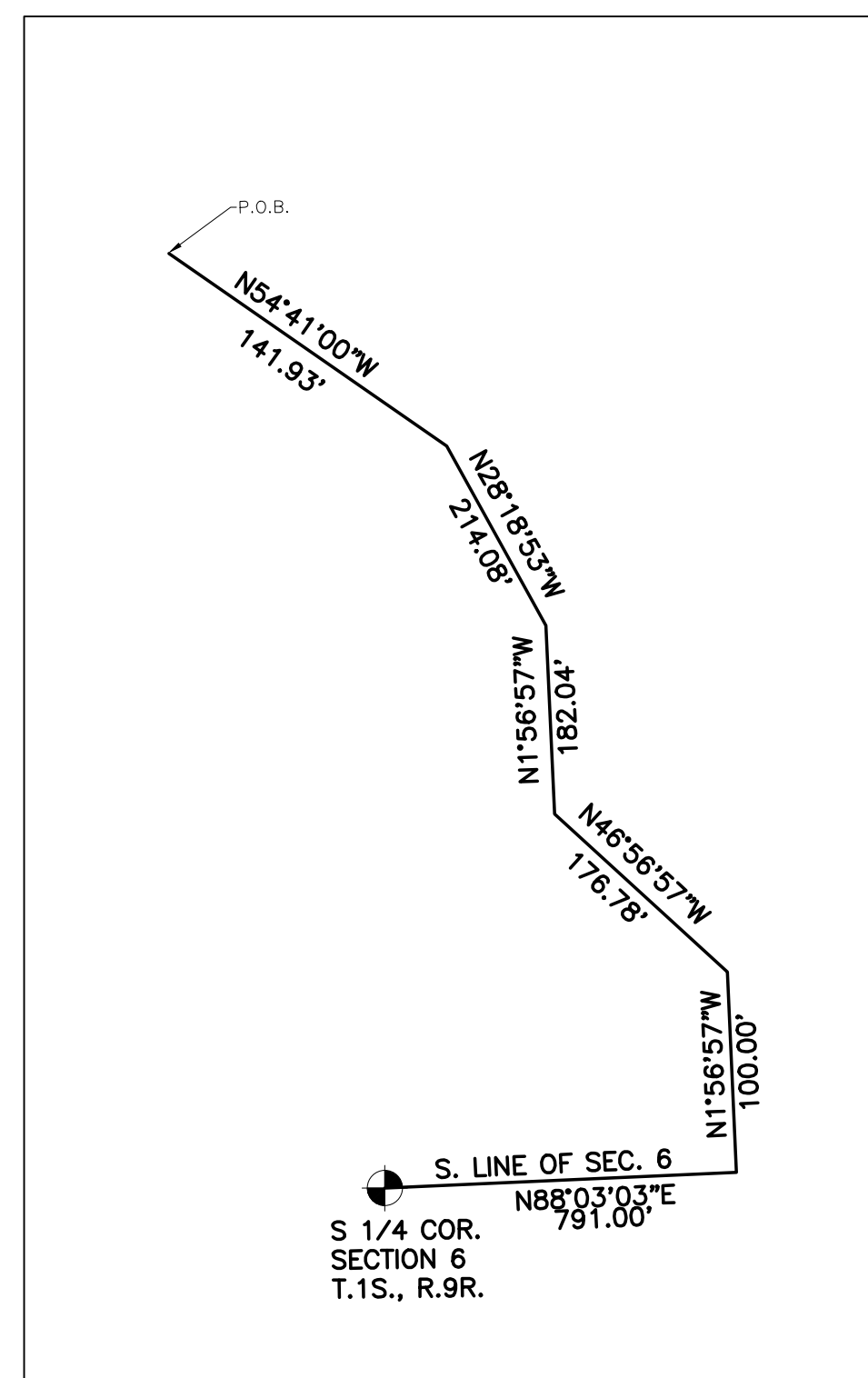
BM B
SOUTHEAST CORNER OF LIGHT POLE BASE
NORTHING: 339515.1770'
EASTING: 13378665.3780'
ELEVATION: 755.85
(NAVD88 DATUM)

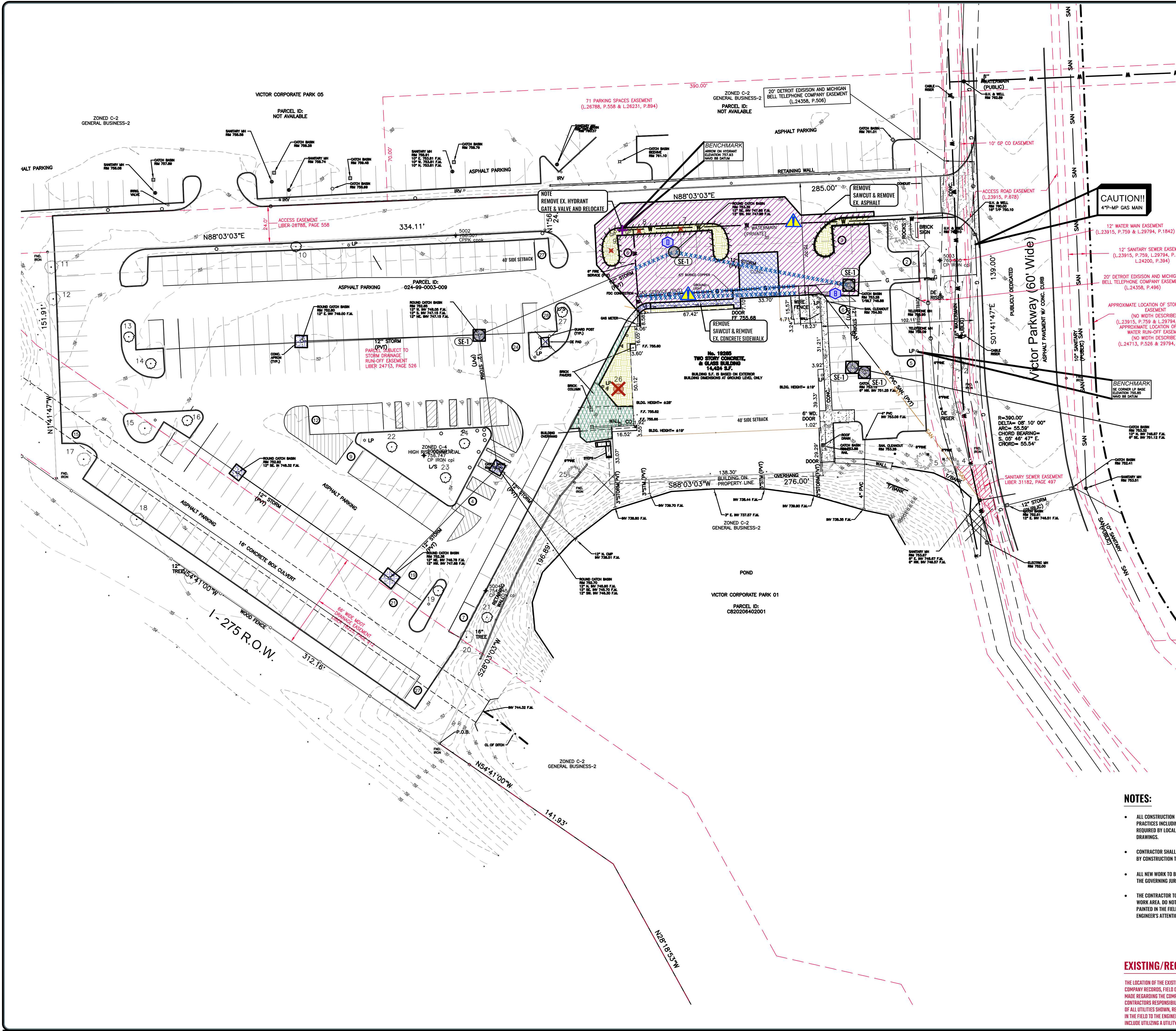
NOTES

- SURVEY PERFORMED BY NOWAK & FRAUS DATED 10/03/22, PROJECT # K412-01.
- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE RECORD/EXISTING ELEVATIONS
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM CLIENT PROVIDED DOCUMENTS, MUNICIPAL AND UTILITY COMPANIES RECORDS, NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES.

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP NO. 26163C0045E FOR WAYNE COUNTY, MICHIGAN, DATED FEBRUARY 2, 2012 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)).





REMOVAL LEGEND

NOTE: REMOVAL SHALL INCLUDE SURFACE ITEMS NOTED BELOW IN ADDITION TO UNDERLYING BASE, SUBBASE, SUBGRADE AND DELETERIOUS MATERIAL TO ACCOMMODATE PROPOSED IMPROVEMENTS.

- SAWCUT & REMOVE EXISTING ASPHALT
- SAWCUT & REMOVE EXISTING CONCRETE SIDEWALK
- SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING PAVERS
- CLEAR, GRUB & REMOVE EXISTING TREES/BRUSH
- AREA OF GRADING/EARTHWORK
- REMOVE CURB & GUTTER
- REMOVE EXISTING FENCE
- REMOVE EXISTING WALL
- REMOVE EXISTING UTILITY AS NOTED
- CAUTION!!! EXISTING UTILITY IN AREA (SEE EXISTING/RECORD UTILITIES NOTE, THIS SHEET)
- REMOVE/RELOCATE EXISTING MISC. ITEM AS NOTED ON PLANS
- REMOVE EXISTING TREE
- ADJUST RIM AS NOTED ON GRADING PLAN
- ADJUST EXISTING STRUCTURE RIM/VALVE AS NOTED ON THE GRADING PLAN
- CONTRACTOR TO RECONSTRUCT/REPLACE ENTIRE STRUCTURE
- REMOVE AND DISPOSE OF EXISTING CATCH BASIN
- REMOVE AND DISPOSE OF EXISTING MANHOLE
- REMOVE AND DISPOSE OF EXISTING SIGN, POST AND FOUNDATION.
- REMOVE AND DISPOSE OF EXISTING BOLLARD.
- REMOVE AND DISPOSE OF EXISTING LIGHT FIXTURE, POLE AND BASE.
- SOIL BORING LOCATION (SEE GEOTECHNICAL REPORT BY OTHERS)

SOIL EROSION CONTROL LEGEND

- L.O.
- SE-1
- SE-1

EROSION CONTROL NOTES:

- EARTH DISTURBANCE IS NOT PERMITTED OUTSIDE THE NOTED DISTURBANCE LIMITS. DISTURBANCE IS NOT PERMITTED WITHIN THE FLOODPLAIN LIMITS.
- EARTH EXCAVATION FOR THIS PROJECT SHALL INCLUDE THE EXCAVATION FOR UNDERGROUND UTILITIES & SITE BALANCING TO REACH FINAL PAVEMENT SUBGRADE LEVELS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION & MAINTENANCE OF ALL SOIL EROSION & SEDIMENTATION CONTROL (SESC) MEASURES, INCLUDING DUST CONTROL.
- THE FOLLOWING MINIMUM SESC MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE & TURF IS ESTABLISHED:
- 1. MUD MATS AT SITE ENTRANCE/EXIT POINTS TO MINIMIZE THE TRACKING OF DEBRIS/SOIL ONTO ROADWAYS OR NEIGHBORING PROPERTY. MUD MATS SHALL CONSIST OF LARGE COARSE AGGREGATE OVERLYING A GEOTEXTILE SEPARATOR FABRIC.
- 2. STOCKPILED SOILS SHALL BE COVERED OR OTHERWISE PROTECTED FROM ERODING INTO OFFSITE AREAS.
- 3. THE CONTRACTOR SHALL ESTABLISH PERMANENT STABILIZATION OF ALL EXPOSED AREAS WITHIN 7 DAYS OF FINAL GRADING.
- 4. BURLAP &/OR STRAW BALES ARE NOT ALLOWED.
- 5. SEDIMENT TRAPS (I.E., SILT SACKS) SHALL BE INSTALLED AT EXISTING & NEWLY INSTALLED INLET STRUCTURES & SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 6. SILT FENCING SHALL BE INSTALLED ALONG THE PERIMETER OF THE DISTURBED LIMITS (SEE PLAN) & MAINTAINED.

NOTES:

- ALL CONSTRUCTION AT PROJECT SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE CONSTRUCTION DRAWINGS.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
- ALL NEW WORK TO BE PERFORMED PER STANDARDS AND SPECIFICATIONS OF THE GOVERNING JURISDICTION.
- THE CONTRACTOR TO CALL 811 TO MARK EXISTING UTILITIES WITHIN THE WORK AREA. DO NOT EXCAVATE UNTIL EXISTING UTILITIES HAVE BEEN PAINTED IN THE FIELD AND ANY CONCERNS NEED TO BE BROUGHT TO THE ENGINEER'S ATTENTION.

BENCHMARK DATA:

BM A
ARROW ON HYDRANT
NORTHING: 339596.7690'
EASTING: 13378466.0690'
ELEVATION: 757.93
(NAVD88 DATUM)

BM B
SOUTHEAST CORNER OF LIGHT POLE BASE
NORTHING: 339515.1770'
EASTING: 13378665.3780'
ELEVATION: 755.85
(NAVD88 DATUM)

EXISTING/RECORD UTILITIES NOTE

THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS, FIELD OBSERVATIONS AND OWNER PROVIDED DRAWINGS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN, REFERENCED OR MARKED IN THE FIELD. CONTRACTOR TO REPORT ANY CONFLICTS IN THE FIELD TO THE ENGINEER. CONTRACTOR METHODS FOR UTILITY LOCATING SHALL AT A MINIMUM INCLUDE UTILIZING A UTILITY LOCATING COMPANY, HYDRO EXCAVATION, SOFT DIG AND POT HOLING.



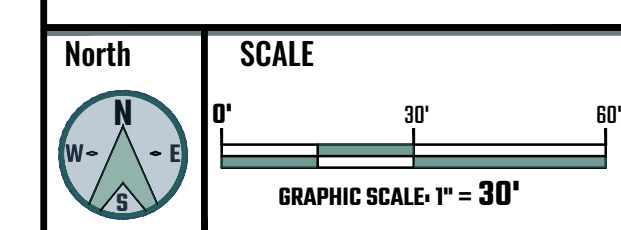
PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification



Project
BMW Motorcycles
South East Michigan

Project Location
19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152

Sheet Name
REMOVAL/DEMOLITION
PLAN

Revisions			
REV	ISSUED FOR	ISSUE DATE	BY

Date: 03/03/2025

Reviewed By: BAH

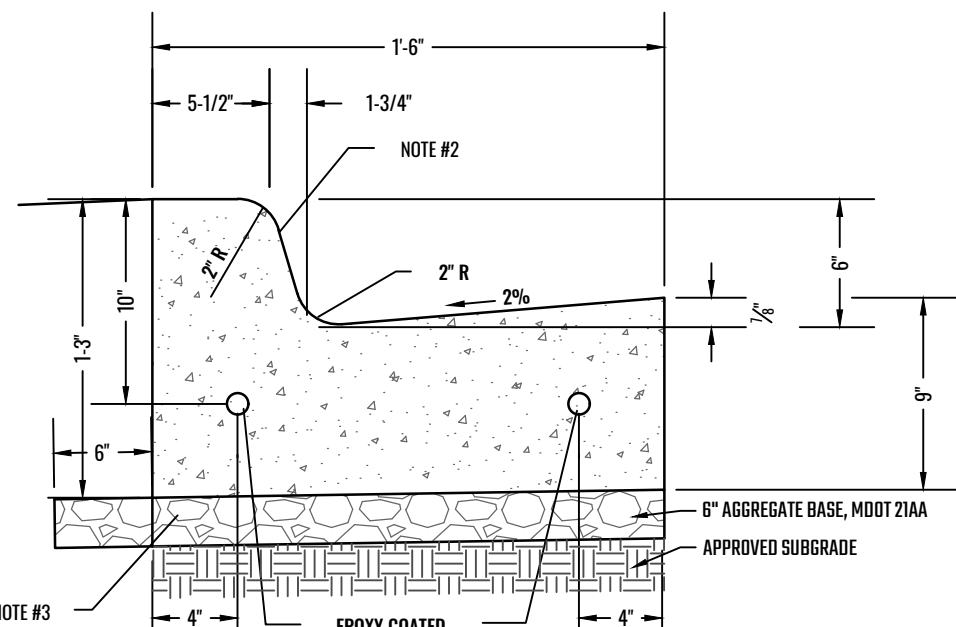
ENG/CADD: JGR

Checked By: TCS

PE Project No. 25-0018

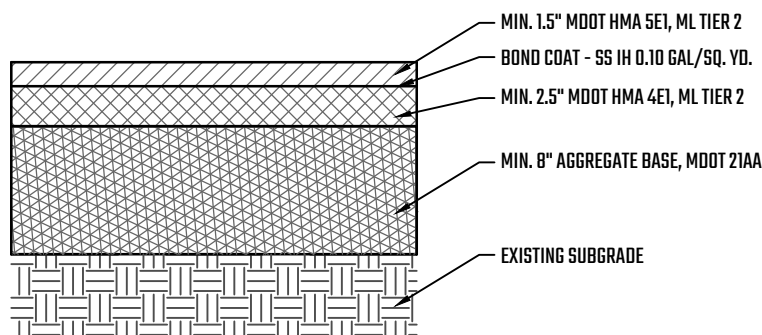
Sheet No. C-300

DRAWING NOTE: SCALE DRAWING IS MEANT FOR 24" X 36" AND WILL SCALE INACCURATELY IF PRINTED IN ANY OTHER SIZE. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF PRIORITY ENGINEERING, LLC. © 2025



CURB & GUTTER TYPE F - DETAIL

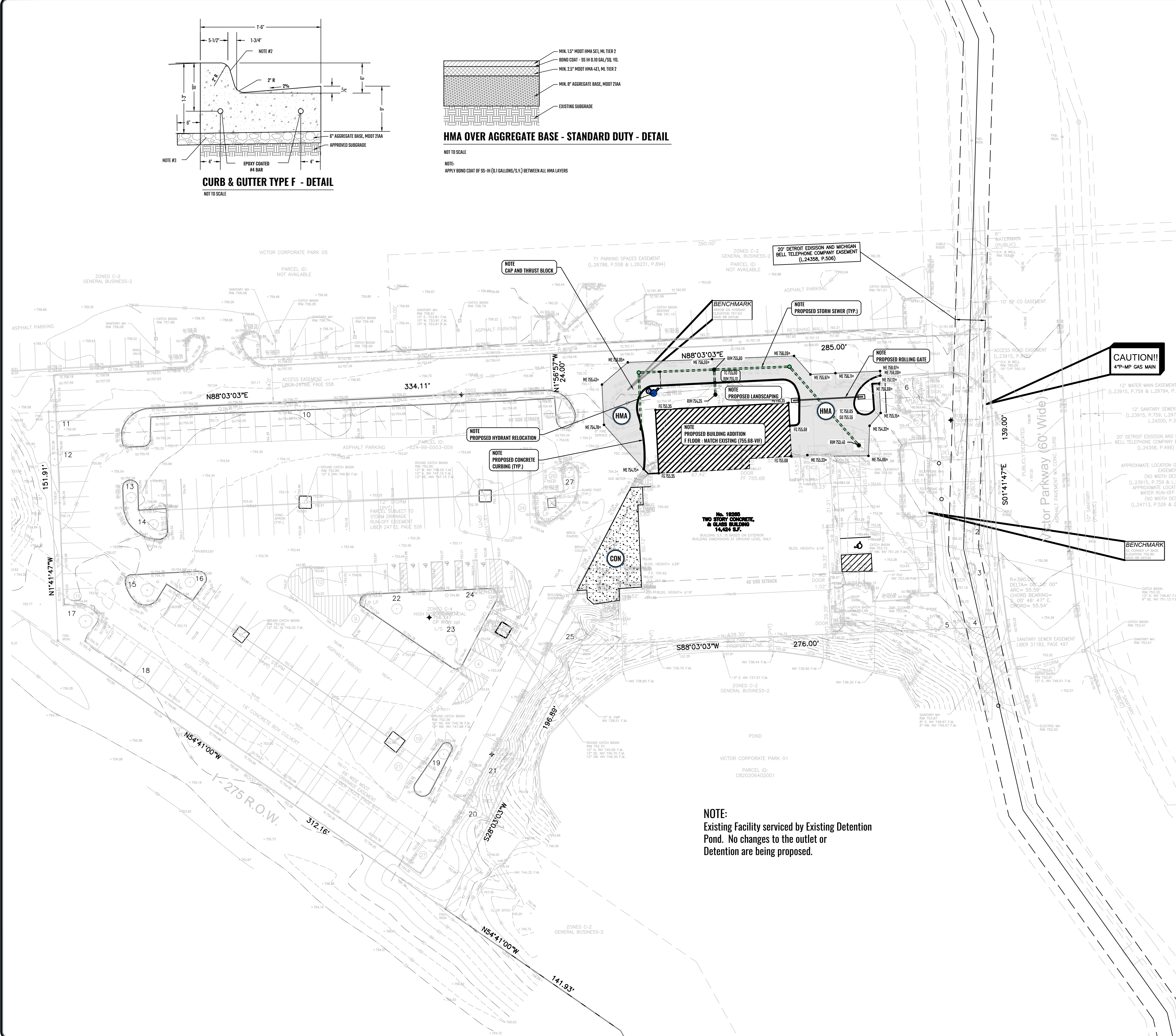
NOT TO SCALE



HMA OVER AGGREGATE BASE - STANDARD DUTY - DETAIL

NOT TO SCALE

NOTE:
APPLY BOND COAT OF SS-IH (0.1 GALLONS/S.Y.) BETWEEN ALL HMA LAYERS



NOTE:
Existing Facility serviced by Existing Detention Pond. No changes to the outlet or Detention are being proposed.

PAVING, GRADING & DRAINAGE LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED R.O.W. LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT (AS NOTED)
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED STORM SEWER
	PROPOSED HMA PAVEMENT SECTION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK WITH THICKENED EDGE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SECTION
	PROPOSED LANDSCAPING
	PROPOSED BUILDING
	PROPOSED STANDARD CURB
	PROPOSED REVERSE (SPILL OUT) CURB
	PROPOSED INTEGRAL CURB
	PROPOSED ADA RAMP W/TRUNCATED DOME INSERT
	PROPOSED DRAINAGE INLET STRUCTURE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE END SECTION (OUTFALL)
	PROPOSED CATCH BASIN
	PROPOSED REAR YARD CATCH BASIN
	PROPOSED MECHANICAL FOREBAY
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED OVERFLOW MANHOLE
	PROPOSED CLEANOUT
	PROPOSED DOWNSPOUT
	PROPOSED SPOT ELEVATION
	SLOPE DIRECTION (PAVEMENT)
	SLOPE DIRECTION (GREENBELT)
	HYDRANT
	GATE VALVE

PAVING & GRADING NOTES

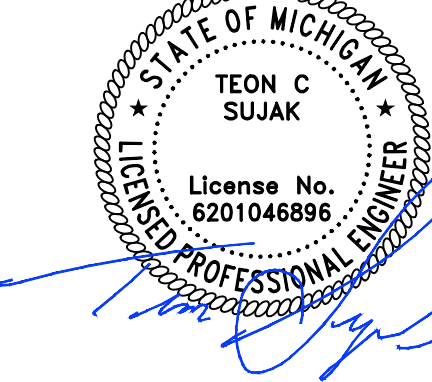
- CONTRACTOR TO CONTACT B11 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- PROPOSED ELEVATIONS ARE SHOWN WHERE SIGNIFICANT GRADE CHANGES ARE ANTICIPATED. IF PROPOSED GRADES ARE NOT SHOWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE WITH MIN. SLOPE OF 1.0%. LONGITUDINAL SLOPE ALONG GUTTER LINES SHALL BE 0.5% MIN.
- PRIOR TO INSTALLING ANY PAVEMENT LAYERS, THE CONTRACTOR SHALL REVIEW THE PROPOSED SITE GRADES WITH THE ENGINEER TO IDENTIFY AND RECTIFY ANY COMPLICATIONS.
- PROPOSED SIDEWALKS SHALL HAVE MIN. 1.0% AND MAX. 2.0% CROSS SLOPE AND A MAX. 5.0% RUNNING SLOPE UNLESS PARALLEL TO AN EXISTING DRIVE/ROAD.
- ADA ACCESSIBLE AREAS SHALL NOT EXCEED THE FOLLOWING SLOPES:
 - RAMPS - 1:12 (8.3%) MAX.
 - ROUTES - 1:20 (5.0%) MAX.
 - PARKING - 1:50 (2.0%) MAX.
 - CROSS SLOPES - 1:50 (2.0%) MAX.
- CONTRACTOR SHALL ADJUST ALL UTILITY RIMS LOCATED WITHIN THE WORK LIMITS AS NECESSARY TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE. THIS INCLUDES ALL STORM MANHOLES, CATCH BASINS, CLEANOUTS, SANITARY MANHOLES AND CLEANOUTS, WATER MAIN MANHOLES, GATE VALVES, AND BOXES OR ANY OTHER UTILITY RIMS OR BOXES.
- WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT DESIGNATED TO REMAIN, MATCH ELEVATIONS UNLESS INDICATED OTHERWISE ON THE PLANS.
- ADJUST GUTTER PAN FROM SPILL IN TO SPILL OUT AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE AND AS INDICATED ON PLANS.
- ADJUST ELEVATION OF CURB REPAIRS AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- TAPER CURB HEIGHT TO 0\"/>
- NEW PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS-SECTION INDICATED ON THE PLANS OR REFERRED BY A GEOTECHNICAL ENGINEER.
- MATCH EXISTING ELEVATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENTS OR OTHER FIXED OBJECTS.
- CONTRACTOR SHALL MATCH EXISTING STRIPING PATTERNS UNLESS OTHERWISE SHOWN ON THE PLANS. CONTRACTOR SHALL DOCUMENT EXISTING STRIPING PATTERN PRIOR TO REMOVAL OF ANY PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT TO PROVIDE POSITIVE SITE DRAINAGE. WATER PONDING AND BIRD BATHS SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- NEW AGGREGATE BASE REQUIRED SHALL BE MOOT 21AA CRUSHED LIMESTONE MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF CUT AND/OR FILL FOR ESTIMATING AND CONSTRUCTION AND SHOULD ALERT THE ENGINEER OF ANY EXCESSIVE CUT AND/OR FILL, ESPECIALLY IF ADDITIONAL CUT AND/OR FILL WILL BE REQUIRED DUE TO POOR EXISTING SOIL CONDITIONS DISCOVERED DURING EARTHWORK OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL / SOILS REPORT AND BECOME THOROUGHLY FAMILIAR WITH SITE AND SUBGRADE INFORMATION AND FULLY IMPLEMENT RECOMMENDATIONS GIVEN THEREIN.
- SUBGRADE SOIL FOUND TO BE UNSUITABLE SHALL BE RECONDITIONED OR REPLACED AS DIRECTED BY THE ENGINEER, INCLUDING THE NECESSARY FINE GRADING TO ENSURE THAT MINIMUM SPECIFIED PAVEMENT THICKNESS IS ACHIEVED.



PRIORITY ENGINEERING, LLC



Engineer's Seal

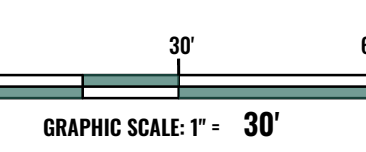


Certification

North



SCALE



Project

BMW Motorcycles
South East Michigan

Project Location

19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152

Sheet Name

PAVING & GRADING PLAN

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 03/03/2025

Reviewed By: BAH

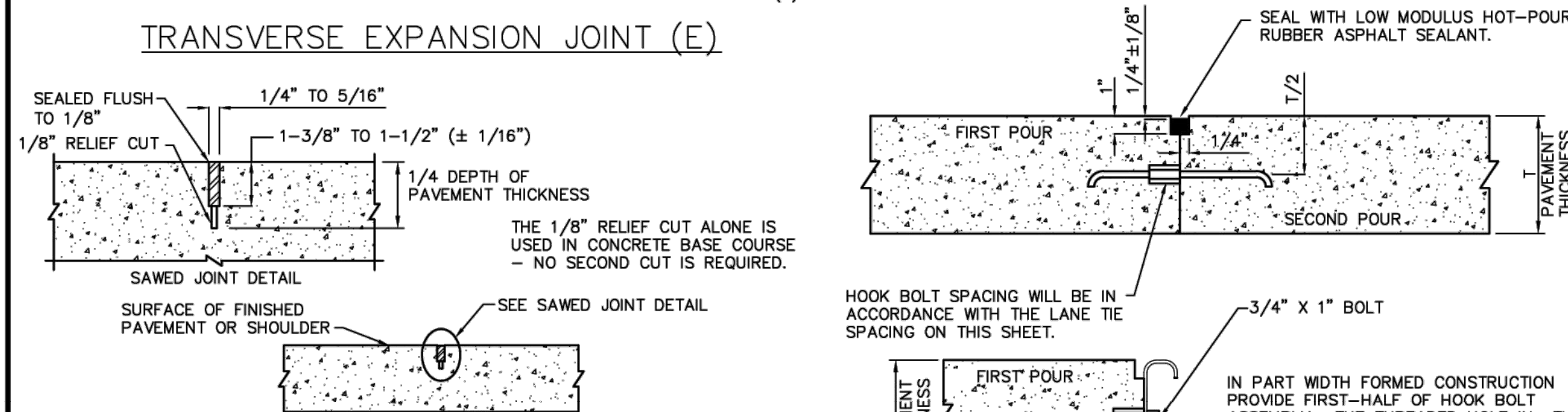
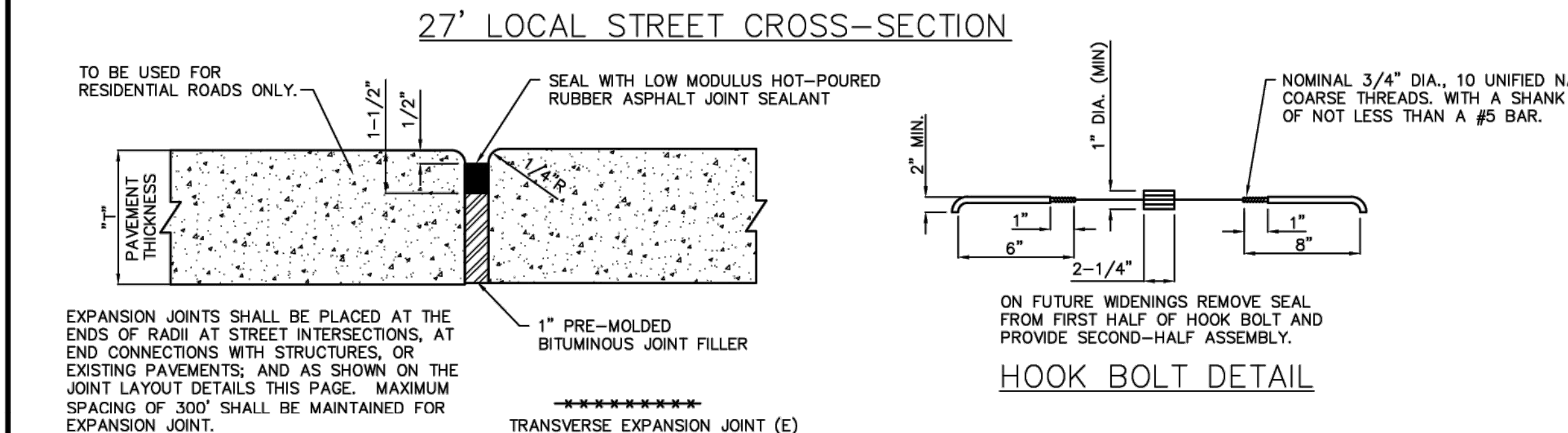
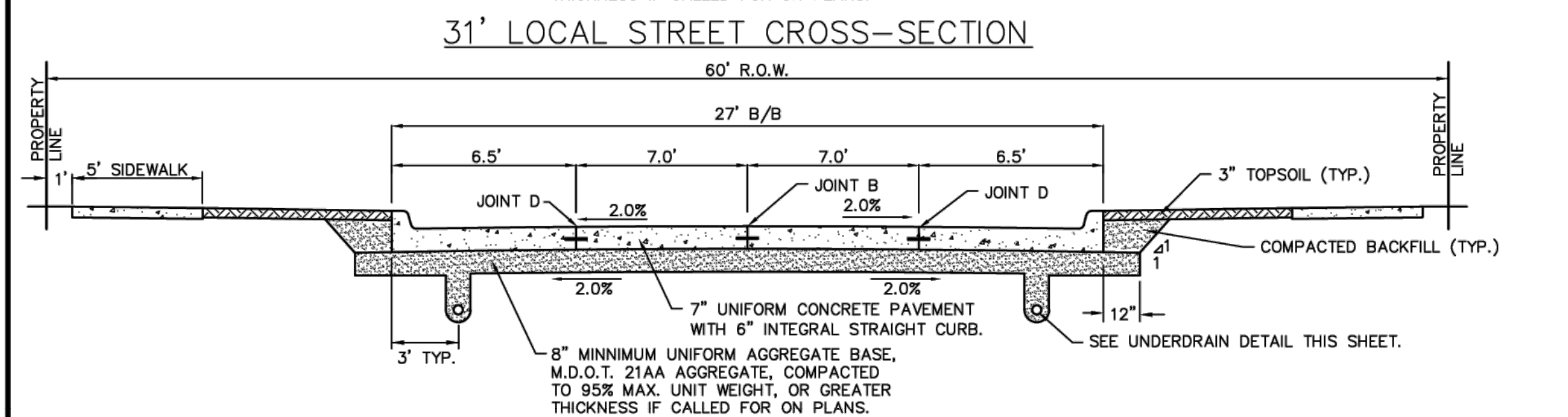
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Checked By: TCS

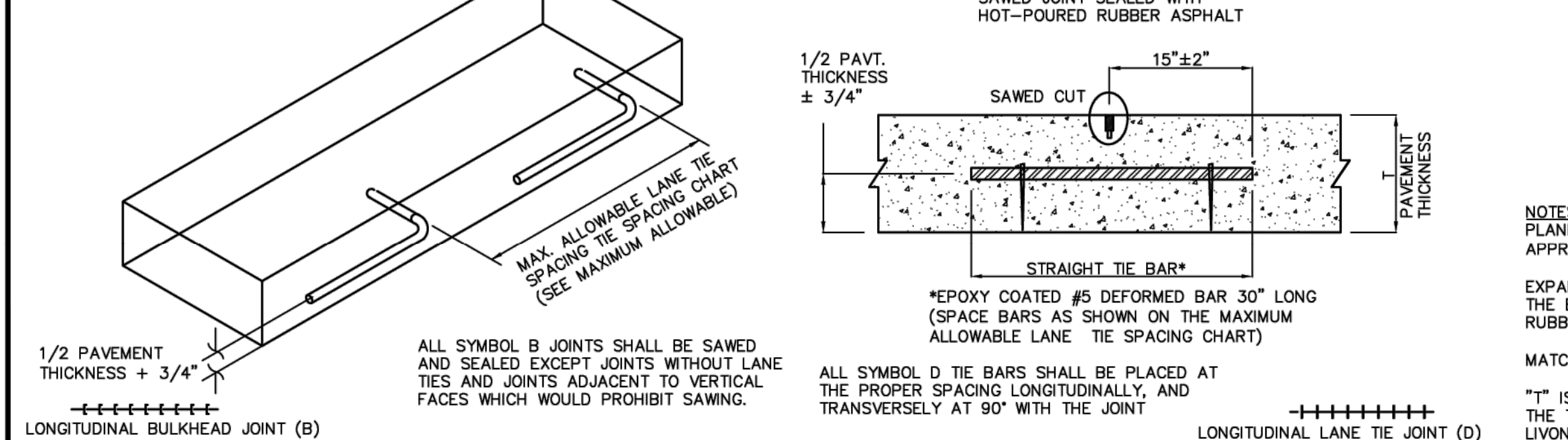
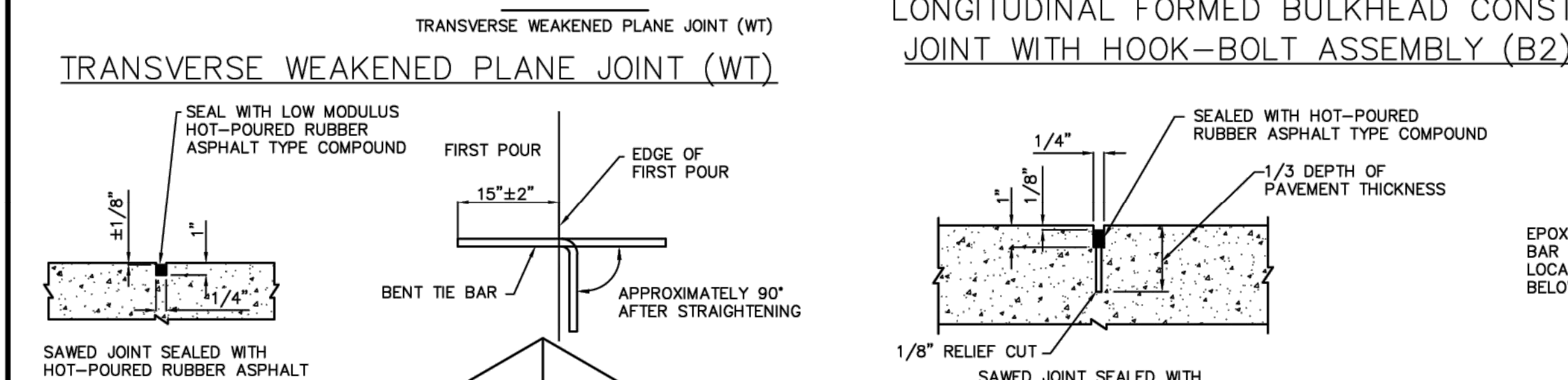
PE Project No. 25-0018

Sheet No. C-500

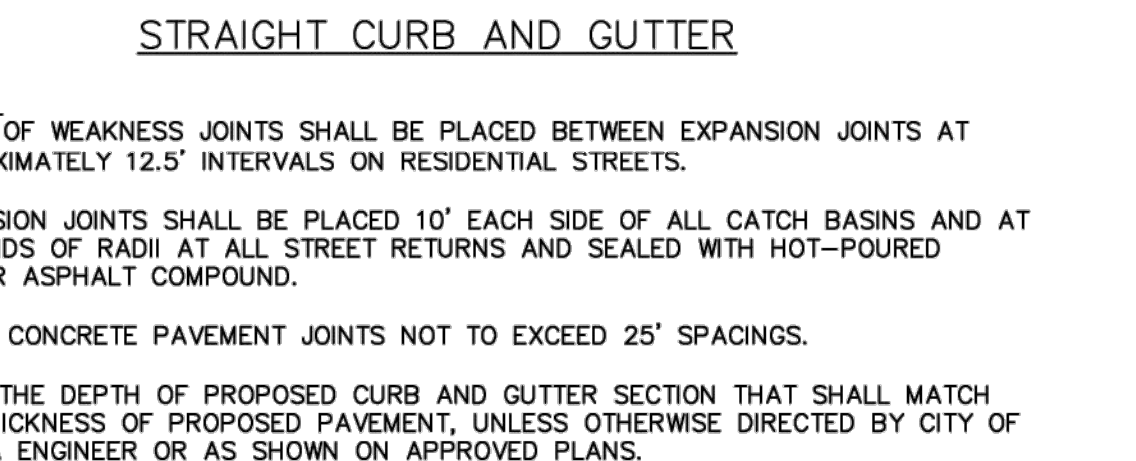
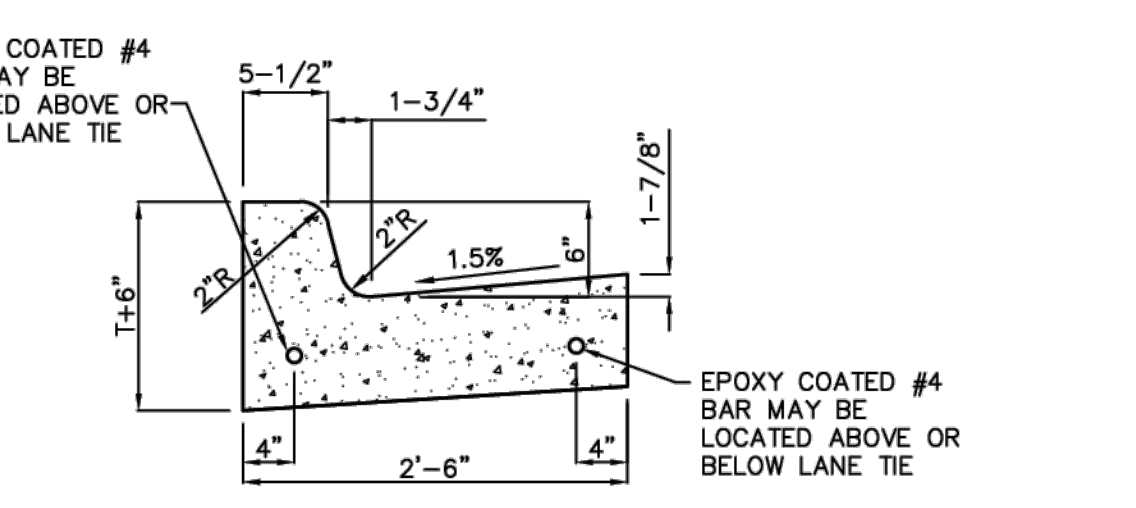
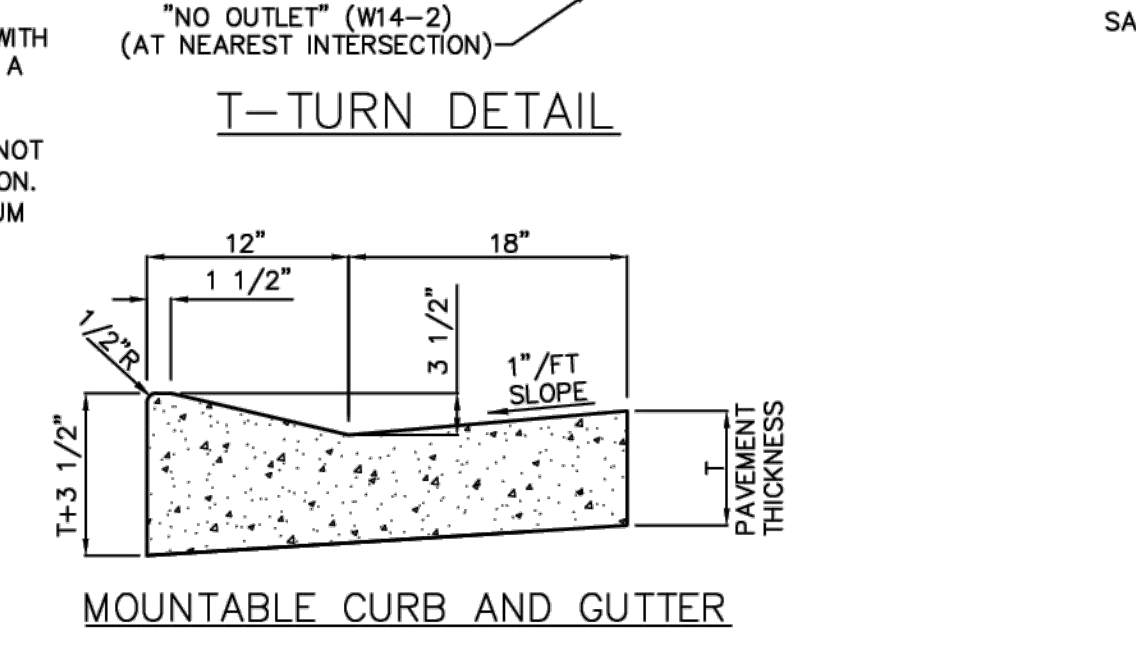
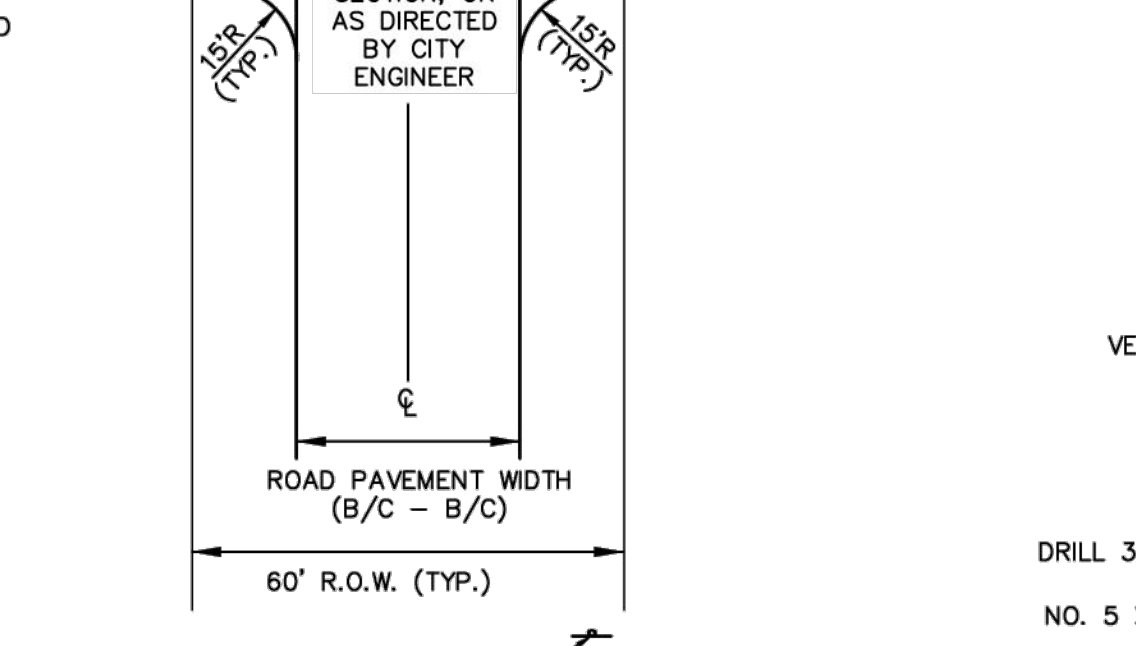
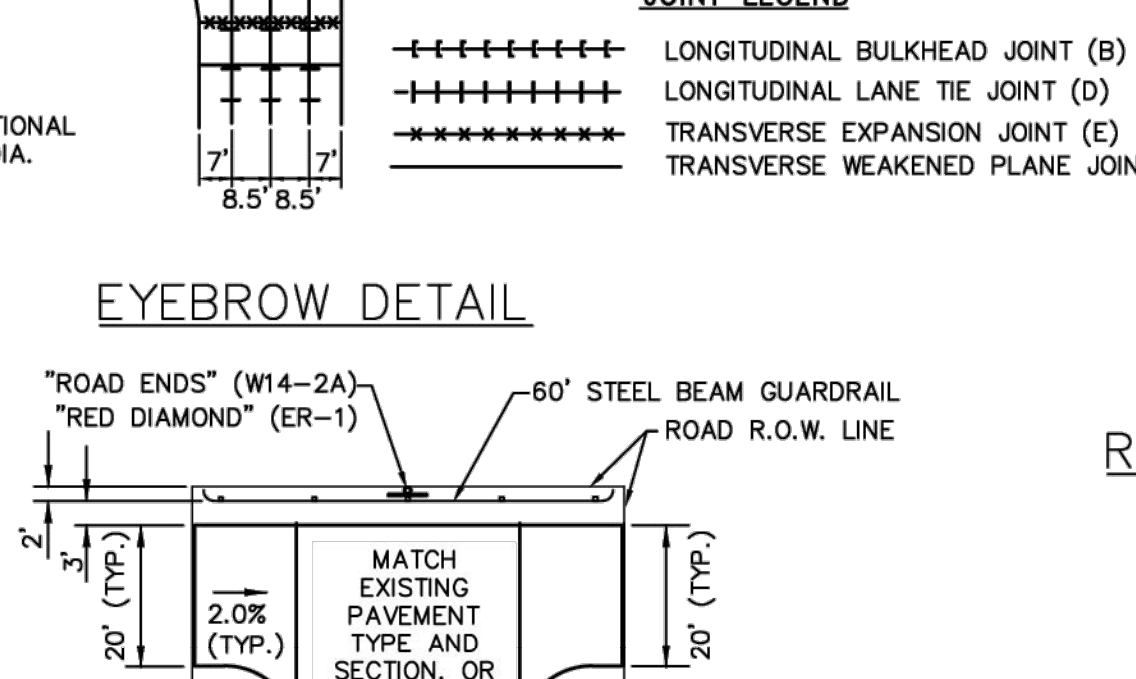
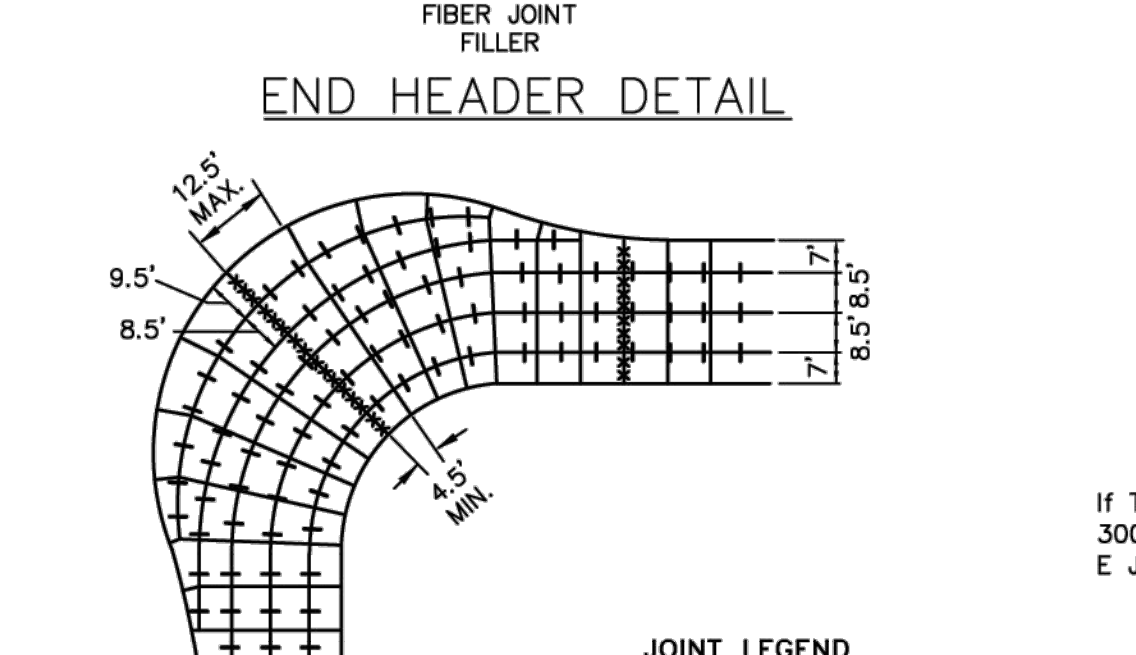
DRAWING NOTE: SCALE SHOWN IS MEANT FOR 24\"/>



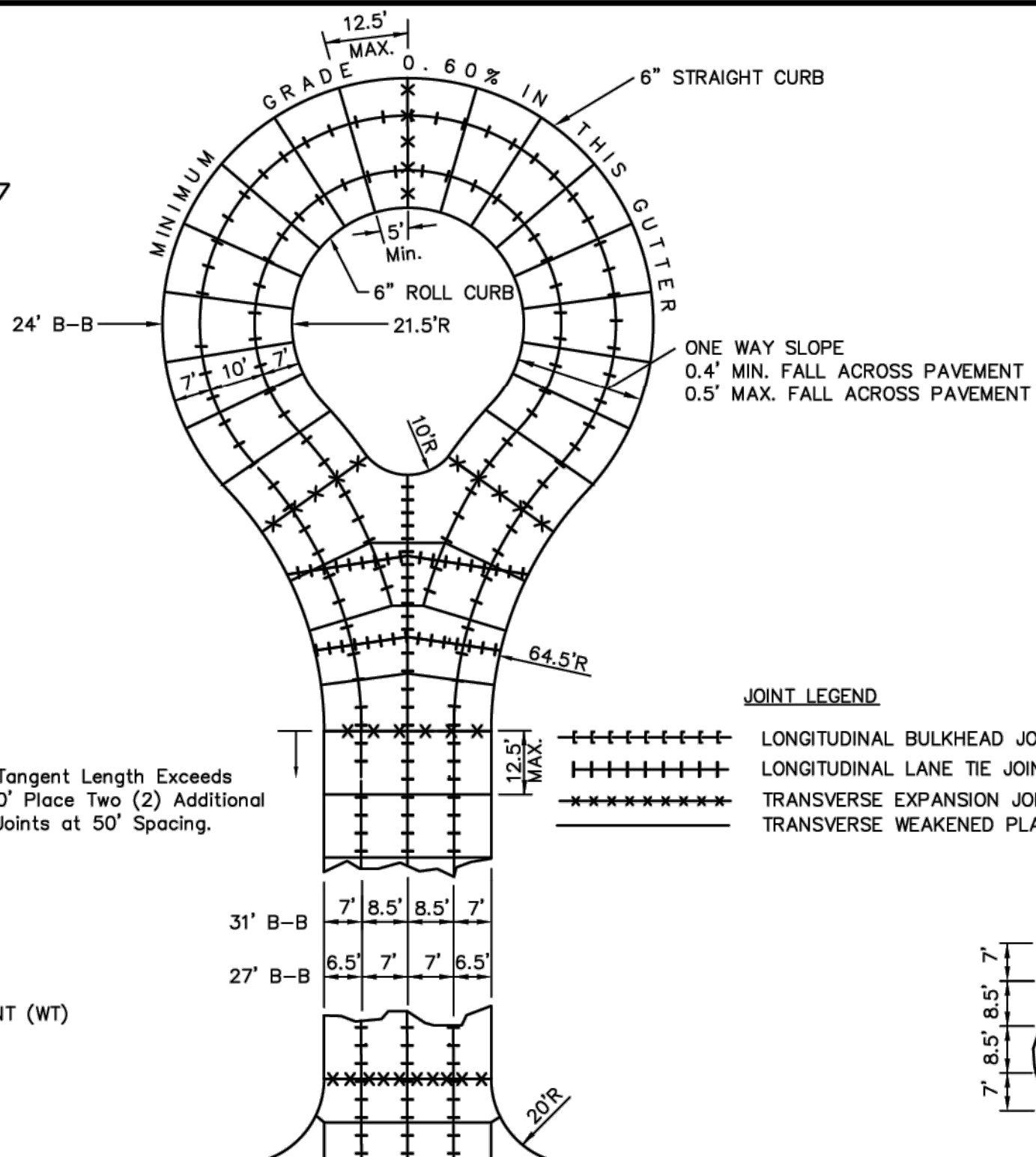
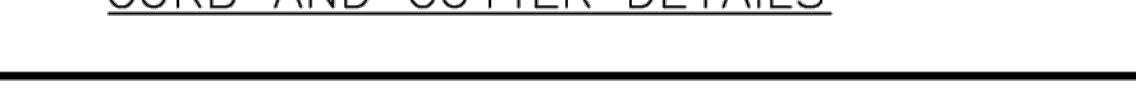
1. TRANSVERSE PLANE OF WEAKNESS JOINTS SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE FINISHING OPERATION HAS BEEN COMPLETED. THE TRANSVERSE PLANE OF WEAKNESS JOINTS SHALL BE PLACED AT 12.5 FOOT INTERVALS BETWEEN TRANSVERSE EXPANSION JOINTS.
2. TRANSVERSE PLANE OF WEAKNESS JOINTS SHALL BE SEALED WITH LOW MODULUS HOT-POURED RUBBER-ASPHALT TYPE JOINT SEALING COMPOUND EXCEPT FOR IN CONCRETE BASE COURSE.
3. WHEN A JOINT FALLS WITHIN 5 FT. OF OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF THE STRUCTURE TO BRIDGE THE JOINT TO THE NEAREST CURBLINE OR MANHOLE AND AT CORNER OF RECTANGULAR STRUCTURES, OR AS DIRECTED BY THE ENGINEER.



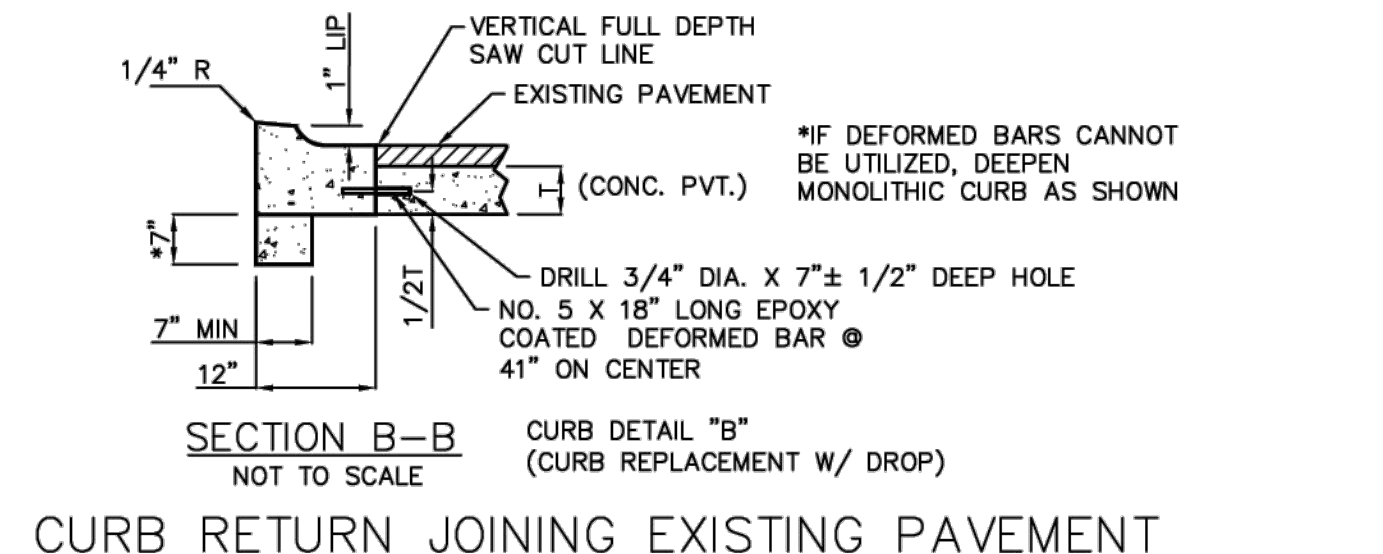
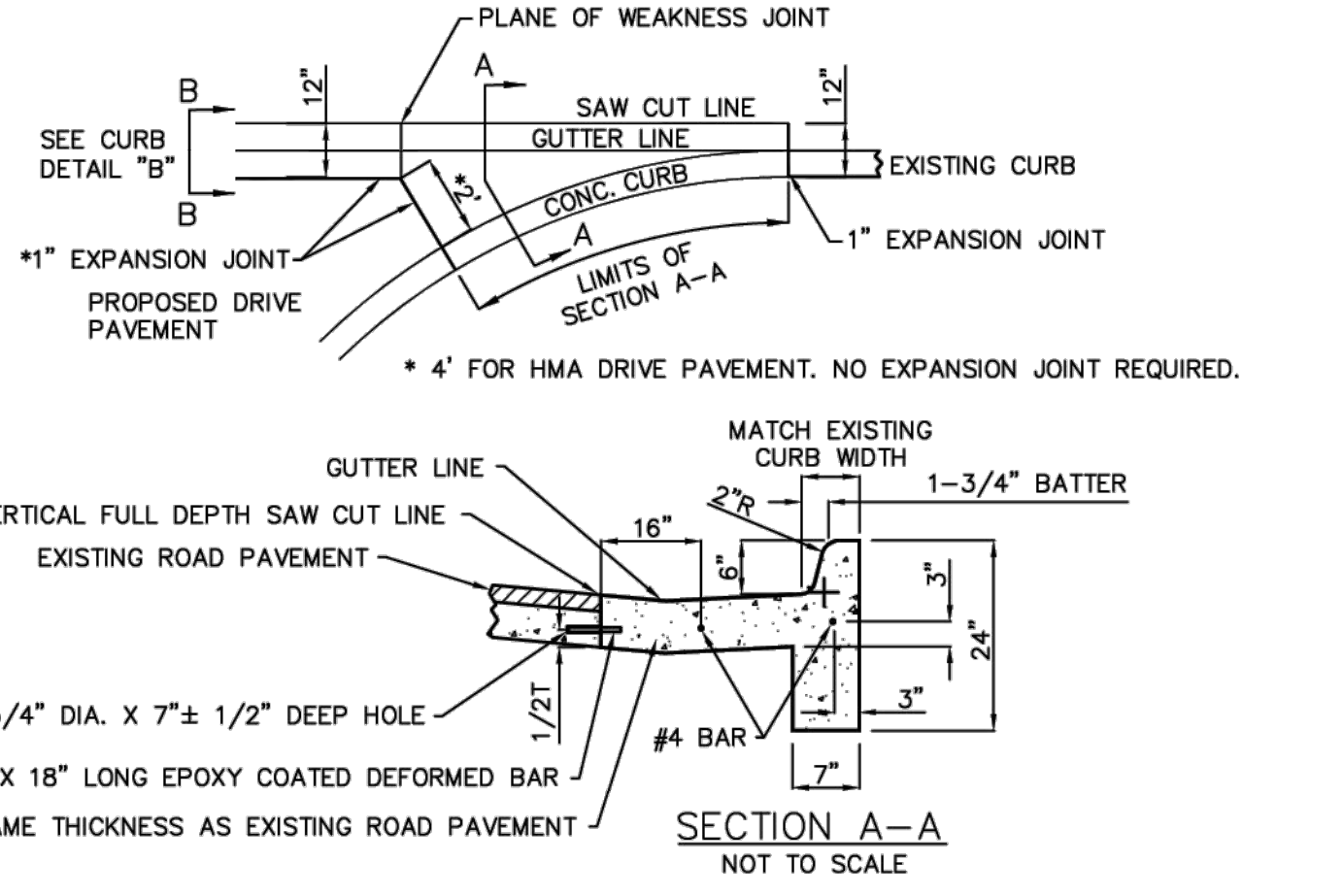
LONGITUDINAL FORMED BULKHEAD
CONSTRUCTION JOINT WITH LANE TIES (B1) LONGITUDINAL LANE TIE JOINT (D)



1" FIBER JOINT FILLER AT 300' MAXIMUM INTERVALS.



RESIDENTIAL CUL-DE-SAC JOINT LAYOUT DETAIL



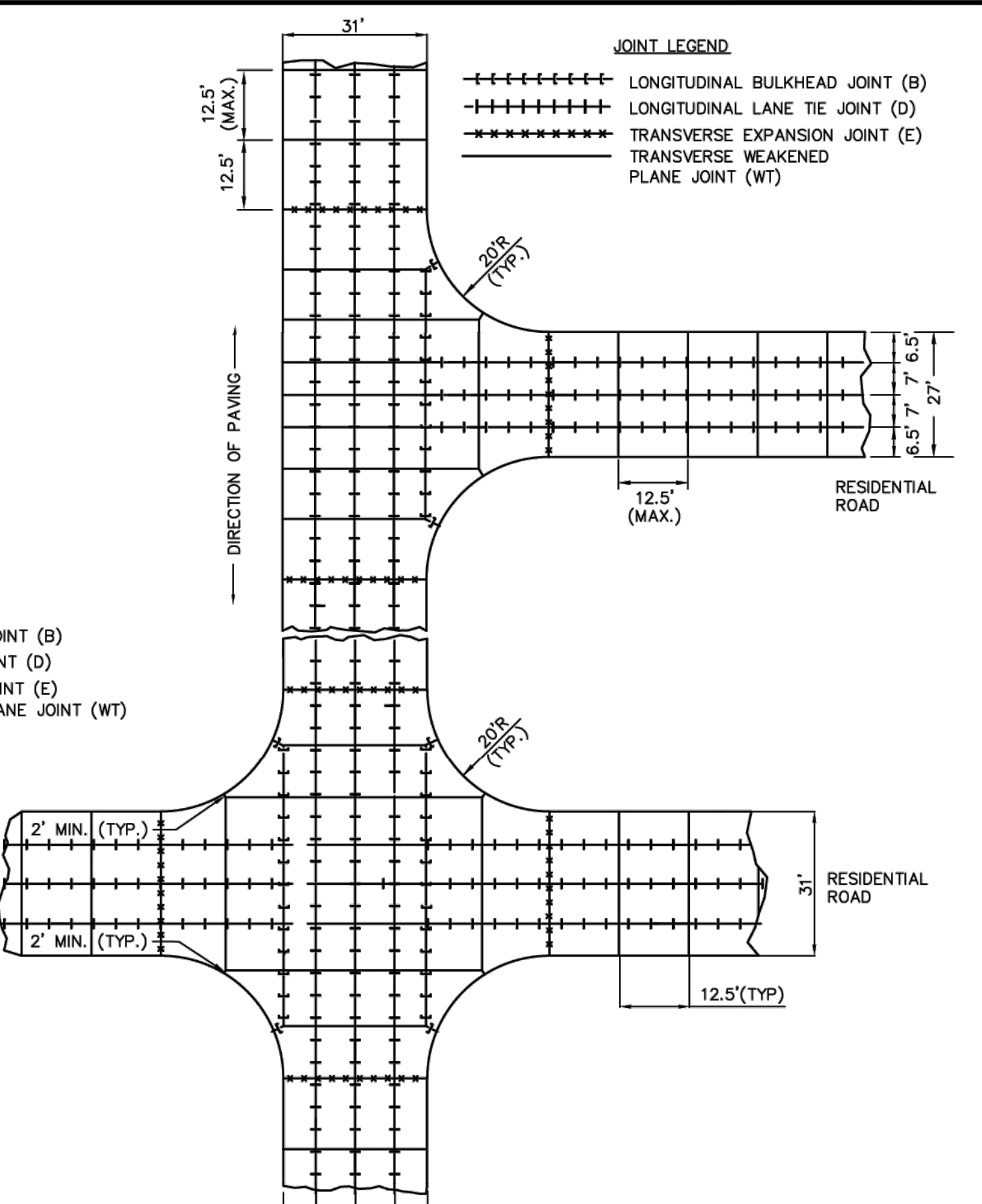
MAX. ALLOWABLE	**INCLUDES ANY TIED COMBINATION PARTS
----------------	---

LANE TIE SPACING JOINTS B AND D		TOTAL DISTANCE OF TIED JOINT FROM NEAREST FREE EDGE**	LANE WIDTH, VALLEY GUTTER, CURB & GUTTER, OR SHOULDER.
JOINT B GRADE 40	JOINT D GRADE 60		
2'-10"	3'-7"	12' OR LESS	***FOR WIDTHS GREATER THAN 48' USE #6 DEFORMED BARS AT 1'-2" SPACING.
1'-11"	2'-7"	12' THROUGH 17'	
1'-5"	1'-11"	OVER 17' THROUGH 24'	
1'-2"	1'-9"	OVER 24' THROUGH 28'	
1'-2"	1'-4"	OVER 28' THROUGH 36'	

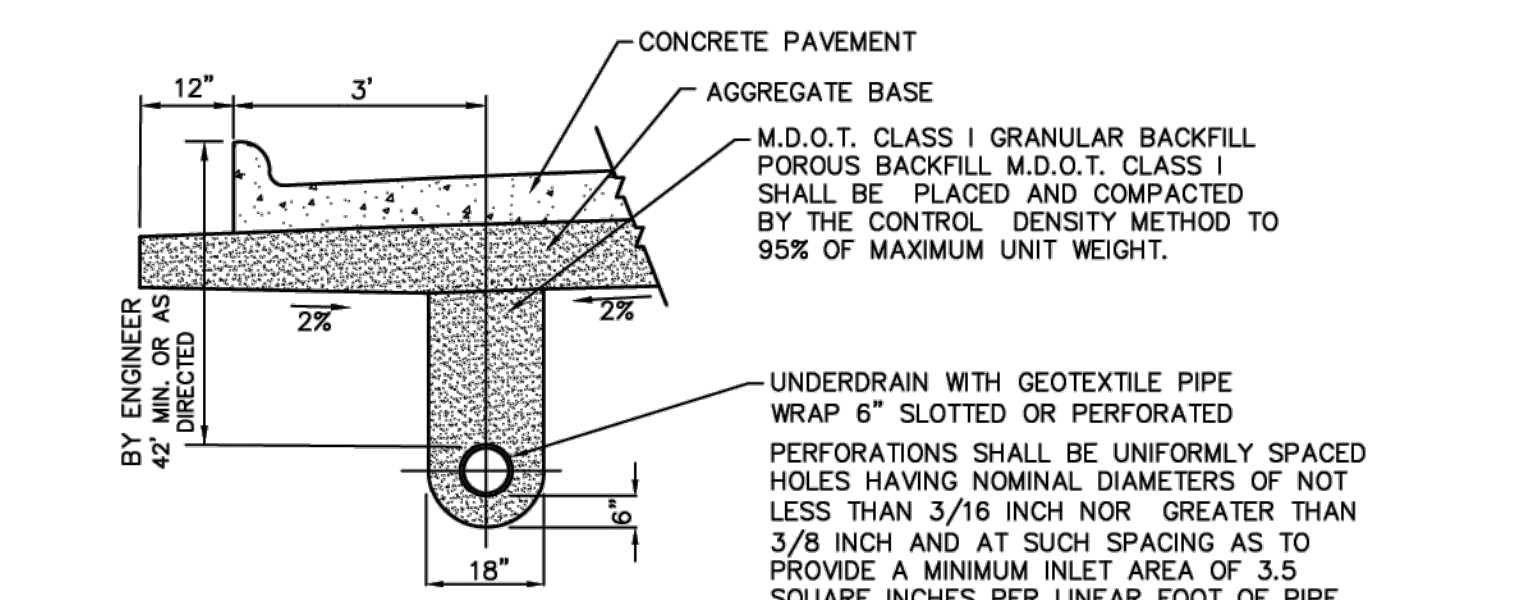
MAXIMUM ALLOWABLE LANE TIE
SPACING CHART

1. ALL MATERIALS AND WORKSMANSHIP FOR CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION AS MODIFIED BY THE CITY ENGINEER.
2. ALL CONCRETE SHALL BE M.D.O.T. MIX P1, WITH A 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3500 P.S.I., A MINIMUM AIR CONTENT OF 5.5 (BACKS WITH WATER REDUCING AGENT OR 6 SACK AIR ENTRAINMENT AT PLACEMENT SHALL BE 5-8% BY VOLUME, AND A SLUMP OF NOT MORE THAN 3-1/2" AND NOT LESS THAN 1-1/2".
3. ALL PAVEMENTS SHALL BE 27' OR 31' WIDE (BACK OF CURB TO BACK OF CURB) AND SHALL BE CONSTRUCTED OF 7" UNIFORM CONCRETE WITH A 6" INTEGRAL STRAIGHT CURB, EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS. ALL INTERSECTIONS SHALL HAVE A MINIMUM RADIUS OF 20 FEET AND SHALL BE CONSTRUCTED OF 8" UNIFORM CONCRETE.
4. ELEVATIONS SHOWN ON THE PAVING PLAN ARE PROPOSED TOP OF CURB GRADES BASED UPON CURRENT WAYNE COUNTY DATA. (U.S.C.&G.S.)

GENERAL NOTES



RESIDENTIAL INTERSECTION JOINT LAYOUT DETAILS



UNDERDRAIN MATERIAL SHALL BE:
HDPE MEETING ASTM 405 MATERIAL AND PERFORATION SPECIFICATION, TYPE SP (SMOOTH
INNER WALL, PERFORATED) WITH FILTER.

OR PVC PIPE MEETING ASTM D 3034 MATERIAL AND PERFORATION SPECIFICATIONS WITH FILTER,

OR CORRUGATED STEEL PIPE WITH FILTER MEETING AASHTO M36, PERFORATIONS CONFORMING TO CLASS 1.

CORRUGATED STEEL PIPE SHALL BE MANUFACTURED WITH STEEL SHEETS NOT LESS THAN 0.052 INCH THICKNESS FOR 6-INCH UNDERDRAINS OR 0.064 INCHES FOR 8-INCH.

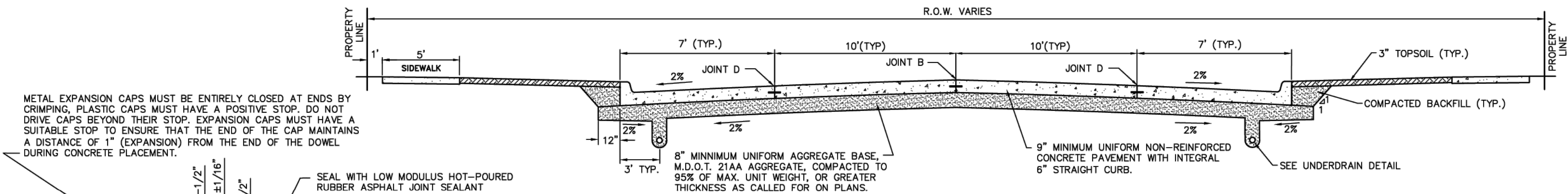
CONTRACTOR MAY FURNISH COUPLING BANDS THAT HAVE ENGINEERING APPROVED WEDGING, CLAMPING, OR OTHER FASTENERS INSTEAD OF BOLTS.

UNDERDRAIN DETAIL

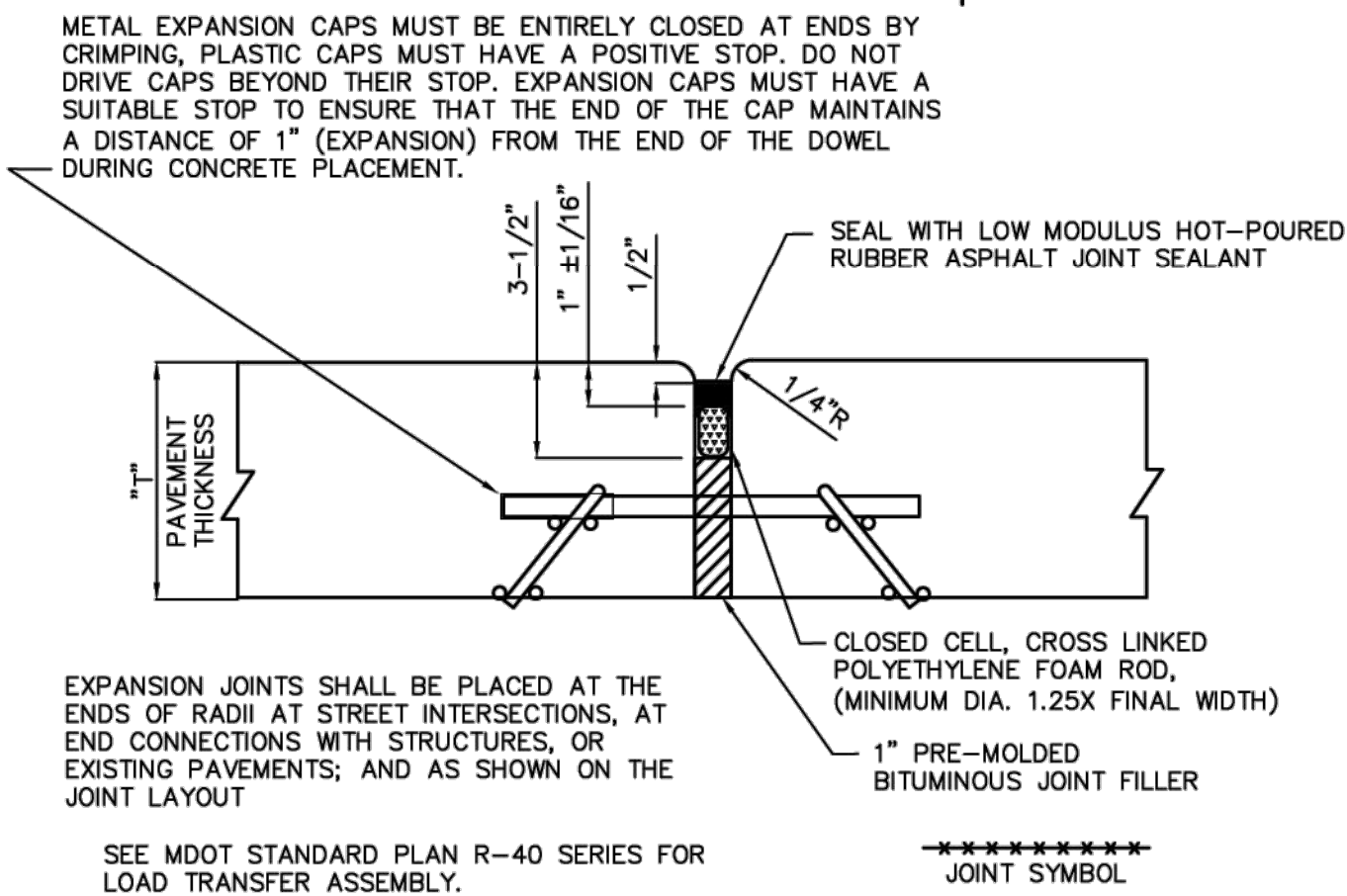
Residential Street Concrete Pavement

JOB No. Conc-3		DATE: 2/25/11
REVIEWS:	REV. DATE	SHEET 1 OF 3
Review Update	3/2012	CADD: dwl
6" Curb, 27" Pavement Details	1/2013	ENG: dwl
1" Turn Around Revision	10/2013	PM: tz
		TECH:
		Concrete Paving Details.dwg
		CB#:

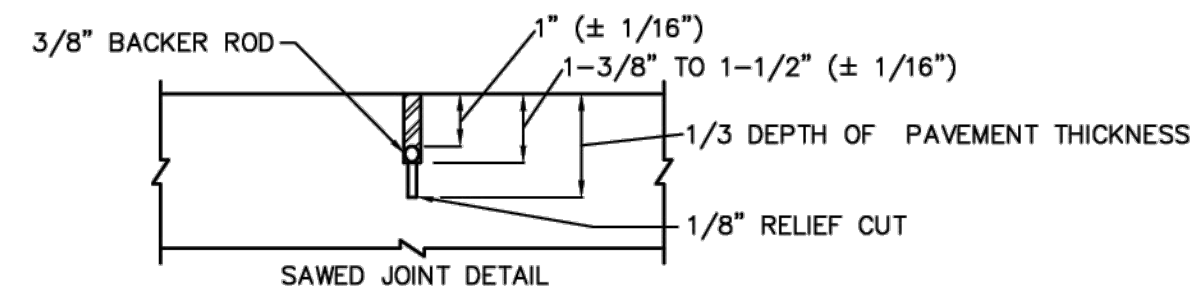
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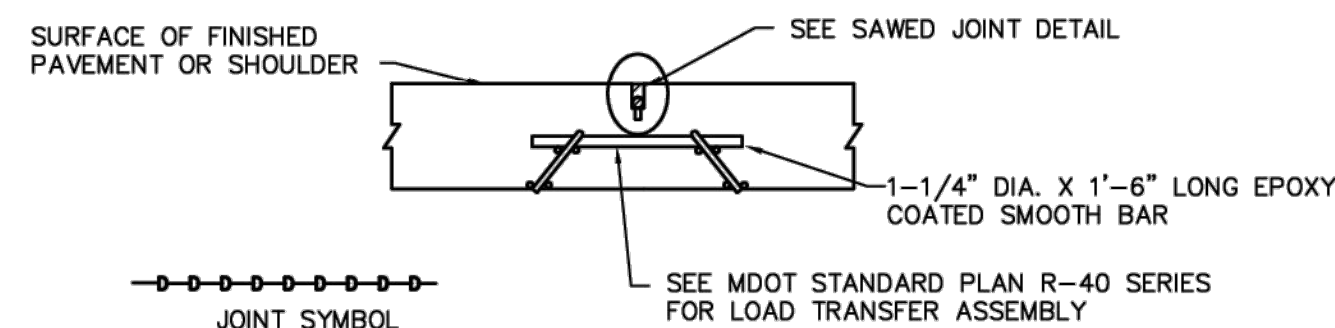
34' INDUSTRIAL ROAD CROSS-SECTION



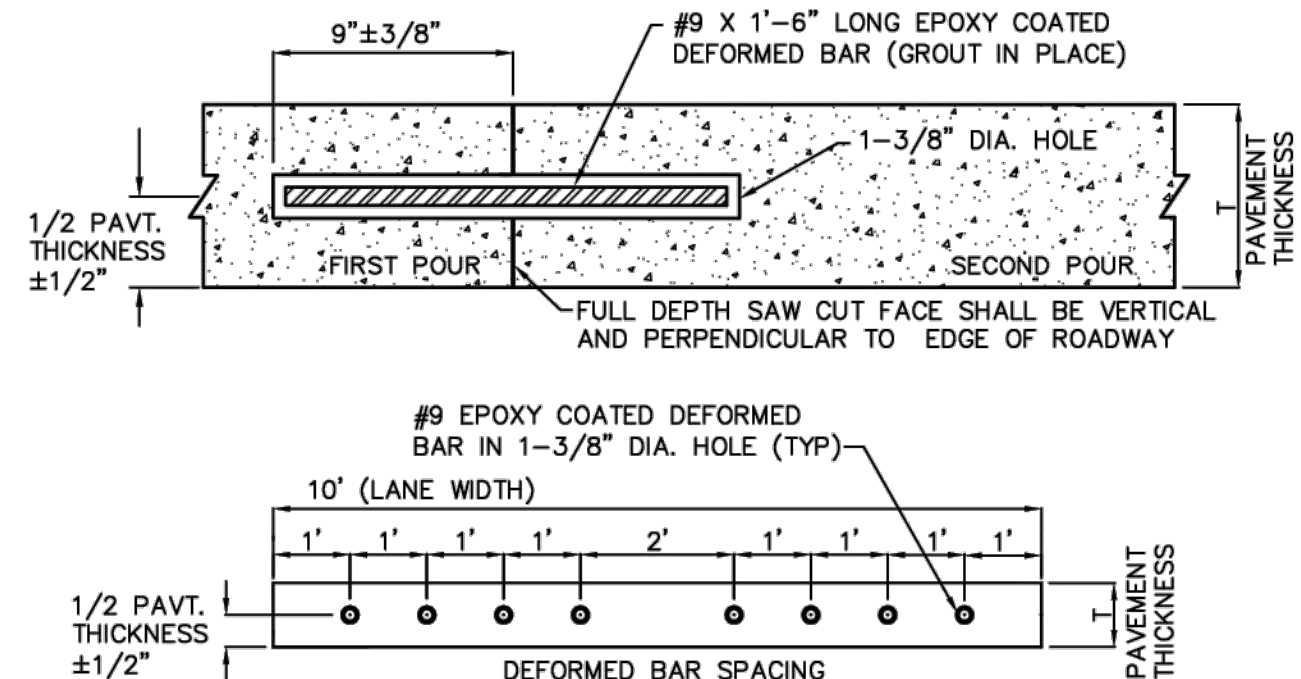
TRANSVERSE EXPANSION JOINT (E)



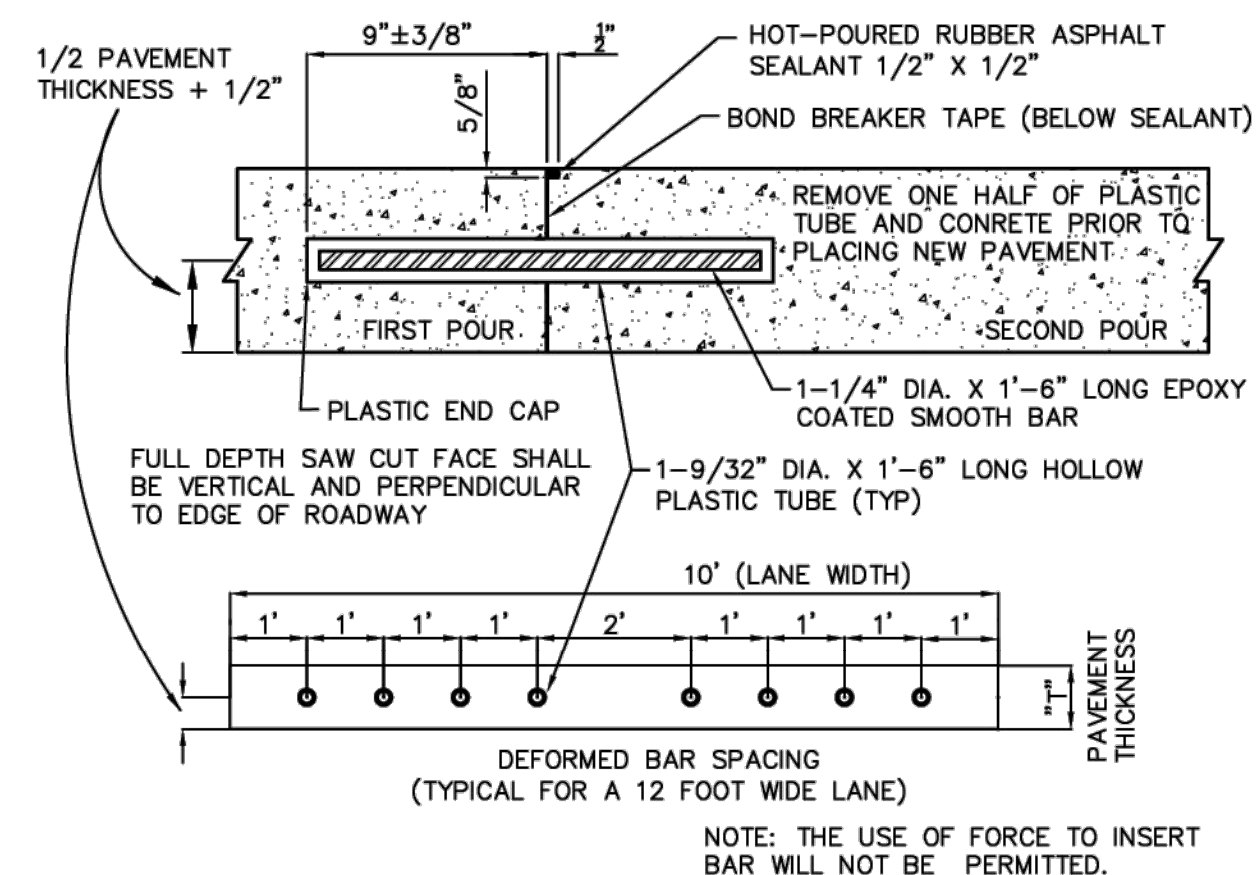
THE CONTRACTION JOINT FOAM ROD SHALL BE A SOLID ROUND HEAT RESISTANT POLYURETHANE FOAM CAPABLE OF WITHSTANDING THE TEMPERATURE OF THE SEALANT. DENSITY OF THE FOAM SHALL BE 2-4 LB/CF.



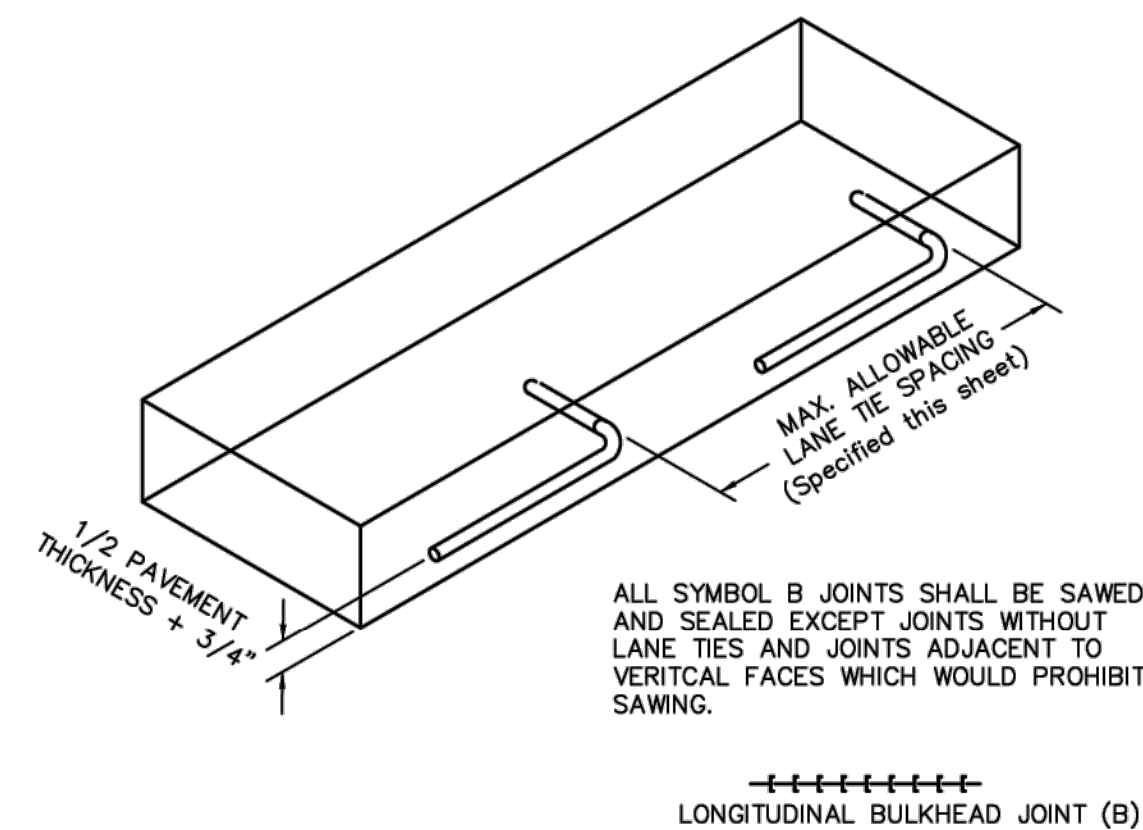
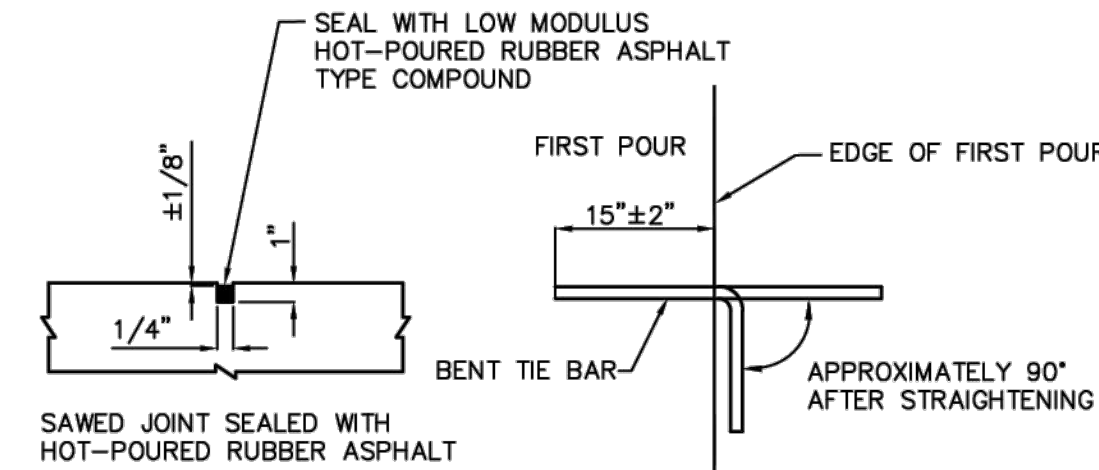
TRANSVERSE CONTRACTION JOINT (C)



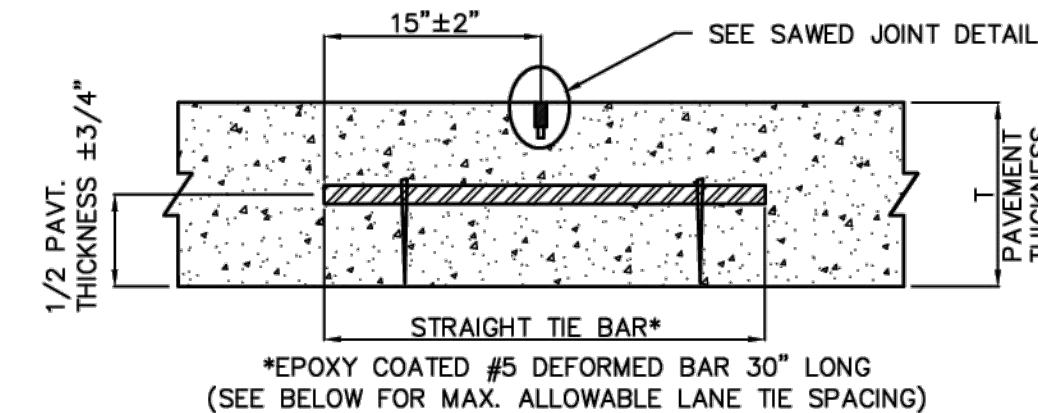
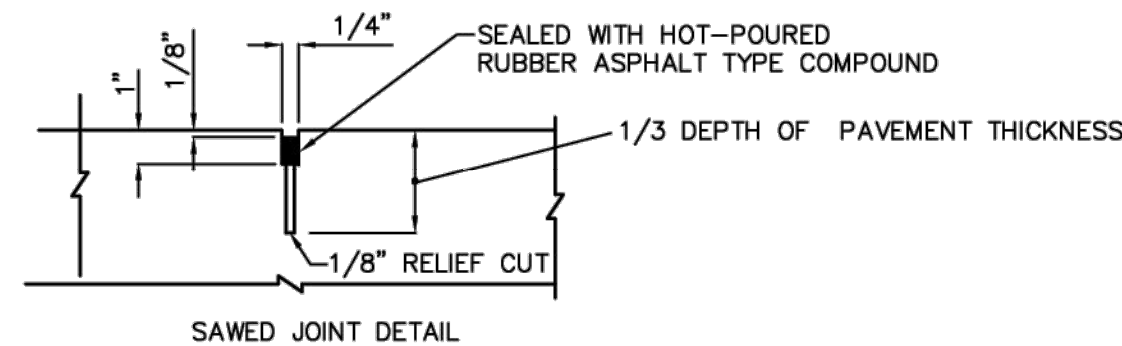
TRANSVERSE END OF POUR JOINT (H1) DRILLED IN METHOD



TRANSVERSE END OF POUR JOINT (H2) PLASTIC TUBE/SPLIT HEADER METHOD



LONGITUDINAL FORMED BULKHEAD CONSTRUCTION JOINT WITH LANE TIES (B1)

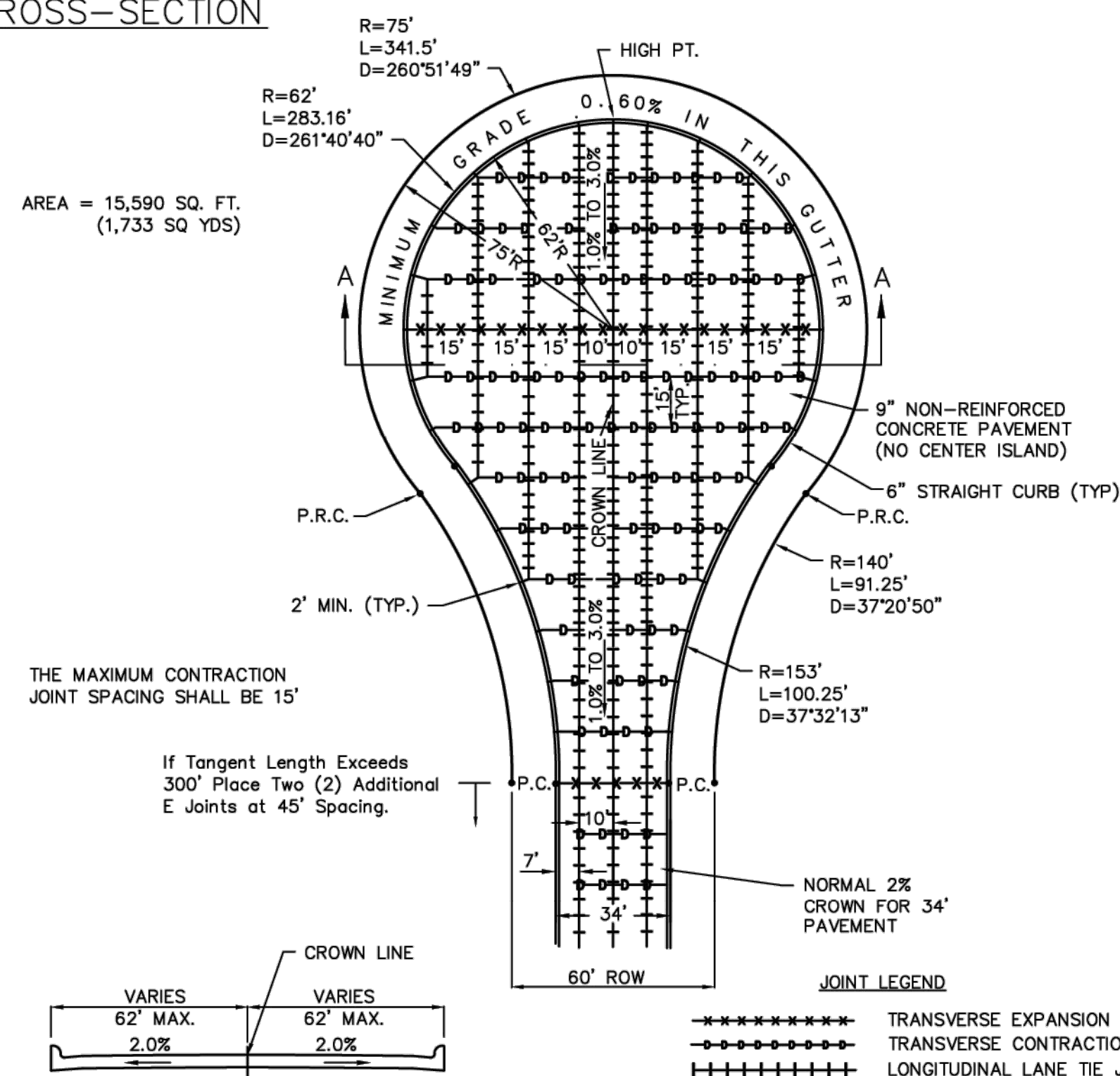


ALL SYMBOL D TIE BARS SHALL BE PLACED AT THE PROPER SPACING LONGITUDINALLY, AND TRANSVERSELY AT 90° WITH THE JOINT

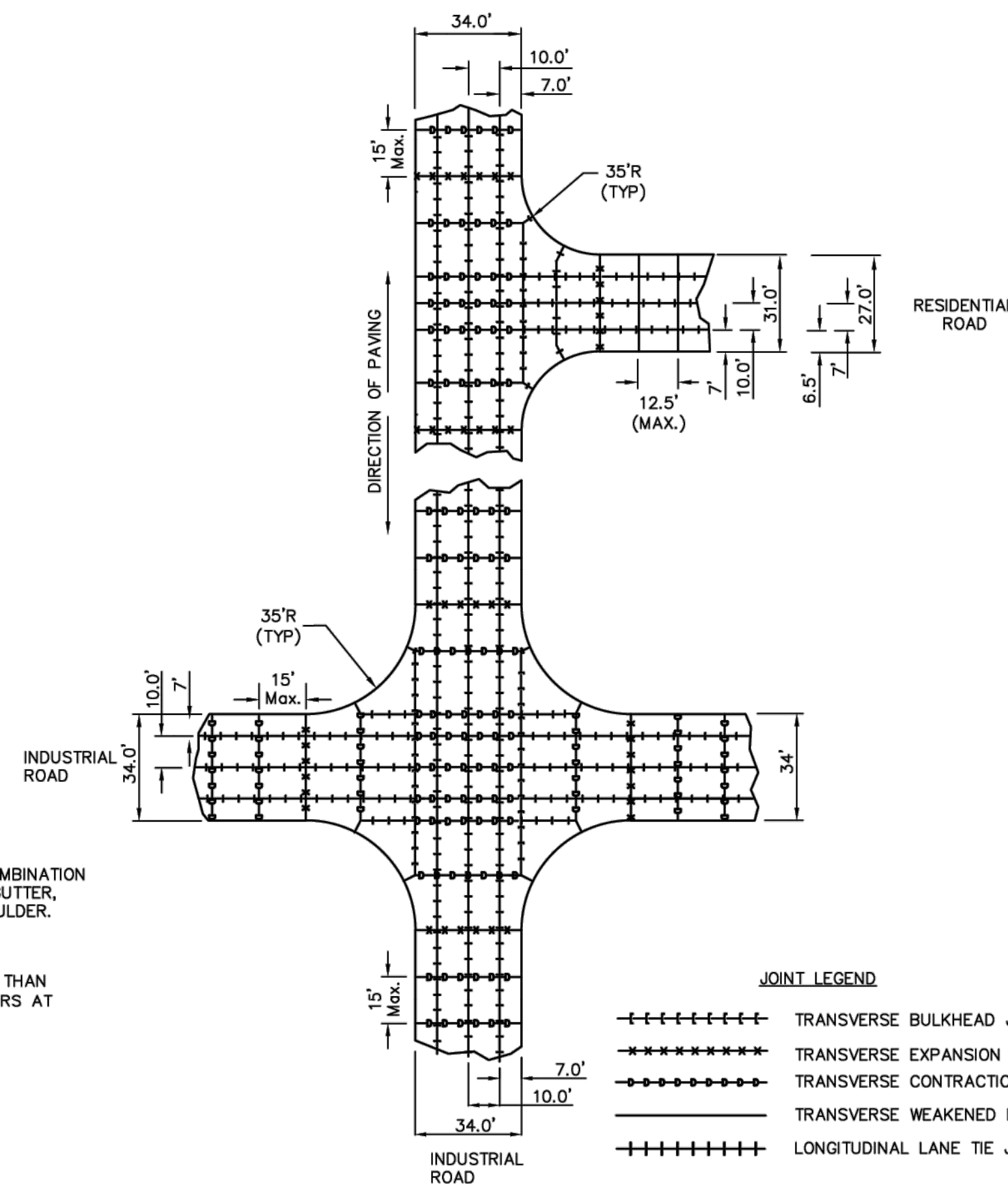
LONGITUDINAL LANE TIE JOINT (D)

MAX. ALLOWABLE LANE TIE SPACING JOINTS B AND D		TOTAL DISTANCE OF TIED JOINT FROM NEAREST FREE EDGE**
JOINT B GRADE 40	JOINT D GRADE 60	
2'-10"	3'-7"	12' OR LESS
1'-11"	2'-7"	OVER 12' THROUGH 17'
1'-5"	1'-11"	OVER 17' THROUGH 24'
1'-2"	1'-9"	OVER 24' THROUGH 28'
1'-2"	1'-4"	OVER 28' THROUGH 36'
1'-1"	1'-1"	36' OR GREATER***

MAXIMUM ALLOWABLE LANE TIE SPACING



INDUSTRIAL ROAD CUL-DE-SAC JOINT LAYOUT DETAIL



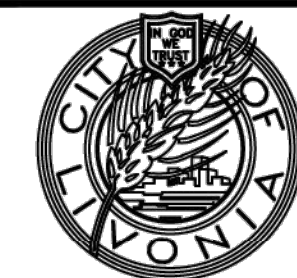
TYPICAL INTERSECTION JOINT LAYOUT DETAILS

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA SPECIFICATIONS WHICH ARE DEFINED AS THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AS MODIFIED BY THE CITY ENGINEER.
- A TRANSVERSE END OF POUR JOINT, SYMBOL (H) SHALL BE CONSTRUCTED WHEN THERE IS AN INTERRUPTION IN CONCRETE PAVING FOR MORE THAN 1/2 HOUR. TRANSVERSE END OF POUR JOINT, SYMBOL (H), SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT MDOT STANDARD PLAN, R-39 SERIES. (PLAIN CONCRETE PAVEMENT) THIS NOTE APPLIES TO BOTH CONCRETE BASE AND FINISHED CONCRETE PAVEMENT.
- TRANSVERSE END OF POUR JOINT (H) PLASTIC TUBE METHOD SHALL BE USED AT THE END OF THE DAYS POUR OR WHEN THERE IS AN UNAVOIDABLE INTERRUPTION OF THE WORK FOR MORE THAN 1/2 HOUR AND LESS THAN 7 DAYS.
- A TRANSVERSE END OF POUR JOINT (H) DRILLED IN METHOD SHALL BE USED WHEN IT IS ANTICIPATED THAT THE SECOND POUR WILL BE DELAYED FOR 7 DAYS OR LONGER.
- WHEN IT IS ANTICIPATED THAT CONSTRUCTION TRAFFIC WILL BE USING THE PAVEMENT, ENDINGS WILL BE PROTECTED BY MEANS OF A TEMPORARY CONCRETE HEADER.
- EXISTING CONCRETE PAVEMENTS WITH HMA SURFACE REQUIRING SAW-CUTTING FOR REMOVAL SHALL HAVE THE SAW CUTS EXTEND COMPLETELY THRU THE CONCRETE PAVEMENT. SAWED OVER-CUTS OCCURRING IN ADJACENT SLAB, GUTTER, OR SHOULDER, WHICH WILL REMAIN IN PLACE SHALL BE SEALED.
- ALL CONCRETE SHALL BE M.D.O.T. MIX P1, WITH A 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3500 P.S.I. A MINIMUM CEMENT CONTENT OF 5.6 SACKS WITH WATER REDUCING AGENT OR 6 SACK. AIR ENTRAINMENT AT PLACEMENT SHALL BE 5% - 8% BY VOLUME, AND A SLUMP OF NOT MORE THAN 3-1/2" AND NOT LESS THAN 1-1/2".
- INDUSTRIAL STREET PAVEMENTS SHALL BE 34' WIDE (BACK OF CURB TO BACK OF CURB) AND SHALL BE CONSTRUCTED OF 9" UNIFORM CONCRETE WITH A 6" INTEGRAL STRAIGHT CURB, EXCEPT WHERE OTHERWISE SHOWN ON PLANS. ALL INTERSECTIONS SHALL HAVE A RADIUS OF 35 FEET AND BE CONSTRUCTED OF 10" UNIFORM CONCRETE.
- ELEVATIONS SHOWN ON THE PAVING PLAN ARE PROPOSED TOP OF CURB GRADES BASED ON THE CURRENT WAYNE COUNTY DATUM (U.S.G.S. DATUM).

GENERAL NOTES

Industrial Road Concrete Pavement

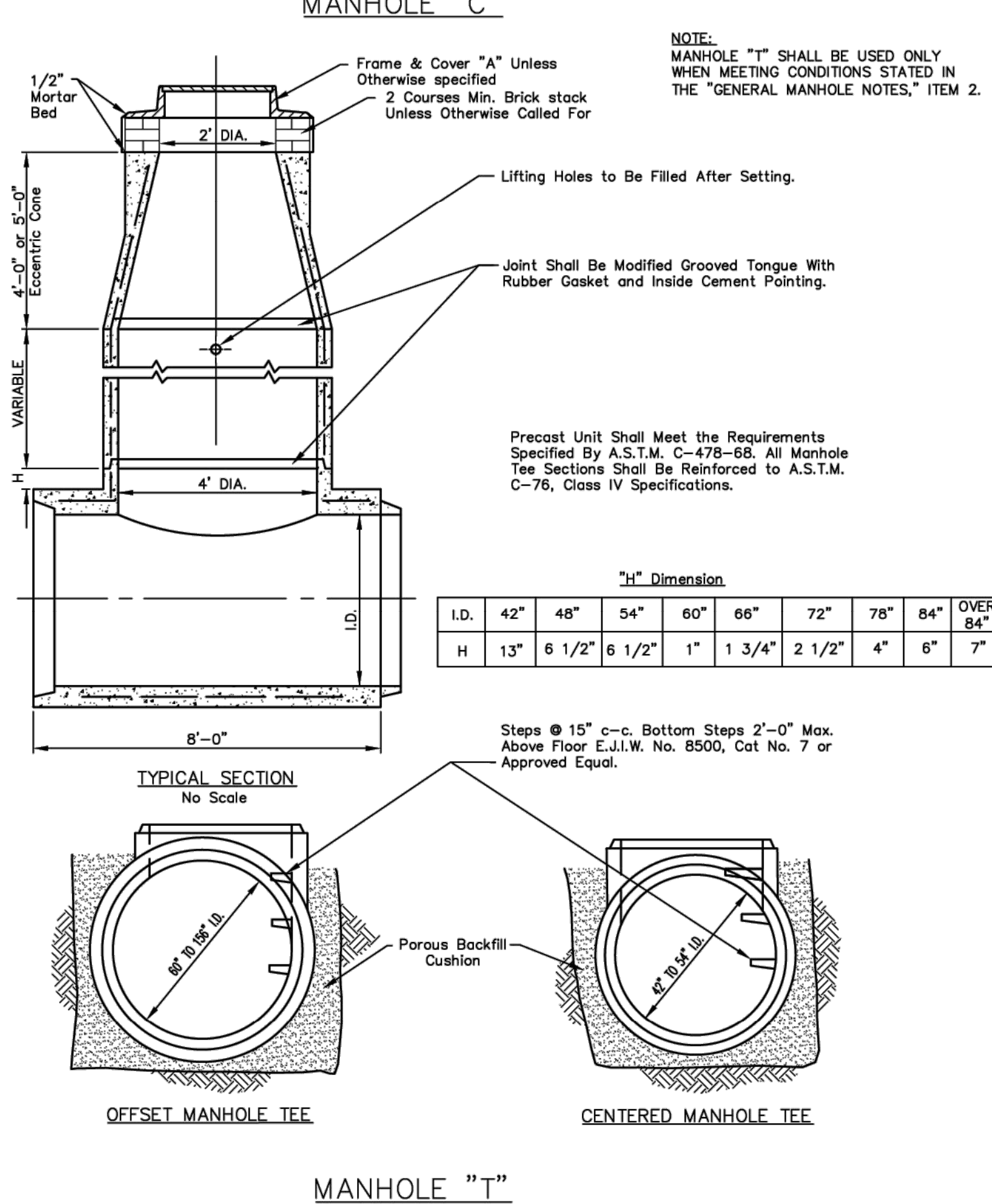
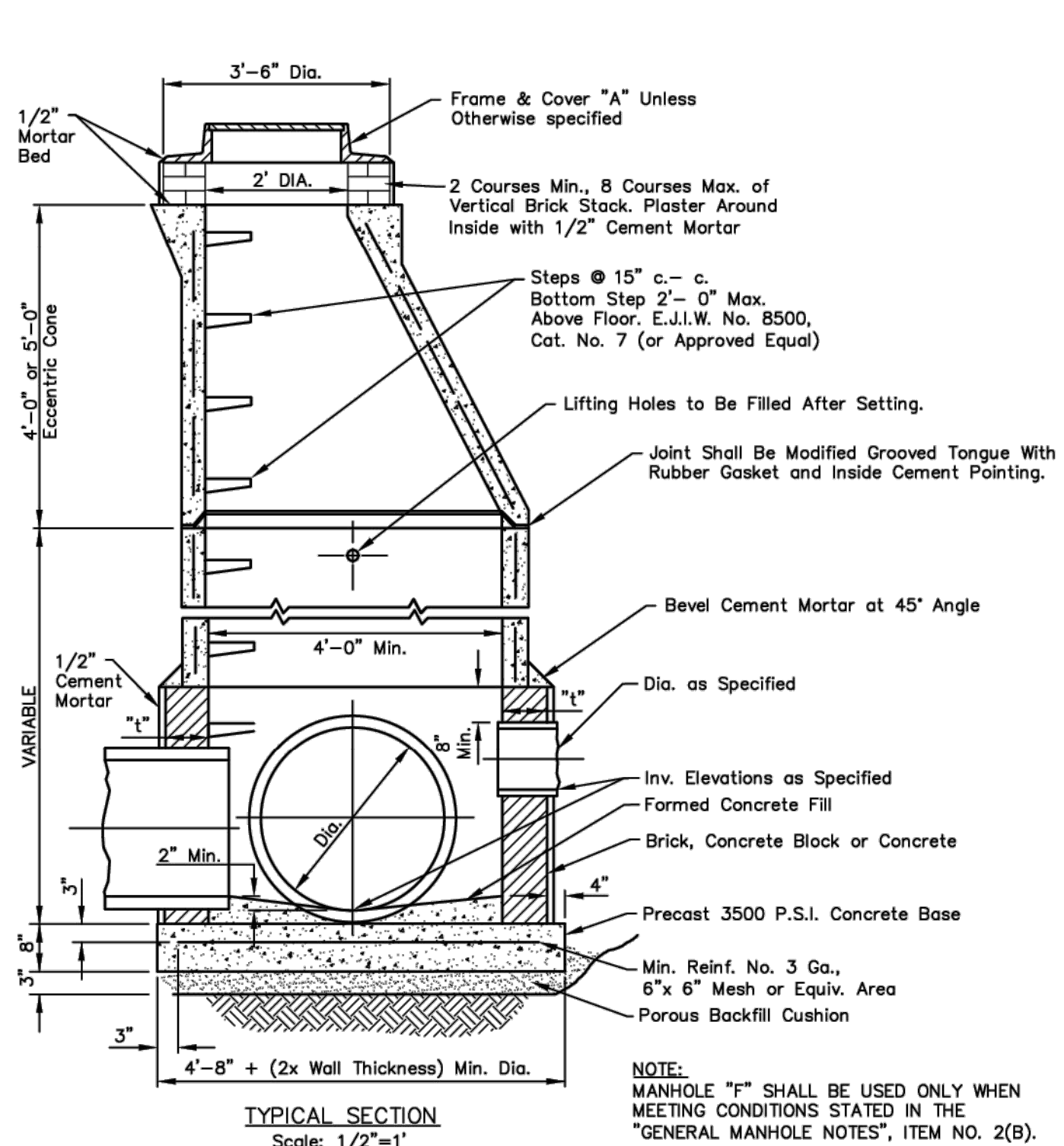
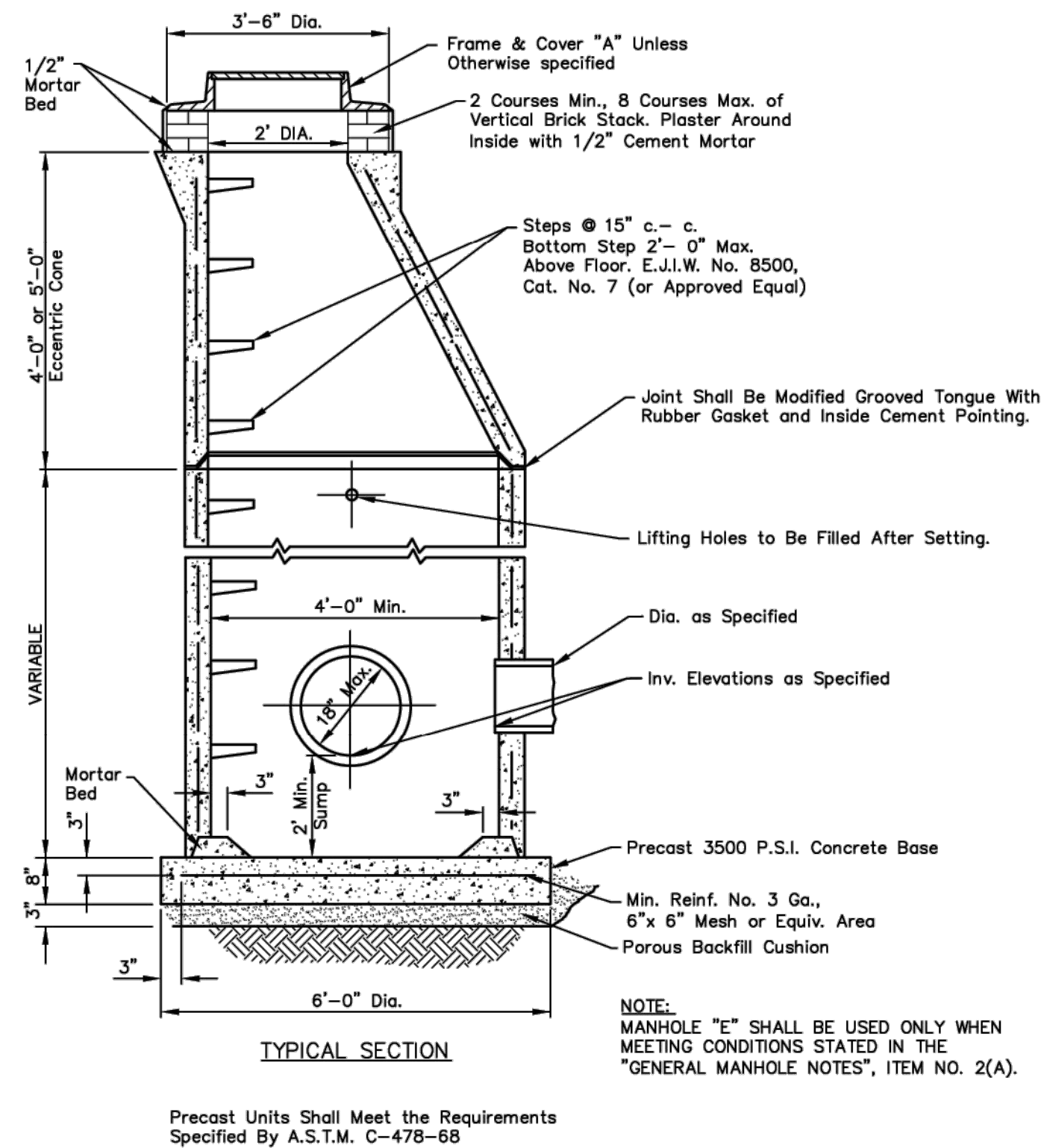
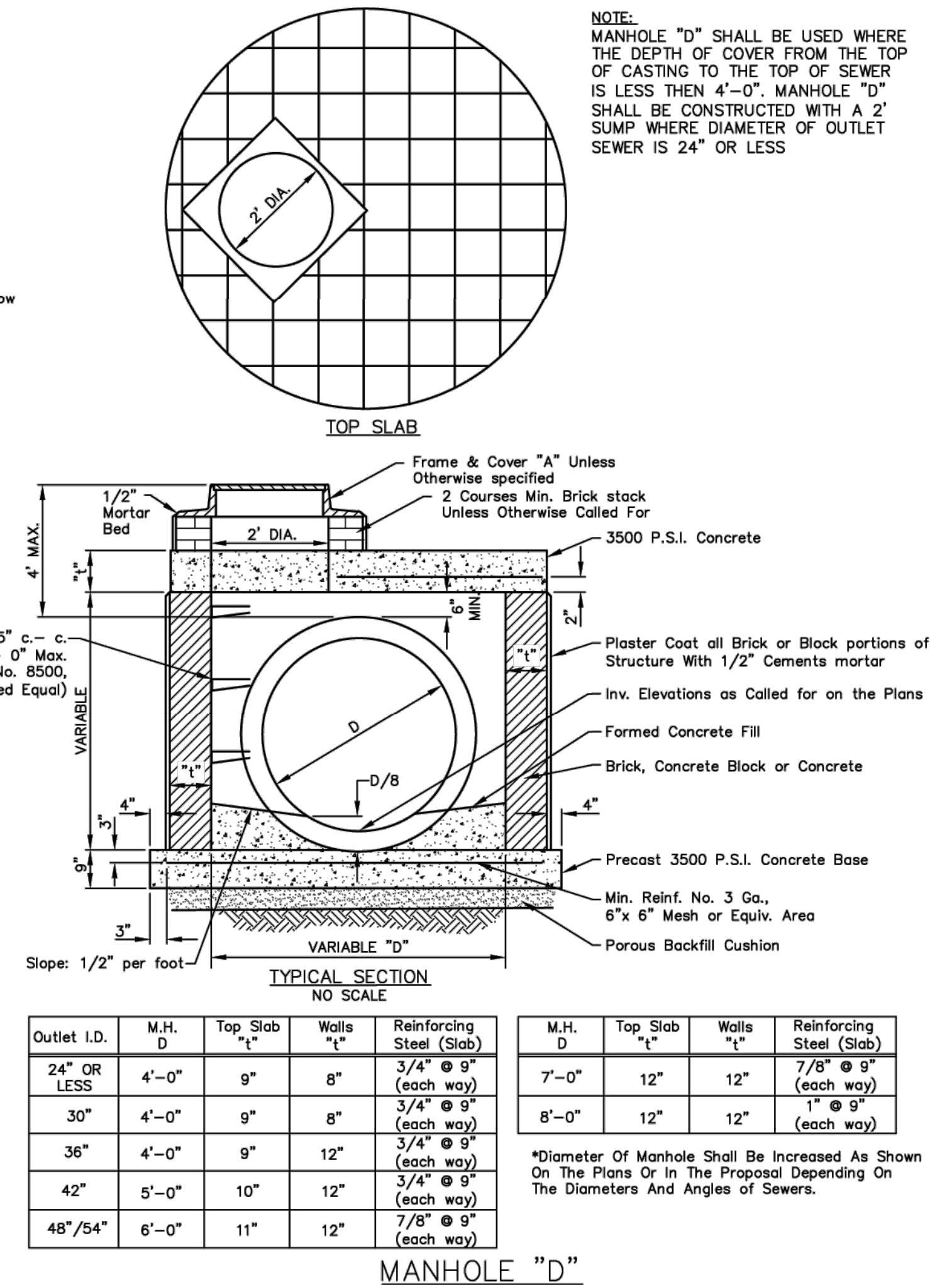
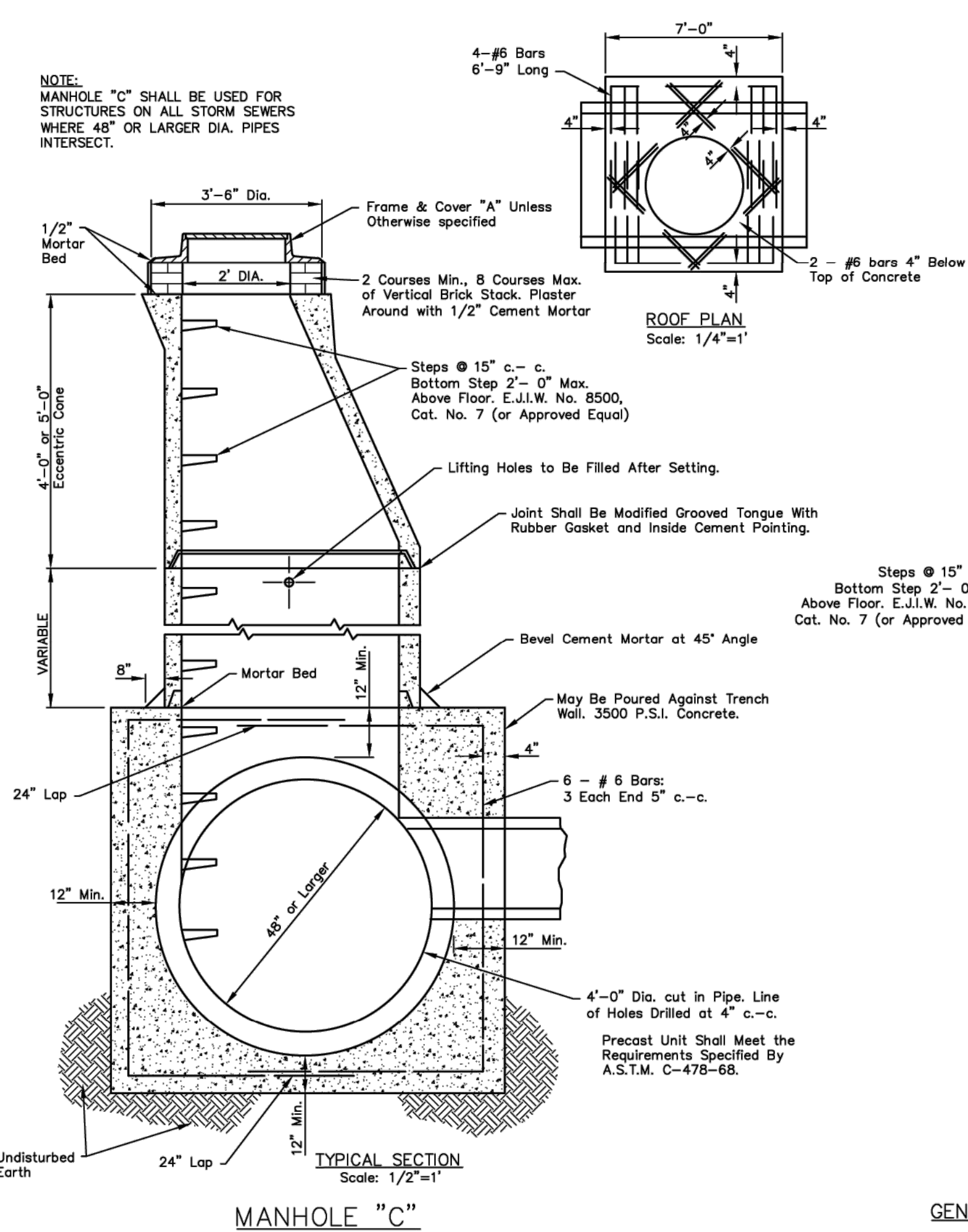
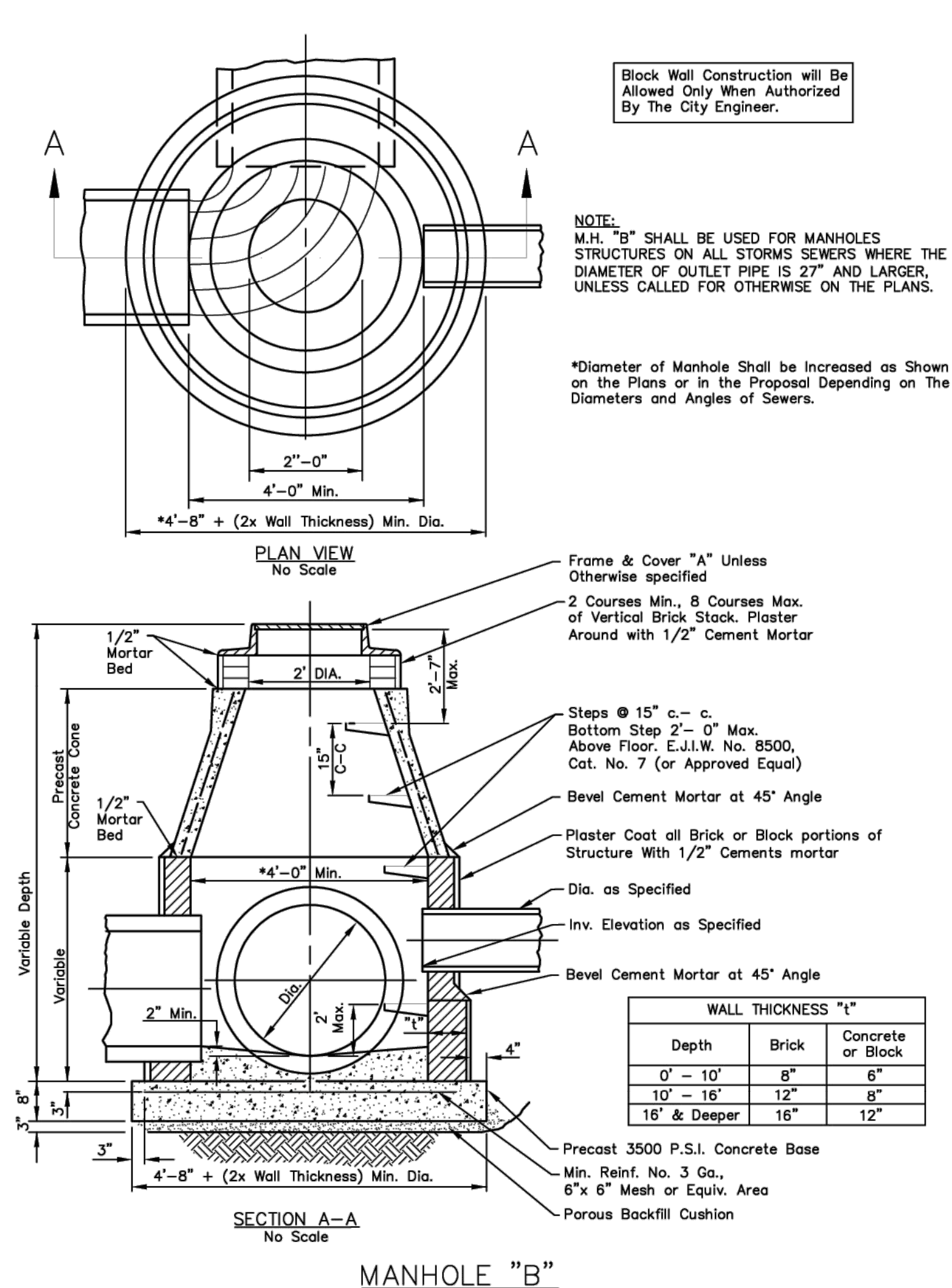
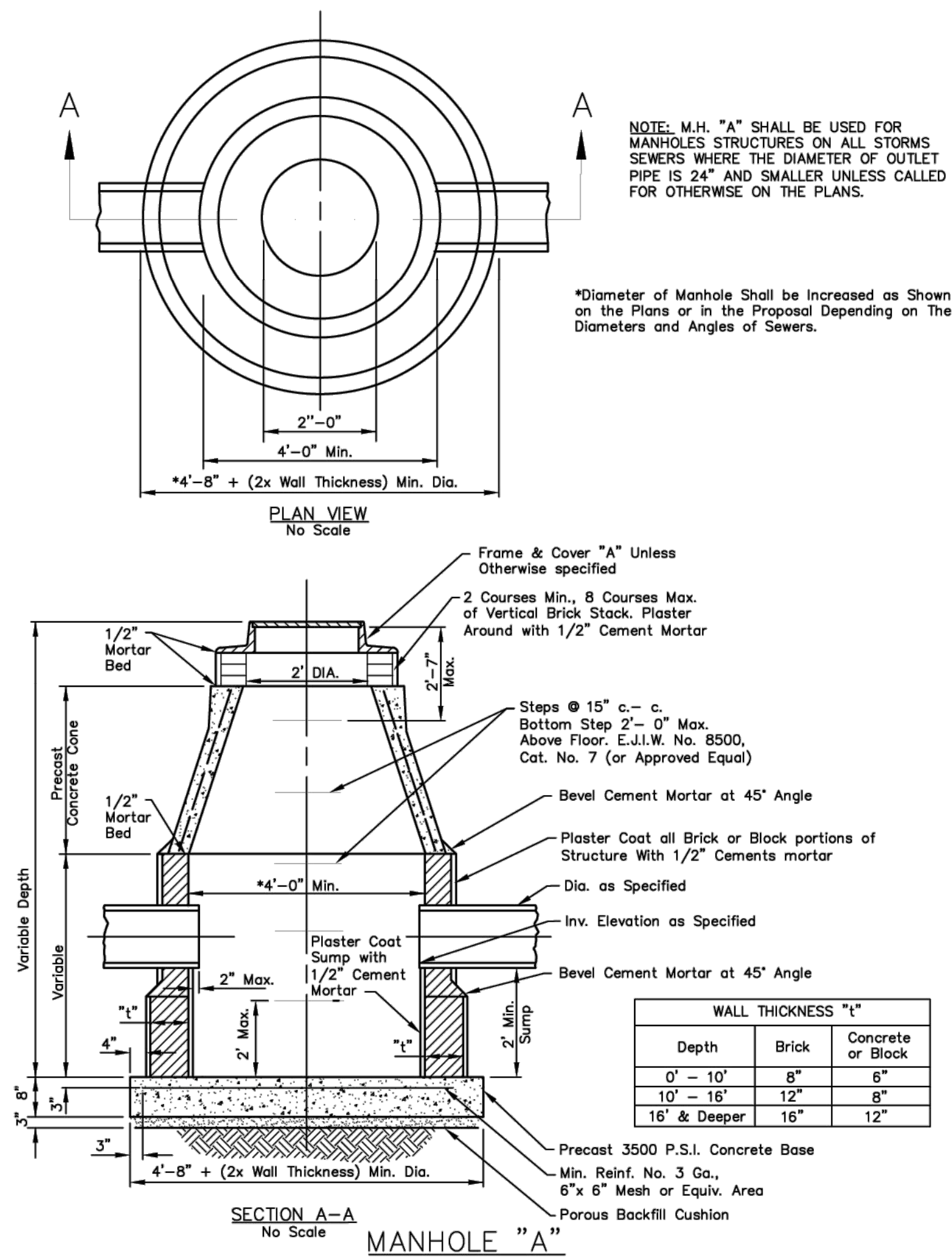
JOB No. Conc-3	DATE: 2/25/11
REVISIONS:	REV. DATE SHEET 2 OF 3
Review Update	3/2012 CADD: dwl
6" Integral Curb, 27' Pavement Details	1/2013 ENG: dwl
	PM: tz
	TECH: Concrete Paving Details.dwg
	FB#:



CITY OF LIVONIA

Department of Public Works - Engineering Division
33000 Civic Center Drive
Livonia, Michigan 48154
(734) 466-2570 Office, (734) 466-2195 Fax

RELEASED FOR :	DATE

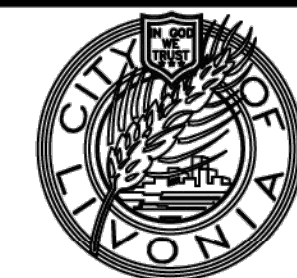


GENERAL MANHOLE NOTES:

- ALL materials and workmanship shall be in accordance with the current standards and specifications set by the City of Livonia.
- The Contractor shall construct Manholes with Precast Reinforced Concrete units ("E", "F" and "T") in lieu of Concrete, Brick and Block Manholes ("A" and "B"), in accordance with the following conditions.
 - Maximum diameter of sewer outlet in any precast unit shall be 18" (Manhole "E" only).
 - No openings shall be made in precast unit which would leave less than 24" of undisturbed precast pipe or would remove more than 30% of the circumference along any horizontal plane.
 - Structures for sewers larger than 18" or those not meeting the opening requirements shall be built of block or brick up to a minimum of 8" above the top of Sewer, with precast units being used above this point. Where the precast units rest on the block or brick, the groove in the precast unit will be filled with mortar.
 - Openings for the outlet sewer shall be precast with a diameter of 3 inches larger than the outside diameter of the outlet pipe. All other openings shall be made in the field after manhole has been constructed.
- All vertical opening in concrete block structures walls shall be completely filled with mortar. All vertical wall joints shall be cement point.
- A "Poured 3500 p.s.i. Concrete Base", without steel reinforcement, may be substituted for a precast base when approved by the City Engineer. A porous backfill cushion will not be required under the poured base, unless the Contractor has excavated below the required elevation at which time the Engineer will decide as to the merits of increasing the thickness of the concrete base or the use of a porous backfill cushion.
- Where unstable ground conditions are encountered, slag or stone bedding shall be used as directed by the City Engineer in order to provide a stable foundation for pipe and manholes, cost to be included in the unit price for pipe.
- All pipe entering or leaving a manhole shall be adequately supported by pouring 2500 p.s.i. concrete fill from undisturbed earth to spring line.
- Wherever existing manholes or sewer pipe are to be tapped, drill holes at 4" center to center around periphery or opening to create a plane of weakness, before breaking section out.

Storm Sewer Manhole Standard Details

JOB No.	DATE: 02/1992
REVISIONS:	SHEET 1 OF 2
Misc. Revisions	REV. DATE: 09/2007
	CADD: dwl
	ENG: dwl
	PM: tz
	TECH: Storm Manhole Details.dwg
	FBF:

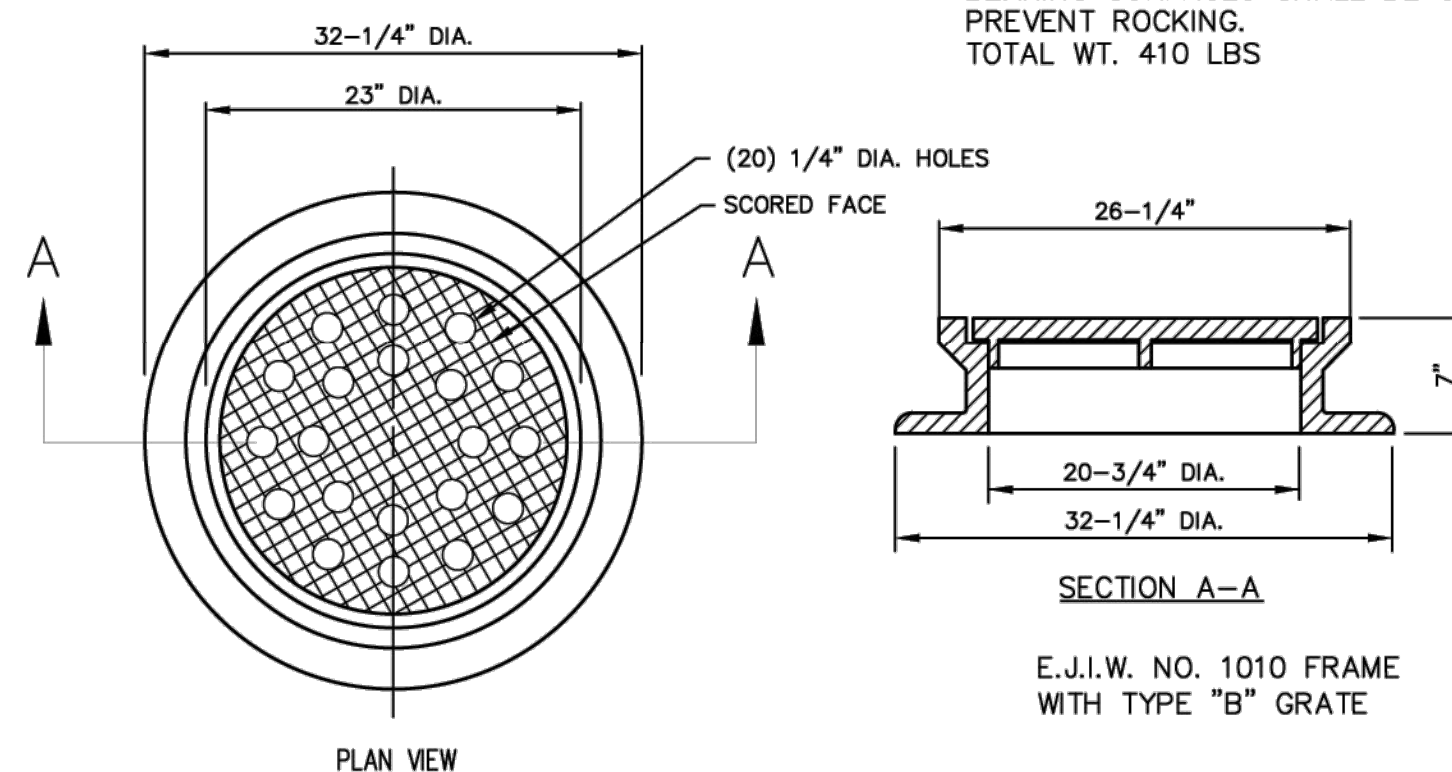


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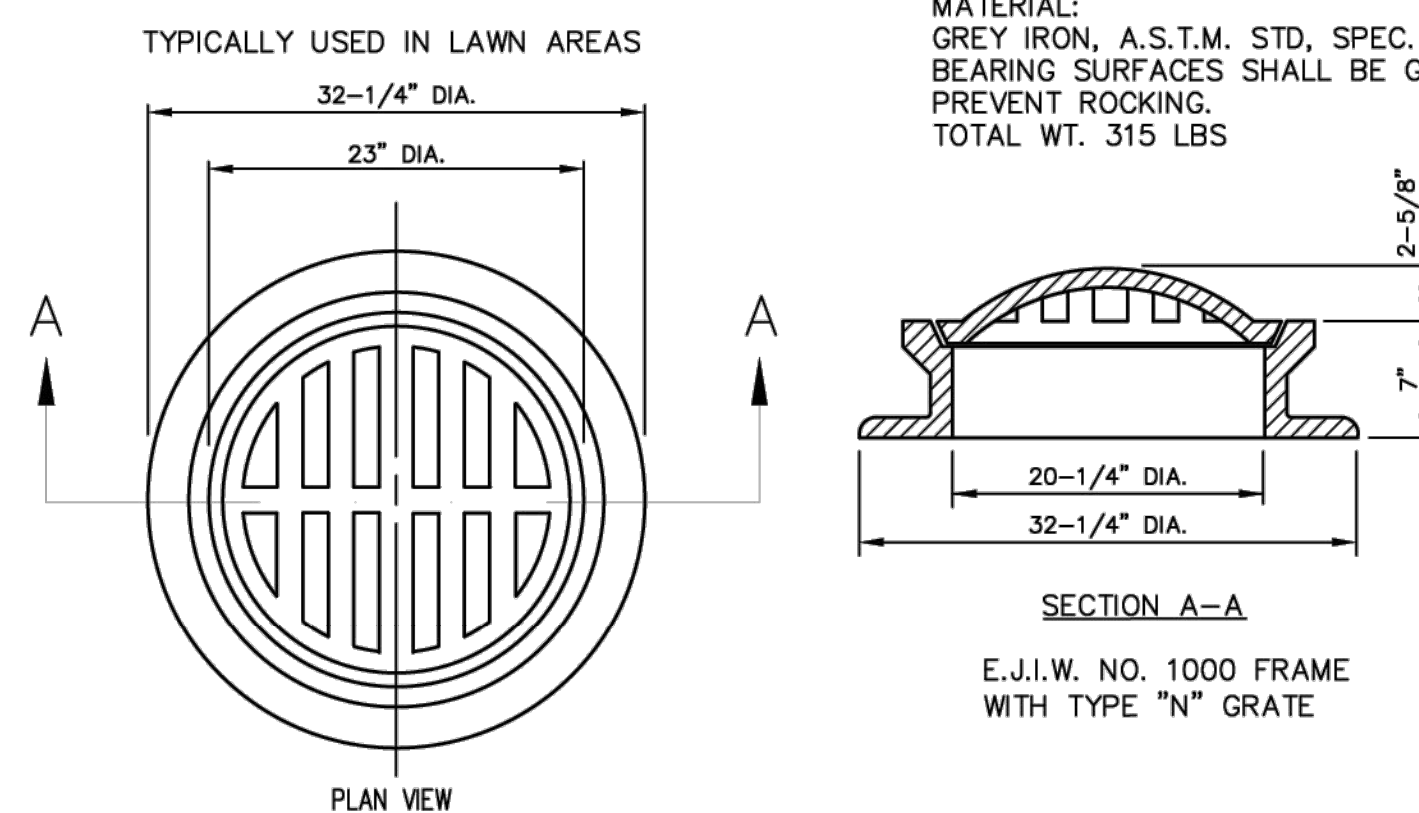
RELEASED FOR :	DATE

A SOLID COVER SHALL BE PROVIDED IN LIEU OF THE PERFORATED COVER SHOWN, WHEN THE COVER IS LOCATED WITHIN THE SIDE WALK AREA.



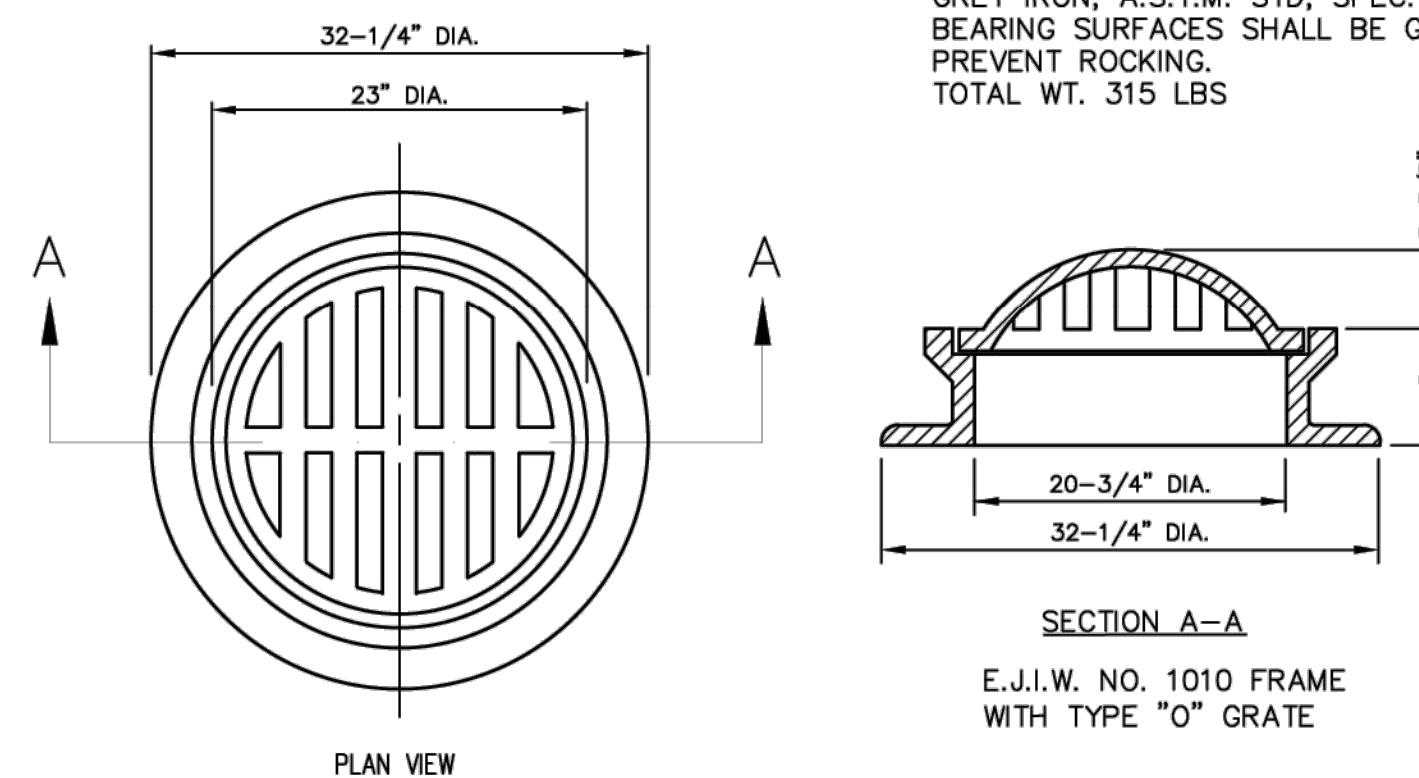
FRAME & COVER "A"
Scale: 1"=1'

A SOLID COVER SHALL BE PROVIDED IN LIEU OF THE TYPE "N" OVAL GRATE SHOWN, WHEN THE COVER IS LOCATED WITHIN A SIDEWALK AREA.

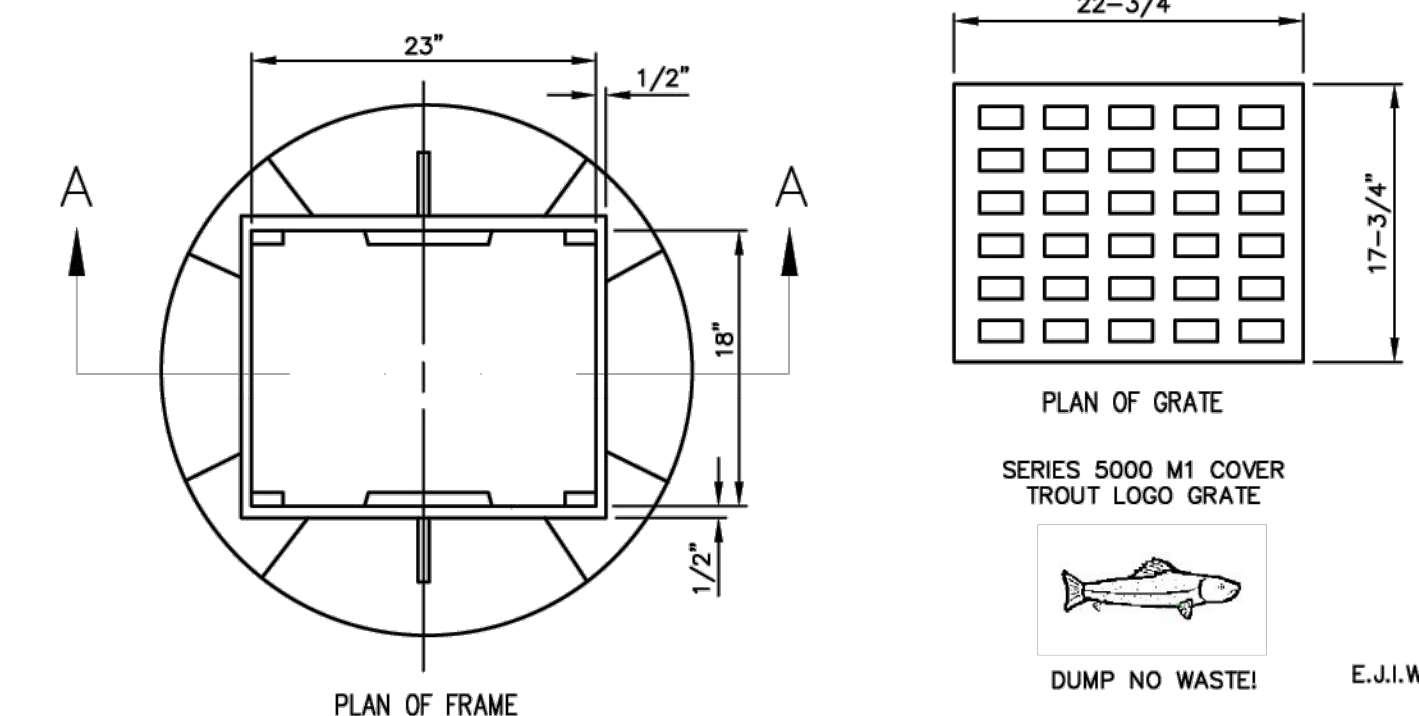
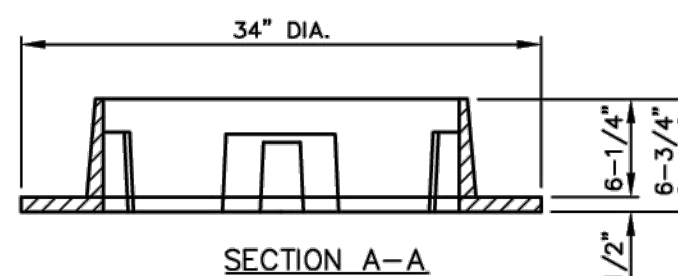


FRAME & COVER "B"
Scale: 1"=1'

TYPICALLY USED IN DITCH AREAS.



FRAME & COVER "C"
Scale: 1"=1'



FRAME & GRATE "D"
Scale: 1"=1'

MATERIAL:
GREY IRON, A.S.T.M. STD, SPEC. A48, CLASS 30.
BEARING SURFACES SHALL BE GROUND TO
PREVENT ROCKING.
TOTAL WT. 410 LBS

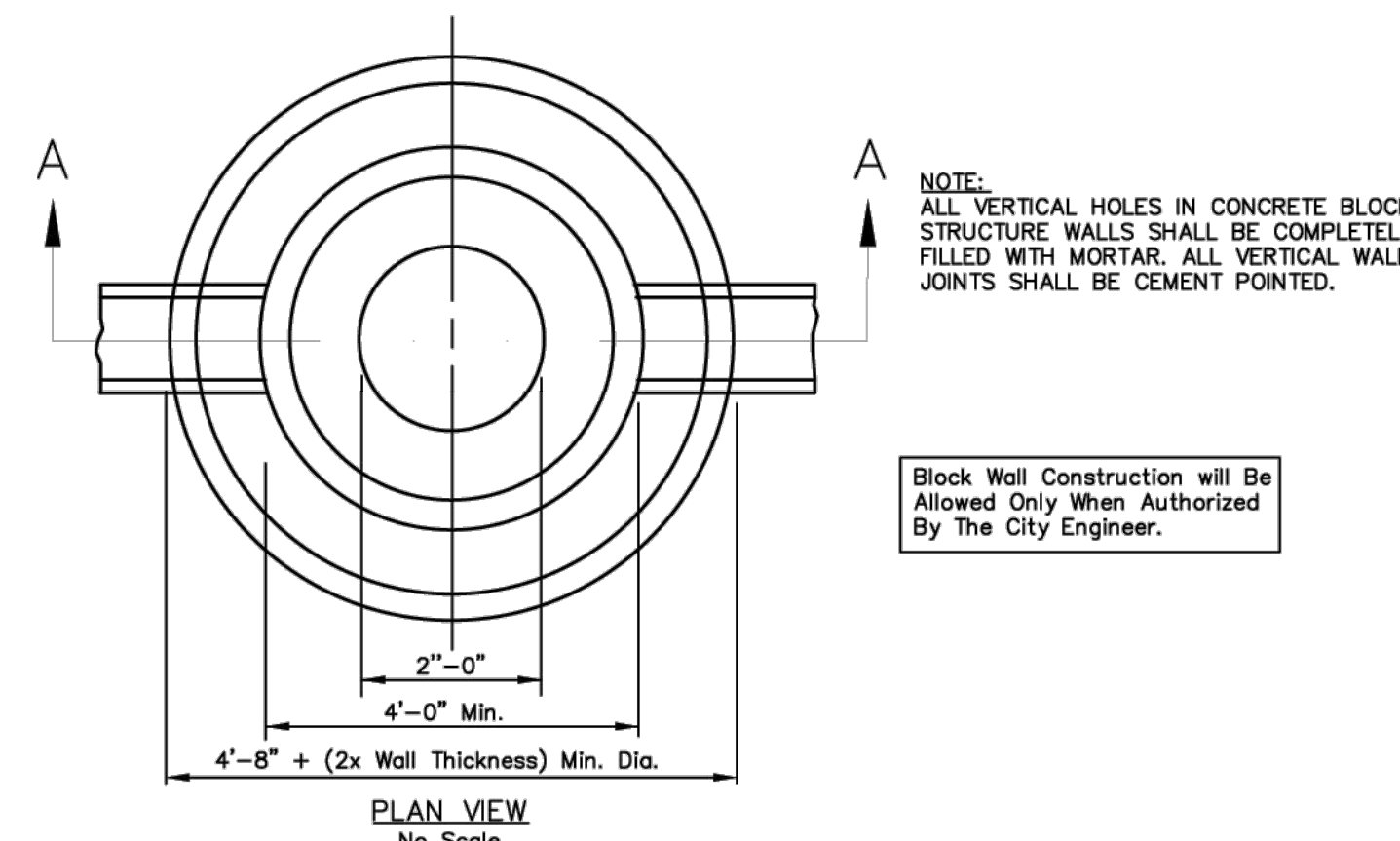
MATERIAL:
GREY IRON, A.S.T.M. STD, SPEC. A48, CLASS 30.
BEARING SURFACES SHALL BE GROUND TO
PREVENT ROCKING.
TOTAL WT. 315 LBS

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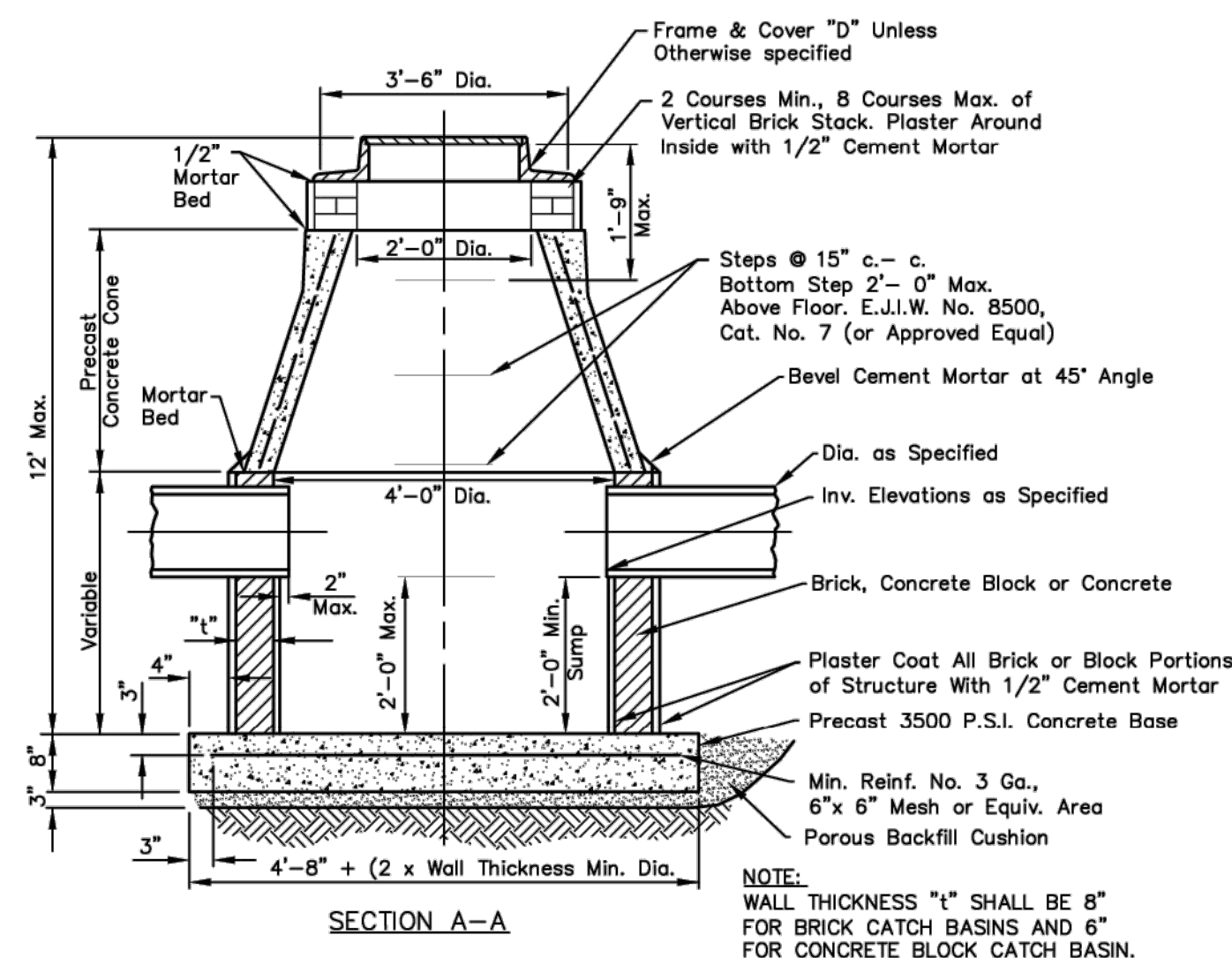
MATERIAL:
GREY IRON, A.S.T.M. STD, SPEC. A48, CLASS 30.
BEARING SURFACES SHALL BE GROUND TO
PREVENT ROCKING.
TOTAL WT. 315 LBS



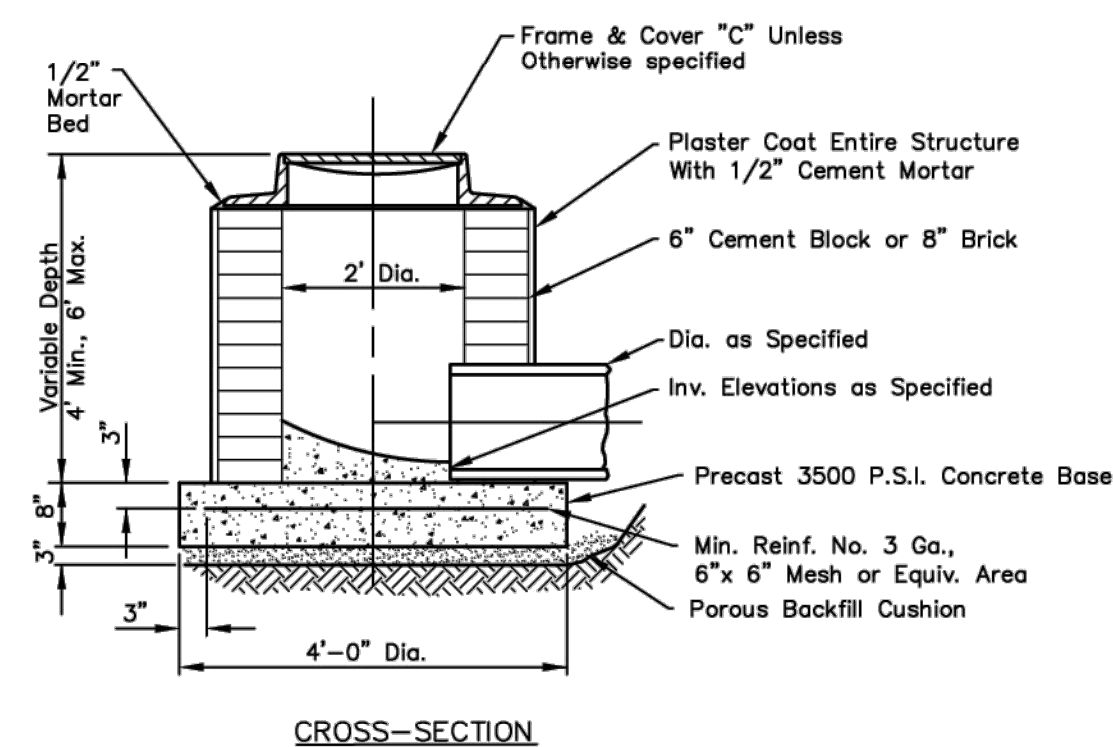
E.J.I.W. NO. 5080



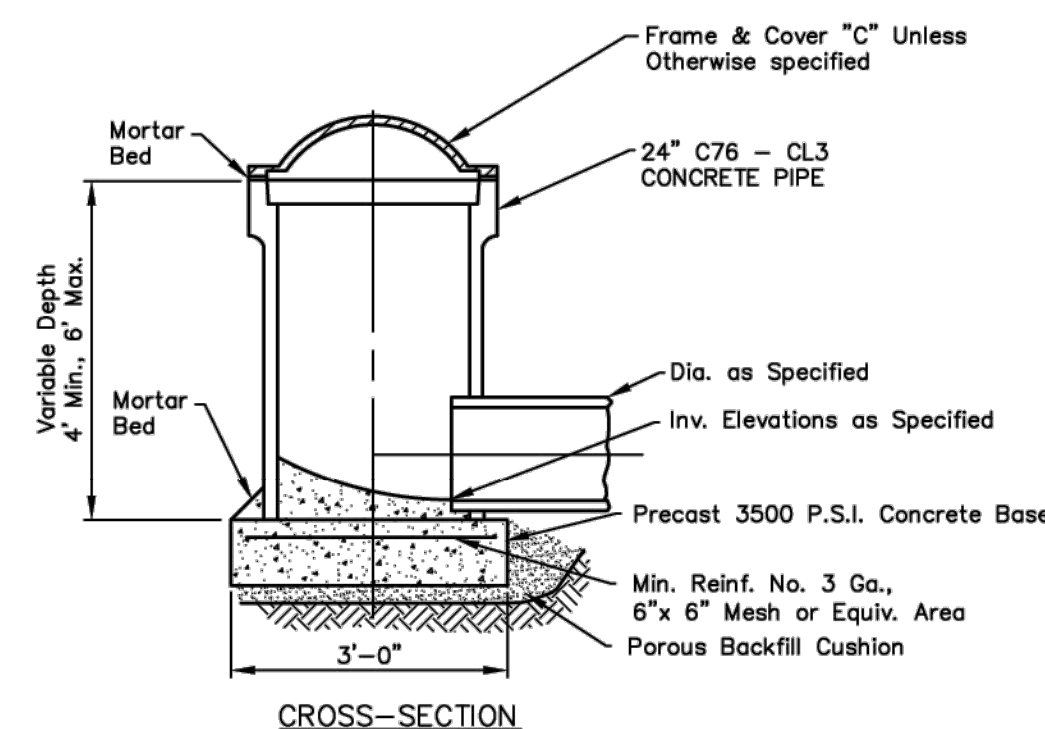
STANDARD CATCH BASIN "A"
Scale: 1/2"=1'



NOTE:
STANDARD INLETS "A" AND "B" SHALL BE USED
ONLY WHEN OUTLETTING TO A STRUCTURE HAVING
A SUMP OR WHEN OUTLETTING TO A DITCH



STANDARD INLET "A"
Scale: 1/2"=1'



STANDARD INLET "B"
Scale: 1/2"=1'

Block Wall Construction will Be
Allowed Only When Authorized
By The City Engineer.

NOTE:
WALL THICKNESS "1" SHALL BE 8"
FOR BRICK CATCH BASINS AND 6"
FOR CONCRETE BLOCK CATCH BASIN.

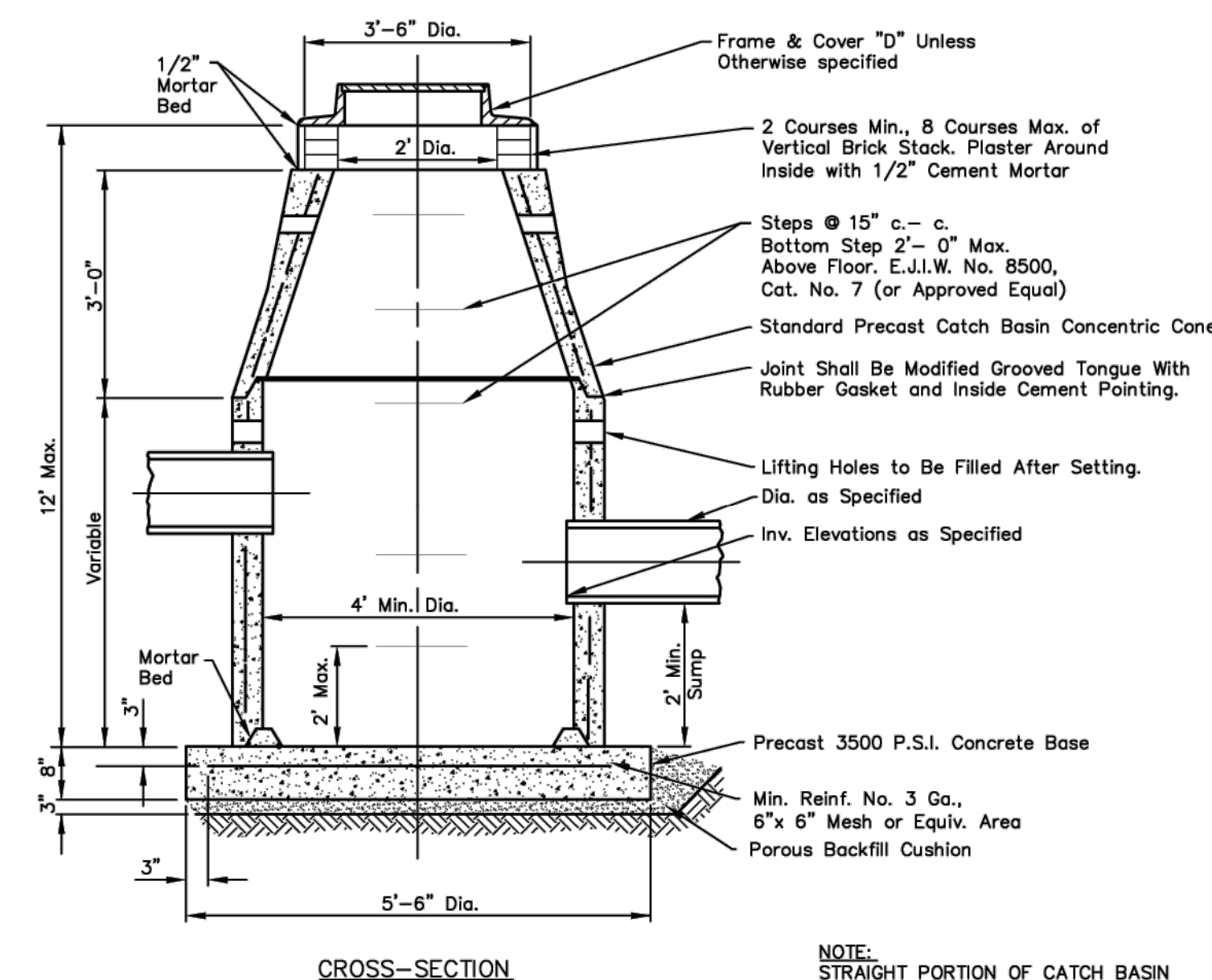
NOTE:
STANDARD INLETS "A" AND "B" SHALL BE USED
ONLY WHEN OUTLETTING TO A STRUCTURE HAVING
A SUMP OR WHEN OUTLETTING TO A DITCH

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STANDARD INLETS "A" AND "B" SHALL BE USED
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A SUMP OR WHEN OUTLETTING TO A DITCH

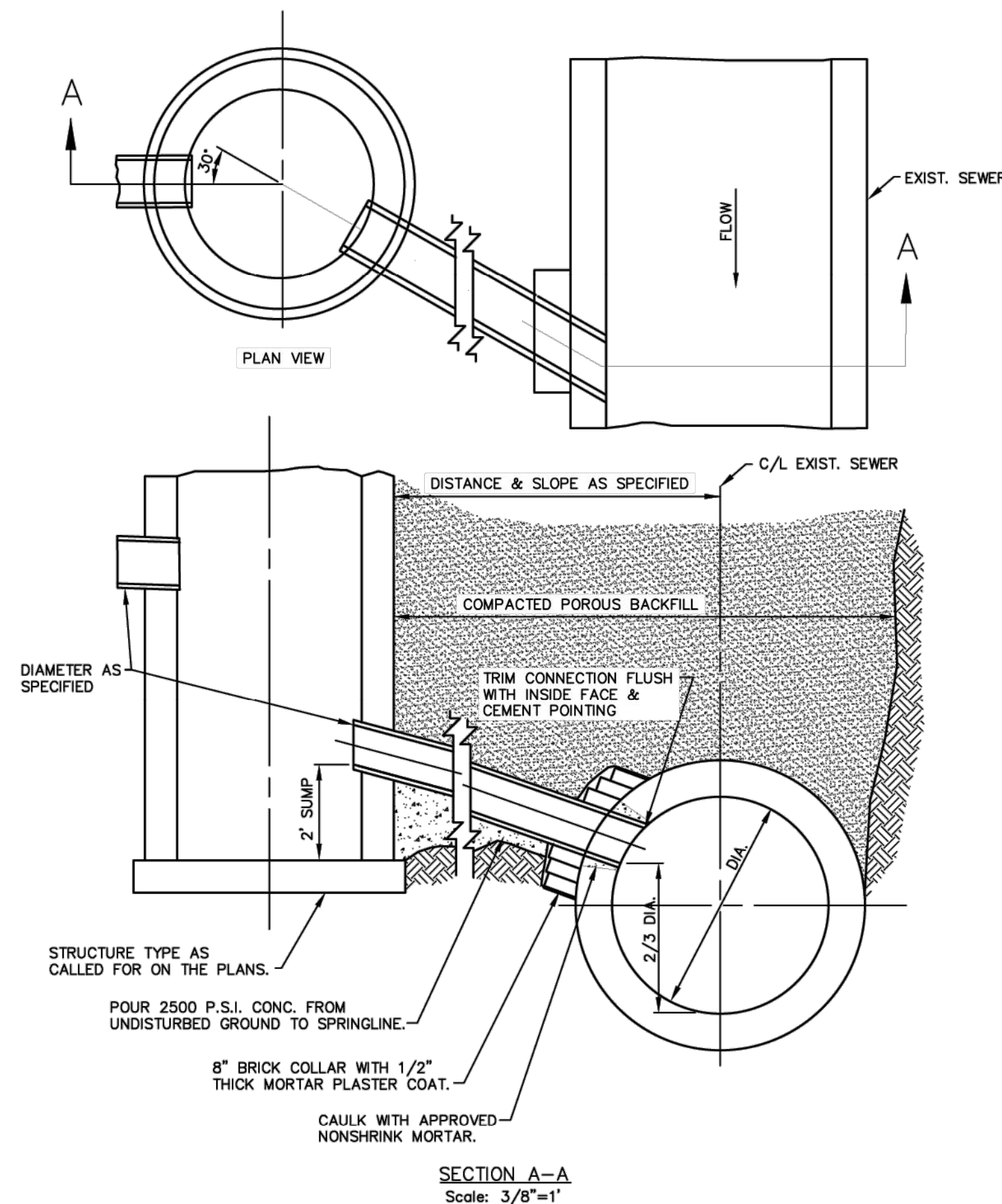
NOTE:
STANDARD INLETS "A" AND "B" SHALL BE USED
ONLY WHEN OUTLETTING TO A STRUCTURE HAVING
A SUMP OR WHEN OUTLETTING TO A DITCH

NOTE:
"BLIND TAP" STYLE OF PIPE CONNECTION ONLY
TO BE USED WITH PERMISSION FROM THE CITY
ENGINEER, FOR MAINTENANCE PURPOSES.
MANHOLES ARE TO BE USED IF POSSIBLE.

NOTE:
NO OPENING SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THEN 24" OF
UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THEN 30% OF THE CIRCUMFERENCE ALONG
ANY HORIZONTAL PLANE. IF THOSE REQUIREMENT CANNOT BE FOLLOWED, THE CATCH BASIN SHALL
BE BUILT OF BRICK OR BLOCK WHEN APPROVED, TO A MINIMUM OF 8" ABOVE SUCH OPENINGS.

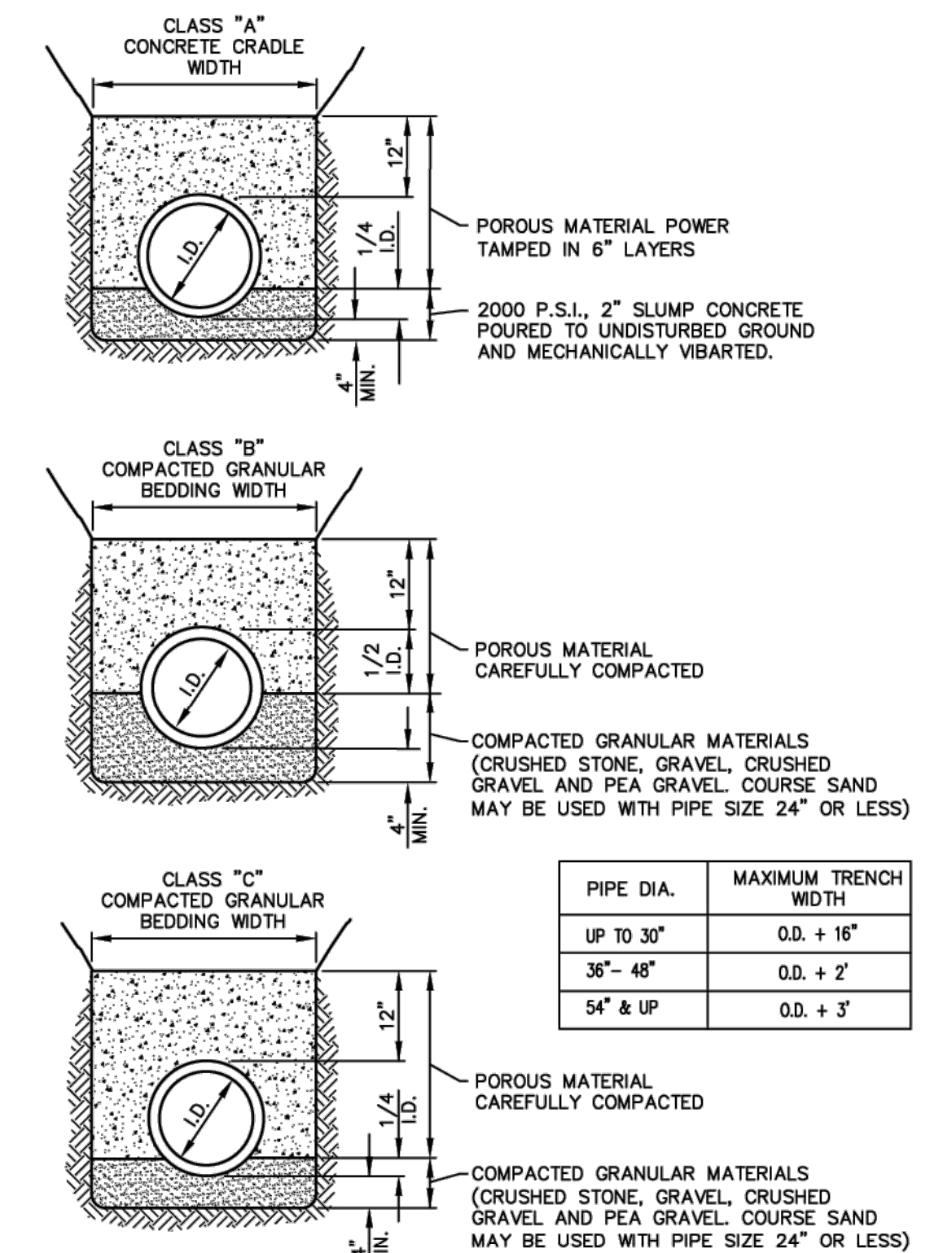


CATCH BASIN "B"
Scale: 1/2"=1'

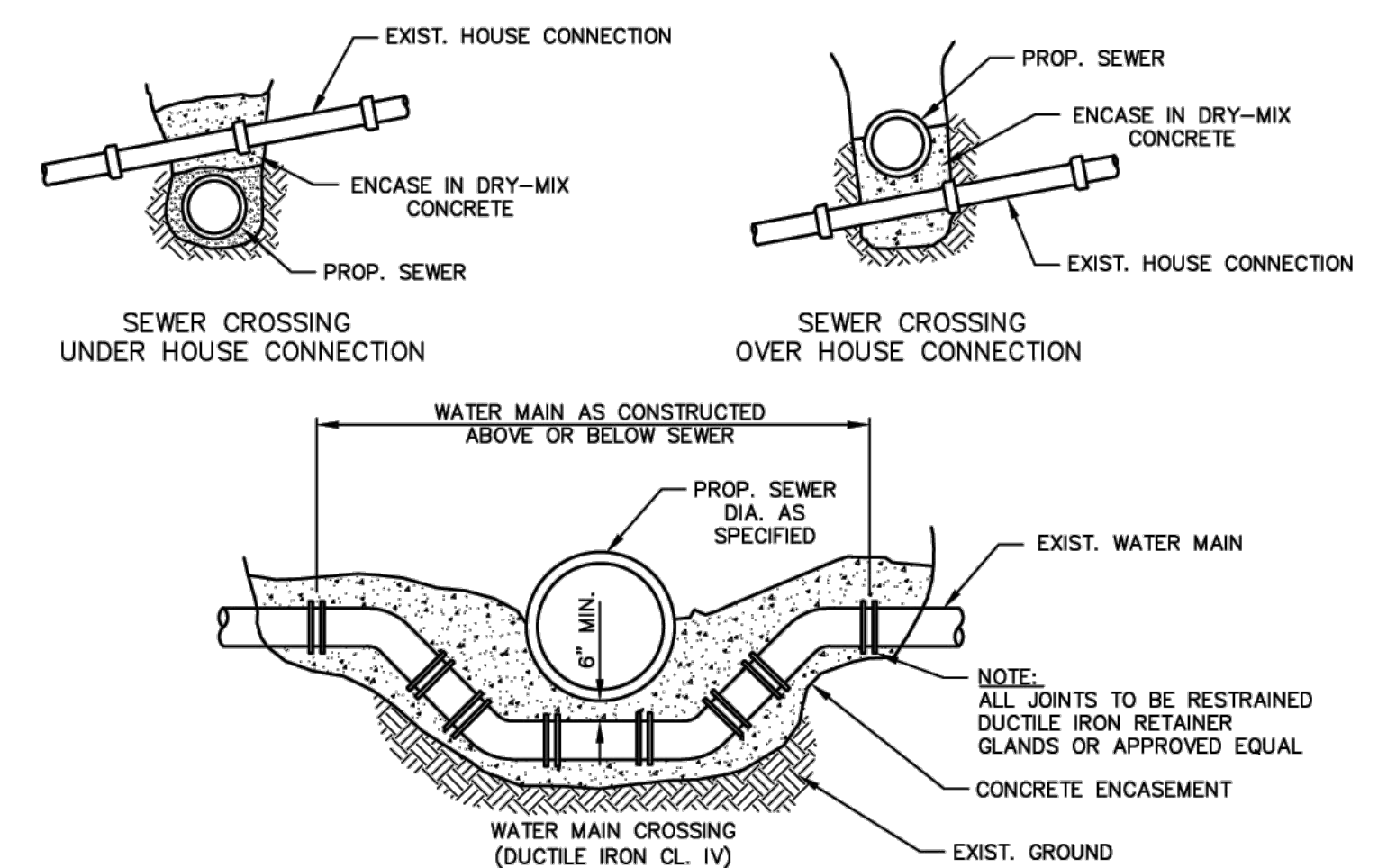


SPECIAL CONNECTIONS TO EXISTING SEWERS

NOTE:
WHERE EXCAVATION OCCURS UNDER OR WITHIN 3' OF EXISTING OR
PROPOSED ROAD PAVEMENT, CURBS, DRIVEWAY OR SIDEWALK, ALL
WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS
OF THE CITY OF LIVONIA.



PIPE BEDDING METHOD



UTILITY CROSSINGS

Storm Sewer Details and Appurtenances

JOB No.	DATE: 02/1992
REVISIONS:	SHEET 2 OF 2
Pipe Bedding Revisions	7/10/80 CADD: dwl
Frame & Cover "C" Revised	1/11/90 ENG: dwl
Michigan Trout Logo	10/28/02 PM: tz
Note Revisions	9/25/07 TECH:
Blind Top Note Addition	7/11/12 Storm Manhole Details.dwg FB#:

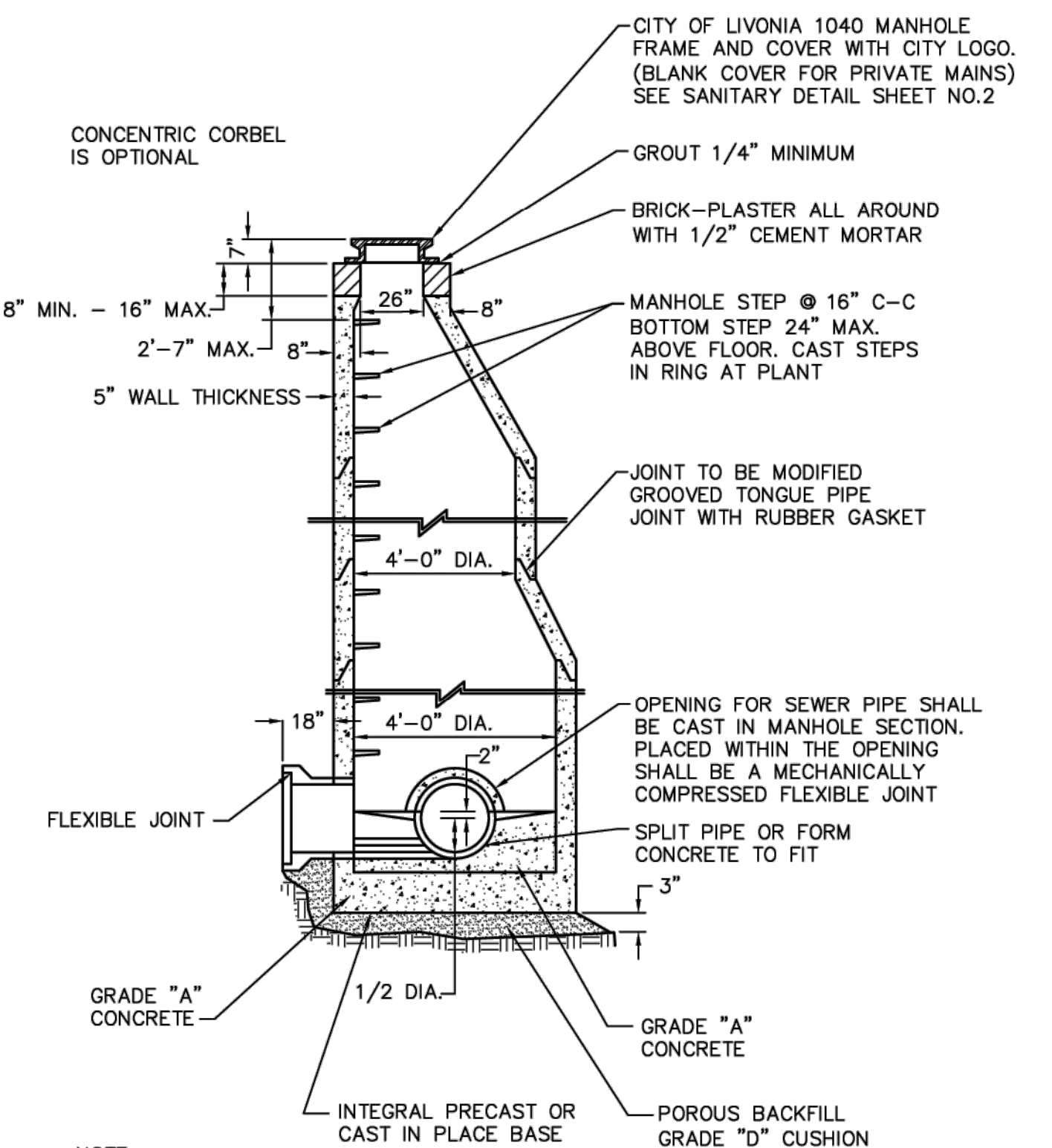


CITY OF LIVONIA

Department of Public Works - Engineering Division
33000 Civic Center Drive
Livonia, Michigan 48154
(734) 466-2570 Office, (734) 466-2195 Fax

RELEASED FOR :	DATE

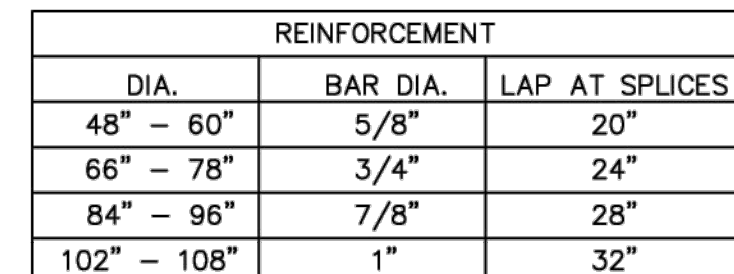
MANHOLE RISERS AND CONES SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPEC. C-478 EXCEPT THAT A WALL THICKNESS OF 5" WILL BE REQUIRED. LENGTH OF EACH RISER SHALL BE A MULTIPLE OF 16'. LENGTH OF CONE SHALL BE 2'-8" MIN. TWO LIFT HOLES WILL BE PERMITTED IN EACH UNIT, AND MUST BE FILLED WITH NON-SHRINK MORTAR AFTER SETTING MANHOLE.



NOTE:

3 DOUBLE CIRCLES OF
REINFORCING BARS EACH END
(TOTAL 2 CIRCLES PER M.H.)
SPLICE ABOVE CONTROL JOINT.
SEE TABLE FOR BAR SIZE

OPTIONAL: USE PRECAST M.H. TEE
CLASS IV MIN. CIRCULAR REINFORCEMENT
(2 LINE REINFORCEMENT)



NOTE:
DROP CONNECTION TO BE USED ONLY WHEN
THE DIFFERENCE OF INVERTS EXCEEDS 18"

FOR DETAILS OF MANHOLE
SEE STANDARD SHEET

PLACE REMOVABLE CAP
WITH HALF CUT WINDOW.

12"

CORE DRILL AND
PLACE FLEXIBLE BOOT

6"

2"

PLACE A.B.S. OR P.V.C. PIPE

SEWER SIZE	DROP SIZE
UP TO 10"	6"
12" TO 18"	10"
21" TO 30"	18"
33" TO 42"	24"

FOR A.B.S. OR P.V.C. PIPE
ENCASE IN CONCRETE AGAINST
UNDISTURBED EARTH.

SEWER SIZE	DROP SIZE
UP TO 10"	6"
12" TO 18"	10"
21" TO 30"	18"
33" TO 42"	24"

11. Manholes are required at all dead ends, pipe intersections, and changes in pipe alignment, slope, and size.
12. Cleanouts are required at all sanitary leads bends, changes in direction, and at 100' increments.
13. Place a 6" service lead for each lot or parcel as shown on plan. For parcels in excess of 100' a wye must be placed every 100' unless otherwise noted.
14. Prior to backfilling of a service lead, A 4' length of 3/4" diameter steel bar shall be placed from a point immediately in front of the service connection to 2' below the finish ground surface. Do not rest the marker on any portion of the service connection or stopper.
15. All stubs shall have a water tight bulkhead.
16. Pipe alignment must be set with a laser.
17. All existing sanitary leads that are reused must be air tested or videotaped.
18. Televising of pipes: video inspection shall be considered complete when all necessary construction repairs have been made and re-televised to verify that the repair is acceptable.
19. All sanitary sewer mains 8" diameter and larger shall be tested not less than 30 days after the trench backfill and compaction has been completed including air testing and deflection.
20. Testing shall be conducted on a manhole to manhole basis and shall be done after the line has been completely cleaned and flushed. Any portion of the sewer which fails to pass the test shall be excavated, repaired or realigned, and retested with TV, air, and deflection tests.
21. If a sewer fails to pass any of the previously described tests, the contractor shall determine the location of the leak, repair and retest the sewer. The test shall be repeated until satisfactory results are obtained.
22. Newly constructed, rehabilitated or adjusted sanitary manholes that are either public or private that touch or are in pavement areas such as sidewalks, roads, approaches, brick pavers, or stamped concrete shall have a manhole encapsulation installed to prevent water infiltration and providing support around the frame and block/concrete rings. The manhole encapsulation system shall be WrapidSeal or approved equal.



Diagram illustrating a collar detail. The structure shows a brick wall on the right and a concrete or masonry base on the left. A horizontal line indicates the ground level. The brick wall is labeled "BRICK". The base is labeled "ETE". A horizontal dimension of 4'-0" is shown between the base and the brick wall. A vertical dimension of 8" is shown for the height of the brick wall. A horizontal dimension of 1/2" is shown for the thickness of the brick wall. A vertical dimension of 2" is shown for the height of the mortar collar. A horizontal dimension of 8" is shown for the width of the mortar collar. A vertical dimension of 1/2" is shown for the thickness of the mortar collar. The text "PLASTER ALL AROUND BRICK WITH MORTAR" is written above the diagram. The text "COLLAR DETAIL" is written below the diagram.



4'-0" FOR SEWERS
8" TO 24"

5'-0" FOR SEWERS
27" TO 42"

CEMENT MORTAR
1/2" THICK

8"

1 1/2" DIA.

2" MIN.

SPLIT PIPE TO F
M.H. IS CONSTR

3"

8"

O.D. OF MANHOLE

9 1/2"

4 GA. 4" X 4" ME
REINFORCEMENT M

PERCAST OR CAST IN PLACE BASE

CLASS "B" COMPACTED GRANULAR BEDDING

PIPE DIA.	MAXIMUM TRENCH WD.
4"–12"	30" MAX
15"–48"	O.D. + 12"
54"–78"	O.D. + 24"

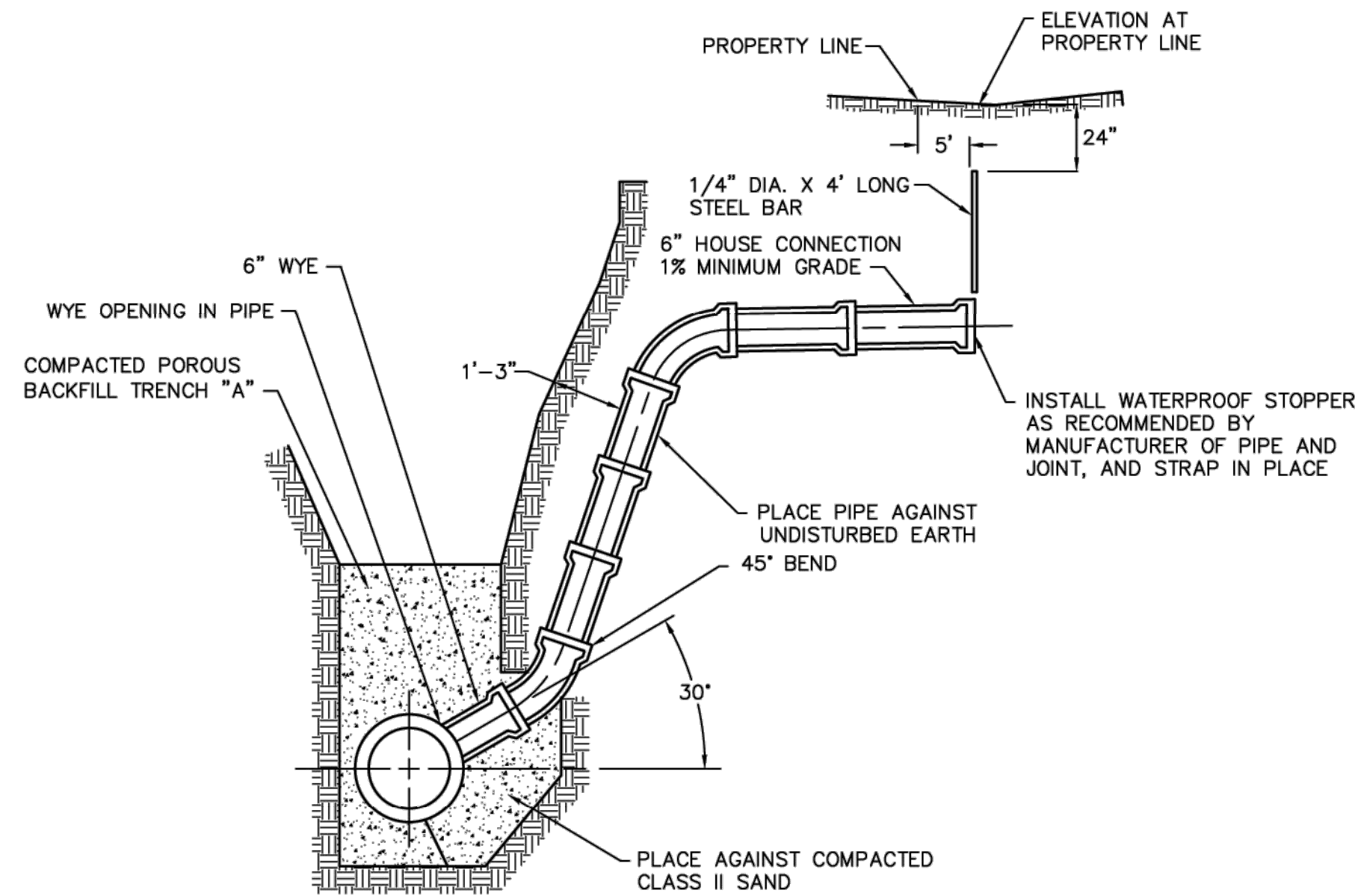
POROUS MATERIAL
CAREFULLY COMPACTED

COMPACTED GRANULAR MATERIAL

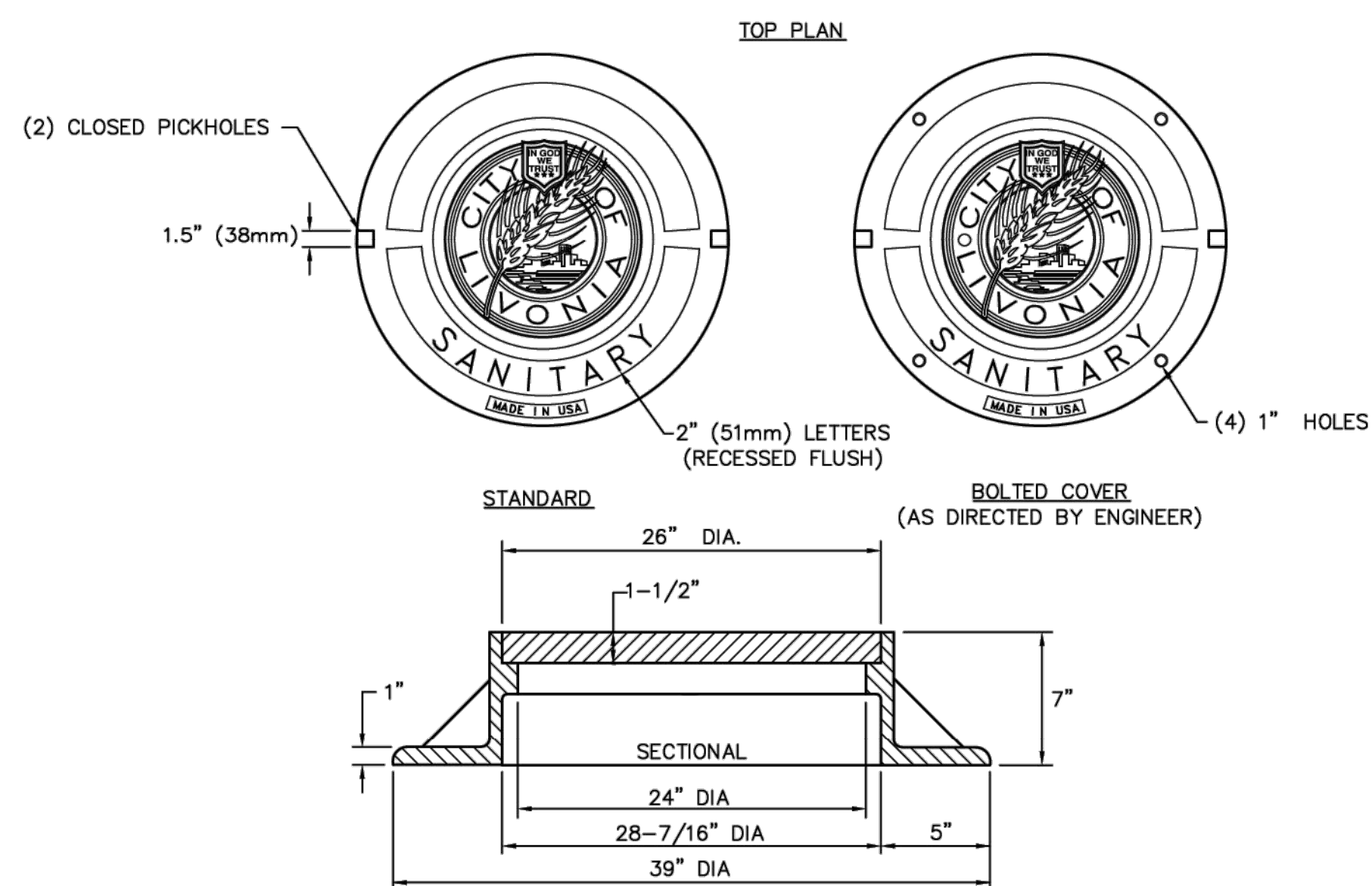
4' MIN.

TRENCH BEDDING AND BACKFILL METHOD

[illegible]

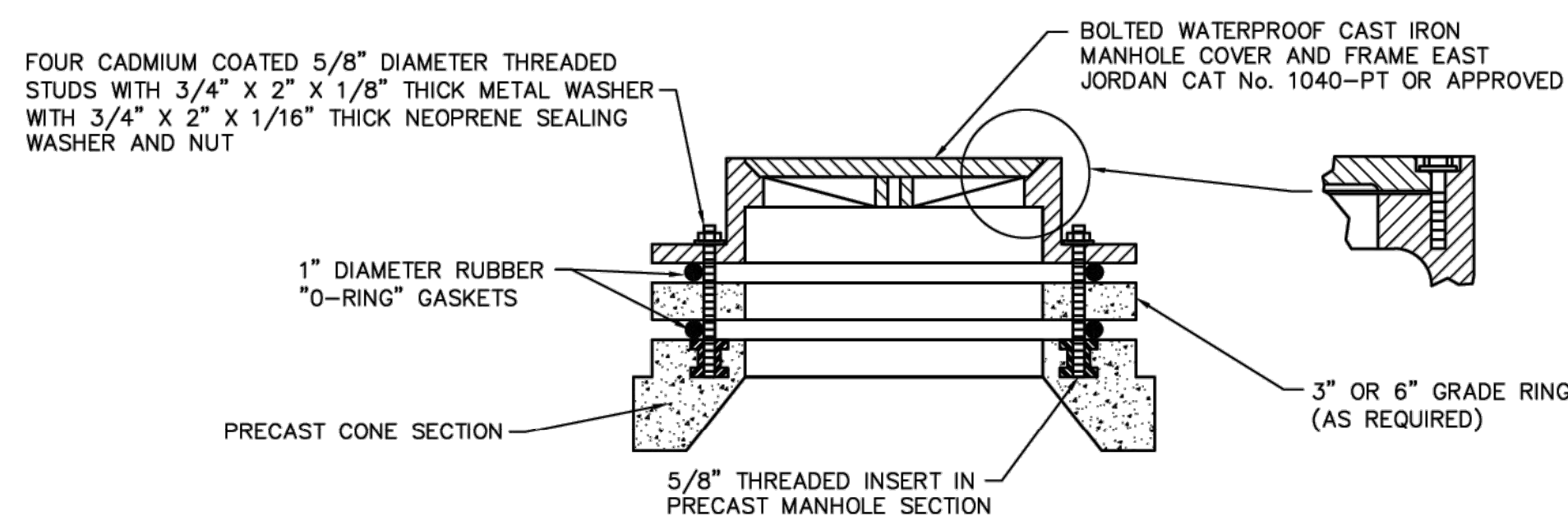


STANDARD BUILDING SEWER CONNECTION TO LATERAL OR TRUNK SEWERS

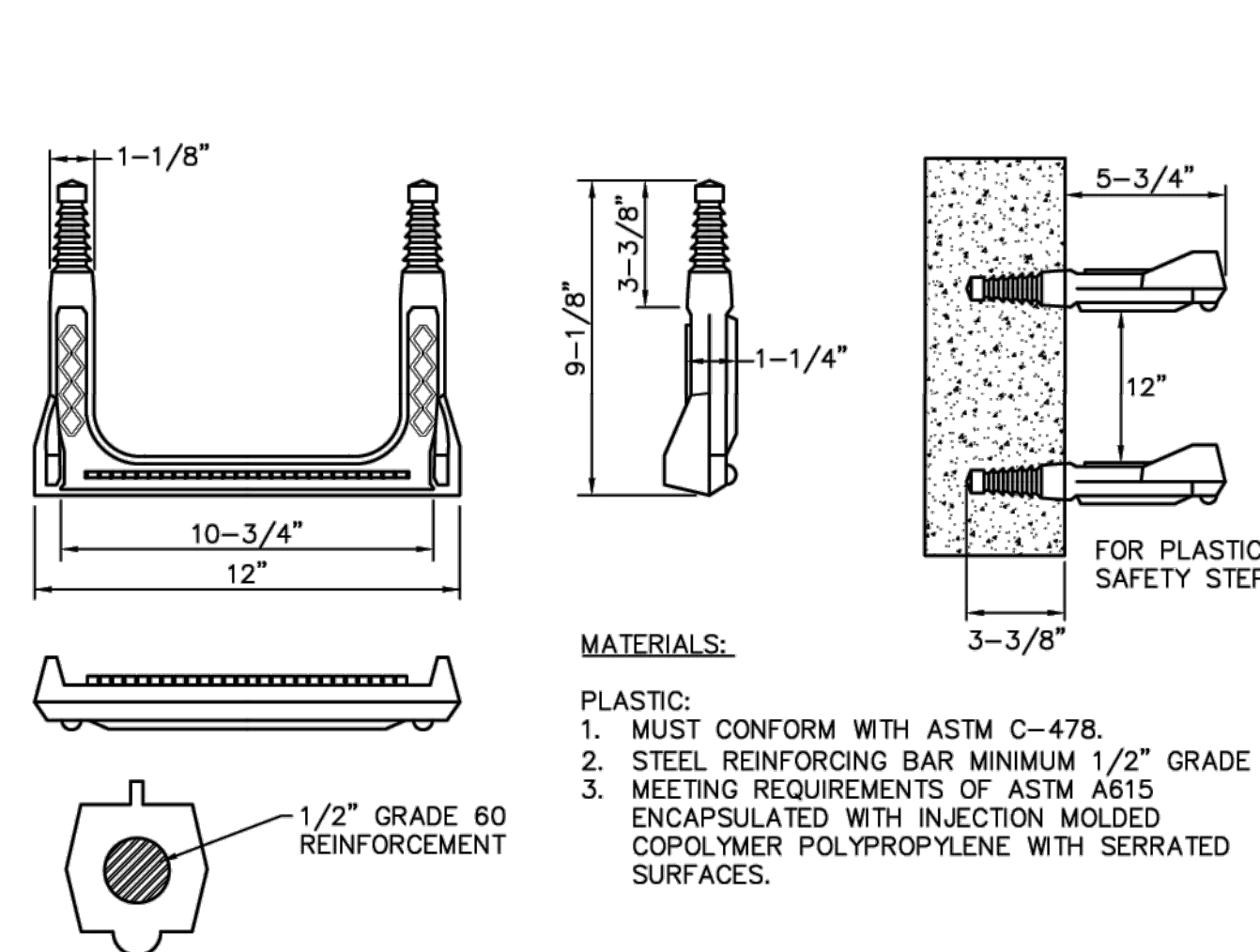


- NOTE:
- SANITARY MANHOLES WITHIN PRIMARY AND COLLECTOR ROADS, OR AS DIRECTED BY THE CITY ENGINEER, SHALL BE HINGED MANHOLE ASSEMBLY (24" ERGO, PRODUCT # 00104176L01)
 - MATERIAL SPECIFICATIONS COVER GRAY IRON, A.S.T.M. STD. SPEC. A-48, CL 35B BEARING SURFACE OF COVER AND FRAME SHALL BE GRIND TO PREVENT ROCKING. CASTING SHALL NOT BE COATED.
 - SANITARY MANHOLES ON PRIVATE MAINS SHALL HAVE COVERS THAT DO NOT INCLUDE ANY REFERENCE TO THE CITY OF LIVONIA.

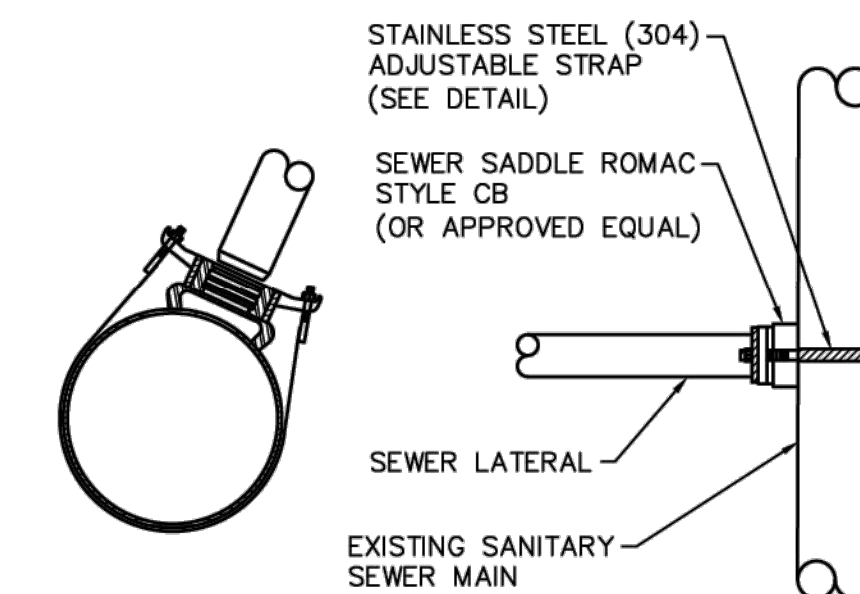
1040 FRAME AND COVER DETAIL



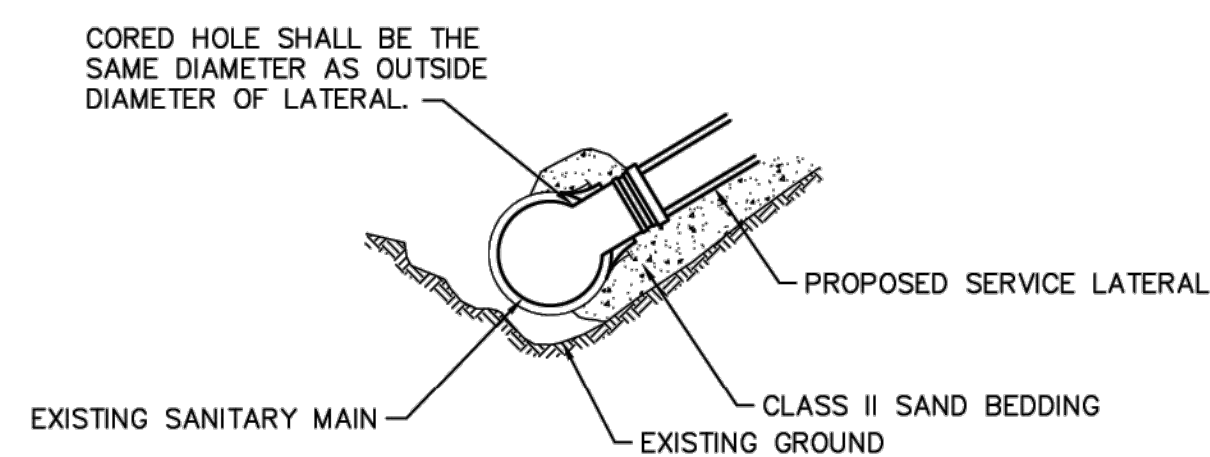
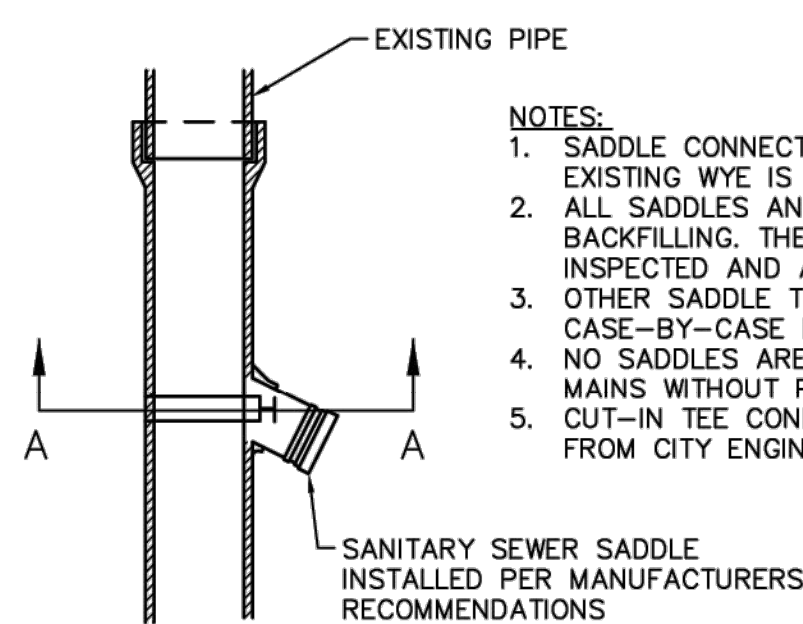
STANDARD PRESSURE M/H FRAME & COVER



MANHOLE STEP DETAIL

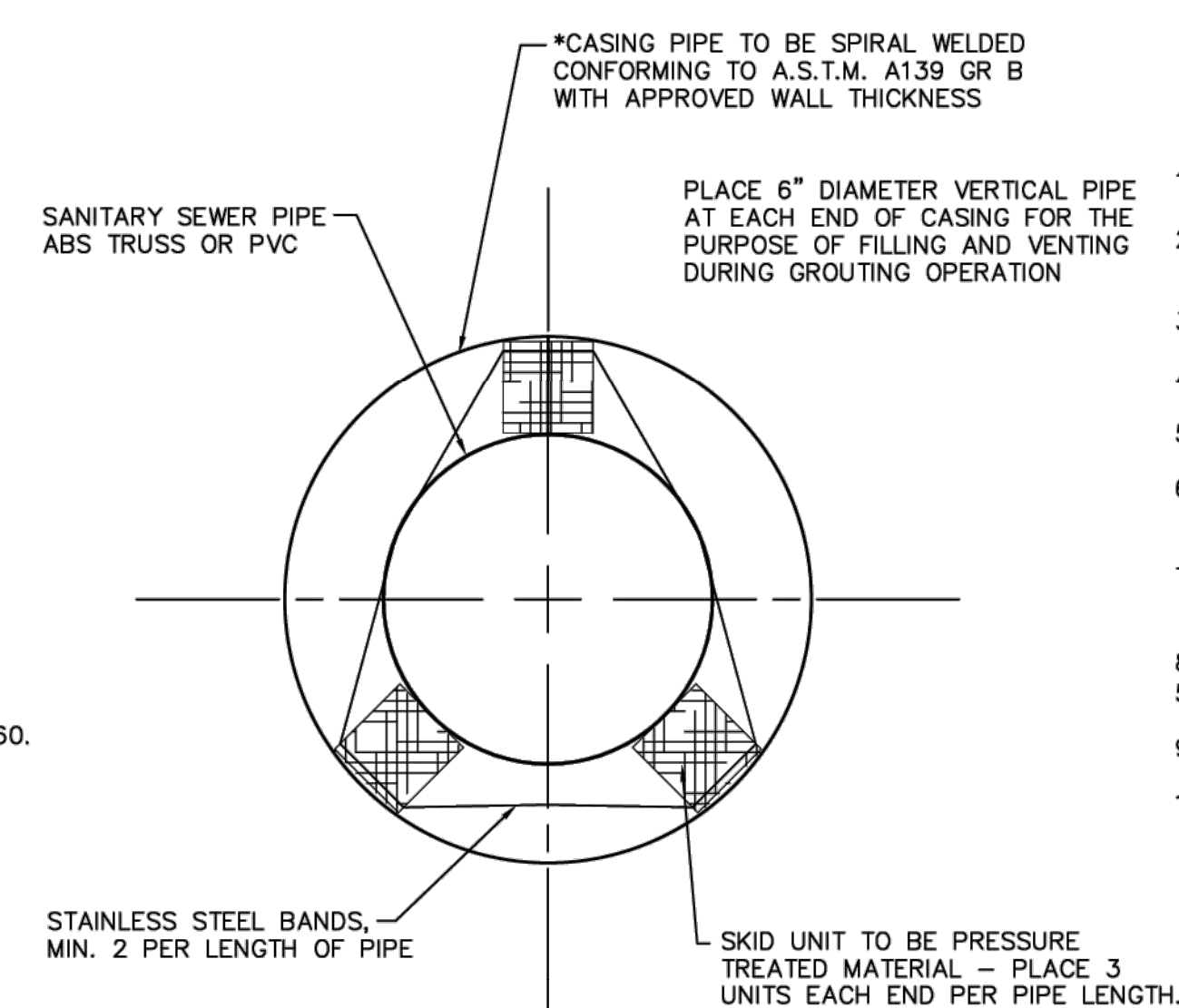


- NOTE:
- PIPE TO BE TAPPED USING A CORE DRILL OR APPROVED EQUAL.
 - NO SIZE ON SIZE TAPS.
 - A 4" DIAMETER SERVICE LINE WILL BE ALLOWED FOR A TAP INTO AN EXISTING 10" SANITARY SEWER MAIN.



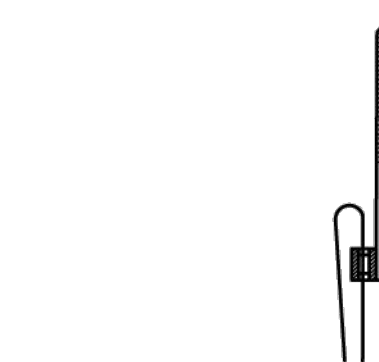
SECTION A-A

SANITARY SEWER SADDLE

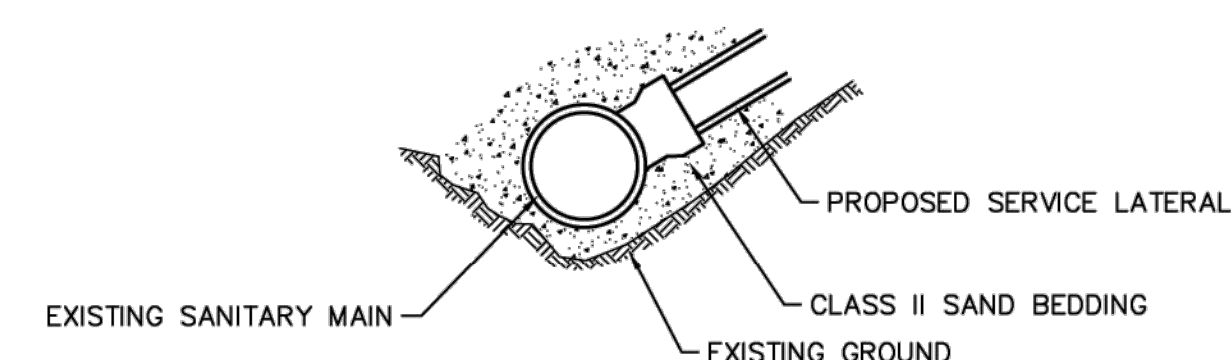
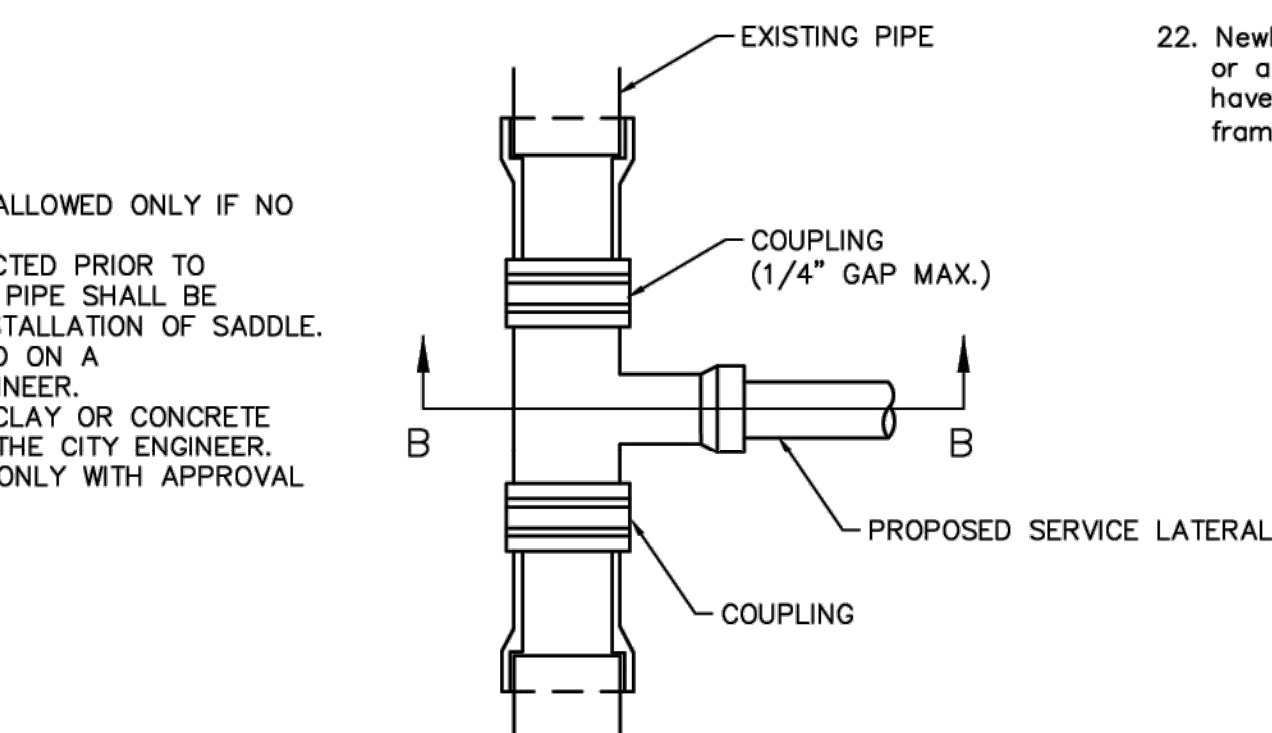


- NOTE:
- BOLTS, NUTS AND WASHERS SHALL BE, 1/2" UNC ROLLED THREAD AND TEFLON COATED.
 - 3-1/2" WIDE BAND FOR SPREADING OUT CLAMP FORCE ON PIPE.
 - STAINLESS STEEL WELDS SHALL BE FULLY PASSIVATED.
 - EXCESS STRAP TO BE LOCATED BETWEEN PIPE AND BAND.

SANITARY CASING PIPE DETAIL



STAINLESS STEEL ADJUSTABLE STRAP



SECTION B-B

CUT-IN TEE

CITY OF LIVONIA STANDARD SANITARY NOTES:

- No connections receiving storm water, surface water, or ground water shall be made to sanitary sewers.
- Infiltration for any sections of sewers between manholes shall not exceed 100 gals./inch dia./mile/24 hours including all manholes and appurtenances.
- No footing drains shall be connected to the building sewer.
- Differential of excavation around existing manholes shall not exceed 6'.
- All manholes and covers shall be in accordance with the current City of Livonia standards.
- Air testing methods in accordance with current C826-90 standards for VCP pipe and ASTM F-1417 standard for PVC/ABS truss pipe shall be required prior to approval by the City of Livonia.
- All sanitary sewer pipes shall be A.S.T.M. D2680 ABS or PVC composite (truss) pipe with cement solvent joints for ABS pipe or slip joints for the PVC Truss pipe.
- A 6" ABS, PVC Schedule 40 or SDR 23.5 house lead shall be installed from the sanitary sewer to a point 5' inside the property line at a minimum of 1.00% grade.
- Sanitary manholes shall be constructed in accordance with current City of Livonia standards.
- Leads:
 - A 4" diameter service line will be allowed for a tap into an existing 10" sanitary sewer main.
 - Materials:
 - ABS solid wall S.D.R. 23.5 conforming to ASTM D-2751 (SDR 23.5) Standard Specifications. Push on (ASTM D-3212) or solvent cemented (ASTM D-3034).
 - PVC solid wall S.D.R. 23.5 conforming to ASTM D-3034 (SDR 23.5) Standard Specifications. Push on (ASTM D-3212) or solvent cemented (ASTM D-3034).
 - ABS Schedule 40 pipe conforming to ASTM D-1527 Standard Specifications. Solvent Cemented joint (ASTM D-1527).
 - P.V.C. Schedule 40 pipe conforming to ASTM D-1785 Standard Specifications. Solvent cemented joint (ASTM D-1785).
 - House connections shall not be tapped into manholes.
 - Wyes shall be provided for each lot abutting sanitary sewers in easement.
 - Risers shall be installed where necessary to have invert elevations of house connections at the property line 9' below the sidewalk, or property line grade.
- Manholes are required at all dead ends, pipe intersections, and changes in pipe alignment, slope, and size.
- Cleanouts are required at all sanitary leads bends, changes in direction, and at 100' increments.
- Place a 6" service lead for each lot or parcel as shown on plan. For parcels in excess of 100' a wye must be placed every 100' unless otherwise noted.
- Prior to backfilling of a service lead. A 4' length of 1/4" diameter steel bar shall be placed from a point immediately in front of the service connection to 2' below the finish ground surface. Do not rest the marker on any portion of the service connection or stopper.
- All stubs shall have a water tight bulkhead.
- Pipe alignment must be set with a laser.
- All existing sanitary leads that are reused must be air tested or videotaped.
- Televising of pipes: video inspection shall be considered complete when all necessary construction repairs have been made and re-televised to verify that the repair is acceptable.
- All sanitary sewer mains 8" diameter and larger shall be tested not less than 30 days after the trench backfill and compaction has been completed including air testing and deflection.
- Testing shall be conducted on a manhole to manhole basis and shall be done after the line has been completely cleaned and flushed. Any portion of the sewer which fails to pass the test shall be excavated, repaired or realigned, and retested with TV, air, and deflection tests.
- If a sewer fails to pass any of the previously described tests, the contractor shall determine the location of the leak, repair and retest the sewer. The test shall be repeated until satisfactory results are obtained.
- Newly constructed, rehabilitated or adjusted sanitary manholes that are either public or private that touch or are in pavement areas such as sidewalks, roads, approaches, brick pavers, or stamped concrete shall have a manhole encapsulation installed to prevent water infiltration and providing support around the frame and block/concrete rings. The manhole encapsulation system shall be WrapidSeal or approved equal.

Sanitary Sewer Standard Details

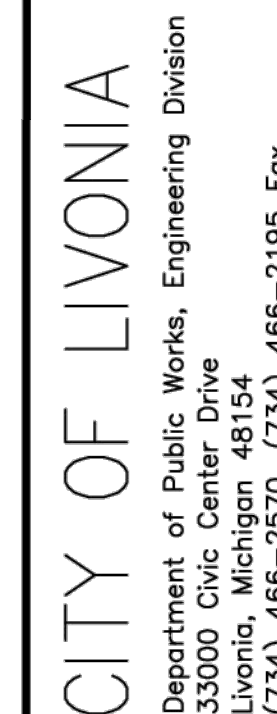
JOB No.	DATE: 9/25/87
REVISIONS:	SHEET 2 OF 2
Building Laterals & Misc. Updates	1/23/00 CADD: dwl
WCD-3 Update	3/07/05 ENG: dwl
1040 Frame & Cover Detail	4/08/09 PM: tz
Misc. Notes Updated	2/19/10 TECH:
Standard Note #22	6/03/11 Sanitary Sewer Detail Sheet FB#:



CITY OF LIVONIA

Department of Public Works - Engineering Division
33000 Civic Center Drive
Livonia, Michigan 48154
(734) 466-2570 Office, (734) 466-2195 Fax

RELEASED FOR :	DATE



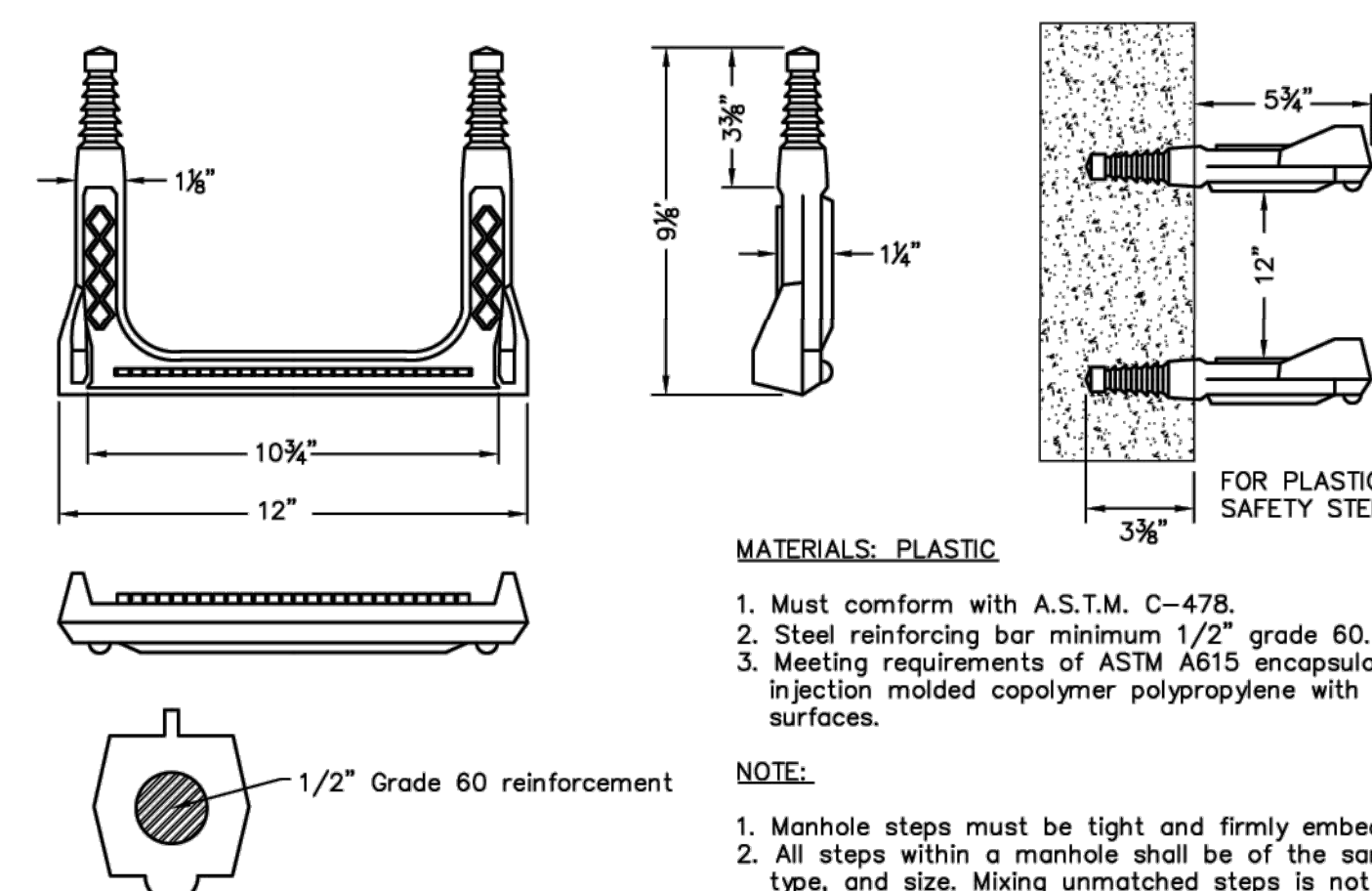
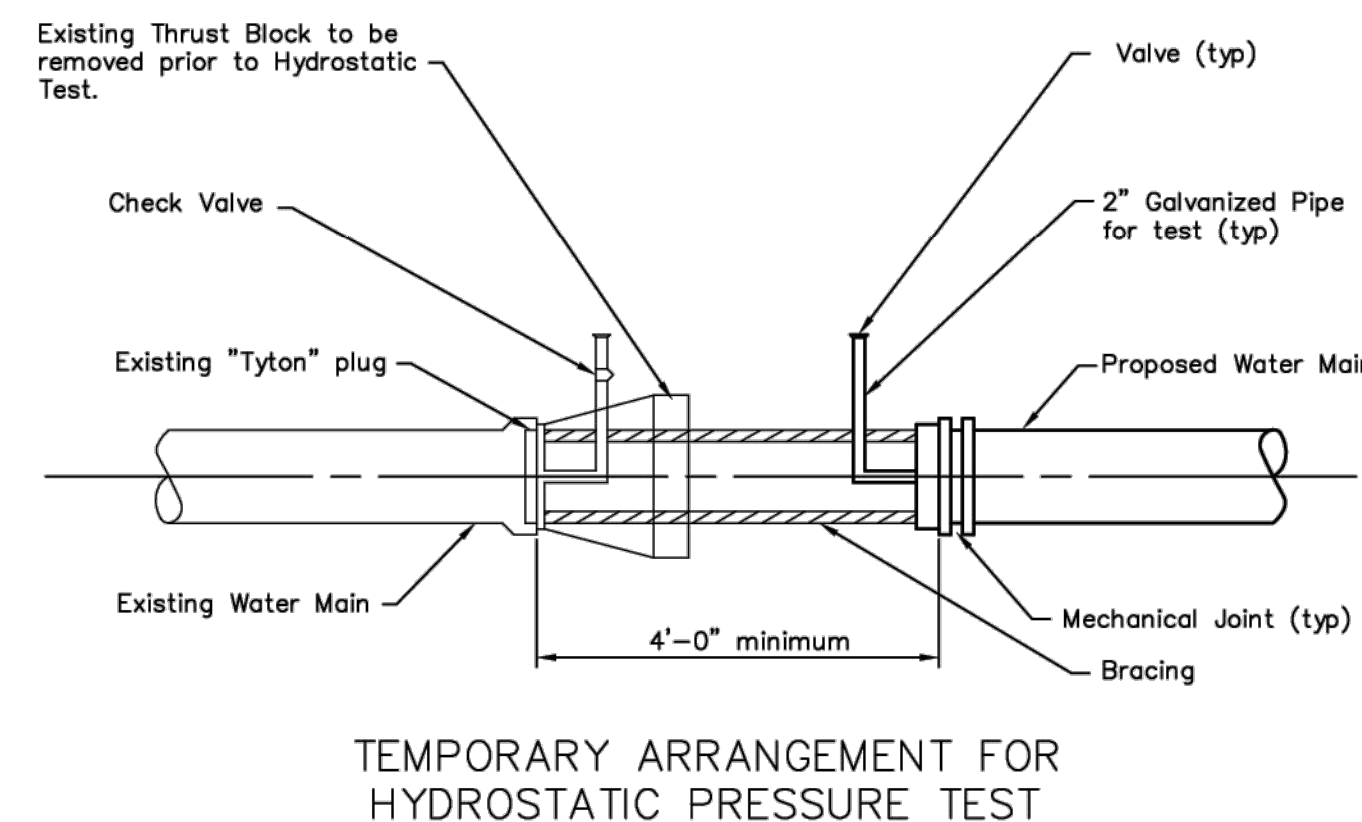
WATER MAIN STANDARD DETAILS

CITY OF LIVONIA WAYNE COUNTY MICHIGAN

CITY OF LIVONIA WAYNE COUNTY MICHIGAN

JOB NO.	REV. DATE
REVISIONS:	
Hydrant Specification (5BR)	01/2005
Poly Swab Supply Removal	06/2006
Water Main Note Revisions	09/2007
Mech. Joint Replaces Push-On Joints	02/2008
Water Main Revisions	02/2010
Water Main Detroit Draw	02/2010

DATE: 10/19/75
 SHEET 1 OF 2



Existing Water Main

Mega Lugs

Proposed Water Main

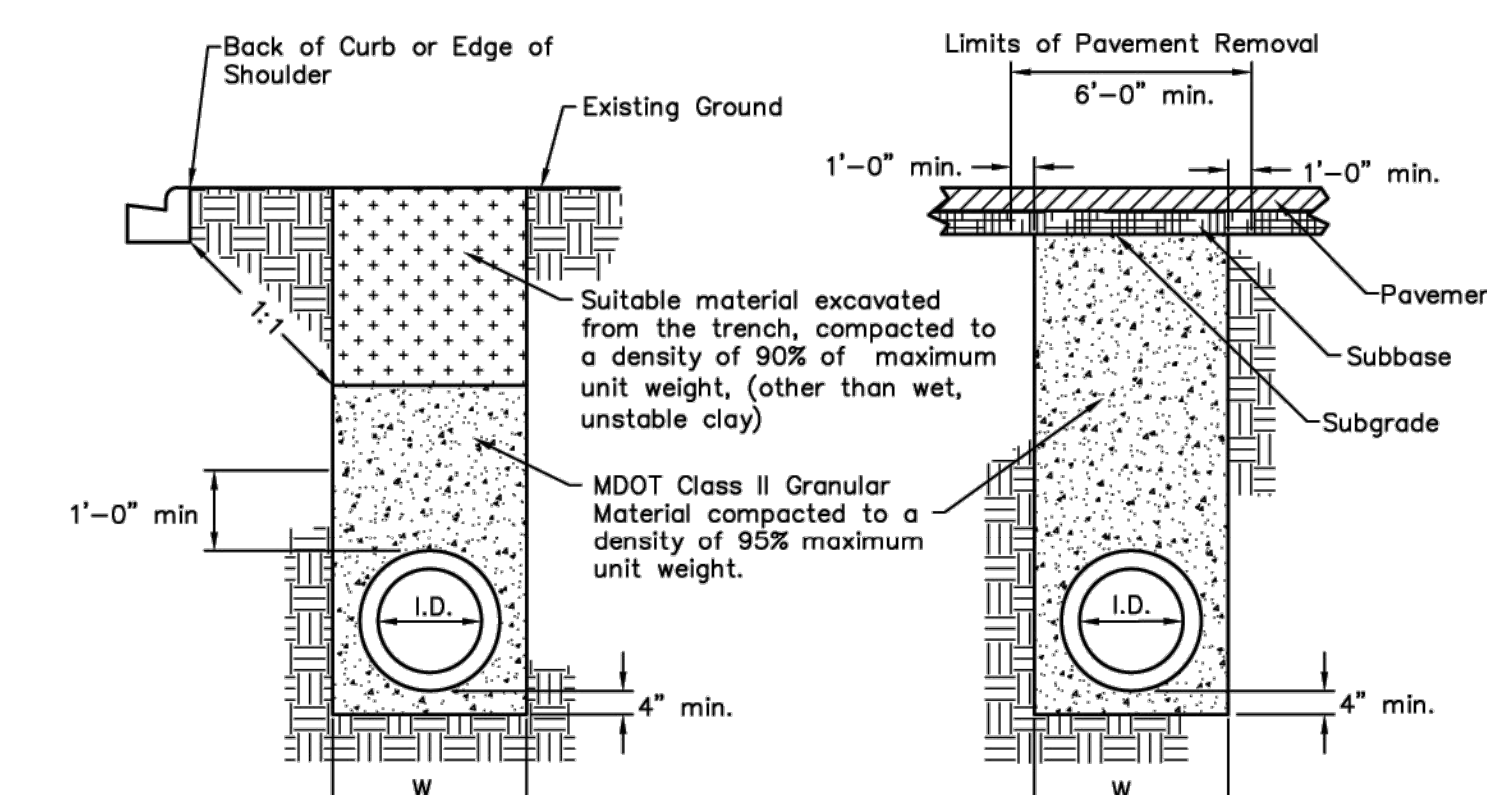
Required Spacer

Mechanical Joint Solid Sleeve

NOTE:

1. All joints not subjected to Hydrostatic Test shall be observed under line pressure to assure water tight fit.

COMPLETED CONNECTION
TO EXISTING WATER MAIN



When water main is placed in a proposed roadbed area, it shall be backfilled with selected excavation material above the future subgrade to existing ground line.

Compaction of M.D.O.T. Class II granular material shall

NOTE:

- Estimated pavement removal widths to be trench width "W" plus 1'-0" each side of trench (6'-0" min.).

Suitable material excavated from the trench, compacted to a density of 90% of maximum unit weight, (other than wet, unstable clay)

1'-0" min.

MDOT Class II Granular Material compacted to a density of 95% maximum unit weight.

I.D.

4" min.

W

Technical drawing of a gate well assembly, showing side, top, and detail views with dimensions and labels.

Labels and Dimensions:

- Top View:** Shows a circular gate well with a central lifting mechanism. Dimensions include 8", 26", 8", 2'-0" Maximum, 5'-0" Maximum, 9" MIN., and D/2.
- Side View:** Shows the vertical profile of the gate well. Labels include "Outside of Block or Grade Rings to be plastered with Mortar", "Block or Concrete Grade Ring (concrete grade ring preferred)", "Lifting Holes to be Filled With Cement Mortar After Setting Gate Well", "Mortar Joints", "Water Tight Rubber Boot (typ)", "Lifting Hole", "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YY", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

NOTE:
Pre-cast Gate Wells shall Meet A.S.T.M. C-478-61 T

GATEWELLS SHALL OPEN CLOCKWISE

Valves shall be E.J.L.W. FlowMaster, Mueller 2360 Series or approved equal

SIZE	A	B	C	D	E	F	G
6" & 8"	7 1/2"	1'-3"	11 1/2"	5'-0"	7'-0"	5"	2'-8" 4'-0"
12" & 16"	10 1/2"	1'-9"	1'-1 1/2"	6'-0"	8'-0"	7"	3'-0" 6'-0"

HORIZONTAL BENDS					
DIA	ANGLE	A	B	C	E
6"	22.5°/45°	2'-0"	1'-6"	1'-6"	0'-9"
6"	90°	2'-6"	1'-6"	1'-9"	1'-0"
8"	22.5°/45°	2'-6"	2'-0"	1'-9"	1'-0"
8"	90°	3'-6"	2'-6"	1'-9"	1'-3"
12"	22.5°	2'-6"	2'-0"	1'-9"	1'-3"
12"	45°	3'-6"	2'-6"	2'-0"	1'-3"
12"	90°	5'-6"	3'-0"	2'-0"	1'-6"
16"	22.5°	3'-6"	2'-6"	2'-0"	1'-6"
16"	45°	5'-6"	3'-0"	2'-9"	1'-6"
16"	90°	6'-0"	5'-0"	2'-9"	1'-9"
20"	90°	8'-0"	6'-6"	3'-6"	2'-3"

TEES				
DIA	A	B	C	E
6"	2'-6"	1'-6"	2'-0"	1'-4"
8"	3'-0"	2'-0"	2'-3"	1'-6"
12"	4'-0"	3'-0"	2'-9"	2'-0"
16"	5'-0"	4'-0"	3'-6"	2'-6"
20"	6'-6"	4'-6"	4'-0"	3'-0"

PLUGS & CAPS			
DIA	A	B	C
6"	2'-6"	1'-6"	2'-0"
8"	3'-0"	2'-0"	2'-3"
12"	4'-0"	3'-0"	2'-6"
16"	5'-0"	4'-0"	2'-9"
20"	7'-0"	5'-0"	3'-0"

Concrete Thrust Block Shall Extend To Undisturbed Earth

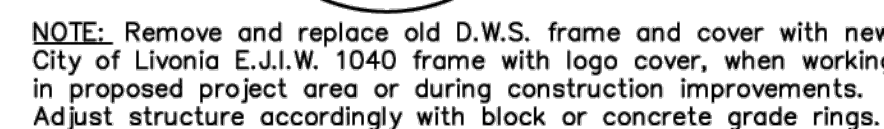
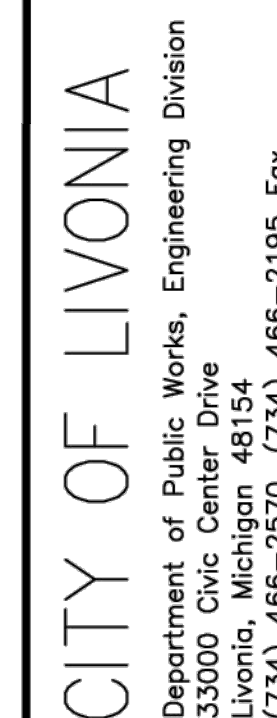
Thrust Block Shall Be Constructed of Grade "B" (3000psi) Concrete

MINIMUM UTILITY TRENCH WIDTHS

I.D. PIPE SIZE (IN)	< 18	21	24	30	36
"W" TRENCH WIDTH (FT)	3.0	3.5	4.0	5.0	6.0

I.D. PIPE SIZE (IN)	42	48	54	60	66	72
"W" TRENCH WIDTH (FT)	7.0	8.0	9.5	10.0	10.5	11.0

I.D. PIPE SIZE (IN)	78	84	90	96	102	108
"W" TRENCH WIDTH (FT)	11.5	12.0	12.5	13.0	13.5	14.0



EXISTING BRICK 6" TO 16" GATE-WELLS
(REFERENCE DRAWING)

NOTE:
COVERS FOR PRIVATE WATER MAIN STRUCTURES
SHALL REMAIN BLANK, AND NOT CONTAIN ANY
REFERENCE TO THE CITY OF LIVONIA.



*Casing Pipe to be spiral welded conforming to ASTM A139 GR B with approved wall thickness.

End of Casing Pipe shall be suitably bulkheaded against the entrance of foreign material, but shall not be tightly sealed.

Water Main Pipe (diameter varies)

Stainless Steel Bonds – Minimum 2 per length of pipe.

Skid Unit to be pressure treated material – Place 3 units per length of pipe. Each unit to be minimum 4" length.

Steel Casing Pipe

Wood Skid Unit

Stainless Steel Band (typ)

A

B

45° CHAMFER

1" Chamfer for 6" through 12" diameter
2" Chamfer for 16" through 24" diameter

NOTE:

1. The annular space within the casing pipe shall be filled approximately two thirds full of granular material Class II (M.D.O.T.) or pea pebble. The top of the Water Main or upper spaces, if any, shall not be in contact with the casing pipe.
2. Casing pipe diameter to be a minimum of 10" larger than water main diameter.

The diagram illustrates the installation of a 6-inch hydrant on an existing water main. A vertical hydrant riser is shown on the left, with a 'Thrust Block' at its base. The riser is connected to a horizontal 'Existing Main' via a '6" Gate Valve, (B.B.)' and a 'Stainless Steel tapping sleeve and valve'. The tapping sleeve is secured with 'M.J.' (Mechanical Joints). A 'Concrete Thrust Block' is shown on the right, supporting the tapping sleeve. The 'Support Gate Valve Box on Bricks' is located at the base of the gate valve. The diagram includes a 'Surface Elevation' line and a vertical dimension of '56"'. A note specifies that the hydrant should be a minimum of 3 feet behind the curb. Text on the right states that hydrants must be installed on existing water mains in service, require stainless steel tapping sleeves and valves to ensure uninterrupted service, and must be opened counter-clockwise.

E.J.I.W. Midwest mod. 6-BR or
E.J.I.W. Water Master model 5BR-250

NOTE: Hydrant to be a minimum of 3' behind the curb.

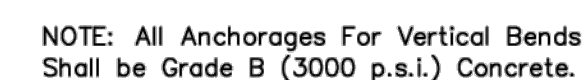
ALL Hydrants to be installed on existing water mains in service will require the use of stainless steel tapping sleeve & valve to insure that service is not interrupted.

ALL Hydrants shall be Traffic Model with break away flange and coupling. Hydrants to be furnished with Carroll Drains. Hydrants **MUST** open counter clockwise.

USING STAINLESS STEEL TAPPING SLEEVE AND VALVE

M.J. = MECHANICAL JOINTS

6" HYDRANT INSTALLATION ON EXISTING WATER MAIN



VERTICAL BENDS



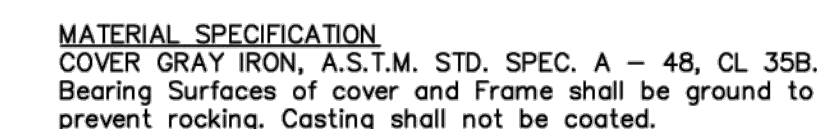
Total Steel Per Lin. Ft. of Encasement = 50.45 Lbs
Concrete Per Lin. Ft. of Encasement = 0.30 Cu.Yd.

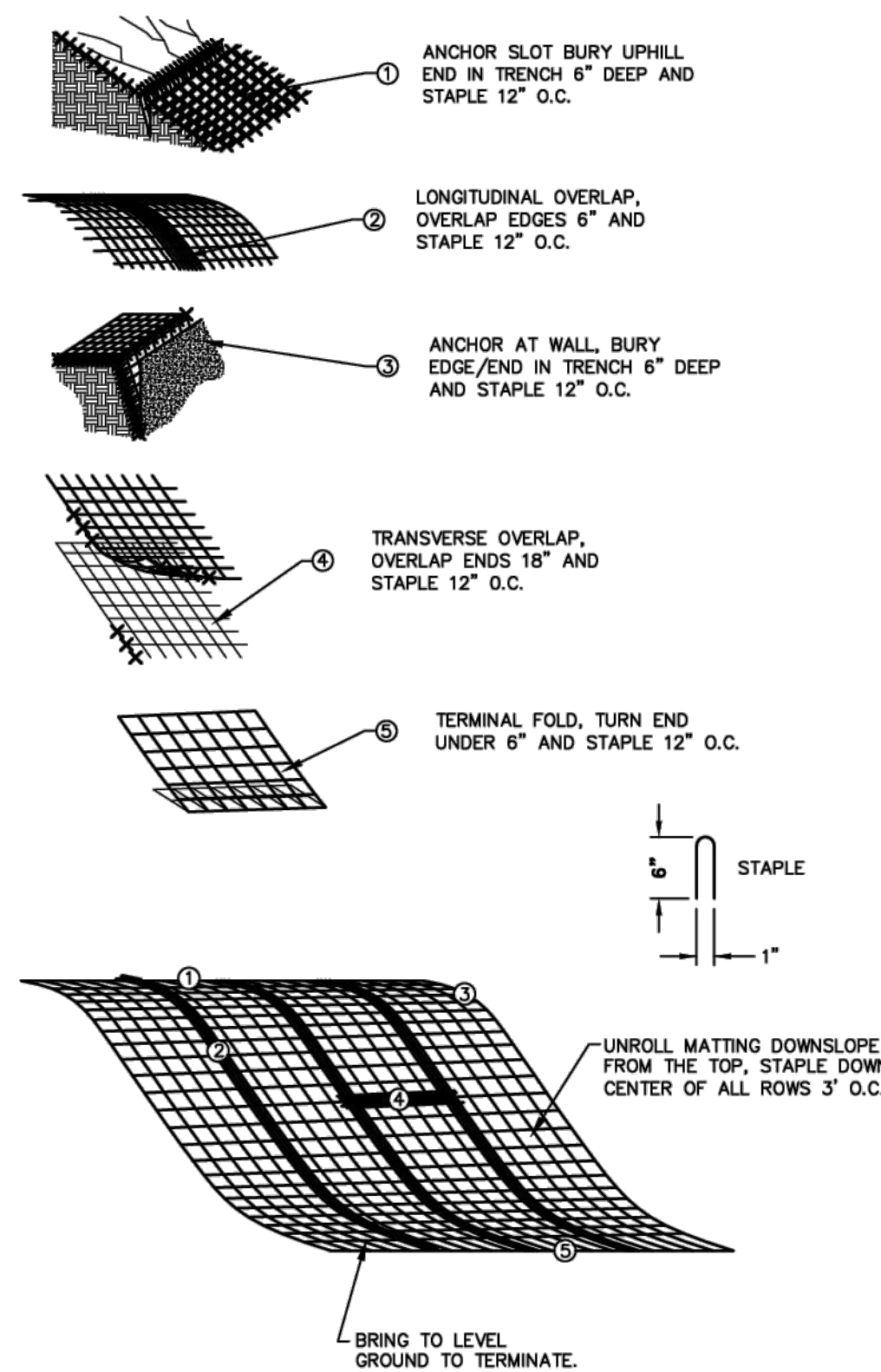


Total Steel Per Lin. Ft. of Encasement = 43.23 Lbs
Concrete Per Lin. Ft. of Encasement = 0.39 Cu.Yd.



NOTE:
COVERS FOR PRIVATE WATER MAIN
STRUCTURES SHALL REMAIN BLANK,
AND NOT CONTAIN ANY REFERENCE
TO THE CITY OF LIVONIA.

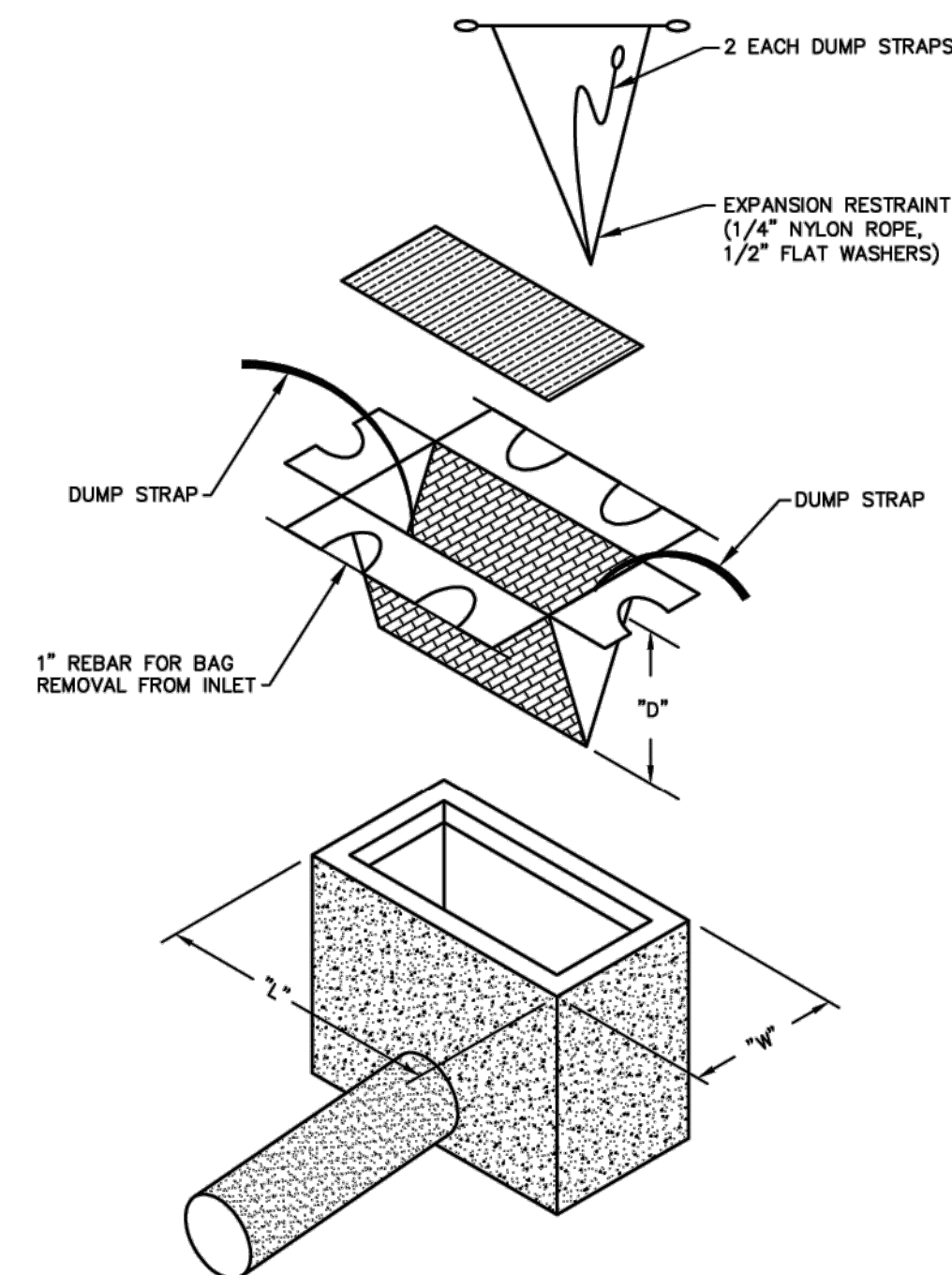




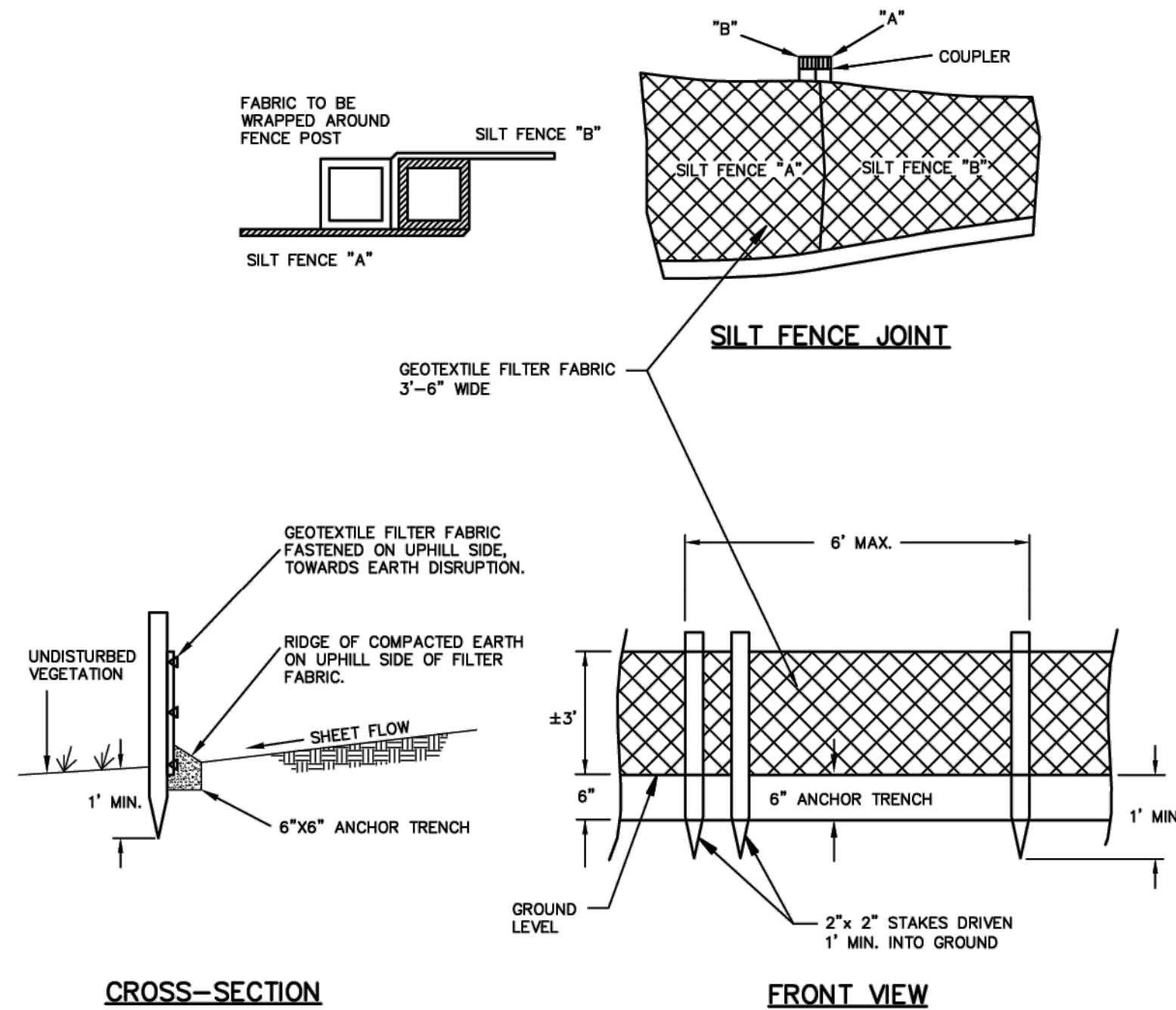
STRAW MULCH EROSION
CONTROL BLANKET

BAG DETAIL

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORP. (206-787-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.



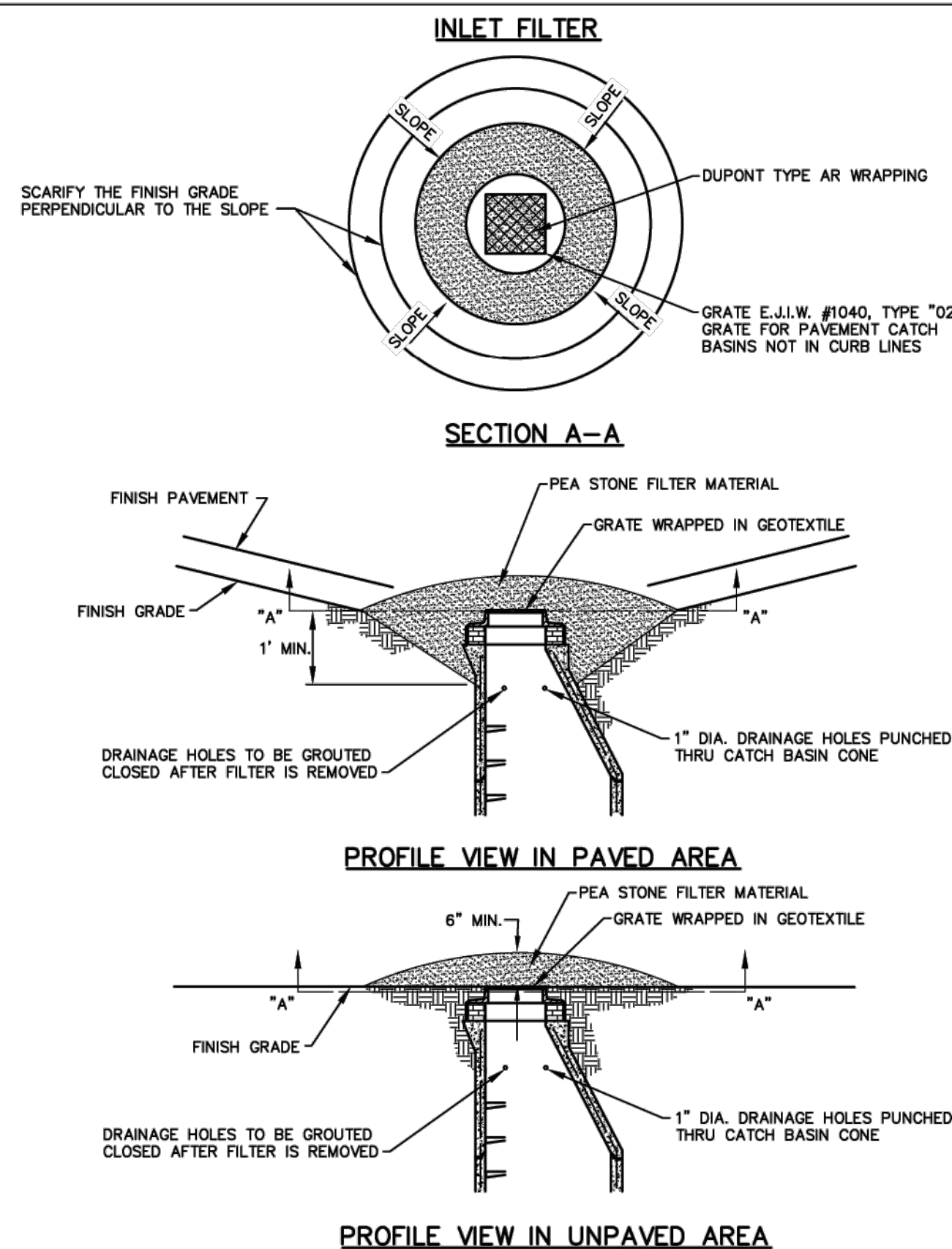
SILTSACK SEDIMENT
FILTER DETAIL



CROSS-SECTION

FRONT VIEW

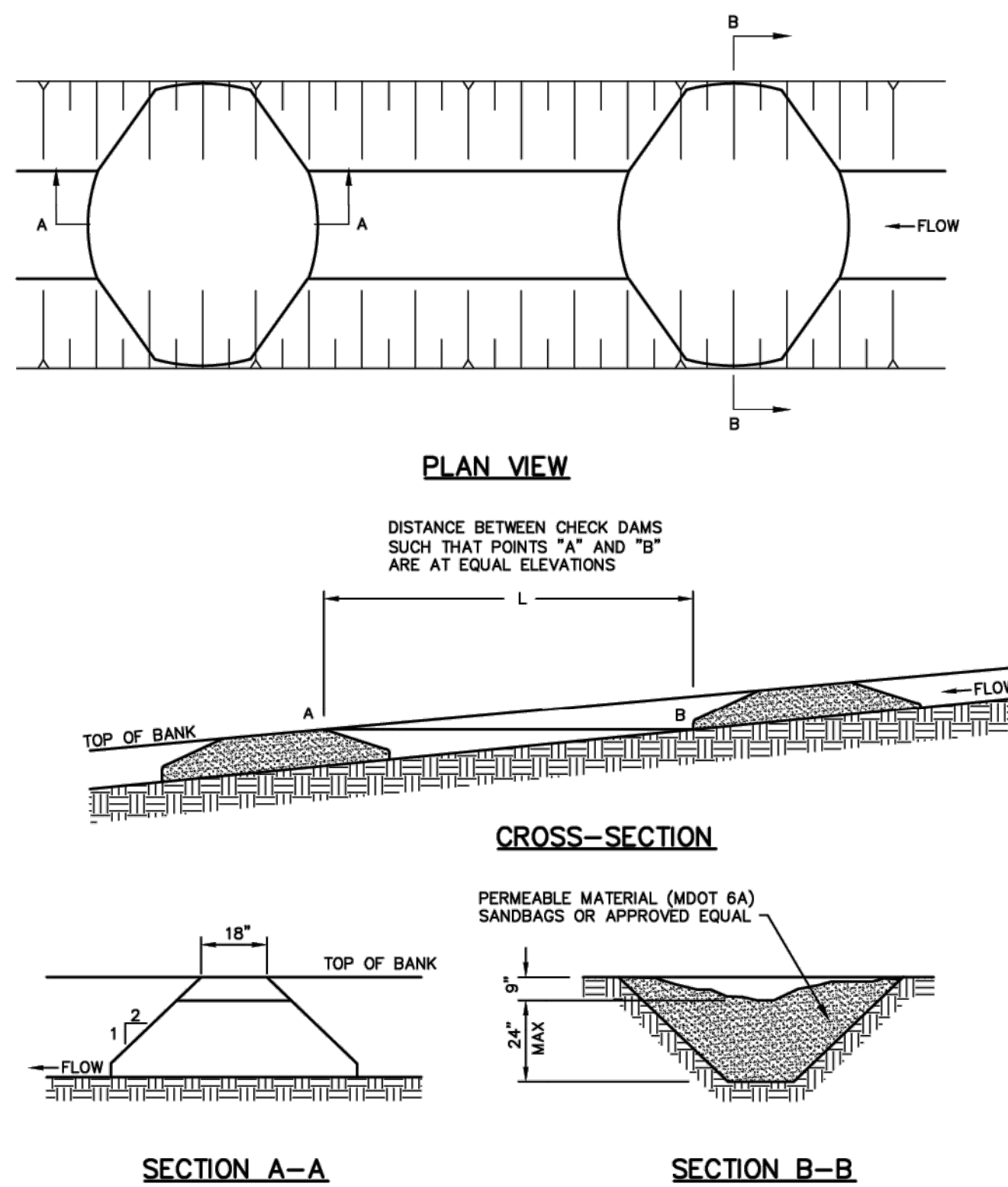
FABRIC SILT FENCE DETAIL



PROFILE VIEW IN PAVED AREA

PROFILE VIEW IN UNPAVED AREA

INLET FILTER DETAILS FOR SOIL
EROSION & SEDIMENTATION CONTROL



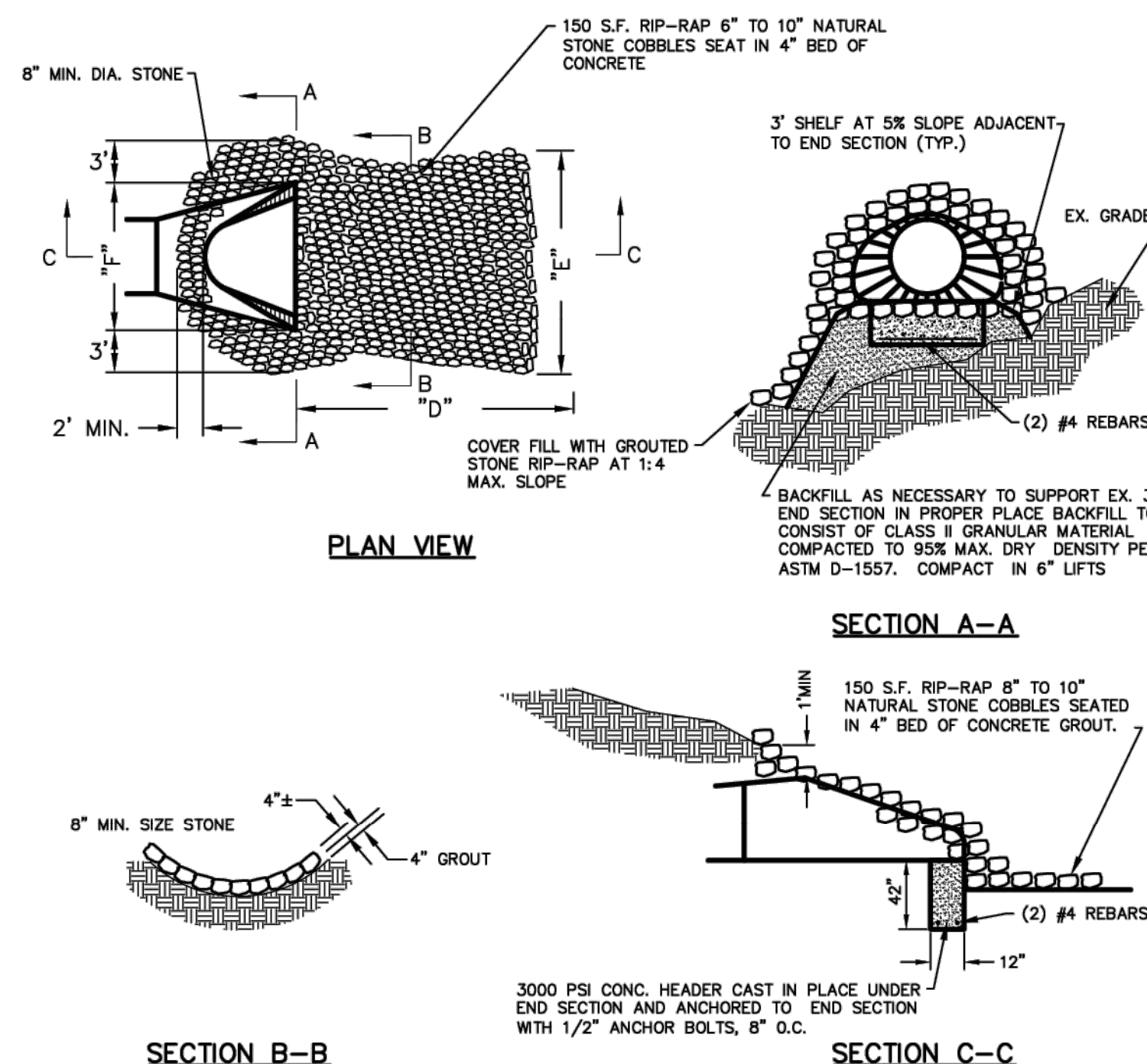
PLAN VIEW

CROSS-SECTION

SECTION A-A

SECTION B-B

TEMPORARY CHECK DAM DETAIL



PLAN VIEW

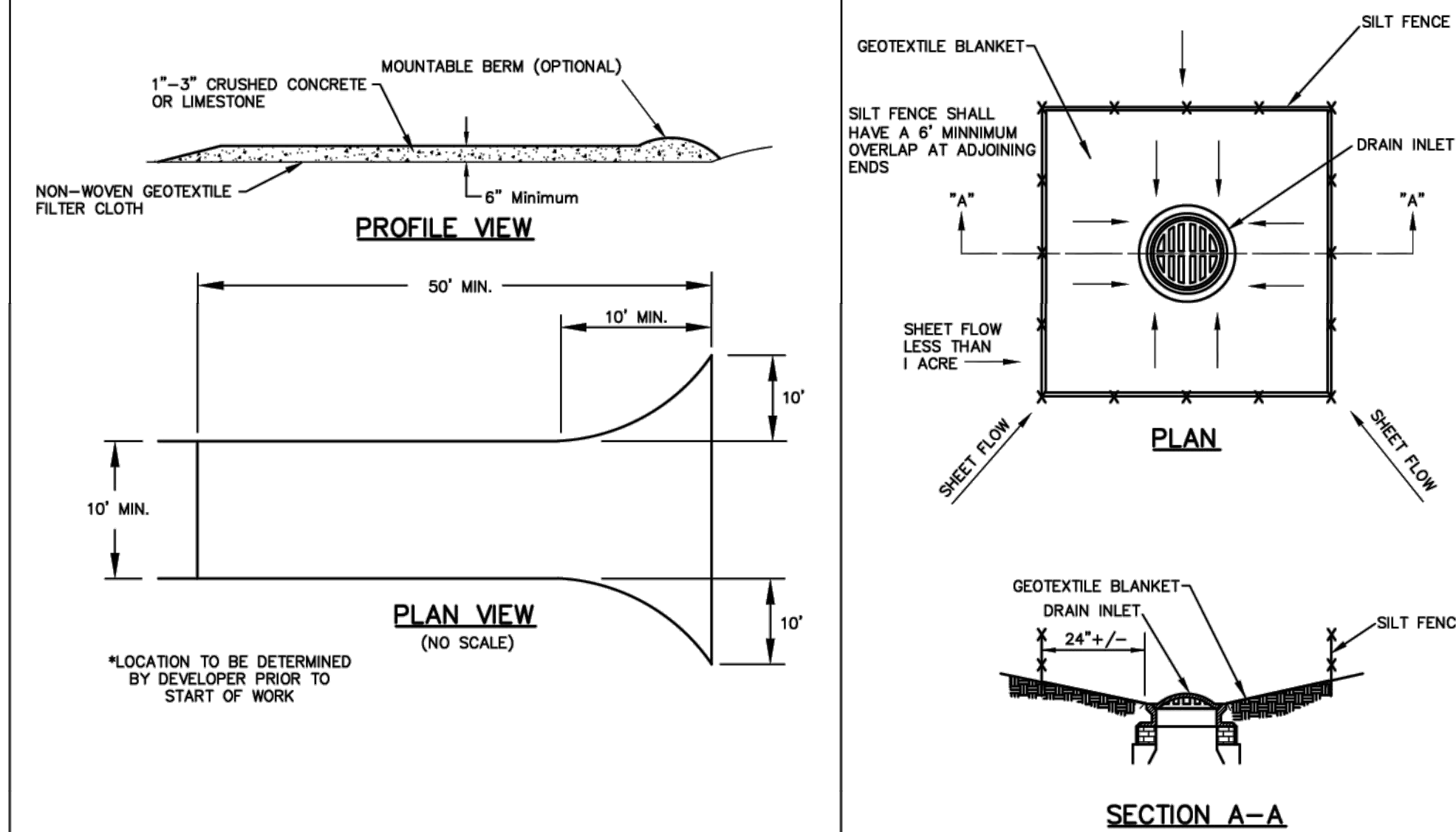
SECTION A-A

SECTION B-B

SECTION C-C

PIPE #	"0"	"6"	"8"	SYD
12"	5'-0"	6'-6"	3'-0"	3.7
15"	5'-0"	7'-0"	3'-0"	4.1
18"	5'-0"	7'-6"	3'-6"	4.3
21"	5'-6"	8'-0"	4'-0"	5.4
24"	6'-0"	8'-6"	4'-6"	6.3
27"	6'-6"	9'-0"	5'-0"	7.3
30"	7'-0"	9'-6"	5'-6"	8.4
36"	8'-0"	10'-6"	6'-0"	10.3
42"	9'-0"	11'-6"	6'-6"	12.0
48"	10'-0"	13'-0"	7'-0"	14.2
54"	11'-0"	13'-6"	7'-6"	15.9
60"	12'-0"	14'-0"	8'-0"	17.6

STORM OUTLET DETAIL WITH
GROUTED STONE RIP-RAP



CONSTRUCTION ACCESS DRIVE DETAIL

REAR YARD INLET

SILT FENCE BARRIER

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE SCHEDULE AND NOTES:

- ALL MUD, DIRT, AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREAS SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR AND/OR BUILDER. SCRAPING AND/OR SWEEPING OF PAVED AREAS TO REMOVE DEBRIS WILL BE REQUIRED WEEKLY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT ACCUMULATES TO $\frac{1}{2}$ TO $\frac{3}{4}$ OF THE HEIGHT OF THE FENCE OR IF THE FABRIC BEGINS TO SAG. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, RETRENCHING AND BACKFILLING OF THE SILT FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
- SILT SACK MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION OR OTHER DEBRIS FROM THE SILT SACK. THE REMOVAL OF SEDIMENTATION SHOULD BE ACCOMPLISHED BY USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF SILT SACKS CANNOT BE CLEANED, OR ARE DAMAGED, THEY MUST BE REPLACED ACCORDING TO THE PLANS.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED, OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASED, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND /OR ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN 5 CALENDAR DAYS AND SOD PEGGED IN PLACE.
- FILTER BARRIERS AND LOW POINT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- IF ANY FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY. FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD PROMPTLY BE REPAIRED OR REPLACED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES BOTH PERMANENT AND TEMPORARY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, UNLESS OTHERWISE NOTED. THESE MAINTENANCE RESPONSIBILITIES SHALL BE PART OF ANY FUTURE SALES AGREEMENT.
- EXCAVATED MATERIALS SHALL REMAIN ON-SITE. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL THE WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
- ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY AND THE CITY OF LIVONIA.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND/OR SEDIMENT FROM ON-SITE WORK SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SESC PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTING OF SILT OFF-SITE.
- THE CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED, AND AS DIRECTED ON THESE PLANS. TEMPORARY MEASURES SHALL BE REMOVED AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED AND APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.
- DEBRIS FROM THE PROJECT SITE SHALL BE LEFT ON-SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXIT(S). SHOULD THE STONE BECOME LESS EFFECTIVE AND/OR EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC MUST USE THE CLEAN STONE EXIT(S).
- DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE DEVELOPER AND/OR HIS CONTRACTORS. SPRINKLING TANK TRUCKS MUST BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST MAY BECOME A PROBLEM.
- EARTH EMBANKMENT BRIDGES PLACED OVER NEW PAVEMENT SHALL BE LOCATED ONLY AT PAVEMENT HIGH-POINTS AND SHALL HAVE STRAW BALES PLACED ALONG EACH SIDE OF THE BRIDGE FOR THE WIDTH OF PAVEMENT.
- IMMEDIATELY AFTER SEEDING, ALL SEEDED AREAS SHALL BE MULCHED WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORMLY AT THE RATE OF $\frac{1}{2}$ TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DISC-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.



248.644.3410
duldesign.com

**BMW MOTORCYCLE
DEALERSHIP**
19265 Victor Parkway
Livonia, Michigan 48302

PROJECT

PRELIMINARY

Landscape Development
LANDSCAPE PLAN

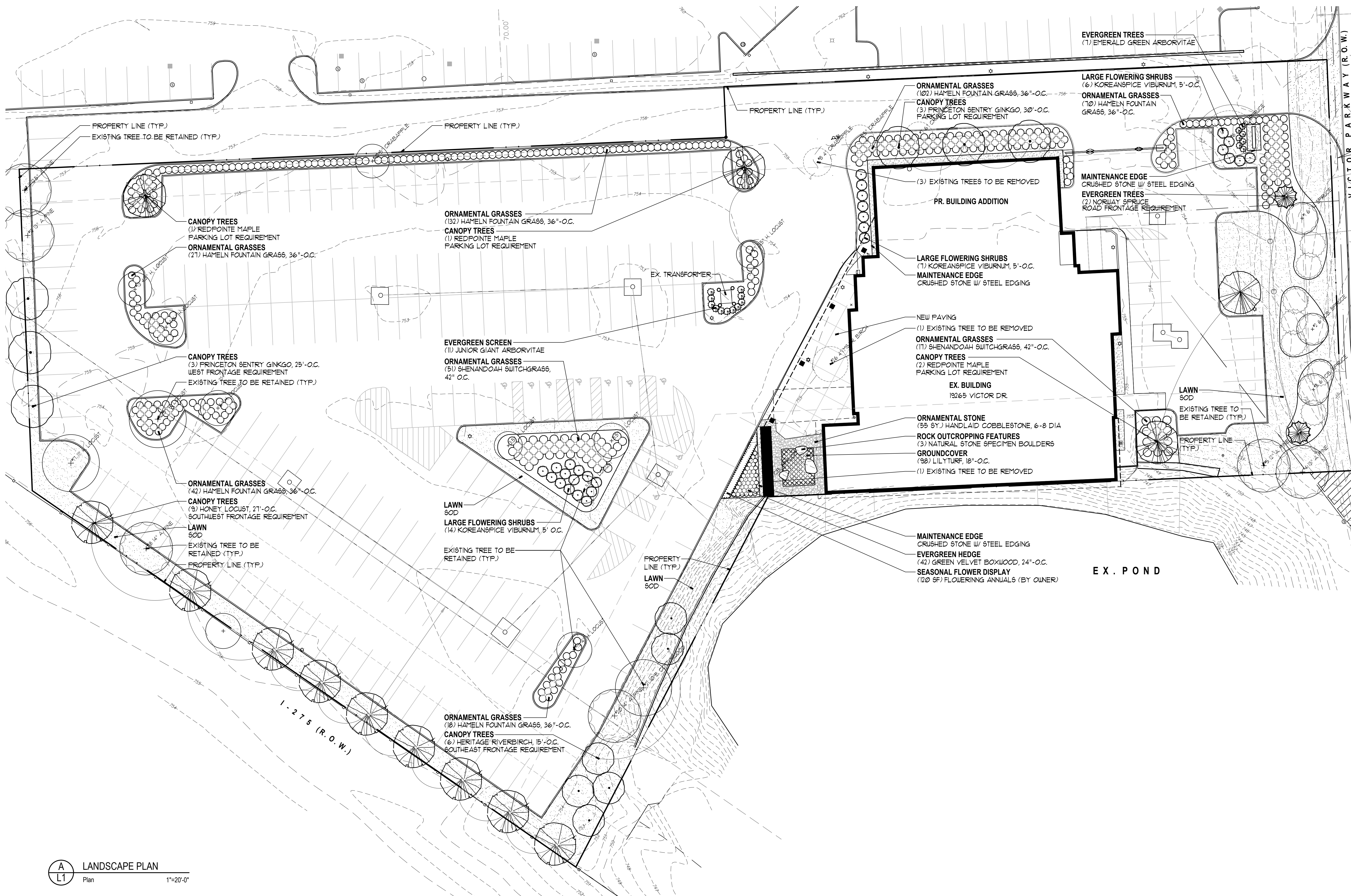
SHEET TITLE

$$1'' = 20'-0''$$


SCALE

PROJECT NUMBER: 25108
DRAWN: M. Jacobs
CHECKED: T. Shoemaker
DATE: March 19, 2025
REVISIONS: March 31, 2025

L1



A LANDSCAPE PLAN
L1 Plan 1"=20'-0"

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: C-4, HIGH RISE COMMERCIAL DISTRICT
EXISTING SITE AREA: 139&72.12 SF. OR 3.21 ACRES

ROAD FRONTAGE

REQUIRED ROAD FRONTAGE LANDSCAPING:

- 1 DECIDUOUS OR EVERGREEN TREE PER 40 L.F.
- 1 ORNAMENTAL TREE PER 100 L.F.
- 8 SHRUBS PER 40 L.F.

REQUIRED ROAD FRONTAGE LANDSCAPING FOR VICTOR PARKWAY:

- VICTOR PARKWAY: 139 L.F. = 24 L.F. (DRIVEWAY) = 115 L.F.
- 115 L.F. / 40 L.F. = 2.88 OR 3 TREES
- 115 L.F. / 100 L.F. = 1.15 OR 1 ORNAMENTAL TREE
- 115 L.F. / 40 X 8 = 23 SHRUBS

PROVIDED ROAD FRONTAGE LANDSCAPING FOR VICTOR PARKWAY:

- 6 TREES + EX. SHRUBS WITH BERT

PARKING LOT

REQUIRED PARKING LOT LANDSCAPING:

- 5% OF ALL PAVED AREAS TO BE LANDSCAPE AREA
- 1 TREE REQUIRED PER 300 SF. PAVED AREA

REQUIRED PARKING LOT LANDSCAPING:

- 30071 SF. X 5% = 4503.85 SF. REQUIRED
- TREES REQUIRED: 4503.85 SF. / 300 SF. = 15.01 OR 15 TREES

PROPOSED PARKING LOT LANDSCAPING:

- LANDSCAPE AREA PROVIDED: 25,151 SF.
- TREES PROVIDED: 13 TREES

GREENBELT

REQUIRED GREENBELT LANDSCAPING:

- 1 TREE REQUIRED PER 30 L.F. GREENBELT

REQUIRED GREENBELT LANDSCAPING:

- WEST: 15191 L.F. / 30 L.F. = 5.06 OR 5 TREES
- SOUTHWEST: 31261 L.F. / 30 L.F. = 10.42 OR 10 TREES
- EAST: 13683 L.F. / 30 L.F. = 6.5 OR 7 TREES

PROPOSED GREENBELT LANDSCAPING:

- WEST: 5 TREES
- SOUTHWEST: 11
- EAST: 8 TREES

LANDSCAPE DEVELOPMENT NOTES

1.) ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION.

2.) ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:

- A.) NURSERY GROWN.
- B.) STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.
- C.) NO. 1 GRADE WITH STRAIGHT, UNSCARRIED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
- D.) WARRANTED FOR A MIN. 1 YEAR FROM DATE OF ACCEPTANCE

3.) SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS & PLANTS SHALL BE THREE (3) PARTS IMPORTED, WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL COMPOST (WEED-FREE)-COMPLETE, WITH 40 LBS NATURAL POULTRY MANURE PER CUBIC YARD. INSTALL 9" MINIMUM DEPTH IN ALL PERENNIAL, GROUND COVER, ANNUAL, AND SHRUB BEDS. ALL BEDS MUST BE EXCAVATED, REMOVE AND DISPOSE (OFF-SITE) EXISTING EARTH/SOIL TO ACCEPT PROPOSED PLANT MIXTURE.

4.) PROPOSED SHREDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN UNIT COST), 4" DEEP IN ALL SHRUB AND TREE BEDS, AND 3" DEEP IN ALL PERENNIAL/GROUND COVER BEDS.

5.) ALL PROPOSED LAWN AND LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATICALLY OPERATED SPRINKLER IRRIGATION SYSTEM, COMPLETE WITH SEPERATE LAWN AND SHRUB ZONES. SEE IRRIGATION PLANS.

6.) ALL PROPOSED TREES AND "SPECIMEN" PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND/OR DELIVERY TO THE SITE.

7.) THE LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND DRIVE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE DRIVE AT THE END OF EACH WORK DAY.

8.) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ALSO SET ON-SITE ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, VINES, AND GROUND COVERS AS PER PLAN FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING.

9.) ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE TWO (2) YEARS FROM THE ACCEPTANCE OF INSTALLATION ISSUED BY THE LANDSCAPE ARCHITECT.

10.) LANDSCAPED AREAS AND PLANT MATERIALS SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN / LANDSCAPE PLAN. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITH 30 DAYS WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.

PLANT & MATERIAL SCHEDULE

Qty.	Botanical Name	Common Name	Size	Root	Comments
2	Evergreen Trees				
1	Picea abies	Norway Spruce	8-10' ht.	B4B	Unsheared, branched to ground
7	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-8' ht.	B4B	Space 30" o.c.
	Deciduous Trees				
4	Acer rubrum 'Frank Jr.'	Redpointe Maple	3-3 1/2" cal.	B4B	Full uniform heads, single stem
6	Betula nigra 'Cully'	Heritage River Birch	8-10' ht.	B4B	Full uniform heads, multi stem
6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2-3' cal.	B4B	Full uniform heads, single stem
9	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	2 1/2-3' cal.	B4B	Full uniform heads, single stem
	Shrubs				
42	Buxus 'Green Velvet'	Green Velvet Boxwood	18-24"	Can	Min. 3 gal., space 24" o.c.
11	Thuja 'Junior Giant'	Junior Giant Arborvitae	7-8' ht.	B4B	Space 36" o.c.
30	Viburnum carlesii 'Cayuga'	Koreanspice Viburnum	30-36"	B4B	Min. 5 gal., space 60" o.c.
	Ornamental Grasses & Groundcover				
98	Liriope spicata	Liljturf	1 gal.	Can	Space 18" o.c.
373	Fernisteum alopecuroides 'Hamein'	Hamein Fountain Grass	1 gal.	Can	Space 36" o.c.
68	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Can	Space 42" o.c.
	Materials				
CS	24 cy.	1/2" - 3/4" dia. Washed Crushed Natural Stone (9A).	Install 6" deep on 4 oz. non-woven filter fabric.		
CB	10 cy.	3-4" dia. Washed Cobblestone.	Install 12" deep on 4 oz. non-woven filter fabric.		
BQU	3 ea.	3-8" dia. native Michigan natural fieldstone boulders.	Set on min. 6" compacted 21AA limestone aggregate base.		
FM	260 cy.	Planting Mix - 3 parts well drained screened imported topsoil, 1 part clean sand, 1 part canadian sphagnum peat moss, 1 part natural compost (weed-free), and 10% poultry manure.	Install 9" deep in all landscape beds where specified.		
RE	435 lf.	J.D. Russell Steel Edging (Black) -	Install per manufacture specifications, 3/16" thick x 4" deep		
GB	90 cy.	Shredded hardwood bark mulch (seasoned, dark brown).	Install 3" deep in all landscape beds.		
60D	1560 sq.	Class 'A' blended blue grass sod on min. 3" imported screened topsoil.			

TREE INVENTORY

Tree #	Remove/save	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	save	Picea glauca	White Spruce	6"			good	
2	save	Picea pungens	Colorado Blue Spruce	6"			good	
3	save	Picea pungens	Colorado Blue Spruce	6"			good	
4	save	Pinus nigra	Austrian Pine	13"			fair	
5	save	Pinus nigra	Austrian Pine	12"			fair	
6	remove	Picea pungens	Colorado Blue Spruce	12"			good	
7	remove	Malus spp	Crabapple	6"			fair	some deadwood
8	remove	Malus spp	Crabapple	5.5"			good	
9	remove	Malus spp	Crabapple	4"			fair	some deadwood
10	save	Malus spp	Crabapple	5"			poor	
11	save	Pinus nigra	Austrian Pine	12.5"			good	
12	save	Pinus nigra	Austrian Pine	13"			good	
13	save	Gleditsia triacanthos	Honey Locust	4.5"			good	
14	save	Gleditsia triacanthos	Honey Locust	6"			good	
15	save	Gleditsia triacanthos	Honey Locust	10.5"			good	
16	save	Gleditsia triacanthos	Honey Locust	6"			good	
17	save	Gleditsia triacanthos	Honey Locust	11"			good	
18	save	Pinus nigra	Austrian Pine	14"			fair	choked by vines
19	save	Gleditsia triacanthos	Honey Locust	4"			good	
20	save	Pinus nigra	Austrian Pine	14"			good	
21	save	Populus deltoides	Eastern Cottonwood	10"			good	
22	save	Gleditsia triacanthos	Honey Locust	3.5"			good	
23	save	Gleditsia triacanthos	Honey Locust	3.5"			good	
24	save	Gleditsia triacanthos	Honey Locust	5.5"			good	
25	remove	Picea pungens	Colorado Blue Spruce	13"			poor	crowded out
26	remove	Betula nigra	River Birch	4"	triple	4", 4"	poor	close to building
27	save	Gleditsia triacanthos	Honey Locust	3.5"			good	

IRRIGATION NOTES

- INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FOR ALL PROPOSED LAWN AND PLANTING BEDS.
- USE SEPARATE ZONES FOR LAWN, DECIDUOUS SHRUBS, AND EVERGREEN SHRUBS.
- WATER SOURCED FROM CITY WATER/ BUILDING TAP
- OWNER TO DECIDE IRRIGATION CONTROLLER LOCATION.

PLANTING BED NOTES

- ALL PLANTING BEDS SHALL INCLUDE SPECIFIED PLANTING MIX AT MINIMUM 9" DEPTH:
3 PARTS WELL DRAINED SCREENED IMPORTED TOPSOIL, TO 1 PART CLEAN SAND, TO 1 PART CANADIAN SPHAGNUM PEAT MOSS, TO 1 PART NATURAL COMPOST (WEED-FREE), AND 10% POULTRY MANURE.
- ALL PLANTING BEDS SHALL INCLUDE SHREDDED HARDWOOD BARK MULCH (SEASONED, DARK BROWN) AT MINIMUM 4" DEPTH

TREE INVENTORY NOTES

TREE INVENTORY LIST PROVIDED BY NF ENGINEERS

TREE PRESERVATION SUMMARY

TOTAL NUMBER OF TREES SURVEYED:	27
TOTAL NUMBER OF DEAD TREES:	0
NET TREES ON SITE:	27
TOTAL NUMBER OF TREES TO BE REMOVED:	6
TOTAL NUMBER OF TREES TO REMAIN:	21

BMW MOTORCYCLE DEALERSHIP

19265 Victor Parkway
Livonia, Michigan 48302

PROJECT

PRELIMINARY

Landscape Development

LANDSCAPE DETAILS

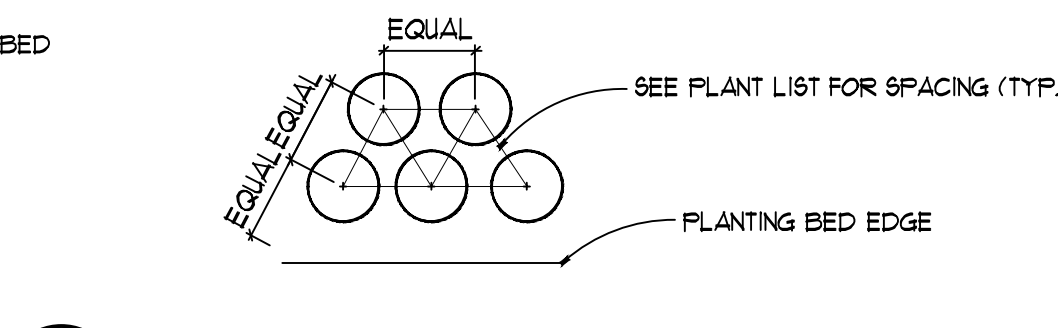
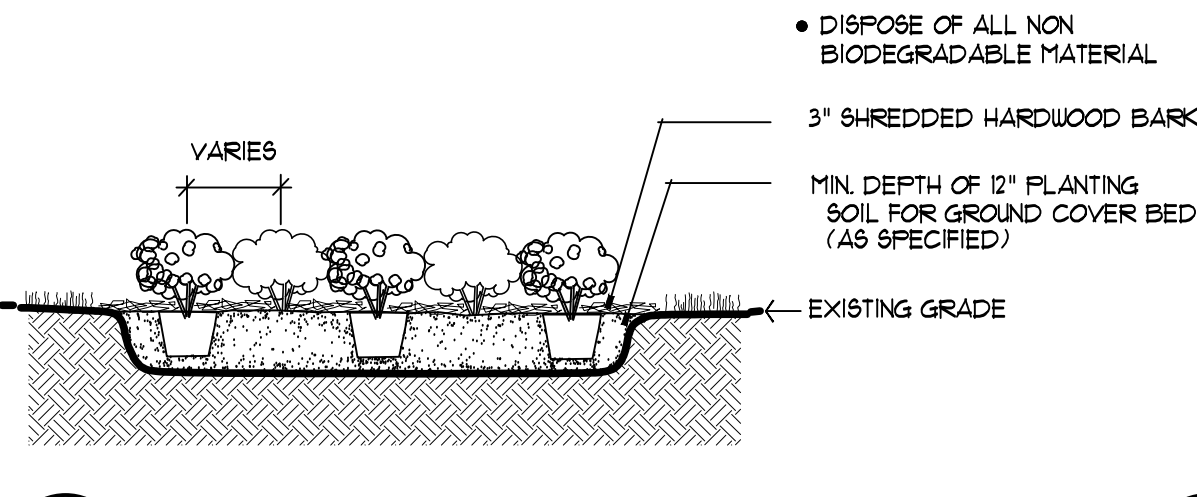
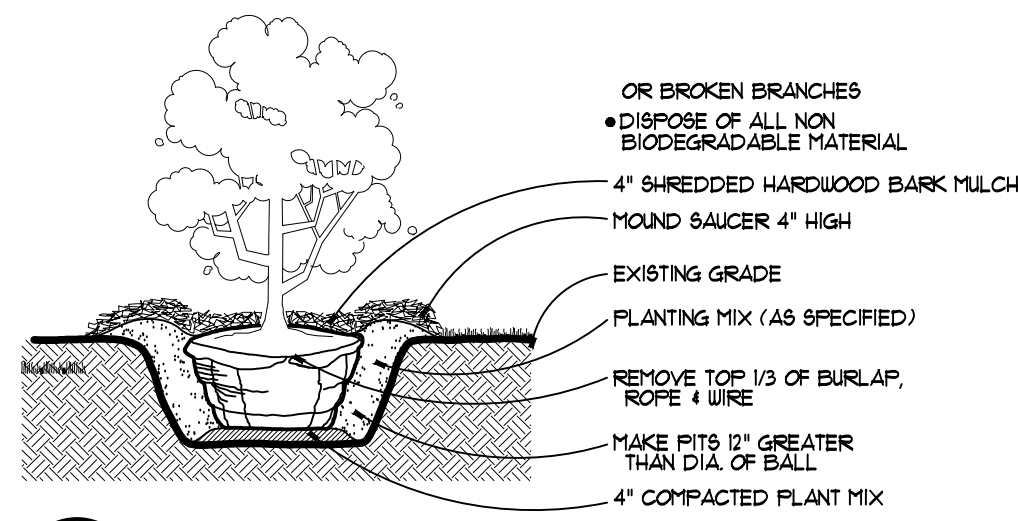
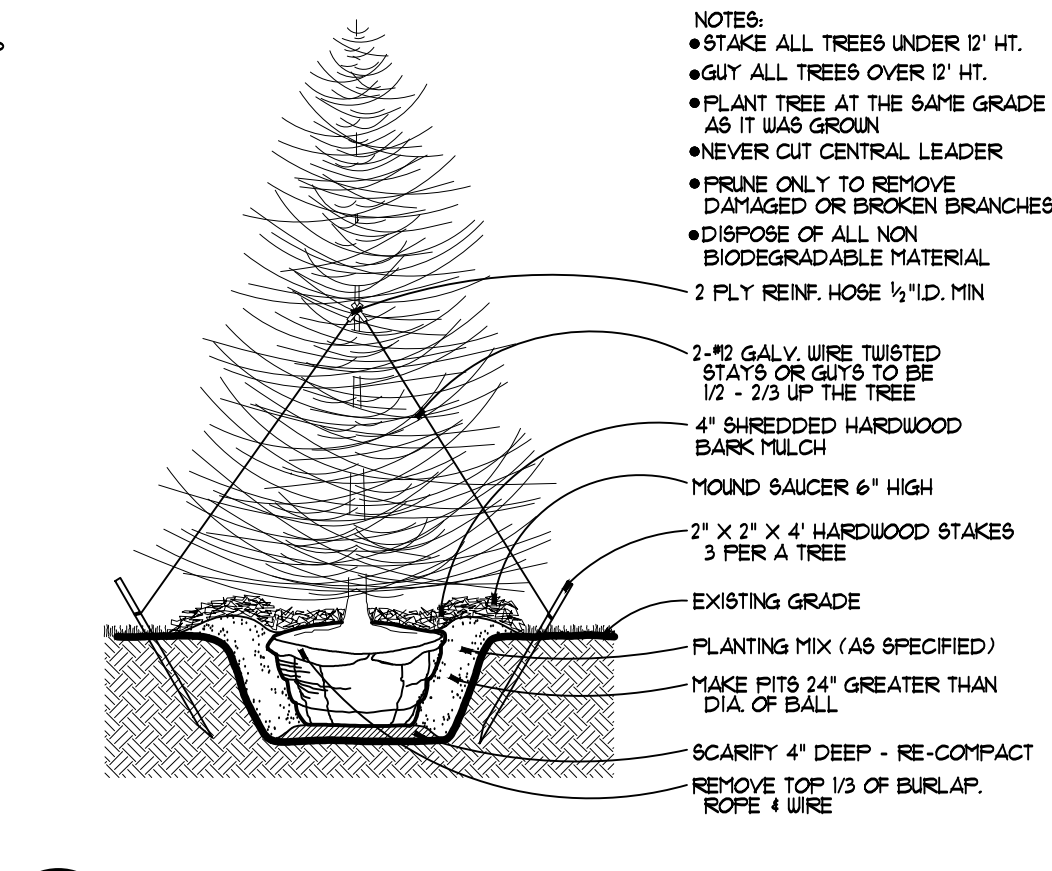
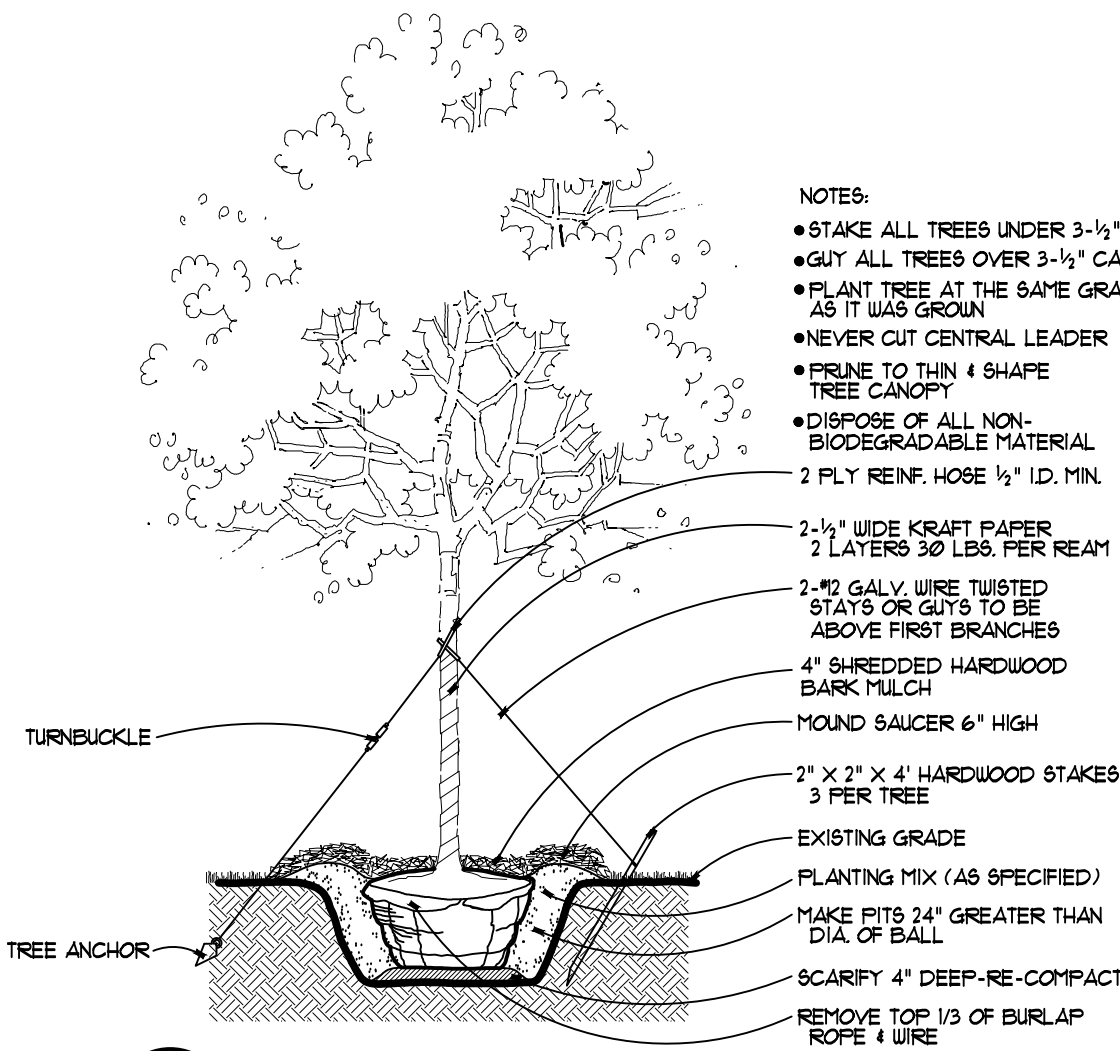
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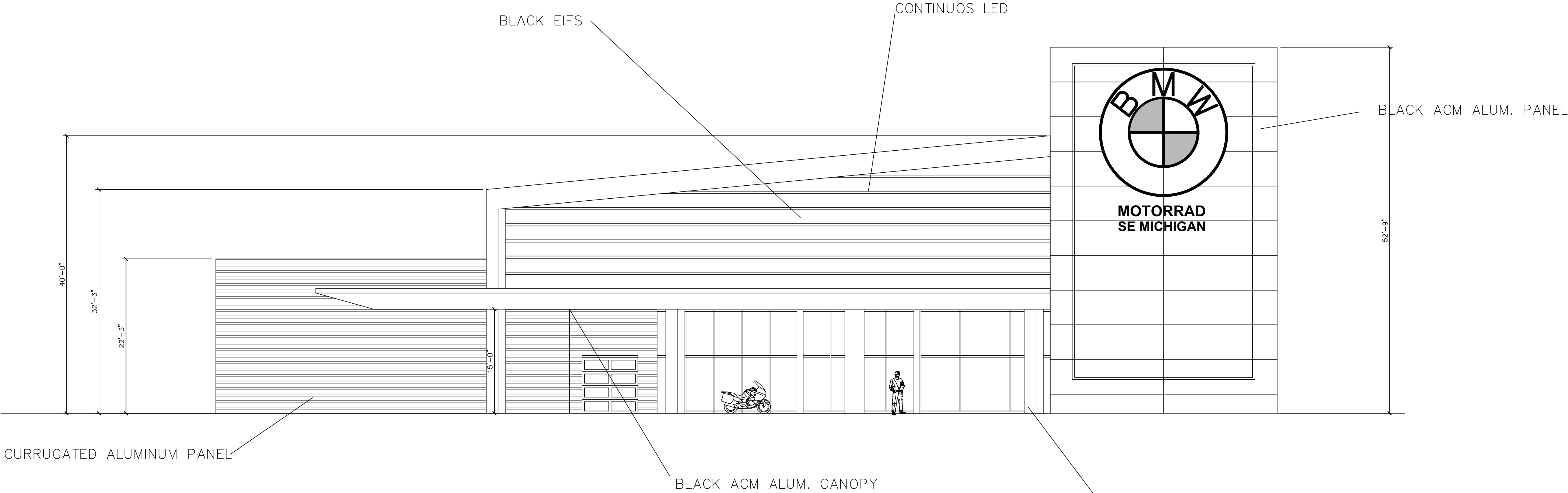
SEE DETAILS

SCALE

PROJECT NUMBER: 25108
DRAWN: M. Jacobs
CHECKED: T. Shoemaker
DATE: March 19, 2025
REVISIONS: March 31, 2025

L2





	WEST ELEVATION
1/8" = 1'-0"	ELEV1

	1105224_V12

JJV DESIGN GROUP
1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226



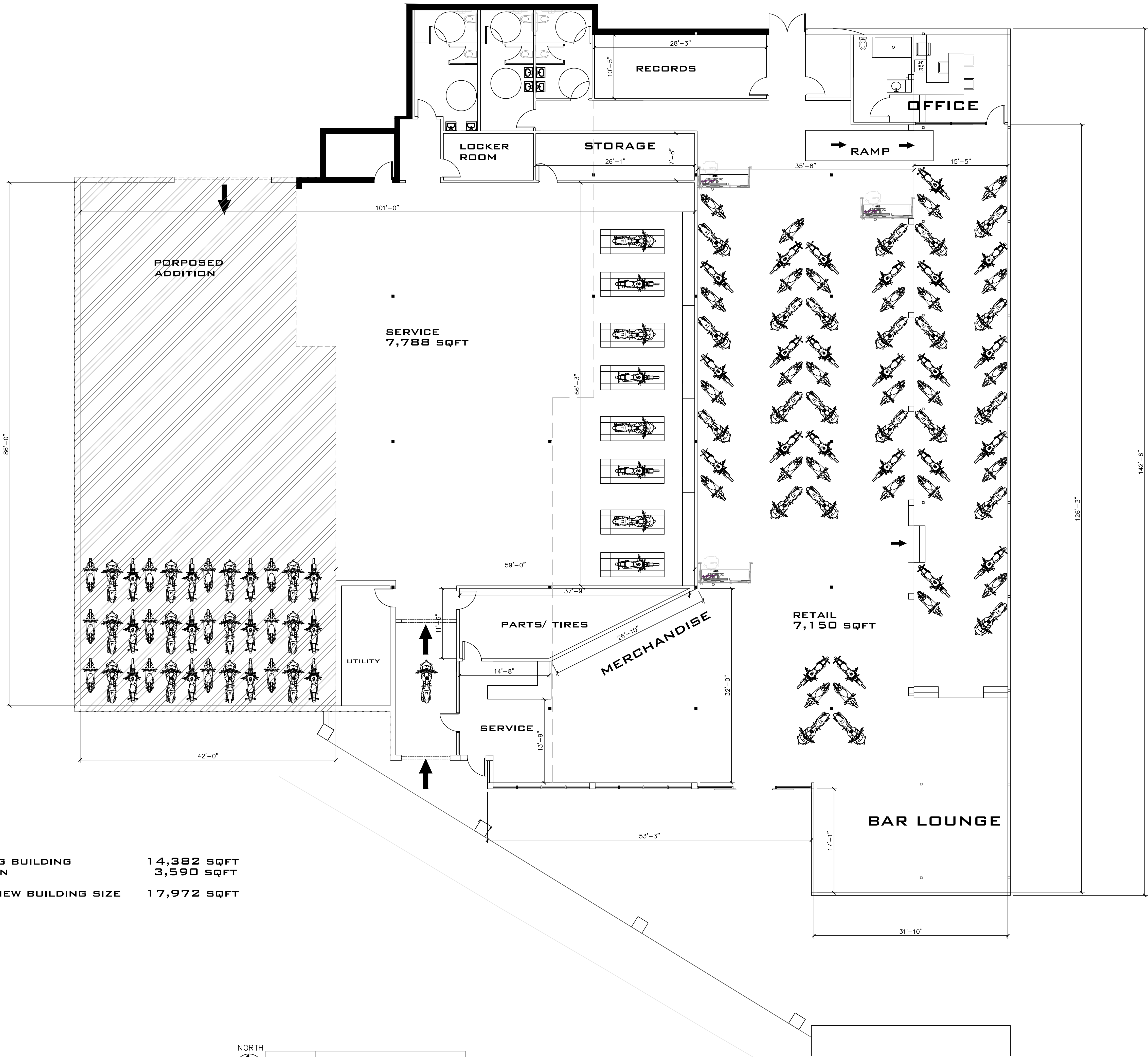
BMW MOTORCYCLES SOUTHEAST MI
19265 VICTOR PKWY
LIVONIA MI

BMW MOTORCYCLE DEALERSHIP

DRAWN: JJ	DESIGNED: JJ	CHECKED: JJ
SCALE : 1/8"=1'		
FILE NAME : BMW MOTO		
JOB #: 011821		
SHEET TITLE BMW SOUTHEAST MI		
EXT ELEV WEST SHEET # ELEV1		

EXISTING BUILDING ADDITION
TOTAL NEW BUILDING SIZE

14,382 SQFT
3,590 SQFT
17,972 SQFT



JJV DESIGN GROUP
1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226

BMW MOTORCYCLES SOUTHEAST MI
19265 VICTOR PKWY
LIVONIA MI
BMW MOTORCYCLE DEALERSHIP

DRAWN: JJ DESIGNED: JJ CHECKED: JJ
SCALE : 1/8"=1'
FILE NAME : BMW MOTO
JOB #: 011821
SHEET TITLE
BMW SOUTHEAST MI
FLOOR PLAN
SHEET #
A100

CORRESPONDENCE

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

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

April 4, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-08-08-04 – #19265 Victor Parkway

Dear Mr. Taormina:

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 **#19265 Victor Parkway**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer should Engineering drawings and calculations to this department once approvals for the site plans have been received to determine if permits will be required. Based on the submitted drawings, we have the following comments:
 - i) Sanitary Sewer: The drawings do not include a basis of design for the proposed sanitary sewer outlet, but we do not believe the change in use will negatively impact the existing system. The developer will be required to clean and televise the existing sanitary sewer lead if it is to be re-used. If the condition is not sufficient for re-use, a new service will need to be installed to the parcel.
 - ii) Water Main: The drawings indicate that the existing water service will be re-used for the proposed dealership.
 - iii) Storm Sewer: The drawings indicate that the existing private storm system will remain be modified along building frontage. Detention was previously provided for the parcel, so no additional detention will be required.

To: Mr. Kristoffer Canty
Re: Petition 2025-08-08-04 – 19265 Victor Parkway

April 4, 2025
Page 2

Should you have any additional questions on this matter, please feel free to contact myself 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: 2025 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: April 10, 2025

TO: Kristoffer Canty Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2022-08-08-04 BMW Dealership 19265 Victor Parkway

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

May require permits and plans for fire suppression and fire alarm.

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

Sincerely,

Brian R. Kukla

Brian R. 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 3rd 2025

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2022-08-08-04 – 19265 Victor Parkway

Mr. Miller,

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,

Paul Walters, 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: April 21, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2022-08-08-04 BMW Dealership 19265 Victor Parkway Revised

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

1. The existing parking lot and access drive are in disrepair. The access drive and parking area that is intended to be used shall be replaced as necessary.
2. The petitioner's proposal is a change in use. This would require that the proposed space must conform to all current barrier free codes, building codes and all mechanical codes and standards. This will be addressed further at time of plan review if this project moves forward.
3. Signage has not been reviewed. All signage shall conform to the ordinance. A variance from the Zoning Board of Appeals would be required for any non-conforming signage.

This Department has no further objections to this Petition.

I trust this provides the requested information.

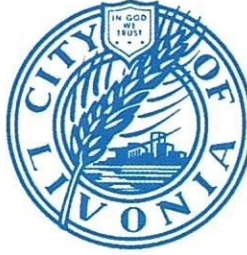
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

April 11, 2025

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

Petition 2022-08-08-04 –19265 Victor Parkway

Dear Kristoffer,

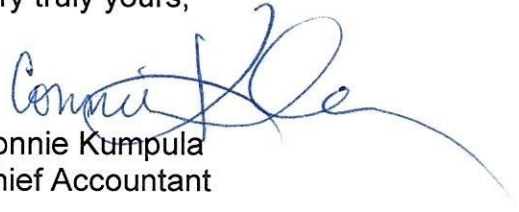
I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 2,721.87
(Customer name on record – Future Land Holdings)	

Total Due City of Livonia	\$ 2,721.87
---------------------------	-------------

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: sc

Transaction Statement

Service Address

19265 VICTOR PARKWAY
LIVONIA, MI 48152

Mailing Address

FUTURE LAND HOLDINGS
19265 VICTOR PARKWAY
LIVONIA, MI 48152

Account Number

000303625-001

Amount Due

\$2,721.87

Account Number

000303625-001

From - Through

10/11/2024 - 04/11/2025

Services

Water & Sewer - Metered

Service Address

19265 VICTOR PARKWAY
LIVONIA, MI 48152

Beginning Balance

\$2,875.01

Date	Type	Amount	Description
10/14/2024	Penalty	\$86.25	
10/14/2024	Bad Debt	(\$1,438.16)	Adjustment Reason: Transfer
10/15/2024	Bill	\$148.12	Due Date 11/08/2024
11/14/2024	Penalty	\$50.14	
11/15/2024	Bill	\$148.12	Due Date 12/10/2024
12/16/2024	Penalty	\$56.09	
12/17/2024	Bill	\$148.12	Due Date 01/10/2025
01/15/2025	Penalty	\$62.21	
01/15/2025	Bill	\$148.12	Due Date 02/10/2025
02/13/2025	Penalty	\$66.65	
02/14/2025	Bill	\$148.12	Due Date 03/10/2025
03/13/2025	Penalty	\$74.96	
03/14/2025	Bill	\$148.12	Due Date 04/10/2025

Total Due

\$2,721.87

Transaction Statement

Account Number

000303625-001



Outlook

19265 Victor Parkway

From Nash, Susan M. <snash@livonia.gov>

Date Thu 4/24/2025 12:35 PM

To Planning <Planning@Livonia.gov>

Atten Planning Commission

Unpaid Property taxes are owed on 19265 Victor Parkway

Total owed is

\$26,207.55

Payable to Wayne County

Any questions please contact the treasurer office

Susan

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

FW: 19265 Victor Parkway

From Uhazie, Jacob <juhazie@livonia.gov>

Date Thu 4/24/2025 3:26 PM

To Goff, Erika <egoff@livonia.gov>

 1 attachment (62 KB)

livonia taxes.pdf;

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

From: cknoll@bmwmotomichigan.com <cknoll@bmwmotomichigan.com>

Sent: Thursday, April 24, 2025 2:50 PM

To: Taormina, Mark <mtaormina@livonia.gov>

Cc: Uhazie, Jacob <juhazie@livonia.gov>; Nash, Susan M. <snash@livonia.gov>

Subject: RE: 19265 Victor Parkway

To all,

These outstanding property taxes were just paid online. See attached receipt.

Best Regards,

Charlie Knoll
BMW Motorcycles of SE Michigan
14855 N Sheldon Rd
Plymouth MI 48170
Tel. (734) 453-0500
Fax (734) 453-0510
Cell (248) 719-4200
cknoll@bmwmotomichigan.com



Payment Receipt

Your payment has been accepted

Confirmation #	WCTTAX1851129689
Payment Type	WCTTAX
Parcel ID	46024990003009
Status	Accepted
Payment Date	Apr 24, 2025 – 2:47:18 PM
Payment Method	American Express *****2004
Payment Amount	\$26,207.55
Service Fee	\$652.57
Total Amount Charged	\$26,860.12
Years	2024
Interest Date	4/1/2025
Mobile	N

**OTHER ITEMS
RELATED TO THE
PETITION**



JJV DESIGN GROUP
1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226



BMW MOTORCYCLES SOUTHEAST MI
19265 VICTOR PKWY
LIVONIA MI
BMW MOTORCYCLE DEALERSHIP

DATE: 03/23
DESIGNED: JJ
CHECKED: JJ
SCALE: 1/8"=1'
FILE NAME: BMW MOTO
JOB #: 011821
SHEET TITLE:
BMW SOUTHEAST MI
SIGN EXT ELEV WEST
SHEET #
SIGN1

VICTORY PARKWAY	
JOE MANAGEMENT 10111 RAUCHER TROY MI	7 SILE RD
275 HWY	LOCATION: 811

S11

VICTOR PARKWAY

S8

S9

S10

SIGN	SIZE	MATERIAL	LIGHTING MOUNTING
S1	21'0" X 2'0" X 12"	WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDPINNED ABOVE OVERHANG
S2	9'6" X 9'6" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO MONOLITH
S3	9'2" X 4'7" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO MONOLITH
S4	7'1" X 4'8" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO MONOLITH
S5	6'10" X 6'10" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO SOUTH WALL
S6	6'7" X 3'3" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO SOUTH WALL
S7	5'1" X 3'4" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO SOUTH WALL
S8	6'10" X 6'10" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO NORTH WALL
S9	6'7" X 3'3" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO NORTH WALL
S10	5'1" X 3'4" X 12"	GRAPHIC ON WHITE POLY CARBONATE FACE/ BRUSHED ALUMINUM RETURN	INTERNALLY LIT/ LEDMOUNTED TO NORTH WALL
S11	10' X 10' X 2	THE SKIN EXISTING GROUND SIGN ON VICTOR PARKWAY	INTERNALLY LIT/ LED



1/8" = 1'-0"

SIGN PLAN

S1

S7

S6

S5

S2

S3

S4

JJV DESIGN GROUP

1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226



MOTORRAD SE MICHIGAN

BMW MOTORCYCLES SOUTHEAST MI

19265 VICTOR PKWY

LIVONIA MI

BMW MOTORCYCLE DEALERSHIP

DATE: 10/20/2011

SCALE: 1/8"=1'

FILE NAME: BMW MOTO

JOB # 011821

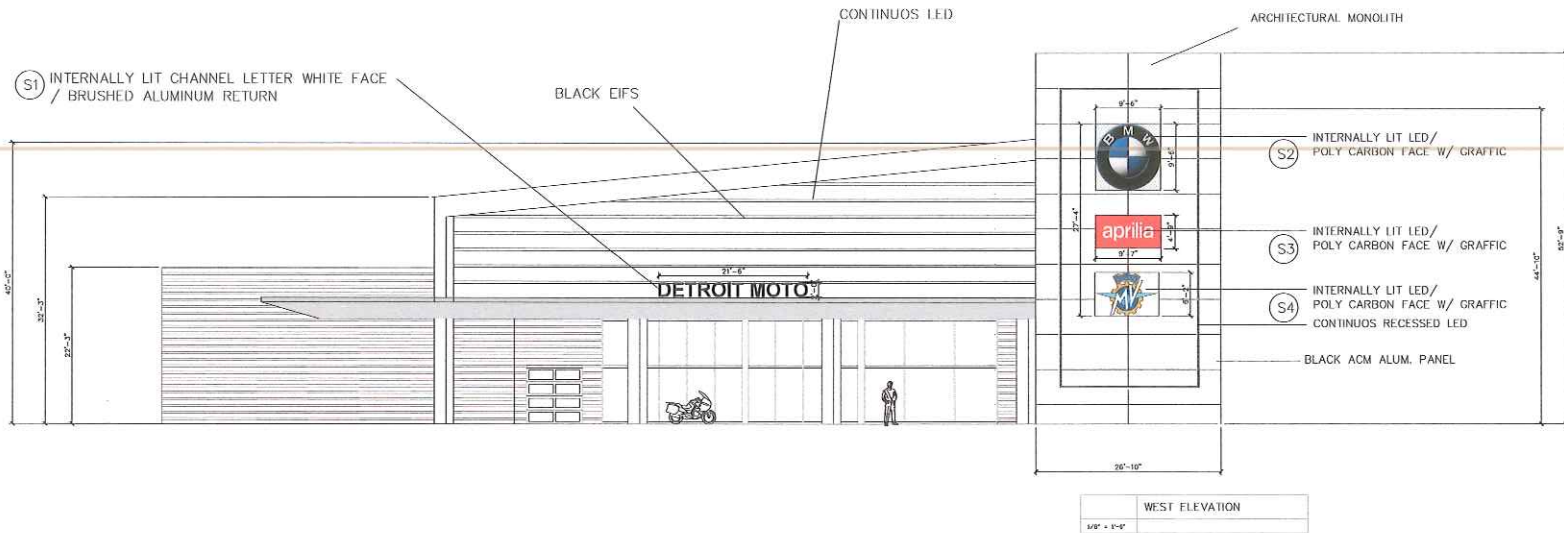
SHEET TITLE

BMW SOUTHEAST MI

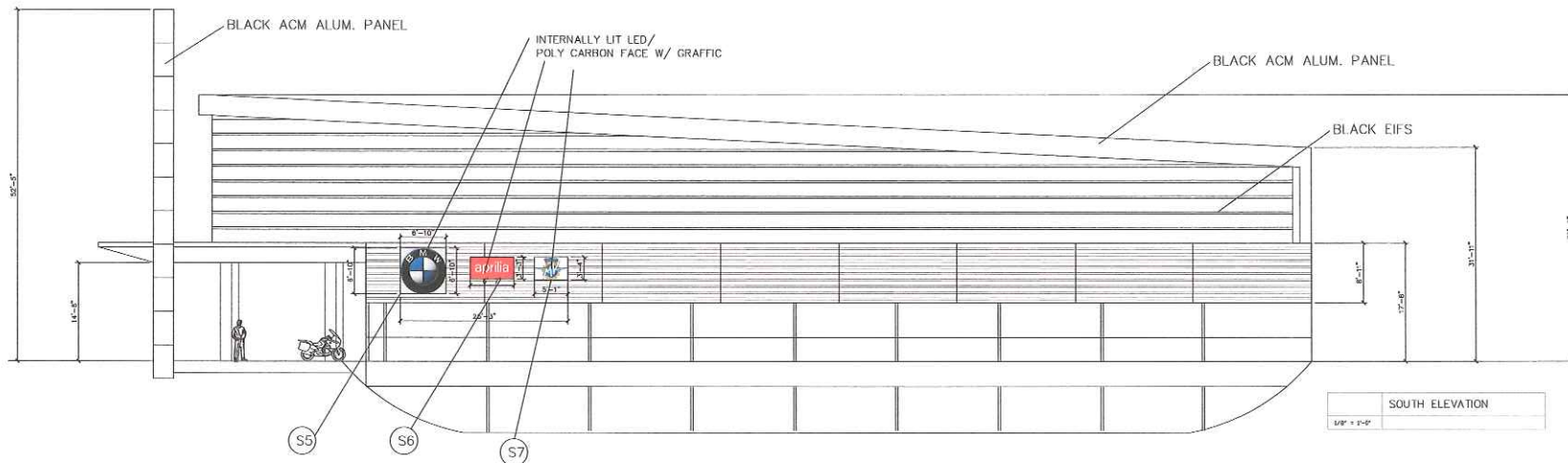
SIGN PLAN

SHEET #

SIGN1



WEST ELEVATION
1/8" = 1'-0"



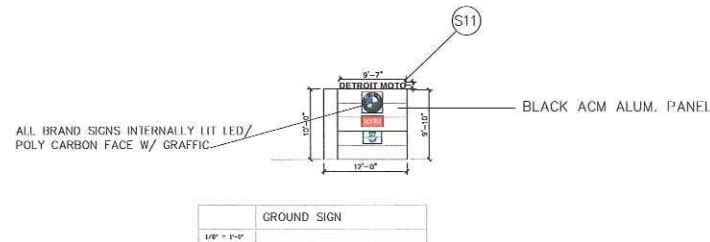
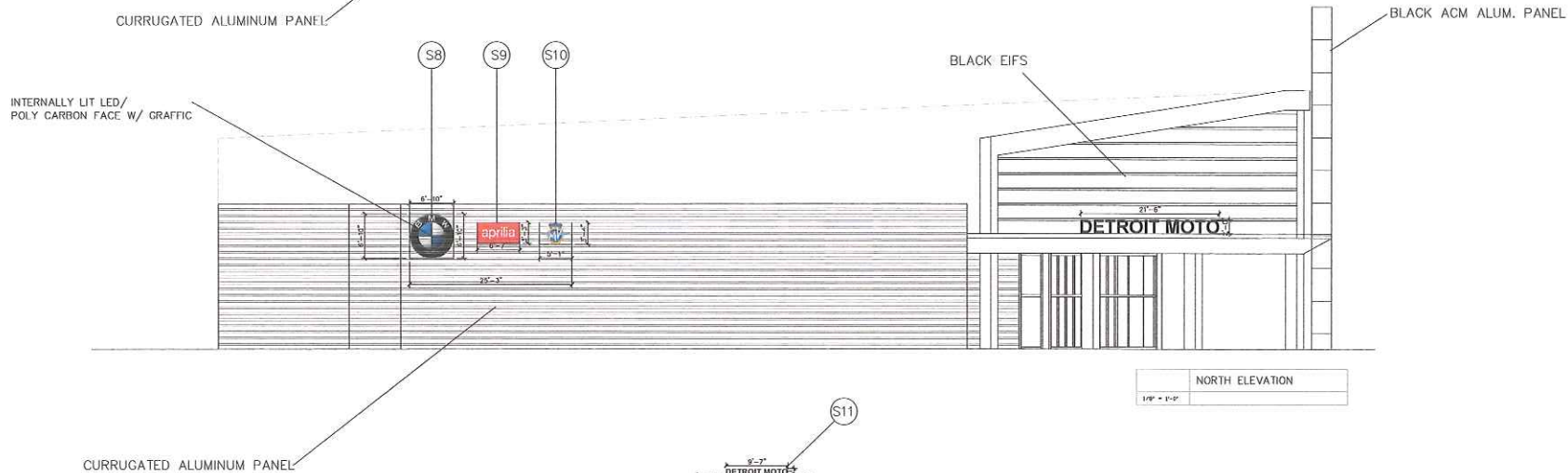
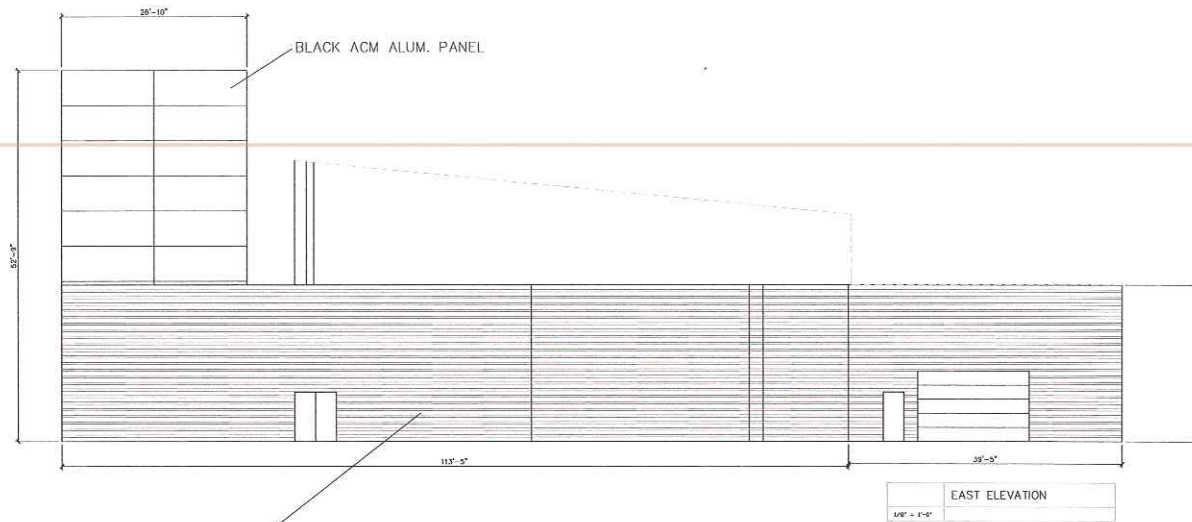
SOUTH ELEVATION
1/8" = 1'-0"

JJV DESIGN GROUP
1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226



BMW MOTORCYCLES SOUTHEAST MI
19265 VICTOR PKWY
LIVONIA MI
BMW MOTORCYCLE DEALERSHIP

DRAWN: J1
SCALE: 1/8" = 1'-0"
FILE NAME: BMW MOTOR
JOB #: 011821
SHEET TITLE: BMW SOUTHEAST MI
SIGN EXT ELEV WEST
SHEET #
SIGN2



JJV DESIGN GROUP
1565 KIRKWAY RD
BLOOMFIELD MI 48302
248-724-8226



BMW MOTORCYCLES SOUTHEAST MI
19265 VICTOR PKWY
LIVONIA MI
BMW MOTORCYCLE DEALERSHIP

DATE: 01/18/21
SCALE: 1/8"=1'
FILE NAME: BMW MOTO
JOB #: 011821
SHEET NO: 3
BMW SOUTHEAST MI
SIGN EXT ELEV WEST
SHEET #
SIGN3



Engineer's Seal



Certification



SCALE

0 10 20

GRAPHIC SCALE: 1" = 10'

Project	BMW Motorcycles
	South East Michigan

Project Location
19265 Victor Parkway
Livonia, Wayne Co.,
Michigan, 48152

Sheet Name
LAYOUT PLAN

ALL DISTURBANCE ONTO THE ADJACENT PARCELS SHALL BE FULLY RESTORED WITHIN 15 DAYS AFTER THE WORK ON THE ADJACENT PARCELS HAS BEEN COMPLETED.

ISSUED FOR PERMITS

Revisions:			
REV	ISSUATION	ISSUE DATE	BY
01	REV. PER ENG. REVIEW	02/11/2026	BH
02	REV. PER ENG. REVIEW	04/03/2026	BH
03	REV. PER FIELD	04/21/2026	BH

Date: 06/20/2025

Reviewed By: BAH

ENG/CADD: JGR

Checked By:	ICS
-------------	-----

Project No.	23-0010
Sheet No.	

C-501

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Zoning Districts

- S.E. 1/4 Section 6

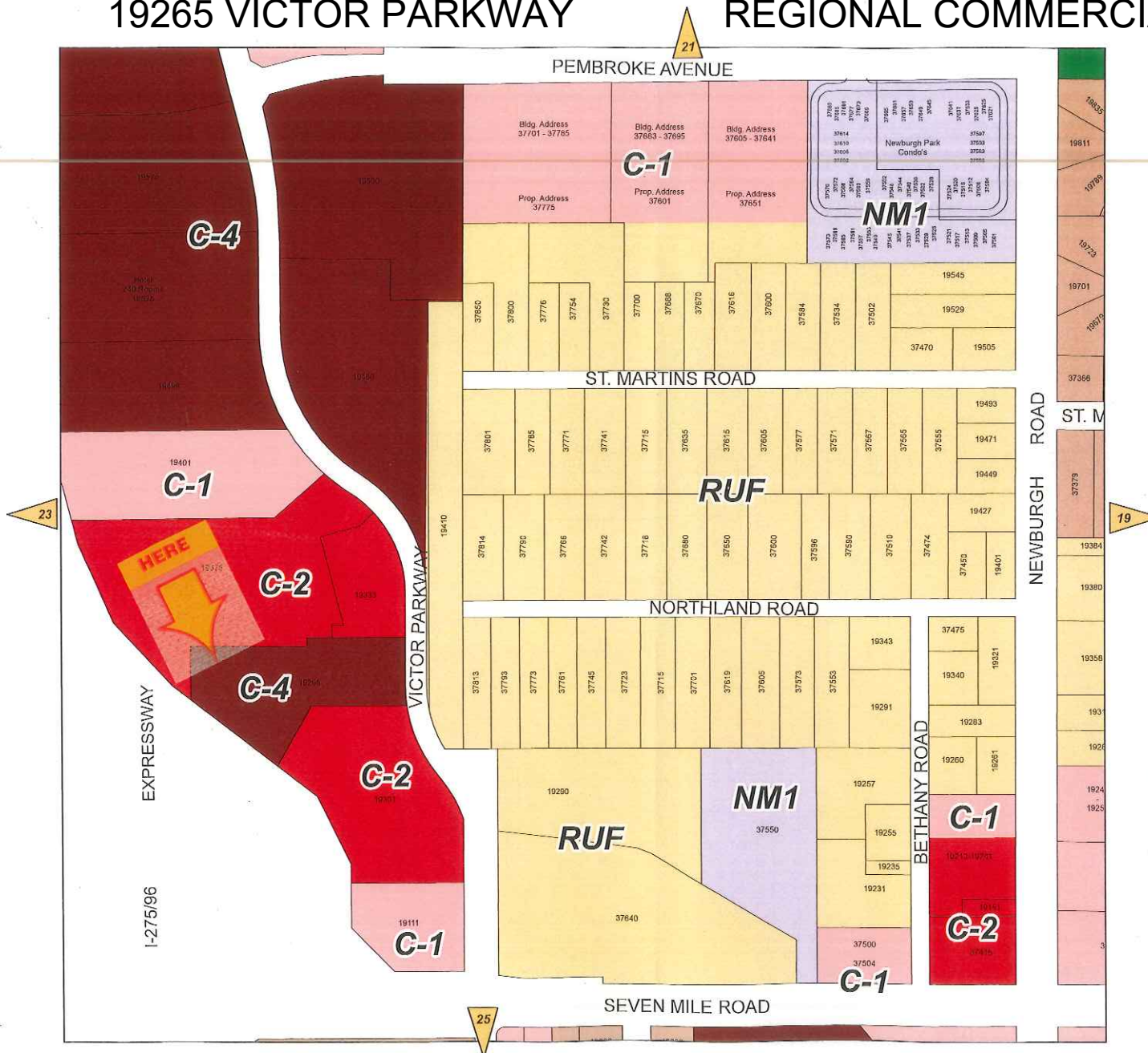
City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300-Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE JUNE 18, 2026

APPEAL CASE NO. 2026-06-10, 20650 Meadowview: an appeal was made to the Zoning Board of Appeals by Griffin and Quincy Horn, seeking to erect a six-foot-tall vinyl privacy fence resulting in a fence in a corner side yard that cannot align with any corresponding fence on the adjacent property and a privacy fence that encroaches into the side yard forward beyond the rear corner of the dwelling.

Corner Side Yard Encroachment

Allowed: 0 feet
Proposed: 17 feet
Excess: 17 feet

Encroachment Forward of the Rear of the Dwelling

Allowed: 0 feet
Proposed: 27 feet
Excess: 27 feet

This Low Density Residential property is located on the east side of Meadowview (20650), between Eight Mile Road and South End, Lot. No. 021-99-0004-010, RUF, Rural Urban Farm, rejected by the Inspection Department under Livonia Code of Ordinances, Section 15.44.090 A. 4. b.i. and 15.44.090 B.

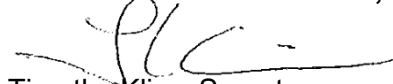
THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

Agendas, minutes, and other meeting documents may be accessed at the following

URL:<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 7, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2026-06-10
Meeting Date: July 7, 2026

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

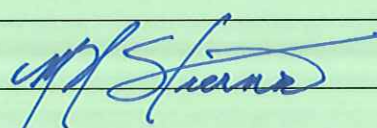
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Griffin & Quincy Horn</u>	Address <u>20650 Meadowview, Livonia, MI 48152</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>East</u>	Side of <u>20650 Meadowview</u> Street
Between <u>Eight Mile Rd</u>	And <u>South end</u>
Lot No./Parcel No. <u>021-99-0004-010</u>	Subdivision <u>(unplatted)</u>
Zoning District <u>R-U-F</u>	Lot Size <u>0.269 acres</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to erect a 6 ft. tall vinyl privacy fence resulting in a fence in a corner side yard that cannot align with any corresponding fence on the adjacent property and a privacy fence that encroaches into the side yard forward beyond the rear. corner of the dwelling. Corner side yard encroachment allowed: 0 feet. Proposed: 17 feet; Excess: 17 feet. Encroachment forward of the rear of the dwelling allowed: 0 feet; Proposed: 27 feet; Excess 27 feet.

Reason for Rejection Livonia Code of Ordinances, Section 15.44.090 A. 4. b. i. and 15.44.090 B.

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachments <u>17 feet & 27 feet</u>
Excessive Lot Coverage	Excessive Height	Increasing No. Units
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk
Remarks		

Plans and Application examined by  Date June 9, 2026

APPLICATION FOR VARIANCE

Griffin Horn
Quincy Horn 20650 Meadowview Livonia 48152 734-620-376
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)
Don Riopelle 9900 Whitmore Lake Road Brighton 48116 734-449-9840
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 20650 Meadowview St. Livonia, MI 48152

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

- Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? To the best of my knowledge, there are no deed restrictions or subdivision rules that prohibit the proposed fence or conflict with this request.
- Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
See attached page of the plot lines.

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

- Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
The practical difficulty is unique to this property because it is a corner lot with two street-facing sides, which creates reduced privacy and limits the placement of a privacy fence compared with a typical interior lot. This condition is peculiar to the lot layout and does not generally exist on standard interior residential lots throughout the City.
- Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
See attached page!
- Explain why you think this variance would be fair to the neighbors and others who might be affected. See attached page!
- Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: No.
- If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
An amendment has not been pursued because this request relates to the unique circumstances of this individual property and is more appropriately addressed through the variance process rather than a citywide ordinance change.



4. The difficulty involves more than mere inconvenience because without the requested variance, the yard cannot be reasonably enclosed in a way that provides normal privacy, safety, and security for residential use. This request is not being made for financial gain, but to allow practical use and enjoyment of the property consistent with a single-family home. We have a 1 year old child and a small dog, so living so close to the main road does present safety concerns that a fence would absolve, as well as provide reasonable privacy and ability to enjoy the yard and our land.

5. Granting the variance would be fair to the neighbors and others who may be affected because the adjacent neighbors do not object to the proposed fence, as shown by their signed acknowledgment. The request is limited in scope, serves ordinary residential purposes of privacy and security, and would remain consistent with the character of the neighborhood and the spirit of the zoning ordinance.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Rezoning has not been pursued because the property is already appropriately zoned for residential use, and the issue involves a specific dimensional/property-layout concern rather than the zoning classification itself.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

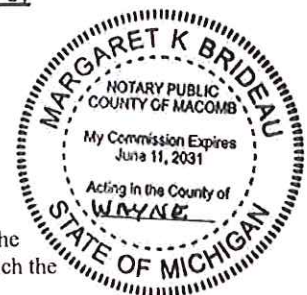
Signature of property owner: griffin horn quincy horn

Please print name of property owner: Griffin Horn, Quincy Horn

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 13th day of APRIL, 2026

Margaret K. Bricdeau
(Notary Public, Wayne County, Michigan)
My Commission expires JUNE 11, 2031



Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/8/26, which reads as follows:

CORNER SIDE LT FENCE MY NOT ENCROACH INTO SIDE YARD.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed No Violation Issued No

4/10/26

To Whom It May Concern,

We, Quincy and Griffin Horn, owners of 20650 Meadowview St, Livonia, MI, are seeking approval to install a fence along 8 Mile Road, set back 5 feet from the property line and along the shared property line adjacent to the property owned by Daniel Barsan, located at 38445 8 Mile Road, Livonia, MI 48152. Also, along the property line adjacent to 20630 Meadowview St Livonia, MI 48152 owned by Vanessa Veri and Spencer Thakady.

This letter confirms that Daniel Barsan has agreed to the proposed fence installation and has no objection to our moving forward with this request before the appropriate board. In addition, Vanessa Veri and Spencer Thakady have also confirmed that they agree to the proposed fence installation and have no objection to it.

Accordingly, Daniel Barsan, Vanessa Veri, and Spencer Thakady are all allowing us, Quincy and Griffin Horn, to appear before the board and seek the necessary approval for the proposed fence.



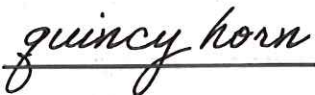
Daniel Barsan- Owner of 38445 8 Mile Road, Livonia, MI 48152



Vanessa Veri – Owner of 20630 Meadowview St, Livonia, MI 48152



Spencer Thakady - Owner of 20630 Meadowview St, Livonia, MI 48152



Quincy Horn – Owner of 20650 Meadowview St, Livonia, MI 48152



Griffin Horn – Owner of 20650 Meadowview St, Livonia, MI 48152

Supplement To Application
Item 3.

Stierna, Matthew

From: Quincy Murphy <quincm24@gmail.com>
Sent: Thursday, June 11, 2026 10:11 AM
To: Stierna, Matthew
Subject: Re: 20650 MEADOWVIEW FENCE

Okay, I apologize for the confusion! Yes, we would like the approval to move forward along the side of our house with the fence as well. Thank you for your help!

Are you able to include this as our write up...

"We are also requesting to bring our 6 ft white vinyl privacy fence forward along the 8 mile side of our property. We are looking to not only gain this yard space but we are also hoping to create a barrier between the road and the side of our home. Being that our property is right off the main road, it not only presents safety concerns for our 1 year old son & small dog, but we also find our bedroom windows (which are all directly along that road side) to be quite noisy at night and during high traffic times. We are hoping a privacy fence will reduce traffic noise and provide some privacy from the main road. We also want to create a safe environment for our son, who's bedroom window faces 8 mile. If we were able to enclose this part of our yard we would gain a lot of outdoor space and a part of our yard that will otherwise remain unused if it were not fenced in."

Thank you so much, Matt!

On Thu, Jun 11, 2026 at 7:46 AM Stierna, Matthew <mstierna@livonia.gov> wrote:

No, it can be on the same application. I just need to re-write the proposal and wanted verification before doing so.

Just be aware that it is an additional ask that may delay approval. You will need to send me an additional write-up regarding the reason to encroach forward of the rear plane of the home to be included in case package ASAP or this will be pushed to the next hearing date.

Respectfully,

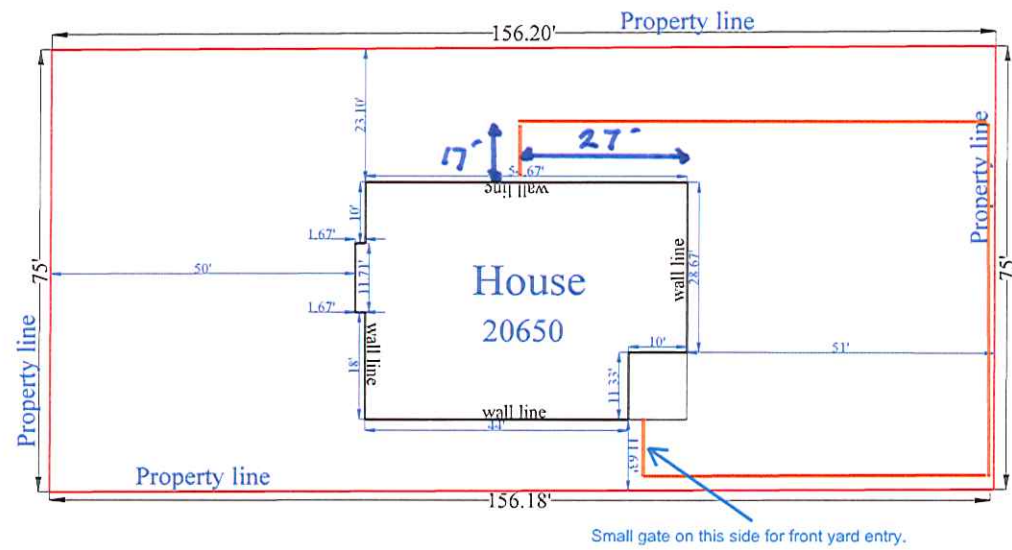
Matthew Stierna
Sr. Building Inspector
City of Livonia | Inspection Department





Eight Mile Rd

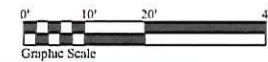
Meadowview Ln



Parcel No. (APN) 021 99 0004 010
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 10,293 SF (0.24 ACRES)

ADDRESS: 20650 Meadowview St
Livonia, MI 48152
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.



LEGEND:
STORM SEWER
SANITARY SEWER
WATER MAIN
SWALE
SILT FENCE

PROP. GRADE

PART OF THE NORTH-EAST 1/4 OF SECTION 6, T.1S., R.9E., CITY OF LYONIA, WAYNE COUNTY MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 6 AND PROCEEDING ALONG THE NORTH-SOUTH 1/4 LINE THEREOF S00T3°02'W 60.00 FEET TO THE SOUTH LINE OF EIGHT MILE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF EIGHT MILE ROAD N89°45'44"E 158.20 FEET; THENCE S00T3°28'W 75.00 FEET; THENCE S89°45'44"W 158.19 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 6, ALSO THE EAST LINE OF 'LYONIA HILLS ESTATES' SUBDIV. THENCE ALONG SAID LINE N00T3°02'E 75.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.269 ACRES



DRIVEWAY TO BE 4" NON
REINFORCED CONCRETE
EXCEPT IN APPROACH
WHERE IT SHALL BE 6"
THICK.

CONTACT ENGINEERING
DIVISION PRIOR TO R
PLACEMENT OF APPROACH

NO. 1:
HYDRANT ARROW AT THE
SOUTHEAST CORNER OF
MEADOWVIEW AND EIGHT
MILE ROADS

ELEVATION = 808.29
NO. 2:
N. RIM SANITARY MANHOLE
AT SOUTHWEST CORNER OF
PARCEL
48-021-99-0004-008
ELEVATION = 805.23

SURVEY NO.: 2024.33-A

LIVONIA BUILDERS

18261 SHELLEY POND CT.
NORTHVILLE, MI 48168
734-347-3434

ENGINEERS & SURVEYORS
MLP
AND ASSOCIATES, INC.

40555 KOPPERNICK ROAD
CANTON, MICHIGAN 48187
PHONE (734) 450-6560
FAX (734) 450-2565

By:

Per City
approval

ON BURN

50'

71'

58'

Side Street Name
3 MILE RD

down
SLOPE

17'

COVERD
PORCH

5'

7

HOUSE

GAR.

Side Street Name

CUSTOMER INITIALS
INSTALL TO:

AIR LEVEL

☐

GRADE LEVEL

☐

CUSTOMER INITIALS

Verifying diagram, lot lines
And gate swing as drawn are
Correct to customer specifications
And all terms have been read.

☐

Corner ☒ Interior ☐

MEADOWVIEW
CUSTOMER'S STREET

6-12 WEEKS

W

SHOW DOORS on House or Bldg.

Copy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

The Grantor(s), **Livonia Builders G2, LLC**, a Michigan limited liability company whose address is 18261 Shelley Pond Ct., Northville, MI 48168 convey(s) and warrant(s) to **Quincy Horn and Griffin Horn, wife and husband** whose address is 957 East Dallas Ave., Madison Heights, MI 48071 the following described premises:

The following described premises are located in the City of Livonia, County of Wayne, State of Michigan:

Part of the Northeast 1/4, Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County, described as: Commencing at the North 1/4 corner of Section 6 and proceeding along the North-South 1/4 line thereof South 00 degrees 13 minutes 25 seconds West 60.00 feet to the South line of Eight Mile Road (120 feet wide) and the Point of Beginning; thence along the South row line of Eight Mile Road North 89 degrees 45 minutes 44 seconds East 156.20 feet; thence South 00 degrees 13 minutes 28 seconds West 75.00 feet; thence South 89 degrees 45 minutes 44 seconds West 156.19 feet to the North-South 1/4 line of Section 6; also the East line of Livonia Hills Estates Subdivision; thence along the said line North 00 degrees 13 minutes 02 seconds East 75.00 feet to the Point of Beginning.

Property Address: 20650 Meadowview St., Livonia, MI 48152

Tax Parcel No.: 46-021-99-0004-010

For the Sum of: Four Hundred Forty Thousand Dollars (\$440,000.00)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto. Subject to easements and restrictions of record, if any and further subject to zoning laws and ordinances affecting the premises, and rights of the public and any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and also subject to taxes and future installments of special assessments payable hereafter.

Dated: May 7, 2026

LIVONIA BUILDER G2, LLC
A MICHIGAN LIMITED LIABILITY COMPANY



By: Danny Veri, Sole Member

QUINCY AND GRIFFIN HORN
20650 MEADOWVIEW

FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

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



N.W. 1/4 Section 6
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
July 7, 2026 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

- 1. APPEAL CASE NO. 2026-05-07, Helene and Charles Paul, 18991 Myron Avenue:** Seeking to construct a kitchen addition on the rear of the dwelling resulting in a deficient separation between the principal dwelling and the detached accessory garage.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

- 2. APPEAL CASE NO. 2026-05-08, Sign Fabricators, on behalf of Owner Double Eagle Properties, LLC, and Lessee Erick Monzo, 36167 Plymouth:** Seeking to erect a wall sign resulting in a sign in excess area.

FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

- 3. APPEAL CASE NO. 2026-06-09, JJV Design Group, LLC, on behalf of Owner Future Land Holdings, LLC, 19265 Victor Parkway:** Seeking to erect a sign package resulting in an excess number of wall signs, total sign area and signage that projects above the highest point of the primary structure roof and a ground sign in excess height, width, and maximum sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

- 4. APPEAL CASE NO. 2026-06-10, Griffin and Quincy Horn, 20650 Meadowview:** Seeking to erect a six-foot-tall vinyl privacy fence resulting in a fence in a corner side yard that cannot align with any corresponding fence on the adjacent property and a privacy fence that encroaches into the side yard forward beyond the rear corner of the dwelling.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL