

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, June 8th, 2026

6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Planning Commission meeting date May 11th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Conditional Use Review, 15748 Fort

VII. NEW BUSINESS

1. Conditional Use Review, 15748 Fort
2. Site Plan Review, 15748 Fort

VIII. OLD BUSINESS

1. Site Plan Review, 15685 Goddard

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
May 11, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 11, 2026, and called to order by Chairman James Yoos, at 7:03 p.m.

PRESENT: James Yoos, Mark Nemeth, Linda Clark, Eric Codrington, Andrew Moul

ABSENT: Patricia Anderson, Jerry Orman, Leticia Wilson, Chad Godbout (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Nemeth, supported by Clark, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Codrington, to approve the Planning Commission Meeting Minutes of April 13, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Southgate Towers project is going well- possibly will start leasing in June.

Movement on the Housing Pre-emption legislation is picking up again and the MML is asking local communities to take action. It is also critical that we reach out to members of the Government operation committee and express our desire for them to vote NO.

New Business:

1. Bacall Development, 15601 Northline Road, Southgate, MI 48195, Planned Development- Site Plan Amendment Review.

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of three (3) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and retail buildings along Northline Road. The property is currently 37.86 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan. Section 1288.04(d)(5) of the Southgate Zoning Ordinance states that revisions of an approved PD plan shall require re-submittal to the City Planning Commission and City Council for review and approval. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with phase 2 consisting of four (4) additional multi-family buildings. Two retail buildings with drive-throughs are proposed and labeled as "Potential Future Development Area." Based on the information provided, we recommend a decision of the presented final site plan for phase

1 be deferred to a later meeting date for comments to be addressed, and preliminary site plan approval for phase 2/commercial buildings. There are outstanding items to be addressed to the satisfaction of the Planning Commission and City Council.

Moved by Codrington, supported by Nemeth, to defer to the next available meeting of the Planning Commission to approve the Planned Development at 15601 Northline Road, with revisions and several items to be addressed. MOTION APPROVED UNANIMOUSLY.

Old Business:

1. Rezarta Hoxha, 15446 Fort Street Southgate, MI 48195, Conditional Use/Site Plan Review, Proposed Dine-in and Take-out Restaurant. PC 03-2026.

The City is in receipt of a conditional use and site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize and renovate the existing building on site to be used as a new *“neighborhood-scale fast-casual restaurant”*. The scope of work included in the application consists mainly of interior renovations, with limited exterior work consisting of signage installation. No outdoor dining is proposed. The site is zoned C-1, Community Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district, which requires review and approval by the Planning Commission.

A public hearing for the project was held during the April 2026 Planning Commission meeting, and revisions were discussed. Revised plans have now been submitted. Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant, with a few items to be addressed.

Moved by Clark, supported by Nemeth, to approve a Conditional Use Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant. MOTION APPROVED UNANIMOUSLY. PC 03-2026.

Moved by Clark, supported by Nemeth, to approve a Site Plan Review for Rezarta Hoxha, 15446 Fort Street, Southgate, MI 48195, Proposed Dine-in and Take-out Restaurant, with the following items to be addressed. PC 03-2026.

1. Fire Department and Engineer approval of site access and circulation.
2. City Engineer review of existing site utilities.
3. Review and approval of building improvements and materials by City Building Department.

MOTION APPROVED UNANIMOUSLY.

Announcements:

The BZA is requesting the Planning Commission look at revising the ordinance for Commercial Properties Setbacks.

Adjournment:

Moved by Nemeth, supported by Codrington, that this meeting of the Planning Commission be adjourned at 7:28 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

CITY OF SOUTHGATE
SUBMITTAL REQUIREMENTS AND TIMEFRAMES

PLANNING COMMISSION:

The Planning Commission meets the 2nd Monday of every other month. **Applicants must complete an Application for Planning Commission Review (Form No. 01).**

Conditional Use Site Plan Review:

Please submit two separate checks for the following;

Filing Fee: \$500.00
Escrow Fee: \$2000.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **28 DAYS** before the next regularly scheduled Planning Commission meeting.

Site Plan Review:

Please submit two separate checks for the following:

Filing Fee: \$500.00
Escrow: \$1500.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **14 DAYS** before the next regularly scheduled Planning Commission meeting.

Rezoning Request:

Please submit two separate checks for the following:

Filing Fee: \$500.00
Escrow: \$1500.00

Conditional Rezoning:

Filing Fee: \$500.00
Escrow: \$1500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Public Right-of-Way Vacation:

Filing Fee: \$500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

RETURN TO:

Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01

Case No. PC _____

Date Received _____

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>Carly Detar</u>	Name <u>Carly Detar</u>
Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>	Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>
(City) _____ (State) _____ (Zip) _____	(City) _____ (State) _____ (Zip) _____
Telephone <u>614-813-4641</u>	Telephone <u>614-813-4641</u>

Information regarding the site:Street Address: 15748 Fort St., Southgate, MIMajor Cross Streets: Fort Street, Spruce Street & Peach StreetParcel / Lot No.: 53-019-06-0013-301Acreage: .463 acres Dimensions of Parcel / Lot: 90'X224' Frontage: 224' on Fort StCurrent Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1Current Use: Vacant parking lot and funeral home**Requested action:**☐ RezoningRequested District: C-2 General Business☒ Conditional Use ApprovalRequested Use: 7Brew Coffee Drive Through☐ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

We are requesting a conditional use site plan review for the property at 15748 Fort St. to allow for a drive-thru only coffee use. The coffee brand uses a unique operating model that eliminates menu boards and speaker box ordering, relying instead on hand-held devices and mobile ordering to expedite customers through the site. This also eliminates the potential noise pollution that could be of concern to residential neighbors. Landscape buffering is also proposed to be utilized to further shield any neighboring residences. There are no food sales on site, only beverages which also expedites the customer thru-put.

By approving this conditional use, we would be able to be fully utilize the site rather than sitting vacant and would help to strengthen the Master Plan Eureka Corridor even further and provides a use that would benefit the residents and commuters along Fort Street.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent:  _____ Date: 04/02/2026

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS _____

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____



SCALE: 1" = 2,000'±



SCALE: 1" = 200'±

PID: 53-019-06-0013-301

15748 FORT STREET

SOURCE: CITY OF SOUTHGATE + WYANDOTTE OFFICIAL ZONING MAPS, WAYNE COUNTY MICHIGAN

R-1B: ONE-FAMILY RESIDENTIAL DISTRICT	RA: ONE-FAMILY RESIDENTIAL DISTRICT
C-1: COMMUNITY BUSINESS DISTRICT	RM-2: MULTIPLE FAMILY
C-2: GENERAL BUSINESS DISTRICT	PD: PLAN DEVELOPMENT DISTRICT
P-1: VEHICULAR PARKING DISTRICT	B-2: GENERAL BUSINESS DISTRICT

SCALE: 1" = 200'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING BUT NOT LIMITED TO:

- ALTA / NPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED 11/21/2025
- ARCHITECTURAL PLANS PREPARED BY KINETIC DESIGN DATED XX/XX/2026
- AERIAL MAP OBTAINED FROM NEARMAP DATED 10/02/2023
- LOCATION MAP OBTAINED FROM USGS MAPPING SYSTEM

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

DRAWING TITLE	SHEET #
COVER SHEET	C-1.0
DEMOLITION PLAN	C-2.0
SITE PLAN	C-3.0
GRADING & STORMWATER PLAN	C-4.0
UTILITY PLAN	C-5.0
LANDSCAPING PLAN	C-6.0
CONSTRUCTION DETAILS	C-7.0

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1

STONEFIELD ENGINEERING AND DESIGN
REID COOKSEY
555 S OLD WOODWARD AVENUE, SUITE 12L
BIRMINGHAM, MICHIGAN 48009
248-247-1115
JCOOKSEY@STONEFIELDENG.COM

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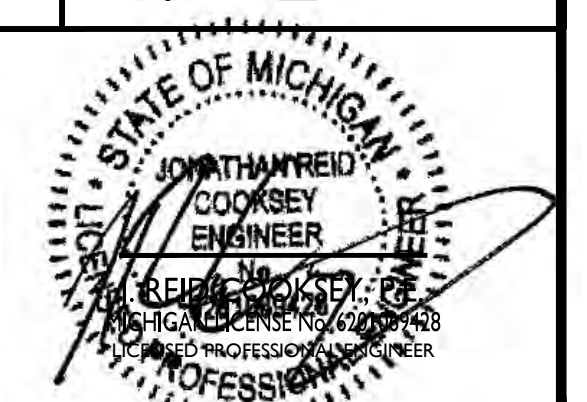
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS



**PROPOSED RESTAURANT
WITH DRIVE-THRU**

PARCEL ID: 53-019-06-0013-301
15748 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN



SCALE: AS SHOWN	PROJECT ID: DET-250420
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TITLE:	
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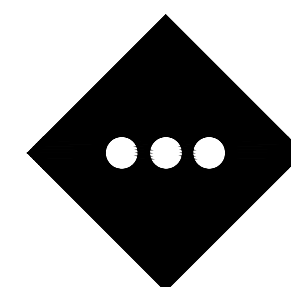
COVER SHEET

DRAWING:

C-1.0



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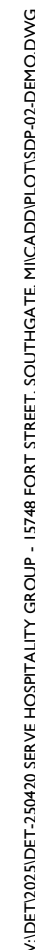
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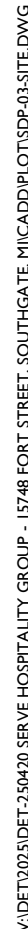
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009

Phone 248.247.1115



1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS/REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE PROJECT OWNER IS OBTAINED. THE REGULATORY GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS/DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL UTILITIES ARE ASSUMED TO BE LOCATED IN ACCORDANCE WITH THE REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
6. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE AND BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND RECORDS/DAMAGES TO COMPLY WITH THE ABOVE REGULATIONS.

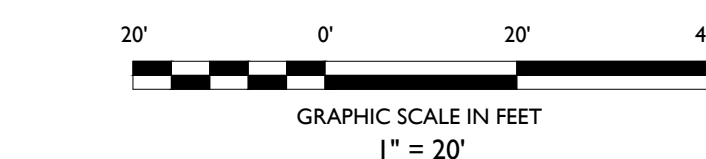
C-2.0



(V)	VARIANCE
(EN)	EXISTING NON-CONFORMITY
(I)	DRIVE-THROUGH RESTAURANTS SHALL BE LOCATED AT LEAST 500 FT FROM ANY PUBLIC OR PAROCHIAL SCHOOL OR PUBLIC LIBRARY

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1292.02	RESTAURANT WITH DRIVE THRU: 1 SPACE PER 75 SF OF FOOD PREP AREA (510 SF) / PARKING: (75 SF) = 7 SPACES	7 SPACES
§ 1292.03(b)	90' PARKING: 10 FT X 19 FT WITH 22 FT AISLE	10 FT X 22 FT AISLE
§ 1292.03(b)	PARALLEL PARKING: 8 FT X 23 FT WITH 12 FT AISLE	8 FT X 22 FT AISLE
§ 1292.02	STACKING: 10 SPACES	13 SPACES
§ 1292.04(b)	LOADING: 10 SF PER 1 FT OF BLDG. FRONTAGE (105 FT)(10 SF) / (1 FT) = 1,056 SF	TO OCCUPY OFF-HIGHWAY

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, BE RESPONSIBLE AND ACCOUNTABLE FOR ANY AND ALL DAMAGES, LIACS AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DESIGN AND LIACS INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO THE CONTRACTOR'S OBLIGATION TO PROVIDE WORKERS CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO BE AFFECTED BY THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHEDS, DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE PLANS SET.
 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) LATEST EDITION.
 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND TO BE AVAILABLE FOR ALL INSPECTIONS.
 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THE CONTRACTOR IS NOT RESPONSIBLE FOR THE COMPLIANCE AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

[illegible]

NOT APPROVED FOR CONSTRUCTION



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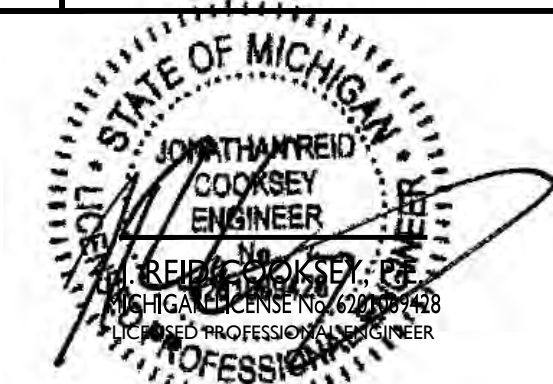
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SITE DEVELOPMENT PLANS

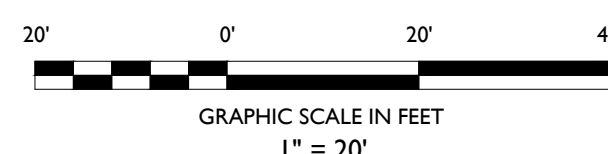
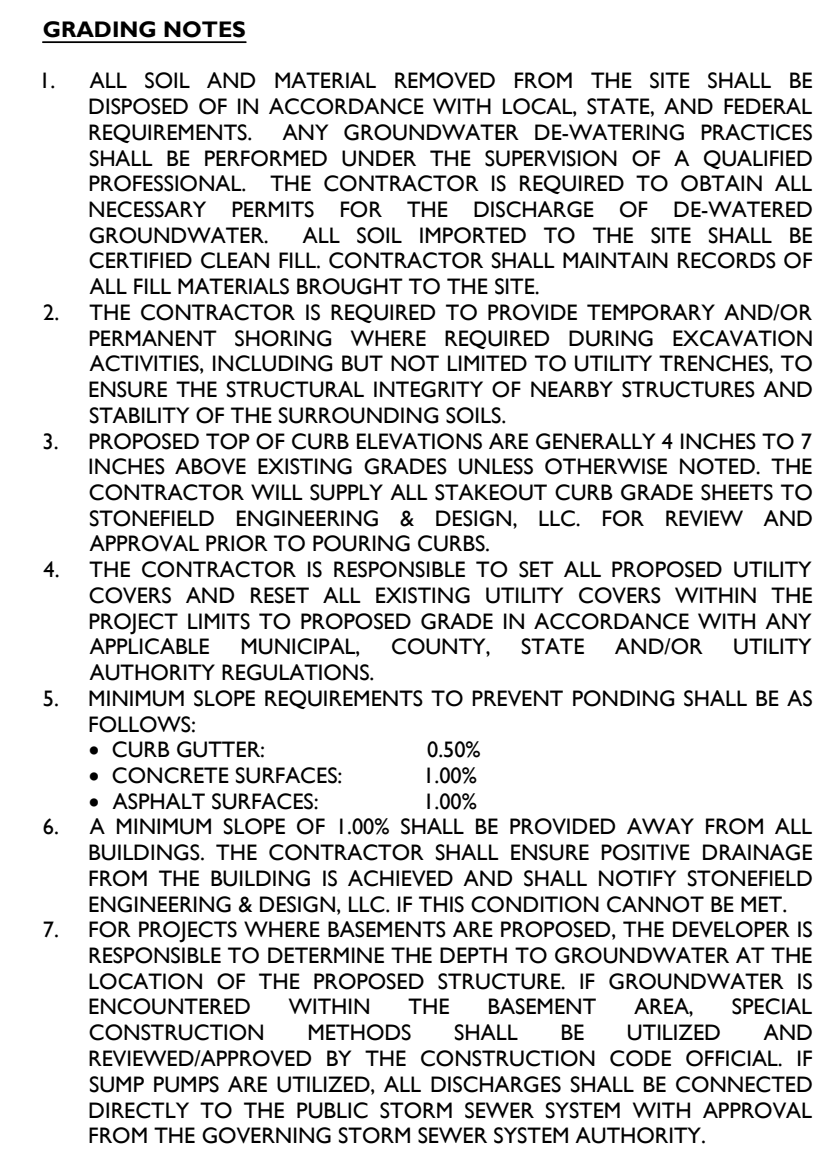
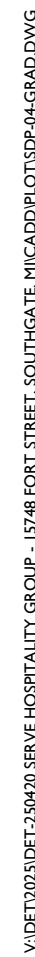


PROPOSED RESTAURANT WITH DRIVE-THRU

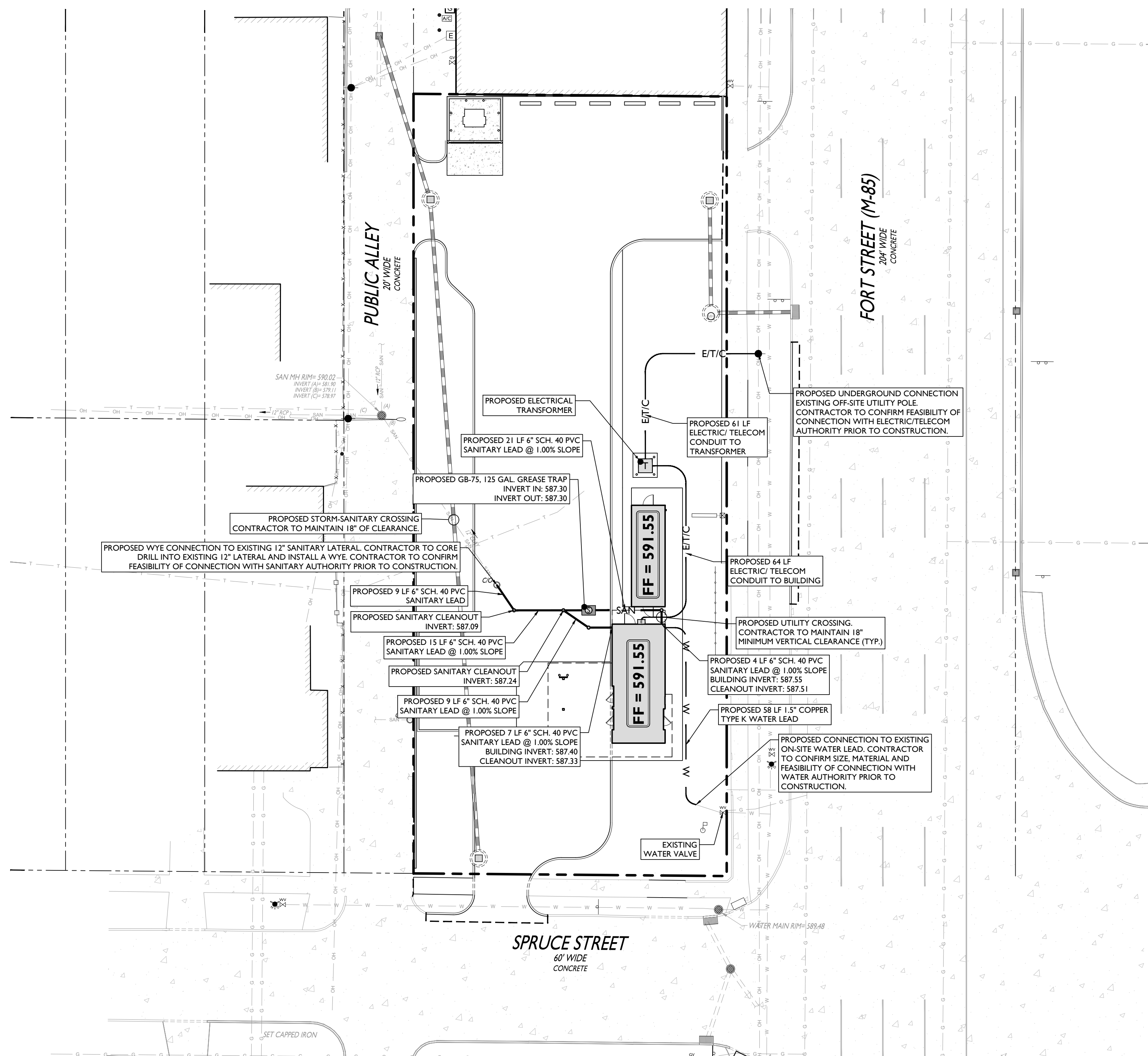
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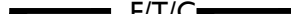
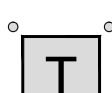


The image shows the top section of a technical drawing. On the left is the Stonefield logo, which consists of a black diamond shape containing three white dots arranged in a triangle. To the right of the logo, the company name "STONEFIELD" is written in a large, bold, black sans-serif font. Below "STONEFIELD", the words "engineering & design" are written in a smaller, black sans-serif font. Below the company name is a horizontal line. Underneath this line is a table with two columns. The left column is labeled "SCALE:" and contains the text "1\" = 20'". The right column is labeled "PROJECT ID:" and contains the text "DET-250420". Below the table is another horizontal line. Underneath this line, the word "TITLE:" is written on the left, followed by a large, bold, black sans-serif font that reads "SITE PLAN". Below "SITE PLAN" is another horizontal line. Underneath this line, the word "DRAWING:" is written on the left, followed by a large, bold, black sans-serif font that reads "C-3.0".



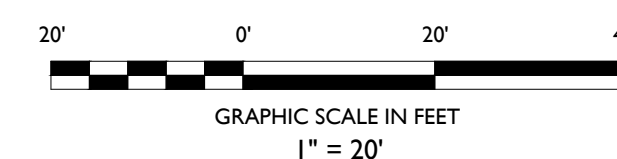
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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED SANITARY LATERAL
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED ELECTRICAL/DATA CONDUITS
	PROPOSED SANITARY CLEANOUT
	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ANY EXISTING UTILITY WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. ALL EXISTING HORIZONTAL SANITARY SEWER LINES ARE REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY FEET LINE IS REQUIRED (IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE SANITARY SEWER SERVICE SHALL BE PROVIDED BY STONEFIELD ENGINEERING & DESIGN, LLC).
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS DISTANCE CANNOT BE MAINTAINED, A CONCRETE SANITARY SEWER SERVICE SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR SHALL PROVIDE A 30 DAY TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS, SHOULD A CONFLICT EXIST WITH ANY EXISTING UTILITY OR SHALL BE NOTIFIED BY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, WATER AND TELEPHONE UTILITIES WITH THE CITY OF CHICAGO WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR SHALL PROVIDE A 30 DAY TEST PIT AND SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE RESULTS OF THE SURROUNDING UTILITY LOCATIONS. THE CONTRACTOR SHALL PROVIDE TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE LOCATION OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE RECORD DEPICTED ON THE PLANS. THE CONTRACTOR SHALL PROVIDE TO THE OWNER FOLLOWING COMPLETION OF WORK.

[illegible]

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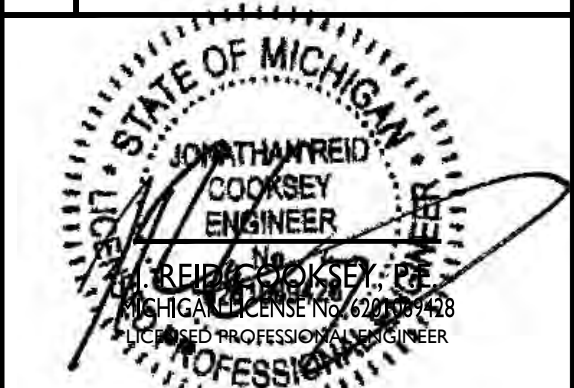
SITE DEVELOPMENT PLANS



**DRIVE THRU
COFFEE**

**PROPOSED RESTAURANT
WITH DRIVE-THRU**

PARCEL ID: 53-019-06-0013-301
15748 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN



SCALE:	1" = 20'	PROJECT ID: DET-250420
--------	----------	------------------------

TITLE:

UTILITY PLAN

DRAWING:

C-5.0

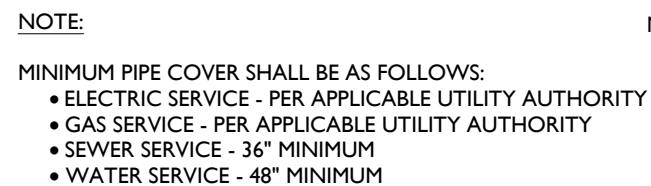
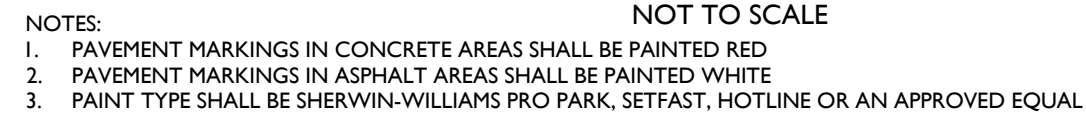


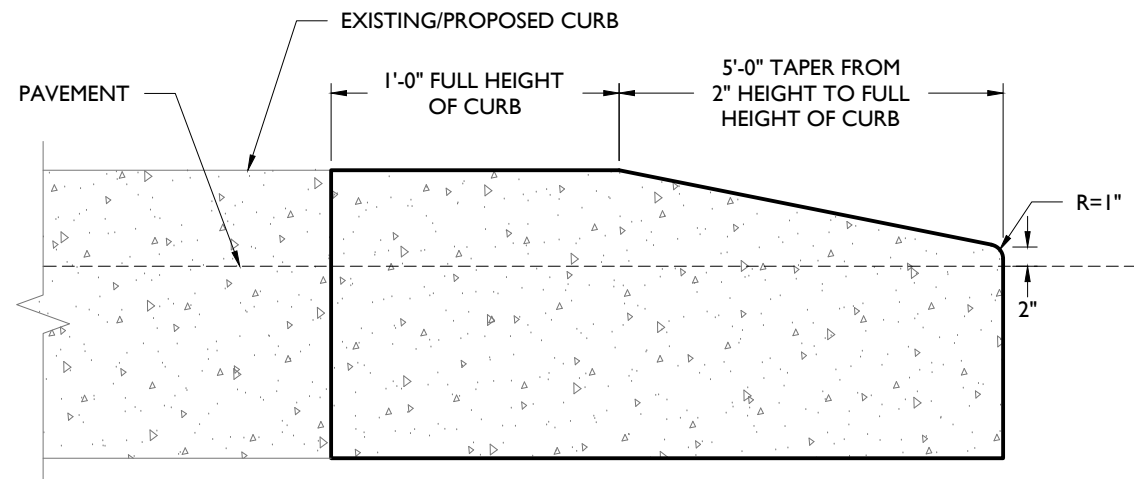
Diagram illustrating a cross-section of a curb and gutter. The curb is 6" wide and 18" high. The top surface is labeled "FINAL PAVEMENT GRAD" and is 0" (flush) with the curb top. The diagram is labeled "SECTION".

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248 247 1115

PARCEL ID: 53-019-06-0013-301
15748 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY MICHIGAN

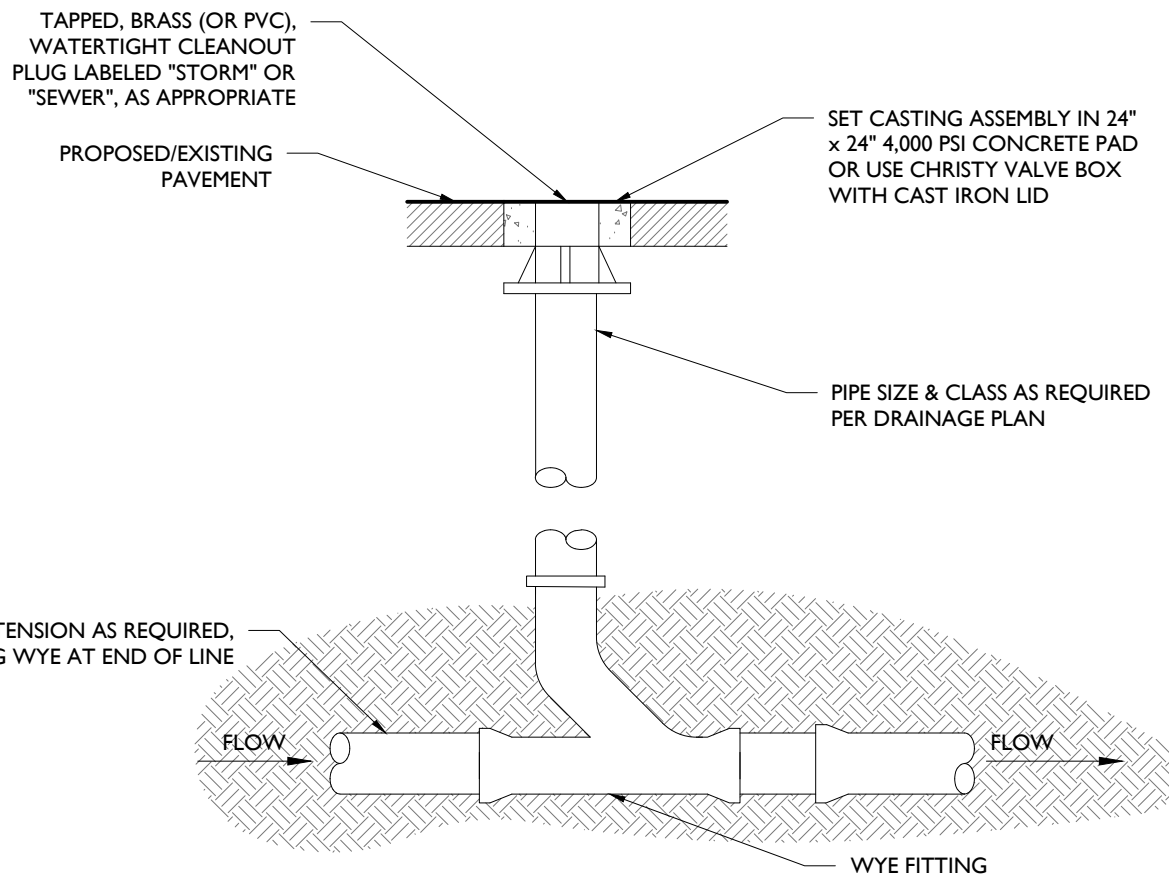


C-7.0



CURB TAPER DETAIL

NOT TO SCALE

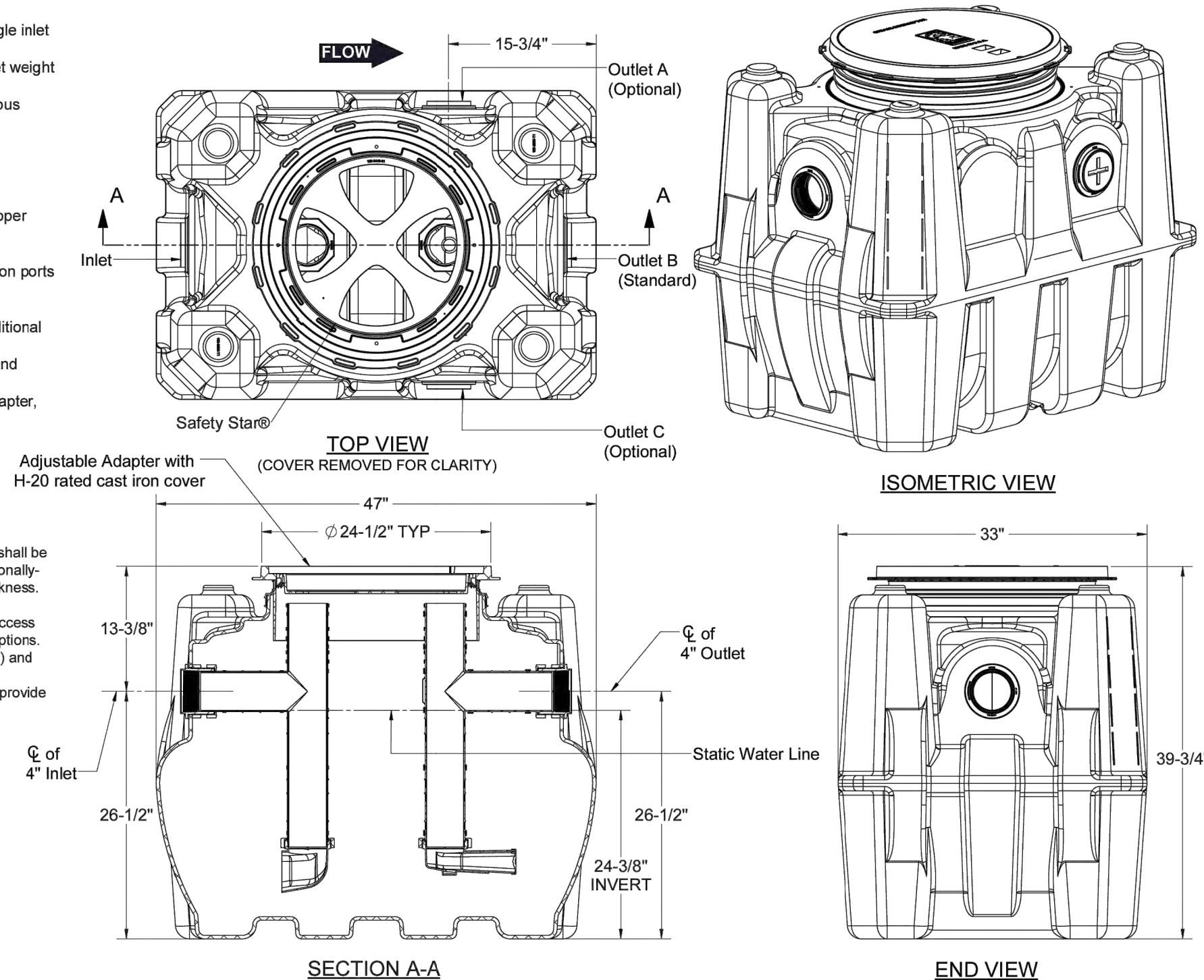


HARDSCAPE CLEAN-OUT

NOT TO SCALE

SPECIFICATIONS

- Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
 2. Unit weight - w/ cast iron covers: 190 lbs. (For wet weight add 1,043 lbs.)
 3. Maximum operating temperature: 150° F continuous
 4. Capacities - Liquid: 125 gal.
Grease: 861 lbs. (118 gal.) @75 GPM
Solids: 31 gal.
 5. For gravity drainage applications only.
 6. Do not use for pressure applications.
 7. Cover placement allows full access to tank for proper maintenance.
 8. Vent not required unless per local code.
 9. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
 10. Integral air relief / Anti-siphon / Sampling access.
 11. Adjustable cover adapter provides up to 4" of additional height.
 12. Designed for below-grade, above-grade, indoor and outdoor installations.
 13. Safety Star®, access restrictor built into cover adapter, prevents accidental entry to tank (450 lb rating).



ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

SPECIFICATION SHEET

MODEL NUMBER:
GB-75

PART NUMBER: 4045-007-02
DESCRIPTION: GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

PROPRIETARY AND CONFIDENTIAL.
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

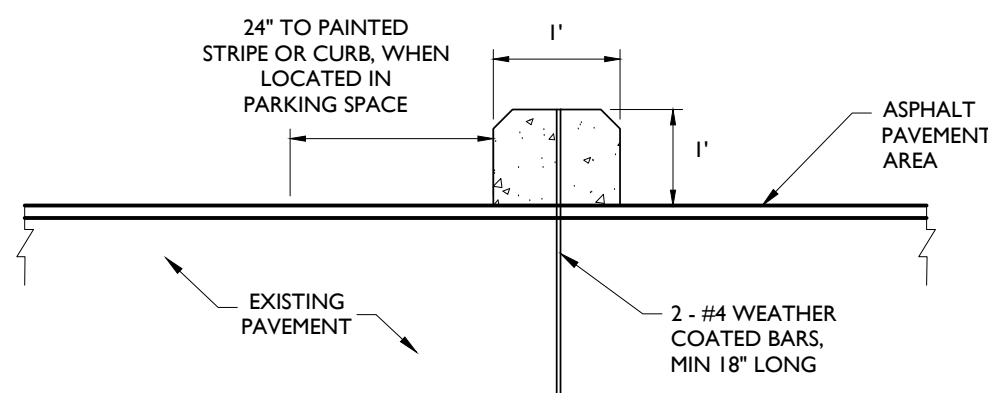
DWG BY: C. BUSENITZ **DATE:** 4/14/2022 **REV:** - **ECO:** -



SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE TRAP DETAIL

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

- NOTES:
1. ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 2. WHEEL STOP SHALL BE 6' LONG.
 3. WHEEL STOP SHALL BE PREFABRICATED CONCRETE.

4

2

3

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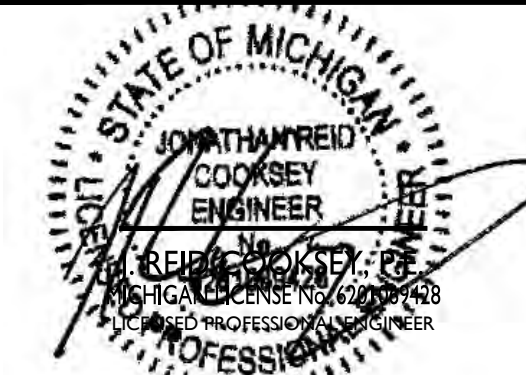
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SITE DEVELOPMENT PLANS



**PROPOSED RESTAURANT
WITH DRIVE-THRU**

PARCEL ID: 53-019-06-001.3-301
15748 FORT STTHGATE
CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN



STONEFIELD
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SCALE: AS SHOWN PROJECT ID: DET-250420

TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

C-7.1

	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	VACATED / INTERIOR LOT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT
	CHAIN LINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	HANDRAIL
	FLAG POLE
	UTILITY POLE
	MAST ARM LIGHT POLE
	LIGHT POLE
	LIGHT FIXTURE OR GROUND LIGHT
	SIGNS
	WATER VALVE
	GAS VALVE
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	BOX (ELEC. GAS ETC.)
	FIRE HYDRANT
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELEC. LINE
	UNDERGROUND TELEPHONE LINE
	SANITARY SEWER LINE
	STORM PIPE
	MAJOR CONTOUR
	MINOR CONTOUR

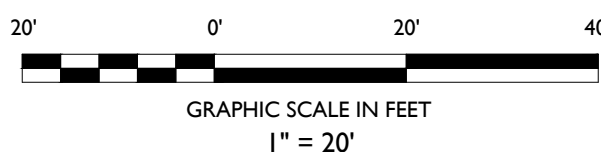
×	100/00	GRADE SPOT SHOT
×	TC 100/00	TOP OF CURB SHOT
×	BC 100/00	BOTTOM OF CURB SHOT
×	TV 100/00	TOP OF WALL SHOT
×	BV 100/00	BOTTOM OF WALL SHOT
		DETECTABLE WARNING STRIP
		HANDICAP PARKING
		WALL
		PAVEMENT STRIATING
		ELEC METER
		GAS METER
		WATER METER
		TELEPHONE PEDESTAL
		AIR CONDITIONING UNIT
CO		CLEAN OUT
		ROOF LEADER
		BENCH MARK
SQ. FT./AC		SQUARE FEET/ACRE
ELEV		ELEVATION
TYP		TYPICAL
CONC		CONCRETE
BLD		BUILDING
ELEV		ELEVATION
GRT		GRATE
SAN		SANITARY
RCF		REINFORCED CONCRETE PIPE
CB		CATCH BASIN
MH		MANHOLE
BL		BLUE PAINTED LINES
YL		YELLOW PAINTED LINES
OH		OVERHANGING
DS		DOOR SILL
FF		FINISH FLOOR
LS		LANDSCAPING
(M)		MEASURED
(P)		PLAT

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING NOVEMBER OF 2025, BASED ON AVAILABLE MAPS, DEEDS, RECORDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED ACCORDING TO OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NOTWITHSTANDING, THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN CERTIFICATE OF ADJUDICATION OF 1988 (NAVD 88). ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS, UTILIZING MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (MDOT CORS).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. BENCHMARK #1 = MAG NAIL = 589.72 (NAVD88)
#2 = IN-ASPHALT, NORTH SIDE OF PARKING LOT, NORTH-WESTERLY SIDE OF PROPERTY (BENCHMARK #2 = MAG NAIL = 589.78)
#3 = WEST SIDE OF FORT STREET AT SOUTHEASTERLY CORNER OF PROPERTY

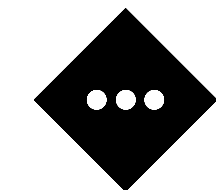
3. COVENANT DEED (GRANTED LAND HOLDING, LLC (GRANTOR) AND FORT STREET ASSOCIATES, LLC (GRANTEE), DATED OCTOBER 14, 2014 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, WAYNE COUNTY, MICHIGAN, DATED NOVEMBER 12, 2014 IN LIBER #1867; PAGE 37.
4. "FORT-SPURGE SUBDIVISION" MAP OF PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 31, TOWN 3 SOUTH, RANGE 11 EAST, ECORSE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DATED APRIL 14, 1949 AND RECORDED IN THE WAYNE COUNTY REGISTER OF DEEDS OFFICE IN LIBER 71 OF PLATS ON PAGE 24.
5. "FORT-EUREKA ESTATE SUBDIVISION" MAP OF PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 31, TOWN 3 SOUTH, RANGE 11 EAST, ECORSE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DATED: JANUARY 02, 1924 AND RECORDED IN THE WAYNE COUNTY REGISTER OF DEEDS OFFICE IN LIBER 47 OF PLATS ON PAGE 90.
6. A MAP ENTITLED "RIGHT OF WAY MAP," OF PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 31, TOWN 3 SOUTH, RANGE 11 EAST, ECORSE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DATED: MAY 30, 2024, FILE NO. 82-R-1, ROUTE #485, SHEET #374, PREPARED BY GOSSELIN GROUP.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260242 (PANEL 408 OF 575), MAP NUMBER 26163C0408F WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 21, 2021.

LOT(S) 13 THROUGH 22, INCLUSIVE, FORT SPRUCE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 71 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS.



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MAP OF:

**PARCEL NO. 53-019-06-0013-301
15748 FORT STREET
CITY OF SOUTHGATE
WAYNE COUNTY, STATE OF MICHIGAN**

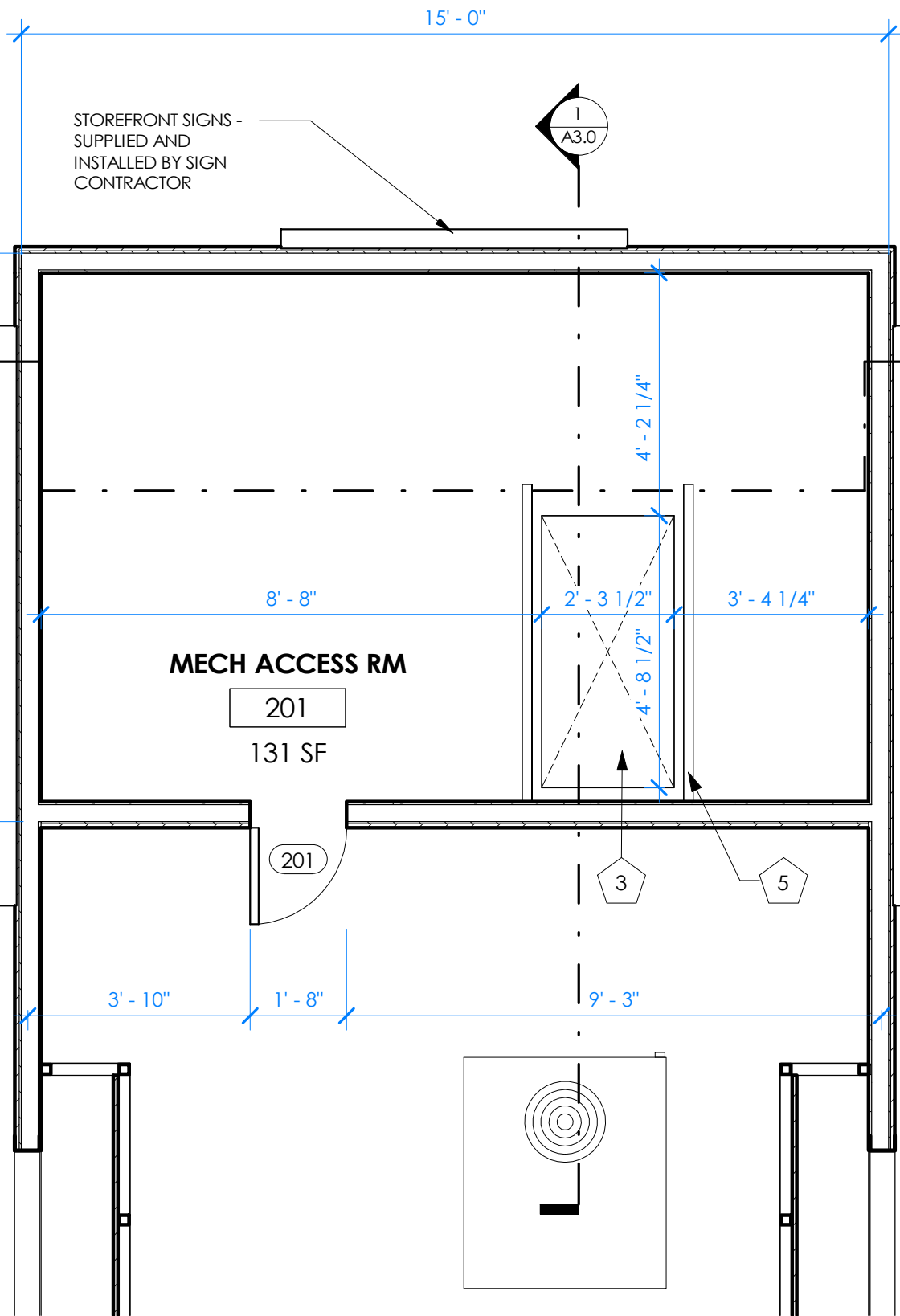
I	11/21/25	MVZ	AG	11/12/25	JU/SM	FOR ISSUE	
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION	

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

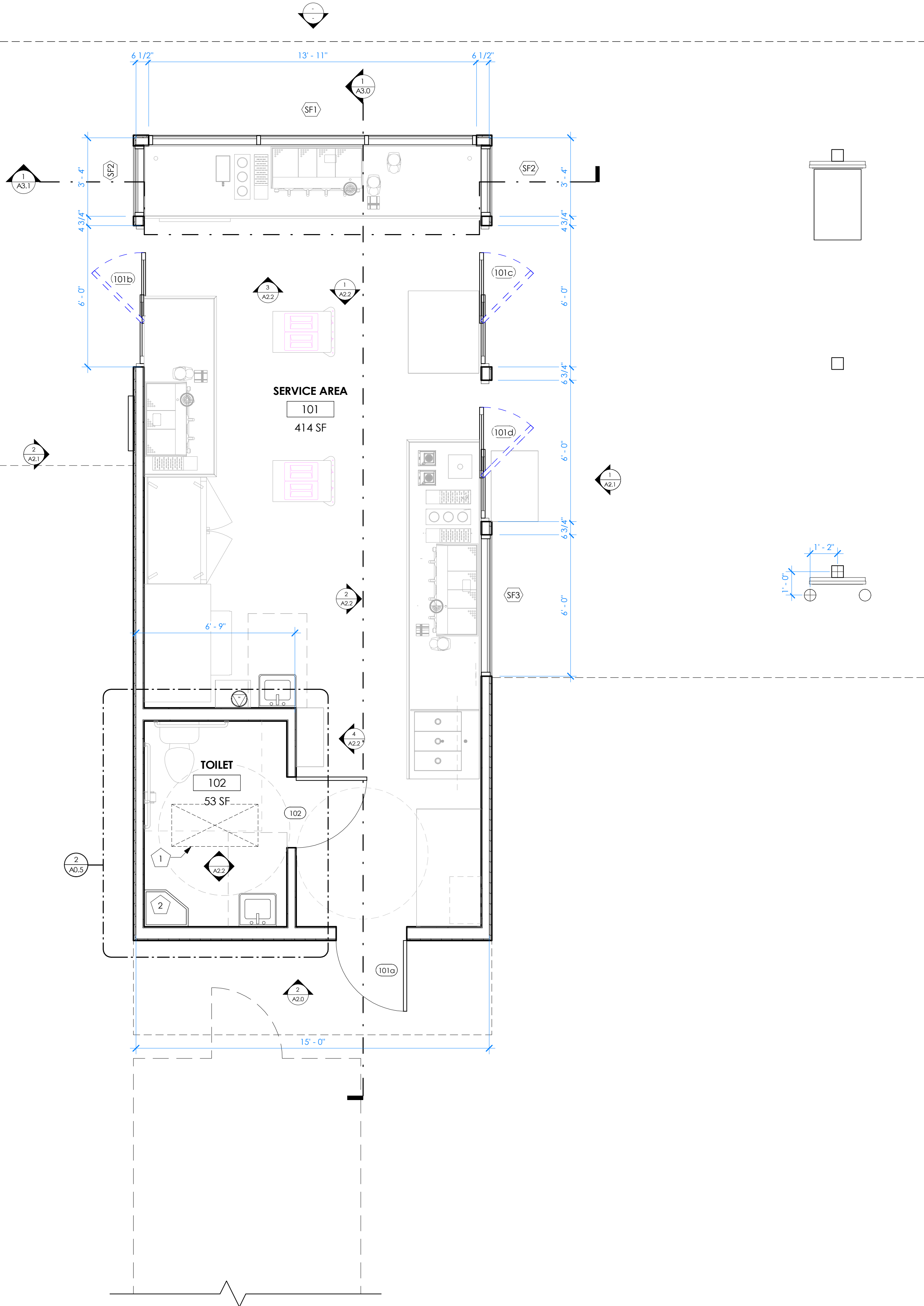
ROBERT E. HORNYAK, PS
MICHIGAN PROFESSIONAL SURVEYOR No. 4001044286

SCALE: 1" = 20"	PROJECT ID: DET-250420	SHEET: 1 OF 1
------------------------	-------------------------------	----------------------

FLOOR PLAN KEYNOTES	
NOTE NUMBER	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK RE: PLUMBING DRAWINGS
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
5	HAND RAIL - EACH SIDE



2 MECH ACCESS RM
3/8' = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

FIRM LICENSE NO. NLP000883

ARCHITECT OF RECORD:

NAME: ADAM KREHER

LICENSE NO. 1301072185

PROJECT NUMBER: 25413 7BSM5

REVISION:

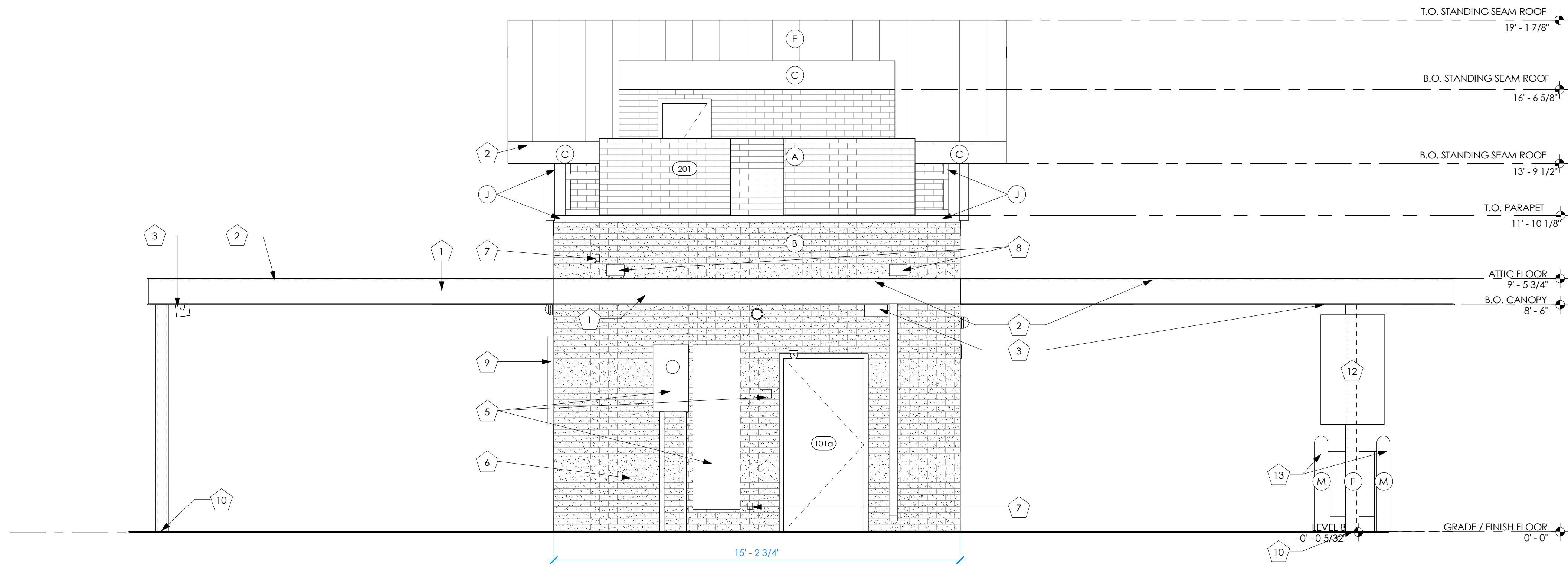
7 BREW DRIVE-THRU
SOUTHGATE, MI

15/48 FORT ST
SOUTHGATE, MI 48195

A1.2

FLOOR PLAN

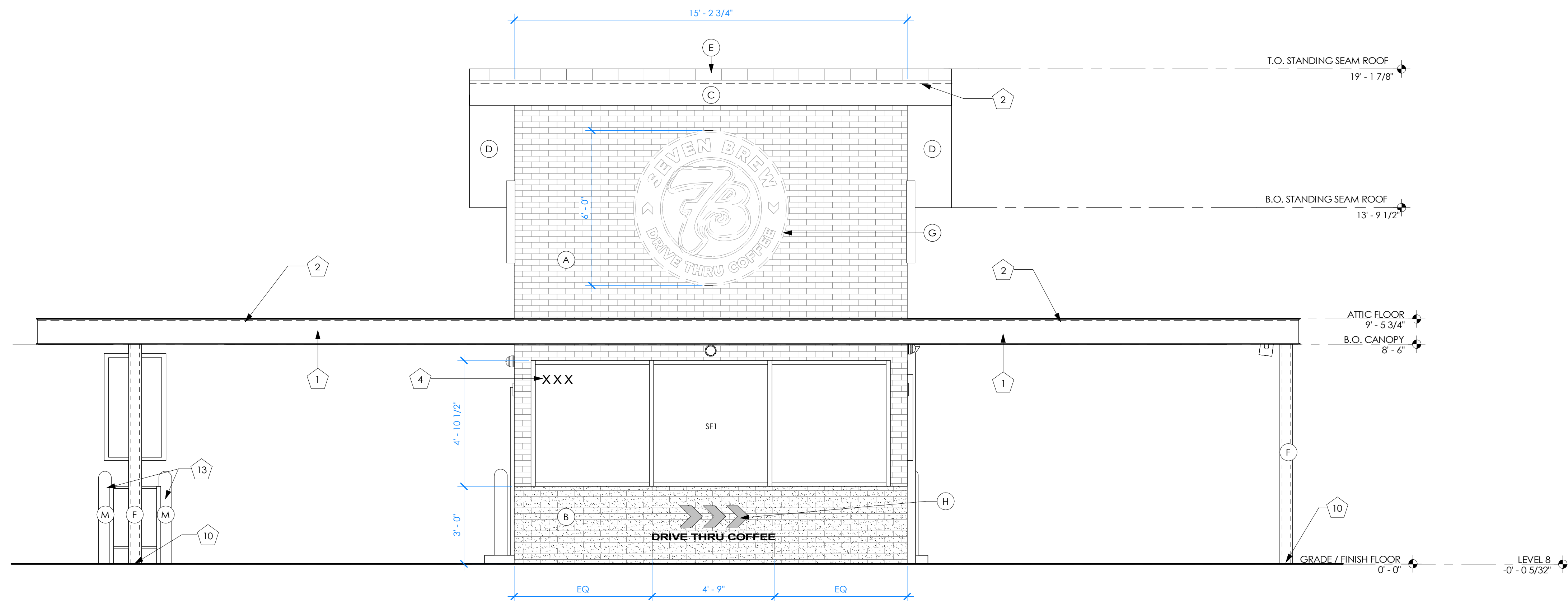
DATE: MAY 21, 2026



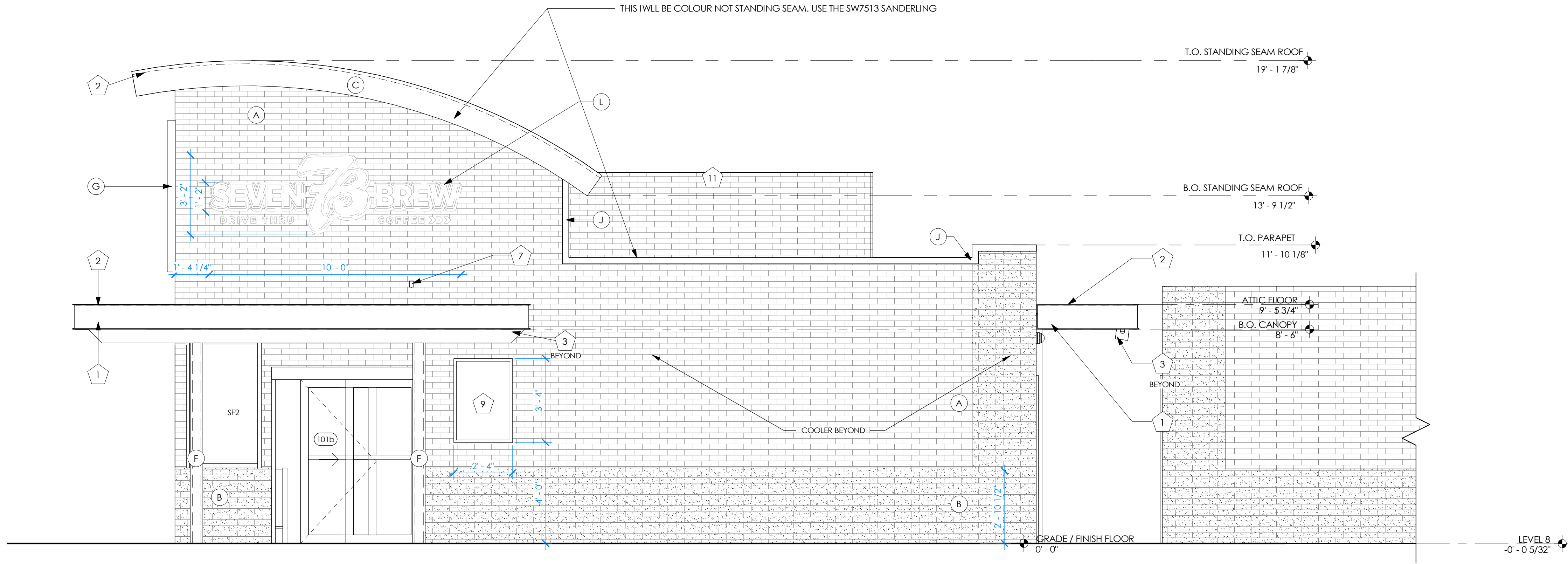
2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS: SEE SHOP DRAWINGS
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT: SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET: SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER, COORDINATE WITH CIVIL
11	GUARDRAIL: 3' - 6" ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD, COORDINATE WITH CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
A	METAL PANEL AND BRAKE METAL (MP-1)
B	MASONRY BOARD DECORATIVE WALL PANELS (PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
G	ROUND STOREFRONT SIGN: SUPPLIED AND INSTALLED BY SIGN CONTRACTOR UNDER SEPERATE PERMIT
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
I	ZINC GREY BRAKE METAL CAP (MP-4)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR UNDER SEPERATE PERMIT
M	BOLLARD, PAINT (PT-1)



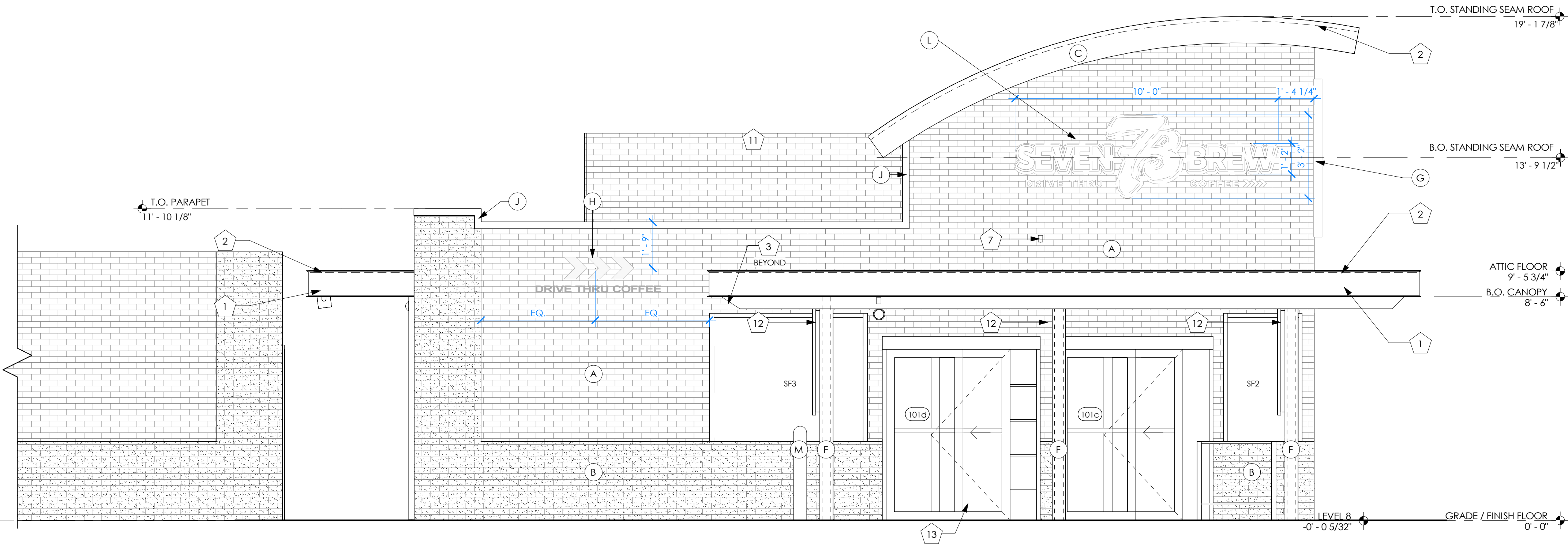
1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



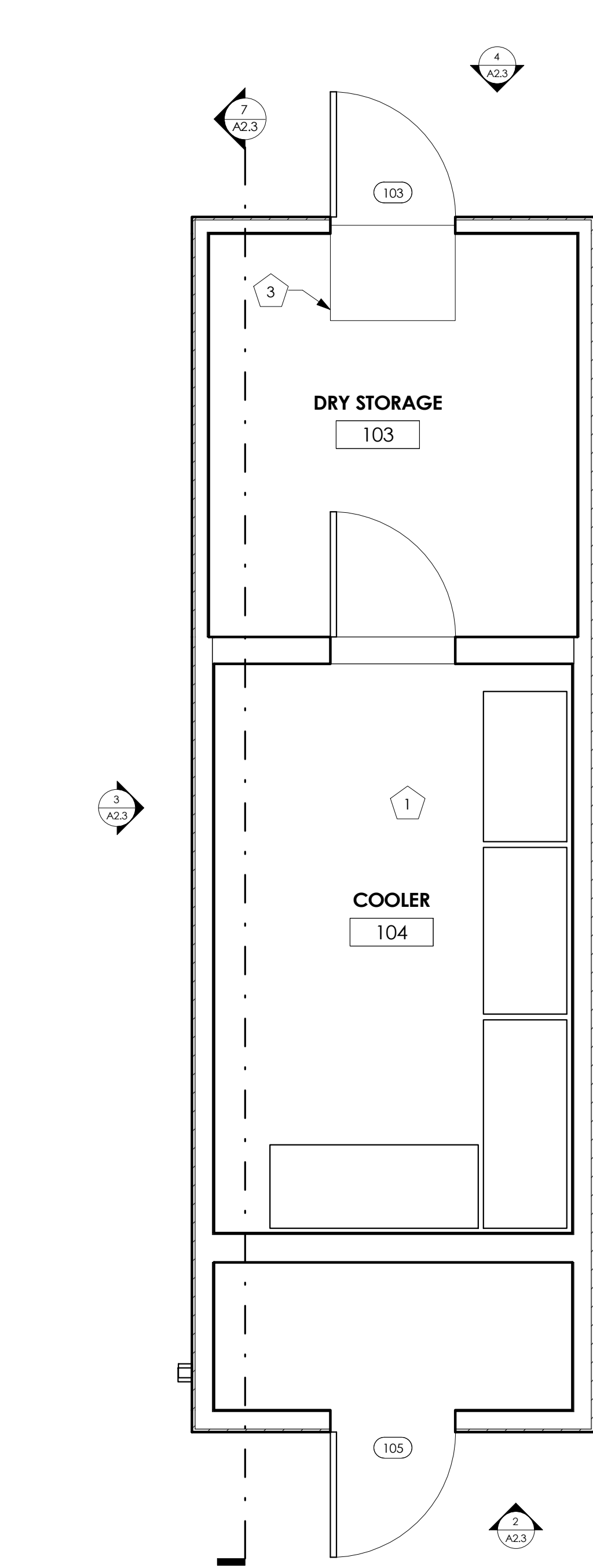
EXTERIOR ELEVATION KEYNOTES	
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2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
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11	GUARDRAIL; 3" - 6" ABOVE ATTIC FLOOR
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13	BOLLARD, COORDINATE WITH CIVIL

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J	ZINC GREY BRAKE METAL CAP (MP-4)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR UNDER SEPERATE PERMIT
M	BOLLARD, PAINT (PT-1)

2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"



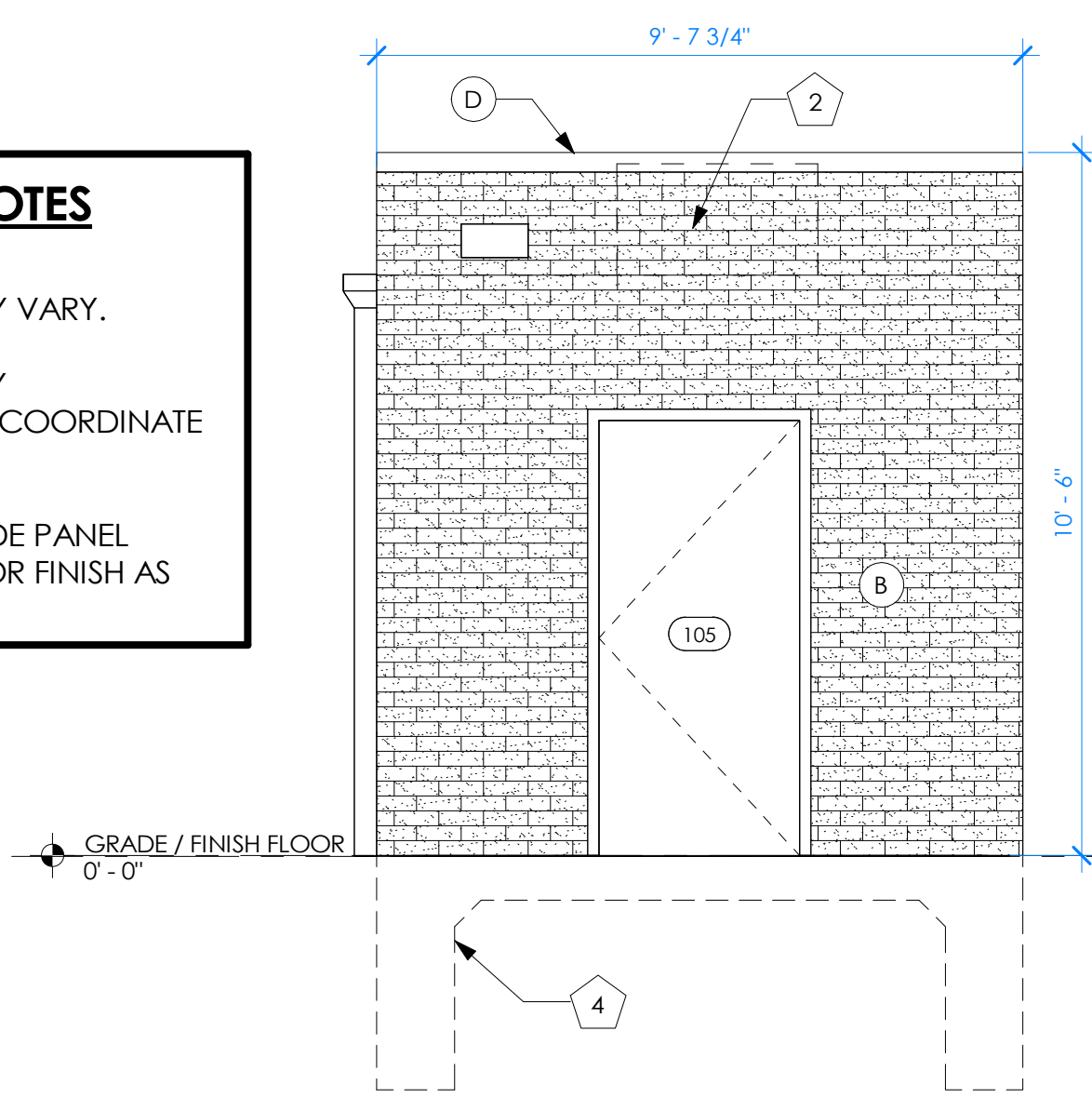
1 REMOTE COOLER PLAN
3/8" = 1'-0"

REMOTE COOLER GENERAL NOTES

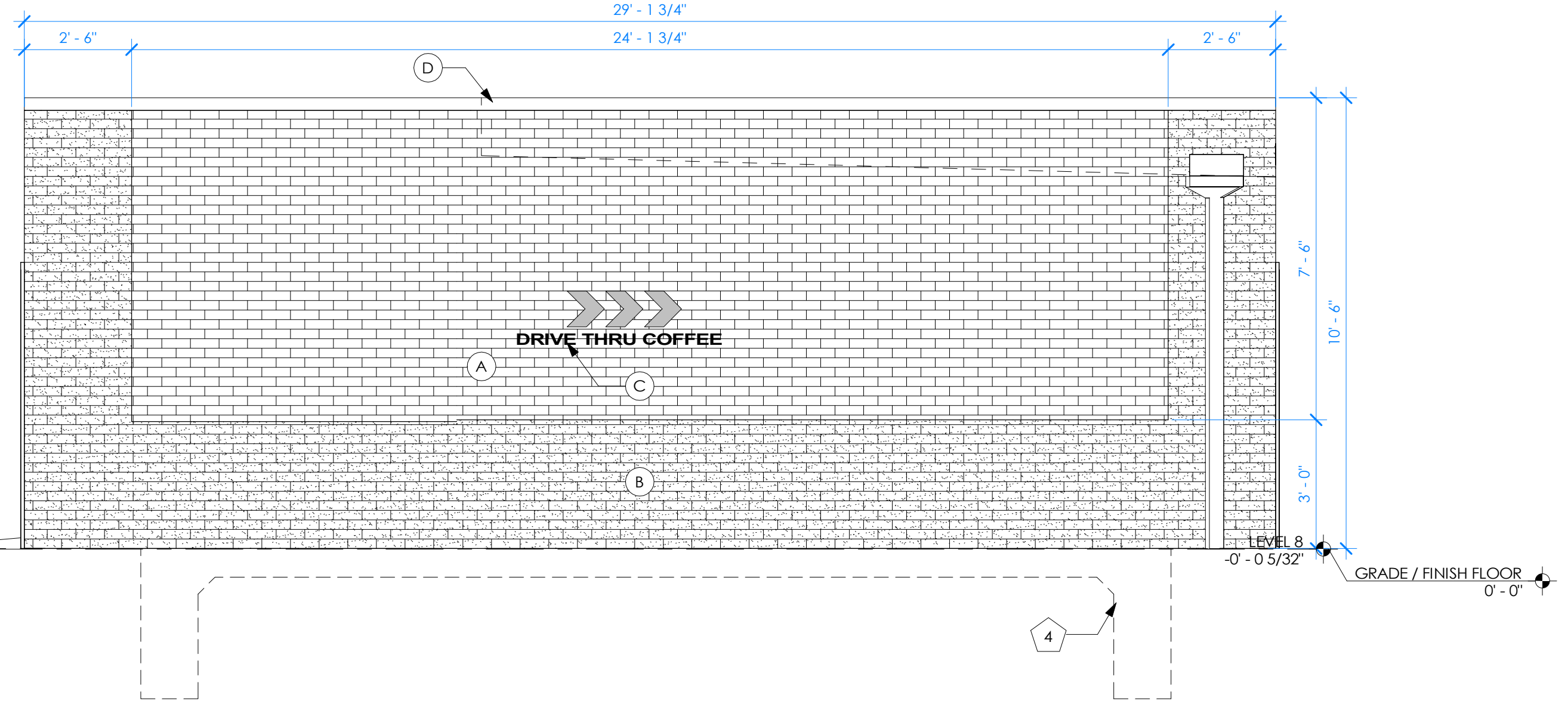
1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
2. ALL DRAWINGS ARE BASED OFF BALLY REFRIGERATED BOXES INC. COOLER. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.
3. COOLER MANUFACTURER TO PROVIDE PANEL READY COOLER, TO RECEIVE EXTERIOR FINISH AS SHOWN BY GC ON SITE.

REMOTE COOLER KEYNOTES

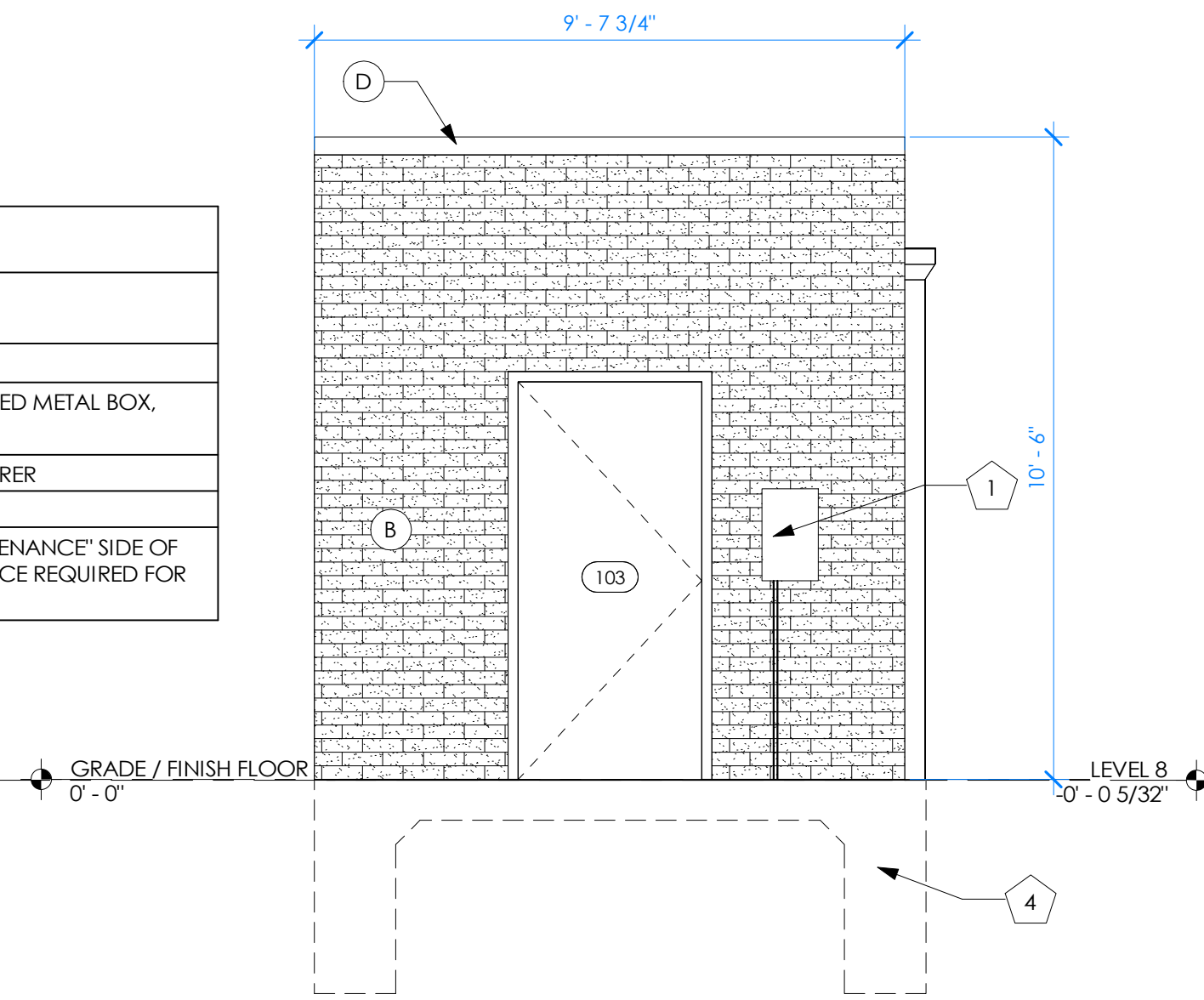
NOTE NUMBER	NOTE TEXT
1	ELECTRICAL JUNCTION BOX
2	HVAC EQUIPMENT SCREENED BY PERFORATED METAL BOX. FINISH TO MATCH MP-3
3	RAMP PROVIDED BY COOLER MANUFACTURER
4	FOUNDATION BY STRUCTURAL
5	GC TO COORDINATE OPENING ON "MAINTENANCE" SIDE OF CONDENSING UNIT. 18" MIN SIDE CLEARANCE REQUIRED FOR AIRFLOW



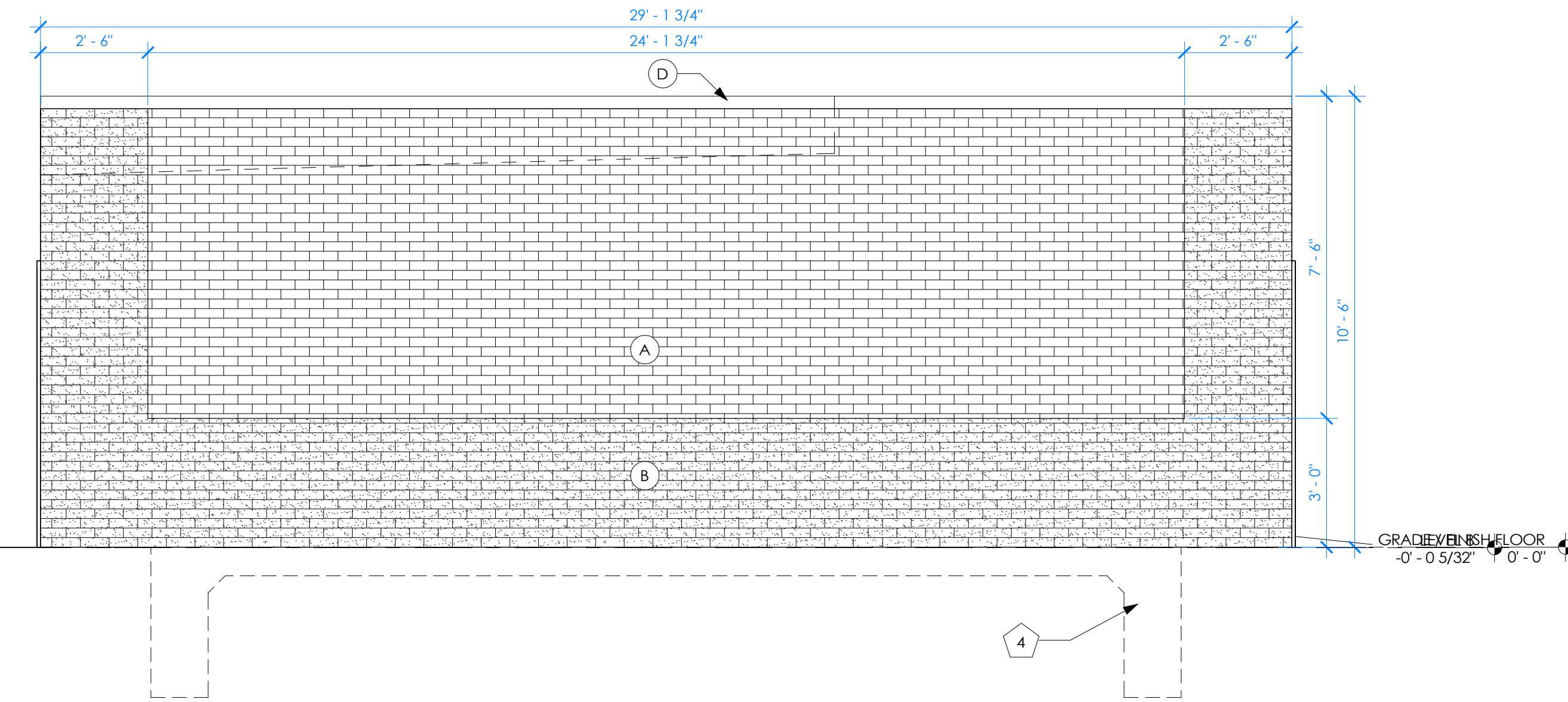
2 COOLER ELEVATION - SOUTH
3/8" = 1'-0"



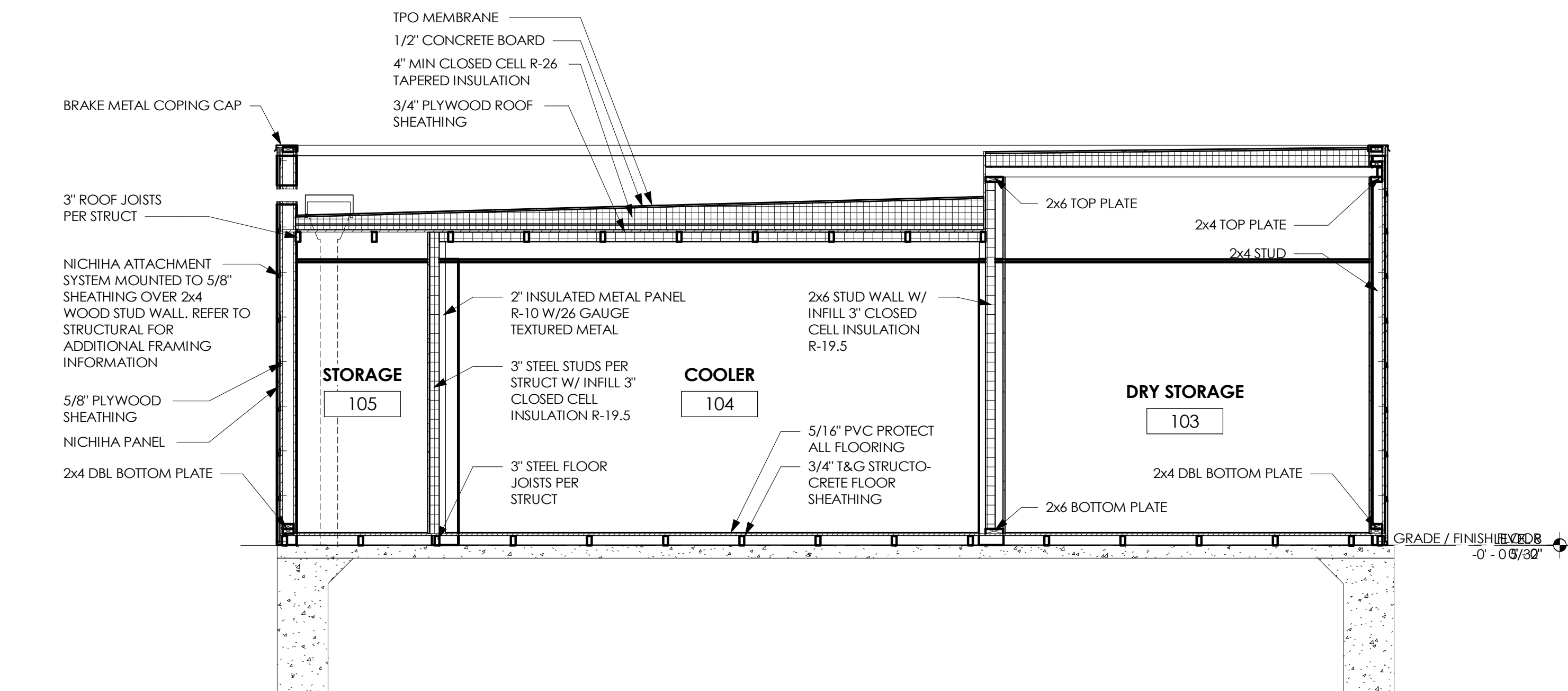
3 COOLER ELEVATION - WEST
3/8" = 1'-0"



4 COOLER ELEVATION - NORTH
3/8" = 1'-0"



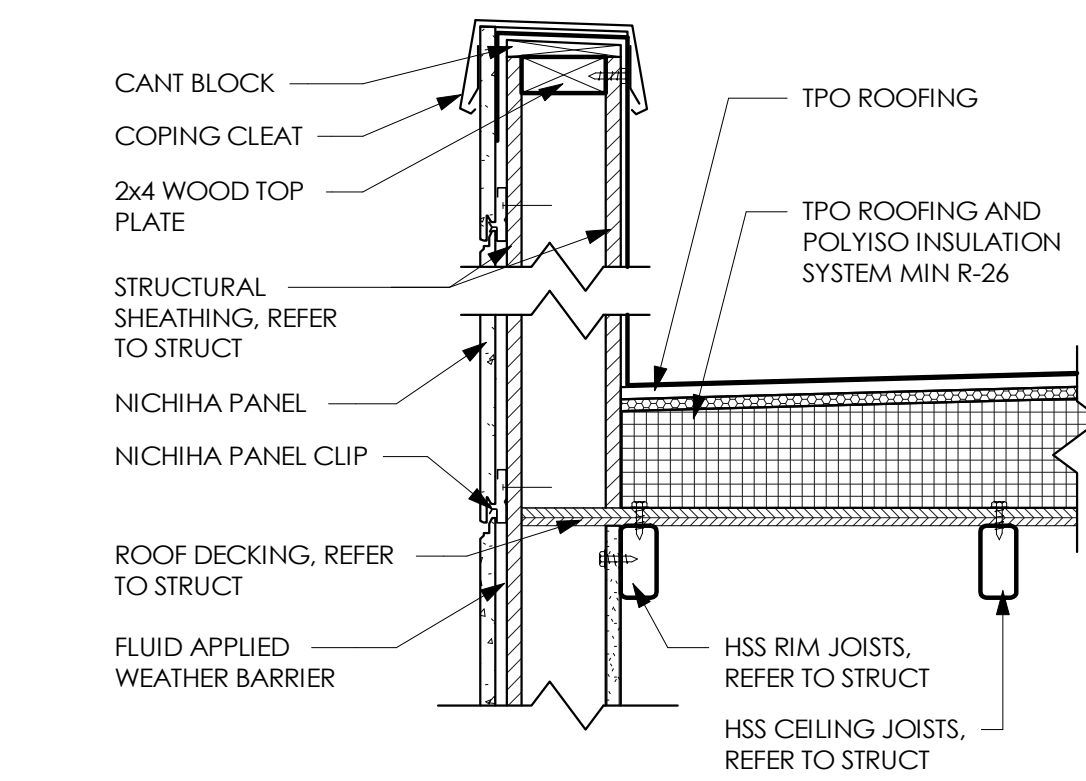
5 COOLER ELEVATION - EAST
3/8" = 1'-0"



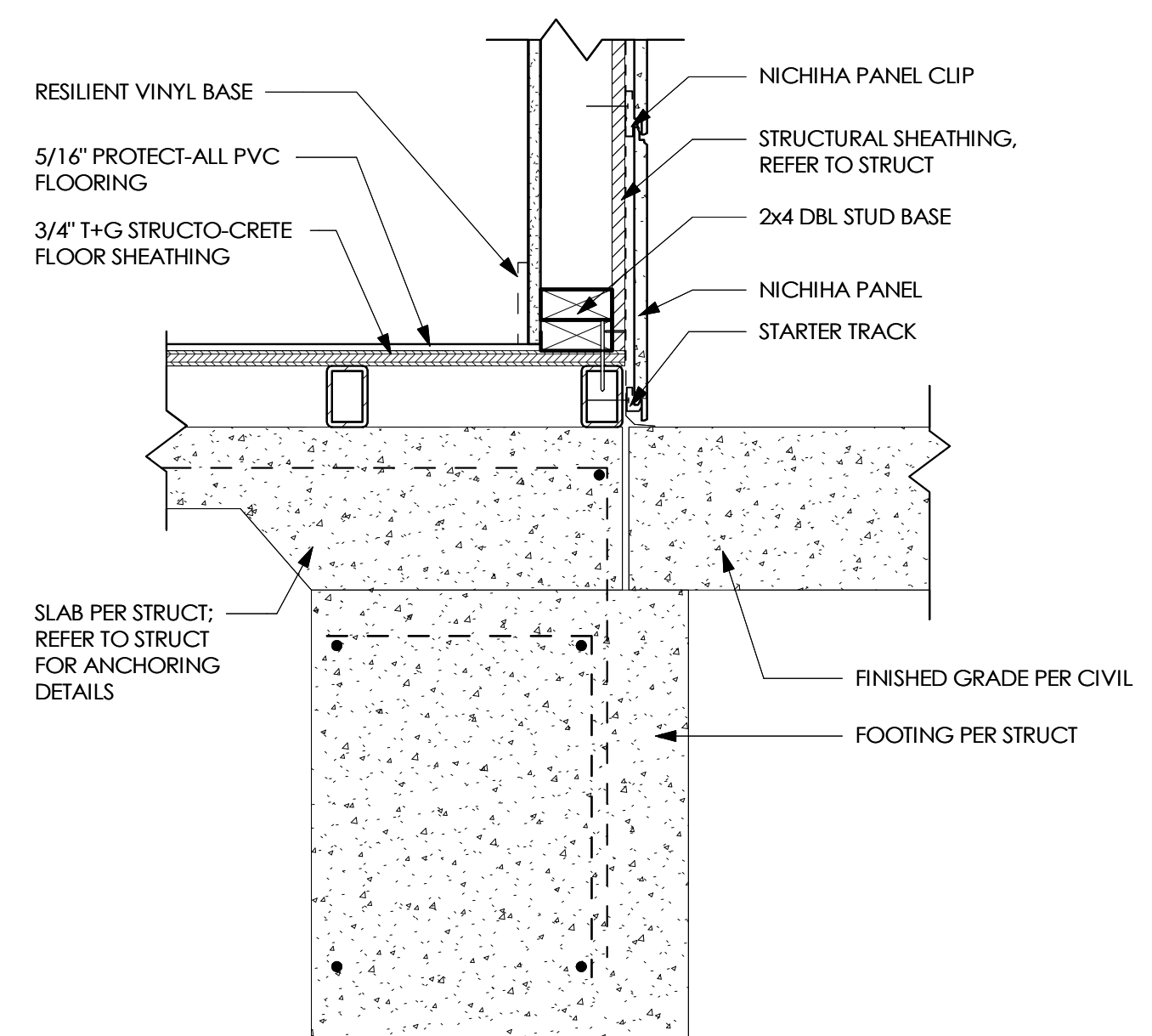
7 REMOTE COOLER SECTION
3/8" = 1'-0"

REMOTE COOLER MATERIALS LEGEND

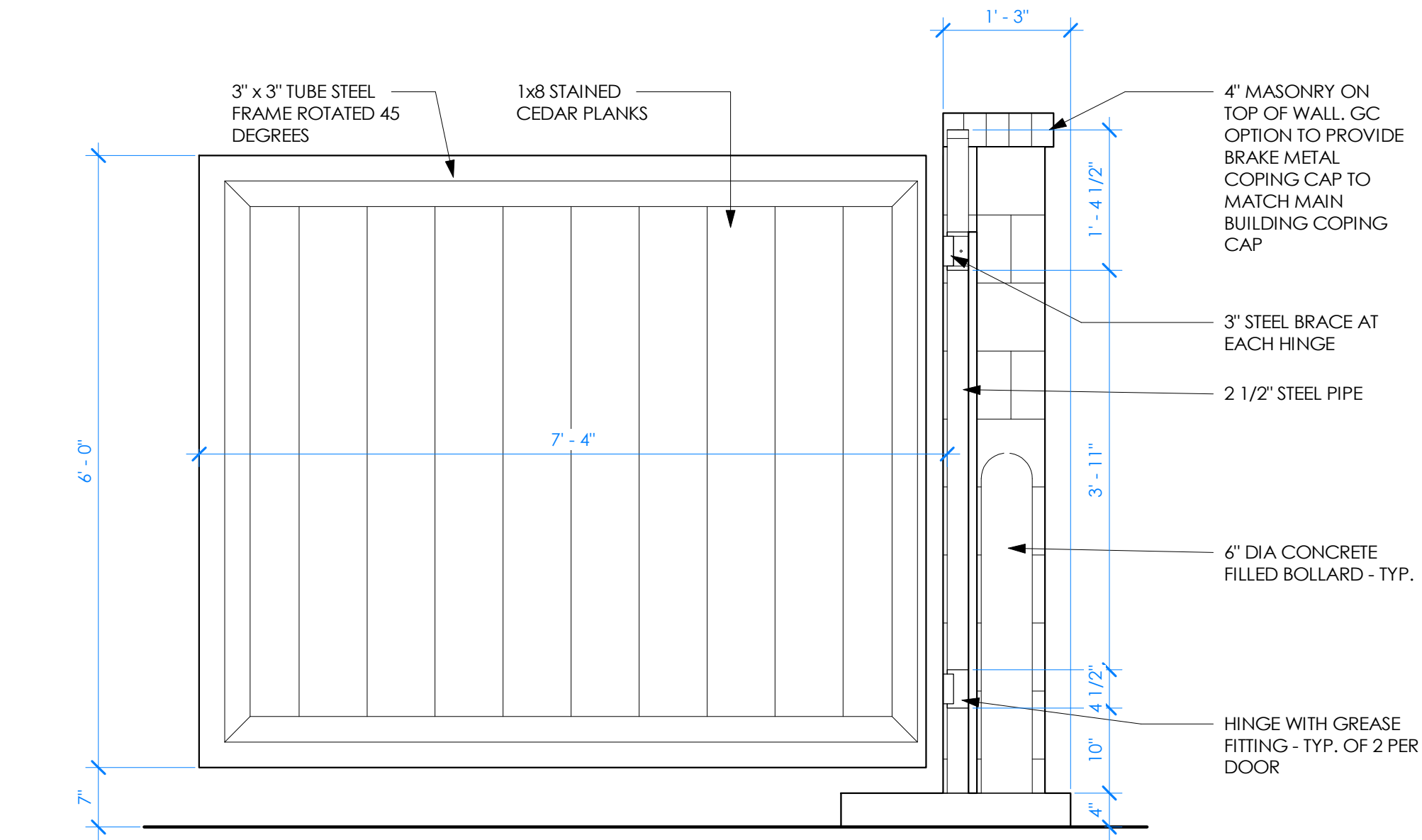
NOTE NUMBER	NOTE TEXT
A	METAL PANEL AND BRAKE METAL (MP-1)
B	MASONRY BOARD DECORATIVE WALL PANELS (PL-1)
C	PERFORATED METAL SCREENING FOR RTU UNIT
D	METAL BRAKE CAP (MP-3)



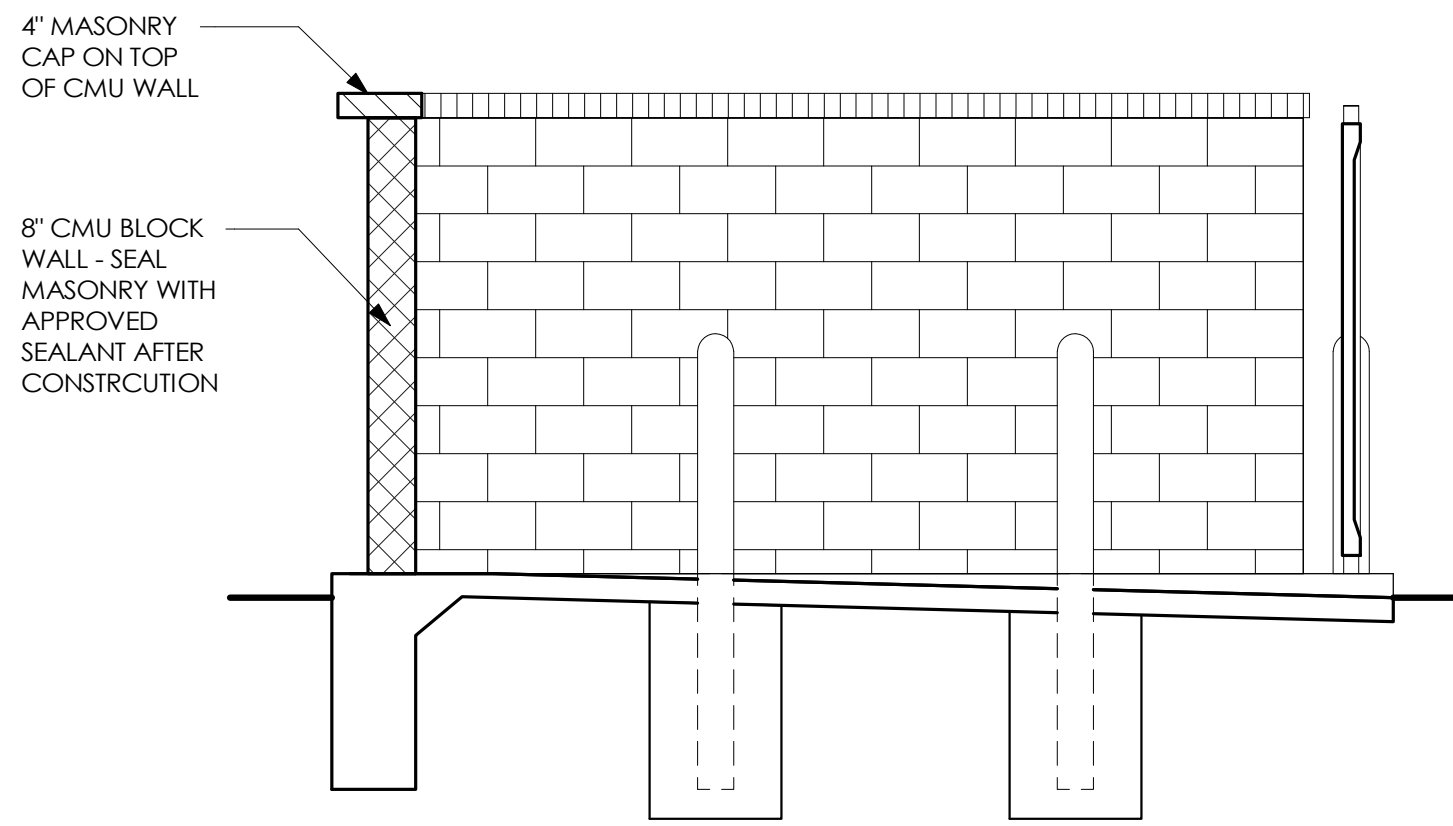
6 PARAPET SIDE WALL SECTION
1 1/2" = 1'-0"



8 WALL/FLOOR DETAIL
1 1/2" = 1'-0"



6 DOOR / HINGE DETAIL
3/4" = 1'-0"



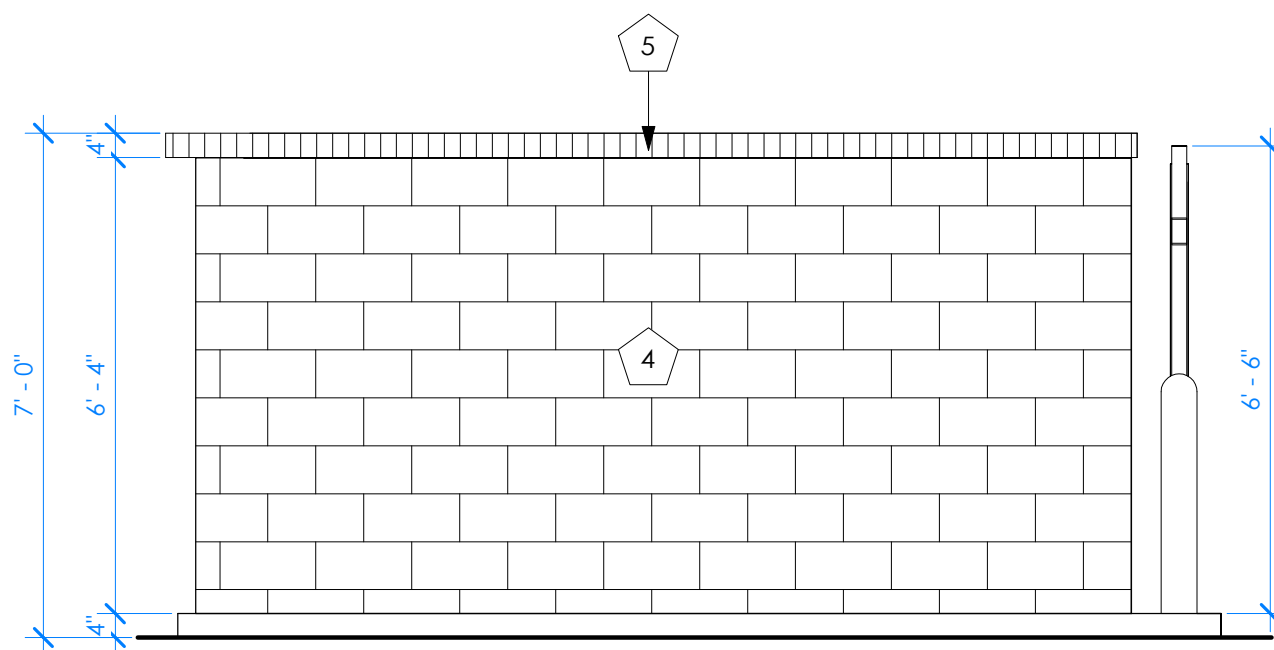
5 SECTION THRU TRASH ENCLOSURE
3/8" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES

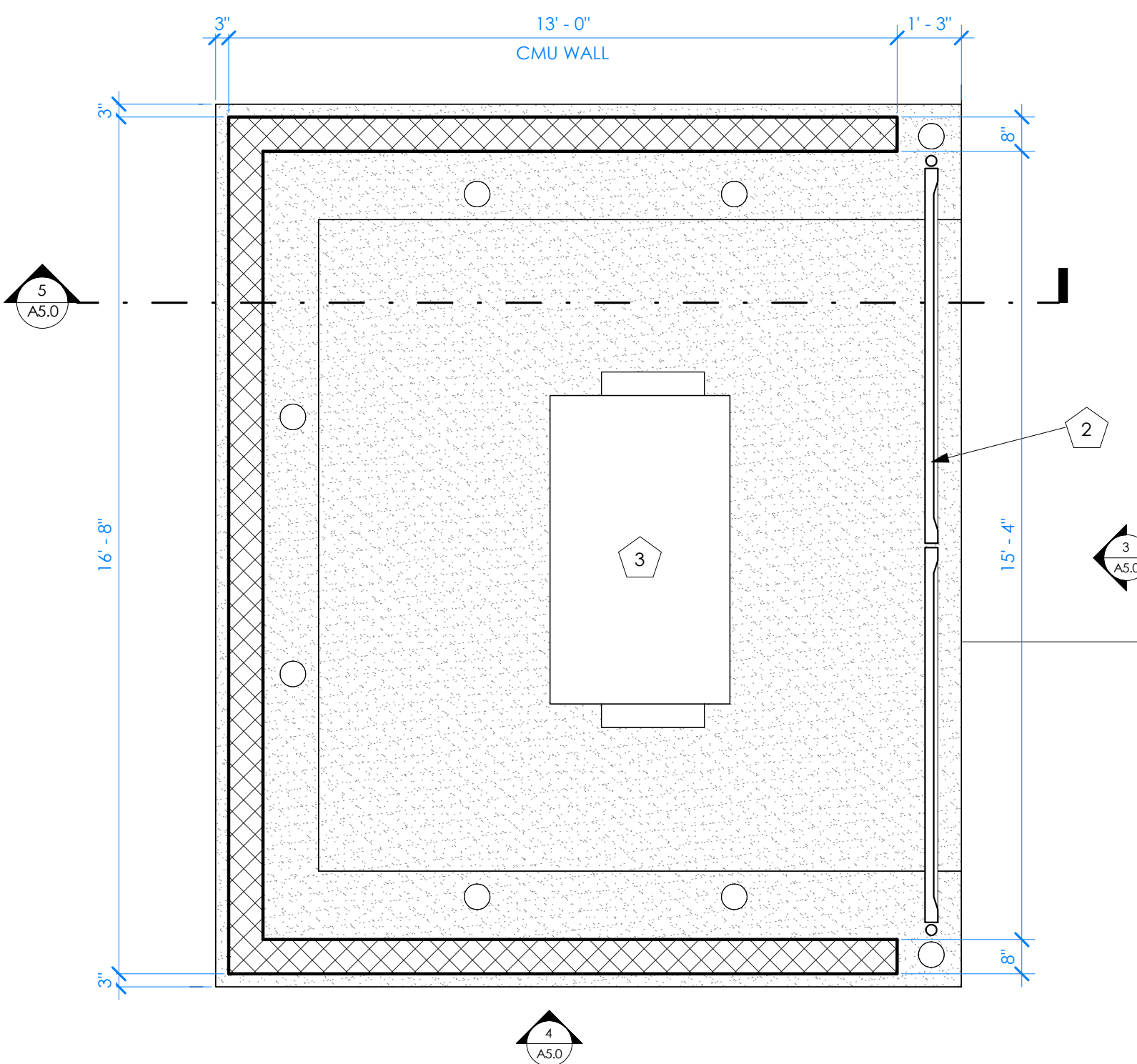
- PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
- PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

TRASH ENCLOSURE KEYNOTES

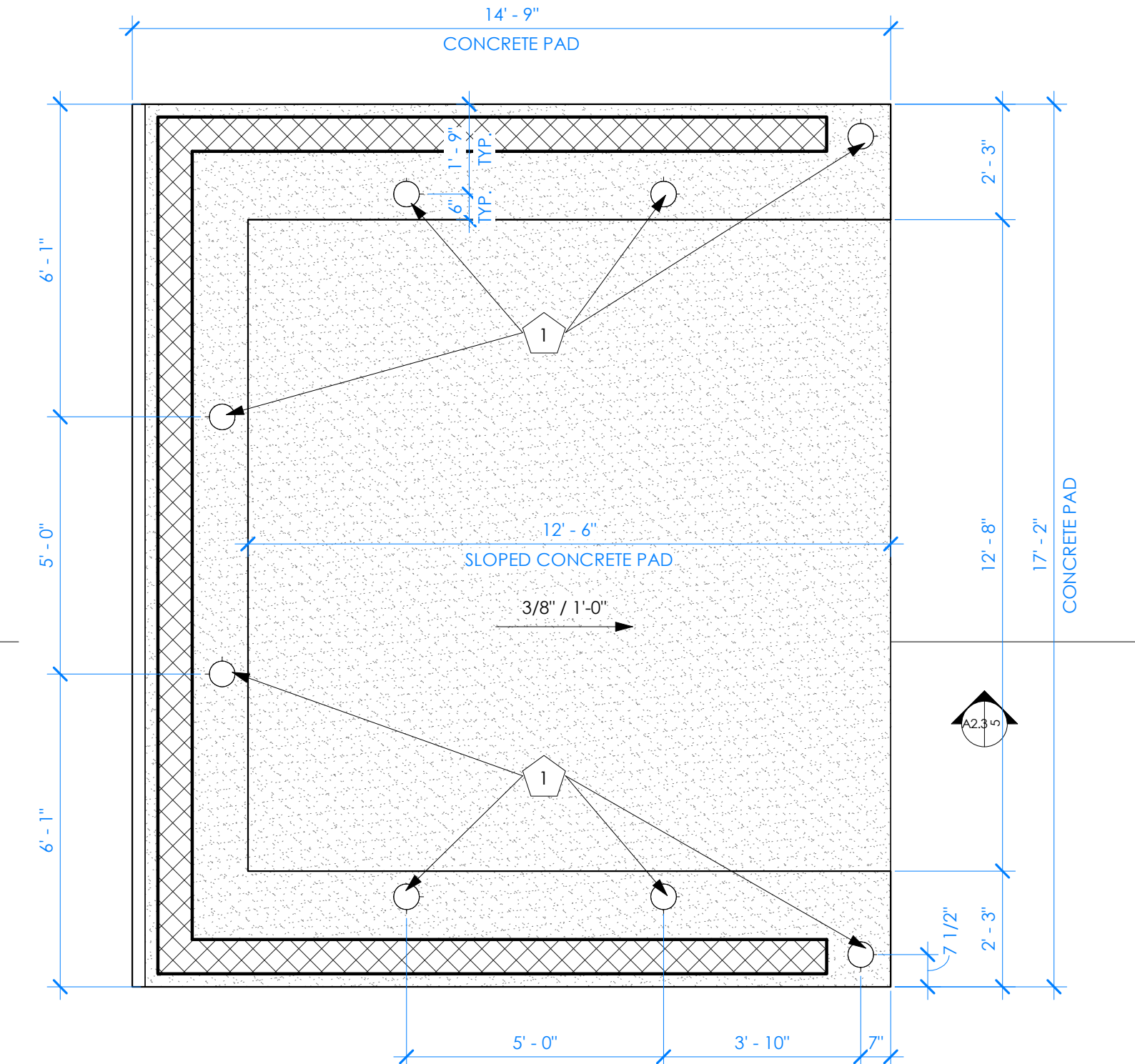
1	6' CONCRETE FILLED BOLLARD - TYP.
2	CUSTOM GATES: REF 6/A5.0
3	8 YARD DUMPSTER
4	SEALED 8" CMU BLOCK
5	4' MASONRY CAP ON TOP OF CMU WALL



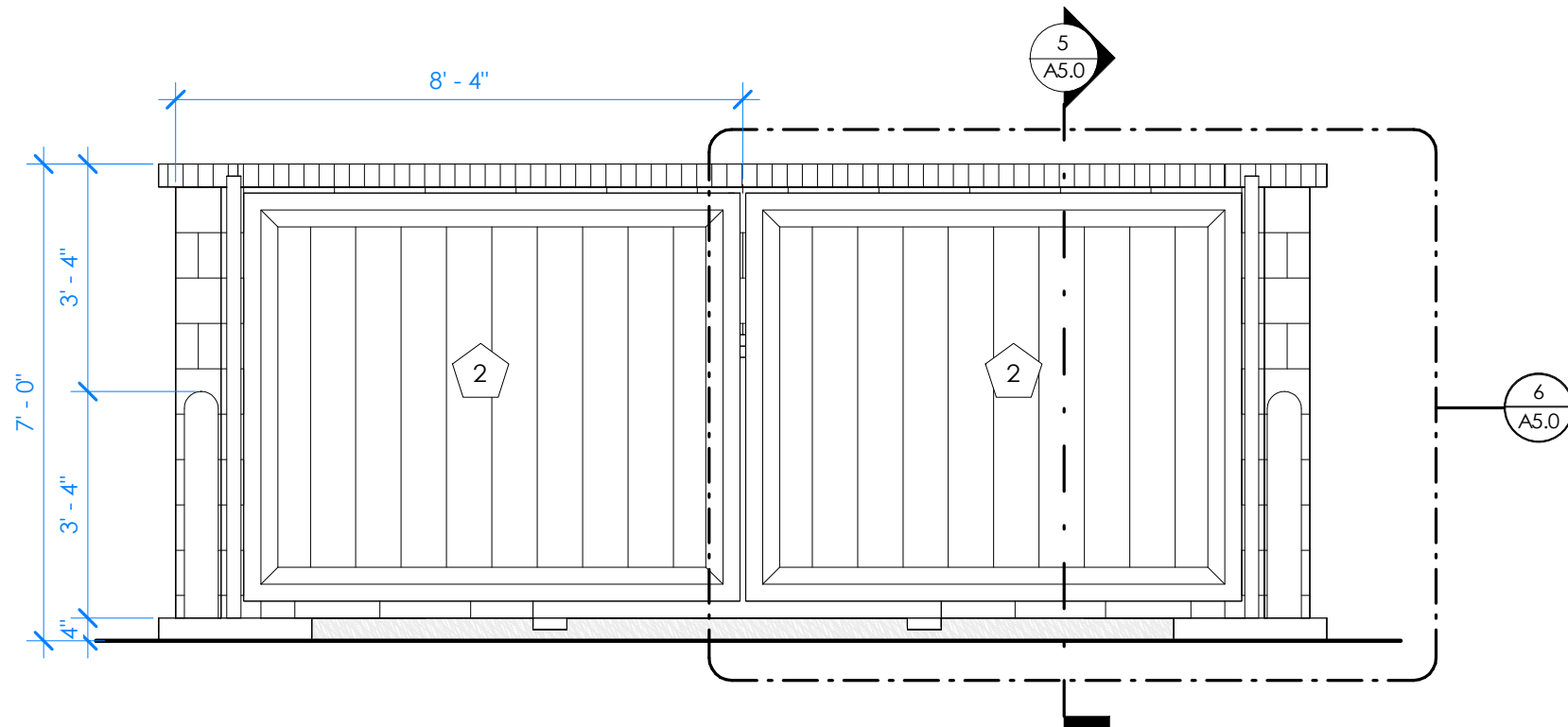
4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



1 TRASH ENCLOSURE - CONCRETE PLAN
3/8" = 1'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"

[illegible]

5 SITE LIGHTING FIXTURE W1E

[illegible]

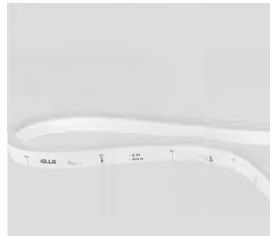
4 SITE LIGHTING FIXTURE B



COMPLYING STANDARDS

Overview: _____ Date: _____

Project: _____



LINE VOLTAGE S270: PVC - 120V

Indoor & Outdoor Pained Linear Profile - Static White/5 and Colors





PHYSICAL CAPABILITIES



1/2" (12.7) mm



1/8" FLANGE



1/8" THICKNESS

CERTIFICATIONS & FEATURES

FPE

KNO

DAL

CAC

KNO

DAL

2" MIN. SPAN

TEMPERATURES

ALLOWED OPERATING TEMPERATURE:
-10°F to 140°F (23°C to 60°C)

ALLOWED STORAGE TEMPERATURE:
4°F to 140°F (20°C to 60°C)

PERMITTED STORAGE TEMPERATURE:
-10°F to 140°F (-23°C to 60°C)

NAIL INSULATING SURFACE TEMPERATURE:
160°F (70°C)

PAINTING (NOT RECOMMENDED):
5-6 mil

THERMAL MANAGEMENT:
Pin Nail Connection

FESTIVE DESIGN CODE

5	E	2	D	1	W	1	1	1
SPRINT CONNECTION	SEVEN	MATERIAL	PEOPLE	BRIDGING	JOINTS/TRANSITION	USE FUNCTION	LINE COLOR	EMF + EM
See Page 6 to 8 E-Line connector	E-Line Voltage	3-PVC C-5075	1-Side D-5075	1-Side W-5075	W-5075 or C-5075	1-Static	A-Arctic B-Black C-Charcoal D-Dragon E-Emerald F-Firestorm G-Grey H-Hot Rod I-Indigo J-Jade K-Knight L-Light M-Midnight N-Neon O-Orange P-Purple	1-Equator 2-Equator 3-Tempest 4-Static Clip 5-Static 6-Static

2C	5	1	1	D	D
POWER	VOLTAGE & FREQUENCY	OTHER USES	1/2" INCH CONNECTION	SECTION PROFILE	VOLTAGE ACCENTUATION
2-120V/240V 60/50Hz G-500W/1000W 1000W	2C-240V/240V 2C-240V/240V	Other Uses H-4-100W/100W H-4-100W/100W	1/2" INCH 1/2" INCH 1/2" INCH	See Page 10 to select matching profile	See Page 10 to select connection

Notes: Read/Review P&ID and shop drawings with appropriate accessories.



1-800-445-4455 • 416-460-4455

1-800-445-4455 • 416-460-4455

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3 SITE LIGHTING FIXTURE D

Height	Adjustable	Yes
Height by	Feet	1.50

Lumark

Prevail LED

Area / Site Luminaire

Product Features

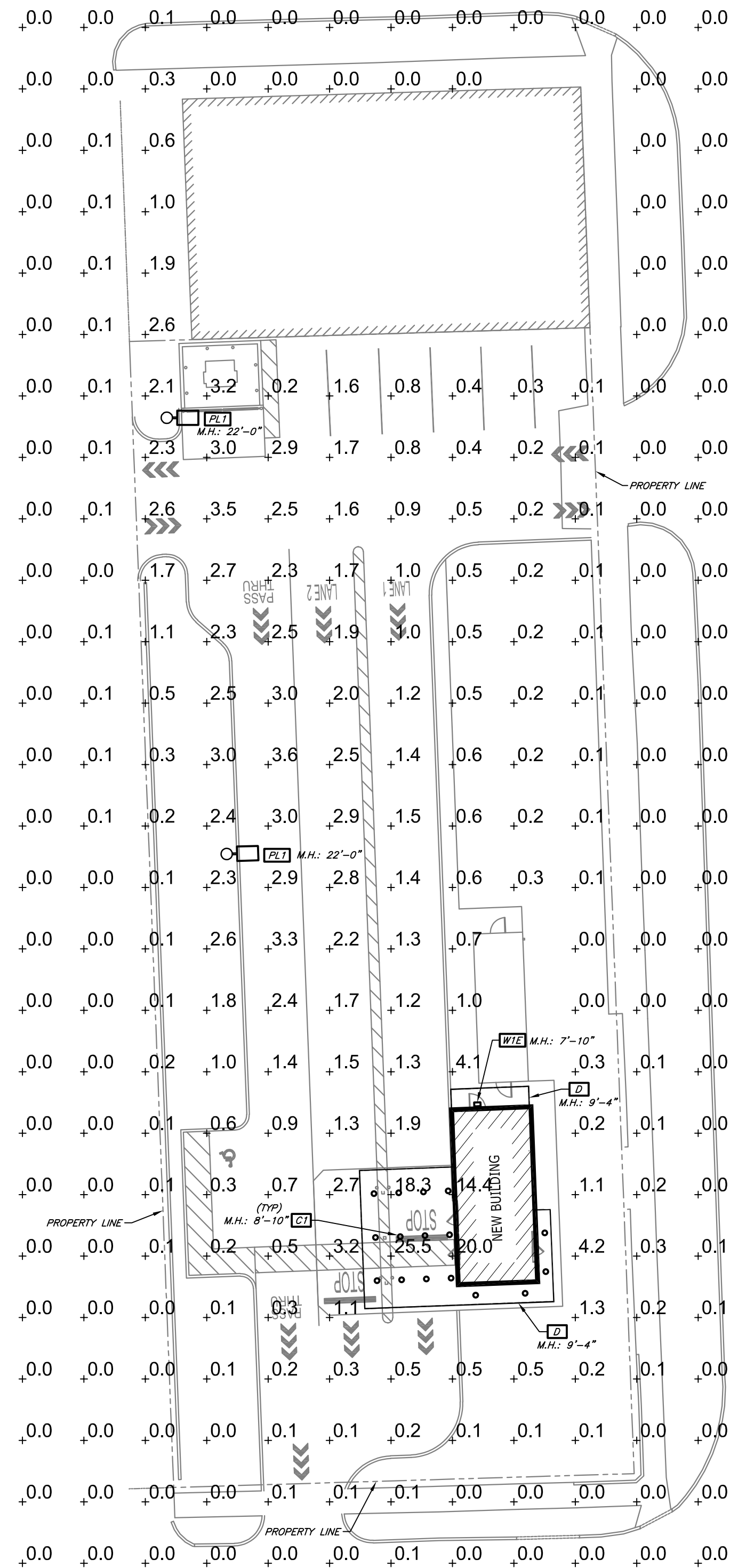
- Energy Star
- RAA

Product Certifications

- ISO 9001
- ISO 14001
- ISO 45001
- UL
- CE
- RoHS
- REACH
- UL 1591
- UL 1881
- UL 1882
- UL 1883
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-

[illegible]

2 SITE LIGHTING FIXTURE PL1



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

 **CJD**

Engineering | Energy | Innovation

2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
P: 417-877-1700 F: 417-324-7735 www.cjd-eng.com

Michigan State Certificate of Authority **HO002567642**

Special notice: Drawings prepared by CJD LLC are the property of CJD LLC and are to be used only with respect to this project. CJD LLC retains ownership and all common law, statutory law and other reserved rights including copyrights. This drawing shall not be reused in part or full in any other project without prior approval from CJD LLC, clear of all copyright considerations by CJD LLC. Borrowers shall be responsible for obtaining all necessary approvals from CJD LLC, clear of all their own risk and assumes full responsibility for any damages, liabilities or costs resulting directly or indirectly from such changes to the fullest extent of the law.

SEVEN **7-BREW**
DRIVE THRU COFFEE >>>



03-26-26

ENGINEER OF RECORD:

NAME: RYAN JONES

LICENSE NO. PE-6201061216

PROJECT NUMBER: 25413 7BSM5

REVISION:

7 BREW COFFEE
SOUTHGATE, MI
15748 FORT ST.
SOUTHGATE, MI 48195

SU1.2

SITE PHOTOMETRIC PLAN

DATE: MARCH 26, 2026



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 27, 2026

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT: Carly Detar

ADDRESS: 1062 Ridge Street
Columbus, OH 43215

PARCEL ADDRESS/ID: 15748 Fort Street
53-019-06-0013-301

CURRENT ZONING: C-2, General Business

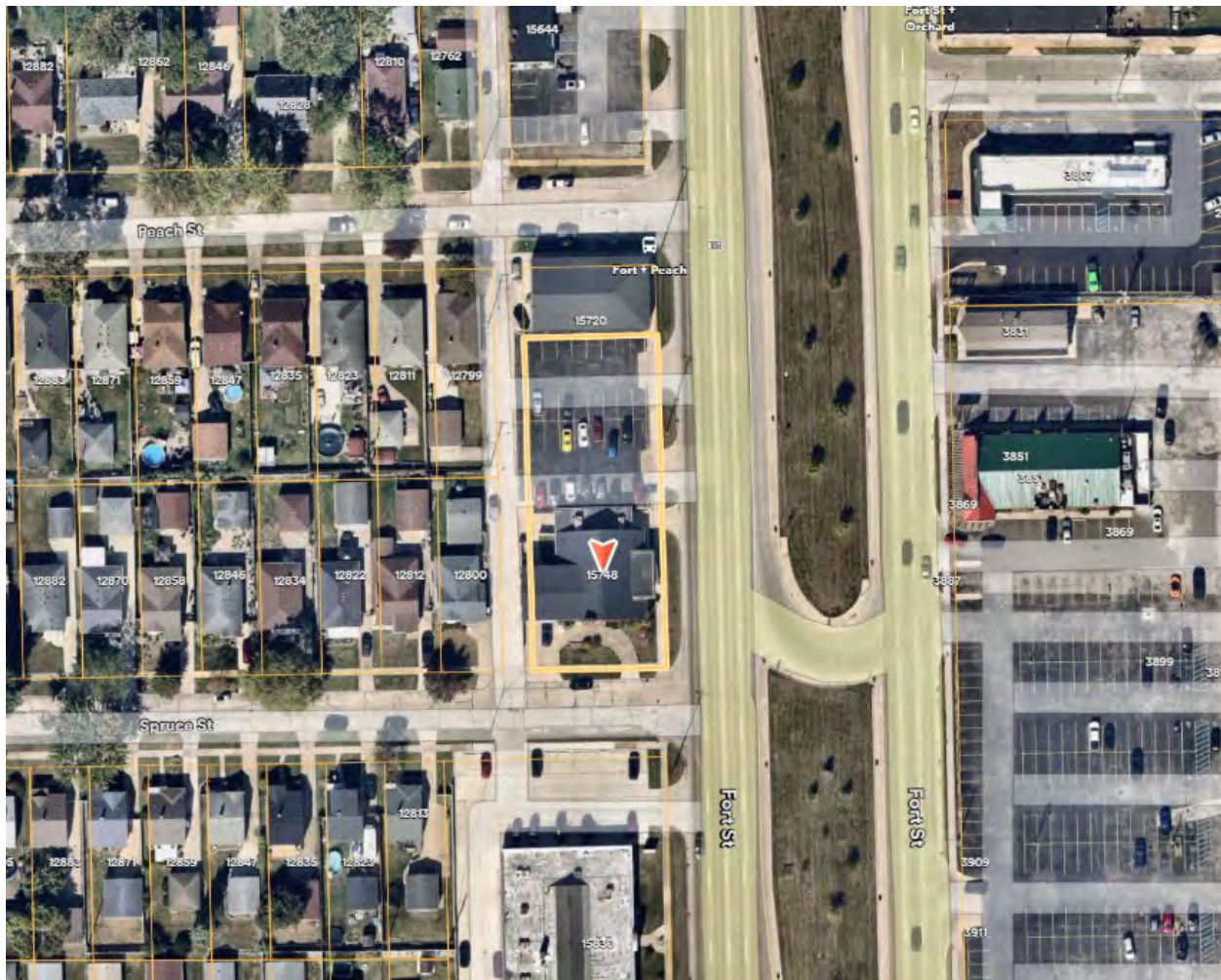
ACTION REQUESTED: Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

The City is in receipt of a conditional use and site plan review application for the construction of a new drive-through-only coffee establishment located along Fort Street. The parcel was recently rezoned from C-1, Community Business to the C-2, General Business district where drive-through establishments are a conditional land use within the district, subject to additional special conditions which are outlined later within this report. The current size of the subject parcel is 0.46 acres.

The project recently received a dimensional variance from the Board of Zoning Appeals (BZA) to allow a ten (10) foot deviation from the twenty-five (25) foot front yard setback requirement, allowing the fifteen (15) foot front yard setback along Fort Street, as shown on sheet C-3.0.

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date April 2025

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-2 District area requirements based on the Schedule of Regulations per Section 1298.01:

	Required	Provided	Meets Requirement
Lot Area	N/A*	0.46 Acres	Yes
Lot Width	N/A*	200+ Feet	Yes
Setbacks			
Front	25 Feet	15 Feet	Yes (Variance Granted)
Side	25 Feet	117 Feet	Yes
Rear	20 Feet	53 Feet	Yes
Lot Coverage	N/A*	-	Yes
Building Height	40 Feet, 2 Stories Max.	19.2 Feet, 1 Story	Yes

*Per footnote (f), “the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code.”

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Current Zoning	Future Land Use
Site	• Funeral Home	• C-2, General Business	• Mixed Office/Commercial
North	• Offices	• C-1, Community Business	• Mixed Office/Commercial
East	• Commercial	• City of Wyandotte, Commercial	• Mixed Use
West	• Single Family Homes	• R-1B, One Family Residential	• Single-Family Detached
South	• Urgent Care	• C-1, Community Business	• Mixed Office/Commercial

Items to be Addressed: Planning Commission to determine compatibility with surrounding properties.

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed coffee establishment is located in the southeastern portion of the site near Fort Street, with vehicle circulation arranged to the west of the building. The two (2) drive through lanes run along the west side of the building with thirteen (13) stacking spaces, in addition to a bypass lane. Access appears to be primarily from Fort Street. Pedestrian improvements include internal walkways connecting the proposed ADA space to the building entrance. Additional features include curbing, pavement improvements, trash enclosure, screening wall, and transformer pad.

Items to be Addressed: None.

PARKING, LOADING

Per section 1292.02, drive through or carry out establishments with no seating are required to provide “One space for each 75 square feet of food preparation area, plus ten front to back spaces for the drive-through window.”

Based on 510 square feet of usable floor area, seven (7) parking spaces, including one (1) barrier-free parking space are required. A summary of parking and loading requirements is located within the table below.

	Calculation/Requirement	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	510/75 square feet of usable floor area = 6.8	7 spaces	7 spaces	Yes
Stacking Spaces	10 stacking spaces	10 spaces	13 spaces	Yes
Barrier Free Spaces	1 space per 25 parking spaces	1 space	1 space	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	24 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 19 feet Width – 10 feet	Yes
Loading Area	10 sf per 1 foot of building frontage	78.5 feet x 10 = 785 square feet	1,056 square feet	Yes

Section 1292.03 requires maneuvering lane width for 90-degree parking to measure at least twenty-two (22) feet. Current plans meet this requirement. Parking space dimensions have also been provided and are shown at ten (10) feet by nineteen (19) feet, exceeding ordinance requirements. A loading/unloading area of 1,056 square feet in size is also shown in the off-street parking table on sheet C-3.0. The location of the loading area should be labeled.

Items to be Addressed: Show loading area on plans.

SITE ACCESS AND CIRCULATION

Site Access: The coffee establishment is shown to be accessed via Fort Street and the public alley abutting the property on the western side. Please note any work performed in the Fort Street right-of-way will require MDOT approval, and proof of an MDOT permit will be required. We note that primary access to the site should be along Fort Street, with alley access limited to overflow traffic, however with the bypass lane, we do not anticipate many vehicles needing to use the alley.

Circulation: Maneuvering lane widths are based on the angle of parking spaces provided, with 90-degree spaces proposed in the northern portion of the site, where maneuvering lanes are required to be twelve twenty-two (22) feet wide, which have been met. Turning radii for delivery and emergency vehicles, as well as garbage trucks will need to be provided. We defer further review of site access and circulation to the Southgate Fire Department and Engineer.

Pedestrian Circulation: Existing pedestrian sidewalks along Fort Street are shown to remain as is, with new sidewalks proposed around both the coffee and cooler buildings, as well as a striped area from the barrier free parking space to the coffee building.

Waste/Dumpster Enclosure: A dumpster enclosure is proposed on the northwest corner of the site. Landscaping in addition to a masonry enclosure is shown on plan, with details are provided on sheet A5.0, showing a height of six and a half (6 ½) feet holding one (1) 8-yard container.

Items to be Addressed: 1) Provide confirmation MDOT permit has been applied for. 2) Provide turning radii. 3) Fire Department and Engineer for review of site circulation.

UTILITIES

A utility plan for the site has been provided on sheet C-5.0. Proposed site services include sanitary sewer, electric, and water connections. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been provided on sheet C-6.0.

Residential Screening: Along the western alley, a six (6) foot tall masonry wall is proposed along the entirety of the property line, except for the public entrance near the northwestern corner of the site. Twenty Juniper (20) evergreen shrubs, which typically grow between four (4) and six (6) feet are also proposed along the interior side of the wall. A deciduous Ginko tree is also proposed along the wall, which reaches around fifty (50) feet at full maturity. We suggest a smaller growing deciduous tree be used instead, such as an eastern redbud tree or crabapple. This also applies to the proposed honey locust tree proposed near Fort Street. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement is provided under "Plant Quality and Handling Notes" on sheet C-6.1.

Equipment Screening: eleven (11) Inkberry evergreen bushes are proposed around the transformer pad, which grow to about four (4) feet in height. Five (5) arborvitae trees are also proposed on the western side of the trash enclosure, measuring between five (5) and six (6) feet at the time of planting.

Section 1298.09 states "*Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space.*" Current plans do not appear to provide such calculation. We ask the applicant to confirm the site will be served by an on-site irrigation system once construction has concluded. The proposed landscape plantings also meet the clear corner requirements of section 1298.12. All proposed landscape material consists of city approved species, as well as no invasive species.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, planting size, and spacing dimensions, all of which are provided on the current landscape plan on sheet C-6.1. Planting symbols, quantities, size, and spacing information are provided. The shrub spacing details on sheet C-6.1 should be revised to meet the minimum ordinance requirement of three (3) feet.

Items to be Addressed: 1) Replace Ginko and Honey Locust trees with suggested material. 2) Provide 10% landscaping calculation. 3) Confirm if irrigation system will be installed. 4) Increase shrub spacing to three (3) feet.

LIGHTING

A lighting/photometric plan has been provided on sheet SU1.2. Proposed lighting includes both building/canopy mounted and two (2) freestanding pole fixtures located near the trash enclosure and near the bypass lane with a height of twenty-two (22) feet. This height will need to be reduced to twenty (20) feet per section 1298.10(b). All lighting fixtures are also shown to be down shielded.

The photometric plan provided also indicates the maximum light level at the property lines. Measurements of 0.0-0.3 footcandles are shown on the south and eastern property lines. Footcandle measurements of 0.0-2.6 footcandles are present on the western property line. Due to the adjacent homes on the western boundary, the maximum footcandle measurement on the western property line should not be greater than 0.3 footcandles.

Items to be Addressed: 1) Reduce pole mounted light fixture height to twenty (20) feet. 2) Reduce footcandle measurements along western property line to 0.0-0.3 footcandles.

SIGNS

The existing freestanding sign along Fort Street is indicated to remain. All proposed signage will be subject to approval by the City Building Department following site plan review. "Do not enter" signage placed at the Spruce Street exit, as well as a "left turn only" sign should be a condition of approval.

Items to be Addressed: Add "do not enter" and "left turn only" signage at Spruce Street exit.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided on sheets A1.2-A5.0. The proposed building materials consist of primarily masonry board and metal panels. Uniform architectural design and materials are present on all sides of the building.

Building elevations on sheet A2.0 for the proposed coffee building shows a canopy overhang on both sides of the building (wide enough for a vehicle), where the proposed site layout on sheet C-3.0 shows almost no overhang on the eastern side of the building. We ask the applicant to provide updated elevations showing the correct canopy overhang. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed: 1) Provide updated building elevations reflecting correct canopy overhang. 2) Approval of proposed exterior building materials by the City Building Department.

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(l), fast food and drive-through restaurants must adhere to the additional requirements listed below:

1) They shall be located at least 500 feet from any public or parochial school or public library.

CWA Comment: The project site meets the above requirement.

2) They shall front directly upon and have direct access to a major thoroughfare as designated in the City's Master Plan

CWA Comment: The project site is shown to have direct access to Fort Street, which is identified as a major thoroughfare in the Master Plan.

RECOMMENDATION

Based on the information provided, we recommend the site plan and conditional use permit for the proposed drive through coffee establishment be approved, with the following conditions/plan revisions being met:

1. Planning Commission to determine compatibility with surrounding properties.
2. Show loading area on plans.
3. Provide confirmation MDOT permit has been applied for.
4. Provide turning radii.
5. Fire Department and Engineer for review of site circulation.
6. Replace Ginko and Honey Locust trees with suggested material.
7. Provide 10% landscaping calculation.
8. Confirm if irrigation system will be installed.
9. Increase shrub spacing to three (3) feet.
10. Reduce pole mounted light fixture height to twenty (20) feet.
11. Reduce footcandle measurements along western property line to 0.0-03 footcandles.
12. Add "do not enter" and "left turn only" signage at Spruce Street exit.
13. Provide updated building elevations reflecting correct canopy overhang.
14. Approval of proposed exterior building materials by the City Building Department.


CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

CITY OF SOUTHGATE
SUBMITTAL REQUIREMENTS AND TIMEFRAMES

PLANNING COMMISSION:

The Planning Commission meets the 2nd Monday of every other month. Applicants must complete an Application for Planning Commission Review (Form No. 01).

Conditional Use Site Plan Review:

Please submit two separate checks for the following;
Filing Fee: \$500.00
Escrow Fee: \$2000.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **28 DAYS** before the next regularly scheduled Planning Commission meeting.

Site Plan Review:

Please submit two separate checks for the following:
Filing Fee: \$500.00
Escrow: \$1500.00

Please see the Development Review Process flow chart for the steps of approval. Once clearance is obtained from the Site Plan Review Committee, if necessary a completed application and **16 FULL SIZE BLUE PRINTS FOLDED** (rolled copies will not be accepted) should be submitted to the Building Department at least **14 DAYS** before the next regularly scheduled Planning Commission meeting.

Rezoning Request:

Please submit two separate checks for the following:
Filing Fee: \$500.00
Escrow: \$1500.00

Conditional Rezoning:

Filing Fee: \$500.00
Escrow: \$1500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

Public Right-of-Way Vacation:

Filing Fee: \$500.00

Please submit a completed application along with a parcel map **CLEARLY** depicting the property or properties being requested to be rezoned, as well as surrounding properties, nearest public streets, and a north arrow. Applications must be submitted to the Building Department at least **28 DAYS** prior to the next regularly scheduled Planning Commission meeting. A public hearing will be held and recommendation will be forwarded to the City Council for consideration. Applicant will be notified by mail of the council appearance date.

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Case No. PC _____

Date Received _____

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>Maple Village of Southgate LLC</u>	Name <u>AMG Apartment Management</u>
Address <u>15685 Goddard Rd</u>	Address <u>180 E Brown St</u>
<u>Southgate MI 48195</u>	<u>Birmingham MI 48009</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>248-480-4420</u>	Telephone <u>248-480-4420</u>

Information regarding the site:

Street Address: 15685 Goddard Rd

Major Cross Streets: Goddard / Reek Rd

Parcel / Lot No.: 53-002-99-0005-701

Acreage: 25.915 Dimensions of Parcel / Lot: See Site Survey Frontage: See Site Survey

Current Zoning (please circle): RE R-1 R-1A R-1B (RM) RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: Multifamily Apartments

Requested action:

☐ Rezoning

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☒ Site Plan Review

☐ Plat Review

☐ Other

Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

To construct 40 additional multifamily apartment units of the exact same style and size as the currently existing multifamily units in Maple Village of Southgate, in lieu of the proposed office building as identified in Phase III of the originally approved site plan.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on March 9, 2026
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: AMG Apartment Management / Agent Date: 2/5/2026
Alan Strickstein
Authorized Manager

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS AS

Fees must be paid at the same time this application is submitted to the City.

Alan Strickstein
Authorized Manager

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____

AMG Apartment Management LLC
180 E Brown St
Birmingham, MI 48009

From: AMG Apartment Management LLC

Date: May 13, 2026

Subject: Maple Village of Southgate Apartments Site Plan Revisions From March 9th Meeting.

Dear Southgate Site Planning Committee,

Please see attached March 9th 2026 meeting minute recommendations and follow up revision notes identified in red. Attached are the following documents. Site plan with revisions. Landscape plan with revisions, and photometric plan.

If you have any questions, feel free to contact me.

Regards,

Matt Williams/Director of Asset Management

AMG Apartment Management LLC

Email-mattw@imgllcmi.com

Phone Office-248-480-4420

Phone Cell-269-599-7383

SIGNS

No Signage appears to be provided for the proposed expansion. If any signage is proposed in the future, review and approval by the City Building Department would be required.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided as supplemental documents in the application, which states the construction materials will match what is currently present on site. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed: Approval of proposed building materials by the City Building Department.

RECOMMENDATION

Based on the information provided, we recommend the site plan for the proposed expansion be deferred to a later date, as the information outlined below is required prior to site plan approval.

1. Provide lot coverage calculation in relation to expansion area. Added to sheet 5
2. Planning Commission to determine compatibility with surrounding properties.
3. Confirm if covered parking is proposed. Carports shown on sheet 3
4. Provide turning radii for emergency vehicles. —————→ Turning radii with fire truck route on sheet 5
5. Approval of site access and circulation by Fire Department. —————→
6. Approval of site access and circulation by City Engineer. —————→
7. Provide elevations of dumpster enclosures. Added to sheet 3
8. Provide additional pedestrian connections to Clubhouse and Goddard sidewalks. Sidewalk added south of Bldg B
9. Provide utility plan for City Engineer approval. sanitary, storm sewer & water main shown on sheet 3
10. Revise landscape note #12 to say "Southgate". This has been changed to say "Southgate"
11. Provide tree removal plan. Added to sheet 3
12. Provide 10% landscaping calculation. The 10% landscaping calculation is located on sheet L-1.
13. Add note confirming irrigation system. A note confirming an irrigation system is located on sheet L-1
14. Provide tree and shrub spacing measurements. The tree and shrub spacing is on the plant list sheet L-1
15. Provide lighting/photometric plan. Photometric plan attached.
16. Approval of proposed building materials by the City Building Department. Building materials will be similar to current construction.



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

PRELIMINARY SITE PLAN FOR:
(PHASE III) MAPLE VILLAGE OF
SOUTHGATE RESERVE

SEC. 23, CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN

CLIENT INFO:
AMG APARTMENT MANAGEMENT, LLC

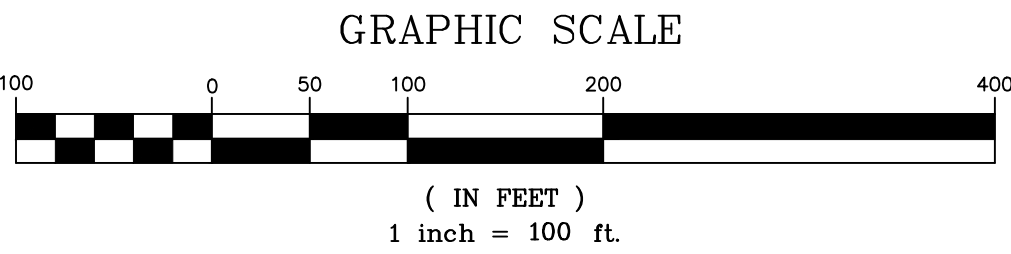
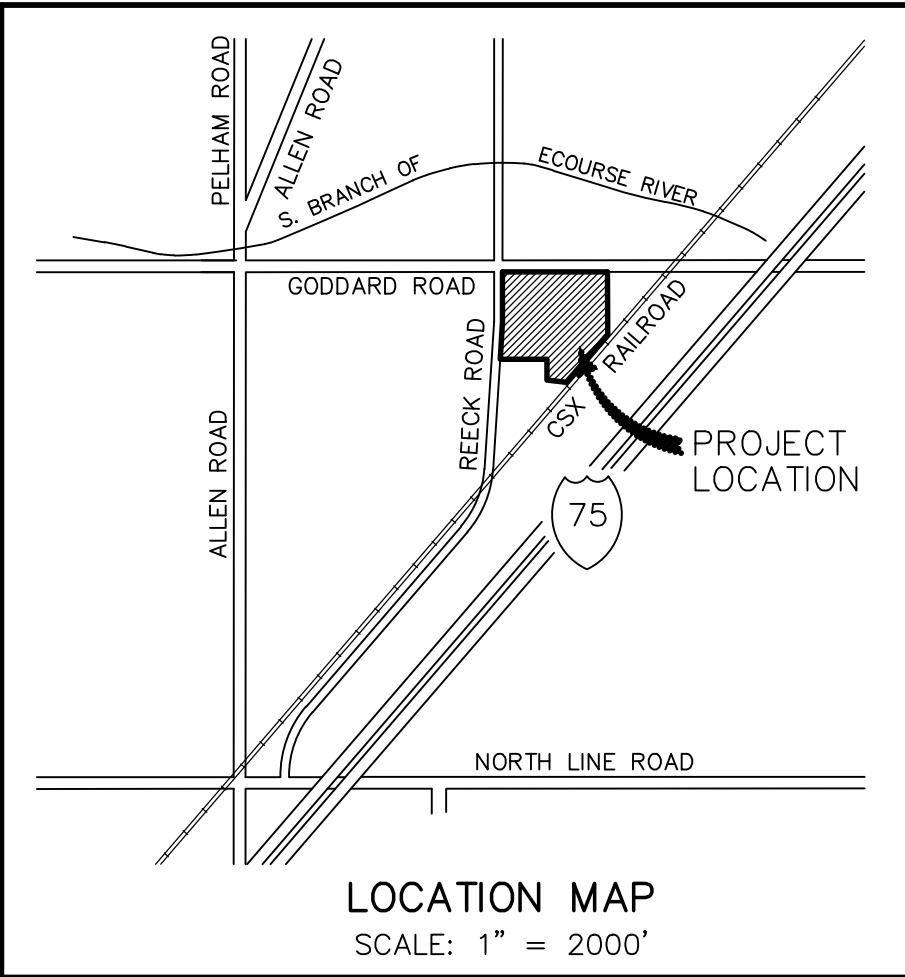
180 E BROWN ST.
BIRMINGHAM, MI 48009
PHONE: 248.480.4420

LEGAL DESCRIPTION (OVERALL PARCEL)

A part of Private Claims 169, 179 and 121, Town 3 South, Range 10 East, City of Southgate, Wayne County, Michigan; being more particularly described as commencing at the North 1/4 Corner of Fractional Section 23, Town 3 South, Range 10 East, (said point also being the intersection of the West line of Private Claim 169 and the North line of said Fractional Section 23); thence South 01°26'27" West, 60.00 feet, along the Westerly line of said Private Claim 169 and the centerline of Reeck Road, to the Point of Beginning; thence South 88°37'03" East, 1114.83 feet, along the Southerly right-of-way line of Goddard Road (60.00 feet 1/2 right-of-way); thence South 01°04'27" West, 635.91 feet, to the Northwesterly right-of-way of Pennsylvania Railroad (100.00 feet wide); thence South 42°06'50" West, 650.18 feet, along the Northwesterly right-of-way of said Pennsylvania Railroad; thence North 81°23'27" West, 199.93 feet; thence North 01°23'54" East, 211.27 feet; thence North 88°36'06" West, 477.16 feet; thence North 84°59'01" West, 43.70 feet, to a point on the Westerly line of said Private Claim 179 and the centerline of said Reeck Road; thence North 05°03'32" East, 382.68 feet, along the Westerly line of said Private Claim 179 and said Private Claim 121 and the centerline of said Reeck Road; thence North 01°26'27" East, 507.37 feet, along the Westerly line of said Private Claim 121 and 169 and the centerline of said Reeck Road, to the Point of Beginning. All of the above containing 25.915 Acres. All of the above being subject to easements, restrictions, and right-of-ways of record. All of the above being subject to the rights of the public in Reeck Road.

GENERAL NOTES

- The Contractor shall notify the City Engineer (313.383.5155) a min. of 48 hours prior to the start of construction.
- All construction shall conform to the current standards and specifications of the City of Southgate.
- Call MISS DIG (800-482-7171) a minimum of 3 working days prior to the start of construction.
- No excavation of site clearing shall begin until a Soil Erosion and Sedimentation Control Permit had been obtained from the City of Southgate.
- All soil erosion and siltation control measures must be in place prior to starting construction.
- All elevations are based on U.S.C. & G.S. datum.
- The Contractor shall be responsible for any and all damage to existing utilities caused by the operations and shall repair same to the satisfaction of the authority having jurisdiction of the utility, at his own expense.
- Trenches under or within 3 feet of exist. or prop. pavement, sidewalks and driveways shall be backfilled with approved granular material (MDOT Class II), power tamped in 12" layers, & compacted to 95% of its maximum unit weight.
- Where two utilities cross, provide porous backfill tamped in 12" layers to the underside of the higher utility. An 18" minimum granular material cushion shall be required between utilities.
- All public improvements shall be field staked under the supervision of a Professional Engineer or Land Surveyor licensed to practice in the State of Michigan.



ENGINEERING PLANNING
LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET INDEX

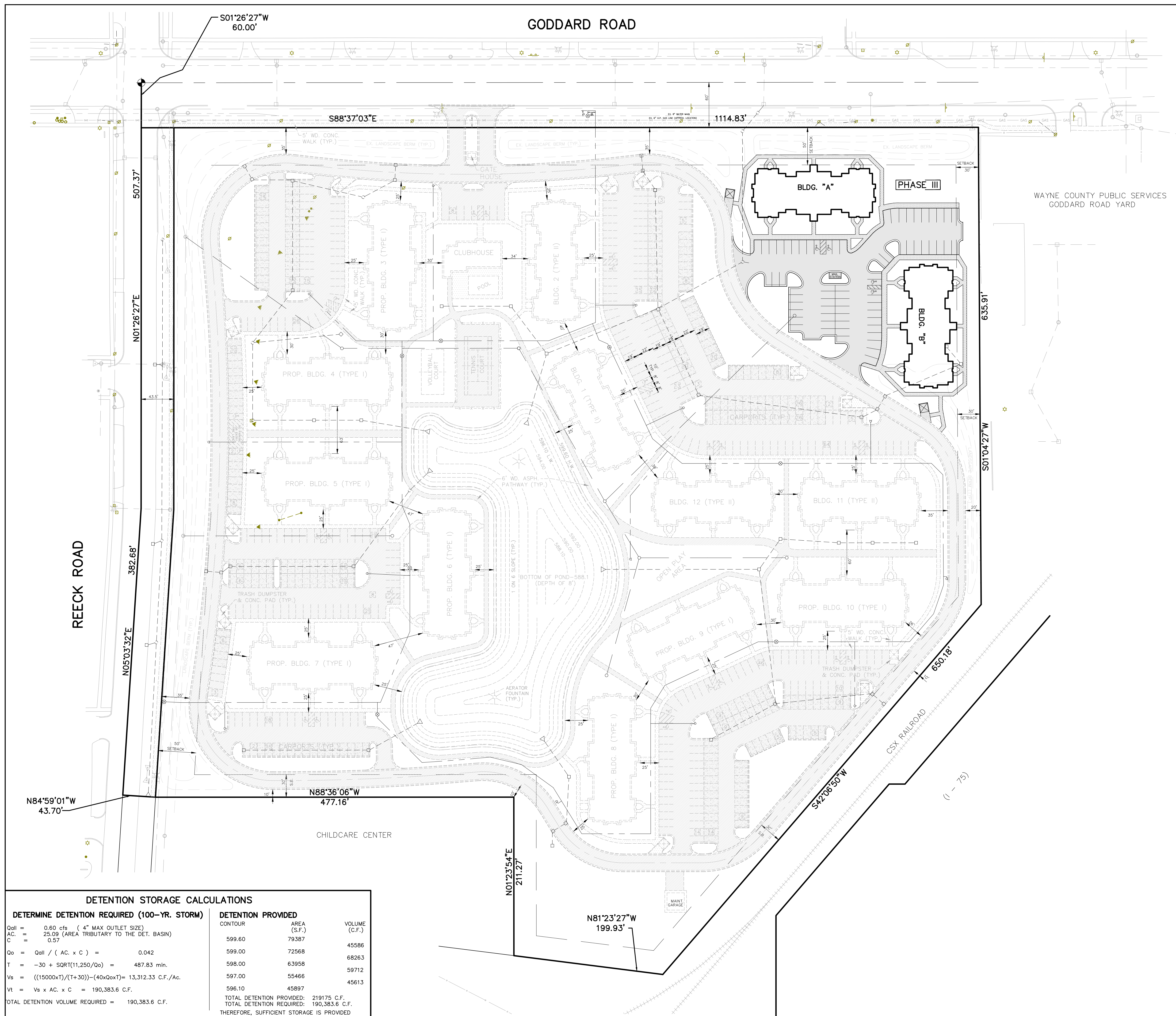
- COVER SHEET
- OVERALL SITE & DRAINAGE PLAN
- SITE PLAN
- EXISTING CONDITIONS PLAN
- EMERGENCY VEHICLE ROUTE AND LOT COVERAGE PLAN

BENCH MARKS:

- SOUTH BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF REECK ROAD AND GODDARD ROAD.
ELEVATION: 601.90 (U.S.G.S. DATUM)
- SOUTHWEST BOLT ON LIGHT POLE BASE LOCATED AT #16060 GODDARD ROAD.
ELEVATION: 601.04 (U.S.G.S. DATUM)



PROJECT NUMBER: 25-145	SUBMITTAL DATE:	
	NO.	DATE
PROJECT MANAGER: PK	1.	REVISED PER CITY REVIEW, ADD TREE SURVEY 04-14-2026
DRAWN BY: AA		
CHECKED BY: PK		
DATE: 11-23-25		



<u>SITE DATA:</u>		
GROSS SITE AREA:		25.83 ACRES
LESS R.O.W.:		0.92 ACRES
NET SITE AREA:		25.09 ACRES
<u>OVERALL DENSITY</u>		
PHASE I:		
(24) SINGLE BEDROOM UNITS		
⊗ 2 ROOMS / UNIT		48 ROOMS
(116) DOUBLE BEDROOM UNITS		
⊗ 3 ROOMS / UNIT		348 ROOMS
TOTAL ROOMS (PHASE I):		396 ROOMS
PHASE II:		
(24) SINGLE BEDROOM UNITS		
⊗ 2 ROOMS / UNIT		48 ROOMS
(76) DOUBLE BEDROOM UNITS		
⊗ 3 ROOMS / UNIT		228 ROOMS
TOTAL ROOMS (PHASE II):		276 ROOMS
PHASE III:		
(24) SINGLE BEDROOM UNITS		
⊗ 2 ROOMS / UNIT		48 ROOMS
(16) DOUBLE BEDROOM UNITS		
⊗ 3 ROOMS / UNIT		48 ROOMS
TOTAL ROOMS (PHASE III):		96 ROOMS
<u>TOTAL MULTI-FAMILY DENSITY:</u>		
TOTAL ROOMS:		768 ROOMS
TOTAL BEDROOM UNITS:		280 BR. UNITS
FINAL DENSITY:		
(280) BR. UNITS/25.09 ACRES		11.16 DU/AC.
PARKING REQUIRED PER CITY OF SOUTHGATE PARKING REQUIREMENTS (SECTION 1292.02):		
PHASE III:		
<u>EACH BLDG. = 20 UNITS</u>		
	12 UNITS ⊗ 1 BDRM	
	8 UNITS ⊗ 2 BDRMS	
<u>⊗ 2 BUILDINGS:</u>	TOTAL 1 BDRM UNITS =	24 UNITS
	TOTAL 2 BDRM UNITS =	16 UNITS
1 BDRM UNIT REQUIRES 1.5 SPACES		
2 BDRMS UNIT REQUIRES 2.0 SPACES		
TOTAL SPACES REQUIRED:		
24 UNITS x 1.5 SPACE/UNIT		36 SPACES
16 UNITS x 2 SPACE/UNIT		32 SPACES
		68 SPACES
TOTAL SPACES PROVIDED INCLUDING FOUR H.P. SPACES		68 SPACES

**MAPLE VILLAGE OF
SOUTHGATE RESERVE**

SEC. 23, CITY OF SOUTHCATE
WAYNE COUNTY, MICHIGAN

SHEET TITLE:
OVERALL PLAN

PAGE No.: **2**

CLIENT INFO:

AMG APARTMENT MANAGEMENT, LLC

180 E BROWN ST.
BIRMINGHAM, MI 48009
PHONE: 248-480-4420

PROJECT NUMBER:
25-145

PROJECT MANAGER:
PK

DRAWN BY:
AA

CHECKED BY:
PK

DATE:
11-23--25

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES



PROJECT NUMBER:
25-145

PROJECT MANAGER:
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PK

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OF UNDERGROUND FACILITIES





TREE INVENTORY				
TREE#	SIZE	TYPE	CONDITION	
1	8"	MAPLE	GOOD	SAVE
2	12"	OTHER	FAIR	SAVE
3	36"	COTTONWOOD	GOOD	SAVE
4	28"	COTTONWOOD	GOOD	REMOVE
5	28"	MAPLE	GOOD	REMOVE
6	8"	MAPLE	GOOD	SAVE
7	9"	MAPLE	GOOD	SAVE
8	11"	MAPLE	GOOD	SAVE
9	10"	PINE	GOOD	SAVE
10	10"	PINE	GOOD	SAVE
11	7"	PINE	GOOD	SAVE
12	10"	PINE	GOOD	SAVE
13	8"	PINE	GOOD	SAVE
14	12"	PINE	GOOD	SAVE
15	12"	PINE	GOOD	SAVE

TREE INVENTORY				
TREE#	SIZE	TYPE	CONDITION	
1	8"	MAPLE	GOOD	SAVE
2	12"	OTHER	FAIR	SAVE
3	36"	COTTONWOOD	GOOD	SAVE
4	28"	COTTONWOOD	GOOD	REMOVE
5	28"	MAPLE	GOOD	REMOVE
6	8"	MAPLE	GOOD	SAVE
7	9"	MAPLE	GOOD	SAVE
8	11"	MAPLE	GOOD	SAVE
9	10"	PINE	GOOD	SAVE
10	10"	PINE	GOOD	SAVE
11	7"	PINE	GOOD	SAVE
12	10"	PINE	GOOD	SAVE
13	8"	PINE	GOOD	SAVE
14	12"	PINE	GOOD	SAVE
15	12"	PINE	GOOD	SAVE

LEGEND:

	EXISTING STORM SEWER
	EXISTING SAN. SEWER
	EXISTING WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SAN. SEWER
	PROPOSED WATER MAIN
	PROP. CONCRETE WALK
	PROP. CONCRETE PAD
	PROP. ASPHALT (ROAD)
	PROP. FLOW ARROWS
	EXISTING CONTOURS
	PROP. ELEVATIONS

 1" = 100.0'

LEGEND:

	EXISTING STORM SEWER
	EXISTING SAN. SEWER
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	PROPOSED STORM SEWER
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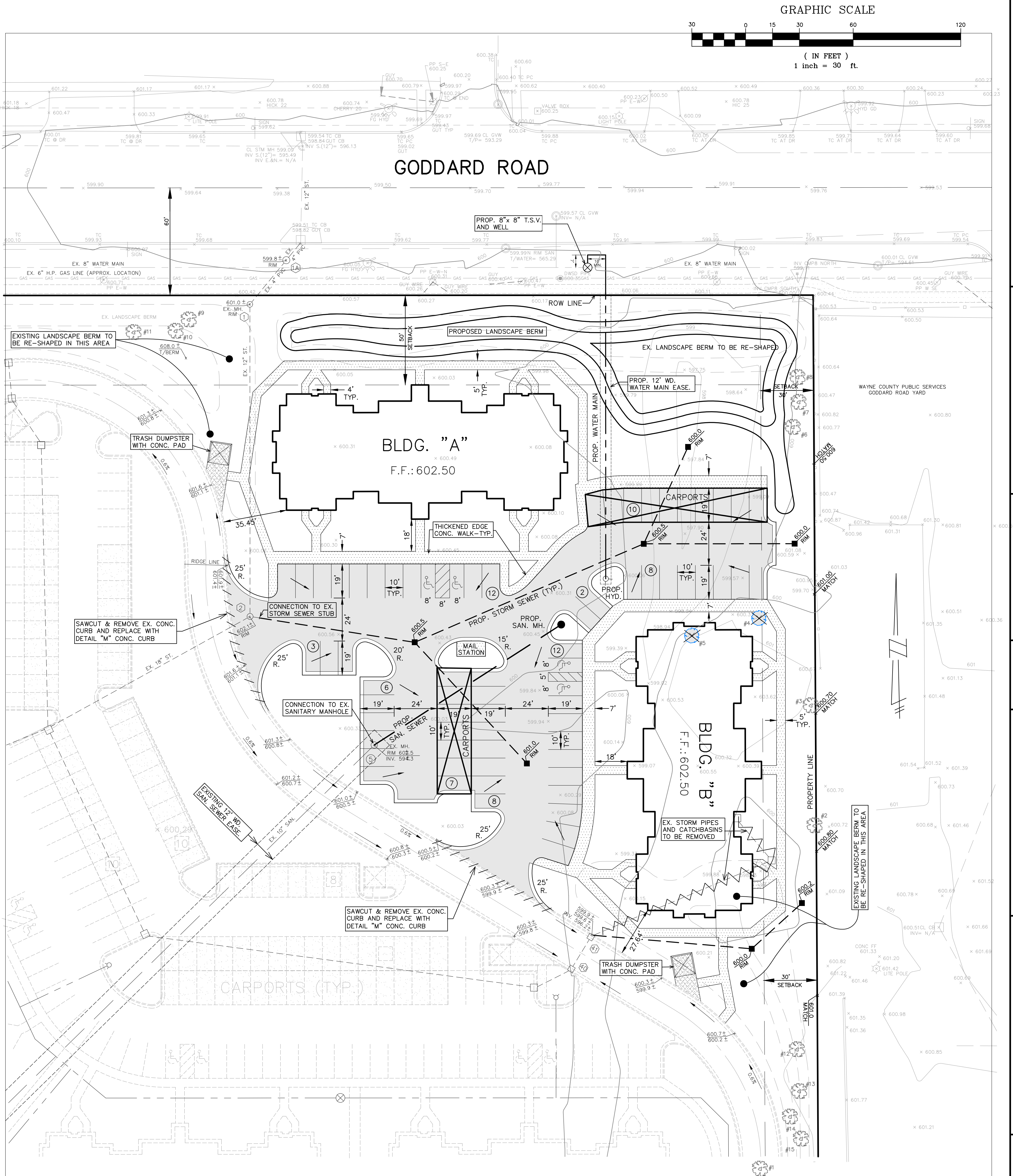
 1" = 100.0'

Technical drawing of the 144 inch wide double door. The drawing shows a top-down view of the door assembly. The total width is 144 inches. The distance between the inner edges of the two doors is 68 inches. The height of the door is 72 inches. The door is shown in a closed position, with the two doors meeting in the center. The door is made of a dark material, possibly wood or metal, and has a vertical grain pattern. The door is mounted on a base that is 18 inches wide. The base is shown in a cross-section view, indicating a depth of 42 inches. The drawing includes dimension lines and arrows indicating the measurements.

Technical drawing of the 144 inch wide double door. The drawing shows a top-down view of the door assembly. The total width is 144 inches. The distance between the inner edges of the two doors is 68 inches. The height of the door is 72 inches. The door is shown in a closed position, with the two doors meeting in the center. The door is made of a dark material, possibly wood or metal, and has a vertical grain pattern. The door is mounted on a base that is 18 inches wide. The base is shown in a cross-section view, indicating a depth of 42 inches. The drawing includes dimension lines and arrows indicating the measurements.

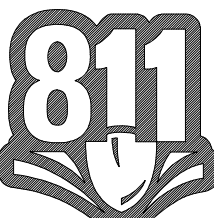
GATE DETAIL

DUMPSTER BLOCK PANEL
DETAIL



engineering planning
and development consulting

39205 country club dr, ste c8
farmington hills, mi 48331
248.308.3331

[illegible]

3 WORKING DAYS
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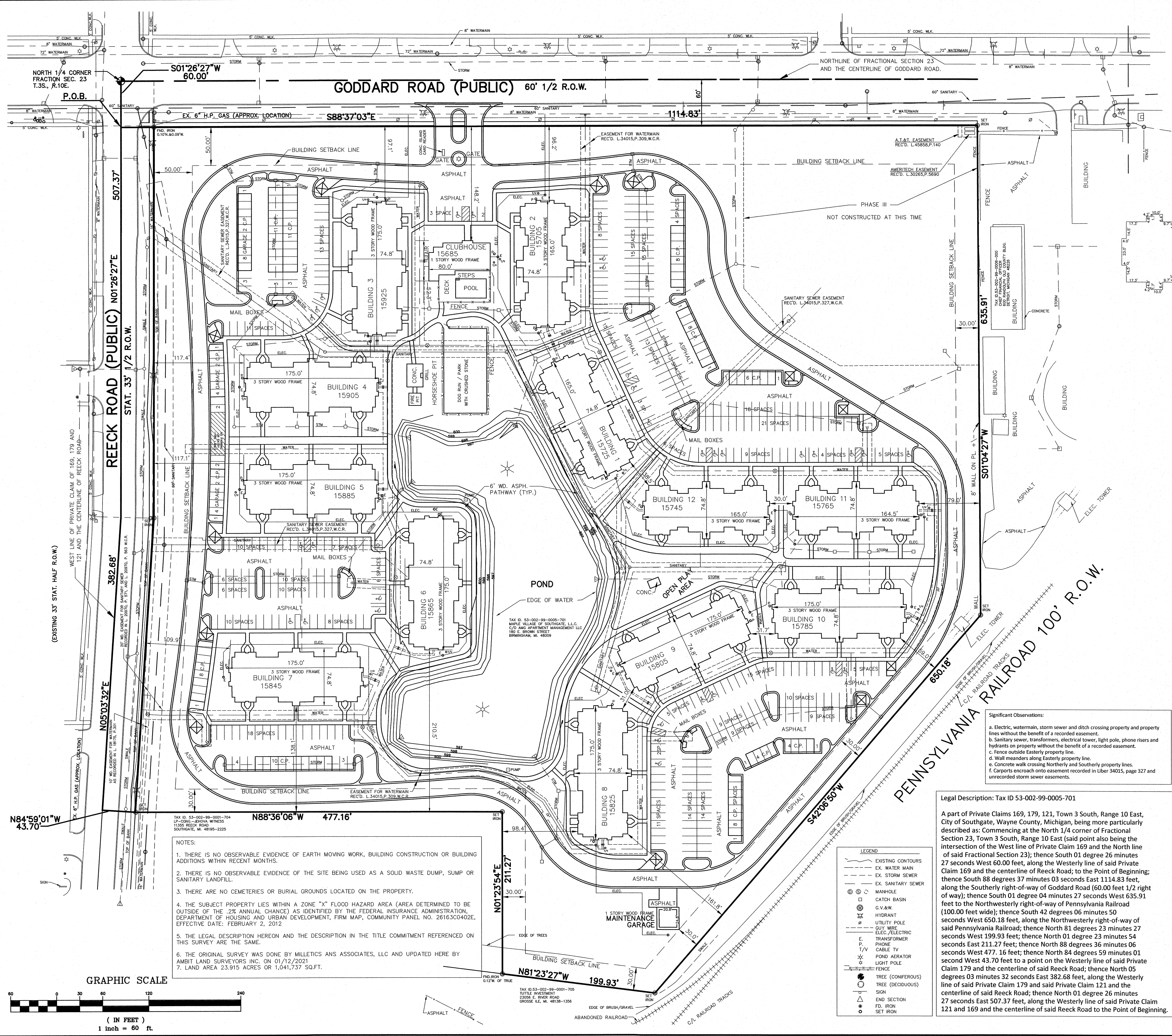
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PROJECT MANAGER:	PK
DRAWN BY:	AA
CHECKED BY:	PK
DATE:	11-23-25

CLIENT INFO:

AMM APARTMENT MANAGEMENT, LLC
180 E. BROWN ST.
BIRMINGHAM, MI 48009
PHONE: 248.480.4420

MAPLE VILLAGE OF
SOUTHGATE RESERVE
SEC. 23, CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN
SHEET TITLE:
E PLAN

PAGE No.: 3



PARKING SPACES

- 31 HANDICAPPED PARKING SPACES
- 407 REGULAR PARKING SPACES
- 84 CARPORT PARKING SPACES
- 16 GARAGE PARKING SPACES
- 538 TOTAL PARKING SPACES

LOCATION MAP

SCALE: 1" = 2000'

ZONING DISTRICT

ZONING DISTRICT	MIN. LOT SIZE PER DWELLING UNIT	MAX. HEIGHT OF STRUCTURE	MIN. YARD SETBACKS	MIN. FLOOR AREA PER UNIT	MAX. PERCENT LOT AREA COVERAGE ALL BLDGS.
RM MULTIPLE FAMILY RESIDENTIAL	(d)	(d)	FRONT 50 (b,c), REAR 30 (b,c), SIDE 10 (b,c)	(d)	35

NOTE: (b,c,d, & e) Letters refer to additional definitions and restrictions within zoning ordinance.

Easements shown hereon are those listed in Title Commitment provided by First American Title Insurance Company, Commitment No. 904700, dated 07/28/2020

Schedule B Exceptions:

- Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1555, page 470, Register No. 612503. (Document is illegible, therefore not shown).
- Easement for Water Main in favor of the City of Southgate and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18175, page 301, Register No. F741023. (Has been shown).
- Easement Agreement in favor of the City of Southgate, State of Michigan, and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 20970, page 563, Register No. 6535475. (Has been shown).
- Easement Agreement in favor of the City of Southgate, State of Michigan, and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 20970, page 571, Register No. 6535477. (Has been shown).
- Ameritech Easement in favor of Michigan Bell Telephone Company, AKA Ameritech Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 30265, page 5690. (Has been shown).
- Terms and Conditions contained in Storm Sewer Connection Easement and Agreement for Maple Village of Southgate Apartments as disclosed by instrument recorded in Liber 30275, page 1737. (Located within Goddard Road Right-of-way, Has not been shown).
- Water Main Easement in favor of the City of Southgate and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 34015, page 309. (Has been shown).
- Sanitary Sewer Easement in favor of the City of Southgate and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 34015, page 327. (Blanket easement, Has not been shown).
- Grant of Easement in favor of Comcast of Taylor, L.L.C. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 45105, page 2022. (Blanket easement, Has not been shown).
- AT&T Easement Agreement in favor of Michigan Bell Telephone Company d/b/a AT&T Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 45858, page 140. (Has been shown).
- Grant of Easement in favor of Comcast of Taylor, L.L.C. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 53546, page 490. (Has been shown).

CERTIFICATION:

I HEREBY CERTIFY TO:

U.S. Department of Housing and Urban Development (HUD), Maple Village of Southgate, L.L.C., Berkadia Commercial Mortgage LLC, and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on November 4, 2020.

Date of Plat or Map: 10-Sept-14
Revised: 22-Sept-14 and 13-Nov-2020 and 12-Jan-2021

Peter P. Palczynski, P.S.
Professional Surveyor # 30096

STATE OF MICHIGAN
PETER P. PALCZYNSKI
PROFESSIONAL SURVEYOR
No. 30096

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

FHA PROJECT NO. 044-11480, 15685 GODDARD ROAD, SOUTHGATE, MI. 48195

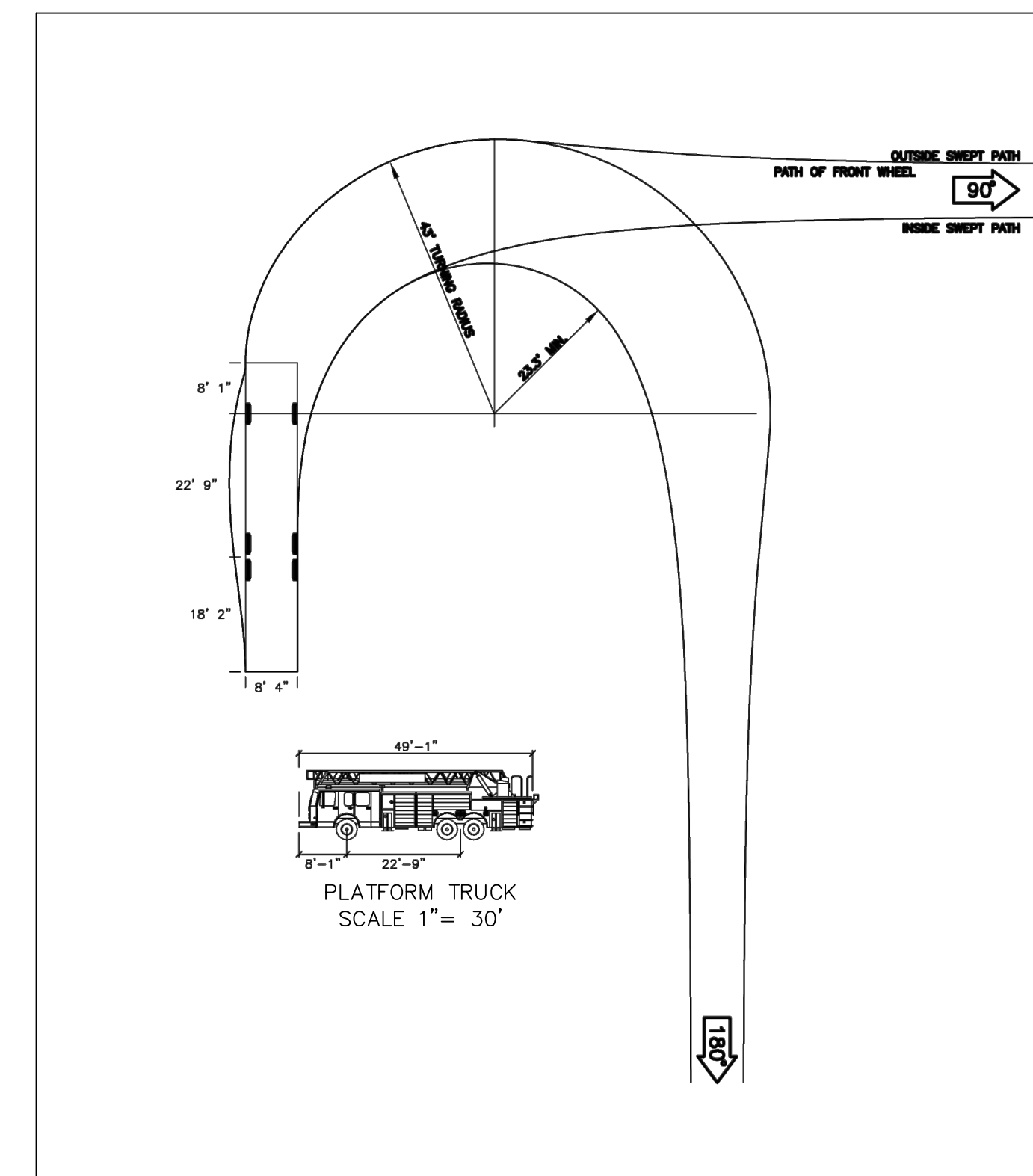
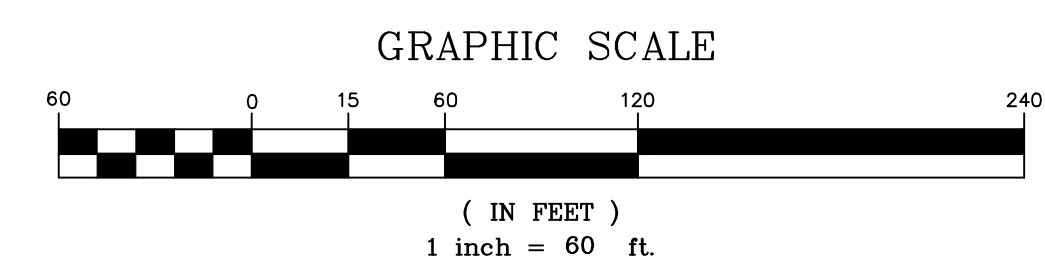
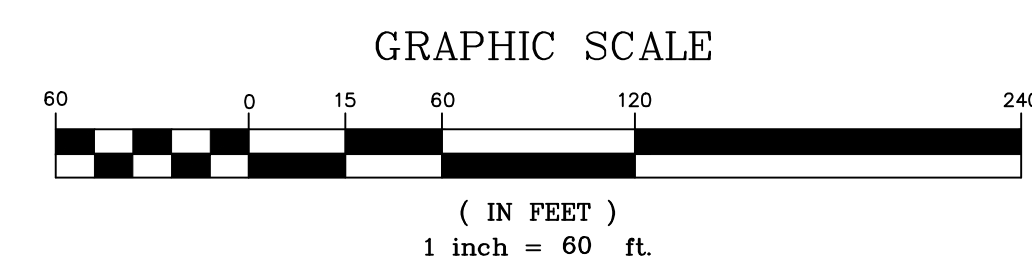
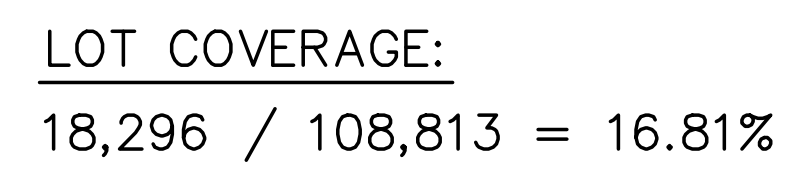
MAPLE VILLAGE APARTMENTS

SECTION 23
CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN

691 WING STREET
Plymouth, MI 48170
ph. 800.221.5263
ph. 734.455.5501
fax 877.837.5267
www.ambitsurveyors.com

Legal Description: Tax ID 53-002-99-0005-701

A part of Private Claims 169, 179, 121, Town 3 South, Range 10 East, City of Southgate, Wayne County, Michigan, being more particularly described as: Commencing at the North 1/4 corner of Fractional Section 23, Town 3 South, Range 10 East (said point also being the intersection of the West line of Private Claim 169 and the North line of said Fractional Section 23); thence South 01 degree 26 minutes 27 seconds West 60.00 feet, along the Westerly line of said Private Claim 169 and the centerline of Reek Road; to the Point of Beginning; thence South 88 degrees 37 minutes 03 seconds East 1114.83 feet, along the Southerly right-of-way of Goddard Road (60.00 feet 1/2 right of way); thence South 01 degree 04 minutes 27 seconds West 635.91 feet to the Northwestern right-of-way of Pennsylvania Railroad (100.00 feet wide); thence South 42 degrees 06 minutes 50 seconds West 650.18 feet, along the Northwestern right-of-way of said Pennsylvania Railroad; thence North 81 degrees 23 minutes 27 seconds East 211.27 feet; thence North 88 degrees 36 minutes 06 seconds East 477.16 feet; thence North 84 degrees 59 minutes 01 second West 43.70 feet to a point on the Westerly line of said Private Claim 179 and the centerline of said Reek Road; thence North 05 degrees 03 minutes 32 seconds East 382.68 feet, along the Westerly line of said Private Claim 179 and said Private Claim 121 and the centerline of said Reek Road; thence North 01 degree 26 minutes 27 seconds East 507.37 feet, along the Westerly line of said Private Claim 121 and 169 and the centerline of said Reek Road to the Point of Beginning.



3 WORKING DAYS |

TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:	
PROJECT MANAGER: PK	
DRAWN BY: AA	
CHECKED BY: PK	
DATE: 04-14-26	

CLIENT INFO:

AMG APARTMENT MANAGEMENT, LLC
180 E BROWN ST.
BIRMINGHAM, MI 48009
PHONE: 248.460.4420

**MAPLE VILLAGE OF
SOUTHGATE RESERVE**

SEC. 23, CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN

**EMERGENCY VEHICLE ROUTE
AND LOT COVERAGE PLAN**



Project:

Prepared for:

Revision: Issued:

Job Number:

Drawn By: _____ Checked By: _____



**Know what's below.
Call before you dig.**

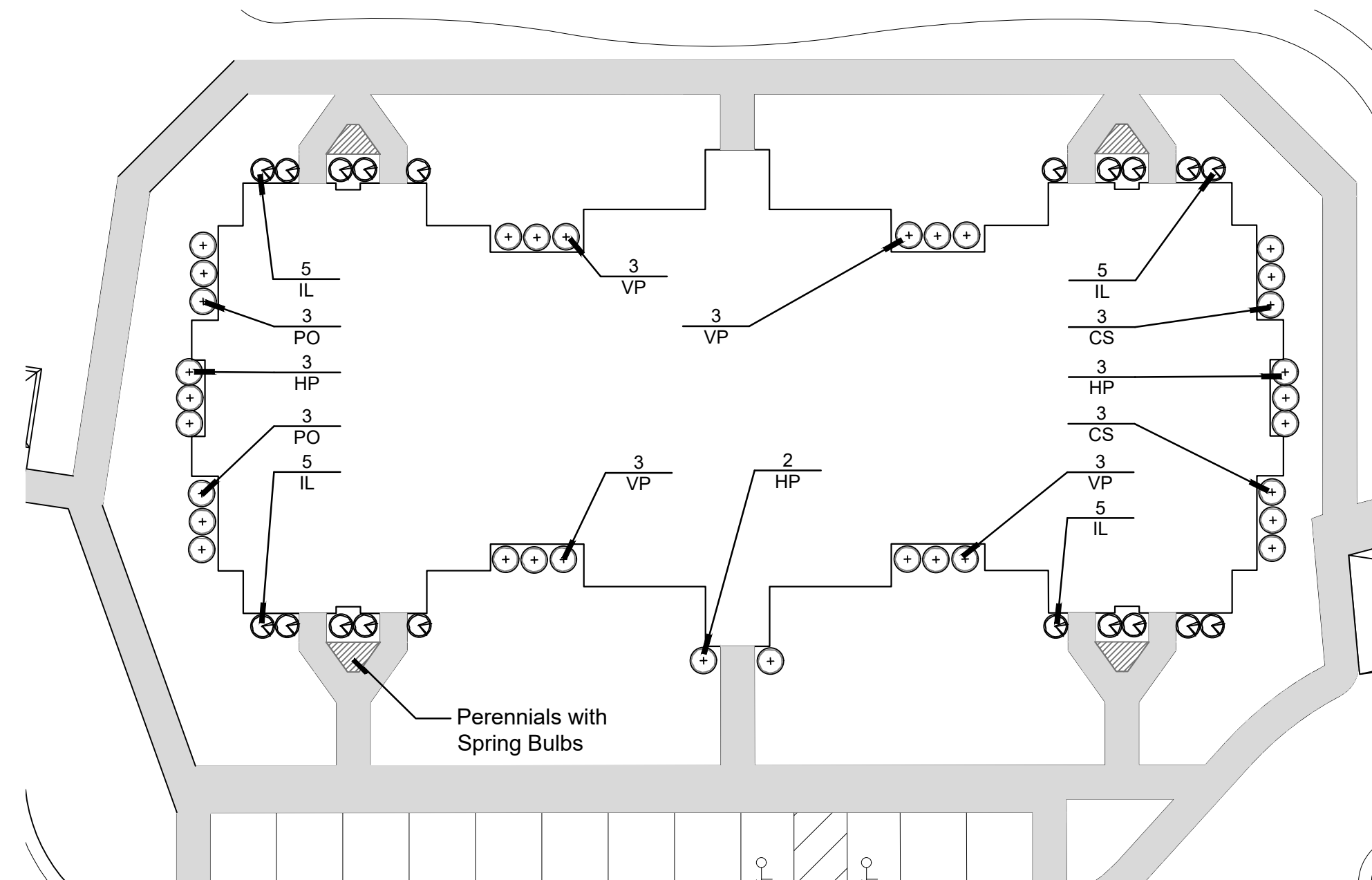
© 2026 Allen Design L.L.C.

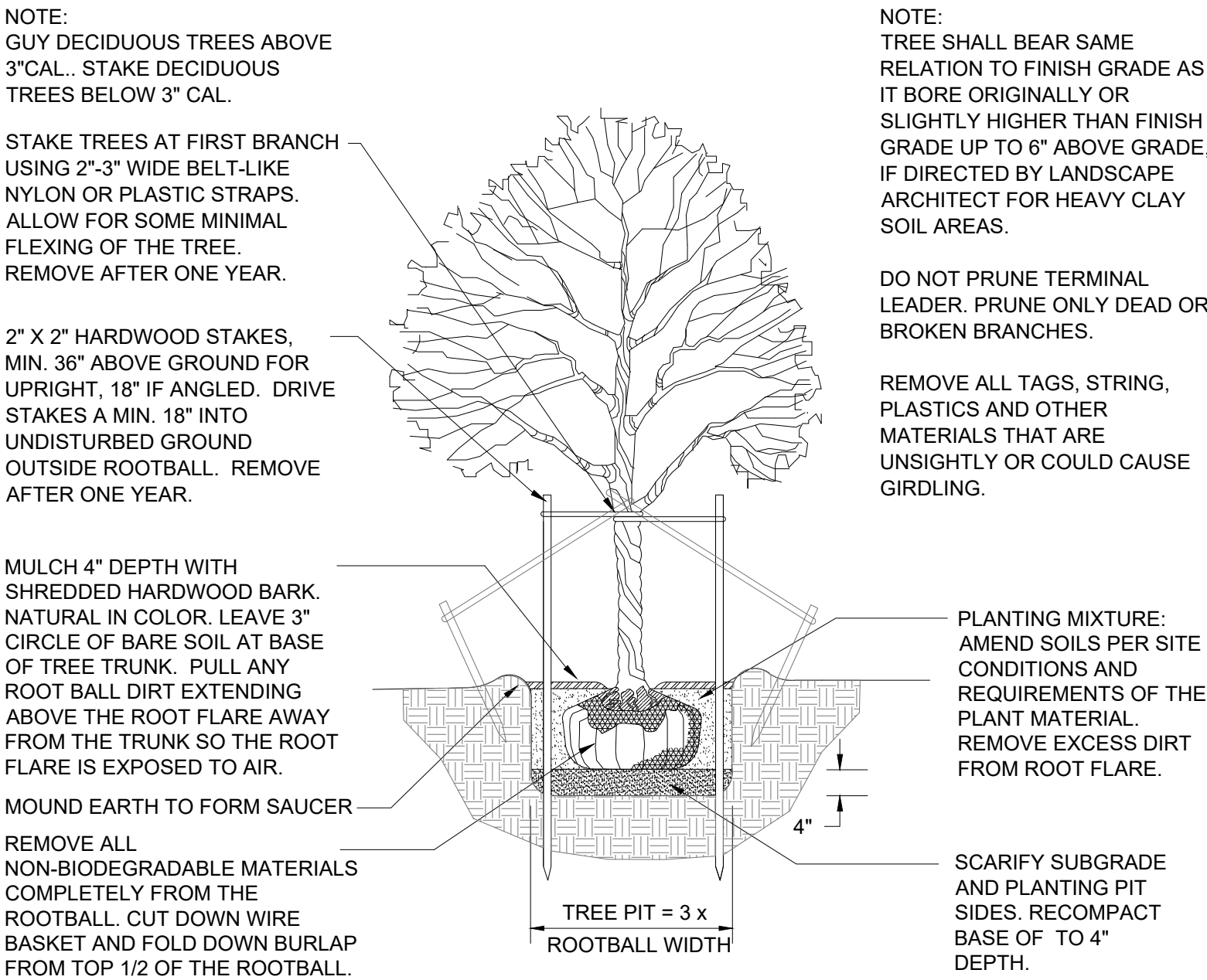


Note:
All Landscape Areas Shall be Provided with an Automatic, Underground
Irrigation System.

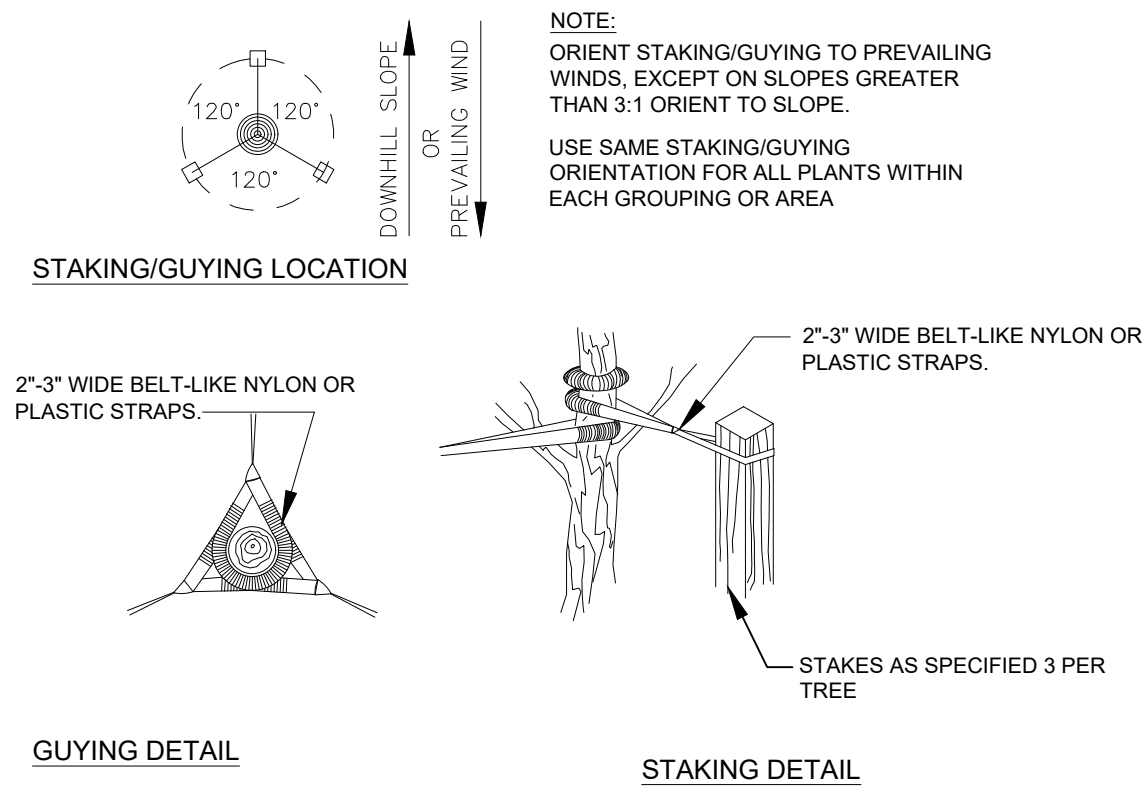
sym	qty.	botanical name	common name	caliper	spacing	root	height
GT	4	<i>Gletisia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2.5"	25' o.c.	B&B	
LT	3	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5"	25' o.c.	B&B	
PA	11	<i>Picea abies</i>	Norway Spruce		15'-20' o.c.	B&B	6'
PH	1	<i>Picea glauca</i>	White Spruce		15'-20' o.c.	B&B	6'
PG	15	<i>Pennisetum a 'Hameini'</i>	Dwarf Fountain Grass		30" o.c.	B&B	#2
PS	8	<i>Pinus strobus</i>	White Pine		15'-20' o.c.	B&B	6'
QM	2	<i>Quercus macrocarpa</i>	Bur Oak	2.5"	25' o.c.	B&B	
UP	5	<i>Ulmus 'Princeton'</i>	Pioneer Elm (Dutch Elm Resistant)	2.5"	25' o.c.	B&B	

Unit Typical



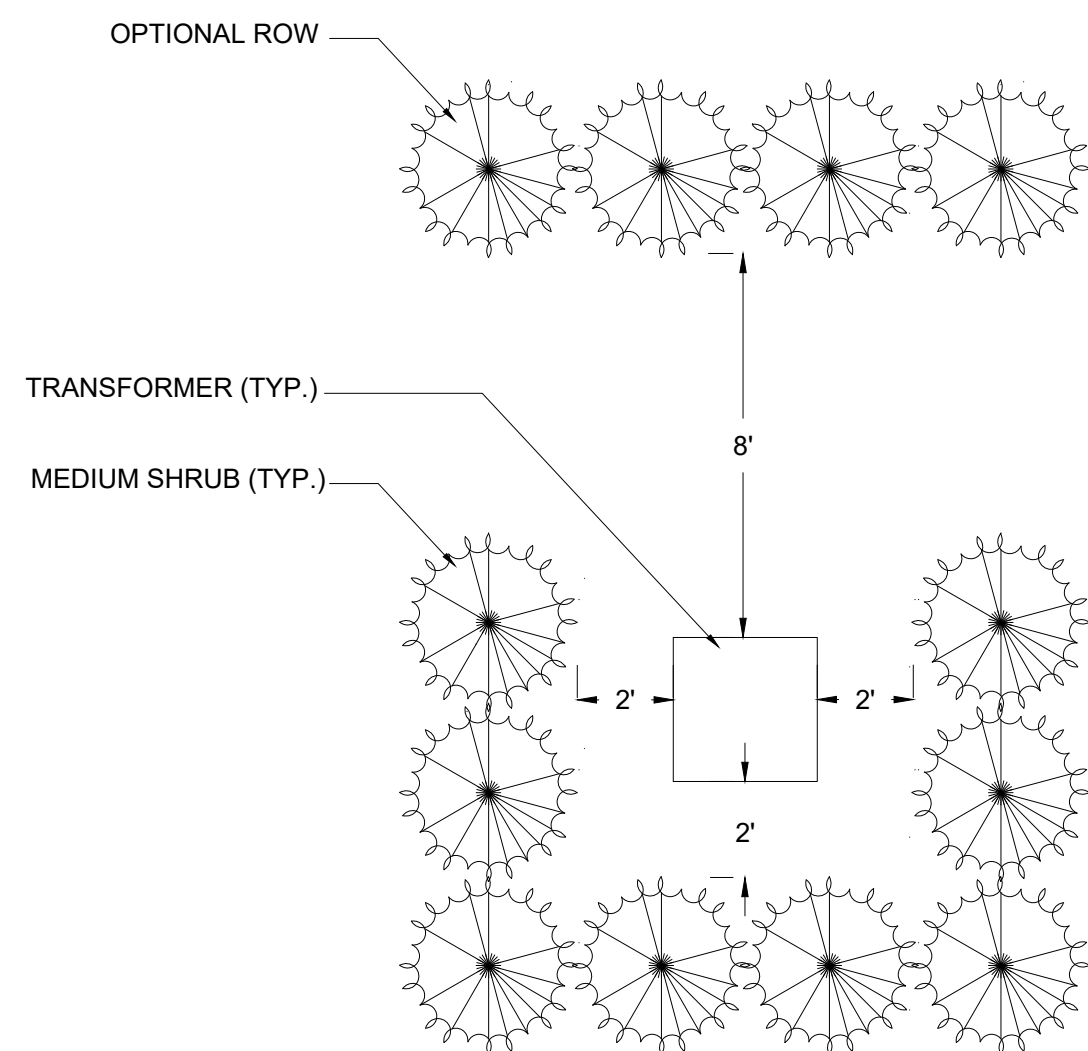


DECIDUOUS TREE PLANTING DETAIL



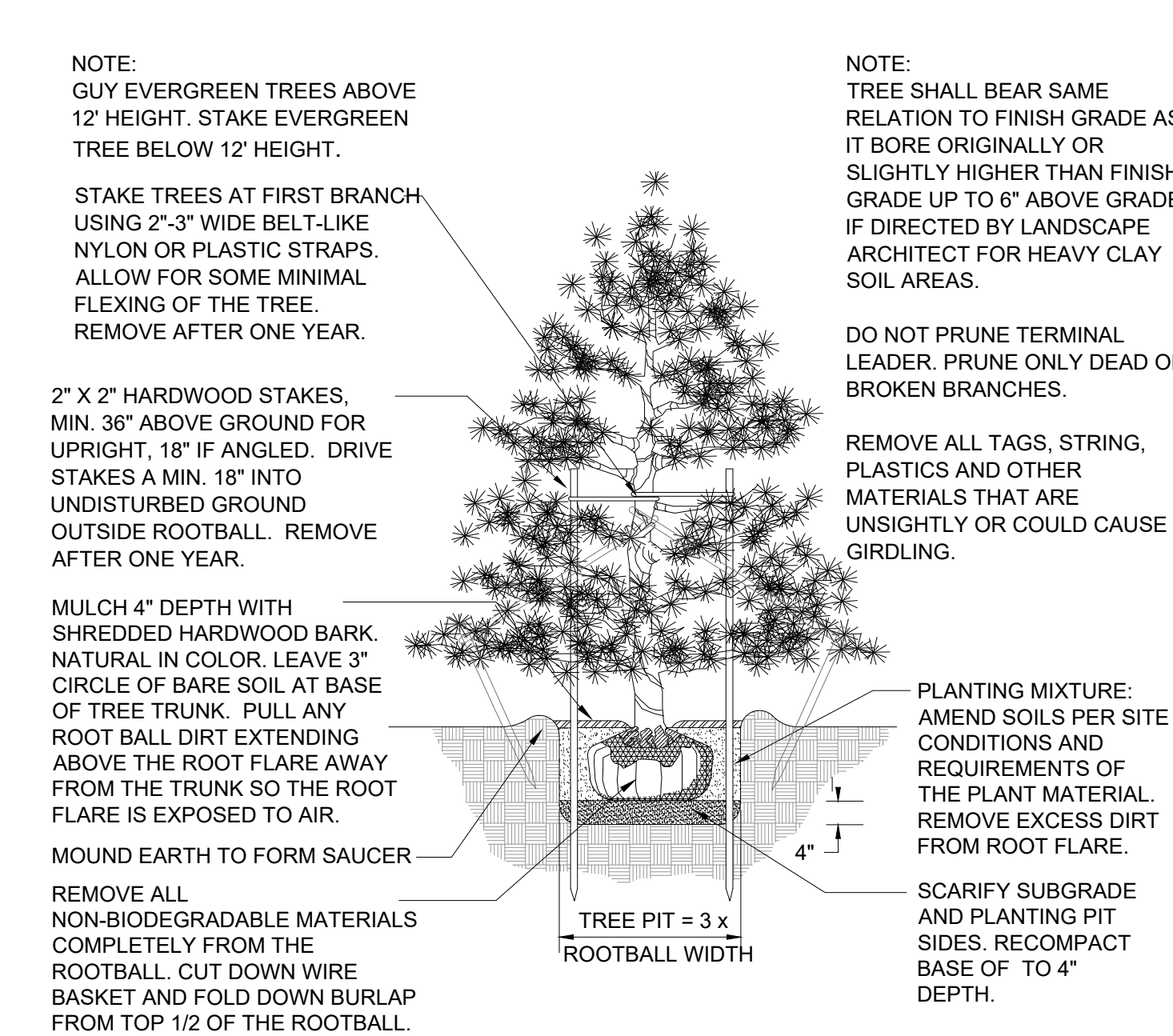
TREE STAKING DETAIL

Not to scale

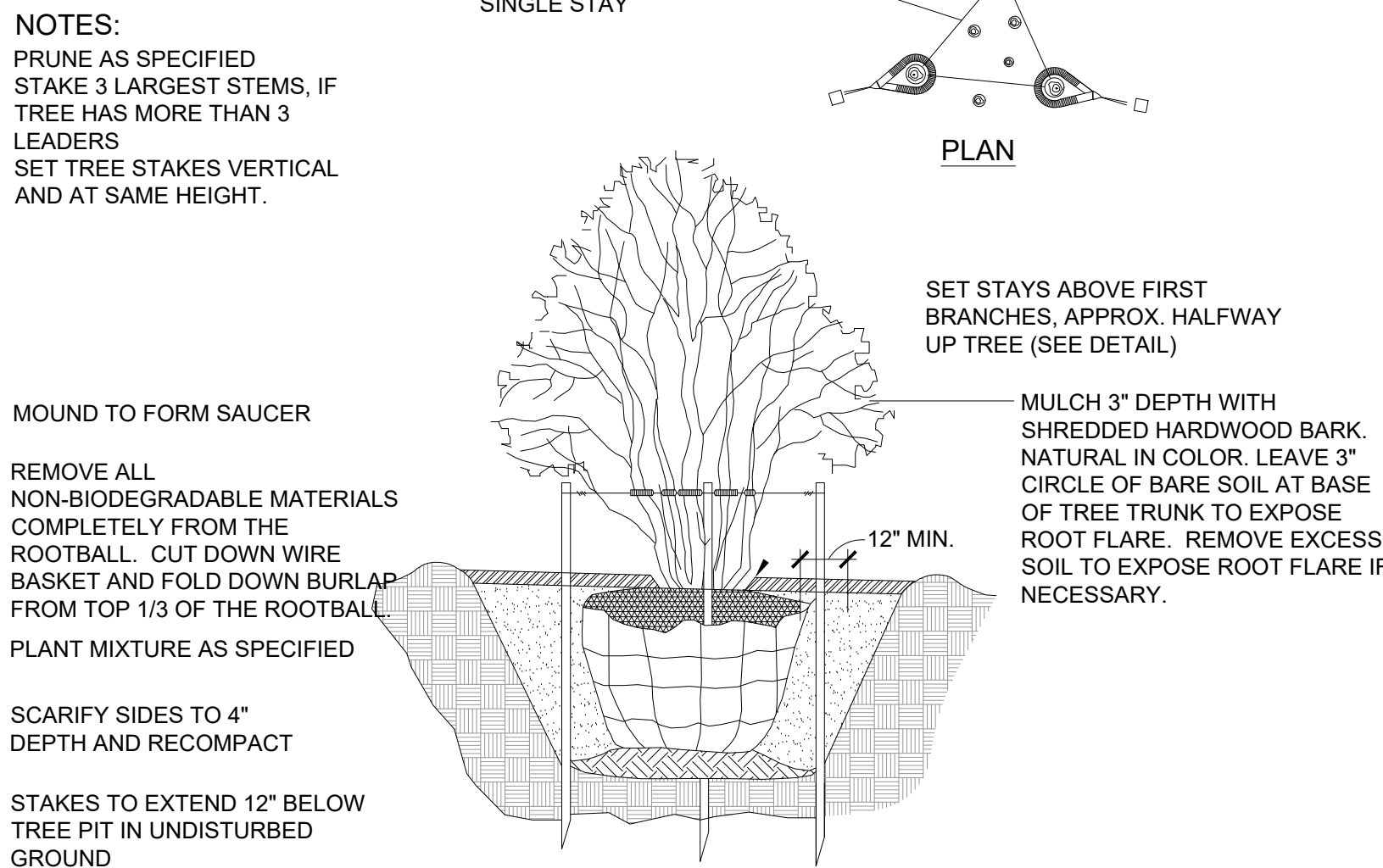


TRANSFORMER SCREENING DETAIL

Not to scale

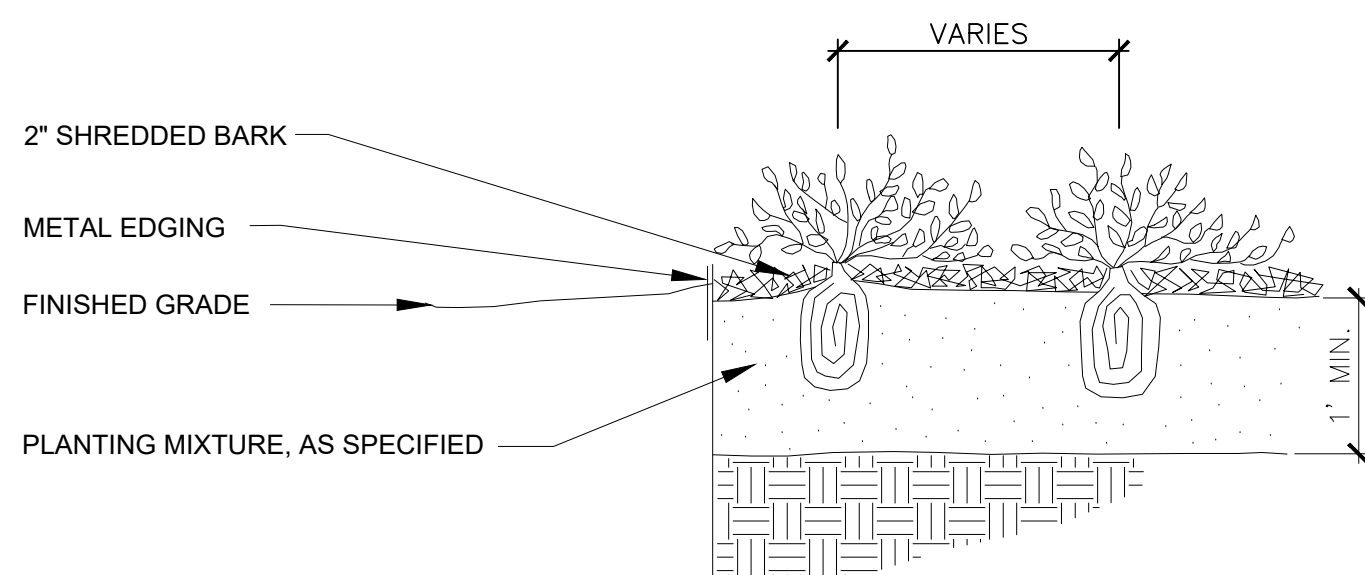


EVERGREEN TREE PLANTING DETAIL



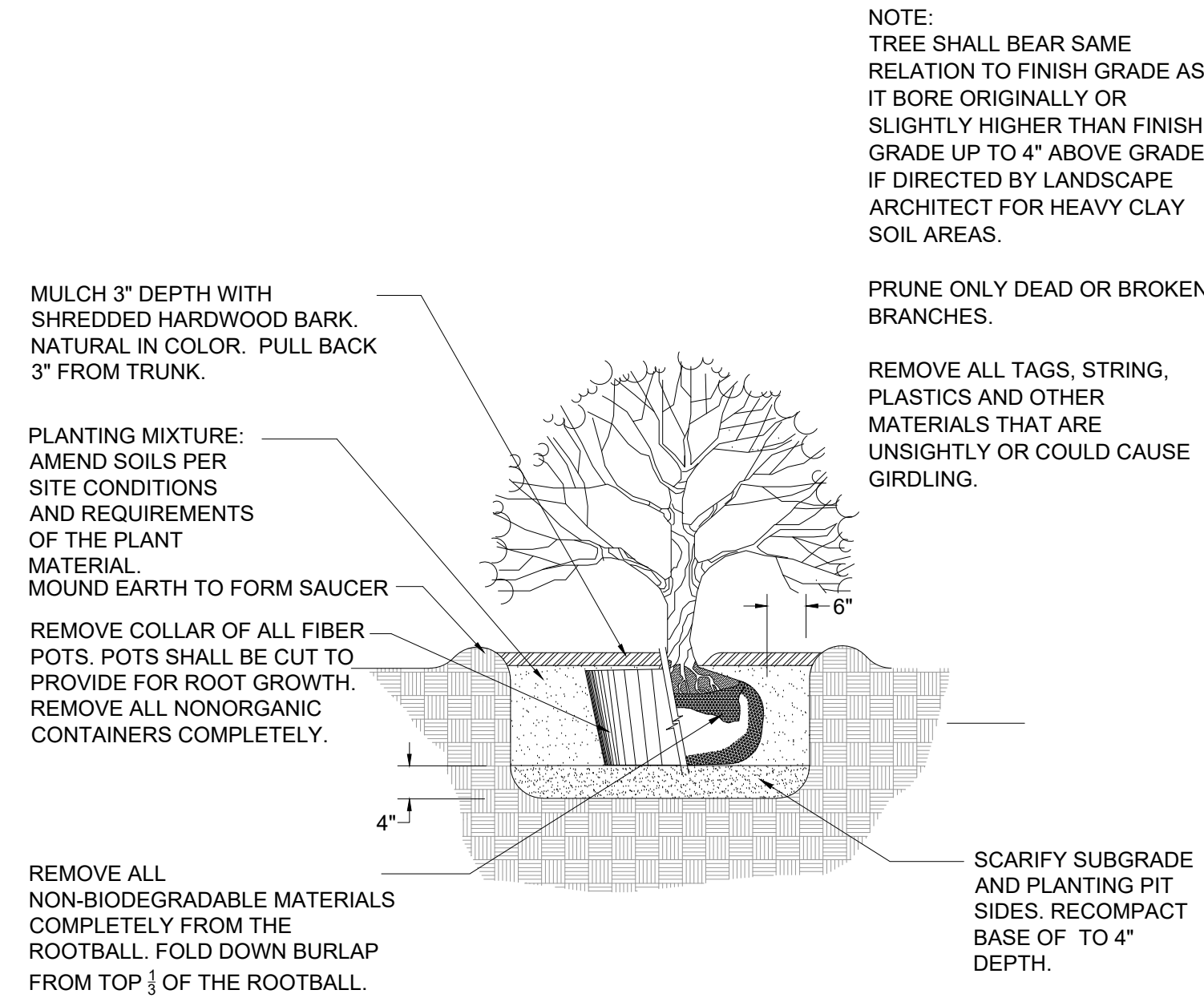
MULTI-STEM TREE PLANTING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale



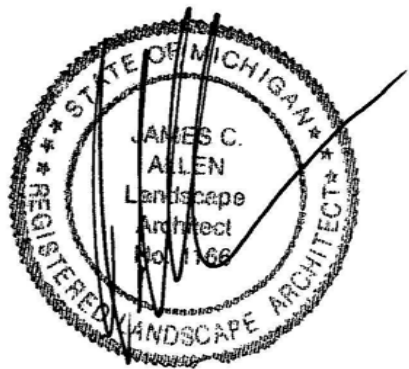
SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Southgate's Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cherladelph" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:

Landscape Details

Project:

Maple Village
Southgate, Michigan

Prepared for:

AMG Apartment Management
180 East Brown Street
Birmingham, Michigan 48009

Revision:

Review
Revised
Revised

Issued:

January 9, 2026
January 20, 2026
May 5, 2026

Job Number:

26-001

Drawn By:

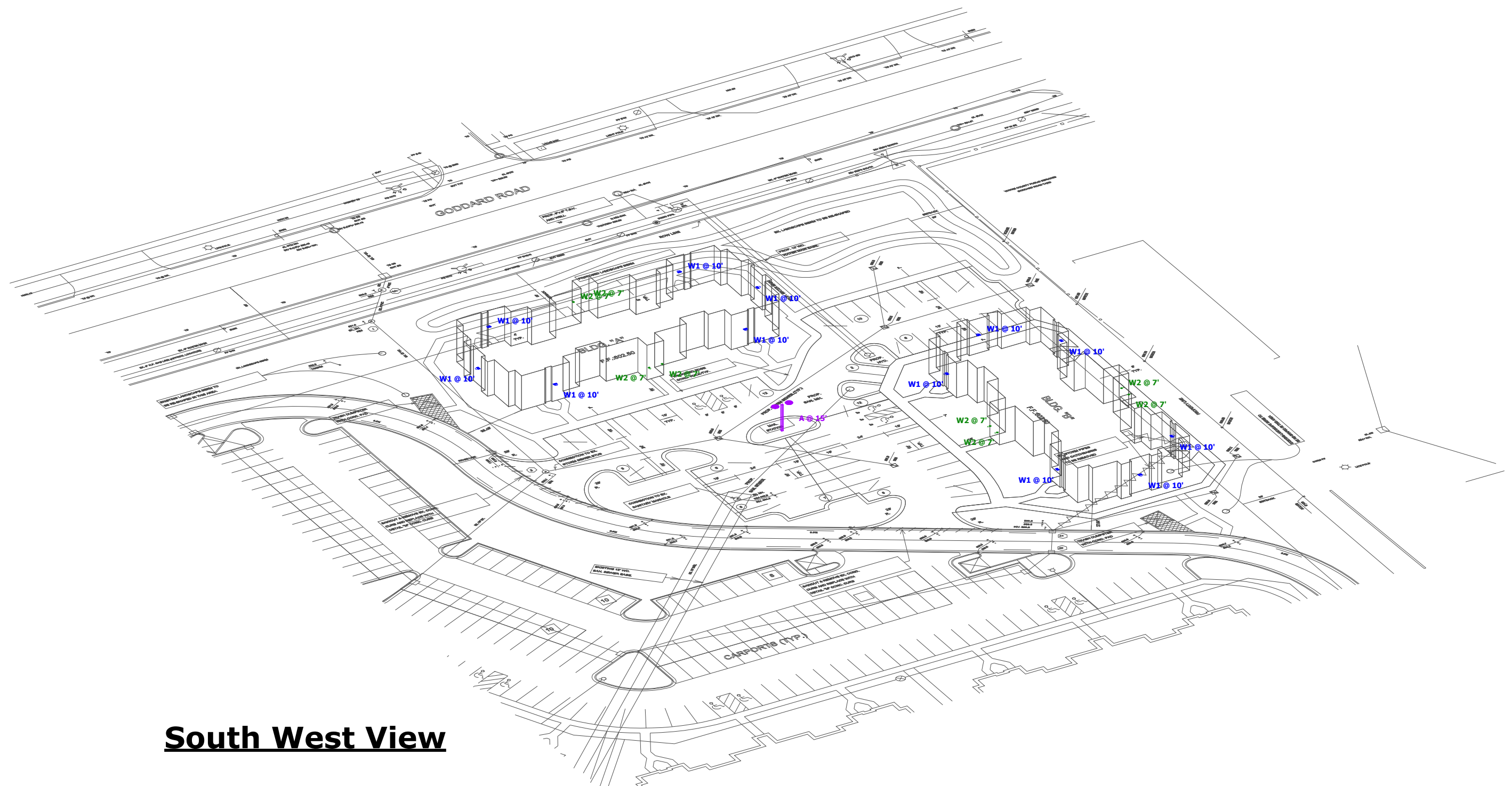
jca

Checked By:

jca

Sheet No.





Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERALL	+	0.1 fc	5.9 fc	0.0 fc	N/A	N/A	0.0:1

Drawing Note

Ordering Note

General Note

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

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

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

Designer
DB/KB
Date
3/25/2026
rev. 04/07/2026
Scale
Not to Scale
Drawing No.
#26-56378-V2
1 of 2

VISUAL COMFORT & Co.

8338701-12: Small One Light Downlight Outdoor Wall Lantern



Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #:785652027550

Finish: Black (12)

Dimensions:

Width: 6.5"
Height: 12.5"
Weight: 2.2 lbs

Extends: 7.75"
Wire: 6.5" (color:Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 100.0w Max. 120v Not included

Features:

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Die Cast Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (990W83387_1-SEV)
English (8338701 8338751 8438751)

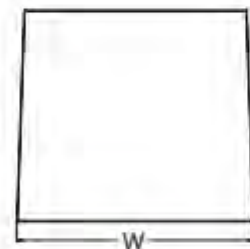


WDGE1 LED Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard ILM, 9°C	Color ILM -20°C	Series	Lumens (lm/ft²)						Notes
				P1	P2	P3	P4	P5	P6	
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—	—
WDGE2 LED	10W	10W	Standard / Right	1,200	2,000	3,000	4,500	6,000	—	—
WDGE3 LED	15W	10W	Standard / Right	7,300	8,500	10,000	12,000	—	—	—
WDGE4 LED	—	—	Standard / Right	12,000	16,000	18,000	20,000	22,000	25,000	—

Ordering Information

EXAMPLE: WDGE1 LED P2 40K RCR VF MVOLT SRM PE DDBXD

Series	Package	Label Temperature	CR	Beam Spread	Voltage	Mounting	Shipped included			
WDGE1 LED	P1	27K 270K	80CRI	VF	VF	Visual comfort forward throw	SRM	Surface mounting bracket	—	—
	P2	30K 300K	80CRI	VW	VW	Visual comfort wide	KW	Indirect Canopy/Chiller Mount bracket (dry/damp locations only)	—	—
		35K 350K								
		40K 400K								
		50K 500K								
Shipped separately							Shipped separately			
AWS							3/8-inch Architectural wall spacer			
PBBW							Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.			

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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 18, 2026

Revised: May 18, 2026

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT:	Maple Village of Southgate, LLC
AGENT:	AMG Apartment Management
ADDRESS:	180 E Brown Street Birmingham, MI 48009
PARCEL ADDRESS:	15685 Goddard Road Southgate, MI 48195
PARCEL ID:	53-002-99-0005-701
CURRENT ZONING:	RM, Multiple Family Residential
ACTION REQUESTED:	Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

The city is in receipt of a site plan review application for the proposed expansion of the existing Maple Village Apartments along Goddard Road. The proposed expansion will consist of forty (40) additional multi-family apartment units constructed in the same style and size as the already existing units. The expansion will occur in the northeast corner of the 23-acre parcel which is currently existing open space. The parcel is currently zoned RM, Multiple Family Residential where apartment buildings are a permitted use within the district, subject to site plan review and approval by the Planning Commission.

As noted in section 1298.07, site plan review is required for any multiple-family residential dwellings. The role of the Planning Commission is to determine if the proposed expansion meets the requirements of the zoning ordinance including but not limited to landscaping, parking, access management, and ensuring the construction will result in a harmonious relationship between the development and existing land use patterns.

During the initial review period earlier this year, revised plans have been submitted for the Planning Commission's consideration.

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date October 2025

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the RM District area requirements based on the Schedule of Regulations per Section 1298.01:

	Required	Provided	Meets Requirement
Lot Area*	96 Rooms Max.	96 Rooms	Yes
Lot Width	N/A	1,114 Feet	Yes
Setbacks			
Front	50 Feet	50 Feet	Yes
Side	30 Feet	30 Feet	Yes
Rear	30 Feet	30+ Feet	Yes
Lot Coverage	35%	16.81%	Yes
Building Height	2 Stories, 35 Feet	2 Stories, ≈19 Feet	Yes

**1298.01(d) the total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by 1,550 for conventional multiple dwelling units. Calculation used: 149,800 square feet / 1,550 = 96.645 rooms.*

Revised lot coverages have been provided on sheet 5, which meets ordinance requirements.

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	• Apartments	• RM, Multiple Family Residential
North	• Single Family Homes	• R1A, Single Family Residential (Allen Park)
East	• Wayne County Public Services	• M-1, Light Industrial
West	• Single Family Homes	• R-1B, One Family Residential
South	• Transit Warehouse	• M-1, Light Industrial

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed expansion will consist of two (2) new buildings, labeled “A” and “B”, located in the northeastern corner of the property, with a single, continuous parking area bisecting the buildings. The parking area will connect to the existing internal drive via two (2) curb cuts. A landscape berm is also proposed within the front yard setback along the northern portion of the expansion area, parallel to Goddard Road.

Items to be Addressed: None.

PARKING, LOADING

As regulated by section 1292.02, multi-family dwelling units with one bedroom requires “1.50 spaces for each dwelling unit,” while two or more-bedroom units require “2.00 spaces for each dwelling unit.”

A summary of parking and loading requirements per section 1292.02 is located within the table on the next page.

	Requirement	Calculation	Spaces Required & Other	Spaces Provided & Other
Off-Street Spaces	1.5 spaces per one bedroom 2 spaces per two or more bedrooms	1-bedroom units = 24 x 1.5 = 36 spaces 2-bedroom units = 16 x 2 = 32 spaces	68 Spaces	68 Spaces
Barrier Free Spaces	1 per 25 spaces	68/25 = 2.72	3 spaces	4 spaces
Maneuvering Lane Width	22 feet	N/A	22 feet	24 feet
Parking Space Dimensions	10 x 19 feet	N/A	10 x 19 feet	10 x 19 feet
Loading Spaces	N/A	N/A	N/A	N/A

There is numerous covered parking structures located throughout the existing development. Revised plans confirm that covered parking is proposed for the expansion, with locations marked on sheet 3.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Site Access: The site will retain its primary access of Goddard Road. The only new proposed curb cuts are within the internal drive of the site.

Circulation: Maneuvering lane widths are shown to meet ordinance requirements of twenty-two (22) feet for 90-degree parking spaces. Turning Radii for emergency vehicles have been provided on sheet 5 of revised plans. We defer final determination on site circulation to the Southgate Fire Department and Engineer.

Pedestrian Circulation: Internal pedestrian paths are provided throughout the expansion area. A connection to the existing sidewalk along Goddard and the clubhouse should also be provided. The response letter provided by the applicant indicates that a sidewalk south of Building B was added, however revised and previous plans appear to match, with no added sidewalk. At a minimum, pedestrian striping and signage should be provided going across the street, as the new expansion area will be the only grouping of buildings that will not have safe, internal access to the clubhouse.

Waste/Dumpster Enclosure: Two (2) new dumpster enclosures on concrete pads are proposed on the northwest and southern areas of the expansion site. Elevations of the dumpster enclosures have been provided on sheet 3 of revised plans.

Items to be Addressed: 1) Approval of site access and circulation by Fire Department. 2) Approval of site access and circulation by City Engineer. 3) Clarify pedestrian connections to Clubhouse and Goddard sidewalks.

UTILITIES

Proposed utility connections are provided on sheet 3. Connections include sanitary sewer, water, and storm sewer. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: *City Engineer approval of proposed utilities.*

LANDSCAPING

A landscape plan has been provided on sheet L-1 and L-2.

Street Trees: A landscaped berm consisting of seventeen (17) trees is proposed along Goddard Road on the northern portion of the site. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement is provided under “general landscape notes” #5.

Parking Lot: Twelve (12) deciduous trees are proposed throughout the expansion area parking lot, along with various shrub plantings. Overall, 104 shrub plantings are proposed throughout the site. Plans indicate stone islands spread throughout the lot, which we note that additional shrub plantings within the islands would add to site aesthetics.

Screening: The Wayne County public services yard lies directly adjacent to the expansion area on the eastern property line, where a considerable number of trees already exist. Revised plans provide the locations of trees proposed to be removed, which total at two (2), with all existing trees at the property line being preserved. Eighteen (18) evergreen trees are proposed along the eastern property line, which are indicated to be planted at a height of six (6) feet.

Section 1298.09 states “*Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space.*” Current plans show a calculation of 48.8%. A note on revised plans also indicates the site will be served by an on-site irrigation system. A measurement should also be added to the trees on the eastern property line to ensure all plantings will be at least four (4) feet from the property line and show a separation of ten (10) feet in between plantings. All proposed landscape material consists of city approved species, as well as no invasive species.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, planting size, and spacing dimensions, all of which are provided on the current landscape plan on sheet L-2. Planting symbols, quantities, size, and spacing information are provided. Revised plans on Sheet L-1 show shrub and tree spacings meeting ordinance requirements.

Items to be Addressed: *None.*

LIGHTING

A lighting/photometric plan has been provided in revised plans and shows footcandle measurements of 0.0 at all property lines. Proposed lighting includes building mounted fixtures, which are shown to be directed downward, along with one (1) pole fixture with a height of fifteen (15) feet in the center of the expansion area. Additional pole fixtures should be added in the northeast, south, and western parking areas for additional security for tenants walking to and from their cars at night.

Items to be Addressed: Add lighting pole fixtures as noted.

SIGNS

No Signage appears to be provided for the proposed expansion. If any signage is proposed in the future, review and approval by the City Building Department would be required.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided as supplemental documents in the application, which states the construction materials will match what is currently present on site. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed: Approval of proposed building materials by the City Building Department.

RECOMMENDATION

Based on the updated information provided, we recommend site plan approval for the proposed expansion, subject to the items listed below being addressed to the satisfaction of the Planning Commission.

1. Approval of site access and circulation by Fire Department.
2. Approval of site access and circulation by City Engineer.
3. Clarify pedestrian connections to Clubhouse and Goddard sidewalks.
4. City Engineer approval of proposed utilities.
5. Add lighting pole fixtures as noted.
6. Approval of proposed building materials by the City Building Department.



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