



AGENDA

REGULAR PLANNING COMMISSION MEETING

OAK PARK, MICHIGAN
AUGUST 3, 2026
6:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes 6-15-29
- 5. COMMUNICATIONS/CORRESPONDENCE**
 - A. Administrative Approval, Electrify America EVCA Installation - Kroger Parking Lot, 26200 Greenfield Rd.
- 6. MATTERS FOR CONSIDERATION**
 - A. NEW BUSINESS
 1. Site Plan Review, H.O. Trerice, Storage Building Addition, 12950 W. 8 Mile Rd.
- 7. PLANNING COMMISSION MATTERS FOR DISCUSSION - (FROM MEMBERS ONLY)**
- 8. PUBLIC COMMENT ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING**
- 9. ADJOURNMENT**



**MINUTES
REGULAR PLANNING COMMISSION MEETING**

**OAK PARK, MICHIGAN
JUNE 15, 2026
6:00 PM**

1. CALL TO ORDER

The meeting was called to order at 6:00 PM in the City Council Chambers of City Hall, 14000 Oak Park Blvd., Oak Park, MI 48237, by Vice Chairperson Brown and roll call was made.

2. ROLL CALL

PRESENT: City Manager Tungate, Mayor McClellan, Vice Chairperson Brown, Commissioner Eizelman, Commissioner Tkatch, Commissioner Walters-Gill

ABSENT: Chairperson Torgow, Commissioner Seligson

OTHERS

PRESENT: Economic Development & Planning Specialist Salam Habhab, Director of Municipal Services, Kim Marrone, City Clerk Ed Norris

3. APPROVAL OF AGENDA

MOTION by **McClellan**, **SECONDED** by **Tkatch**, to **approve** the agenda allowing 6 B to be considered before 6A.

Vote:	Yes:	Tungate, McClellan, Brown, Eizelman, Tkatch, Walters-Gill
	No:	None
	Absent:	Torgow, Seligson

MOTION CARRIED

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes 05-04-26

MOTION by **Tkatch**, **SECONDED** by **Eizelman**, to **approve** the agenda as presented.

Vote:	Yes:	Tungate, McClellan, Brown, Eizelman, Tkatch, Walters-Gill
	No:	None
	Absent:	Torgow, Seligson

MOTION CARRIED

5. COMMUNICATIONS/CORRESPONDENCE

A. Administrative Approval, Forgotten Harvest - RV Shelter, 15000 W. 8 Mile Rd.

Administrative Approval for the installation of an RV shelter at 15000 W. Eight Mile Rd., Oak Park, MI 48237, Parcel ID # 52-25-31-326-011. The RV shelter [25' W x 51' L x 14' H] was constructed to provide weather protection to the truck bay and entrance door located at the northeast rear of the building; however, it was constructed without obtaining the required administrative review and building permits and was not included in the site plan review application for the building addition approved on February 2, 2026. Because the RV shelter is an existing structure and is not part of the proposed building addition, an administrative review is required.

After reviewing the information provided, the Economic Development and Planning Department has administratively approved the request and related Site Plan.

Site/Sketch Plan provided for Administrative Approval Review		
Title	Sheet	Date
Site Plan	A001	Received 4/9/2026
Exterior and interior views of the structure	6 views	Received 4/9/2026

The approval is conditioned on the following:

1. All the conditions of the original Site Plan Approval granted on May 13, 2019, for the new headquarters of Forgotten Harvest, 15000 W. 8 Mile Rd., remain in effect.
2. All landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days' written notice from the City or within an extended time period as specified in said notice.
3. Any modifications to the accesses on Hubbell St. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
4. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.
5. All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
6. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
7. The site plan shall comply with the requirements of the City of Oak Park Engineering,

Building, and Fire Department.

B. Outdoor Dining, Des Velo, 13631 W. 11 Mile Rd.

Approval for outdoor dining at Das Velo, 13631 W 11 Mile Rd. Parcel #52-25-19-227-042. After reviewing the application material, the Economic Development and Planning Staff has approved the request to add an outdoor dining area for the cafe.

The approval is conditioned on the following:

1. The outdoor dining area's hours of operation shall be consistent with those inside the cafe. The proposed business hours are 7 AM to 7 PM daily.
2. The outdoor dining area shall comply with the City's noise code and shall not disturb the quiet, comfort, or repose of persons in the nearby residential areas, schools, places of worship, or businesses.
3. The cafe shall clean the entire outdoor dining area and all other adjacent landscaped and sidewalk areas by removing debris, trash, sweeping and washing down the area each day. The cleaning shall be conducted as frequently each day as necessary to prevent debris and trash from being blown or scattered onto other properties. A thorough sweeping and cleaning shall be conducted at the close of business each day.

6. MATTERS FOR CONSIDERATION

A. OLD BUSINESS

1. Master Plan Update Presentation by Giffels Webster

Representatives from Giffels Webster presented an overview of the Master Plan update process, including the project timeline, vision and goals, and future land use framework. The timeline outlines completed engagement activities and anticipated next steps culminating in a public hearing and plan adoption.

The vision emphasizes strengthening the community's quality of life, enhancing cultural programs and collaboration, and supporting economic growth through business development and vibrant commercial areas.

Key goal areas include expanding housing options, improving public spaces and infrastructure, increasing civic engagement, maintaining high-quality city services, and promoting environmentally sustainable practices. Additional priorities focus on supporting business growth, improving commercial corridors, and updating zoning and regulatory tools.

The future land use component was reviewed, noting that it is intended to guide development patterns and is supported by a zoning plan that relates future land use categories to zoning districts, including districts that do not yet exist.

The Master Plan Update process began in March 2026 and will culminate with its adoption in February 2027.

B. NEW BUSINESS

1. Site Plan Review, P.R. Speakeasy, 14441 W. 11 Mile Rd.

Site Plan Review (SPR) request submitted by Ryan Balicki for a speakeasy-style distillery/winery/brewery, an off-site tasting room for Copper Hop Brewing Company. The 0.21 acre site (9,000 square feet) comprises an industrial one-story building of 4,100 square feet (former SEERCO facility). The building is located along the west side of the site, with the east portion of the parcel improved for surface parking. Vehicular access is provided from W. 11 Mile Rd., with additional access to municipal parking located at the rear of the property.

The applicant proposes renovating the rear suite (1,800 square feet) of the existing building to operate a speakeasy-style distillery/winery/microbrewery. The proposal features a primary bar area, built-in booth seating, a separate private lounge area, and a storage and production area.

Operations will include small-scale on-site final production of microbrewery products and distillery/winery retail tasting service, serving as an off-site tasting room for Copper Hop Brewing Company.

The property is located within the City's Water Tower Social District, which allows outdoor consumption of to-go alcoholic beverages within the designated district. The proposed use complements the current restaurants, coffee shops, breweries, and other sports-entertainment uses within the district.

MOTION by Walters-Gill, SECONDED by Tungate, to approve the Site Plan for, P.R. Speakeasy, 14441 W. 11 Mile Rd. subject to the following conditions:

Conditions of Site Plan approval:

1. The applicant shall provide on-site a minimum of four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
2. The applicant shall work with Economic Development and Planning staff to identify and propose any feasible landscaping enhancements, where applicable.
3. All new landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30 days of written notice from the city or within an extended time period as specified in said notice, consistent with Section 447 of the Zoning Ordinance.
4. Any modifications to the access on 11 Mile Rd. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. The applicant must either participate in the municipal dumpsters in the adjacent parking lot or provide a dumpster and enclosure on the site in compliance with the provisions of Article 3, Division 1, Section 333.
6. Any proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.
7. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal

building in compliance with the provisions of Article 3, Division 1, Sec.318.

8. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

9. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building, and Fire Departments.

Vote:	Yes:	Tungate, McClellan, Brown, Eizelman, Tkatch, Walters-Gill
	No:	None
	Absent:	Torgow, Seligson

MOTION CARRIED

7. PLANNING COMMISSION MATTERS FOR DISCUSSION - (FROM MEMBERS ONLY) - NONE

8. PUBLIC COMMENT ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no members of the audience who wished to speak.

9. ADJOURNMENT

The meeting was adjourned at 6:52 PM.

Jo Lynn Williams-Elliott, Deputy City Clerk



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

Mayor
Marian McClellan
Mayor Pro Tem
Julie Edgar
Council Members
Stephanie Crawford
Solomon Radner

City Manager
Erik Tungate

June 25, 2026

Frank Dalio
c/o Black & Veatch
180 N. Wacker Dr. Ste. 300
Chicago, IL 60606

RE: Electrify America - EVCS, Kroger Parking 26200 Greenfield Rd

Dear Frank Dalio,

This letter is in regard to your request for Administrative Approval for the installation of Electrical Vehicle Charging Stations (EVCS)- EA C3/C4 M1240533 Oak Park, at the existing Kroger parking lot, 26200 Greenfield Rd. The proposal includes installation of (10) BTC 250KW Dispersers, (5) 360KW BTC power units, (1) switchboard assembly, (1) utility transformer, (3) light poles, H-Frame, (1) step down transformer, and (1) panelboard.

After reviewing the information that you provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan, as described below.

Site/Sketch Plan provided for Administrative Approval Review		
Title	Sheet	Date
Program Overview	-	5-07-2026
Owned Property Site License – confidential	-	Received 5-18-26
Site Plan Set	T-1, GN-1, GN-2, GN-3, C-1, C-2, C-3, C-4, C-5, C-6, C-7, E-1, E-2, E-3, E-3.1, E-4, G-1, D-1, D-2, D-3, D-4	Received 5-18-26
	Topographic Survey	
	Staging Plan	
	BTC Equipment Specifications and Listing Documentation	

Please be advised that the approval is conditioned on the following:

1. All equipment associated with the EV charging station, including transformers and service switchboards, shall comply with the performance standards in Section 320. Noise levels generated by such equipment shall not exceed seventy (70) dB(A) at any property line.

2. The site plan depicts one (1) accessible EV parking space consistent with the Zoning Ordinance. The accessible space shall comply with applicable state building codes and ADA Standards for Accessible Design and shall be reviewed as part of the building permit application.
3. The applicant shall provide details regarding any trees proposed for removal, including their location, species, and size, to determine the required tree replacement rate in compliance with Section 442 of the Zoning Ordinance.
4. Because the EV charging stations will be operated by a third party on the existing Kroger site, the applicant, Electrify America, shall obtain and maintain a business license in accordance with all applicable municipal licensing regulations on an annual basis.
5. Building and electrical permits are required for the EV charging installation.
6. The proposed fence used to screen the mechanical equipment shall be at no less than the height of the equipment. The fence materials and construction details shall be reviewed as part of the building permit application.
7. The code listing on the plan set references the 2015 International Fire Code. The plan set shall be revised to reference and demonstrate compliance with the 2021 International Fire Code.
8. Any modifications to access on Greenfield Road shall require permits and/or approvals from the Road Commission for Oakland County and the City of Oak Park Engineering Department.
9. Any existing or proposed exterior light fixtures shall be shielded and directed downward to prevent nuisance impacts on adjoining properties. The intensity of light on the site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way, in compliance with Article 4, Division 5, Lighting Standards.
10. No signage is approved as part of this Site Plan Review. A separate permit shall be required for any proposed signage at this site.
11. The site shall comply with all applicable requirements of the City of Oak Park Engineering, Building, and Fire Departments.

You may proceed to obtain the necessary state or local permits required to complete this project. It is your responsibility to read and understand the approved plans, conditions, and additional approvals required to obtain a building permit, business license, or any other additional approvals required to complete this project.

This approval will expire on November 25, 2027, unless actual physical construction of a substantial nature of the improvements included in the approved site plan has been commenced and proceeded meaningfully toward completion during this period. If you require an extension, you may do so in writing before the expiration date.

Article 5 Division 1 Section 510 of the Zoning Ordinance states that a single extension for a further period of not more than (12) months may be authorized by the city planner, upon written application filed before the termination of the 18-month review period. Such extension shall only be granted based on evidence from the applicant that the development is likely to commence construction within the extension period, the length of which shall be determined by the City planner but shall not exceed 12 months.

If you have any questions, please contact me.

Sincerely,



Salam Habhab,
Economic Development and Planning Specialist

City of Oak Park
14300 Oak Park Blvd.
Oak Park, MI 48237
(248) 691-7455
shabhab@oakparkmi.gov

I. PROPOSAL SUMMARY INFORMATION

DATE: 05/07/2026

APPLICANT: Electrify America
c/o Frank Dalio
Black & Veatch Engineering
180 N. Wacker Dr. Ste 300
Chicago, IL 60606

Telephone: 630-686-3402
Email: DalioF@bv.com

PROPERTY OWNER: The Kroger Co of Michigan
1014 Vine St. 7th floor
Cincinnati, OH 45202

REQUEST: Administrative review of Site Plan for installation of an electric vehicle charging station in the Kroger parking lot.

APN : 52-251-191-01-036

LOCATION: **26200 Greenfield Road Oak Park, MI 48237**

ZONING: B-2 / General Business – Commercial

II. PROGRAM OVERVIEW

Electrify America is establishing a comprehensive, technologically advanced, and customer-friendly charging network to drive Electric Vehicle (EV) adoption by reducing charging anxiety.

Electrify America is establishing a network that includes non-proprietary electric vehicle chargers at sites across the country. EA will serve as a universal use charge point for all electric vehicle types.

Highway sites will be located along high-traffic corridors between metropolitan areas, including cross-country routes, and will include between four and ten 150kW and 350kW individual DC fast chargers at each location. These sites will be located no more than approximately 120 miles apart, and on average, just 70 miles apart.

Community-based charging station sites will be constructed at workplaces, retail locations (shopping centers, restaurants, etc.), multifamily residential locations, municipal lots and garages, and in high-speed community depots that will feature fast EV charging.

Electrify America's goal is to promote greater Zero-Emission Vehicle (ZEV) adoption by offering an ultrafast and convenient charging network. This will sustain today's EVs, as well as the rapid growth in EV models expected from many car companies between now and into the 2030s.

Electrify America chargers are available to customers 24 hours a day, 7 days a week. The chargers do not require any attendants or employees and access to the charging stations via existing roads. The charging station sites will have quarterly maintenance checks by Electrify America.

III. PROPOSAL DESCRIPTION

As part of this project, Electrify America is looking to install a new EV charging station at 26200 Greenfield Rd. Oak Park, MI 48237. The proposed equipment upgrade will not impact vehicle or pedestrian access, handicapped parking or truck loading and unloading facilities. This will be a (10) dispenser installation, using 11 existing stalls in the parking lot, reducing the total stall count by 1. The equipment being installed, (1) switchboard assembly, (1) H-Frame, (1) step down transformer, (1) utility transformer, and (1) panelboard will be in a 3 sided fenced area to screen from pedestrian and vehicle traffic entering and exiting the drive aisle to Greenfield Rd.



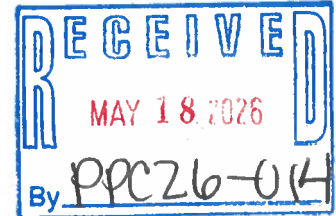
CITY OF OAK PARK

MUNICIPAL SERVICES

ECONOMIC DEVELOPMENT & PLANNING DIVISION

14300 Oak Park Blvd,

Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☐ Site Plan Review	\$750.00
☐ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☒ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

5-18-2026

Fee Paid

\$300.00

Site Plan No.

PPC26-014

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	Electrify America EVCS Install / EA C3/C4 MI240533 Oak Park (Kroger 751)		
Property Address	26200 GREENFIELD ROAD OAK PARK, MI 48237		
Parcel Number Sidwell Number	52-251-191-01-036		
Legal Description (attached)	T1N, R11E, SEC 19 PART OF NW ¼ BEG AT PT DIST N 02-37-00 W 899.16 FT & N 87-23-00 E 60 FT FROM W ¼ COR, TH N 02-37-00 W		
Existing Land Use	Commercial - General Business / B-2		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).	No change- addition of EVCS		
Electrify America proposes to install a new electric vehicle charging station in the existing Kroger parking lot. Install (10) BTC 350KW Dispensers, (5) 360KW BTC power units, (1) switchboard assembly, (1) utility transformer, (3) light poles, H- Frame, (1) step down transformer, (1) panelboard.			
Estimated Monetary Investment Project Valuation	\$ 250,000	Projected Number of Employees	0 - Unmanned EVCS

PROPERTY OWNER INFORMATION

Owner Name		The Kroger Co of Michigan					
Owner Address		1014 Vine Street					
City	Cincinnati	State	OH	Zip	45202	Phone	630-686-3402
Signature of Property Owner		See Executed Lease	Print Name		See Executed Lease		
Email Address		DalioF@bv.com (agent for Electrify America)					

APPLICANT INFORMATION

Applicant Name and Role		Frank Dalio, c/o Black & Veatch, authorized agent for Electrify America					
Applicant Address		180 N. Wacker Dr. Ste 300					
City	Chicago	State	IL	Zip	60606	Phone	630-686-3402
Signature of Applicant		Frank Dalio	Print Name		Frank Dalio		
Email Address		DalioF@bv.com					



MI240533 OAK PARK
INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237



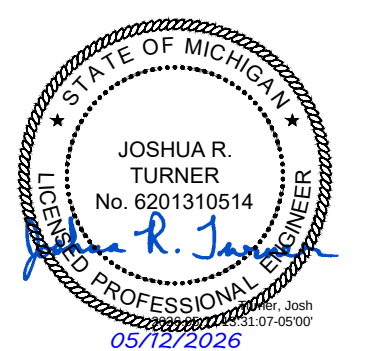
ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



Black & Veatch Ltd. of Michigan
3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO: 411370
DRAWN BY: GJS
CHECKED BY: NMB

REV	DATE	DESCRIPTION
1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
TITLE SHEET &
PROJECT DATA

SHEET NUMBER
T-1

SITE INFORMATION		AREA MAP	LOCATION MAP	PROJECT DESCRIPTION																																																																								
EV SITE ADDRESS: 26200 GREENFIELD RD OAK PARK, MI 48237 PROPERTY OWNER: THE KROGER CO OF MICHIGAN EQUIPMENT SUPPLIER: ELECTRIFY AMERICA, LLC. 1950 OPPORTUNITY WAY SUITE 1500 RESTON, VA 20190 APN: 52 2519101034 POWER COMPANY: DTE ENERGY COUNTY: OAKLAND LATITUDE (NAD83): 42° 29' 01.20" N 42.483667° LONGITUDE (NAD83): 83° 12' 06.60" W -83.201833° CONTACT ENGINEER: RUSSELL POLLOM (913) 458-6274 POLLOMRE@BV.COM				• INSTALL (1) UTILITY TRANSFORMER • INSTALL (1) SWITCHBOARD ASSEMBLY • INSTALL (5) 360KW BTC POWER UNITS • INSTALL (10) 350KW BTC DISPENSERS • INSTALL (3) LIGHT POLES • INSTALL (1) H-FRAME • INSTALL (1) 480V-120/240V 1φ STEP DOWN TRANSFORMER • INSTALL (1) 120/240V PANELBOARD																																																																								
APPLICABLE CODES		<table><thead><tr><th colspan="2">DRAWING INDEX</th><th>REV NO:</th></tr><tr><th>SHEET NO:</th><th>SHEET TITLE</th><th></th></tr></thead><tbody><tr><td>T-1</td><td>TITLE SHEET & PROJECT DATA</td><td>1</td></tr><tr><td>GN-1</td><td>GENERAL NOTES 1</td><td>0</td></tr><tr><td>GN-2</td><td>GENERAL NOTES 2</td><td>0</td></tr><tr><td>GN-3</td><td>GENERAL NOTES 3</td><td>0</td></tr><tr><td>C-1</td><td>OVERALL SITE PLAN</td><td>1</td></tr><tr><td>C-2</td><td>DEMOLITION SITE PLAN</td><td>1</td></tr><tr><td>C-3</td><td>ENLARGED SITE PLAN</td><td>1</td></tr><tr><td>C-4</td><td>ENLARGED EQUIPMENT LAYOUT</td><td>1</td></tr><tr><td>C-5</td><td>SITE ELEVATION</td><td>1</td></tr><tr><td>C-6</td><td>STRIPING PLAN</td><td>1</td></tr><tr><td>C-7</td><td>ACCESSIBILITY DETAILS</td><td>1</td></tr><tr><td>E-1</td><td>UTILITY PLAN</td><td>1</td></tr><tr><td>E-2</td><td>ELECTRICAL PLAN</td><td>1</td></tr><tr><td>E-3</td><td>SINGLE LINE DIAGRAM</td><td>0</td></tr><tr><td>E-3.1</td><td>SINGLE LINE DIAGRAM FUTURE SITE CONTROLLER</td><td>0</td></tr><tr><td>E-4</td><td>ELECTRICAL DETAILS</td><td>1</td></tr><tr><td>G-1</td><td>GROUNDING DETAILS</td><td>0</td></tr><tr><td>D-1</td><td>EQUIPMENT DETAILS</td><td>0</td></tr><tr><td>D-2</td><td>EQUIPMENT DETAILS</td><td>0</td></tr><tr><td>D-3</td><td>EQUIPMENT DETAILS</td><td>0</td></tr><tr><td>D-4</td><td>EQUIPMENT DETAILS</td><td>1</td></tr><tr><td>LS-1</td><td>SHEET NOT USED</td><td>0</td></tr></tbody></table>			DRAWING INDEX		REV NO:	SHEET NO:	SHEET TITLE		T-1	TITLE SHEET & PROJECT DATA	1	GN-1	GENERAL NOTES 1	0	GN-2	GENERAL NOTES 2	0	GN-3	GENERAL NOTES 3	0	C-1	OVERALL SITE PLAN	1	C-2	DEMOLITION SITE PLAN	1	C-3	ENLARGED SITE PLAN	1	C-4	ENLARGED EQUIPMENT LAYOUT	1	C-5	SITE ELEVATION	1	C-6	STRIPING PLAN	1	C-7	ACCESSIBILITY DETAILS	1	E-1	UTILITY PLAN	1	E-2	ELECTRICAL PLAN	1	E-3	SINGLE LINE DIAGRAM	0	E-3.1	SINGLE LINE DIAGRAM FUTURE SITE CONTROLLER	0	E-4	ELECTRICAL DETAILS	1	G-1	GROUNDING DETAILS	0	D-1	EQUIPMENT DETAILS	0	D-2	EQUIPMENT DETAILS	0	D-3	EQUIPMENT DETAILS	0	D-4	EQUIPMENT DETAILS	1	LS-1	SHEET NOT USED	0
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GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
GENERAL CONTRACTOR: OVERLAND CONTRACTING INC. (BLACK & VEATCH)
CONTRACTOR: (CONSTRUCTION)
OWNER: ELECTRIFY AMERICA
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

GENERAL CONSTRUCTION NOTES CONT.

22. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
23. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30. THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
32. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNLESS NOTED OTHERWISE: WIDE FLANGE SHAPE: A992, 50ksi
ANGLE AND CHANNEL SHAPE: ASTM A36, 36 ksi
PLATE: ASTM A36, 36ksi
PIPE: ASTM A53 GRADE B, 35 ksi
HSS: ASTM A500 GRADE B, 46ksi
2. HIGH-STRENGTH BOLTS SHALL CONFORM TO ASTM A325: ONE HIGH-STRENGTH BOLT ASSEMBLY SHALL CONSIST OF A HEAVY HEX STRUCTURAL BOLT, A HEAVY NUT, A HARDENED WASHER CONFORMING TO ASTM F436. THE HARDENED WASHER SHALL BE INSTALLED AGAINST ELEMENT TURNED IN TIGHTENING. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS.
3. WELDING ELECTRODES SHALL COMPLY WITH AWS D1.1 USING A5.1 OR A5.5 E70XX AND SHALL BE COMPATIBLE WITH THE WELDING PROCESS SELECTED. WELDERS SHALL BE QUALIFIED AS PRESCRIBED IN AWS D1.1.
4. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, WITH HEAVY HEXAGONAL NUT.
5. FABRICATE ITEMS OF STRUCTURAL STEEL IN ACCORDANCE WITH AISC SPECIFICATION.
6. ALL EXPOSED STRUCTURAL STEEL, BOLTS, AND HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A123.
7. SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.
8. PRIMER SHALL BE RED OXIDE-CHROMATE PRIME COMPLYING WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC) PAINT SPECIFICATION NUMBER 11

CONCRETE MASONRY NOTES

1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (F'M=1,500 PSI). MEDIUM WEIGHT. (115 PCF)
2. MORTAR SHALL BE TYPE "S" ABOVE GRADE, TYPE "M" BELOW GRADE CONFORMING TO ASTM C270. (MINIMUM 2,000 PSI AT 28 DAYS)
3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS CONFORMING TO ASTM C476.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS, ALL CELLS IN RETAINING WALLS, AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
5. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
10. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
11. REINFORCING BARS - SEE NOTES UNDER "REINFORCED CONCRETE NOTES" FOR REQUIREMENTS. REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. LAP SPLICES SHALL BE 48 BAR DIAMETERS, MINIMUM.
12. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
13. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
14. HIGH LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 2104 OF IBC.
15. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
16. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CELLS CONTAINING REINFORCING STEEL.
17. REFER TO DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE.
18. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKALI OR ORGANIC MATERIAL.
19. ALL MORTAR FIN OBSTRUCTIONS AND DEBRIS SHALL BE CLEANED FROM INSIDE OF CELLS PRIOR TO GROUTING.

REINFORCED CONCRETE NOTES

1. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED' CONTINUOUS INSPECTION IS NOT REQUIRED. SLUMP: 4" MIN / 6" MAX.
AIR ENTRAINMENT: 4 1/2% - 7% BY VOLUME
2. REINFORCEMENT SHALL BE A NEW BILLET STEEL DEFORMED BARS CONFORMING TO ASTM SPECIFICATION A615 GRADE 60, MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4".
3. REINFORCEMENT SHALL COMPLY WITH THE LATEST EDITION OF ACI 318 FOR MINIMUM CLEARANCES.
4. ALL EMBEDDED ITEMS SHALL BE SECURELY HELD IN POSITION PRIOR TO PLACEMENT OF CONCRETE. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94.
5. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT.
6. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
8. EXCEPT AS DETAILED OR AUTHORIZED, MAKE BARS CONTINUOUS AROUND CORNERS WHERE PERMITTED, SPLICES MADE BY CONTACT LAPS SHALL BE CLASS "B" TENSION LAPS UNLESS NOTED OTHERWISE.
9. DETAIL BARS IN ACCORDANCE WITH "ACI DETAILING MANUAL", PUBLICATION SP-66 AND " BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
10. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.
11. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS WHERE THE CONCRETE PAD ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND AS SHOWN ON APPROVED PLANS. EXPANSION JOINTS SHALL BE FORMED WITH ONE-HALF INCH PRE-FABRICATED NON-EXTRUDING FILLER AND SHALL EXTEND THE FULL DEPTH OF THE SLAB.



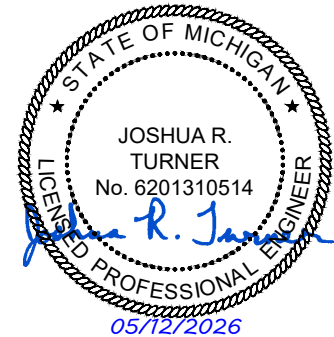
ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



Black & Veatch Ltd. of Michigan
3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
GENERAL NOTES 1

SHEET NUMBER
GN-1

ANCHORAGE INSTALLATION NOTES

1. DRILLING THROUGH EXISTING SLAB REBAR DURING POST-INSTALLED ANCHOR BOLTS INSTALLATION IS NOT PERMITTED.
2. POST-INSTALLED ANCHOR BOLT INSTALLATION SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL THE SYSTEM PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII), AS INCLUDED IN THE ANCHOR PACKAGING.
3. EXPANSION AND ADHESIVE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS USING STANDARD EMBEDMENTS AND EDGE DISTANCES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONCRETE SIDEWALK CONSTRUCTION REQUIREMENTS

1. PLACING AND FINISHING CONCRETE
THE CONTRACTOR SHALL PROVIDE ADEQUATE TOOLS AND EQUIPMENT TO PRODUCE QUALITY WORKMANSHIP IN PLACING AND FINISHING CONCRETE. THE SIDEWALK AND RAMPS SHALL BE FINISHED TO THE TOP OF THE FORMS AND THE SURFACE FINISHED WITH A WOOD OR STEEL FLOAT AND SURFACE TEXTURE SHALL BE A COURSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE SIDEWALK OR RAMP. NO "PLASTERING" OF THE SURFACE SHALL BE PERMITTED.
2. CONTRACTION JOINTS
THE SIDEWALK SURFACE SHALL BE MARKED OFF INTO NOMINAL SQUARES OF DIMENSION TO THE WIDTH OF THE SIDEWALK WITH A MAXIMUM DISTANCE BETWEEN JOINTS OF SEVEN FEET SAWING JOINTS, THE CONTRACTOR SHALL BEGIN AS SOON AS THE CONCRETE HARDENS SUFFICIENTLY TO PREVENT EXCESSIVE RAVELING ALONG THE SAW CUT AND SHALL FINISH BEFORE CONDITIONS INDUCE UNCONTROLLED CRACKS, REGARDLESS OF THE TIME OR WEATHER.
3. EXPANSION JOINTS
EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS WHERE THE SIDEWALK ABUTS EXISTING CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND EVERY TWO HUNDRED FIFTY FEET AND AS SHOWN ON APPROVED PLANS. EXPANSION JOINTS SHALL BE FORMED WITH ONE-HALF INCH PREFABRICATED NON-EXTRUDING FILLER AND SHALL EXTEND THE FULL DEPTH OF THE SLAB.

GENERAL SITE WORK NOTES

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

1.2 INSPECTION AND TESTING:

- A. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. PERFORM INSPECTIONS BEFORE CONCEALING WORK WITH FOLLOW-ON ACTIVITIES (BACKFILL, CONCRETE POUR, ETC).

1.3 SITE MAINTENANCE AND PROTECTION:

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE CONSTRUCTION MANAGER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
- G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE CONSTRUCTION MANAGER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.
- H. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.

GENERAL SITE WORK NOTES CONT.

PART 2 - PRODUCTS

- 2.1 SUITABLE MATERIAL – SUITABLE MATERIAL ARE USED FOR GRADING AND BACKFILL. SUITABLE MATERIALS ARE ON SITE SOILS REMOVED FROM EXCAVATIONS THAT EXCLUDE FROZEN SOIL, ROOTS OR ORGANIC MATERIAL, DEBRIS, TRASH, REFUSE, OR PARTICLES SIZE GREATER THAN 3-INCH. SUITABLE SOILS HAVE MOISTURE CONTENTS THAT ALLOW THEM TO BE COMPACTED TO THE SAME DENSITY AS THE NATIVE SOILS.
- 2.2 UNSUITABLE MATERIAL – SOILS THAT ARE FROZEN, CONTAIN ROOTS OR ORGANIC MATERIAL, DEBRIS, TRASH, REFUSE, OR PARTICLES SIZES GREATER THAN 3-INCH. SOILS THAT ARE TOO WET OR TOO DRY TO BE COMPACTED TO THE SAME DENSITY AS THE NATIVE SOILS ARE UNSUITABLE .
- 2.3 GRANULAR BACKFILL – SHALL MEET THE FOLLOWING GRADATION

SIEVE SIZE	TOTAL PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
NO. 4 (4.75 MM)	30 TO 60
NO 200 (0.075 MM)	3 TO 15
- 2.4 GRANULAR BEDDING – WELL-GRADED SAND MEETING THE GRADATION REQUIREMENT OF ASTM C 33 FINE AGGREGATE.
- 2.5 CONTROLLED LOW STRENGTH MATERIAL (CLSM)– A SELF LEVELING AND SELF COMPACTING CEMENTITIOUS MATERIAL COMPOSED OF SAND, COARSE AGGREGATE, CEMENT, FLY ASH, WATER AND ADMIXTURES. CLSM SHALL BE EXCAVATABLE AND SHALL HAVE A DESIGNED UNCONFINED COMPRESSIVE STRENGTH OF BETWEEN 50 TO 100 PSI .
- 2.6 BACKFILL – PRODUCTS MEETING THE REQUIREMENTS OF SUITABLE MATERIAL, GRANULAR BEDDING, GRANULAR BACKFILL OR CLSM.
- 2.7 TOPSOIL – SOIL WITH AN ORGANIC CONTENT SUFFICIENT TO ALLOW VEGETATIVE GROWTH.

PART 3 - EXECUTION

3.1 GENERAL:

- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
- B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK. CONDUCT UTILITY LOCATE IN ACCORDANCE WITH THE ONE-CALL NOTIFICATION
- C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
- D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
- E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS. SUFFICIENT TOPSOIL MAY BE STOCKPILED ON SITE FOR USE DURING FINAL SITE GRADING.
- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE MATERIAL.
- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- J. DURING EXCAVATION, THE CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

GENERAL SITE WORK NOTES CONT.

- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
- C. DO NOT PLACE FROZEN MATERIAL IN AS BACKFILL.
- D. PLACE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACT TO THE SAME DENSITY AS NATIVE SOIL. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
- E. WHENEVER TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE COMPACTION REQUIREMENTS.

3.3 TRENCH EXCAVATION:

- A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
- C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL OR FLOWABLE FILL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.6 ASPHALT PAVING ROAD:

- MICHIGAN 2012 STANDARD SPECIFICATIONS
- DIVISION 5 - MDOT PAVEMENT
- A. CONTRACTOR RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.
- B. ALL ELECTRIC VEHICLE CHARGING STALLS WITH AN ASPHALT SURFACE SHALL BE SEALCOATED.



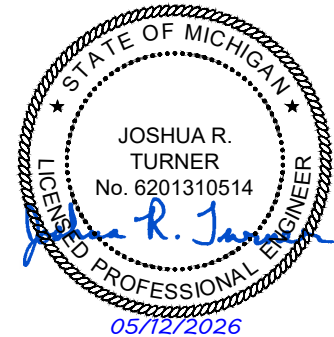
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SHEET TITLE
GENERAL NOTES 2

SHEET NUMBER
GN-2

ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR. PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A. UL - UNDERWRITERS LABORATORIES
B. NEC - NATIONAL ELECTRICAL CODE
C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
E. IBC - INTERNATIONAL BUILDING CODE
F. NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER, THE FACILITY OWNER AND THE PROPERTY OWNER.
6. THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.
10. ALL WIRING INSTALLATIONS SHALL BE COMPLIANT WITH NEC ARTICLE 310.10 AND TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

ELECTRICAL NOTES CONT.

22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL TERMINATIONS OF ALUMINUM CONDUCTORS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., WIRE BRUSH AND COAT ENTIRE SURFACE OF CONDUCTOR PRIOR TO TERMINATION.
26. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.
27. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 - 2013. THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL NOT BE LESS THAN SHOWN IN TABLE 2 CHAPTER 9 OF THE NEC. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
28. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC".
31. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
32. ALL BOLTS SHALL BE STAINLESS STEEL.
33. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.

GROUNDING NOTES

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).
4. ALL BELOW GRADE BONDS TO BE EXOTHERMIC WELDS OR IRREVERSIBLE COMPRESSION TYPE CONNECTIONS LISTED FOR USE IN THE APPLICATION WHICH THEY ARE INSTALLED.

FIBER OPTIC NOTES

USE CABLE WITH THE FOLLOWING MINIMUM PROPERTIES:

1. OM3 50/125 µm MULTIMODE SPEC
2. HIGH TENSILE STRENGTH (>150 LB)
3. TIGHT-BUFFERED CONSTRUCTION
4. INDOOR/OUTDOOR RISER-RATED, UV- AND MOISTURE-RESISTANT
5. CONNECTOR TYPE: ST-ST
6. STRAND COUNT: 6-fiber (3 PAIRS), PRE-TERMINATED WITH 6 CONNECTORS ON BOTH ENDS
7. JACKET COLOR: BLACK OR ORANGE, INDOOR/OUTDOOR RISER
8. BREAKOUT SIDE A (INNER END): 24" LEADS WITH 2MM FURCATION
9. BREAKOUT SIDE B (OUTER END): 24" LEADS, 2MM FURCATION, STAGGERED EVERY 1"
10. PULLING EYE INSTALLED ON SIDE B, SHIPPED ON SPOOL REEL



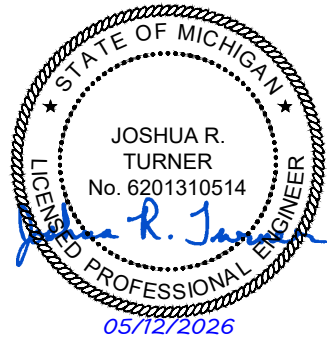
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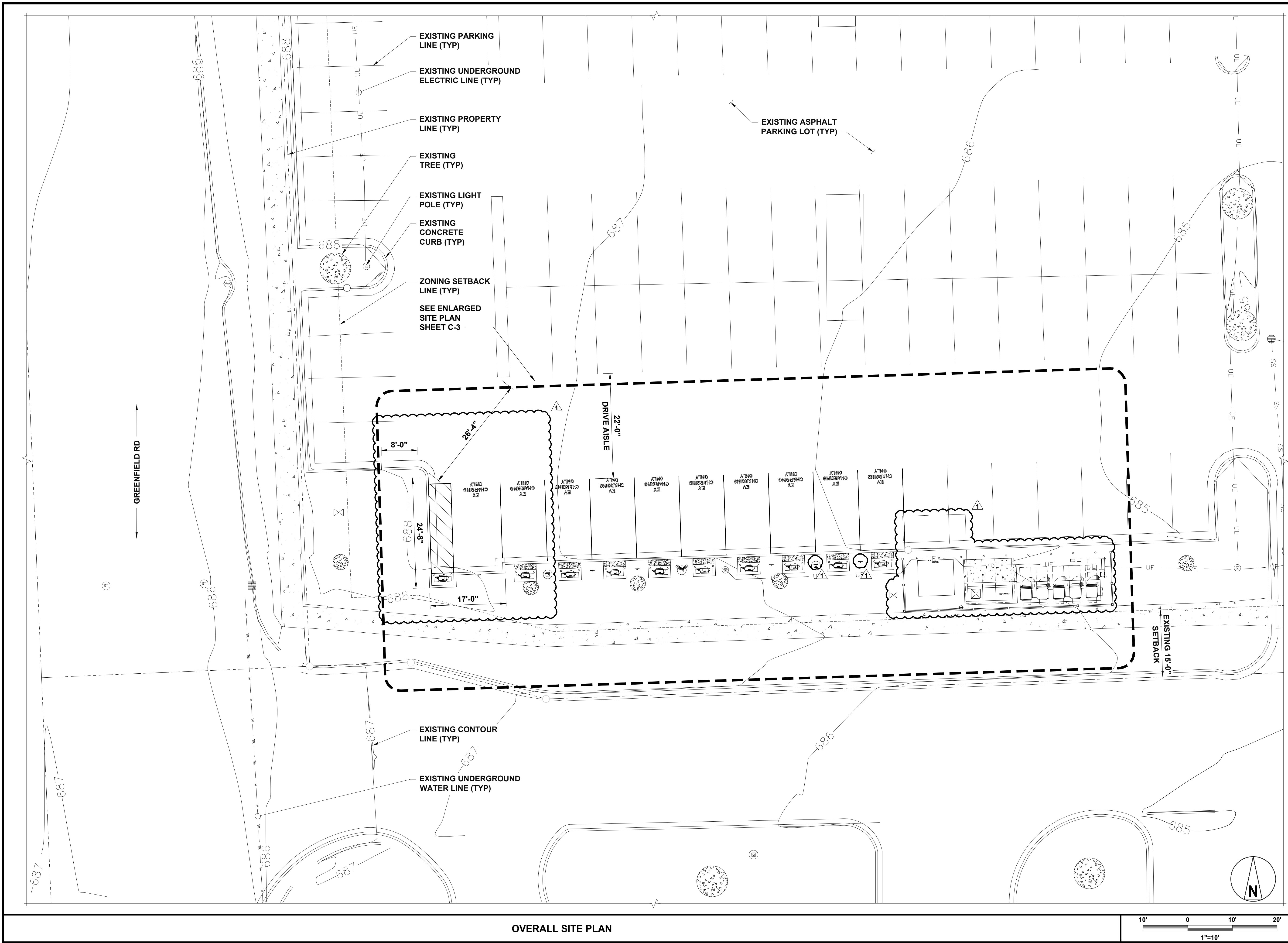


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SHEET TITLE
GENERAL NOTES 3

SHEET NUMBER
GN-3



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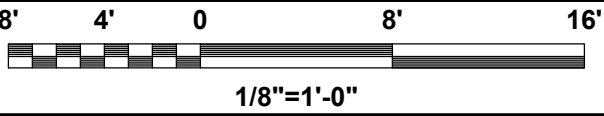
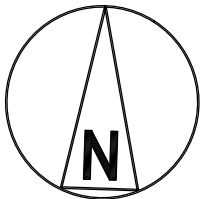
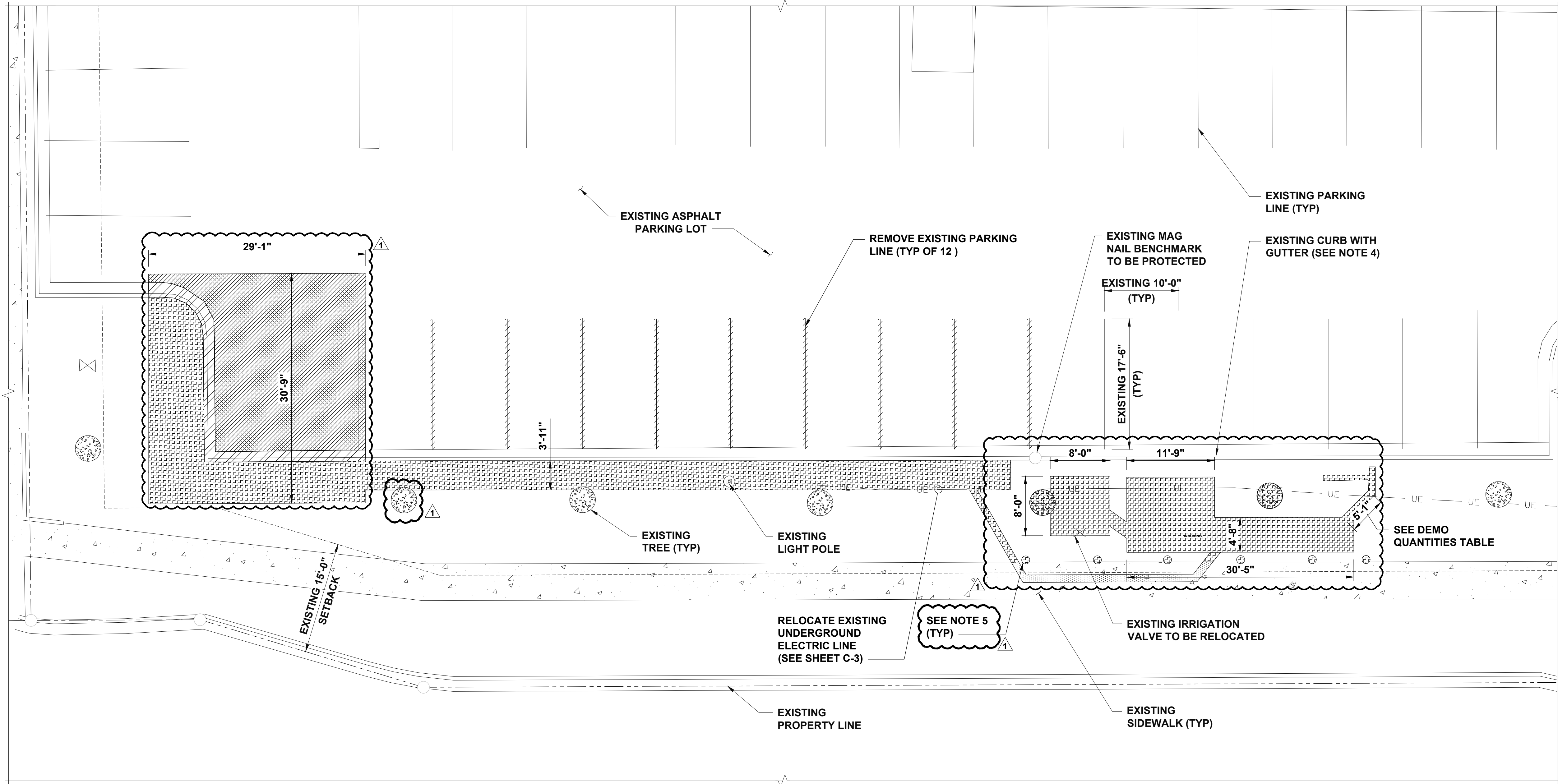
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

NOTES

1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. TRENCHING IS TO BE USED EXCEPT IN HEAVY TRAFFIC AREAS, MAIN DRIVE AISLES AND ACROSS STORE ENTRANCES.
4. CONTRACTOR TO VERIFY EXISTING SOIL CONDITIONS TO DETERMINE IF TRENCHES NEXT TO CURB CAN SAFELY MAINTAIN EXISTING CURB. CONTRACTOR TO REPLACE CURB (AND GUTTER) TO MATCH EXISTING AS REQUIRED TO MAINTAIN SAFETY DURING CONSTRUCTION. DESIGN INTENT IS TO MAINTAIN EXISTING CURB BETWEEN DISPENSERS WHERE POSSIBLE TO LIMIT CONSTRUCTION COST.
5. CONTRACTOR TO REPAIR ANY PORTION OF EXISTING SIDEWALK DAMAGED BY PLACEMENT OF FENCE PIERS AND/OR TRENCHING.

DEMO QUANTITIES TABLE		
	ASPHALT	56 SQ YDS
	PARKING LINES	GRINDING
	CURB	49 FT
	LANDSCAPING	966 SQ FT
	SIDEWALK	28 SQ FT



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SHEET TITLE
DEMOLITION SITE PLAN

SHEET NUMBER
C-2

DEMOLITION SITE PLAN

NOTES

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
- PROPOSED ACCESSIBLE STALL AND ACCESS AISLE SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. ACCESS AISLE SHALL BE PAINTED WHITE WITH HATCH LINES SPACED A MAXIMUM OF 36" (INCHES).
- JUNCTION BOX TO BE MINIMUM TIER 8 RATED WHEN IN LANDSCAPING AND TIER 22 WHEN IN PARKING AREA. CONTRACTOR TO SIZE BOX TO MEET LOCAL AND NEC REQUIREMENTS.
- REFER TO SHEET C-7 FOR PROPOSED SPOT ELEVATIONS. GUTTER TO SLOPE DOWN TOWARDS NORTH TO MAINTAIN SITE DRAINAGE FLOW THAT CONTINUES EAST PAST STALL 1A.

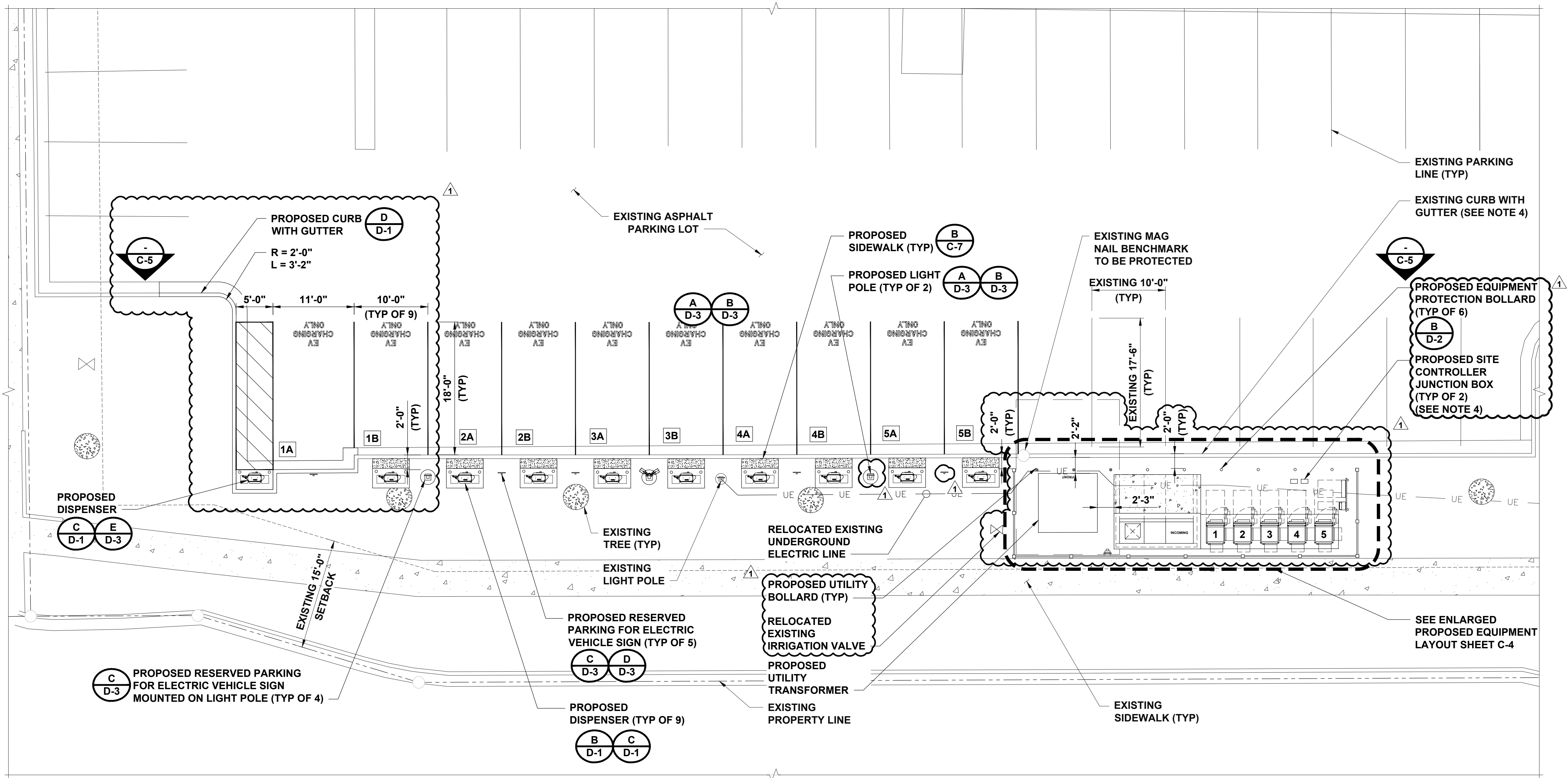
PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	11
PROPOSED STALL COUNT	10
HOST APPROVED STALL COUNT	13

PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CONNECTOR TYPE
1A	1*	CCS
1B	1*	CCS
2A	1*	CCS
2B	1*	CCS
3A	1*	CCS
3B	1*	CCS

*SHARED 350KW OUTPUT

PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CONNECTOR TYPE
4A	1*	CCS
4B	1*	CCS
5A	1*	CCS
5B	1*	CCS

*SHARED 350KW OUTPUT



ENLARGED SITE PLAN



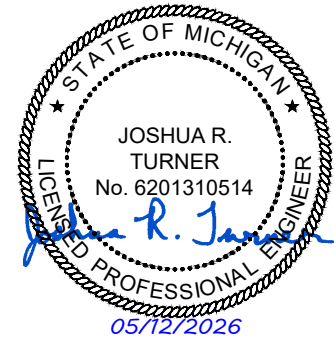
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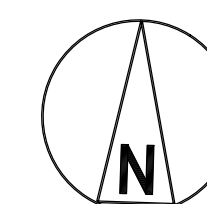
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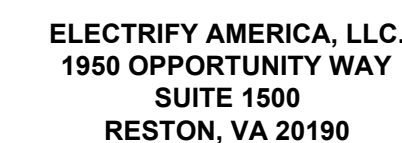
SHEET NUMBER
C-3

1. CONTRACTOR TO INSTALL KIDDE KEYSAFE PRO S7 OR SIMILAR ON PROPOSED ENCLOSURE OR SWITCHBOARD. PREFERENCE IS ON THE ENCLOSURE IF ONE IS PROPOSED.

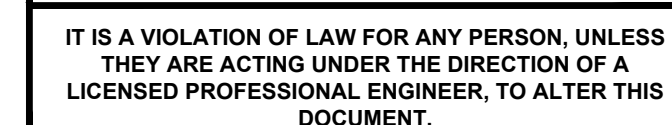


12'' 6'' 0 1' 2' 3' 4' 5' 6' 7'

$\frac{3}{8}'' = 1'-0''$



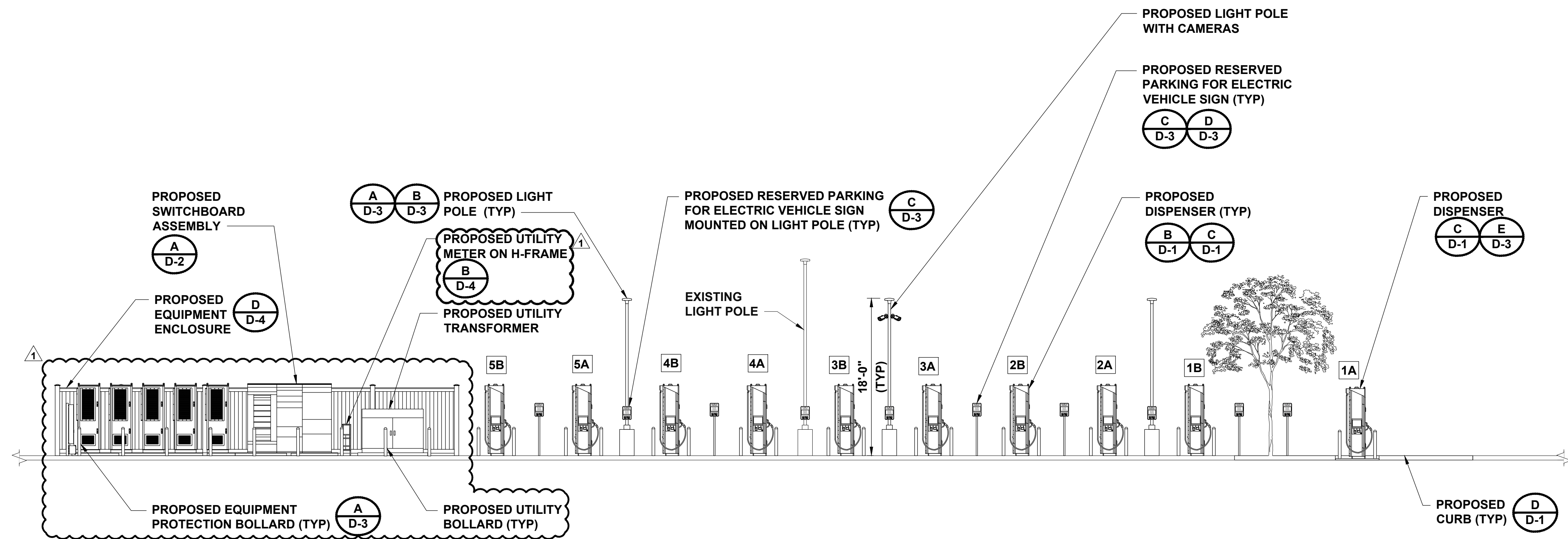
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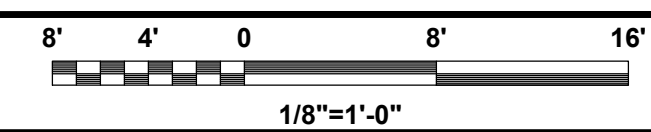
SHEET TITLE

**ENLARGED
EQUIPMENT LAYOUT**

C-4



SITE ELEVATION



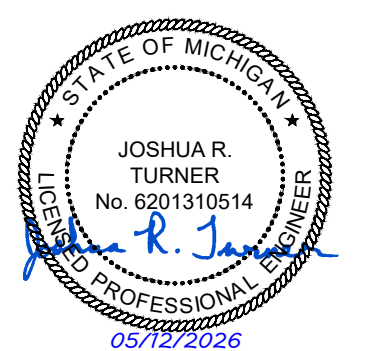
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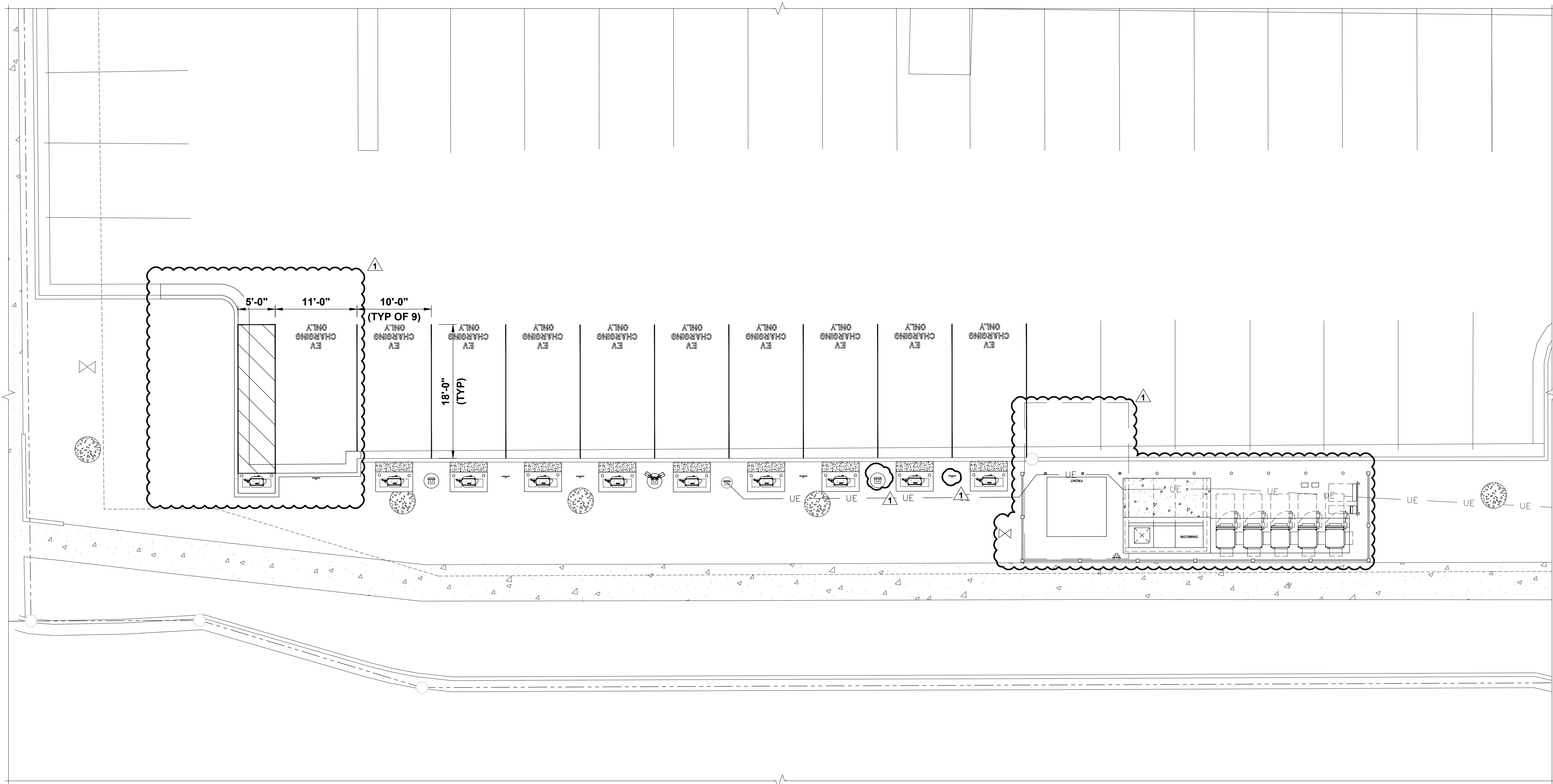
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26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-5

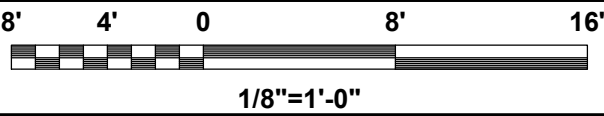
NOTES

1. PAINT SHALL BE WATERBORNE OR SOLVENT BORNE, COLORS AS SHOWN OR SPECIFIED HEREIN, PAVEMENT MARKING PAINTS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL LAWS ENACTED TO ENSURE COMPLIANCE WITH FEDERAL CLEAN AIR STANDARDS, PAINT MATERIALS SHALL CONFORM TO THE RESTRICTIONS OF THE LOCAL AIR POLLUTION CONTROL DISTRICT.
2. WATERBORNE PAINT: PAINTS SHALL CONFORM TO FS TT-P-1952.
3. SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. PAINT SHALL BE NON-BLEEDING, QUICK-DRYING, AND PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
4. CONTRACTOR TO BLOCK OFF STALLS AFTER PAINTING TO ALLOW PAINT TO DRY PROPERLY WITHOUT ANY CONSTRUCTION ACTIVITIES OR PUBLIC ACCESSING THE AREA WHILE THE PAINT IS DRYING.
5. ALL LETTERS TO BE PAINTED WHITE. ALL LETTERS TO BE 12" TALL. PARKING STRIPE TO MATCH EXISTING STRIPE COLOR ON SITE.



PENDING

STRIPING PLAN





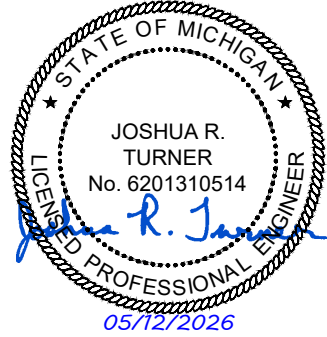
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REV	DATE	DESCRIPTION
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0	01/29/26	ISSUED FOR CONSTRUCTION

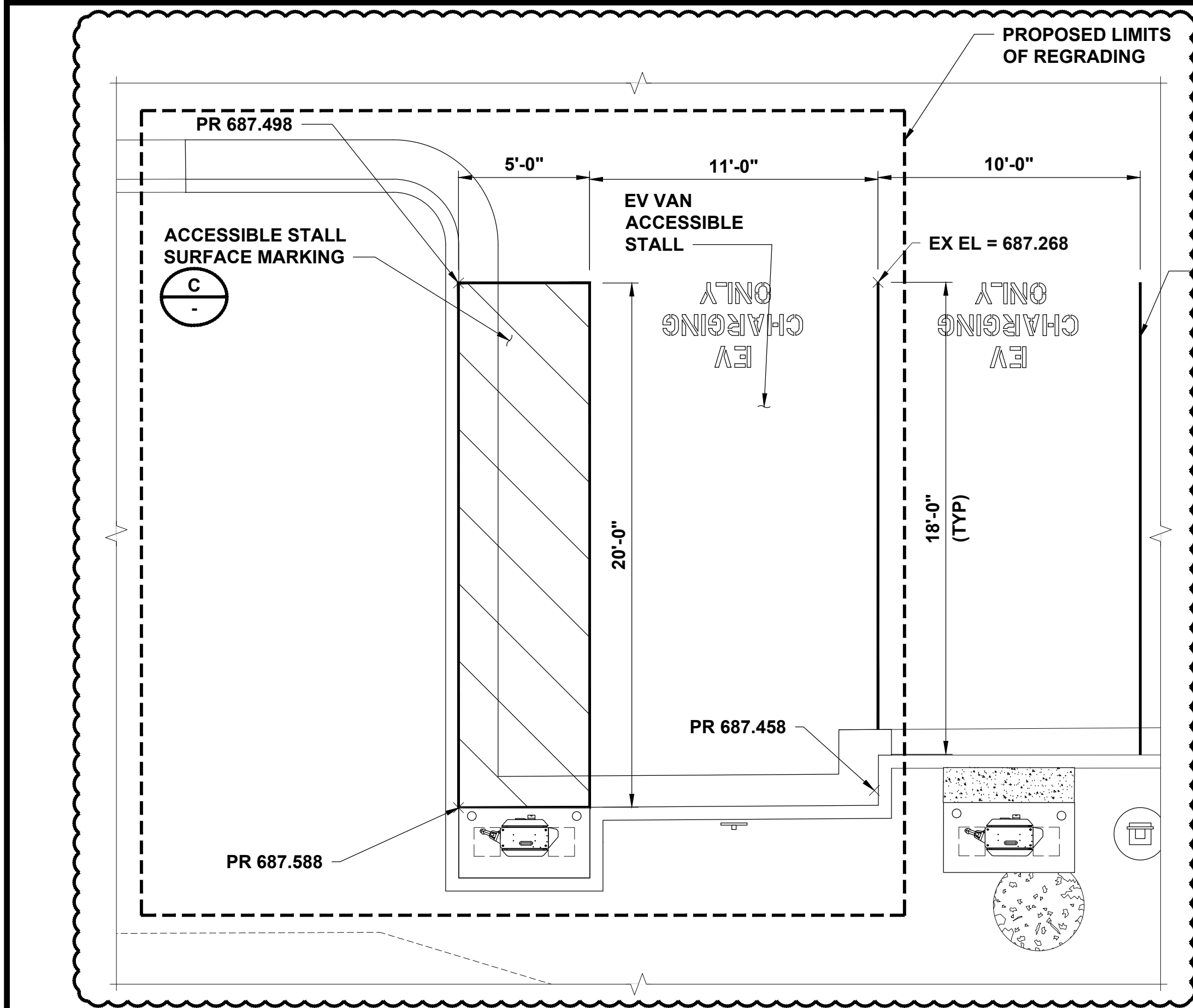


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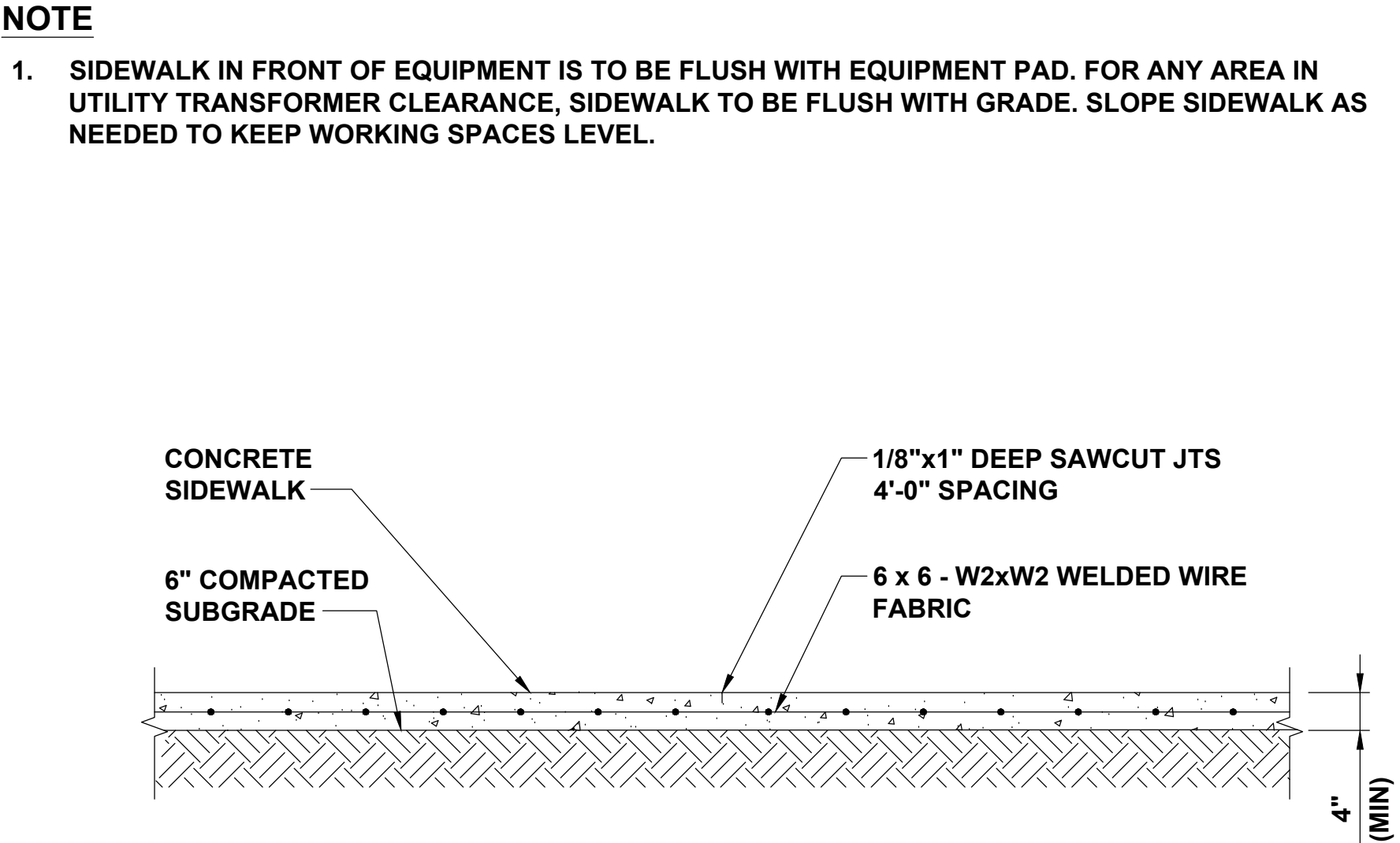
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SHEET TITLE
STRIPING PLAN

SHEET NUMBER
C-6



- NOTES**
- REFER TO SHEET C-3 FOR ENLARGED SITE PLAN.
 - PROPOSED ACCESSIBLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
 - PROPOSED ACCESSIBLE ROUTE SHALL BE 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- EX = EXISTING
EL = ELEVATION
PR = PROPOSED



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SHEET TITLE
ACCESSIBILITY DETAILS

SHEET NUMBER
C-7

PROPOSED ACCESSIBLE ROUTE PLAN				4'2'04'8' 1/4"=1'-0"		A	TYPICAL SIDEWALK DETAIL		NO SCALE	B	
NOTES 1. PROPOSED ACCESSIBLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS. 2. REFER TO SHEET C-3 FOR PROPOSED SITE PLAN. 3. LOWER SIDE OF MARKING SHOULD BE ALIGNED WITH THE END OF THE PARKING SPACE. 4. THE CENTER OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE VEHICLE SPACE. PROPOSED PARKING LINE TO BE PAINTED WHITE (TYP) PROPOSED SURFACE MARKING 12" HIGH LETTERS (SEE NOTE 2 AND NOTE 3) (TYP) EV CHARGING ONLY 36" MAX ON CENTER											
EVCS ACCESSIBLE STALL SURFACE MARKING PLAN		NO SCALE	C	DETAIL NOT USED		NO SCALE	D	DETAIL NOT USED		NO SCALE	E

NOTES

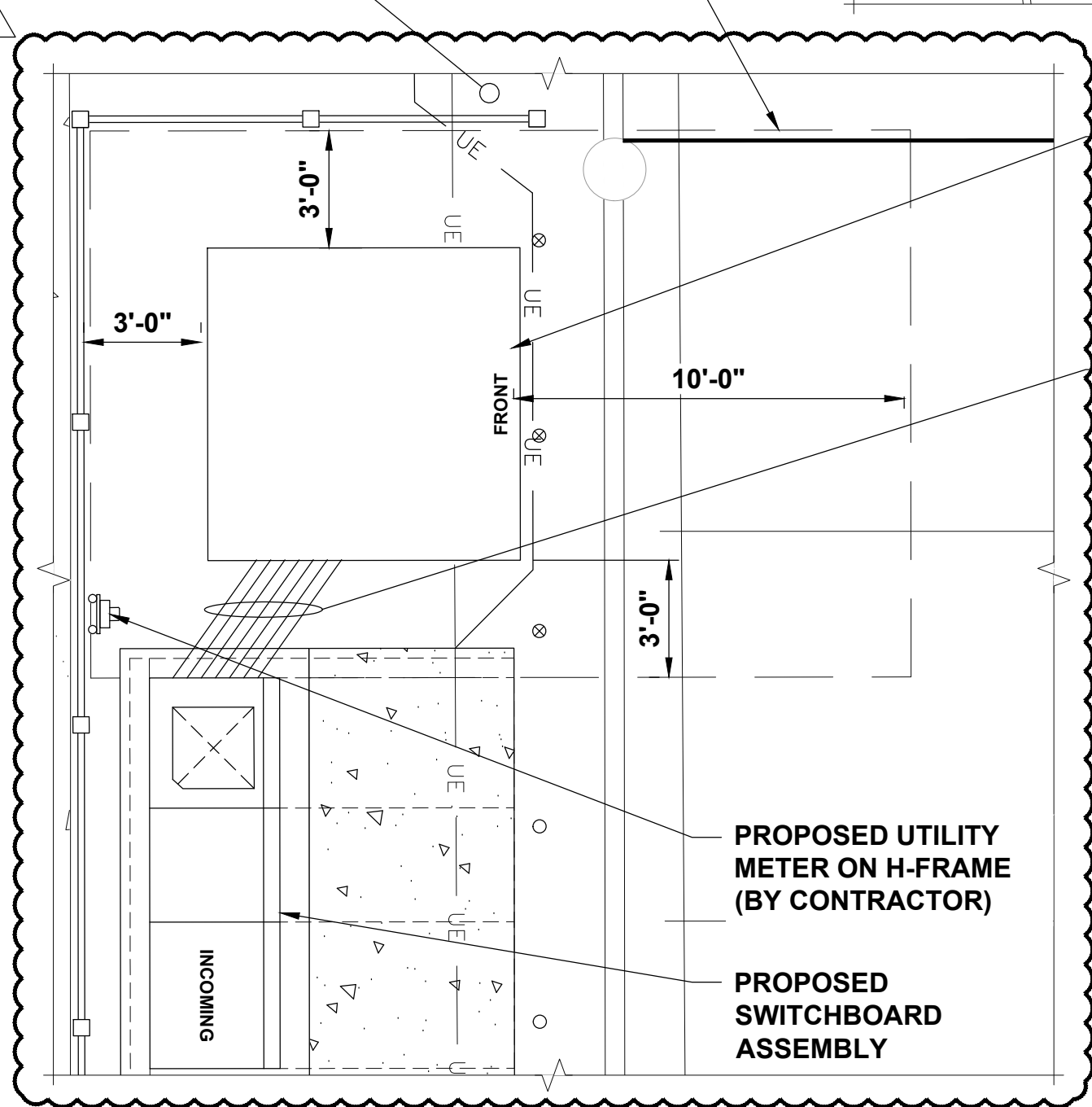
1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE "ISSUED FOR CONSTRUCTION" DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS. THE ELECTRIC UTILITY DESIGN WITHIN THE UDP SHALL SUPERSEDE ALL OTHER INFORMATION.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. TRANSFORMER BOLLARD PROTECTION TO BE INSTALLED PER UTILITY SPECIFICATION. ADDITIONAL BOLLARD PROTECTION MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY FIELD INSPECTION PERSONNEL.
4. CONTRACTOR TO CONFIRM ALL CLEARANCES MEET UTILITY REQUIREMENTS.
5. PLEASE REFER TO UTILITY DESIGN REFERENCE #XXXXXXX FOR MORE DETAILS.

UTILITY SERVICE LATERAL LENGTHS		
UTILITY TRANSFORMER TO SERVICE EQUIPMENT	LINEAR LENGTH (FT)	*ESTIMATED LENGTH (FT)*
	4	26
TOTAL LENGTH OF CU WIRE PER CONDUIT =		104
NUMBER OF WIRE FILLED CONDUITS		7
TOTAL LENGTH OF WIRE =		728

(SEE SHEET E-3 FOR WIRE CONFIGURATION)
*TOTAL LENGTH OF CU WIRE = 4 WIRES PER CONDUIT
x ESTIMATED LENGTH
x NUMBER OF FILLED CONDUITS

PROPOSED PRIMARY CONNECTION PENDING UTILITY DESIGN

PROPOSED TRANSFORMER CLEARANCE



PROPOSED UTILITY TRANSFORMER
277/480V, 3φ, 4W ON
CONCRETE PAD
(SEE NOTE 5)

PROPOSED UNDERGROUND
SERVICE CONDUITS FROM
TRANSFORMER TO SERVICE
EQUIPMENT SWITCHBOARD
(SEE NOTE 5)

PROPOSED UTILITY
METER ON H-FRAME
(BY CONTRACTOR)

PROPOSED
SWITCHBOARD
ASSEMBLY

PLAN A-A
SCALE: NO SCALE

EXISTING UNDERGROUND
ELECTRIC LINE (TYP)

EXISTING PARKING
LINE (TYP)

EXISTING PROPERTY
LINE (TYP)

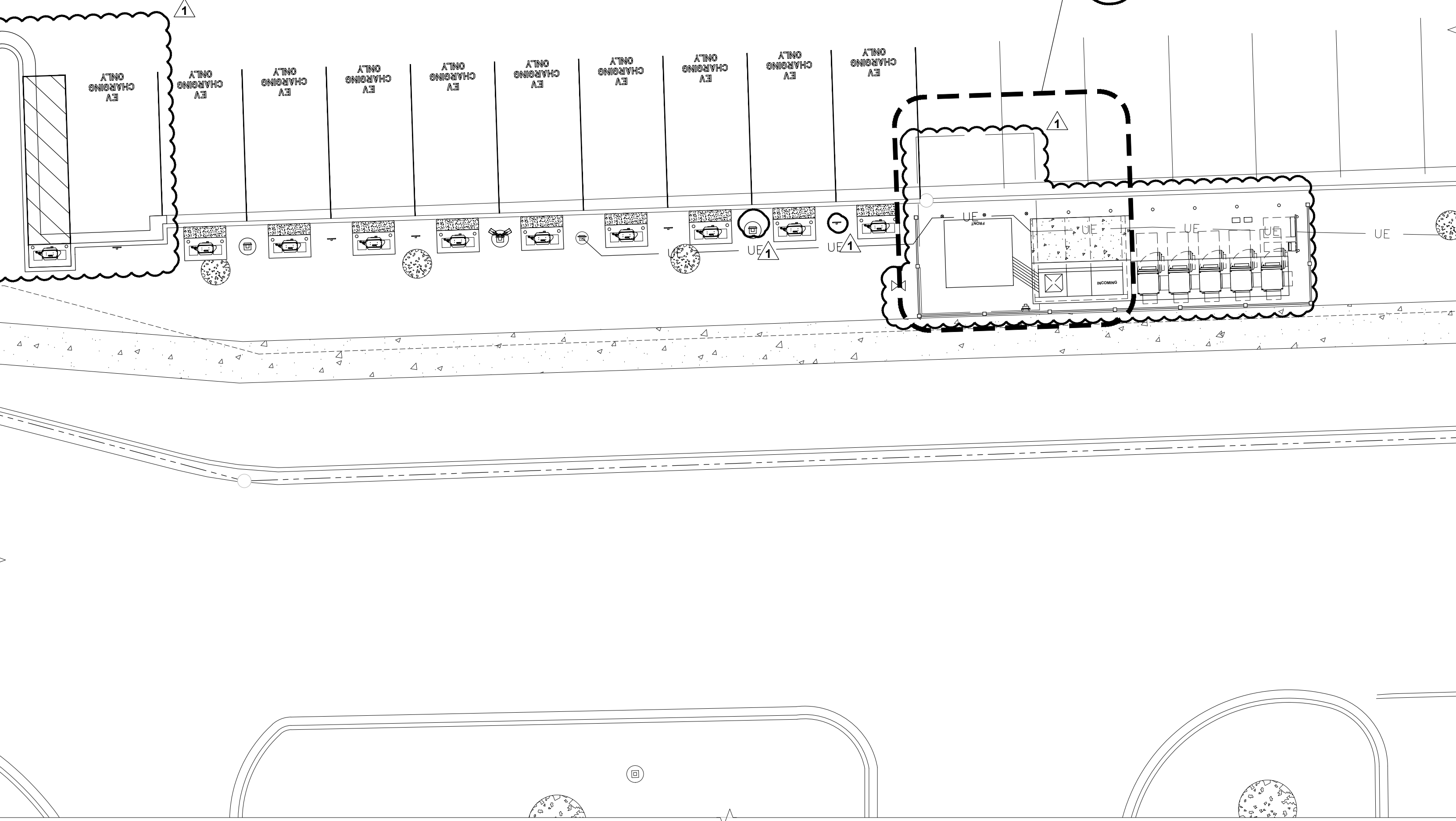
EXISTING
TREE (TYP)

EXISTING LIGHT
POLE (TYP)

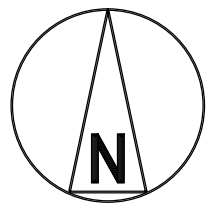
EXISTING
CONCRETE
CURB (TYP)

ZONING SETBACK
LINE (TYP)

EXISTING ASPHALT
PARKING LOT (TYP)



PENDING UTILITY DESIGN



10' 0 10' 20'
1"=10'



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SHEET TITLE
UTILITY PLAN

SHEET NUMBER
E-1

UTILITY PLAN

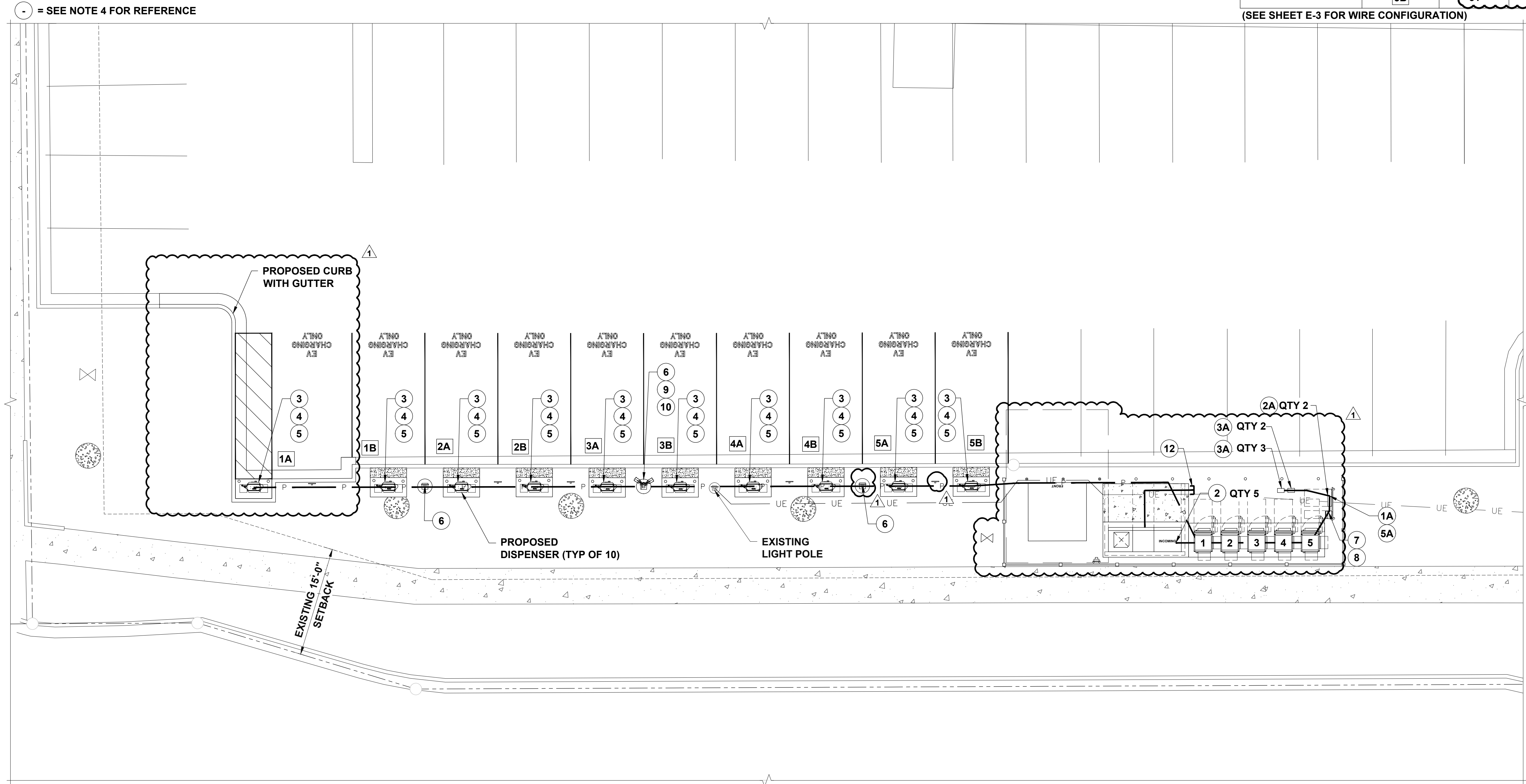
NOTES

1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.
2. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.
3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.
4. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 AND E-3.1 FOR CONDUIT AND WIRE REQUIREMENTS.
5. SEE FINAL UTILITY DESIGN PACKAGE (UDP) FOR SWITCHBOARD CONDUIT LAYOUT.
- * AC CONDUCTORS: 16 FEET IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH.
- *** DC CONDUCTORS: 22 FEET IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH.

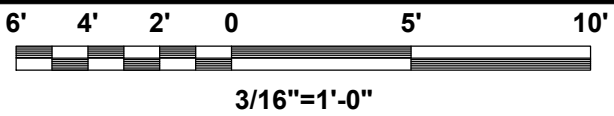
POWER UNIT LENGTHS		
POWER UNIT	LINEAR LENGTH SWBD TO POWERUNIT	*ESTIMATED LENGTH
1	3	19
2	7	23
3	10	26
4	14	30
5	18	34

DC CHARGING POST LENGTHS			
POWER UNIT	DISPENSER	LINEAR LENGTH (FT)	***ESTIMATED LENGTH (FT)
1	1A	135	157
	1B	117	139
2	2A	111	133
	2B	100	122
3	3A	95	117
	3B	84	106
4	4A	77	99
	4B	68	90
5	5A	61	83
	5B	51	73

(SEE SHEET E-3 FOR WIRE CONFIGURATION)



ELECTRICAL PLAN



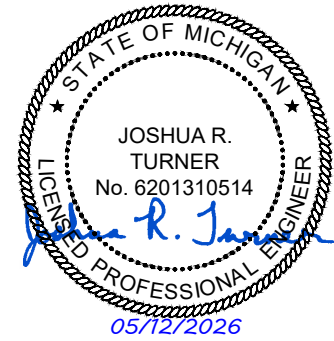
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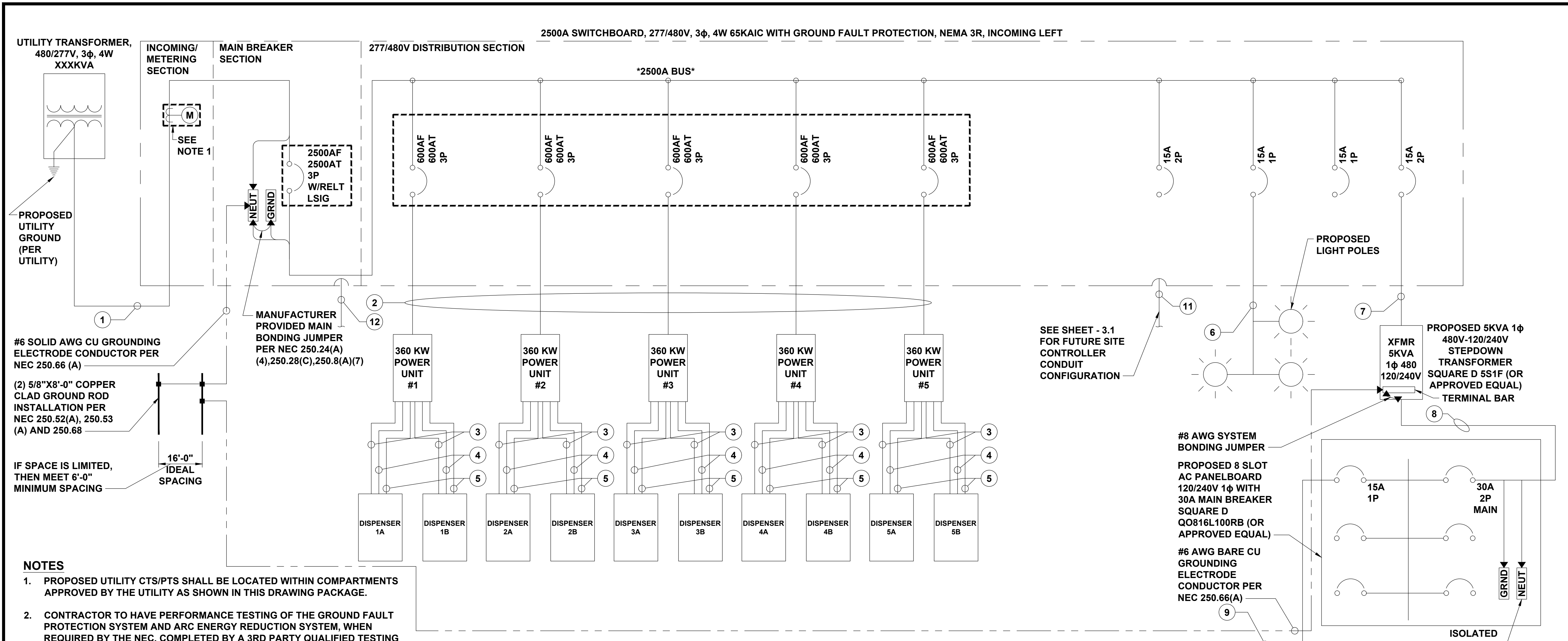


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SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER
E-2



- NOTES**
1. PROPOSED UTILITY CTS/PTS SHALL BE LOCATED WITHIN COMPARTMENTS APPROVED BY THE UTILITY AS SHOWN IN THIS DRAWING PACKAGE.
 2. CONTRACTOR TO HAVE PERFORMANCE TESTING OF THE GROUND FAULT PROTECTION SYSTEM AND ARC ENERGY REDUCTION SYSTEM, WHEN REQUIRED BY THE NEC, COMPLETED BY A 3RD PARTY QUALIFIED TESTING COMPANY TO MEET THE REQUIREMENTS OF NEC 230.95(C) AND NEC 240.87(C) WHEN REQUESTED.
 3. ALL BREAKERS SUPPLIED WITH PADLOCKING PROVISIONS MEETING THE REQUIREMENTS OF NEC 110.25.
 4. 120V GFCI RECEPTACLE INCLUDED INSIDE U.L. LISTED SWITCHBOARD ASSEMBLY.
 5. RELT FUNCTIONS AS THE ENERGY REDUCING MAINTENANCE SWITCH. MEETING THE REQUIREMENTS OF NEC 240.87.
 6. MAIN BREAKER IS 100% RATED.
 7. CONTRACTOR TO CONTACT CONSTRUCTION MANAGER FOR BREAKER SETTINGS AND ARC FLASH LABELS PER SECTION 130.5 OF NFPA 70E AFTER CONSTRUCTION IS COMPLETE AND BEFORE COMMISSIONING. FOR COMMISSIONING QUESTIONS ON BREAKER SETTINGS CONTACT EDNA EGBUNU IN BV ENGINEERING (913) 458-6425.
 8. PANELBOARD 30A BACK FED MAIN BREAKER TO BE SECURED BY ADDITIONAL FASTENER THAT REQUIRES OTHER THAN A PULL TO RELEASE THE DEVICE FROM THE MOUNTING MEANS ON THE PANELBOARD PER 408.36 D.

BTC POWER UNITS RATED 65KAIC	
AVAILABLE FAULT CURRENT BY LOCATION	AVAILABLE FAULT CURRENT PROVIDED BY UTILITY
AFC @ TRANSFORMER	(TBD)
AFC @ SWITCHBOARD	NA

AVAILABLE FAULT CURRENT (AFC) WILL BE (TBD) UNTIL PROVIDED BY UTILITY COMPANY

LOAD SUMMARY			
	FLA	QTY	TOTAL FLA
360KW POWER UNIT	465	5	2325
5KVA TRANSFORMER	10	1	10
TOTAL LOAD =2335A			

BTC CONDUIT AND WIRING SCHEDULE			
	FROM	TO	CONFIGURATION
10	PROPOSED CAMERA POWER JUNCTION BOX	PROPOSED SECURITY CAMERA	MANUFACTURER PROVIDED POWER SUPPLY
11	PROPOSED SWITCHBOARD	FUTURE SITE CONTROLLER CONDUIT CONFIGURATION	SEE SHEET E-3.1
12	PROPOSED SWITCHBOARD MAIN BREAKER SECTION	FUTURE EQUIPMENT STUB OUT AND CAP BELOW GRADE 2' FROM PAD	(1) 3/4" CONDUIT

BTC CONDUIT AND WIRING SCHEDULE			
	FROM	TO	CONFIGURATION
1	UTILITY TRANSFORMER	PROPOSED SWITCHBOARD	(3) 500 MCM CU (THWN-2) + (1) 500 MCM CU (THWN-2) NEUT + IN EACH OF (7) 4" CONDUITS
2	PROPOSED SWITCHBOARD	PROPOSED POWER UNIT (EV CHARGER)	(3) 500 MCM AL (THWN-2) + (1) #1 CU (THWN-2) EGC IN EACH OF (2) 4" CONDUITS
3	PROPOSED POWER UNIT (EV CHARGER)	PROPOSED DC DISPENSER (POST) DC POWER	(2) 350 MCM AL (XHHW-2) 1KV+ (1) #1 CU (THWN-2) EGC IN EACH OF (2) 2 1/2" CONDUITS
4	PROPOSED POWER UNIT (EV CHARGER)	PROPOSED DC DISPENSER (POST) COMMUNICATION	(1) 6 STRAND, OM3 50/125 μm MULTIMODE FIBER (ST/ST CONN) + (1) 2 CONDUCTOR #16 AWG (TW/SH PAIR) DIRECT BURIAL RATED + (1) CAT 6 CABLE W/RJ45 CONNECTORS IN (1) 1 1/2" CONDUIT
5	PROPOSED POWER UNIT (EV CHARGER)	PROPOSED DC DISPENSER (POST) AUXILIARY POWER	(2) #10 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 3/4" CONDUIT
6	PROPOSED SWITCHBOARD	PROPOSED LIGHT POLES	(1) #12 AWG CU (THWN-2) + (1) #12 AWG CU (THWN-2) NEUT + (1) #12 AWG CU (THWN-2) EGC IN (1) 1 1/4" CONDUIT
7	PROPOSED SWITCHBOARD 15A 2P BREAKER	PROPOSED 5KVA 480V-240/120V STEPDOWN TRANSFORMER	(2) #12 AWG CU (THWN-2) + (1) #12 AWG CU (THWN-2) EGC + IN (1) 1" CONDUIT
8	PROPOSED 5KVA 480V-240/120V STEPDOWN TRANSFORMER	PROPOSED 8 SLOT AC PANELBOARD 120/240V 1φ WITH 30A MAIN BREAKER	(2) #10 AWG CU (THWN-2) + (1) #10 AWG CU (THWN-2) NEUT + (1) #8 AWG CU SUPPLY-SIDE BONDING JUMPER IN (1) 3/4" CONDUIT
9	PROPOSED 8 SLOT AC PANELBOARD 120/240V 1φ WITH 30A MAIN BREAKER	PROPOSED CAMERA POWER JUNCTION BOX	(1) #12 AWG CU (THWN-2) + (1) #12 AWG CU (THWN-2) NEUT + (1) #12 AWG CU (THWN-2) EGC IN (1) 1" CONDUIT

PENDING UTILITY DESIGN

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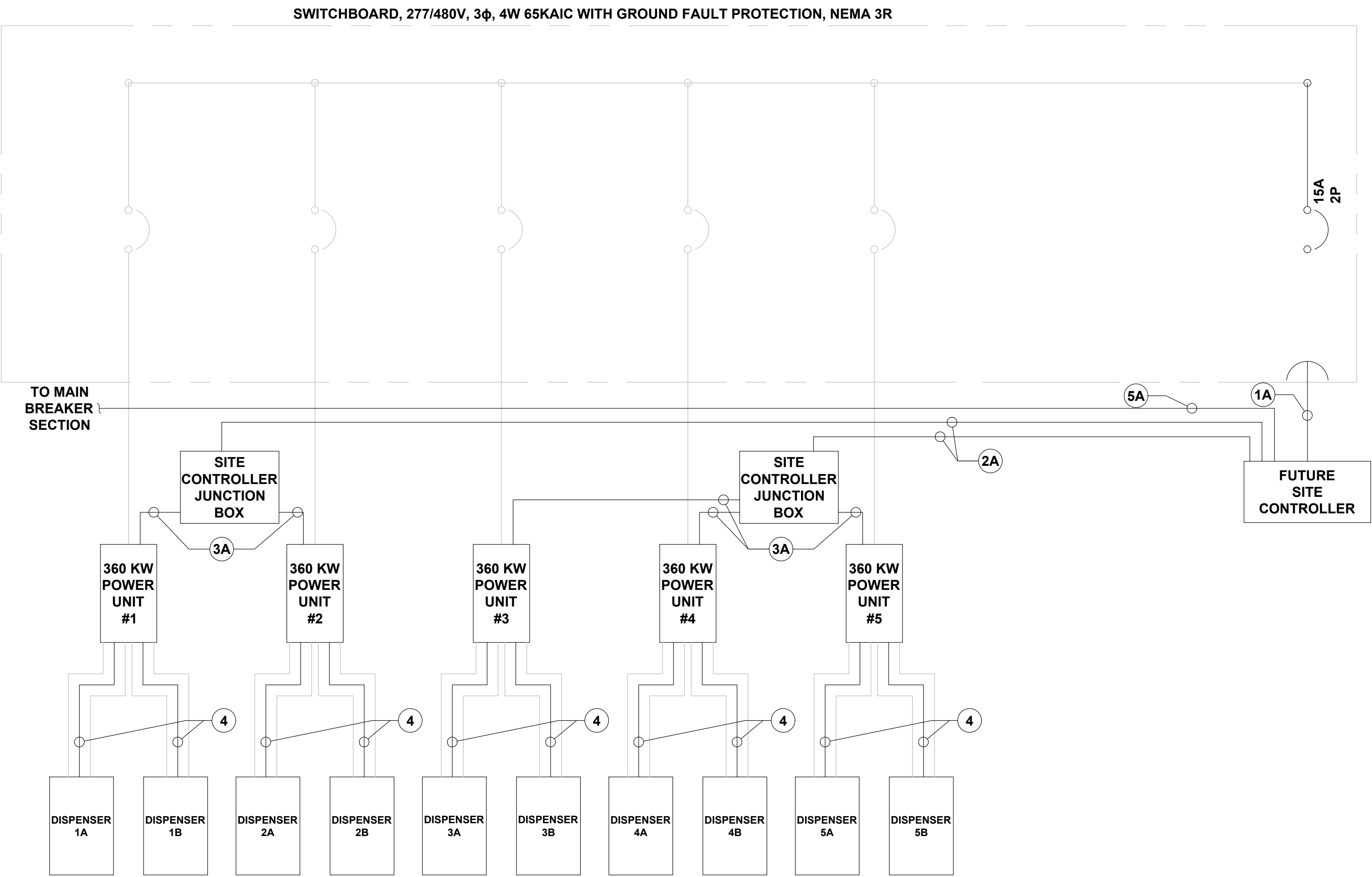
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SHEET TITLE
SINGLE LINE DIAGRAM

SHEET NUMBER
E-3



BTC CONDUIT AND WIRING SCHEDULE			
	FROM	TO	CONFIGURATION
1A	PROPOSED SWITCHBOARD 15A 2P BREAKER	FUTURE SITE CONTROLLER	(1) 1" CONDUIT
2A	SITE CONTROLLER JUNCTION BOX	FUTURE SITE CONTROLLER	(1) 3" CONDUIT
3A	PROPOSED POWER UNIT (EV CHARGER)	SITE CONTROLLER JUNCTION BOX	(1) 1 1/4" CONDUIT
4	PROPOSED POWER UNIT (EV CHARGER)	PROPOSED DC DISPENSER (POST) COMMUNICATION	(1) 6 STRAND, OM3 50/125 μm MULTIMODE FIBER (ST/ST CONN) + (1) 2 CONDUCTOR #16 AWG (TW/SH PAIR) DIRECT BURIAL RATED + (1) CAT 6 CABLE W/RJ45 CONNECTORS IN (1) 1 1/2" CONDUIT
5A	PROPOSED SWITCHBOARD MAIN BREAKER SECTION	FUTURE SITE CONTROLLER	(1) 1" CONDUIT

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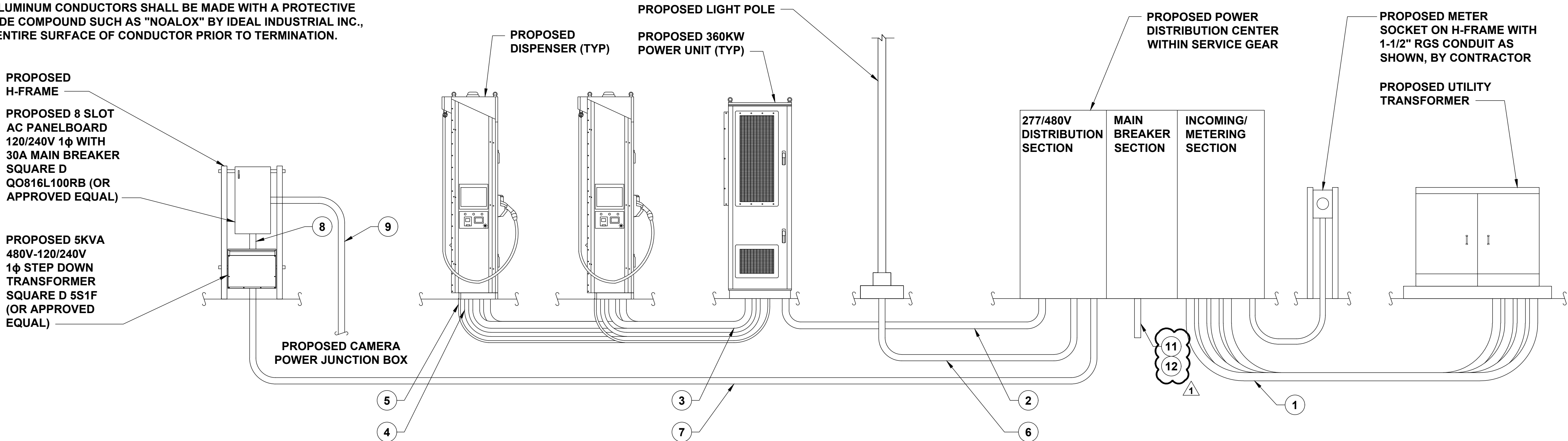
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SHEET TITLE
SINGLE LINE DIAGRAM
FUTURE SITE CONTROLLER

SHEET NUMBER
E-3.1

NOTES

1. CONDUITS SHALL BE BURIED BELOW FROST LINE AND IN COMPLIANCE WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
2. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 AND E-3.1 FOR CONDUIT AND WIRE REQUIREMENTS.
3. INSTALL DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO. LHD1) (TYP FOR ALL CONDUITS FOR CHARGER CABINETS AND DISPENSERS).
4. ALL TERMINATIONS OF ALUMINUM CONDUCTORS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., WIRE BRUSH AND COAT ENTIRE SURFACE OF CONDUCTOR PRIOR TO TERMINATION.



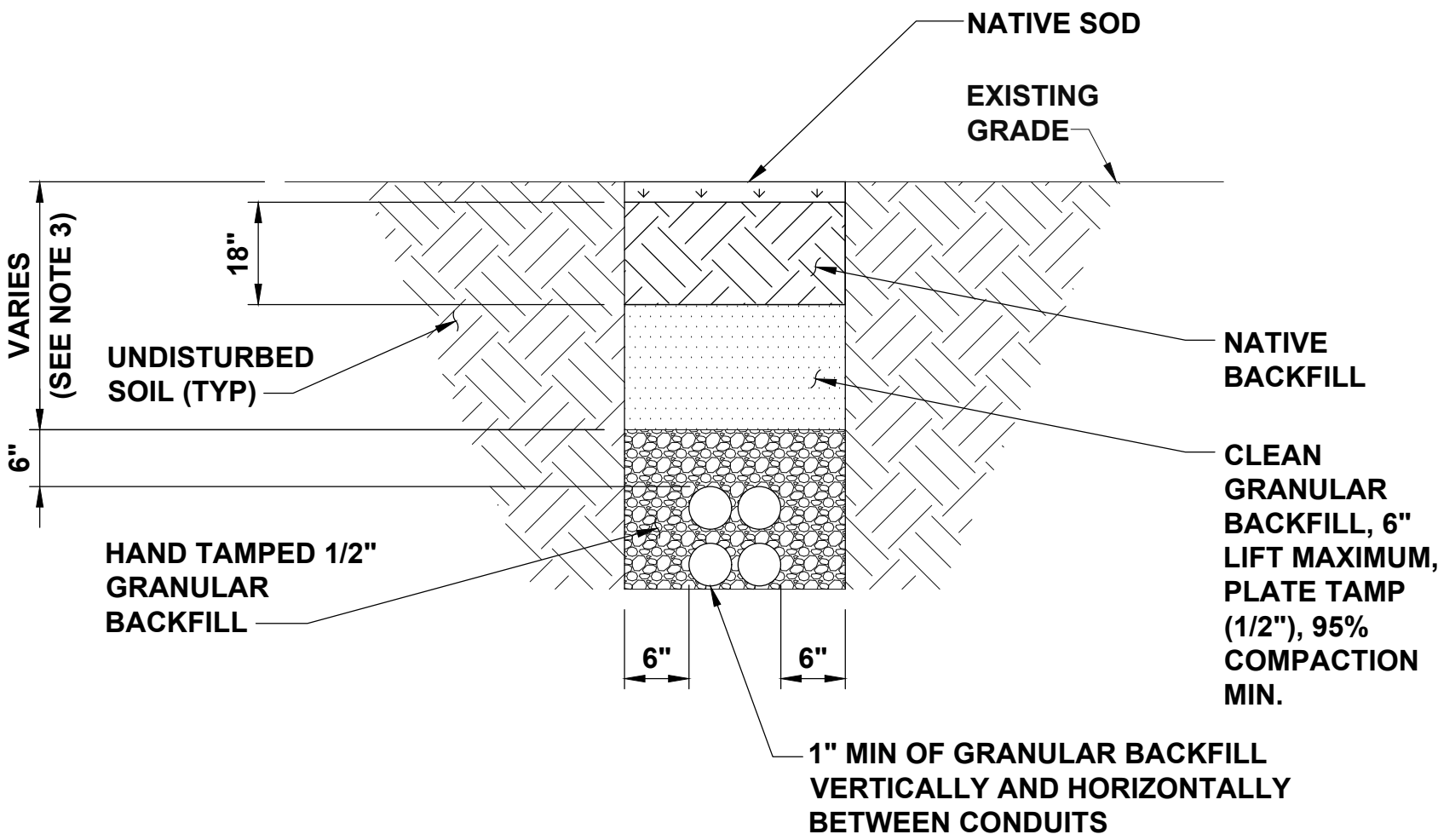
- SEE NOTE 2 FOR REFERENCE

PENDING UTILITY DESIGN

CAR CHARGER CONDUIT ELEVATION

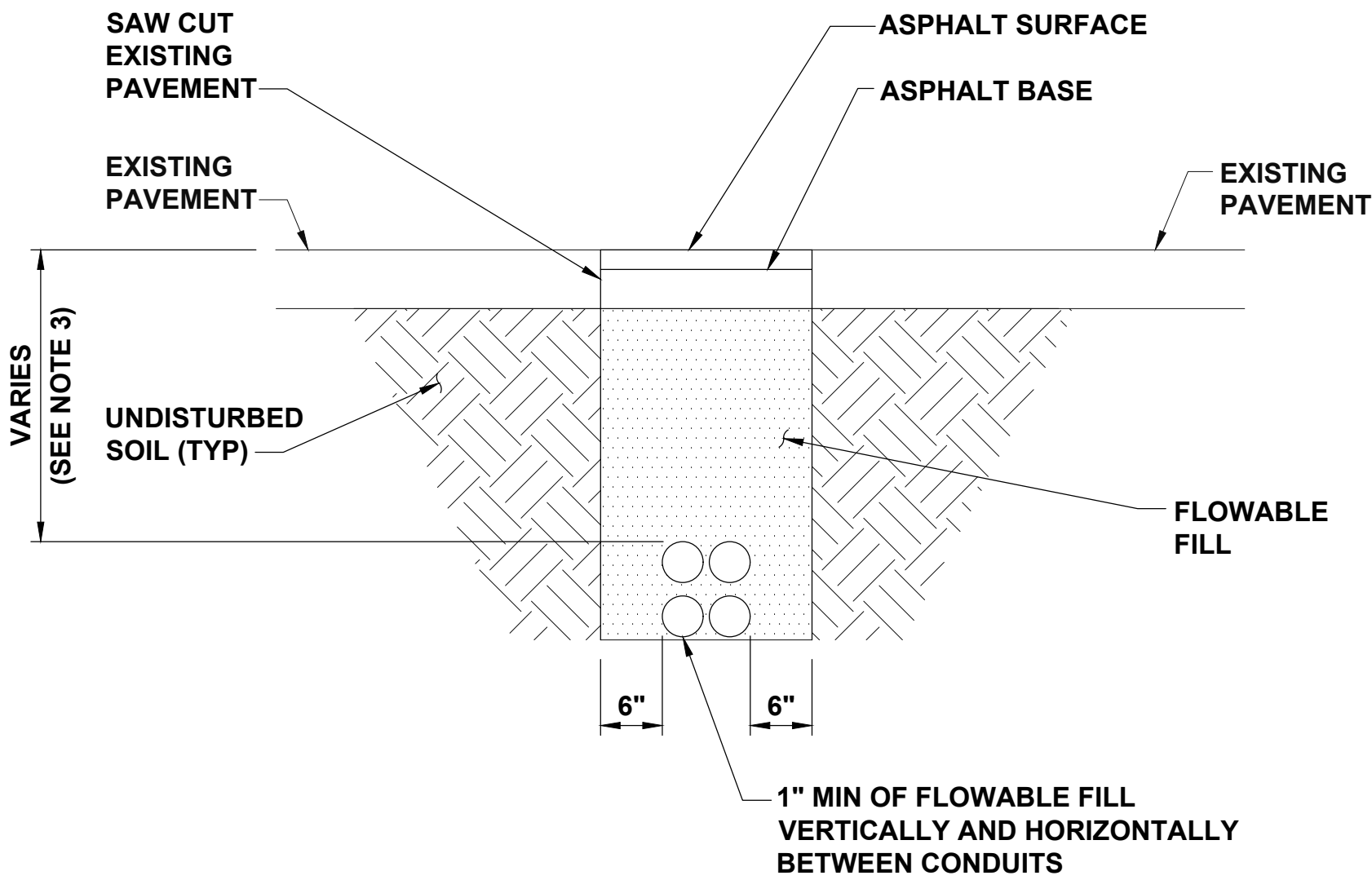
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A



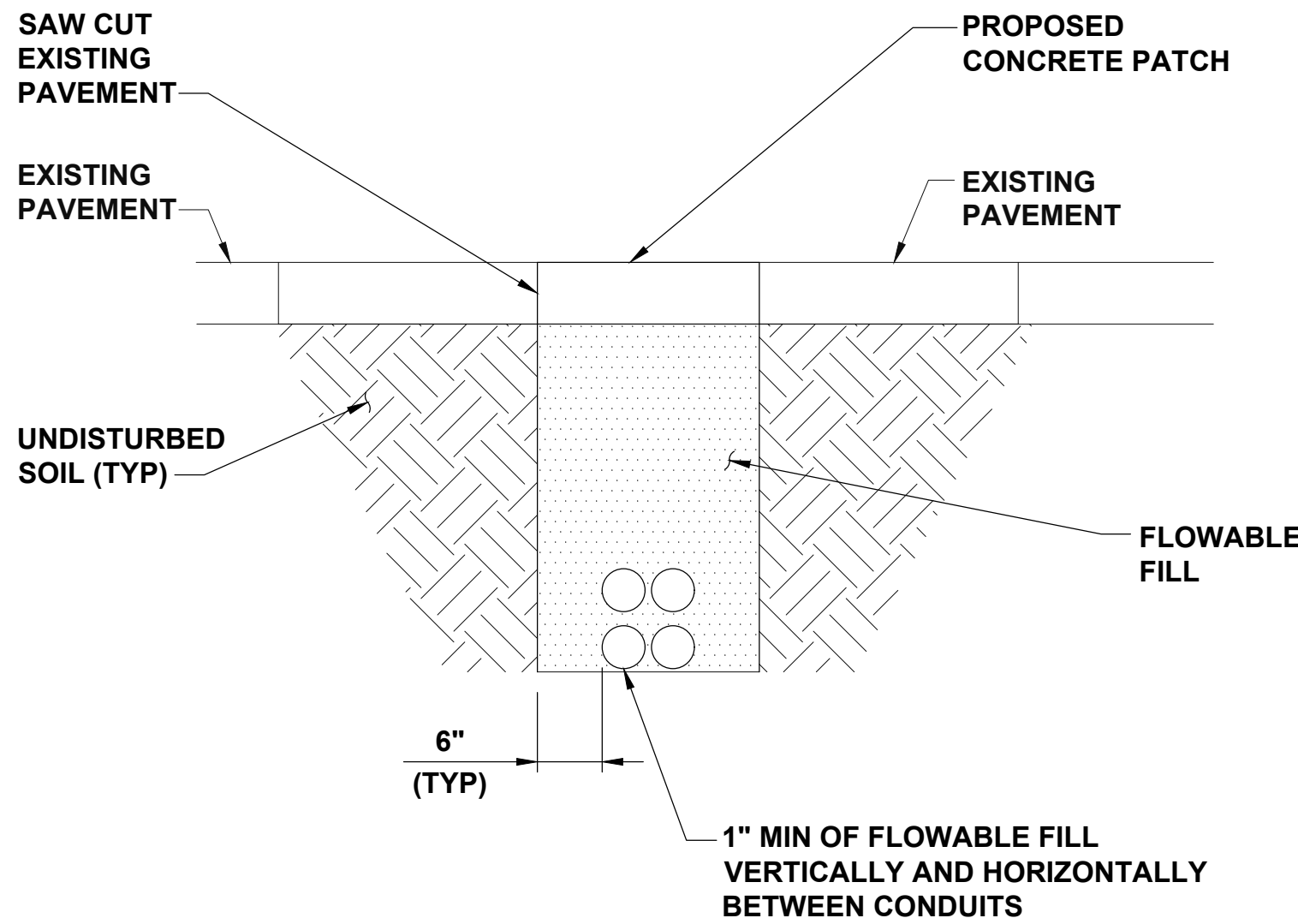
NOTES

1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.



NOTES

1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.
2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
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NOTES

1. CONCRETE SHALL BE MINIMUM 4000PSI COMPRESSIVE STRENGTH AND MATCH PAVEMENT THICKNESS.
2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
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TYPICAL NON-UTILTY CONDUIT UNDER SOIL TRENCH DETAIL

NO SCALE

B

TYPICAL NON-UTILITY CONDUIT UNDER ASPHALT TRENCH DETAIL

NO SCALE

C

TYPICAL NON-UTILITY CONDUIT UNDER CONCRETE TRENCH DETAIL

NO SCALE

D



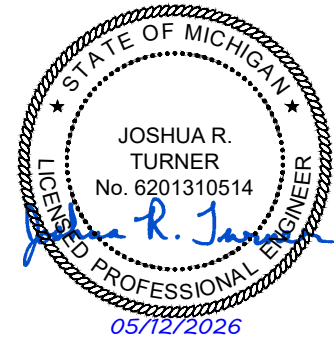
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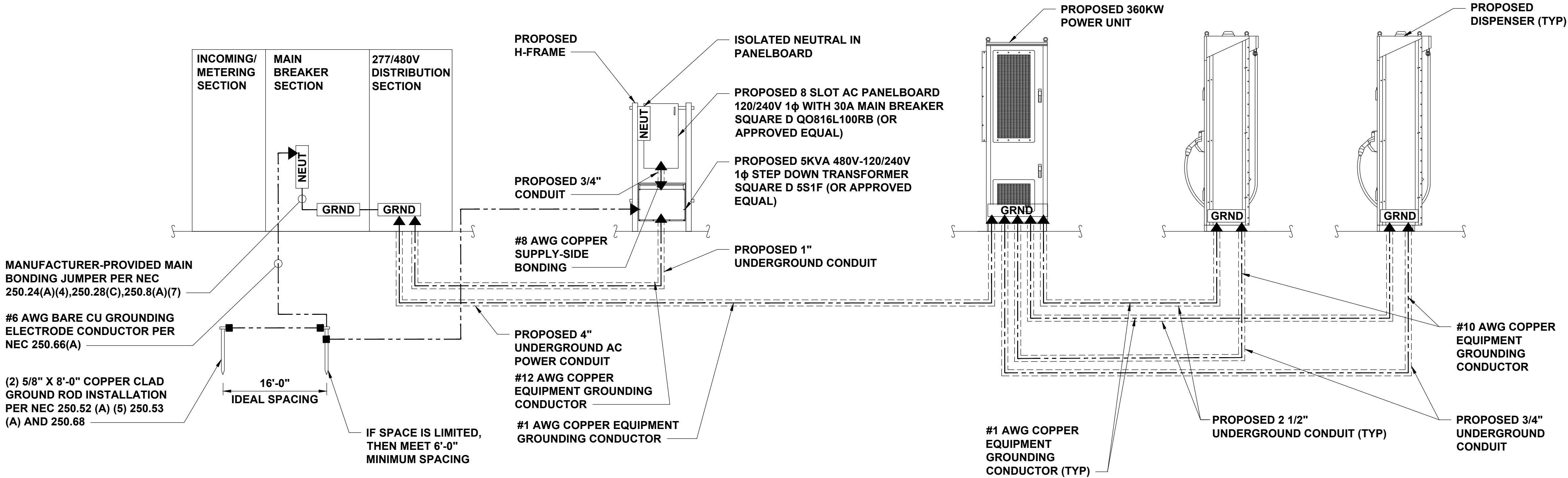


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MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
ELECTRICAL DETAILS

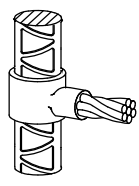
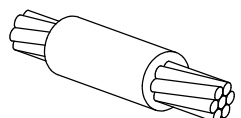
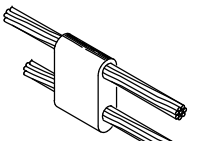
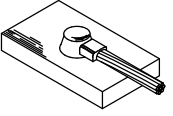
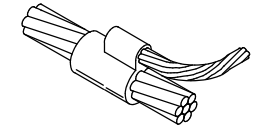
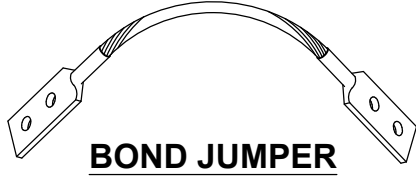
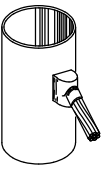
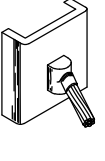
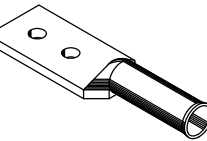
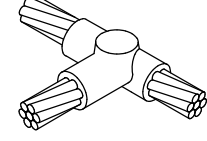
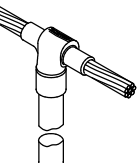
SHEET NUMBER
E-4



GROUNDING SCHEMATIC

NO SCALE

A

CADWELD CONNECTIONS OR ENGINEER APPROVED EQUAL		
 CABLE TO REBAR TEE CONNECTION HORIZONTAL CABLE TAP TO VERTICAL REBAR TYPE RJ	 HORIZONTAL SPLICE SPLICE OF HORIZONTAL CABLES TYPE SS	 PARALLEL HORIZONTAL CONDUCTORS PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT
 HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS	 PARALLEL HORIZONTAL CONDUCTORS PARALLEL DEAD END TAP OR HORIZONTAL THRU CONDUCTOR TYPE PC	
 BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2	 VERTICAL PIPE CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS	 VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS
 COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE YA-2	 HORIZONTAL TEE TEE OF HORIZONTAL RUN AND TAP CABLES TYPE TA	 THROUGH CABLE TO GROUND ROD THROUGH CABLE TO TOP OF GROUND ROD TYPE GT

NOTES

- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- PER NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

DETAIL NOT USED

NO SCALE

B

CADWELD CONNECTION DETAIL

NO SCALE

C

GROUNDING NOTES

NO SCALE

D



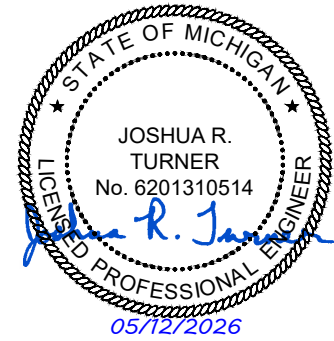
ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



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3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

REV	DATE	DESCRIPTION
1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION



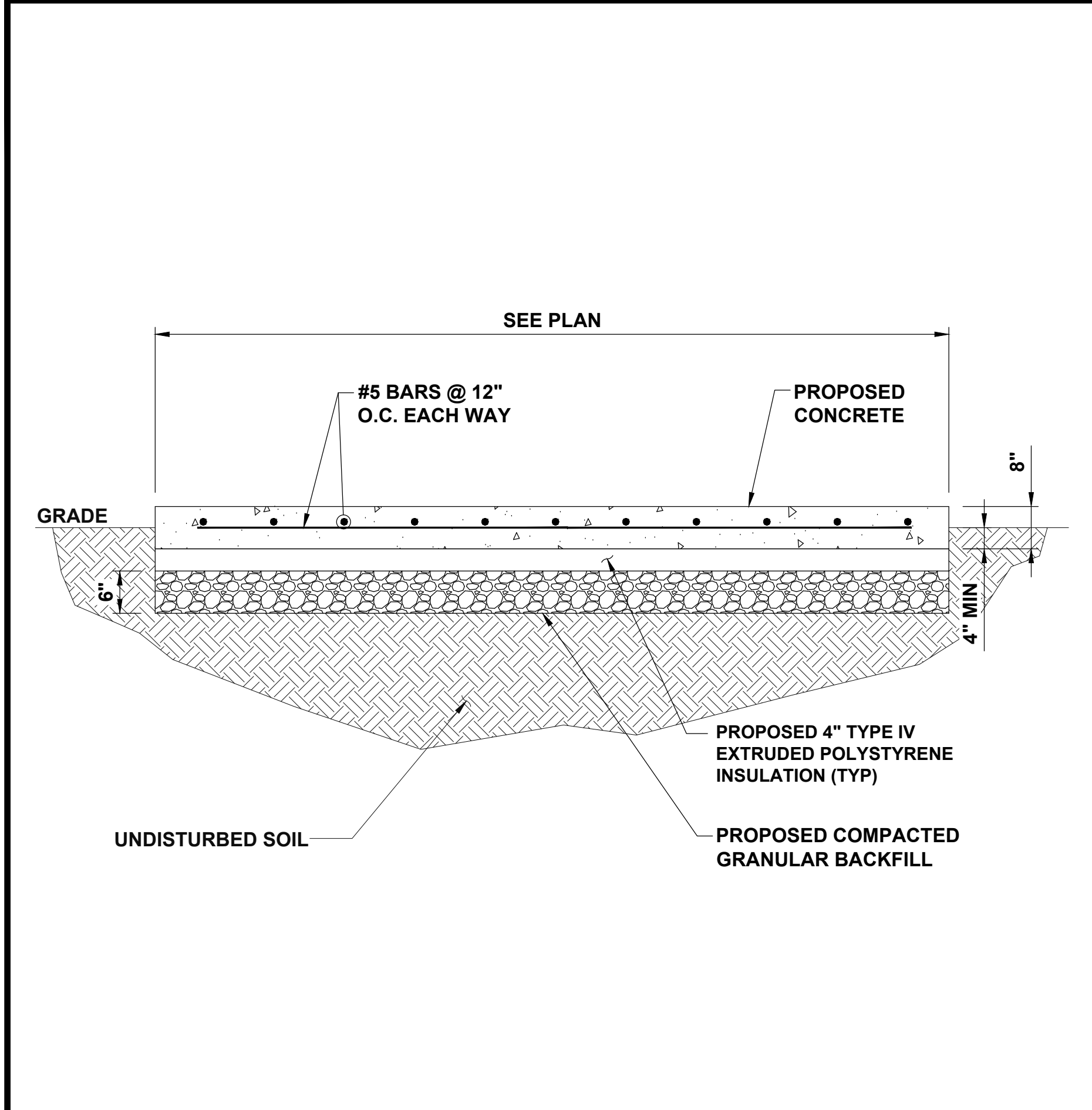
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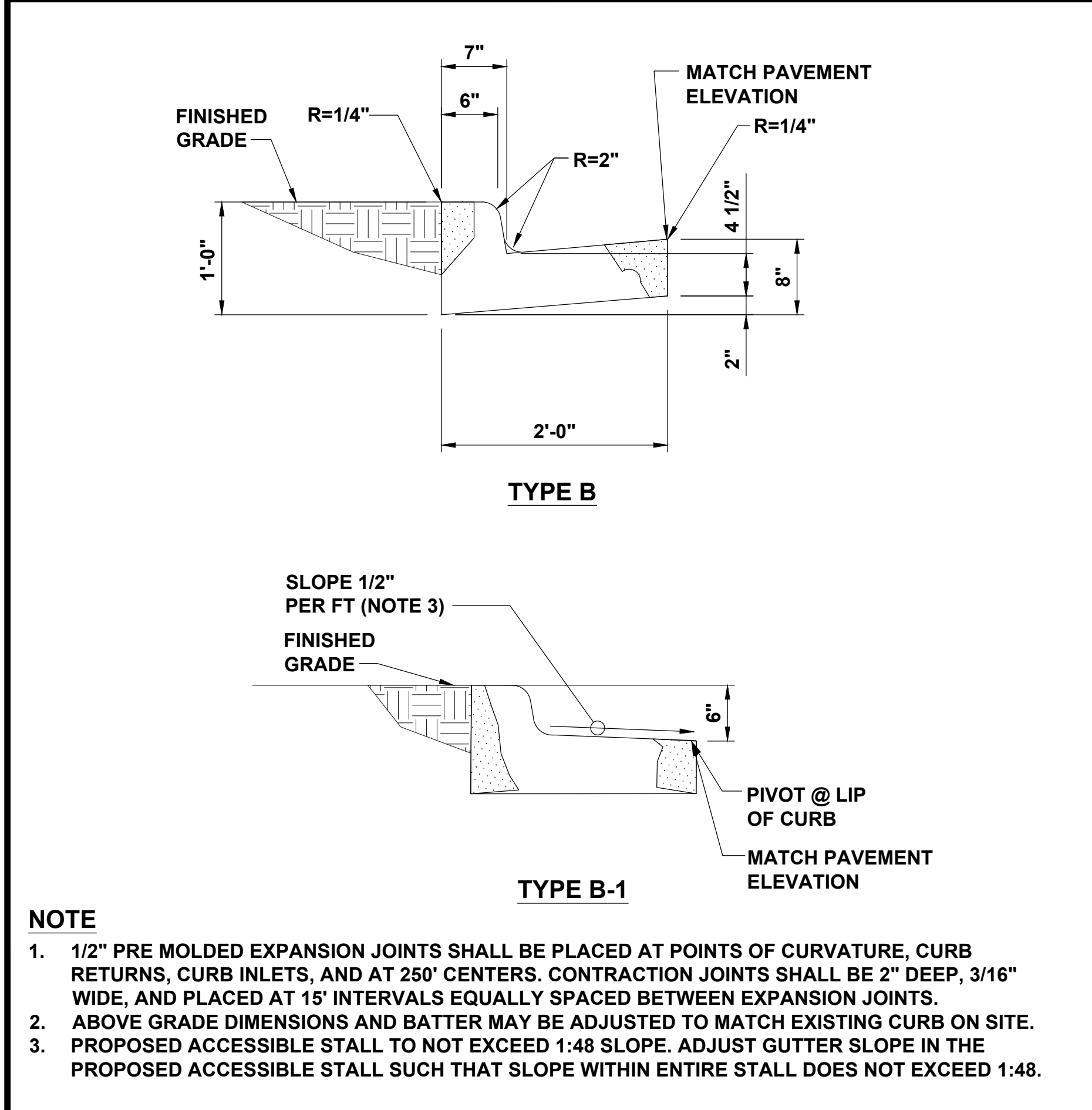
SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

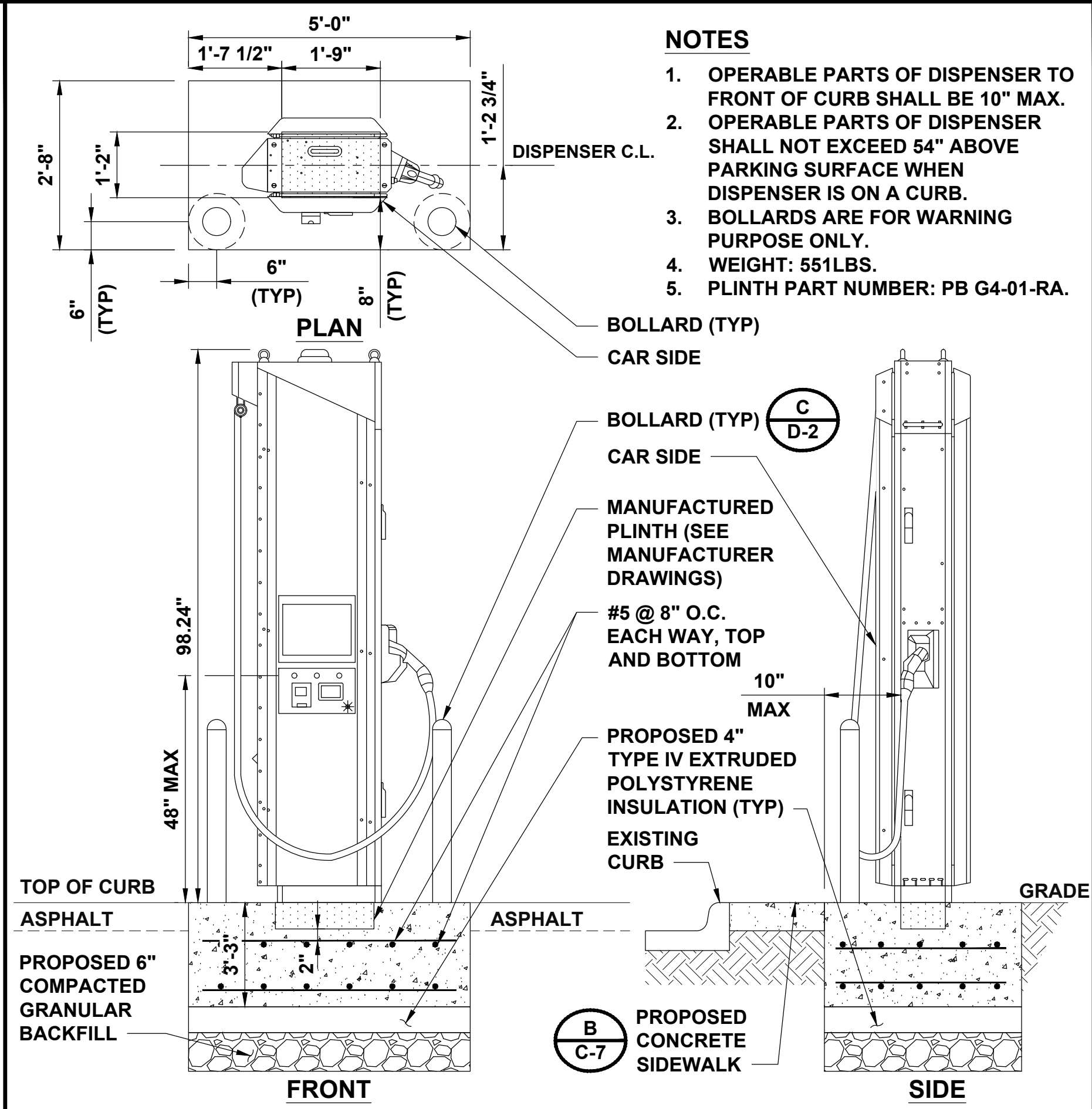
G-1



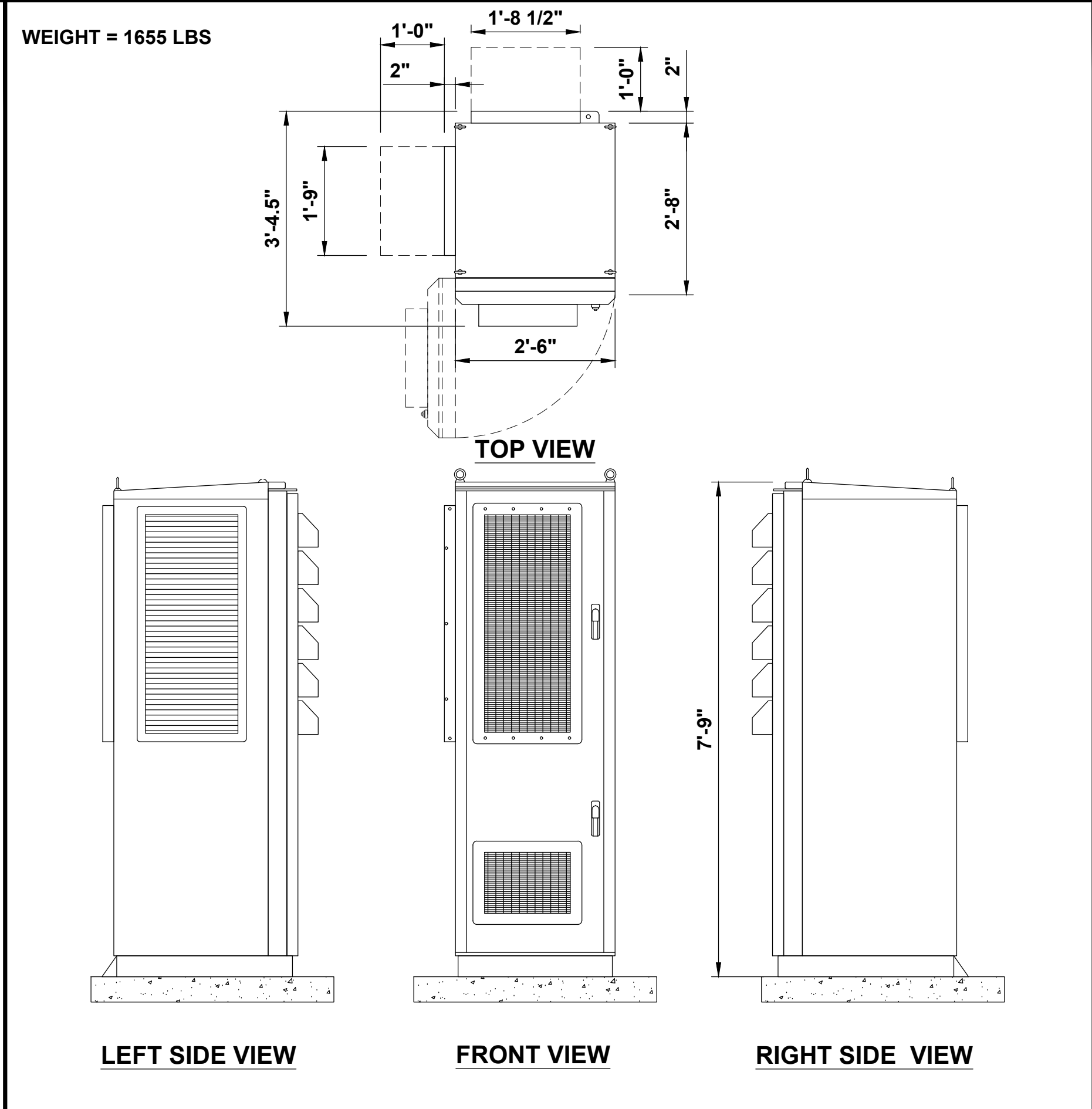
CONCRETE PAD DETAIL



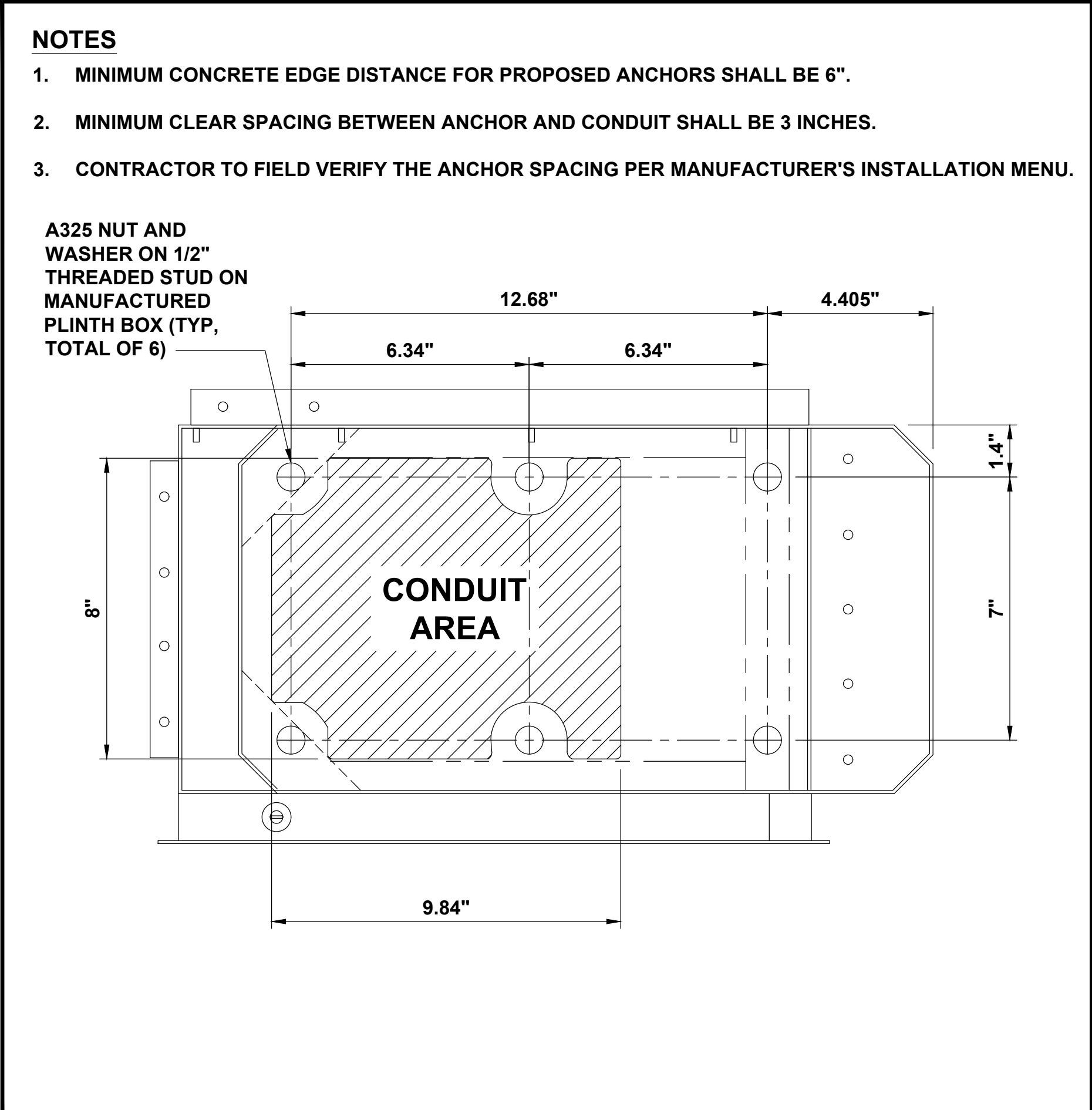
CONCRETE CURB DETAIL



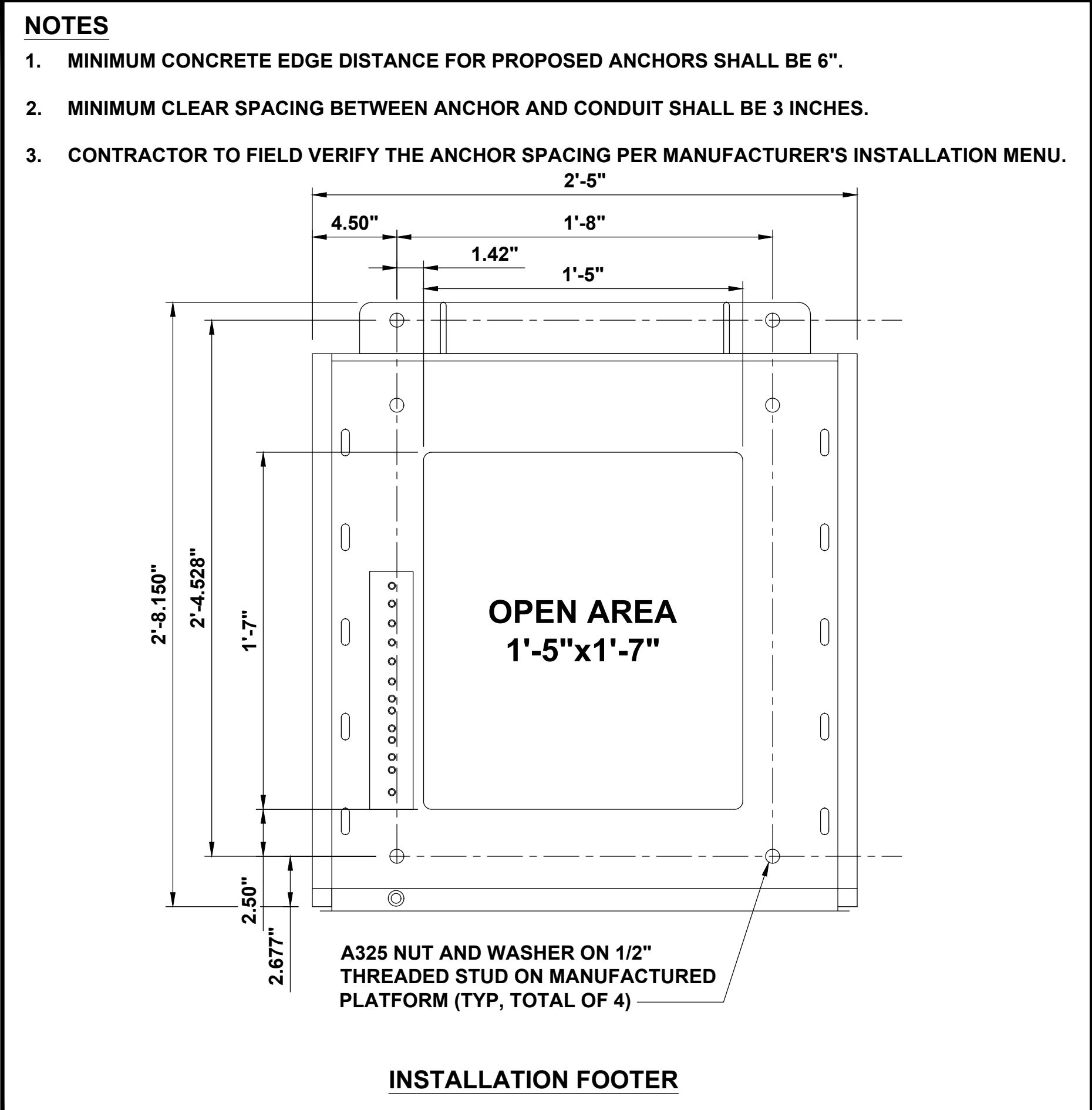
DISPENSER FOOTING DETAIL



POWER UNIT DETAIL



DISPENSER ANCHORAGE DETAIL



POWER UNIT ANCHORAGE DETAIL

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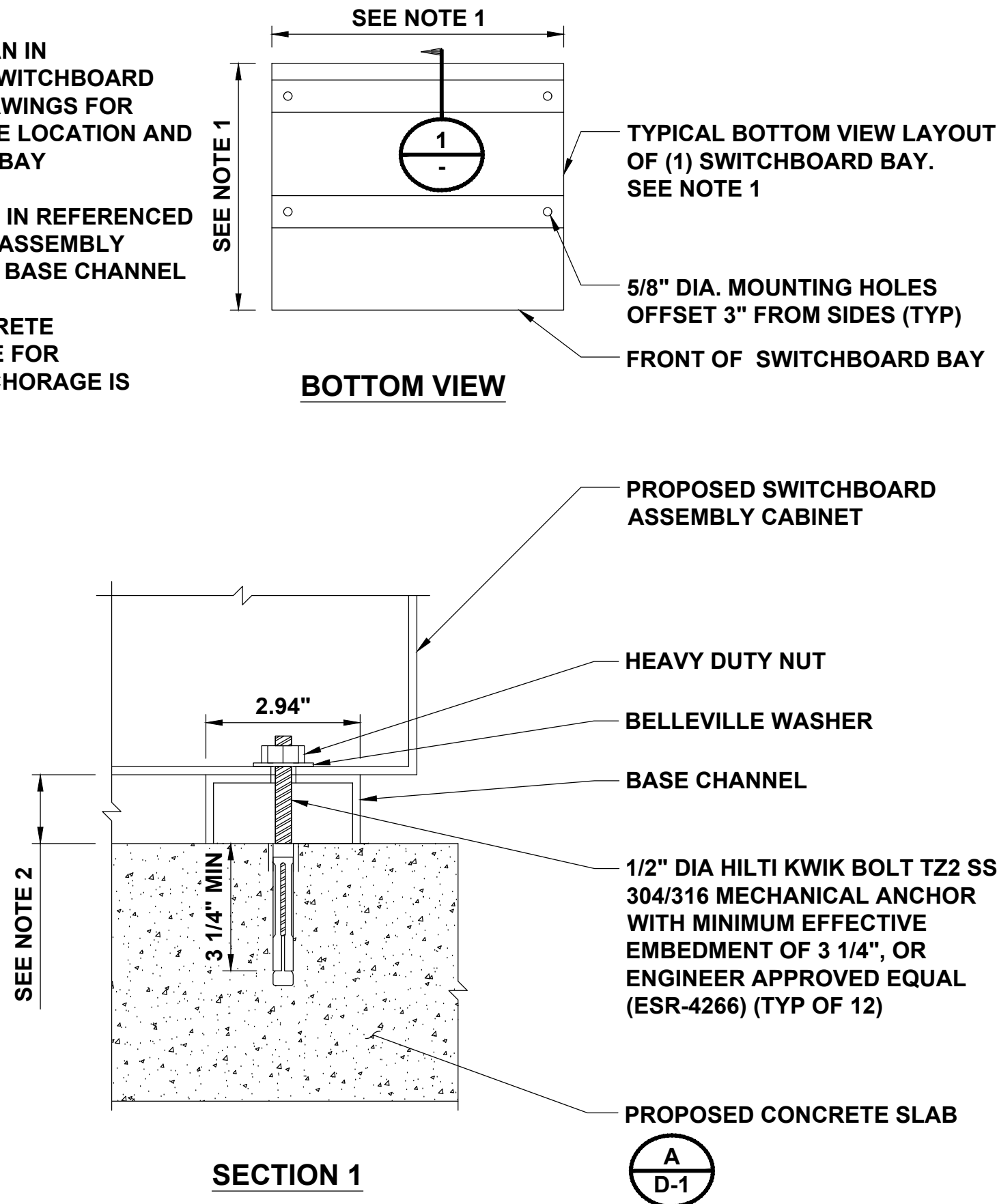
MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
D-1

NOTES

- SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
- SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.
- MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORAGE IS 9 INCHES.



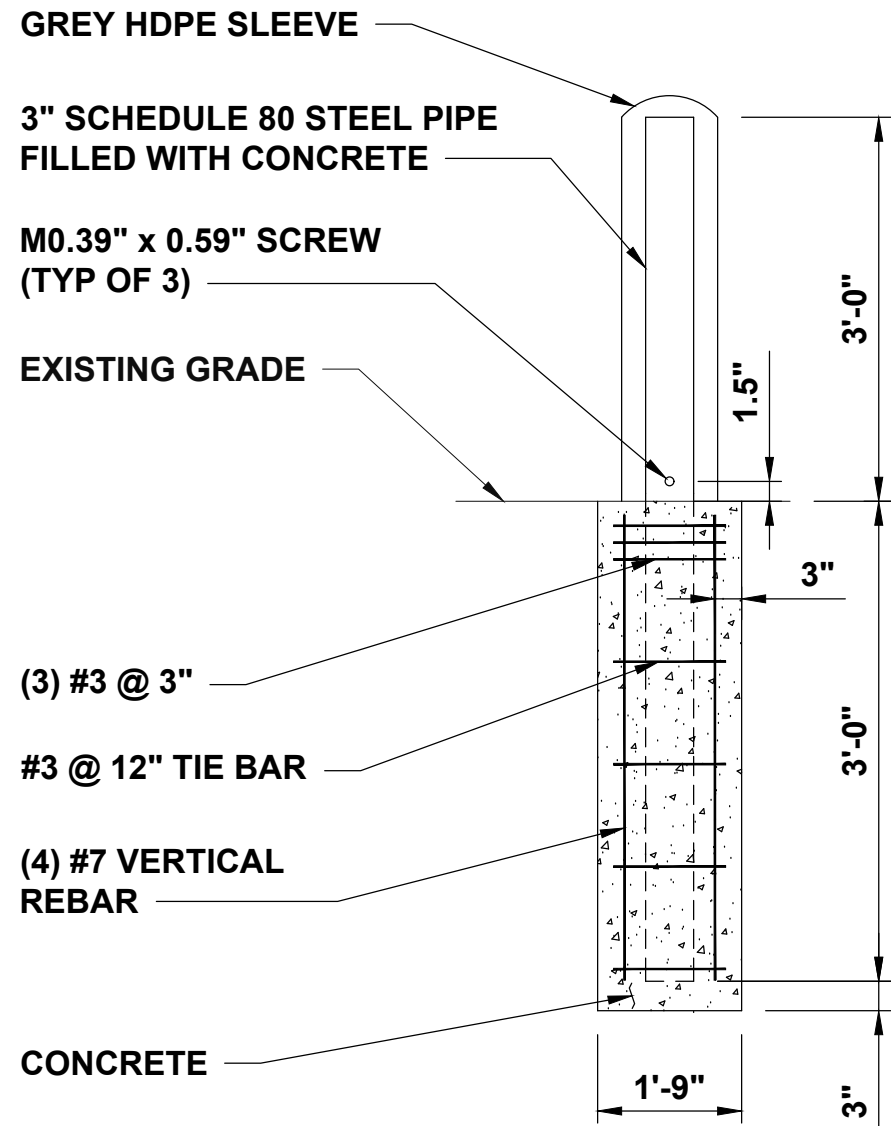
SWITCHBOARD ANCHORAGE DETAIL

NO SCALE

A

NOTES

- BOLLARD IS FOR WARNING PURPOSES ONLY.
- BOLLARD DETAIL FOR BOLLARDS AROUND ELECTRIFY AMERICA EQUIPMENT.
- CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.



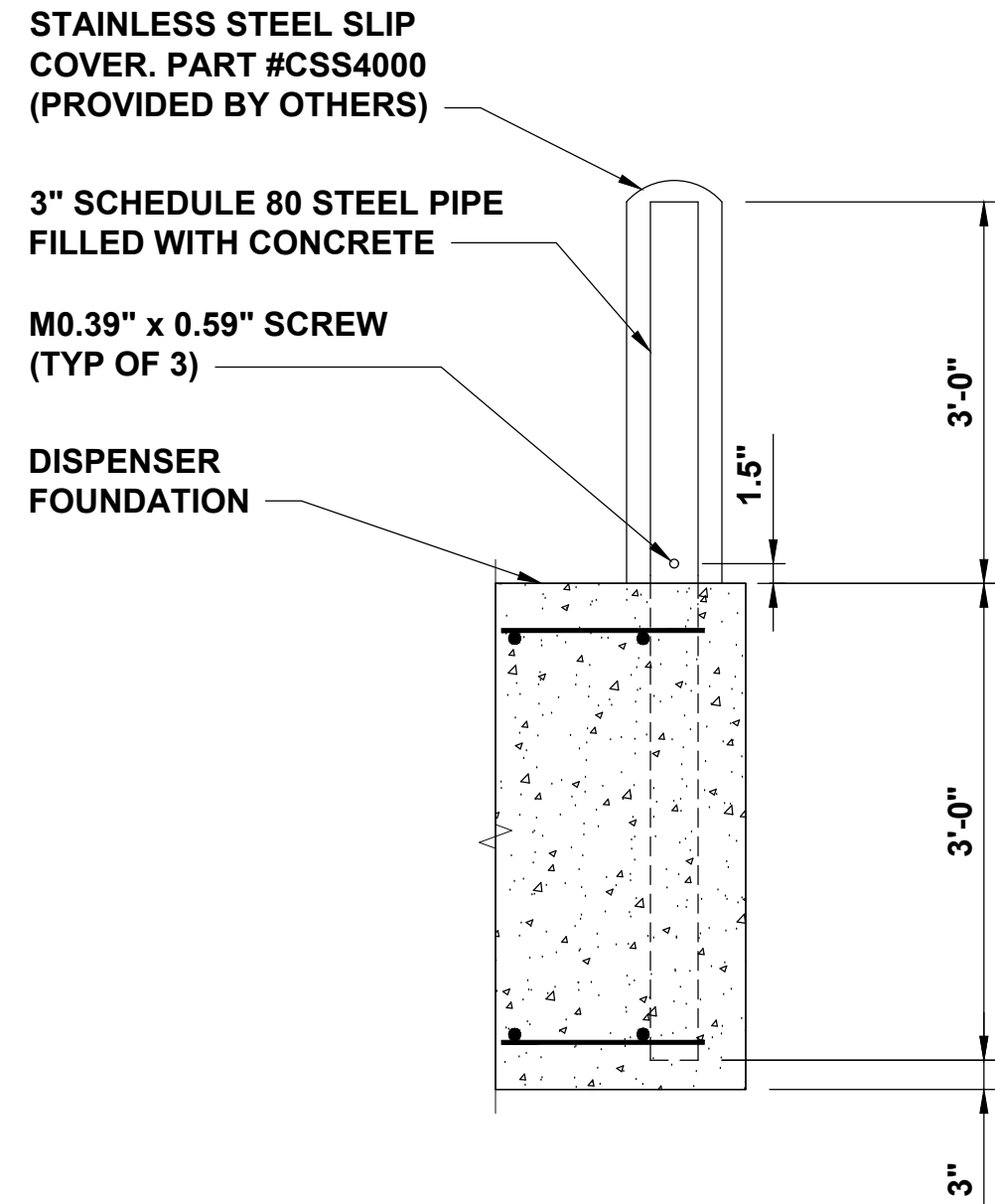
HDPE WARNING BOLLARD DETAIL

NO SCALE

B

NOTES

- BOLLARD IS FOR WARNING PURPOSES ONLY.
- BOLLARD DETAIL FOR BOLLARDS AROUND ELECTRIFY AMERICA EQUIPMENT.
- CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.



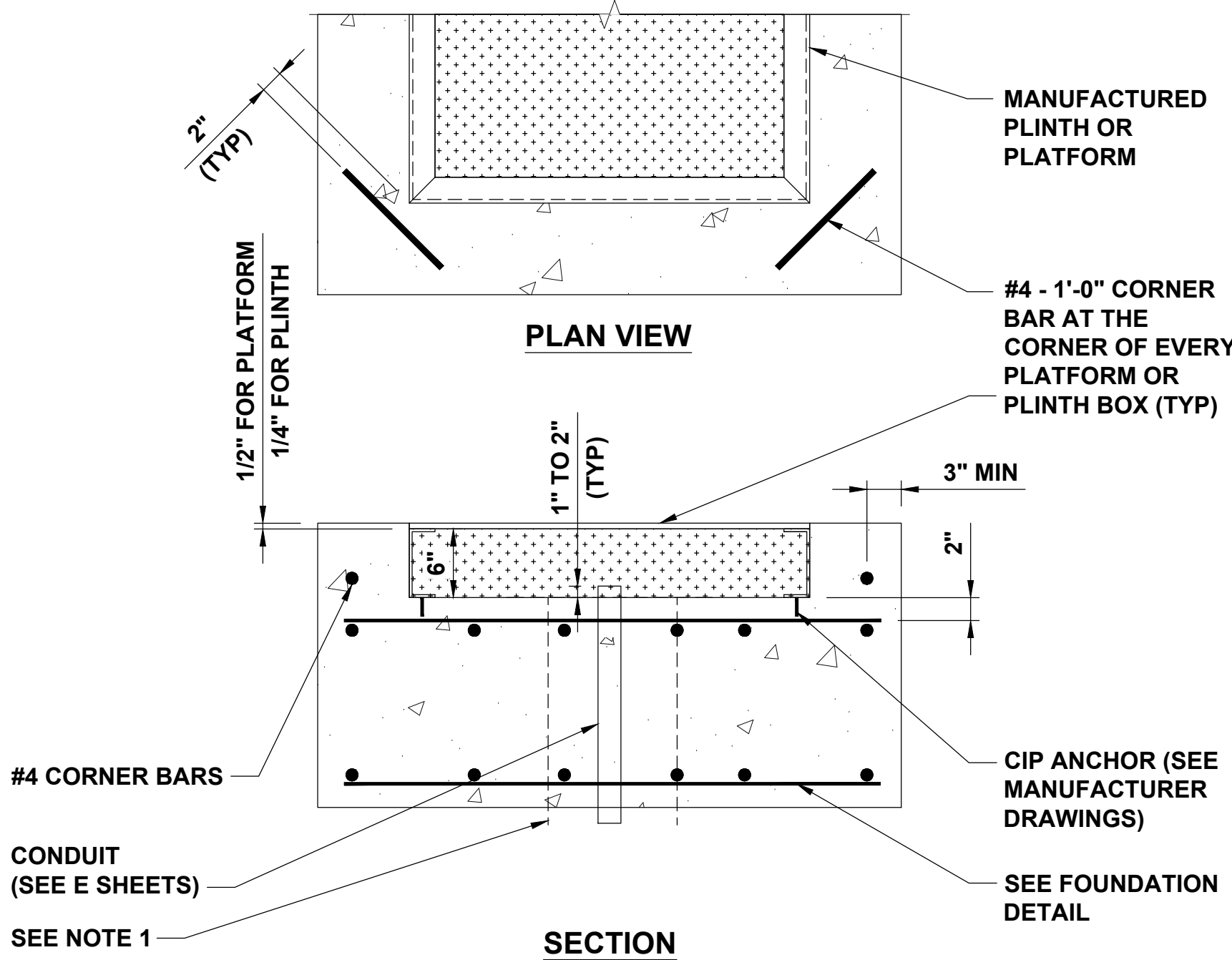
DISPENSER WARNING BOLLARD DETAIL

NO SCALE

C

NOTES

- CONTRACTOR TO INSTALL (2) 1" CONDUITS, (2) COTTON WEEP ROPE, OR OTHER ENGINEER APPROVED SOLUTION TO MAINTAIN DRAINAGE THROUGHOUT THE BOTTOM OF THE VOID.
- CONTRACTOR TO USE LOCK WASHER ON ANY THREADED WELDED STUD FACING DOWNWARDS ON PLATE ASSEMBLY.
- WHEN DISPENSER PLATE ASSEMBLY IS INSTALLED, (2) DOWNWARDS THREADED WELDED STUDS AT REAR OF PLATE (FRONT OF DISPENSER IS FRONT OF PLATE) DO NOT REQUIRE NUT AND WASHER. (4) TOTAL NUT AND WASHER ARE REQUIRED AT (2) FRONT AND (2) MIDDLE THREADED WELDED STUDS.
- CORNER BARS CAN BE BENT TO MEET 3" CLEAR COVER REQUIREMENT.
- MINIMUM CONCRETE EDGE DISTANCE FOR CIP ANCHORS SHALL BE 6".



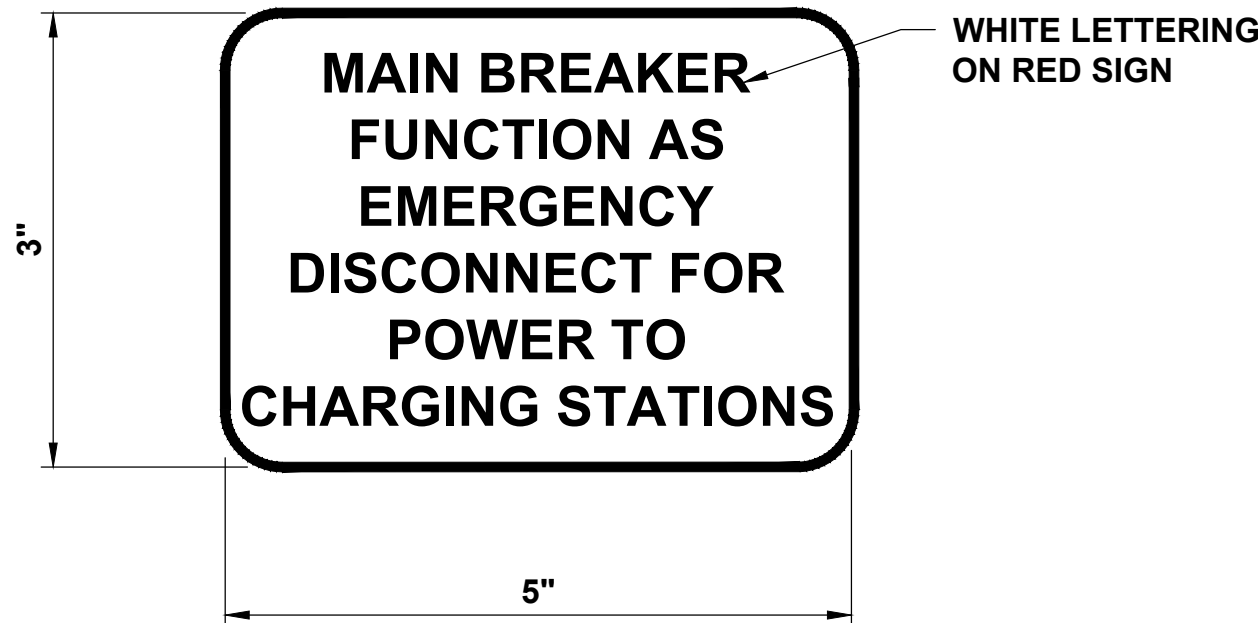
GEN IV SECTION FOR MANUFACTURED PLINTH BOX

NO SCALE

D

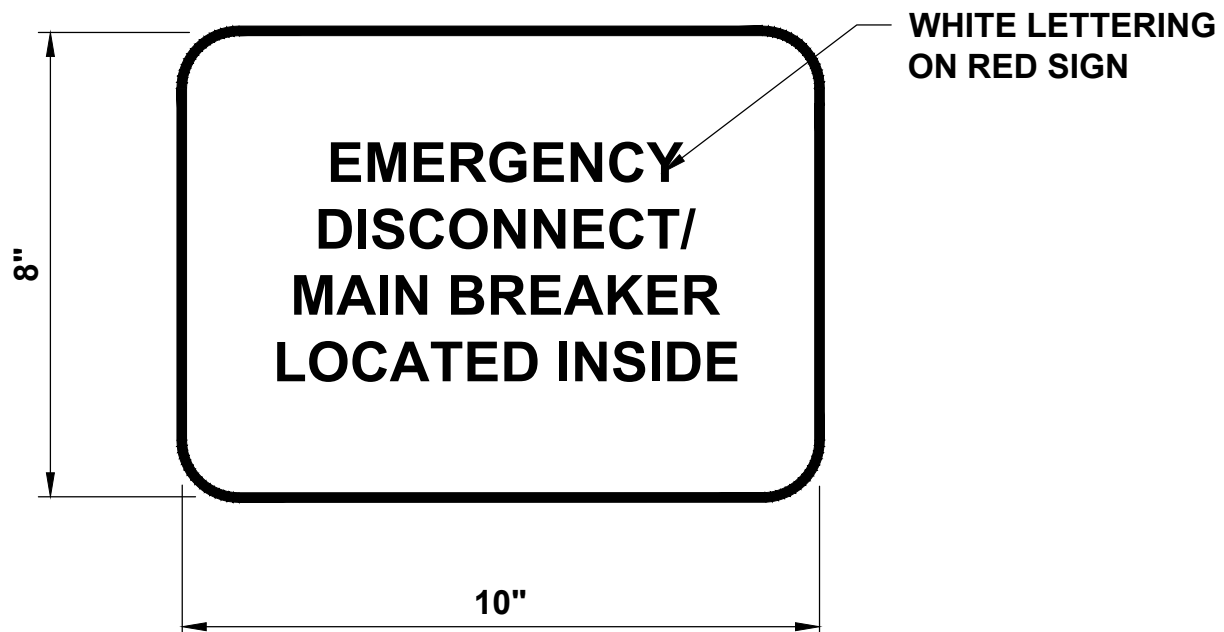
NOTE

- TO BE PLACED BY THE MAIN BREAKER INSIDE SWITCHBOARD.



NOTE

- TO BE PLACED ON OUTSIDE OF SWITCHBOARD SECTION HOUSING THE MAIN BREAKER.



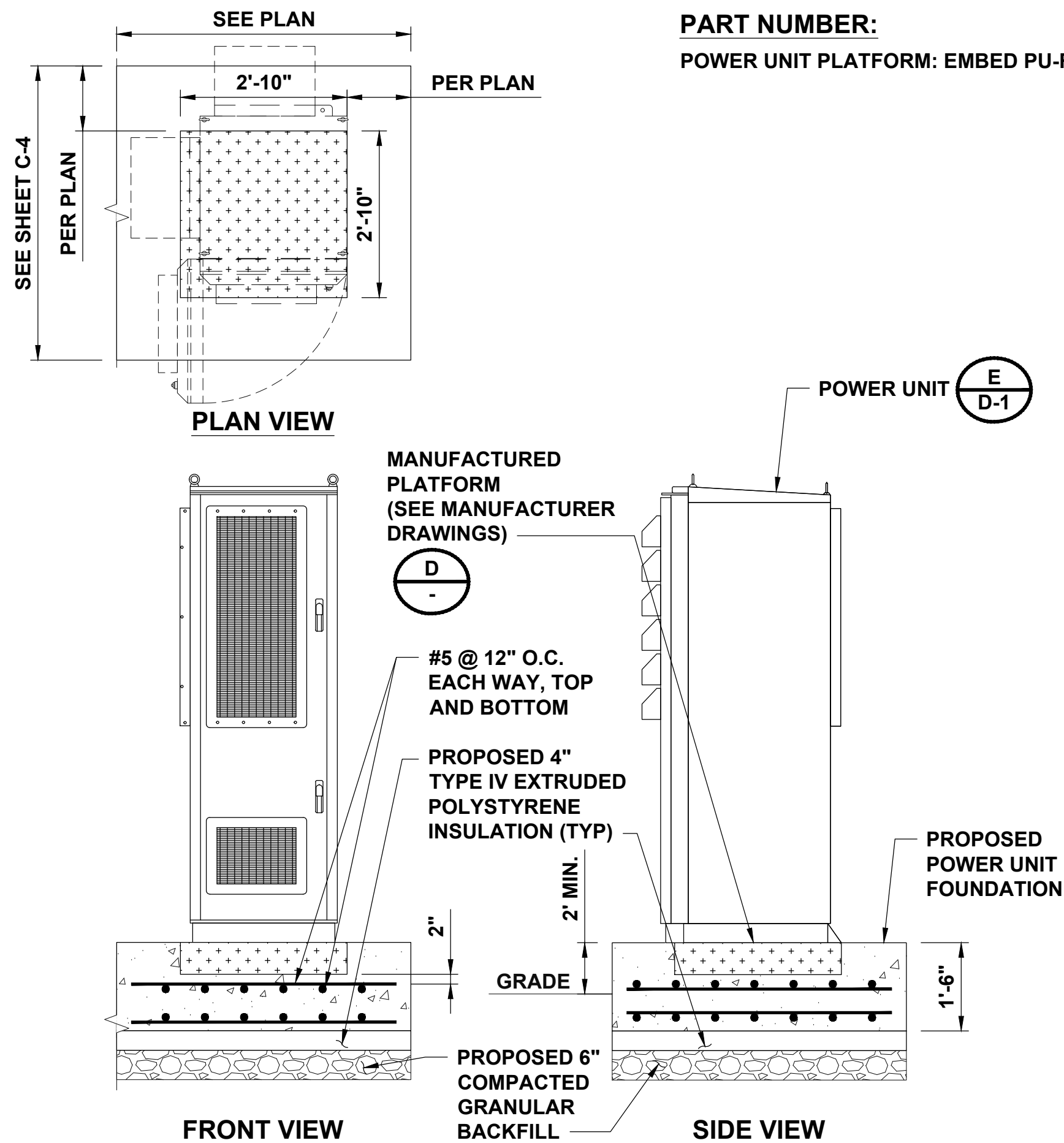
EMERGENCY DISCONNECT SIGN DETAIL

NO SCALE

E

PART NUMBER:

POWER UNIT PLATFORM: EMBED PU-R1



POWER UNIT FOUNDATION DETAIL

NO SCALE

F



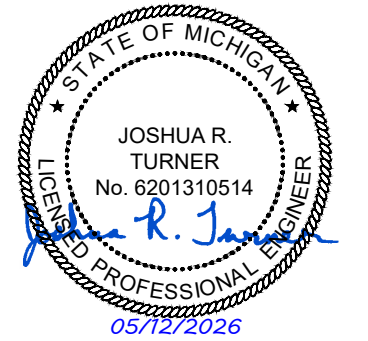
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Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:	411370
DRAWN BY:	GJS
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REV	DATE	DESCRIPTION
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KROGER 751
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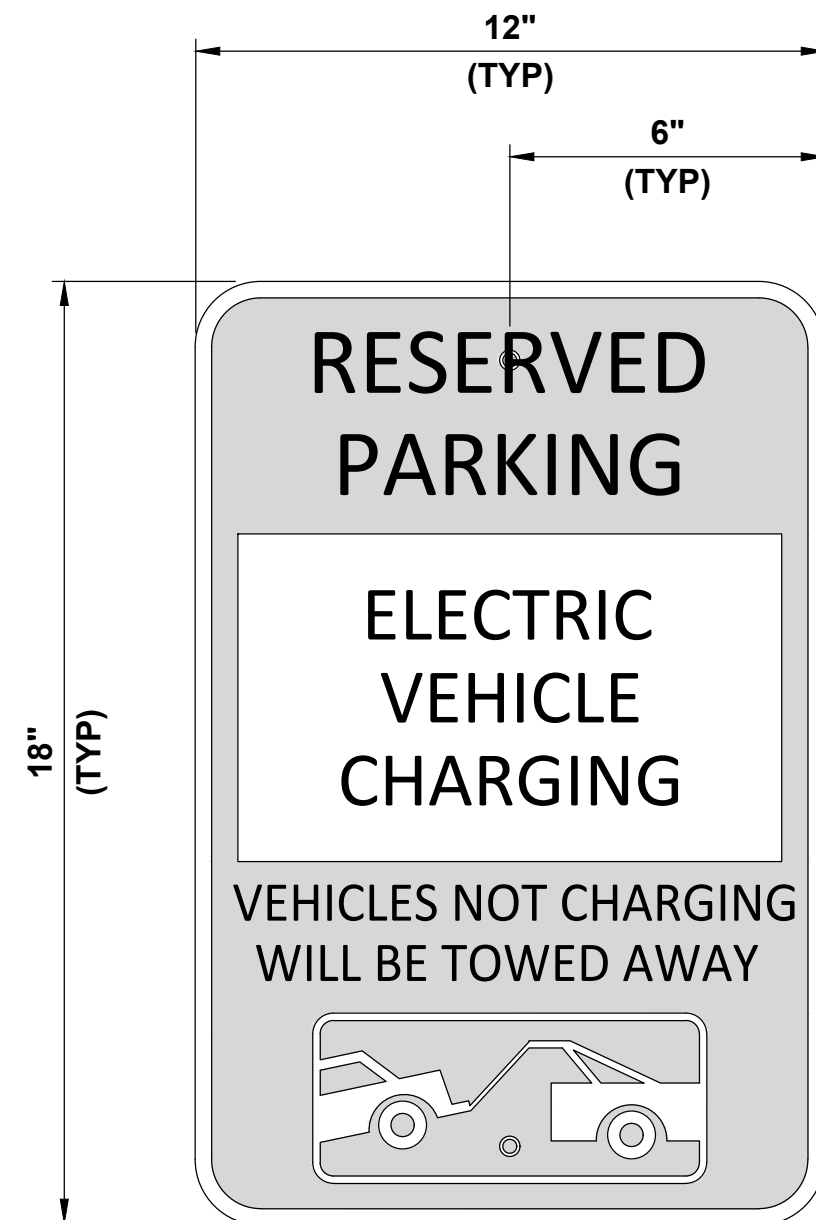
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
D-2



Technical line drawings of the chair showing side, front, and top views with dimensions:

- Side View:** Shows the chair's profile with a height dimension of 13.3" from the seat to the top of the backrest.
- Front View:** Shows the chair's width with a dimension of 21.8" across the seat.
- Top View:** Shows the chair from above with a depth dimension of 3" for the seat area.

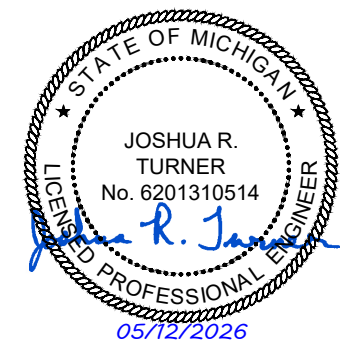


NOTE: WHITE LETTERING ON RED BACKGROUND. CENTER IS RED LETTERS ON WHITE BACKGROUND.

REFERENCE NO: EA-NP-0003 (14 DAY LEAD TIME)

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

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REV	DATE	DESCRIPTION

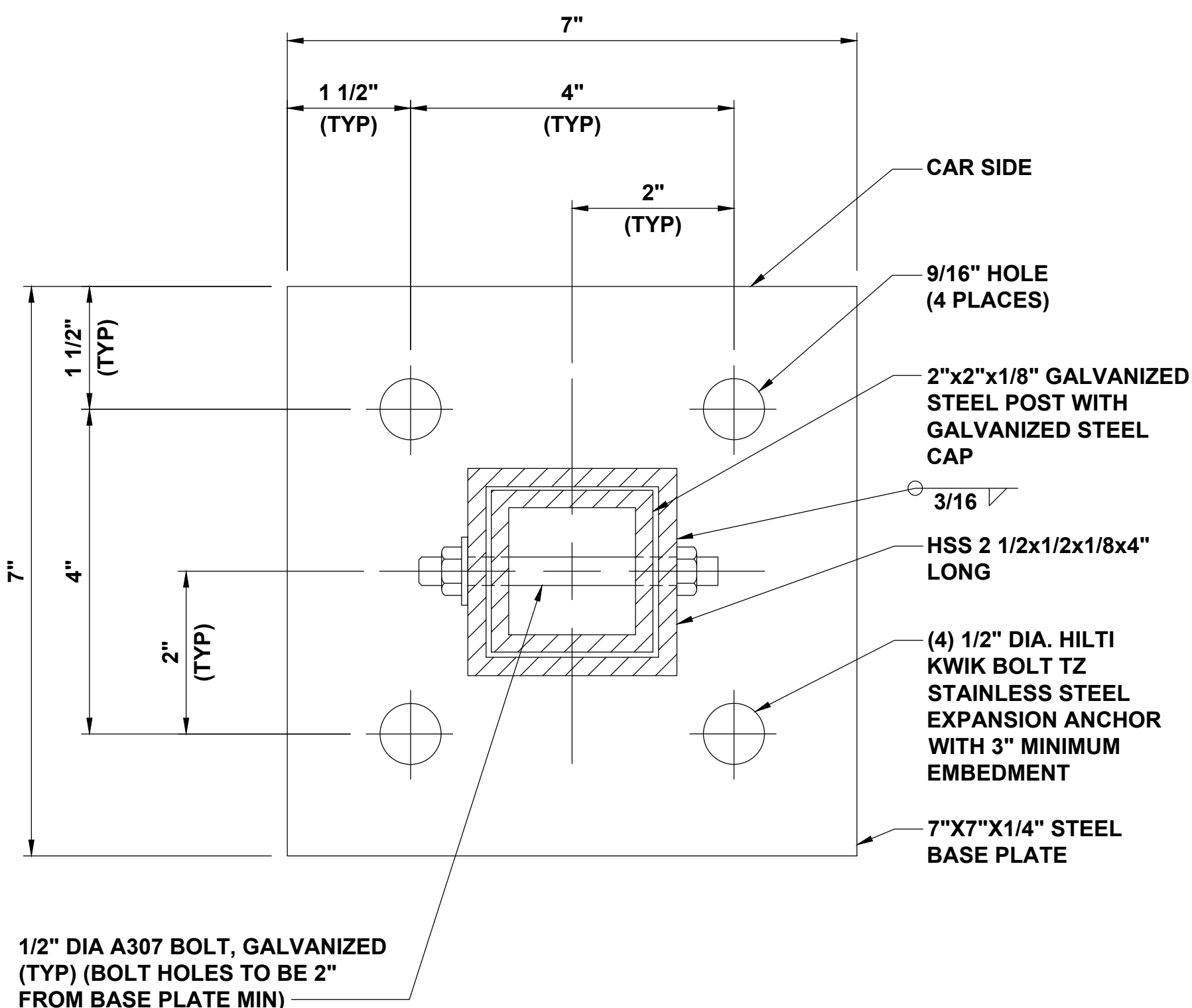


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DOCUMENT.**

SHEET NUMBER

D-3

The image contains two technical drawings. The left drawing, titled "BEHIND CURB", shows a cross-section of a concrete footing. It has a width of 2 inches, a height of 3 inches, and a total depth of 8 inches. The footing is shown with a cross-hatched pattern. The right drawing, titled "NEW OR EXISTING SIDEWALK", shows a cross-section of a sidewalk. It has a width of 3 inches and a minimum depth of 4 inches. The sidewalk is shown with a cross-hatched pattern. A label "CONCRETE" points to the sidewalk material. A circular detail callout with the number "1" is shown above the sidewalk.



BASE PLATE DETAIL - DETAIL 1

PLAN

5'-0"
1'-7 1/2" 1'-9"
2'-8"
1'-2"
6" (TYP) 8" (TYP)
1'-2 3/4"
DISPENSER C.L.

FRONT

98.24"
48" MAX
TOP OF CURB
ASPHALT GRADE
2"
3'-5"
2"
PROPOSED 6" COMPACTED GRANULAR BACKFILL

SIDE

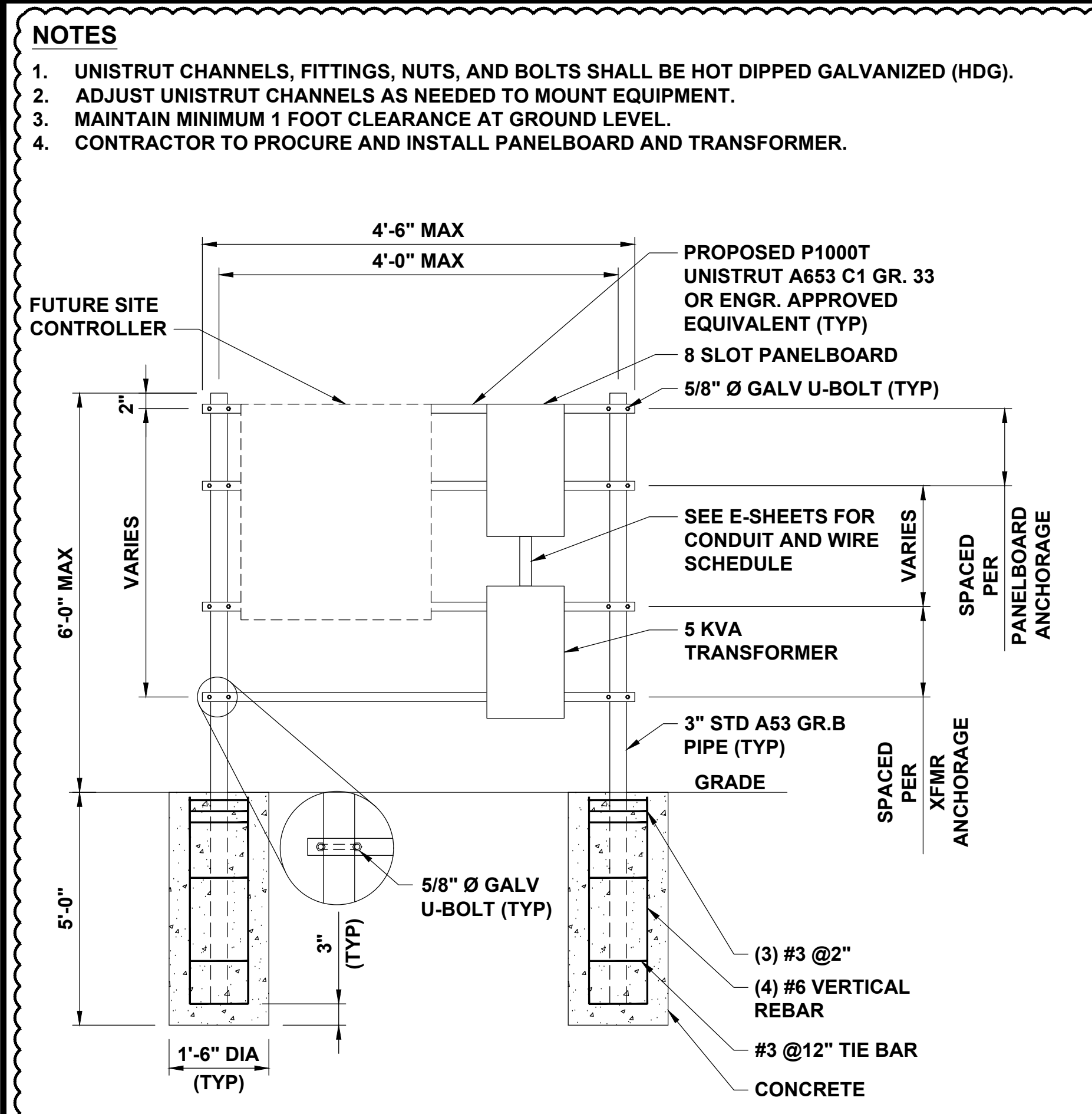
10" MAX
GRADE
PROPOSED CURB
PROPOSED 4" TYPE IV EXTRUDED POLYSTYRENE INSULATION (TYP)

NOTES

1. OPERABLE PARTS OF DISPENSER TO FRONT OF FOOTING SHALL BE 10" MAX.
2. OPERABLE PARTS OF DISPENSER SHALL NOT EXCEED 54" ABOVE PARKING SURFACE WHEN DISPENSER IS ON A CURB.
3. BOLLARDS ARE FOR WARNING PURPOSE ONLY.
4. WEIGHT: 551LBS.

BOLLARD (TYP)
CAR SIDE
BOLLARD (TYP)
CAR SIDE
MANUFACTURED PLINTH BOX (SEE MANUFACTURER DRAWINGS)
#5 @ 8" O.C. EACH WAY, TOP AND BOTTOM

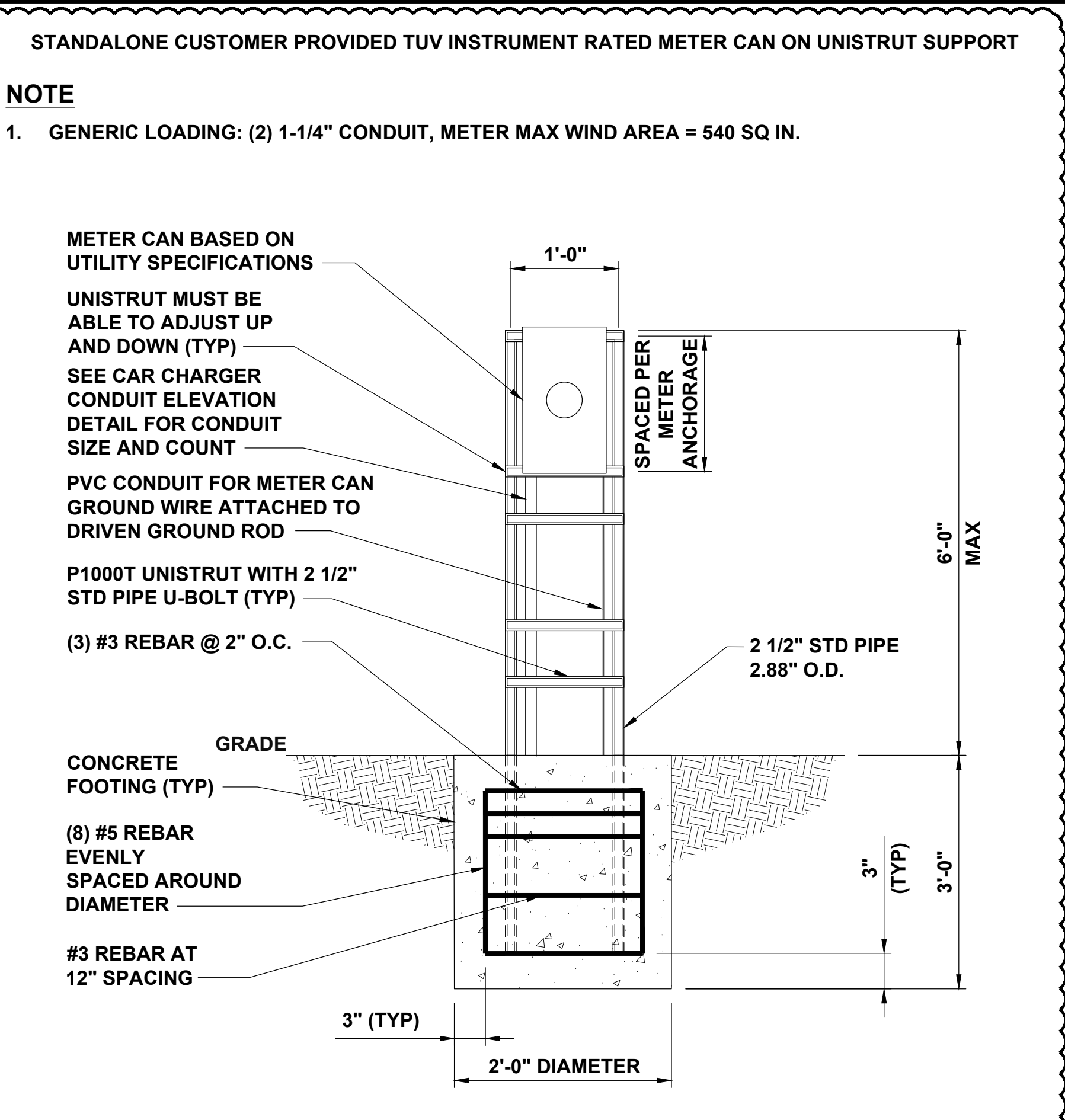
ADA DISPENSER FOOTING DETAIL



STANDALONE UNISTRUT SUPPORT

NO SCALE

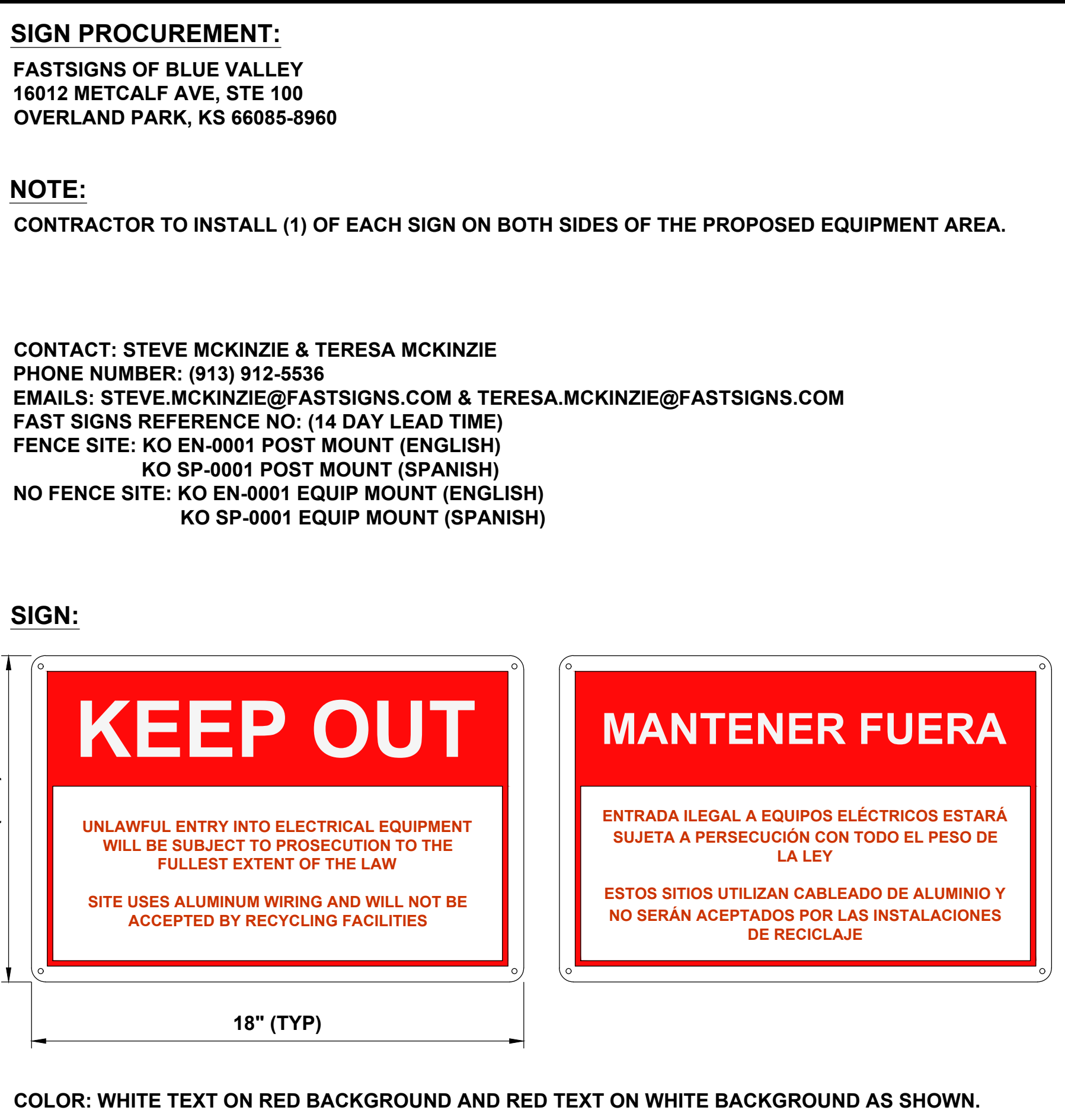
A



STANDALONE METER CAN UNISTRUT SUPPORT

NO SCALE

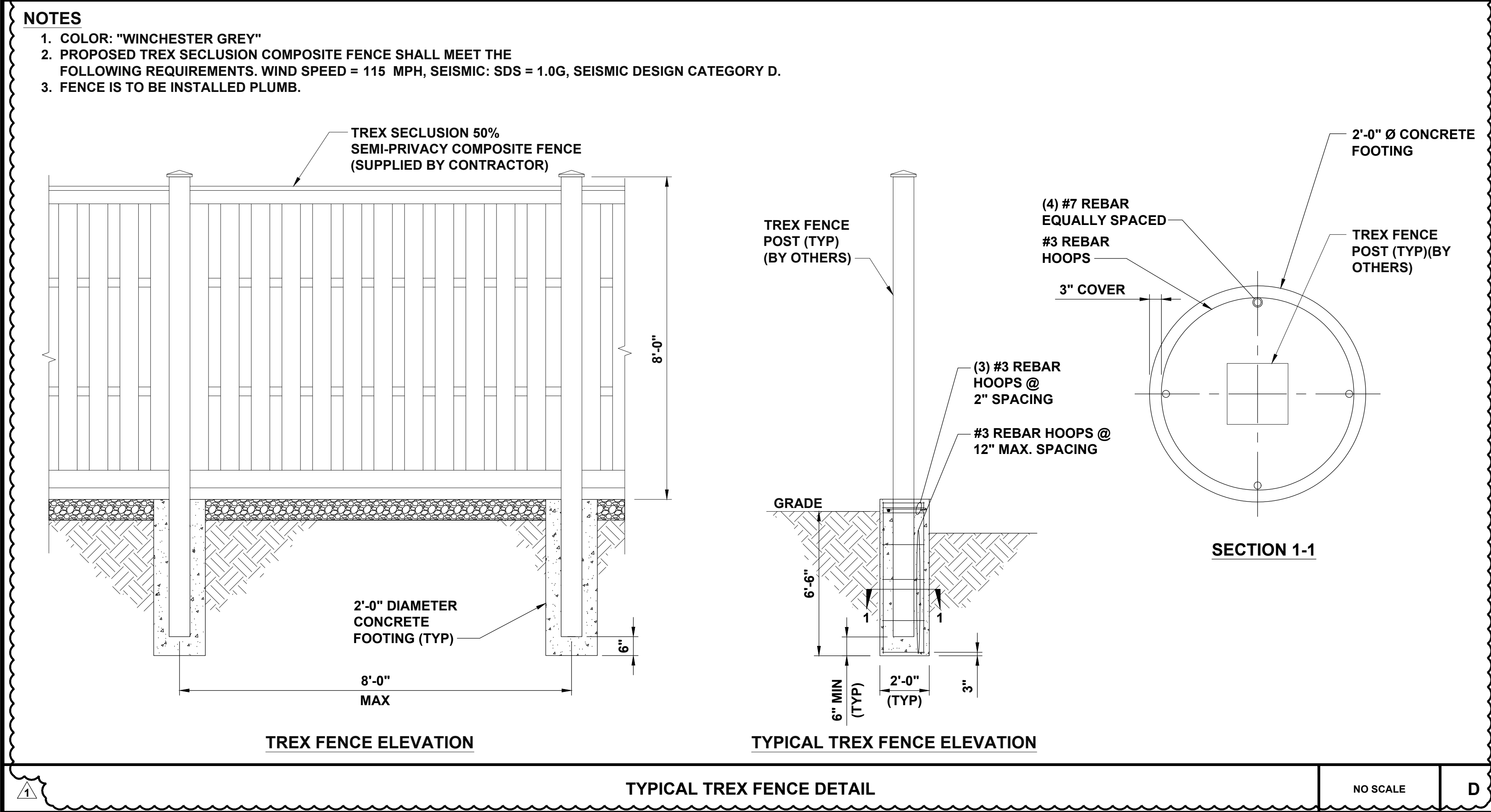
B



WARNING SIGN DETAIL

NO SCALE

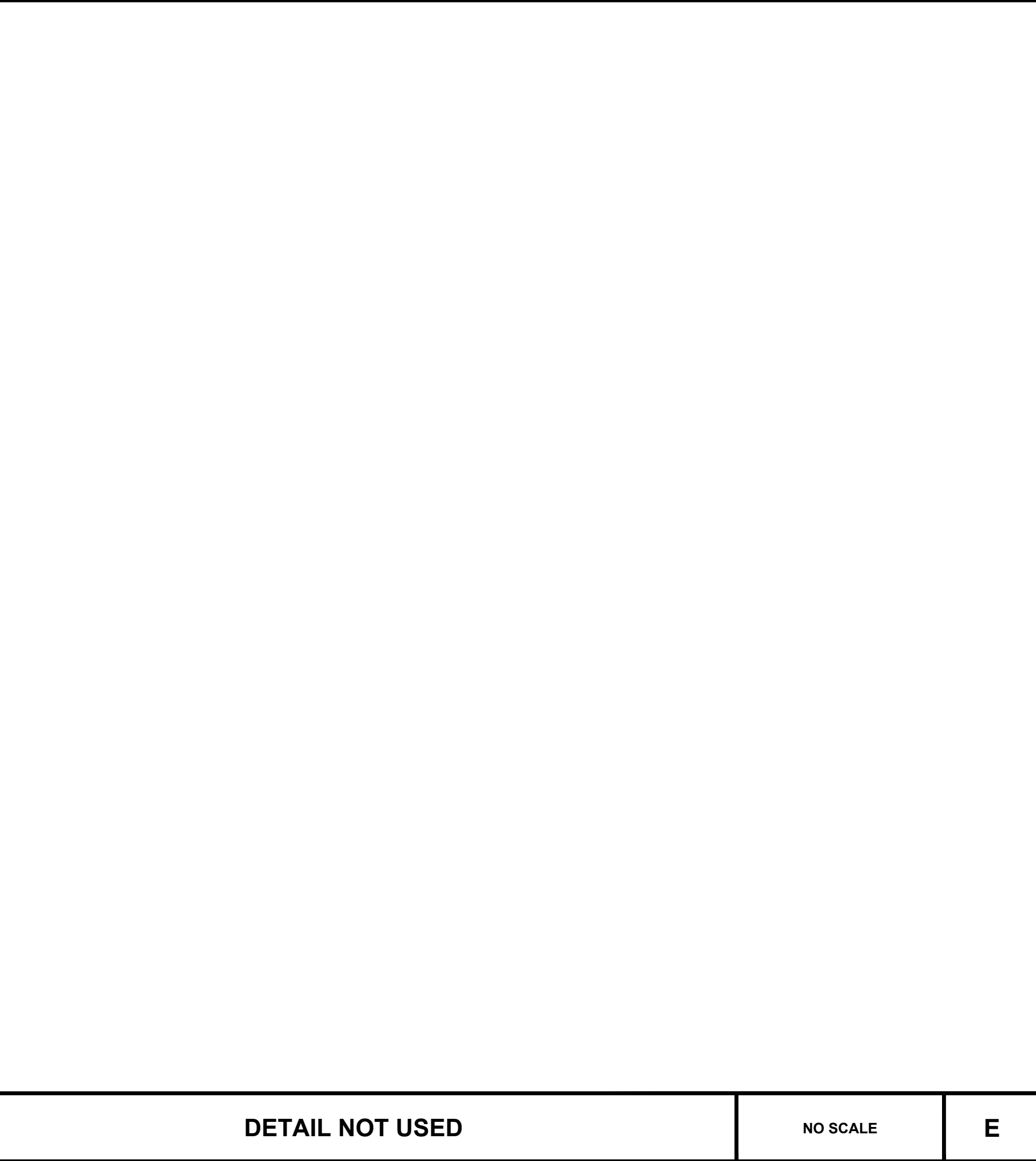
C



TYPICAL TREX FENCE DETAIL

NO SCALE

D



NO SCALE

E

electrify america

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CHECKED BY: NMB

REV	DATE	DESCRIPTION
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0	01/29/26	ISSUED FOR CONSTRUCTION

JOSHUA R. TURNER
No. 6201310514
05/12/2026
PROFESSIONAL ENGINEER

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26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
D-4

1 TITLE DESCRIPTION

LAND IN THE CITY OF OAK PARK, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PART OF THE NW 1/4 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST, CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN, SAID POINT LYING IN GREENFIELD ROAD (60 FEET HALF WIDTH); THENCE NORTH 02 DEGREES 26' 38" WEST, 899.16 FEET ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87 DEGREES 33' 22" EAST, 60.00 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 02 DEGREES 26' 38" WEST (RECORDED AS NORTH 02 DEGREES 37' 00" WEST), 623.29 FEET ALONG THE EAST LINE OF SAID GREENFIELD ROAD; THENCE NORTH 87 DEGREES 57' 11" EAST (RECORDED AS NORTH 87 DEGREES 46' 49" EAST), 598.23 FEET; THENCE SOUTH 01 DEGREE 59' 38" EAST (PLATTED AS SOUTH 02 DEGREES 10' 00" EAST), 620.04 FEET ALONG THE WEST LINE OF JOAN HEIGHTS SUB NO. 1, AS RECORDED IN LIBER 30 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS; THENCE SOUTH 87 DEGREES 49' 54" WEST, 229.71 FEET; THENCE SOUTH 01 DEGREE 59' 06" EAST (RECORDED AS SOUTH 02 DEGREES 05' 28" EAST), 11.94 FEET; THENCE SOUTH 87 DEGREES 57' 11" WEST, 311.05 FEET; THENCE NORTH 74 DEGREES 57' 47" WEST, 31.28 FEET; THENCE SOUTH 87 DEGREES 57' 11" WEST, 22.65 FEET TO THE PLACE OF BEGINNING.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment #1272734 dated August 14, 2025.

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

7. QUIT CLAIM DEED OF AN EASEMENT IN FAVOR OF THE CITY OF OAK PARK, A MUNICIPAL CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4803, PAGE 184.
AS AFFECTED BY RESOLUTIONS RECORDED IN LIBER 14397, PAGE 376 AND LIBER 14536, PAGE 274.
(AFFECTS, NOT WITHIN SURVEY AREA)
8. QUIT CLAIM DEED OF AN EASEMENT IN FAVOR OF THE CITY OF OAK PARK, A MUNICIPAL CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4803, PAGE 185.
(AFFECTS, NOT WITHIN SURVEY AREA)
9. QUIT CLAIM DEED OF AN EASEMENT IN FAVOR OF THE CITY OF OAK PARK, A MUNICIPAL CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4803, PAGE 187.
(AFFECTS, NOT WITHIN SURVEY AREA)
10. QUIT CLAIM DEED OF AN EASEMENT IN FAVOR OF THE CITY OF OAK PARK, A MUNICIPAL CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4803, PAGE 188.
(DOES NOT AFFECT.)
11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT RECORDED OCTOBER 25, 1986 AS LIBER 4956, PAGE 858.
AS AFFECTED BY TERMINATION OF EASEMENTS RECORDED AUGUST 26, 1988 IN LIBER 10563, PAGE 39.
(AFFECTS, AS SHOWN.)
12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT RECORDED OCTOBER 25, 1986 AS LIBER 4956, PAGE 861.
AS AFFECTED BY TERMINATION OF EASEMENTS RECORDED AUGUST 26, 1988 IN LIBER 10563, PAGE 39.
(DOES NOT AFFECT.)
13. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY, A MAINE CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5043, PAGE 713.
(DOES NOT AFFECT.)
14. EASEMENT FOR GAS PIPELINE IN FAVOR OF CONSUMERS POWER COMPANY, A MICHIGAN CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10329, PAGE 444.
(DOES NOT AFFECT.)
15. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10631, PAGE 455.
(AFFECTS, NOT WITHIN SURVEY AREA)
16. EASEMENT IN FAVOR OF THE CITY OF OAK PARK AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10754, PAGE 540.
(AFFECTS, NOT WITHIN SURVEY AREA)
17. EASEMENT IN FAVOR OF THE CITY OF OAK PARK AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10754, PAGE 543.
(AFFECTS, AS SHOWN.)
18. EASEMENT IN FAVOR OF THE CITY OF OAK PARK AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10754, PAGE 546.
(AFFECTS, NOT WITHIN SURVEY AREA)
19. EASEMENT IN FAVOR OF THE CITY OF OAK PARK AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10754, PAGE 549.
(AFFECTS, NOT WITHIN SURVEY AREA)
20. EASEMENT IN FAVOR OF THE CITY OF OAK PARK AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10754, PAGE 552.
(AFFECTS, NOT WITHIN SURVEY AREA)
21. EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10999, PAGE 238.
(AFFECTS, NOT WITHIN SURVEY AREA)
26. THE INTEREST OF K MART CORPORATION, A MICHIGAN CORPORATION LESSEE, AND THE TERMS, CONDITIONS AND PROVISIONS OF LEASE, AS DISCLOSED BY THE SHORT FORM OF GROUND LEASE RECORDED AUGUST 04, 1988 IN LIBER 10530, PAGE 15. (AFFECTS A PORTION OF SUBJECT PROPERTY)
- AS AFFECTED BY FIRST AMENDMENT TO SHORT FORM OF GROUND LEASE RECORDED OCTOBER 02, 1989 IN LIBER 11088, PAGE 155.
(AFFECTS, BLANKET IN NATURE.)
27. ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN LINCOLN CENTER, A MICHIGAN PARTNERSHIP, LESSOR, AND CONCORD BUYING GROUP INC., A NEW HAMPSHIRE CORPORATION, LESSEE, A MEMORANDUM OF WHICH IS RECORDED IN LIBER 22398, PAGE 870. (AFFECTS THE LAND AND ADDITIONAL PROPERTY)
- AS AFFECTED BY FIRST AMENDMENT TO SHORT FORM OF GROUND LEASE RECORDED OCTOBER 02, 1989 IN LIBER 11088, PAGE 155.
(AFFECTS, BLANKET IN NATURE.)

The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.

Approved CDS Surveyor

Global Land Solutions
Solutions that work for you.

Corporate Office:
326 S Lincoln St.,
Lakeview, Michigan 48850
(989) 352-4000

www.GlobalLandSolutions.com
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prior written permission from Commercial Due Diligence Services.

NW COR.
SEC. 19, T1N, R11E
FOUND REMON

1756.07'(C)

N02°26'38"W
899.16'(R)

P.O.C.

W1/4 COR.
SEC. 19, T1N, R11E
FOUND REMON

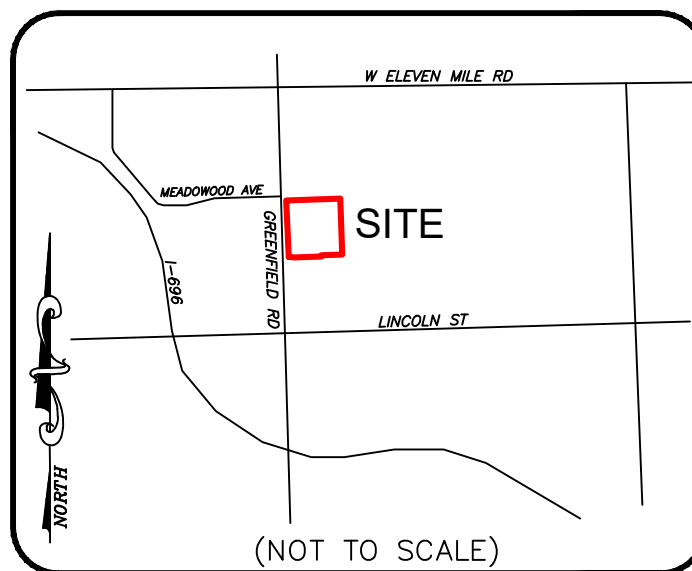
LEGEND

FOUND SECTION CORNER	+
POINT FOR CORNER	o
SET BENCHMARK	•
LIGHT POLE	☆
WATER MANHOLE	⊙
FIRE HYDRANT	⊕
SQUARE STORM CATCH BASIN	■
CIRCLE STORM CATCH BASIN	●
STORM SEWER MANHOLE	⊙
FIBER MARKER	+
TELEPHONE HANDHOLE	⊕
WATER VALVE	⊕
IRRIGATION CONTROL VALVE	⊕
UNKNOWN MANHOLE	⊕
UNDERGROUND TELECOM	—UT—
UNDERGROUND ELECTRIC	—UE—
UNDERGROUND WATER	—UW—
UNDERGROUND STORM	—US—
BOUNDARY	—PL—
SECTION	—
SETBACK	—
ASPHALT	■
CONCRETE	■

SURVEYOR NOTES

- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte referencing Flood Insurance Rate Map, Map Number 26125C0677F effective date 09/29/2006, indicates this parcel is land is located in ZONE "X".
- This survey does not constitute a title search by FA Commercial Due Diligence Services to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CDS relied upon a Search Report, prepared by First American Title Insurance Company with an order 1272734 dated 08/14/2025.
- Elevations are based on NAVD 88 datum. ELEVATION BENCHMARK 1: 686.27' ELEVATION BENCHMARK 2: 688.18'
- BASIS OF BEARINGS: Bearings are relative to those shown upon the Eastern right of way of Greenfield Rd, according to the map or plat thereof, of the Official Public Records of Oakland County, Michigan.
- Field work for this survey was completed on August 26, 2025.
- The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
- Per the zoning Information Report prepared by Commercial Due Diligence Services, Job No. 25-08-0058, Dated August 11, 2025. Contact: chroftom@firstam.com or 405-253-2421
This site is zoned: B-2, General Business
REQUIREMENTS
MIN FRONT SETBACK - 10'
SIDE SETBACK - 15' each side, 30' total
REAR SETBACK - 25'
MAX. BUILDING HEIGHT - 30/2 stories
PARKING - Grocery store & retail food establishments: 1.0 space per 250 Sq. Ft. of GFA

VICINITY MAP



NORTH

17 NORTH ARROW / SCALE

0' 10' 20' 40'
SCALE: 1" = 20'

Topographic Survey
of the Lands of
OAK PARK, MI

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Drawn By: BGS

Surveyor

Ref. No.: 25387S

Approved By: JMS

Field Date:

08/26/2025

Scale:

1" = 20'

Date:

Revision:

Date:

Revision:

Date:

Revision:

Date:

Revision:

Prepared For:

NCS No.:

Client Ref. No.:

Asset No.:

PROJECT ADDRESS

26200 GREENFIELD RD, OAK PARK, MI

Project Name:

C3 - 240533 - Oak Park MI

CDS Project Number:

25-08-0058

SURVEYOR
CERTIFICATION

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared
under my direct supervision to the standard of care of a surveyor practicing in the State of Michigan and that the
information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

Date of Plat or Map: 09/02/2025

Jay M. Schwandt
JAY M. SCHWANDT
MICHIGAN REGISTRATION NUMBER 47974

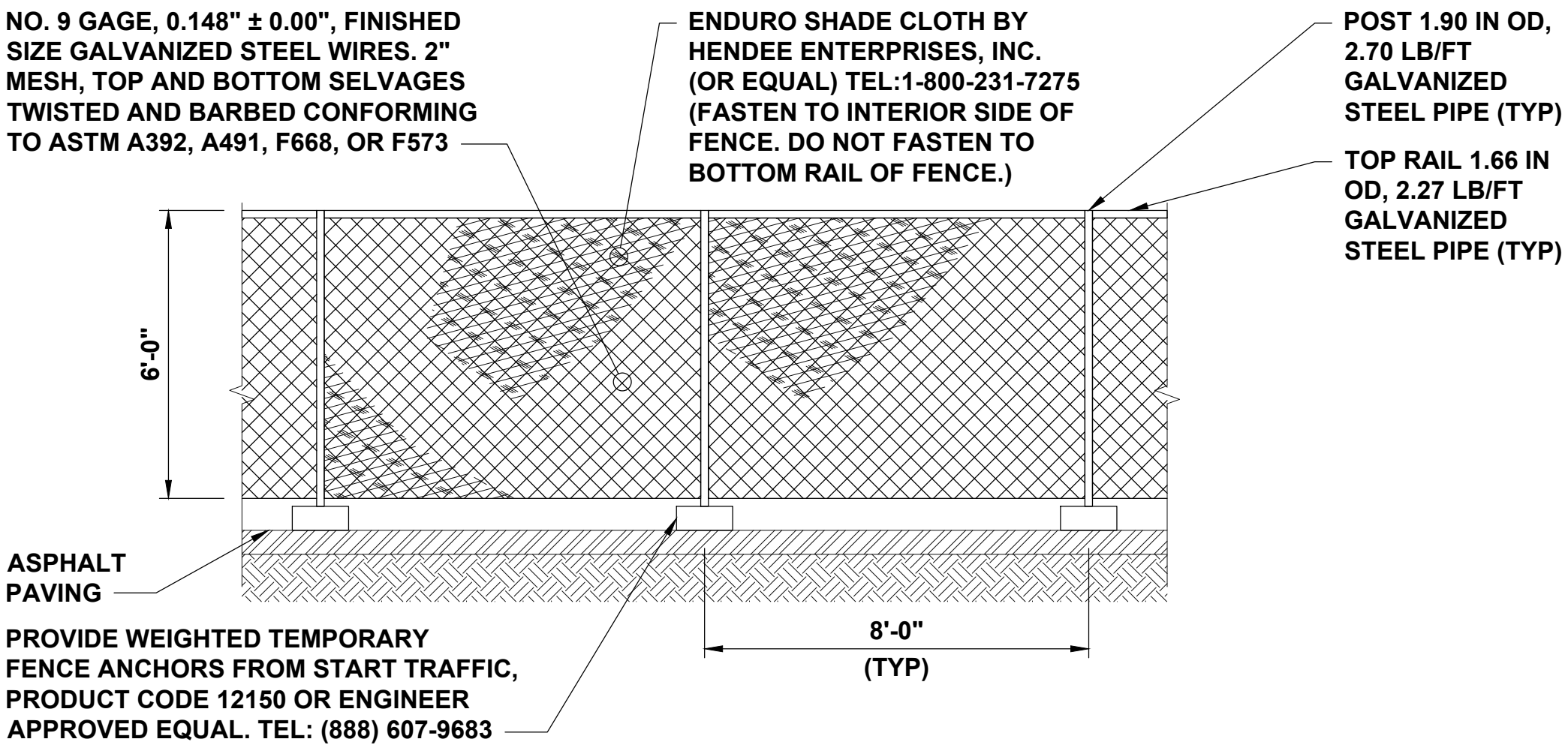


Sheet 1 of 1

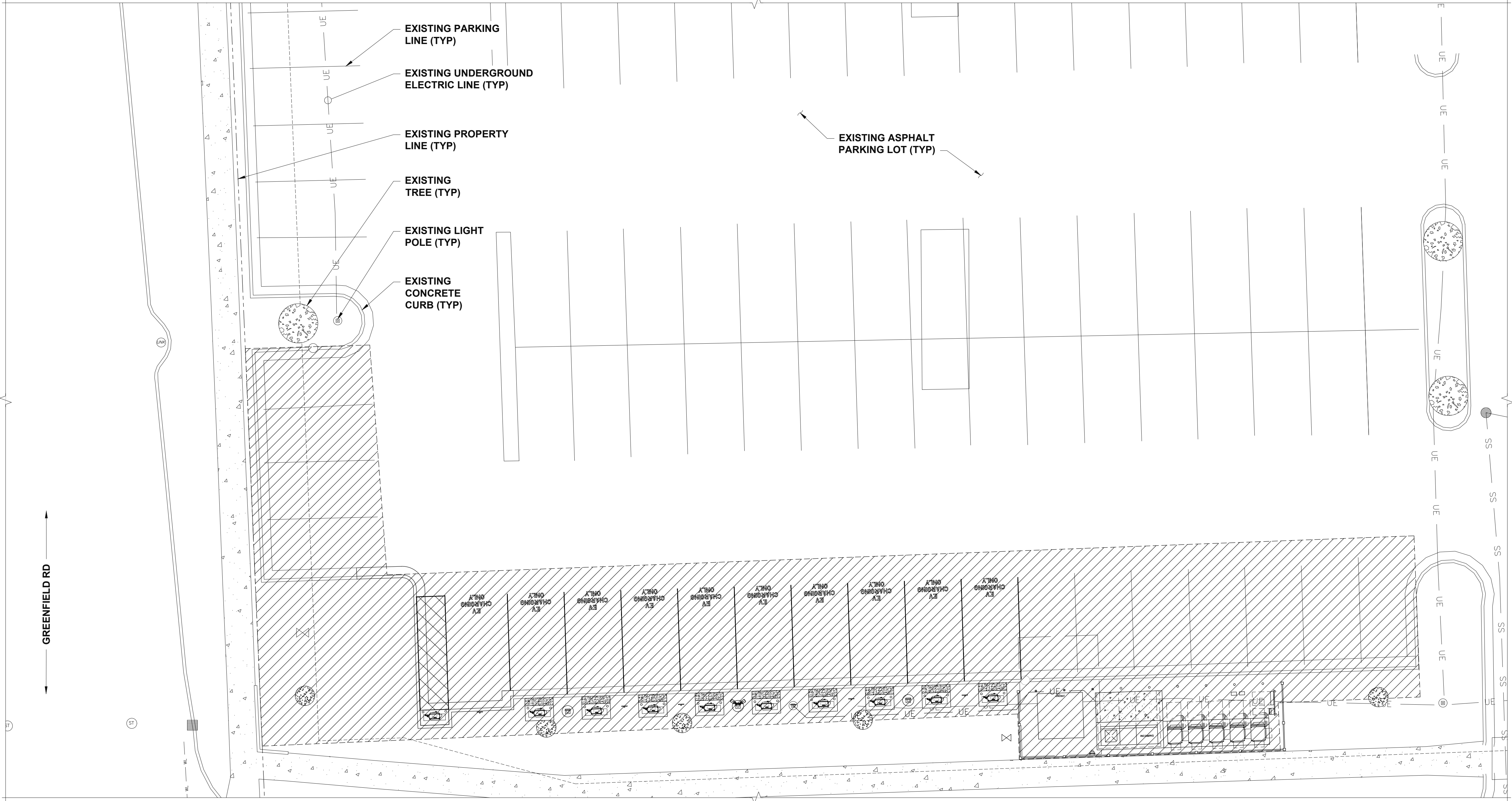
FOR REFERENCE ONLY

- NOTES**
1. WORK / STAGING AREA TO BE CONFIRMED AT PRE-CONSTRUCTION SITE MEETING AND SURROUNDED BY TEMPORARY FENCE DURING CONSTRUCTION.
 2. POSSIBLE LOCATION FOR TEMPORARY DRIVE AISLE CLOSURE DURING CONSTRUCTION.
 3. CONTRACTOR TO PROVIDE TEMPORARY SIGNS TO DIRECT TRAFFIC FLOW.
 4. SHORT TERM FENCING TO BE PROVIDED OUTSIDE OF TEMPORARY FENCE FOR ANY OPEN TRENCHES LEFT OVER NIGHT OR UNATTENDED.
 5. TEMPORARY FENCE SHALL BE CLOSED AND LOCKED AT ALL TIMES. IF GATE MUST BE OPEN FOR MOVING EQUIPMENT OR MATERIALS, A SPOTTER SHALL BE PROVIDED TO TO PREVENT UNAUTHORIZED ENTRY.
 6. NO EQUIPMENT OR MATERIALS SHALL BE STORED OUTSIDE THE TEMPORARY FENCE FOR ANY AMOUNT OF TIME.
 7. MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.

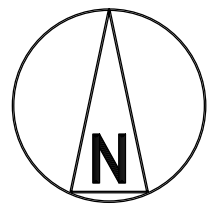
LEGEND	
	WORK / STAGING AREA
	DRIVE AISLE CLOSURE
	UTILITY LINE TO BE BORED
	UTILITY LINE TO BE TRENCHED



TEMPORARY FENCE DETAIL
NO SCALE



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ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190

BLACK & VEATCH
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Black & Veatch Ltd. of Michigan
3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

REV	DATE	DESCRIPTION
1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION

MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
STAGING PLAN

SHEET NUMBER
-

Page 13 of 89

360kW High Power DC Charger
INSTALLATION AND USER'S MANUAL

SYSTEM SPECIFICATION

4. System Specification

4.1. DCFC Power Unit

AC to DC Power Converter Specification

SKU: HPCT2-360-480-2

PARAMETER	HPCT2-360-480-2
AC Input	
Input Voltage Range	480 VAC, 3 Phase, +10% / -15%
Input Frequency Range	47 ~ 63 Hz
Input Current @ 480 VAC	465 A
Panel Breaker	600A
Power Factor	> 0.99 full load
Total Harmonic Distortion	< 5%
Efficiency at Full Load	> 94%
SCCS	65kA
AC Output	
Number of Outputs	2
Voltage	480VAC, Split Phase
Current	6A
DC Output	
Output Voltage Range	200 ~ 950 VDC
Number Of Outputs	2
Max Output Current (per output)	500A
Maximum Output Power	360 kW
Minimum Output Current	5A
Output Ripple Current	< 1.5 Ap-p (Bandwidth 1 kHz)
Protection	
Over Temperature	Self-protected and latched
Output Over Voltage	Output Shutdown and Latched
Output Overload	Output Shutdown and Latched
CAN Communication Loss	1 sec Shutdown Upon Loss of Connection
Reverse Feed	Back Feed Protection
Safety Standards	
Isolation	UL 2202
EMC Standards	
Harmonics	IEC 61000-3-12
Emissions	FCC and IEC 61851-21-2
Immunity	UL 2231-2
Environmental Conditions	
Operating Temperature Range	-30°C to +50°C
Operating Altitude	2,000 meters
Humidity	95% Non-Condensing
Mechanical Characteristics	
Dimensions	30" W x 34.5" D x 93" H
Weight	1655 lbs
Enclosure IK Rating	IK 10
Enclosure IP Rating	IP 54 (NEMA 3R)

*Specifications are subject to change, without prior notice.

BTC POWER

Rev D 23-Sep-22

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Page 14 of 89

360kW High Power DC Charger
INSTALLATION AND USER'S MANUAL

SYSTEM SPECIFICATION

4.2. DCFC Dispenser

High Power Dispenser Specification

SKU: HPCD6-500-05-005

PARAMETER	DISPENSER 500A Rated
AC Input	
Auxiliary Input Voltage	480 VAC, Split Phase, +/-10% (L1, L2, Ground)
Auxiliary Input Current	6A @ 480 VAC
Input Frequency Range	60 Hz ± 10 %
DC Input	
Input Voltage Range	200 - 950 V
Input Current Range	5 ~ 500 A
DC Output	
CCS Configuration	
Maximum DC Output Current	500 A
Environment Conditions	
Operating Temperature Range	-30°C to +50°C
Operating Altitude	2,000 m
Humidity	5-95% non-condensing
Mechanical Characteristics	
Enclosure IK Rating	IK 10
Enclosure IP Rating	IP 54 (NEMA 3R)
Dimensions	Footer: 22" (W) x 16.8" (D) x 96.8" (H) Overall: 31.5" (W) x 18.7" (D) x 96.8" (H)
Weight	551 lbs

*Specifications are subject to change, without prior notice.

BTC POWER

Rev D 23-Sep-22

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intertek

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AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:

Broadband TelCom Power, Inc

Address:

1719 S. Grand Ave.
Santa Ana, CA 92705

Country:

USA

Contact:

Carlos Cortes

Phone:

714-493-1455

FAX:

N/A

Email:

ccortes@btcpower.com

Manufacturer:

Broadband TelCom Power, Inc

Address:

1719 S. Grand Ave.
Santa Ana, CA 92705

Country:

USA

Contact:

Carlos Cortes

Phone:

714-493-1455

FAX:

N/A

Email:

ccortes@btcpower.com

Party Authorized To Apply Mark:

Same as Manufacturer

Report Issuing Office:

Intertek Testing Services NA, Inc., Plymouth Township, MI

Control Number:

4005113

Authorized by:

for L. Matthew Snyder, Certification Manager

Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions set out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of ensuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Electric Vehicle (EV) Charging System Equipment [UL 2202:2009 Ed.2+R:09Feb2018]

Standard(s):

Power Conversion Equipment [CSA C22.2#107.1:2016 Ed.4]

Product:

DC EV Fast Charger

Brand Name:

BTCPower

ATM for Report 104752911DET-001

ATM Issued: 23-Aug-2021
ED 16.3.15 (5-Jun-2021) Mandatory

intertek

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AUTHORIZATION TO MARK

Models:

HPCT2-120-480-1, HPCT2-120-480-2
HPCT2-150-480-1, HPCT2-150-480-2
HPCT2-180-480-1, HPCT2-180-480-2
HPCT2-240-480-1, HPCT2-240-480-2
HPCT2-360-480-1, HPCT2-360-480-2

EVDSP-350-S-120-0-2-C-4-0
EVDSP-350-S-120-0-C-4-0

ATM for Report 104752911DET-001

ATM Issued: 23-Aug-2021
ED 16.3.15 (5-Jun-2021) Mandatory

FOR REFERENCE ONLY

electrify
america

ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190

BLACK & VEATCH

Building a world of difference.®

Black & Veatch Ltd. of Michigan

3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:

411370

DRAWN BY:

GJS

CHECKED BY:

NMB

1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION

MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

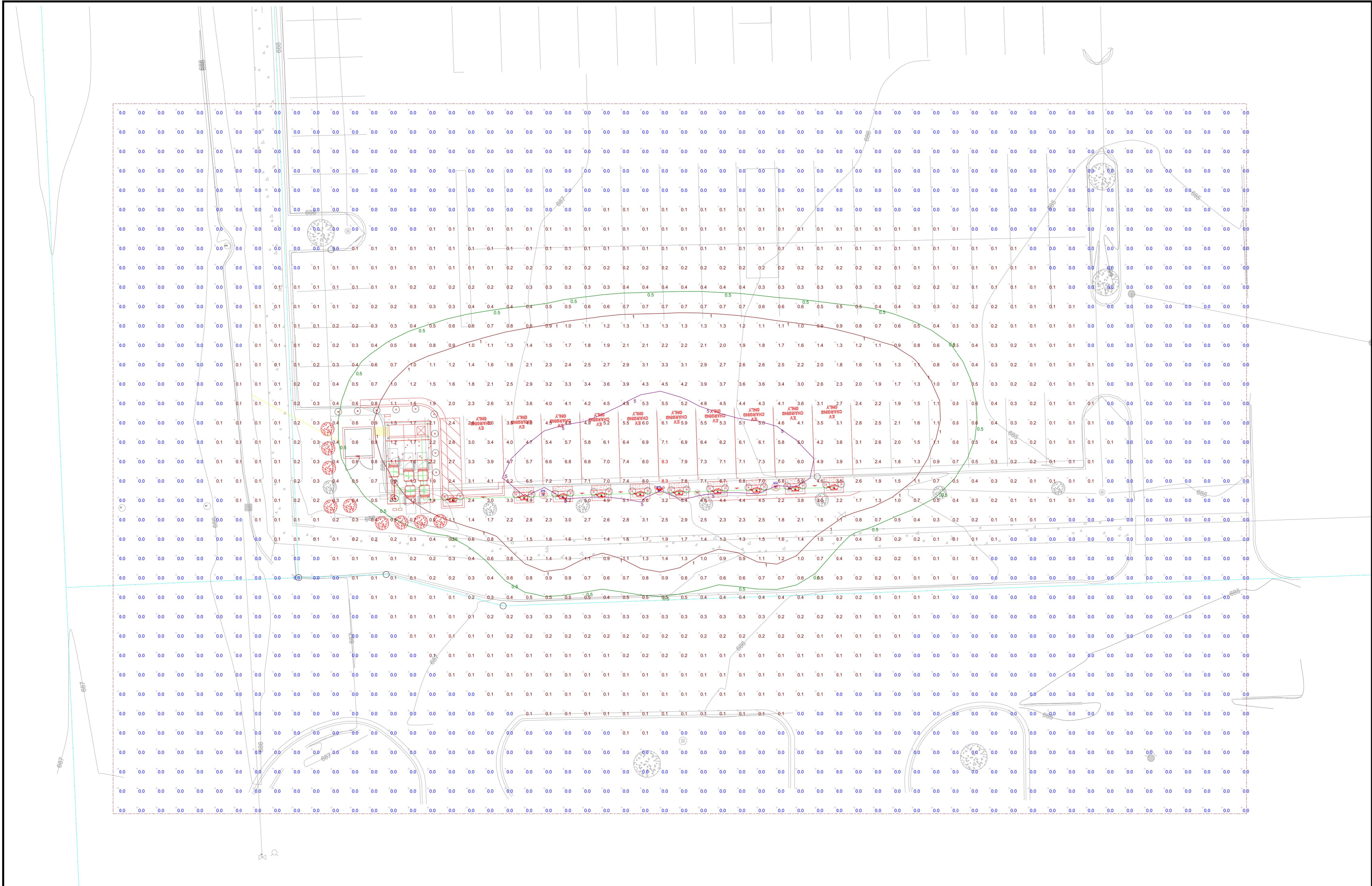
SHEET TITLE

BTC EQUIPMENT SPECIFICATIONS
AND LISTING DOCUMENTATION

SHEET NUMBER

-

Page 38 of 58



Plan View

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Proposed Lighting	5.4 fc	8.5 fc	2.3 fc	3.7:1	2.3:1

Schedule

Symbol	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Distribution	Wattage
	3	Lithonia Lighting	RSX1 LED P2 50K R3	RSX Area Fixture Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution	1	9843	TYPE III, SHORT, BUG RATING: B2 - U0 - G2	72.95

NOTES

1. ABSOLUTE 0 FC AMBIENT LIGHTING USED IN PHOTOMETRIC ANALYSIS.
2. EXISTING LIGHTING HAS NOT BEEN MODIFIED.
3. PHOTOMETRIC CALCS ARE SHOWN IN A 5'X5' POINT GRID IN CARDINAL DIRECTIONS.
4. PROPOSED LIGHT FIXTURES ARE AT 18' MOUNTING HEIGHT.
5. PROPOSED LIGHT FIXTURES ARE FULL CUTOFF.



MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

Designer
BV JC
Date
01/25/2026
Summary
REV 0
1 of 1



ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



Black & Veatch Ltd. of Michigan
3550 Green Court
Ann Arbor, MI 48105
(734) 665-1000

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

REV	DATE	DESCRIPTION
1	05/12/26	CITY COMMENTS
0	01/29/26	ISSUED FOR CONSTRUCTION

MI240533 OAK PARK
KROGER 751
26200 GREENFIELD RD
OAK PARK, MI 48237

SHEET TITLE
PHOTOMETRIC ANALYSIS

SHEET NUMBER
-

FOR REFERENCE ONLY



CITY OF OAK PARK

MEMORANDUM

TO: Planning Commission Members
FROM: Kimberly Marrone, Director of Municipal Services
Salam Habhab, Economic Development and Planning Specialist
DATE: July 31, 2026
FILE: APLNCOM/SPR
2026-07 H.O.Trerice-Storage Building – 12950 W. 8 Mile.
SUBJECT: Site Plan Review, H.O.Trerice, Storage Building, 12950 W. Eight Mile Rd.

This is a Site Plan Review (SPR) request submitted by H. O. Trerice Company for its storage building addition at 12950 W. Eight Mile Rd. The site is located south of Cloverdale Ave., north of Eight Mile Rd., east of Coolidge Hwy., and west of Meyers Ave., in the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 32, T1N, R11E. Property ID No. 52-25-32-376-011.

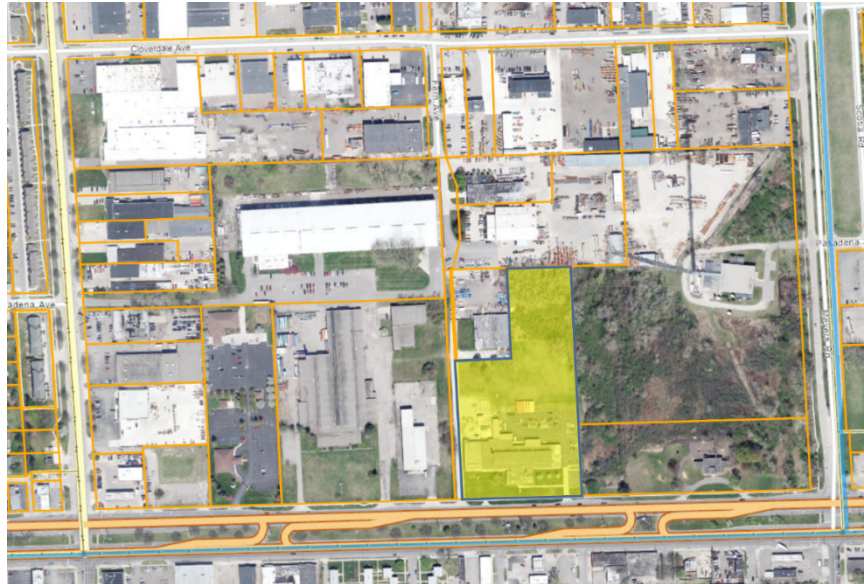


Figure 1. Location Map

SITE AND PROJECT CHARACTERISTICS

The 5.7-acre site (249,599 square feet) contains an existing 38,983-square-foot, one-story industrial building located near the front portion of the property along Eight Mile Road. The building is occupied by H. O. Trerice, a long-standing company specializing in pressure gauges, temperature instruments, and regulators for industrial applications.

The existing parking lot is located east of the building and extends toward the center of the site. The remainder of the property consists of landscaped areas, including dense vegetation within the rear of the property. A chain-link fence encloses the rear parking lot and extends around the remaining rear portion of the property. An existing horizontal propane tank is located north of the building within the rear area.

The applicant proposes to construct a new 11,200-square-foot storage building north of the existing parking lot.

ZONING DISTRICT AND LAND USE

The property is zoned LI, Light Industrial District, and warehouse or storage use is permitted by right, subject to the provisions of *Article 2, Division 4*.

The immediately adjacent properties to the north and west are zoned LI, Light Industrial District; the property to the east is zoned PTRED, Planned, Technical, Research, Education Development District; and the area to the south is the Eight Mile right-of-way, followed by the City of Detroit.

LIGHT INDUSTRIAL DISTRICT

All Light Industrial principal uses, conditional uses, and special land uses are subject to the following site development requirements:

Schedule of Regulations; Bulk, Area, Density, and Setbacks.

TABLE 1. SEC. 234 SCHEDULE OF REGULATIONS			
Location	Required	Existing Principal Building	Proposed Storage Building
Front (South)	25' or 10' (b)	Approx. 50'	Remains the same
Rear (North)	25'	Approx. 210'	Approx. 110'
Side (West); Least 1	15 or 0 (a)	Approx. 12'	Remains the same
Side; Total 2	40'	Approx. 82'	Remains the same
Height	45'	-	30'-6"
(a) Side yard setbacks may be reduced along one interior side lot line that abuts another property or properties zoned industrial, where proper access is provided to the rear of the building for parking, loading/unloading, and emergency services, and provided that the building wall complies with all building code requirements for proper construction and fire rating. This section permits zero-lot-line construction where the above conditions are demonstrated to be met through site plan review. (b) The front yard setback may be reduced to 10 feet, provided significant landscaping is provided in a greenbelt pursuant to Section 445.			

The Site Plan meets and exceeds the required front, rear, and side setbacks for the principal building and new storage building, as shown in Table 1, above.

Building Design Standards

The site plan must meet the general architectural standards by building type, as regulated in Article 3, Division 2: Architectural Building Standards. Industrial buildings shall comply with Sec. 358, Industrial Architectural Standards.

The building is constructed of a pre-engineered metal structure with a gable roof. The proposed building materials of metal panels meet the architectural standards of the zoning ordinance.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Warehousing and wholesale establishments (non-retail), truck terminals	1.0 space per each 1,700 sq. ft. GFA	11,200/1,700 = 7 spaces	71 spaces
Light industrial, manufacturing, testing labs, research, design & development centers	1.0 space per 600 sq. ft. GFA or 5 spaces plus one for each employee on largest shift	38,983X85%= 33,136/600 = 55 spaces	
Total		62 spaces	71 spaces

The Site Plan meets the off-street parking requirement, as shown in Table 2, above.

Sec. 404, Barrier-Free Parking Requirements, requires barrier-free spaces in compliance with the State Building Code. The barrier-free spaces shall comply with the applicable state building codes and the ADA Standards for Accessible Design and shall be reviewed as part of the building permit application.

Sec. 408, Bicycle Parking, requires one bicycle parking space for each 20,000 square feet of gross floor area of industrial use, up to a maximum of 12 spaces. The zoning ordinance requires three bicycle parking spaces. The site plan does not depict bicycle parking spaces. The applicant shall provide three bicycle parking spaces in compliance with the zoning ordinance as part of the building permit application.

Landscape Standards.

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		

10 ft wide landscaped area	10 ft wide	50' provided along 8 Mile Rd
1 canopy tree or 2 ornamental trees / 30 ft street frontage	$421/30 = 14$ trees	11 trees
6 upright shrubs / 30 ft street frontage	$421/30 = 14$ $6 \times 14 = 84$ shrubs	62 shrubs
Parking lot landscaping, Industrial District		
Landscaped area of 5 sq. ft. / 1 parking space	$71 \times 5 = 355$ sf	Included in the interior landscaped area
1 deciduous tree / 100 sf.	$355/100 = 4$ trees	-
Interior Site Landscaping; inclusive of greenbelt and parking landscaping		
Landscaped area 10% of lot area	$249,599 \text{ sf} \times 10\% = 24,960$ sf	Approx. 131,500 sf
Trees. 1 deciduous tree or evergreen / 400 sf	$24,960 / 400 = 62$ trees	5 trees, plus dense vegetation within the rear of the property
Shrubs. 2 shrubs / 400 sf.	$24,960 / 400 = 62 \times 2 = 124$ shrubs	Dense vegetation within the rear of the property.
Total	Landscaped area = 24,560 sf Trees = 80 Shrubs = 208 Total = 288	Landscaped area = 131,500 sf Trees = 16 Shrubs = 62 Dense vegetation Total = 78, plus dense vegetation

Section 448, Standards for Compliance for Existing Sites, states that when a proposed building expansion is less than 40 percent, the site is not required to fully comply with current landscape standards; however, the site shall be brought into greater conformity with those standards. The proposed building expansion increases the existing building footprint by approximately 29 percent.

The landscape plan provides a substantial landscaped area that exceeds 50 percent of the lot area, where 10 percent is required. Although the proposed quantity of plant material does not meet the zoning ordinance standards, as shown in Table 3, the dense vegetation area was not included in the plant-material count. This area occupies more than 65,000 square feet of the property and includes various trees and shrubs. See Picture 1, Dense Vegetation Area.

Economic Development and Planning staff finds that the existing plant materials, including the dense vegetation area, enhance the appearance, function, and value of the property and surrounding area while helping to protect the character of the area. However, additional plantings may be appropriate to further improve compliance with the zoning ordinance.

The applicant shall work with Economic Development and Planning staff to reach mutual agreement on a revised landscape plan. The revised landscape plan shall include additional plant materials within the property to further improve compliance with the zoning ordinance.



Picture 1. Dense Vegetation Area

Sec. 447 requires all landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscape materials can survive without irrigation. The applicant indicated that the site has an existing functional underground irrigation system.

Sec. 447 requires all required landscaped areas and plant materials to be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition and in a neat and orderly appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30

days of written notice from the city or within an extended time period as specified in said notice, consistent with Article 4, Division 3 Section 447.

Access Management and Driveway Standards. Any modifications to access along Eight Mile Road shall require permits/approval from the Michigan Department of Transportation (MDOT) and the City of Oak Park Engineering Department.

Dumpster Enclosure. The site plan does not depict a dumpster enclosure on site. If a dumpster becomes necessary, the applicant shall be required to provide a dumpster with the required enclosure in compliance with Article 1, Division 1, Sec. 333.

Lighting. Any existing or proposed exterior light fixtures should be shielded and directed downward to eliminate the possibility of nuisance to adjoining properties. The intensity of light within a site shall not exceed one footcandle at any property line, except where it abuts a service drive or other public right-of-way, in compliance with the provisions of Article 4, Division 5.

Mechanical Equipment. All ground-, building-, or roof-mounted mechanical equipment shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building, in compliance with the provisions of Article 3, Division 1, Sec. 318.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

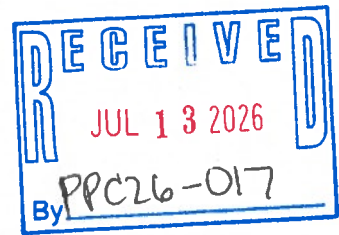
STAFF RECOMMENDATION

Based on the findings of this report and the analysis herein, Economic Development and Planning staff recommends approval of the Site Plan for H. O. Trerice's new storage building at 12950 W. Eight Mile Road, Property ID No. 52-25-32-376-011, with the following conditions:

Conditions of Site Plan approval:

1. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
2. The applicant shall provide three (3) bicycle parking spaces in compliance with the zoning ordinance as part of the building permit application.
3. The applicant shall work with Economic Development and Planning staff to reach mutual agreement on a revised landscape plan. The revised landscape plan shall include additional plant materials within the property to further improve compliance with the zoning ordinance.
4. All required landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition and in a neat and orderly appearance in accordance with the

- approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30 days of written notice from the city or within an extended time period as specified in said notice, consistent with Article 4, Division 3, Section 447.
5. Modifications to access along Eight Mile Rd. shall require permits/approval from the Michigan Department of Transportation (MDOT) and the City of Oak Park Engineering Department.
 6. If a dumpster becomes necessary, the applicant shall be required to provide a dumpster with the required enclosure in compliance with Article 1, Division 1, Sec. 333.
 7. Any existing or proposed exterior light fixtures should be shielded and directed downward to eliminate the possibility of nuisance to adjoining properties. The intensity of light within a site shall not exceed one footcandle at any property line, except where it abuts a service drive or other public right-of-way, in compliance with the provisions of Article 4, Division 5.
 8. All ground-, building-, or roof-mounted mechanical equipment shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec. 318.
 9. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
 10. The Site Plan and building shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments.



PROPERTY INFORMATION

Name of Proposed Development	B-4		
Property Address	12950 West Eight Mile Road Oak Park		
Parcel Number Sidwell Number	25-32-376-011		
Legal Description			
Existing Land Use	Light Industrial		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).	Storage Building to replace Containers		
Estimated Monetary Investment	\$ 750,000.00	Projected Number of Employees	0

PROPERTY OWNER INFORMATION

Owner Name	Poison Oak Property						
Owner Address	443 North Avenue						
City	GARWOOD	State	NJ	Zip	07027	Phone	(248) 399-8000
Signature of Property Owner				Print Name	James A. Mackie		
Email Address	jmackie@trerice.com						

APPLICANT INFORMATION

Applicant Name and Role	Deborah A Mackie ADMIN						
Applicant Address	12950 West 8 mile Rd						
City	Oak Park	State	MI	Zip	48237	Phone	(248) 399-8000
Signature of Applicant				Print Name	Deborah A. Mackie		
Email Address	dmackie@trerice.com						



Tuesday, July 14, 2026

Planning Commission
City of Oak Park, MI

Please find attached the following for the August 3, 2026, Planning Commission Meeting:

- Site Plan drawing that shows the proposed building to be added to our property and associated landscape plan including quantities and species of the various plantings etc.
- An illustration of an example storage building with color palate
- Elevation drawings (3 views)
- Landscape plan that was previously approved in 2014
- Irrigation drawing that is in current use since 2017
- Floor Plan showing proposed storage shelving.

Treerice has been in business since 1923 and been located in the City of Oak Park since 1974. We manufacture Pressure & Temperature Instrumentation and Control Product.. We employ over 70 people at our Oak Park facility, with a large majority coming from the local area. We are very proud of our facility and would be more than happy to give a tour.

Thank You for your attention to this matter,

A handwritten signature in black ink, appearing to read 'James A Mackie', with a long horizontal line extending to the right.

James A Mackie
General Manager

12950 W. EIGHT MILE RD. • OAK PARK / MI • 48237-3288
PHONE: 248-399-8000 • FAX: 248-399-7246

s was developed to support the demand for simple box buildings.

"ExpressLine Structures" incorporate a true pre-engineered building system, a complete sculptured trim package and design loads that are specific to each of our "ExpressLine Structures" save you time and money without compromise in quality, appearance or available options. With our "ExpressLine Structures" we can provide you and anchor bolt drawings as fast as a week after receiving your order.

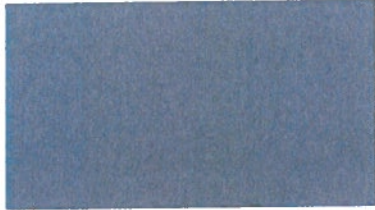
Steel Systems can include your foundation plan, which will save you time and money by hiring a local structural engineer. **Federal Steel Systems** standard delivery time is four to five weeks, although we can deliver your building as quick as three weeks on a special delivery request, just ask one of our Building Specialists and we will tailor the building to meet your needs.



Illustration

We have no windows
We have 3 garage doors & one man door
Ash Grey (09) Building with arctic white (03) trim

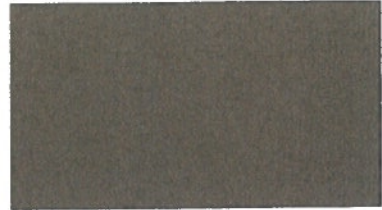
Color Selection Guide featuring TRINAR®



02-SLATE BLUE



03-ARCTIC WHITE



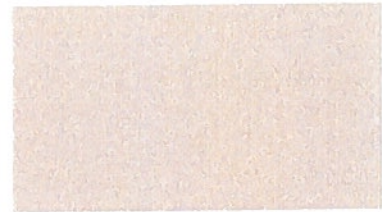
04-CHARCOAL GREY



05-BUCKSKIN TAN



06-BURNISHED SLATE



07-PARCHMENT



08-EVERGREEN



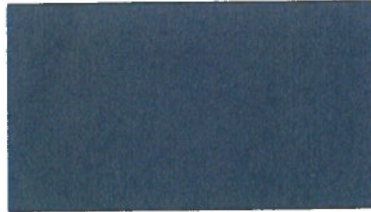
09-ASH GREY



10-ANTIQUE RED



11-CHOCOLATE BROWN



12-HARBOR BLUE



13-LIGHT STONE

TRINAR® 70% PVDF Fluoropolymer

This tough, flexible, strongly bonded finish provides the following benefits:

- Excellent UV resistance * Excellent heat resistance * Excellent chemical resistance
- Unparalleled gloss and color retention * Uses only the highest quality ceramic and inorganic pigments for the finest metal finish available
- Resists chalking, fading, chipping and cracking * Resists staining due to airborne pollutants

TRINAR®CC colors, formulated in TRINAR®'s COOL CHEMISTRY Series, contain ceramic reflective pigments which are designed to reflect infrared energy and comply with Energy Star guidelines

All TRINAR® colors featured in the Color Selection Guide include a 40-year limited warranty.

TRINAR®

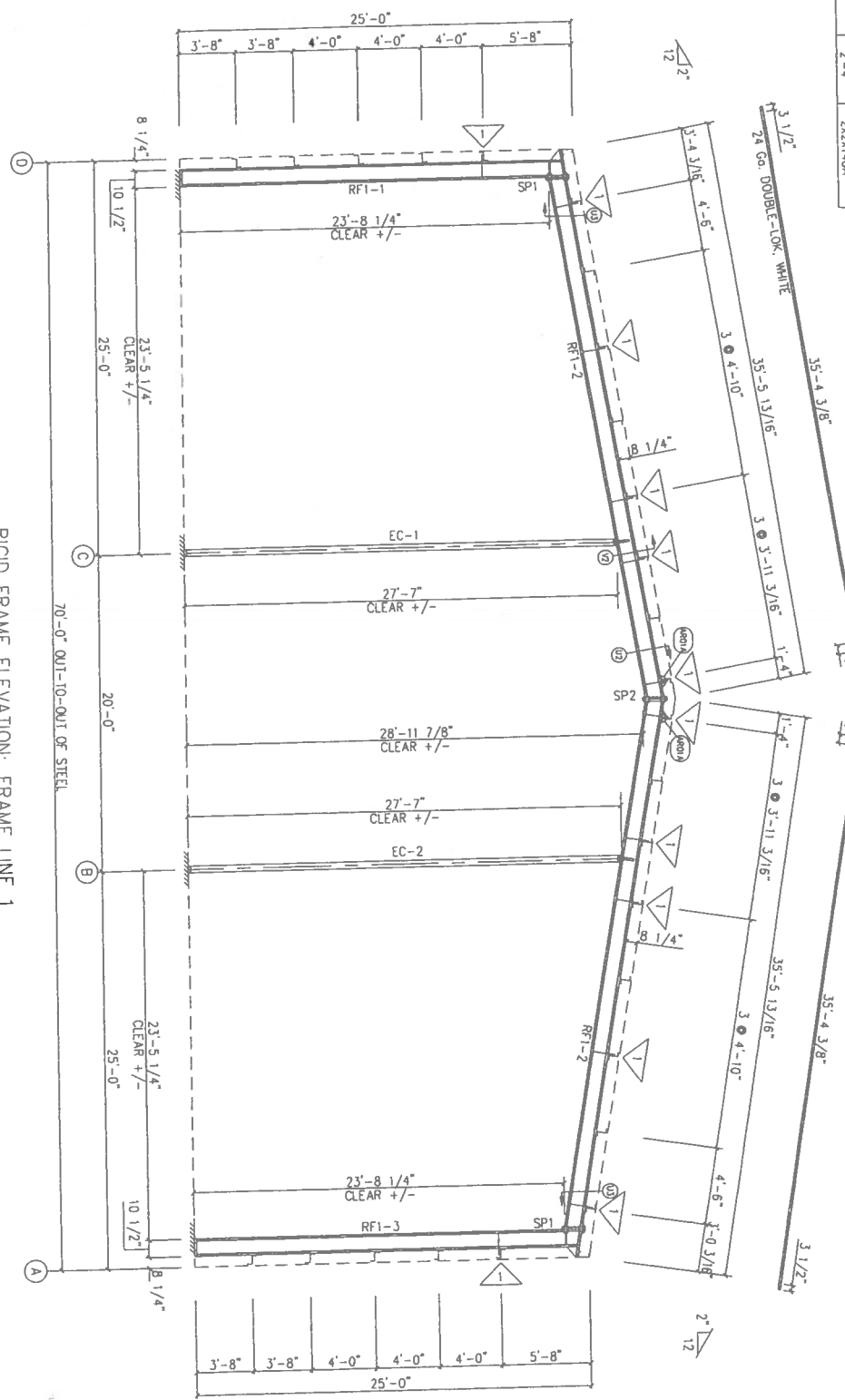
TRINAR® is a registered trademark of AkzoNobel.

JOIST PLATE & BOLT TABLE					
JOIST	Qty	Bot Int	Type	Dia	Length
1	4	0	A325	0.625	2.25
2	4	0	A325	0.625	2.25

CAP PLATE BOLTS					
Work	Qty	Type	Dia	Length	
EC-1	4	A325	0.625	1.75	
EC-2	4	A325	0.625	1.75	

ANGLE BRACE TABLE					
NAME	LINE	1			
NO OF	MARK	LENGTH	OFFSET	PART	
1	FB2A	2'-6"	2'-4"	2X2X1/4	

MEMBER TABLE					
Work	Length	Web Depth	Web Thickness	Flange Width	Flange Thickness
RF1-1	24'-5"	10.0/10.0	0.135	13'-11 3/16"	1/2"
RF1-2	33'-10 1/2"	10.0/10.0	0.135	20'-0"	1/2"
RF1-3	24'-5"	10.0/10.0	0.135	13'-11 3/16"	1/2"
EC-1	27'-7 11/16"	10.0/10.0	0.135	4'-6 1/16"	1/2"
EC-2	27'-7 11/16"	10.0/10.0	0.135	4'-6 1/16"	1/2"



ISSUE	DESCRIPTION	DATE	BY	CHK	DES
A	PREPARE	3/28/2004	BOJ	RES	P.C.
B	CONSTRUCTION	6/03/2004	BOJ	RES	P.C.
C	REVISION	6/19/2005	BOJ	RES	P.C.

Professional Seal

DESCRIPTION RIGID FRAME ELEVATION

BUYER / CUSTOMER NO TIRE RICE

END USER NO TIRE RICE

END USE COMMERCIAL

STREET 12950 W B HILL RD

CITY, STATE, ZIP DAK PARK MI 48237

COUNTY DAKOTA

DATE 11/03/07

SCALE 1/2" = 1'-0"

DATE OF ETD



JOIST PLATE & BOLT TABLE					
JOIST	Qty	Top	Bot	Int	Type
21	4	4	0	A125	0.625 2.25
22	4	4	0	A125	0.625 2.25

JOIST	Qty	Top	Bot	Int	Type
21	4	4	0	A125	0.625 2.25
22	4	4	0	A125	0.625 2.25

JOIST	Qty	Top	Bot	Int	Type
21	4	4	0	A125	0.625 2.25
22	4	4	0	A125	0.625 2.25

JOIST	Qty	Top	Bot	Int	Type
21	4	4	0	A125	0.625 2.25
22	4	4	0	A125	0.625 2.25

JOIST	Qty	Top	Bot	Int	Type
21	4	4	0	A125	0.625 2.25
22	4	4	0	A125	0.625 2.25

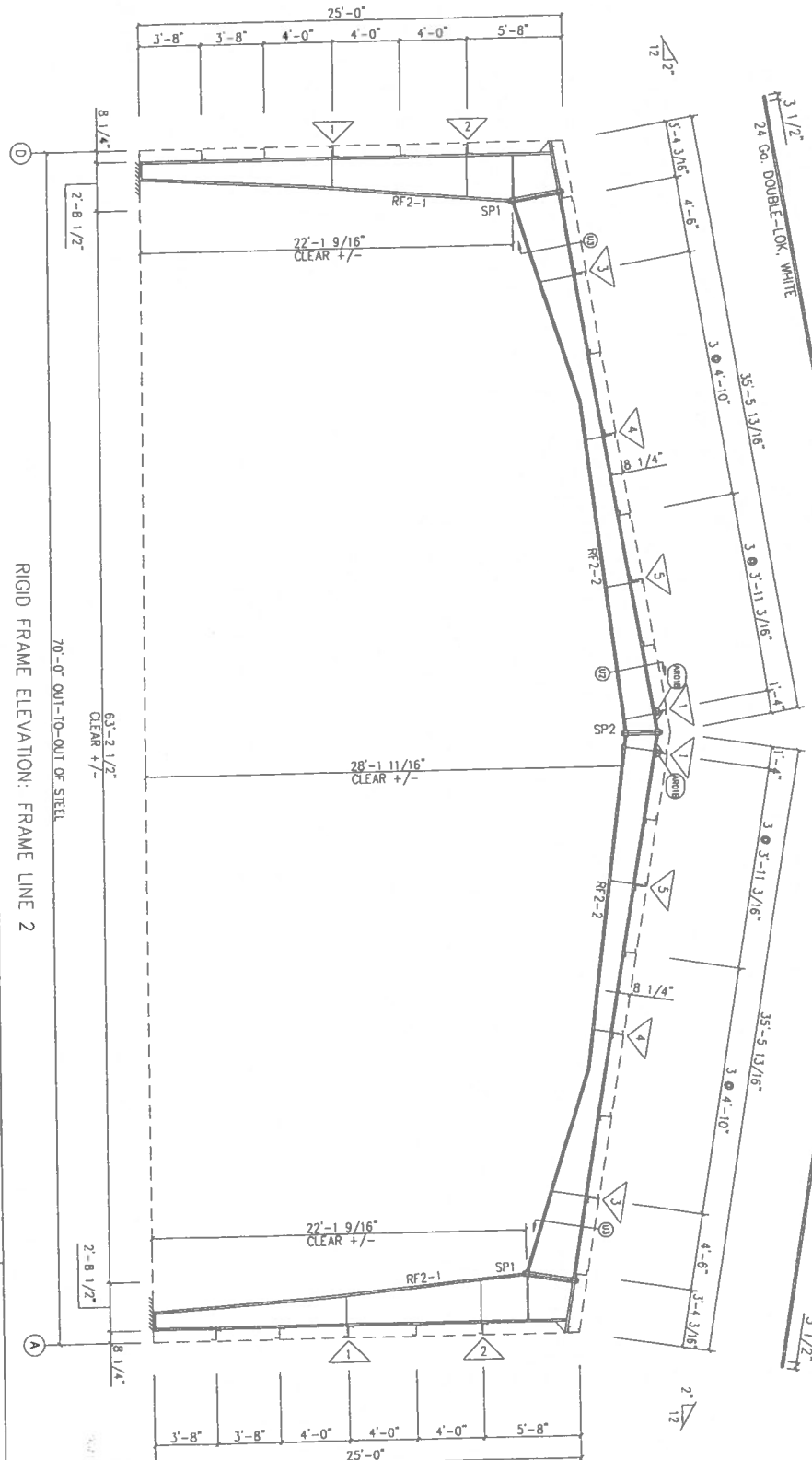
NO OF	MARK	LENGTH	OFFSET	PART
1	FB1A	2'-10 3/4"	2'-4"	2X2X14GA
2	FB13A	3'-5 1/4"	2'-4"	2X2X14GA
3	FB10A	3'-1 1/8"	2'-4"	2X2X14GA
4	FB3A	2'-6 7/16"	2'-4"	2X2X14GA
5	FB5A	2'-8 1/2"	2'-4"	2X2X14GA

NO OF	MARK	LENGTH	OFFSET	PART
1	FB1A	2'-10 3/4"	2'-4"	2X2X14GA
2	FB13A	3'-5 1/4"	2'-4"	2X2X14GA
3	FB10A	3'-1 1/8"	2'-4"	2X2X14GA
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4	FB3A	2'-6 7/16"	2'-4"	2X2X14GA
5	FB5A	2'-8 1/2"	2'-4"	2X2X14GA



RIGID FRAME ELEVATION: FRAME LINE 2

ISSUE	DESCRIPTION	DATE	BY	CHK	DES
1	PERMIT	5/28/2026	BOJ	RES	P.C.
2	CONSTRUCTION	6/03/2026	BOJ	RES	P.C.
3	PERMIT	6/19/2026	BOJ	RES	P.C.

DESCRIPTION	RIGID FRAME ELEVATION
BUYER / CUSTOMER	NO THERICE
END USER	NO THERICE
END USE	COMMERCIAL
STREET	12950 V B HILE RD
CITY, STATE, ZIP	DAK PARK MI 48237
COUNTRY	DAKLAND
JOIN	11457
SCALE	1/4" = 1'-0"
DATE	11/13/2025

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE DESIGN BY THE ENGINEER. THE PROJECT IS THE PROPERTY OF THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.



See Site Plan
for quantity

TRERICE LANDSCAPE PROPOSAL

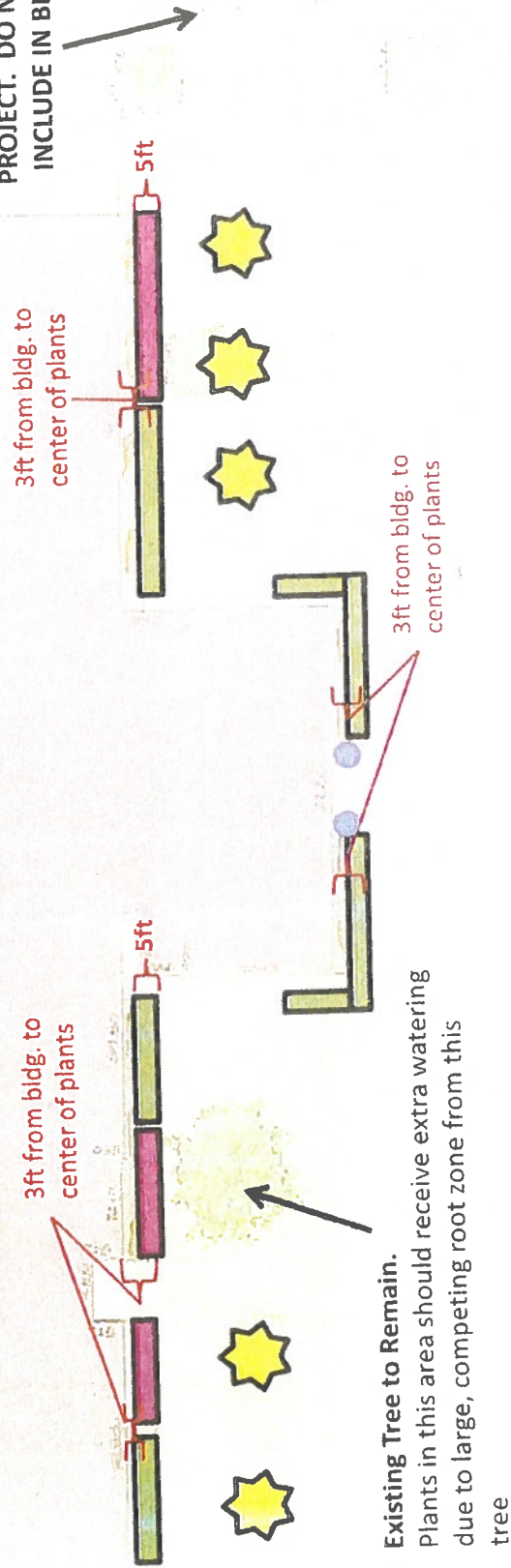
Prepared July 2013
8MIBA/Oakland County/City of Southfield
NOT TO SCALE

LEGEND

-  Hostas; tolerant of shade, low water
-  Boxwood; shade/low-water tolerant, grows to 3'x3'
-  Red Spire / Cleveland Tree; same look as Bradford Pear (BP) but does not fall apart over time as BP's do
-  Stone Planters: placed at each side of entry way against bldg.

White Birch Trees
(4) Around New
Parking Area are a
SEPARATE
PROJECT. DO NOT
INCLUDE IN BID.

General pattern for low-lying areas: half boxwood, half hostas (min. size of 2-gallons each) in 5ft-deep beds as shown. Space plants 3ft "on center" (3ft between bldg wall and center of plant). Pear trees have a 15-20ft spread.



Trerice Landscaping Proposal: Proposed Landscape Styles



Red Spire Pear



Cleveland Pear



Patriot Hosta

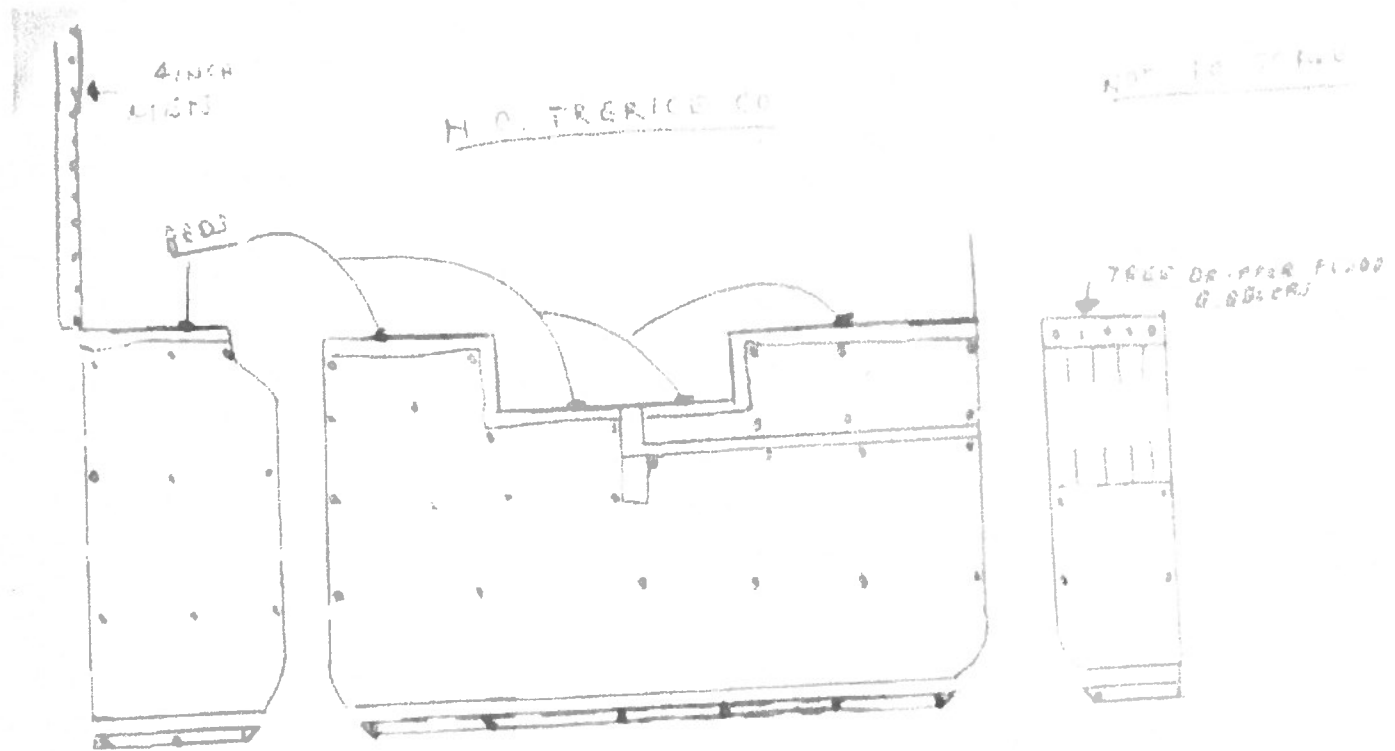


Wintergem Boxwood: does not need excessive pruning



White Birch Tree

Irrigation

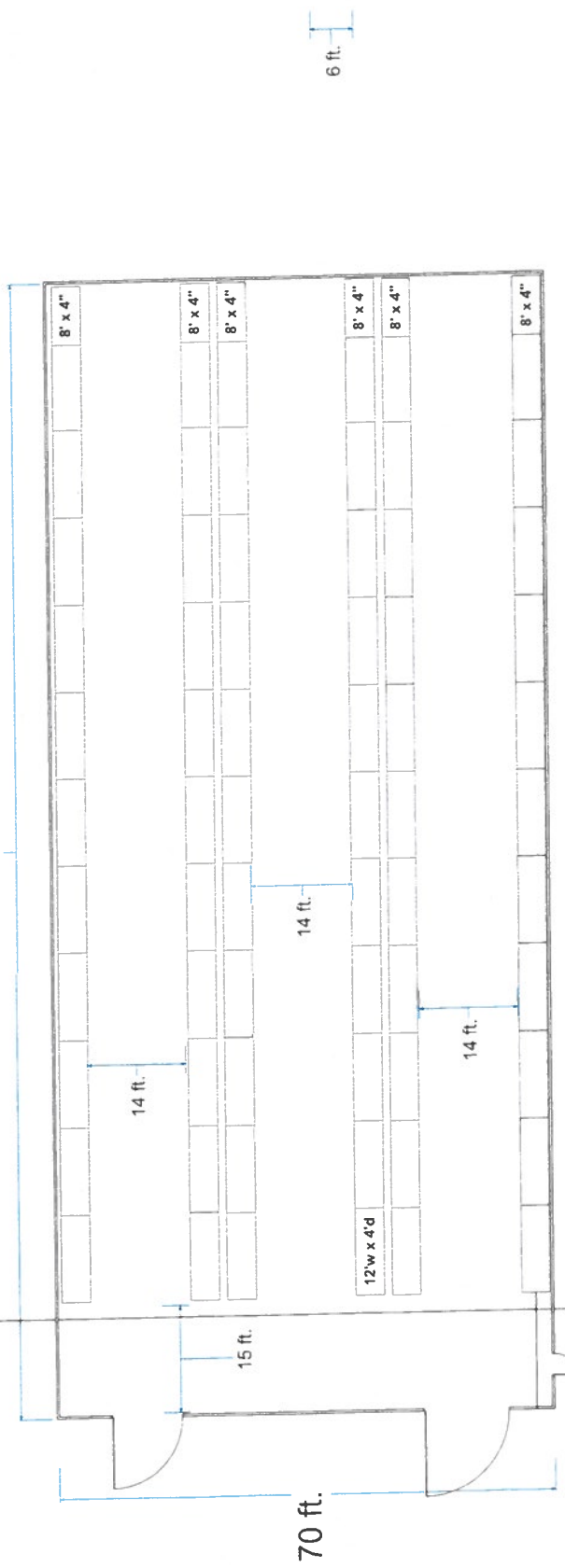


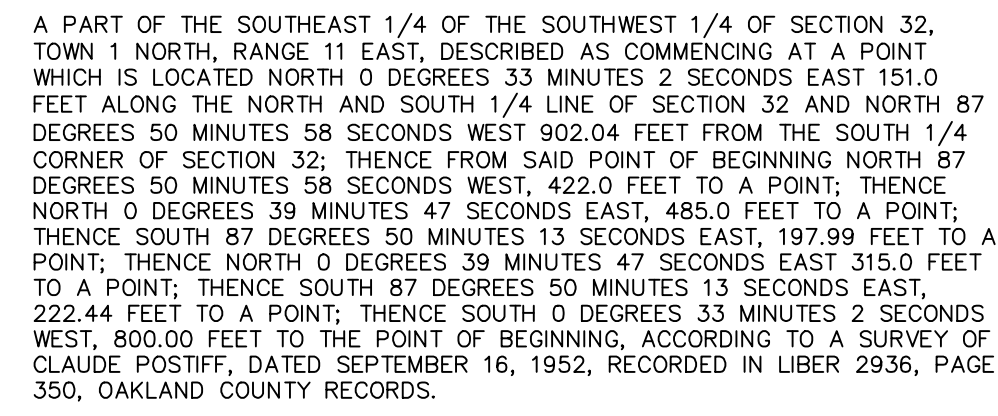
PER OUR DISCUSSION WE WILL BE IRRIGATING OVER
THE FIBER WALKWAY

7/19/17

Floor Plan
 All Steel Shelving
 Bulk Storage - No employees

72 Total Pallet Rack Sections 12'w x 4'd x 14'h (6 are 8' wide) with ground plus
 3 beam levels
 840 total Pallet Positions
 160 ft.





1
1 OF 1 SHEETS