

SPECIAL LAND USE APPROVAL CONDITIONS

- EVENTS SHALL BE LIMITED TO EVENINGS AND WEEKENDS TO REDUCE INTERFERENCE WITH TYPICAL WEEKDAY TRAFFIC AND BUSINESS OPERATIONS IN THE IMMEDIATE AREA. THIS LIMITATION DOES NOT PRECLUDE PROFESSIONAL AND EDUCATIONAL RELATED EVENTS FROM BEING HELD DURING TYPICAL BUSINESS HOURS.
- THE SPECIAL LAND USE PLAN IS CONCEPTUAL. THE SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SITE PLAN AND ENGINEERING REQUIREMENTS.
- ANY IMPROVEMENTS THAT HAVE BEEN MADE WITHOUT PRIOR APPROVAL, AND DO NOT COMPLY WITH TOWNSHIP REQUIREMENTS, SHALL BE BROUGHT INTO COMPLIANCE DURING SITE PLAN REVIEW.
- APPROVAL IS SUBJECT TO THE FOLLOWING USE SPECIFIC REQUIREMENTS FOR OUTDOOR EVENTS AND ASSEMBLY:
 - USE SHALL BE ACCESSORY TO A PERMITTED PRINCIPAL USE OF THE PROPERTY.
 - USE SHALL COMPLY WITH APPLICABLE TOWNSHIP STANDARDS AND REGULATIONS.
 - ALL STRUCTURES (TEMPORARY OR PERMANENT) SHALL MEET THE MINIMUM SETBACK REQUIRED FOR PRINCIPAL STRUCTURES.
 - ON-SITE PARKING SHALL BE PROVIDED IN DESIGNATED PARKING SPACES, MEETING ORDINANCE REQUIREMENTS. OFF-SITE PARKING ON THE PARCEL TO THE SOUTH MAY BE UTILIZED IF APPROVED AND DOCUMENTED.
 - EVENTS SHALL CEASE BY MIDNIGHT.
 - NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF NO LATER THAN ONE HOUR AFTER THE EVENT.
 - OVERNIGHT STAYS/CAMPING ON-SITE ARE NOT PERMITTED.

SITE DATA:

ZONED C1 CONSUMER INDUSTRIAL
 SETBACKS
 FRONT: 30 FT
 SIDE : 10 FT EACH
 REAR : 50 FT

NEW PARKING LOT

REGULAR SPACES = 61
 BARRIER FREE = 3
 TOTAL = 64

EVENT CAPACITY

PARKING = 64 SPACES = 192 PEOPLE
 USE 3 PEOPLE/CAR = 10+ PEOPLE
 ADD RIDE PROGRAM USERS = 200+ PEOPLE
 EVENT CAPACITY = 200+ PEOPLE

LOADING ZONE

10 FT. X 50 FT. LOADING ZONE TO BE LOCATED SOUTH OF THE BUILDING. THE AREA IS EXISTING AND REAR YARD LOCATION IS NOT PRACTICAL. THE PROPOSED LOCATION IS WELL-SCREENED FROM THE STREET AND FROM NEIGHBORS.

LEGAL DESCRIPTION

ALL THE PART OF THE SW 1/4 OF SECTION 2, T. 1S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT S.02°24'20"E. 496.95 FT. AND S.87°27'57"E. 465.78 FT. AND S.03°18'30"E. 1620.37 FT. AND N.85°37'30"W. 5.05 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE S.03°18'30"E. 47.15 FT.; THENCE 222.32 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FT. CHORD BEARING AND DISTANCE OF S.19°05'09"E. 219.54 FT.; THENCE N.85°37'30"W. 373.15 FT.; THENCE N.14°10'35"W. 281.80 FT.; THENCE S.85°37'30"E. 362.91 FT. TO THE POINT OF BEGINNING.

VARIANCES RECEIVED:

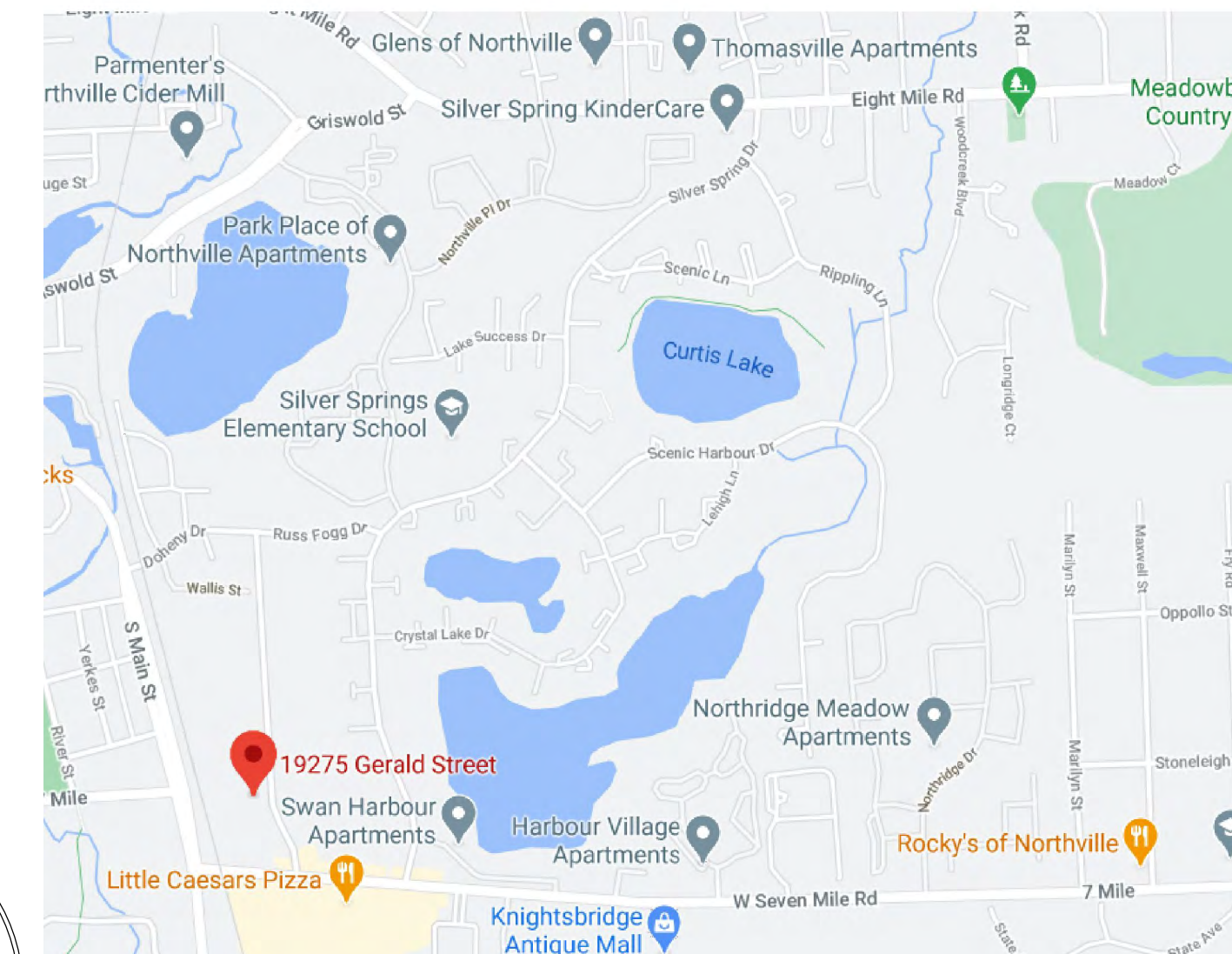
- ALLOW PARKING IN THE REAR YARD SETBACK
- ALLOW THE NUMBER OF ACCESSORY STRUCTURES UP TO THOSE SHOWN ON PLAN PREPARED BY THIS OFFICE DATED 8/4/2021.

SITE AREA 2.02 ACRES

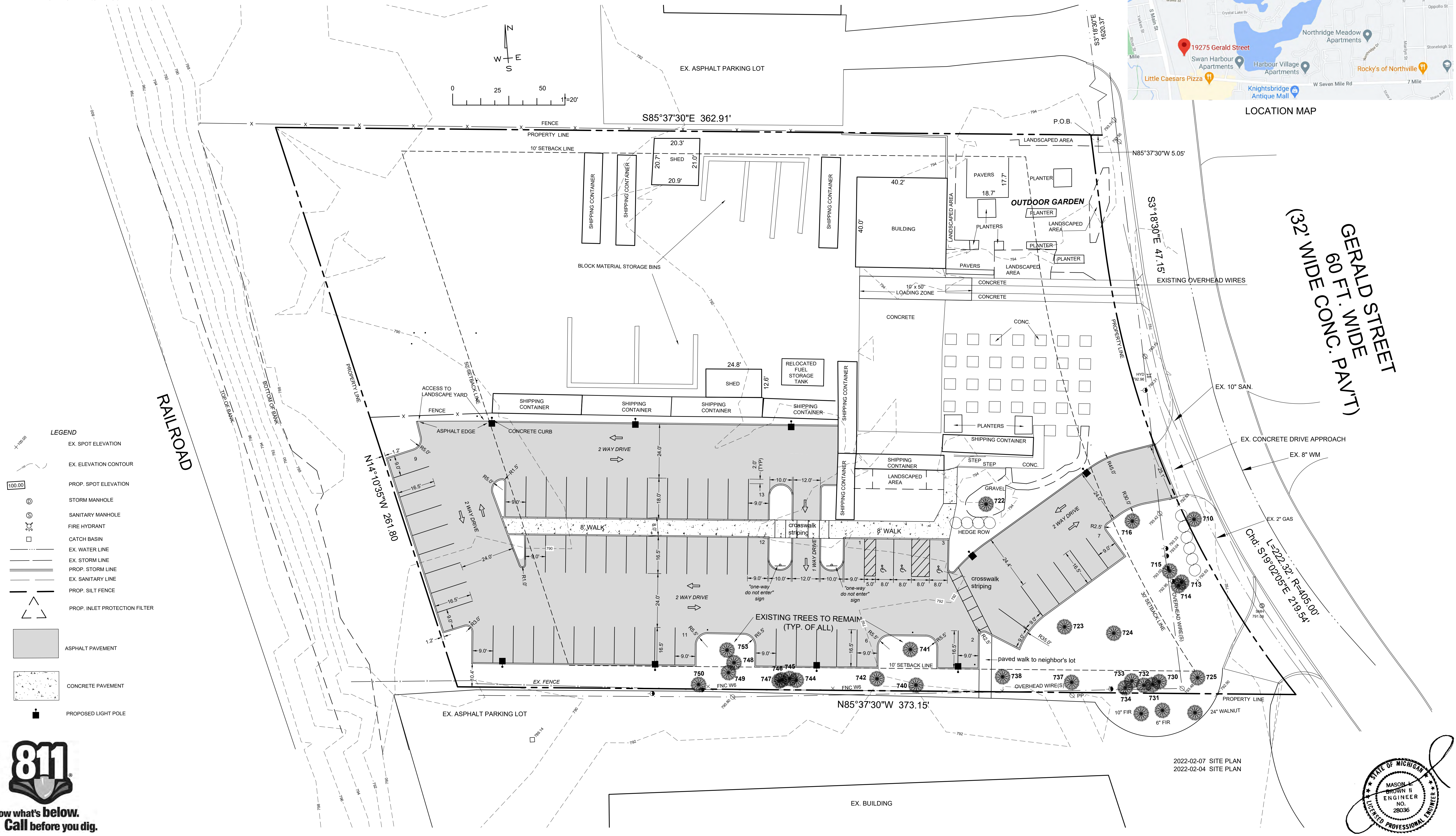
SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM 26163C0036E, DATED 02-02-2012

SITE DOES NOT LIE WITHIN A REGULATED WETLAND, PER EGLE ONLINE MAPS.

THERE ARE NO AREAS OF CONCENTRATED STORM WATER FLOW INTO THE SITE.



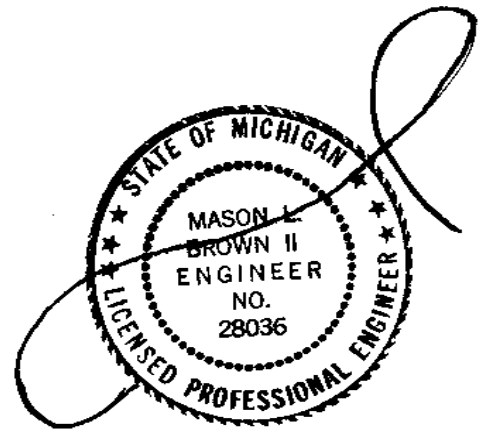
LOCATION MAP



- LEGEND**
- EX. SPOT ELEVATION
 - EX. ELEVATION CONTOUR
 - PROP. SPOT ELEVATION
 - STORM MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - CATCH BASIN
 - EX. WATER LINE
 - EX. STORM LINE
 - PROP. STORM LINE
 - EX. SANITARY LINE
 - PROP. SILT FENCE
 - PROP. INLET PROTECTION FILTER
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - PROPOSED LIGHT POLE



2022-02-07 SITE PLAN
 2022-02-04 SITE PLAN



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IMAGINE PEACE PARK
 SITE PLAN

IMAGINE DESIGN AND BUILD

DESIGN: --	REVISIONS:
DRAWN: mb	
CHECKED: mb	
FIELD CR: net	

SCALE:
 1"=20'

DATE:
 02-04-2022

JOB NO.
 20-031

SHEET
 3