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10.03.2023

Memo

Bluebird Site Plan Review

Pursuant to Leland zoning Article 6, Section 6.03 B. Site Plan

1. See survey
2. Waiver requested, serves no purpose
3. Waiver Requested, No impact to location not on site. See Civil for Topo. See EGLE permit for completed shore work.
4. See Site and Civil plan
5. Project Description:

   This development is a 3 phase project.

   Phase 1 consists of Building the Bluebird restaurant and two retail spaces. The height of this building is 21'-9"
   Both retail spaces shall have restrooms. Bluebird restaurant will have a partial basement and a second story office.

   Phase 2 consists of demolitioning the Early Bird Restaurant and building a 2 story building. Ground level to be retail and second story to be residential. See site plan for unit and bedroom count. Max Building height is 35'.

   Phase 3 consists of a 2 story building with ground story retail and second story residential. See site plan for unit and bedroom count. Max Building height is 35'.

   Additionally, the site will be divided into three site condominium units, one per phase or building. All setbacks and lot coverage ratios comply if the site is to remain one unit and/or if the site is condominiumized.

   Site utilities and storm water retention is designed for all three phases. Egle has determined that the existing well classification is sufficient for the proposed three phases and their respective uses and residential unit / bedroom count.

6. See survey
7. See survey and civil
8. See civil
9. Buildings to have trash rooms
10. See Building Elevation. All buildings will conform to signage ordinance.
11. See Photometric Plan

12. Screen not required, see site plan
13. Waiver requested, N/A
14. Wavier requested, no streets
15. See Civil
16. July 2023
17. No federal permits are required.
    We are seeking:
    - Health department / sewer permit
    - Soil Erosion Permit, Driveway permit
    - Fire Dept approval
    - MDOT curb cut closure (on Main Street) approval
    - County Road commission comments/approval
    - County Drain Commissioner comments/approval
    - Construction Code (once other required permits have been secured)

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