

2023 Madison Heights Development Overview
Special Use and Site Plan Submittals
January 17th to February 21st, 2023

SPECIAL USE (PSP) APPLICATIONS

PSP CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED/DENIED (Council Meeting)	STATUS
22-11	1275 W. 14 Mile Rd.	Express Car Wash + Retail	2/13/23 Meeting	Approved w/ Conditions

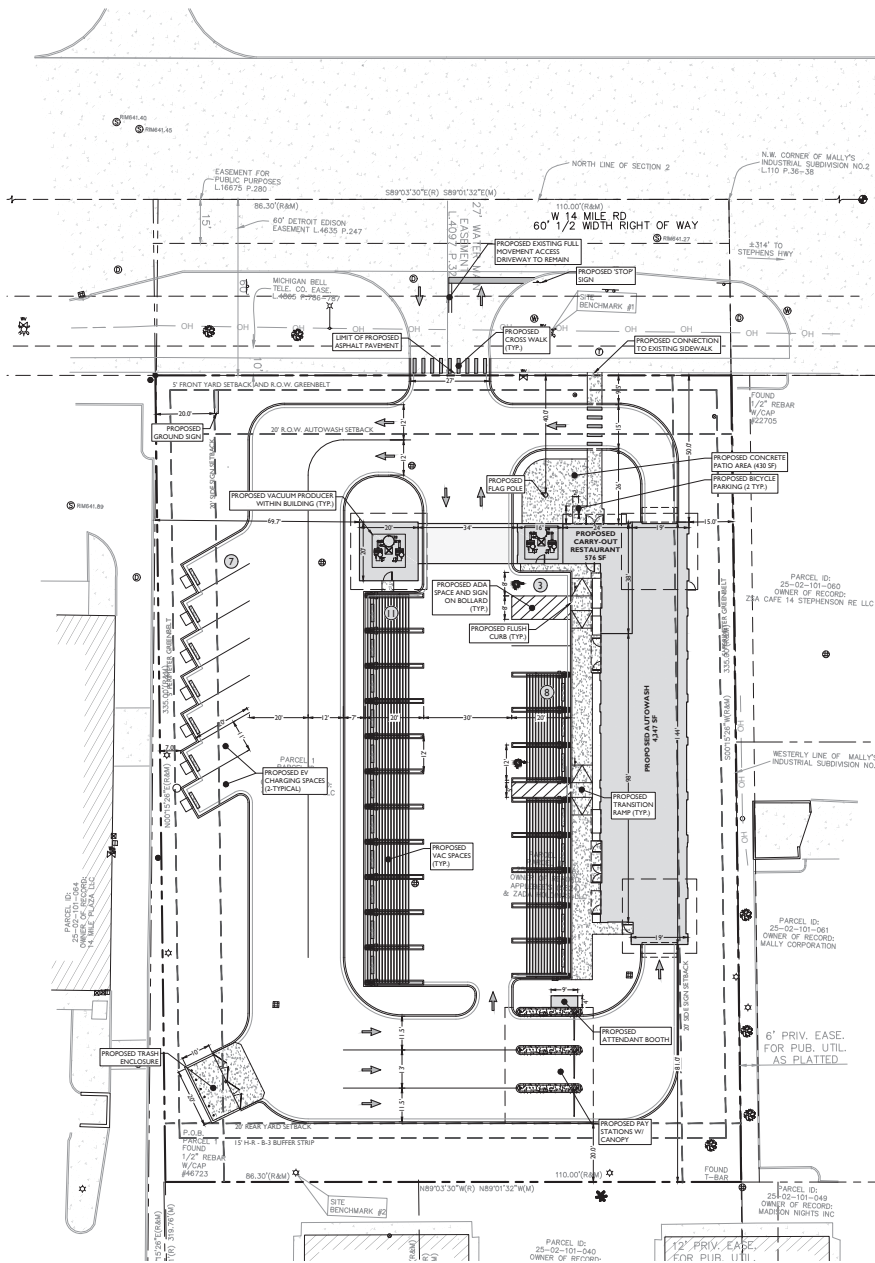
SITE PLAN (PSPR) APPLICATIONS

PSPR CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED	STATUS
22-12	27025 John R. Rd.	Three-story mixed-use: 45 units and 4,713 sq. ft. of retail.	12/8/22	Engineering Plans Submitted

[EXCLUDES ADMINISTRATIVE SITE PLANS AND MINOR PROJECTS]

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Special Use and Site Plan Submittals
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PSP 22-11: EL CAR WASH – 1275 W. 14 MILE ROAD



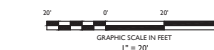
LAND USE AND ZONING		
PID: 25-02-101-048 & 25-02-101-045		
GENERAL BUSINESS DISTRICT (B-3)		
PROPOSED USE	PERMITTED USE	PROPOSED
CARRY-OUT RESTAURANT	PERMITTED USE	
OUTDOOR SEATING	PERMITTED USE	
AUTOWASH	SPECIAL APPROVAL USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,600	45,700 SF (1.58 AC)
MAXIMUM BUILDING HEIGHT	3 STORIES (40 FT)	1 STORY (32 FT)
MINIMUM FRONT YARD SETBACK	5 FT	50.0 FT
MINIMUM REAR YARD SETBACK	20 FT	80.0 FT
AUTOWASH R.O.W. SETBACK	20 FT	50.0 FT
MINIMUM R.O.W. GREENBELT	5 FT	93.0 FT
MINIMUM PERIMETER GREENBELT	5 FT	70.0 FT
MINIMUM 1/2" REBAR	1.5 FT	20.0 FT
CHAINLINK FENCE	PERMITTED	NOT PROVIDED (N)
OPERATIONS WITHIN BUILDING	ALL	NOT PROVIDED (N)
MAXIMUM FLAGPOLE HEIGHT	40 FT	40.0 FT
MINIMUM FLAGPOLE PERIMETER SETBACK	40 FT	40.0 FT
MINIMUM SIGN SETBACK	20 FT	20.0 FT

- (V) VARIANCE
- (W) WAIVER
- (1) [10.40] (a) - WHERE THE FRONT YARDS OF 50 PERCENT OR MORE OF THE PRINCIPAL STRUCTURE IN ANY BLOCK IN EXISTENCE AT THE TIME OF PASSAGE OF THIS ORDINANCE, WITHIN THE DISTRICT ZONED AND ON THE SAME SIDE OF THE STREET, ARE LESS THAN THE MINIMUM FRONT YARD INDICATED ABOVE, THEN ANY BUILDING SUBSEQUENTLY ERECTED ON THAT SIDE OF THE STREET MUST BE LESS AND NEED NOT BE GREATER THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF SAID STRUCTURES.
- (2) [10.24] (b) - A CHAINLINK FENCE MUST BE CONSTRUCTED SO AS TO ENCLOSE THE ENTIRE PROPERTY EXCEPT DRIVES AND AREAS WHERE SCREEN WALLS ARE REQUIRED, TWO FEET ALONG ANY STREET, FOUR FEET SIDE AND BACK.
- (3) [10.24] (b) - ALL OPERATIONS MUST BE CARRIED ON WITHIN THE BUILDING AREA INCLUDING BUT NOT LIMITED TO VACUUMING, WASHING AND DRYING.
- (4) [10.50] (d) (i) - IN ANY CASE THE HEIGHT OF ANY FLAGPOLE SHALL NOT BE GREATER THAN THE DISTANCE TO THE NEAREST PROPERTY LINE.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
[10.505] (D) 2.	CARRY-OUT RESTAURANT: 1 SPACE PER 2 PERSONS (6 PERSONS/SPACED PERSONS) = 3 SPACES AUTOWASH: 2 SPACES PLUS 1 PER EACH EMPLOYEE 2 SPACES (5 EMPLOYEES) (SPACE/EMPLOYEES) = 5 SPACES TOTAL: 3 + 2 + 5 = 10 SPACES	29 SPACES
[10.506] (TABLE)	30' PARKING: 9 FT X 30 FT W/ 20 FT ASLE	9 FT X 30 FT W/ 30 FT ASLE
[10.506] (TABLE)	40' PARKING: 9 FT X 30 FT W/ 18 FT ASLE	11 FT X 30 FT W/ 20 FT ASLE
[10.505] (F) 1.	30' PARKING: 2 SPACES PER 10' W/ 18 FT ASLE	2 SPACES
[10.324] (b) (v)	AUTO WASH STACKING, EQUIVALENT TO 20 MIN. OF CONTINUOUS OPERATION	PROVIDED
[10.507] (TABLE)	LOADING DOCK: ONE (3 FT X 30 FT)	TO OCCUR OFF HOURS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. CORPS OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, INDUSTRY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURES OR SITE FEATURES THAT IT DISTURBED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. ALL REVIEW SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET CLOSING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DURING ACTIVITIES.
- SHOULD AN IMPROVEMENT IDENTIFIED WITHIN THIS PLAN SET BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS

DATE	BY	DESCRIPTION
01/09/2023	MPH	FOR SPECIAL LAND USE APPROVAL
1/27/2023	AF	FOR SPECIAL LAND USE APPROVAL
1/23/2023	MPH	FOR CLIENT REVIEW
01/09/2023	MPH	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ - New York, NY - Boston, MA
Princeton, NJ - Tampa, FL - Detroit, MI
www.stonefielddesign.com

607 Shady Side, Suite 200, Detroit, MI 48226
Phone: 248.347.1115

EL CAR WASH MADISON
PROPOSED AUTOWASH &
CARRY-OUT RESTAURANT

1775-25-02-101-048 & 25-02-101-045
1775-25-02-101-045
CITY OF MADISON HEIGHTS
OAKLAND COUNTY, MICHIGAN 48071

MICHIGAN LICENSE NO. 620109438
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-33283

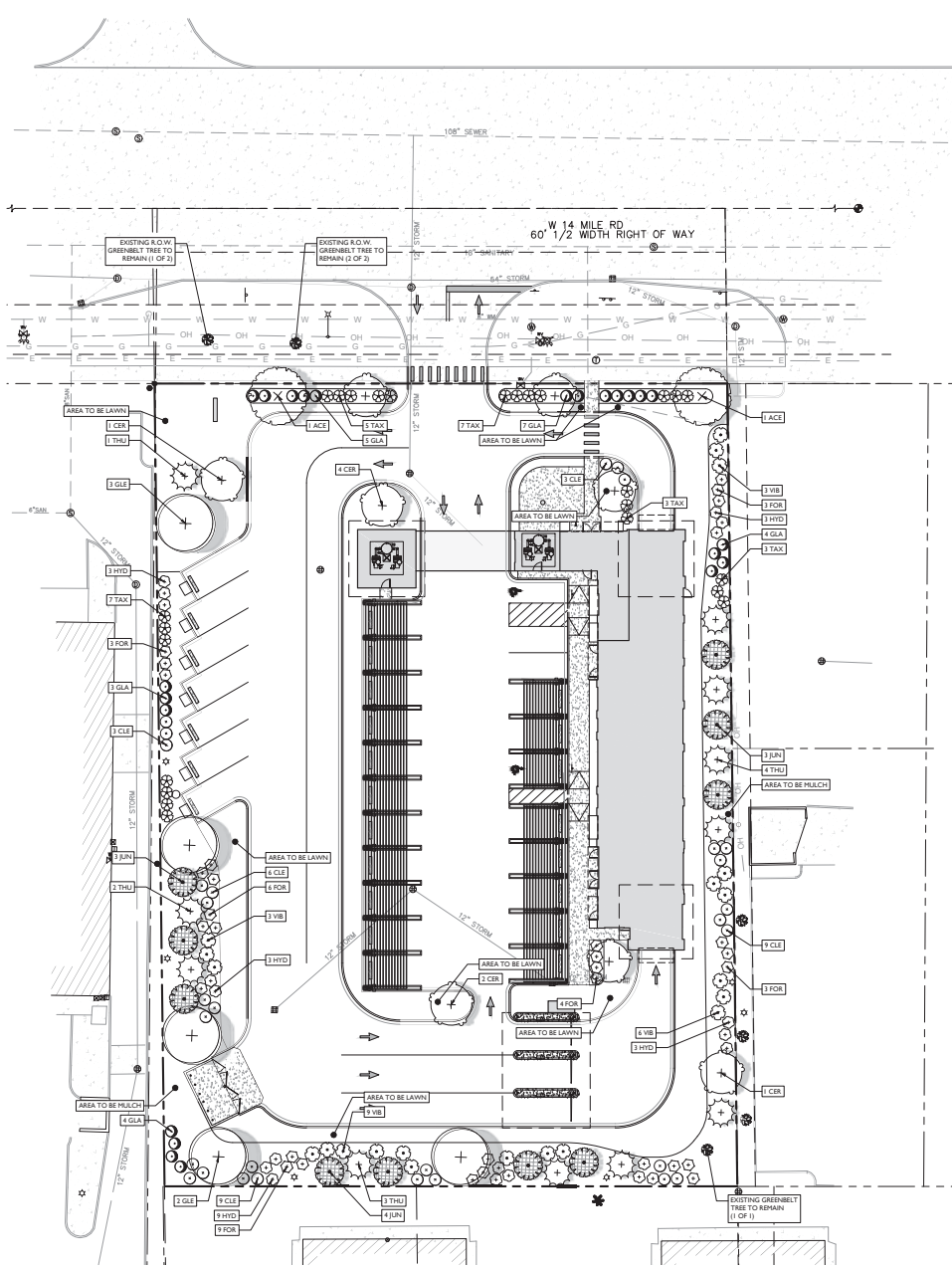
TITLE:

SITE PLAN

DRAWING:

C-1

1. VERTICAL SCALE: 1" = 10' 2. HORIZONTAL SCALE: 1" = 20' 3. LANDSCAPING PLAN: 1" = 20'



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(X)	ACE	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL	B&B
(+)	GLE	5	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2 1/2" - 3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	JUN	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	1' - 4' HT	B&B
(*)	THU	11	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	1' - 4' HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(+)	CEB	8	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" - 3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	CLE	30	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	3/4" - 3/8"	POT
(*)	FOR	28	FORSTYTHIA X ARNOLDII DWARF	ARNOLD'S DWARF FORSTYTHIA	3/4" - 3/8"	POT
(*)	HYD	31	HYDRANGEA PACECORYELLA 'ENDLESS SUMMER'	BALMER HYDRANGEA	3/4" - 3/8"	POT
(*)	VIB	21	VIBURNUM ACERIFOLIUM	HARLEQUIN VIBURNUM	3/4" - 3/8"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	GLA	35	ILEX GLABRA 'COMPACTA'	COMPACT HAWTHORN	3/4" - 3/8"	POT
(*)	TAX	35	TAXUS X MEDIA 'DENIFORMIS'	DENSE ANGLO-JAPANESE YEW	3/4" - 3/8"	POT

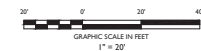
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.10.B.2(a)	BUFFER STRIP REQUIREMENTS THE BUFFER STRIP SHALL BE 15 FT WIDE MINIMUM. THE BUFFER STRIP SHALL BE COVERED WITH GRASS EXCEPT FOR PLANTING AREAS.	30.00 FT PROVIDED COMPLIES
§ 10.10.B.2(b)	SOUTH PROPERTY LINE 144 FT (1) TREE FOR EVERY 20 LF OF BUFFER STRIP (1/4 FT) = (1 TREE / 20 FT BUFFER) = 10 TREES	1 EXISTING TREE TO REMAIN 9 TREES PROPOSED
§ 10.10.B.2(c)	(4) SHRUBS FOR EVERY 20 LF OF BUFFER STRIP (1/4 FT) = (4 SHRUBS / 20 FT BUFFER) = 40 SHRUBS PLANTINGS SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS TREES.	40 SHRUBS PROPOSED COMPLIES
§ 10.10.B.4(a)	GREENBELT REQUIREMENTS THE GREENBELT SHALL BE COVERED WITH GRASS, LIVING GROUND COVER, WOOD CHIPS, MULCH, OR STONE. W 1/4 MILE ROAD: 160 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (1/8 FT) = (1 TREE / 30 FT GREENBELT) = 6 TREES	COMPLIES
§ 10.10.B.4(b)	(4) SHRUBS FOR EVERY 30 LF OF GREENBELT (1/8 FT) = (4 SHRUBS / 30 FT GREENBELT) = 33 SHRUBS	2 EXISTING TREES TO REMAIN 4 TREES PROPOSED
§ 10.10.B.4(c)	EAST PROPERTY LINE 275 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (1 TREE / 30 FT GREENBELT) = 9 TREES (4) SHRUBS FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (4 SHRUBS / 30 FT GREENBELT) = 37 SHRUBS	9 TREES PROPOSED 37 SHRUBS PROPOSED
§ 10.10.B.4(d)	WEST PROPERTY LINE 275 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (1 TREE / 30 FT GREENBELT) = 9 TREES (4) SHRUBS FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (4 SHRUBS / 30 FT GREENBELT) = 37 SHRUBS THE GREENBELT SHALL BE 5 FT WIDE MINIMUM.	9 TREES PROPOSED 37 SHRUBS PROPOSED COMPLIES
§ 10.10.B.6	INTERIOR LANDSCAPING FOR EVERY NEW DEVELOPMENT INTERIOR LANDSCAPING AREA SHALL BE PROVIDED EQUAL TO AT LEAST 5% OF THE TOTAL IMPERVIOUS AREA. (1046 SQ) / (0.05) = 1432 SF THE INTERIOR LANDSCAPING AREA SHALL BE COVERED WITH GRASS, GROUND COVER, WOOD CHIPS, OR MULCH. (1) TREE = (1) TREE / 400 SF OF REQUIRED LANDSCAPING AREA (1432 SF) = (1 TREE / 400 SF) = 5 TREES (2) SHRUBS = (2) SHRUBS / 400 SF OF REQUIRED LANDSCAPING AREA (1432 SF) = (2 SHRUBS / 400 SF) = 10 SHRUBS	1715 SF PROVIDED COMPLIES
§ 10.10.B.7(a)	PARKING LOT LANDSCAPING ANY OFF-STREET PARKING AREAS CONTAINING 10 OR MORE SPACES SHALL PROVIDE 5 SF OF PARKING LOT LANDSCAPING FOR EVERY SPACE. (29 SPACES) * (5 SF) = 145 SF THE PARKING LOT LANDSCAPING AREA SHALL BE COVERED WITH GRASS, LIVING GROUND COVER, WOOD CHIPS, OR MULCH. (1) TREE FOR EVERY 100 SF OF REQUIRED PARKING LOT LANDSCAPING AREA (145 SF) = (1 TREE / 100 SF) = 2 TREES	1741 SF PROVIDED COMPLIES
§ 10.10.B.7(b)	SCREENING REQUIREMENTS A LANDSCAPING BUFFER STRIP OR GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT H-2 ZONE A LANDSCAPING BUFFER STRIP OR GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT B-3 ZONE A GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT R.O.W.	BUFFER STRIP PROVIDED ALONG SOUTH PROPERTY LINE GREENBELT PROVIDED ALONG EAST & WEST PROPERTY LINES GREENBELT PROVIDED ALONG R.O.W.

811
Know what's below
Call before you dig.

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL WHERE POSSIBLE. ONCE IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY HANGUP ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, PETERS, CONTROLLERS, AND SENSORS WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AN AREA OF LANDSCAPED DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.



REV	DATE	BY	DESCRIPTION
1	01/09/2023	MPH	FOR SPECIAL LAND USE APPROVAL
2	1/23/2023	AF	FOR SPECIAL LAND USE APPROVAL
3	1/23/2023	MPH	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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EL CAR WASH MADISON
PROPOSED AUTOWASH & CARRY-OUT RESTAURANT
1715 31st St, Suite 200, Detroit, MI 48226
CITY OF MADISON HEIGHTS
OAKLAND COUNTY, MICHIGAN 48071

STONEFIELD
engineering & design
MICHIGAN LICENSE NO. 0210903C
LICENSED PROFESSIONAL ENGINEER
SCALE: 1" = 20' PROJECT ID: DET-23024
TITLE: LANDSCAPING PLAN
DRAWING: C-2



















2023 Madison Heights Development Overview
Special Use and Site Plan Submittals
January 17th to February 21st, 2023

PSPR 22-12: MIXED USE – 27025 JOHN R ROAD

MADISON HEIGHTS, MI 48071

DESIGN	Designer
DRAWN	Author
PROJECT NO.	210222_04_01

C1.0



TREE TYPES:



UM AMERICAN SYCAMORE AMERICAN ARBORVITAE AUSTRIAN PINE COLORADO BLUE SPRUCE
BUSHES, AND PERANNIALS TYPES:



RAIN GARDEN BASIN LANDSCAPING:
RAIN GARDEN BASIN LANDSCAPING AREAS SHALL BE LANDSCAPED WITH WATER TOLERANT PLANTS PER THE FOLLOWING GENERAL DESIGN STANDARDS:

- 1) RAIN GARDEN LANDSCAPING AREAS SHALL BE COVERED WITH WATER TOLERANT PLANTINGS, WOOD CHIPS, MULCH, AND SAND, OR ANY COMBINATION OF THE ABOVE.
- 2) PLACE A MIXTURE OF WATER TOLERANT PLANTINGS ON THE SIDE SLOPES AND ON THE BOTTOM OF THE PROPOSED RAIN GARDEN BASINS. (SEE CHART ON THE LEFT AS TO SPECIES PLACED WITHIN THE RAIN GARDEN BASINS)

SCREEN WALL GREENBELT (WEST LINE)

A SCREEN WALL, GREENBELT IS A COMBINATION SCREEN WALL AND LANDSCAPE AREA INTENDED TO FORM A COMPLETE VISUAL BARRIER AT LEAST SIX FEET IN HEIGHT. ALL WALLS SHALL CONFORM TO THE FOLLOWING PROVISIONS:

- 1) SCREEN WALLS SHALL BE LOCATED WHERE NECESSARY DUE TO THE NATURE AND LOCATION OF THE USE, DISTRICT, PROPOSED USE, OR ADJOINING USE(S) OR DISTRICT(S).
- 2) REQUIRED SCREEN WALLS SHALL BE LOCATED WHERE THIS ORDINANCE REQUIRES CONFORMANCE WITH FRONT YARD SETBACK LINES IN ADJUTING RESIDENTIAL DISTRICTS AND LOCATED ON THE OPPOSITE SIDE OF AN ALLEY RIGHT-OF-WAY FROM A NONRESIDENTIAL ZONE THAT ADJUTS A RESIDENTIAL ZONE.
- 3) REQUIRED SCREEN WALLS SHALL INCLUDE A MINIMUM FIVE-FOOT WIDE GREENBELT PLANTING ADJUTS TO THE REQUIRED WALL FOR ITS ENTIRE LENGTH, PLANTED IN ACCORDANCE WITH THE GREENBELT PLANTING STANDARDS BELOW.
- 4) THE GREENBELT SHALL BE COVERED WITH GRASS, LIVING GROUNDCOVER, WOODPILDS, MULCH, STONE, OR ANY COMBINATION OF THE ABOVE.

5) ONE TWO AND ONE-HALF-INCH CALIPER DECIDUOUS TREE OR ONE

6) FOUR 24-30" HIGH OR WIDE EVERGREEN OR DECIDUOUS SHRUBS FOR EVERY 30 LINEAR FEET OF GREENBELT = 264/30 = 8.8 or 9; THEN 9x4 = 36 SHRUBS REQUIRED; 48 PROVIDED

- RESIDENTIAL BUFFER STRIP (NORTHWEST SIDE):**
A BUFFER STRIP IS A LANDSCAPED AREA OF TREES, SHRUBS AND GROUNDCOVER INTENDED TO FORM A VISUAL BUFFER OF VARYING HEIGHT. ALL BUFFER STRIPS SHALL CONFORM TO THE FOLLOWING:

1) THE BUFFER STRIP SHALL BE A MINIMUM OF 15 FEET WIDE.

2) THE BUFFER STRIP SHALL BE COVERED WITH GRASS, EXCEPT FOR PLANTING AREAS, WHICH SHALL CONSIST OF PLANTING MATERIALS, LIVING GROUNDCOVER, WOODCHIPS, MULCH, STONE, OR ANY COMBINATION OF THE ABOVE.

- 3) ONE TWO AND ONE-HALF-INCH CALIBER DECIDUOUS TREE OR ONE FIVE-FOOT HIGH EVERGREEN TREE FOR EVERY 20 LINEAR FEET OF REQUIRED BUFFER STRIP = $136.7/20 = 6.835$ or 7 TREES REQUIRED; 7 EVERGREEN TREES & 2 DECIDUOUS TREES PROVIDED

INTERIOR LANDSCAPING:

1) THE INTERIOR LANDSCAPING AREA SHALL BE COVERED WITH GRASS, GROUND COVER, WOOD CHIPS, MULCH, OR ANY

- 2) one two and one-half-inch caliper deciduous tree; and then one two and one-half-inch caliper deciduous tree for every additional 400 square feet of required interior landscaping area: $1,600/400 = 4.25$ or 4. There's required 4 deciduous trees, 6 evergreen trees, & 3 ornamental trees provided

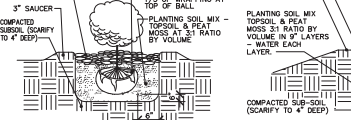
14. Journal Inquiries, 27, 1707-1802.

PARKING LOT LANDSCAPING:
WITHIN EVERY PARKING AREA CONTAINING TEN OR MORE REQUIRED SPACES THERE SHALL BE PARKING LOT LANDSCAPING. THESE LANDSCAPING AREAS SHALL BE LOCATED SO AS TO BETTER DEFINE PARKING SPACES, DRIVES AND REQUIRED FIRE LANES. ALL REQUIRED PARKING LOT LANDSCAPING SHALL CONFORM WITH THE FOLLOWING:

- 1) ANY OFF-STREET PARKING AREAS CONTAINING TEN OR MORE PARKING SPACES SHALL PROVIDE FIVE SQUARE FEET OF PARKING LOT LANDSCAPING PER PARKING SPACE = $68 \times 5 = 340$ SFT REQUIRED, 404 SFT PROVIDED

THIN FOLIAGE & BRANCHES (NOT ALL END TIPS)

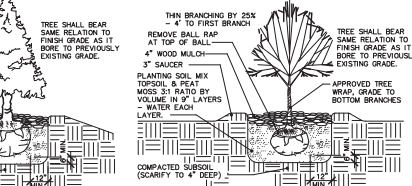
4" WOOD MULCH — REMOVE CONTAINER OR 1/3 OF WRAPPING AT — 3" SAUCER —



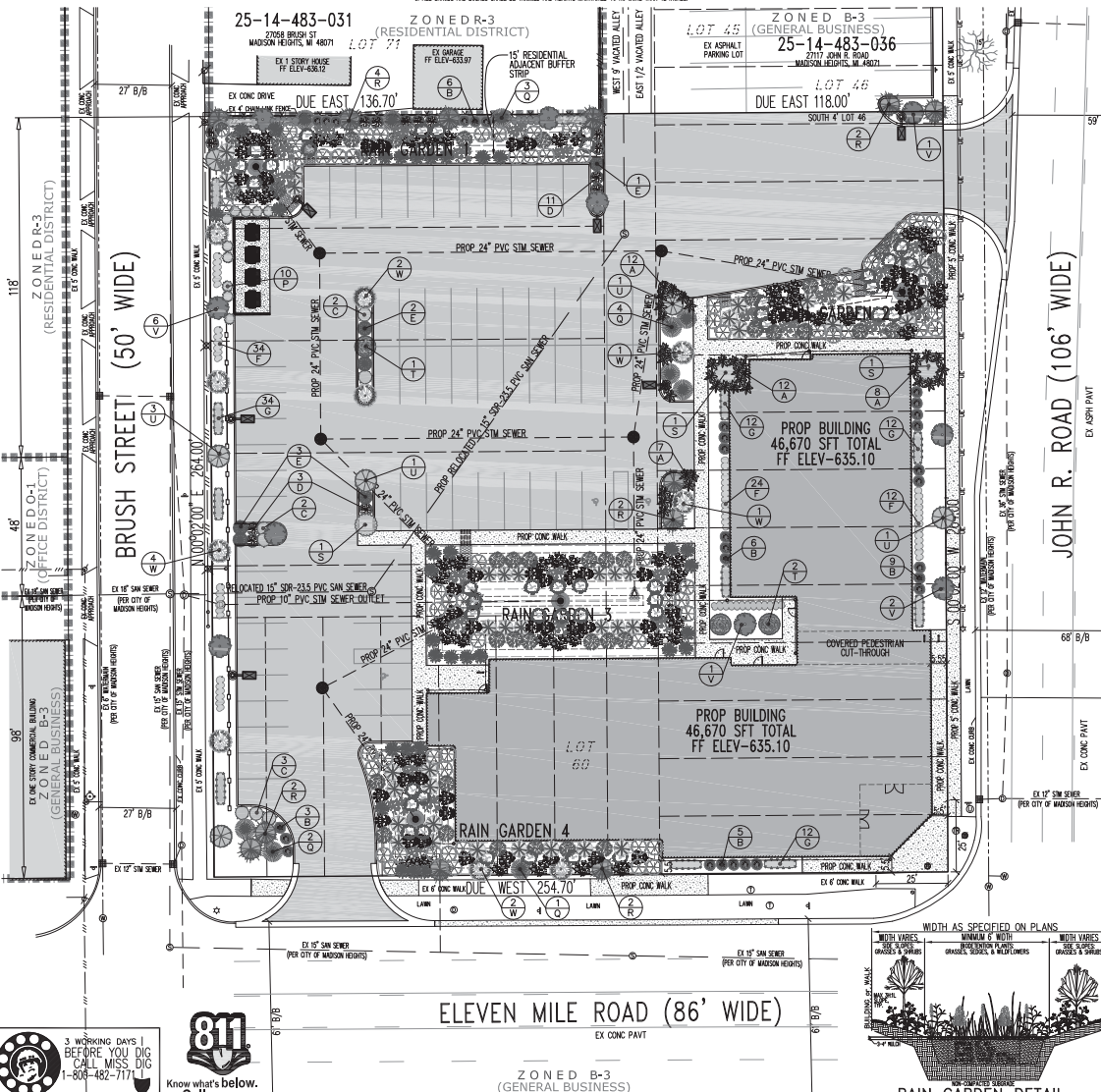
||=|MIN.4||=

SLURP PLANTING DETAIL

EVERGREEN PLANTING DETAIL



TREE PLANTING DETAIL



10622-JABORO 27025 JOHN R AT 11 MILE - PRELIM LANDSCAPE



Know what's below.
Call before you dig.

SCALE: 1"=20'

PREPARED FOR:
JOHN R. 11, LLC
631 BIG BEAVER ROAD
SUITE 211
TROY, MI 48063

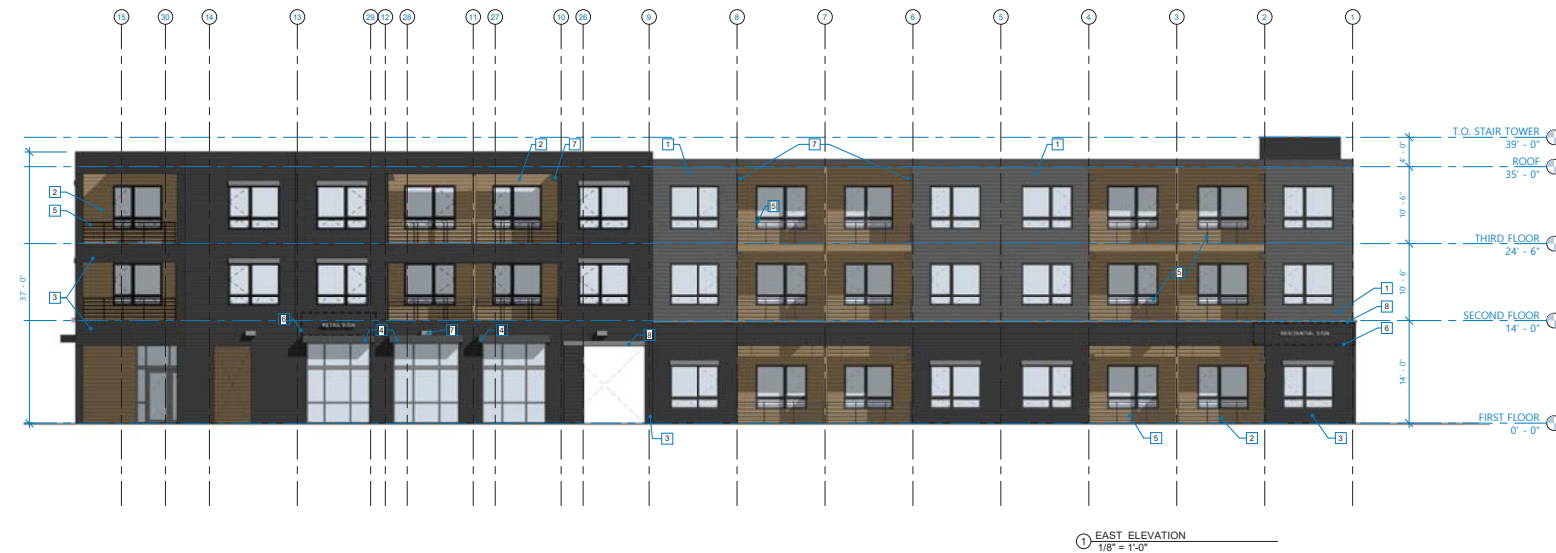
PART OF THE SOUTHEAST 1/4,
SECTION 14, T1N-R11E,
ROYAL OAK TOWNSHIP,
OAKLAND COUNTY, MICHIGAN



BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL: BMCONSTRUCTION@COMCAST.NET

PRELIMINARY SITE LANDSCAPE PLAN
27025 JOHN R. ROAD
MADISON HEIGHTS, MI 48071

REVISIONS	DRN. BY:	J.R.B.	09.15.2022	SHEET NO: C-2
12.02.2022	DSN. BY:	J.R.B.	"	
	CHK'D BY:	J.B.M.	"	
	APPR BY:	J.B.M.	"	



① EAST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
TAG	DESCRIPTION
1	HARDIE PLANK LAP SIDING OR APPROVED SIMILAR. TYP. FINISH TBD BY OWNER
2	NICHHA VINTAGE WOOD SIDING OR APPROVED SIMILAR. TYP. FINISH TBD BY OWNER
3	BRICK TBD BY OWNER.
4	PROPOSED AWNING
5	METAL RAILING TBD BY OWNER
6	PROPOSED SIGN LOCATIONS. EACH TENANT SIGN NOT TO EXCEED 6" LETTERING. SEE SIGN NOTES BELOW FOR MAX. AREA.
7	PROPOSED LITHONIA WST LED WALL PACK OR APPROVED SIM.
8	PRECAST CONCRETE TYP.

SIGN NOTES:

THE TOTAL SIGN AREA OF ANY WALL SIGNS SHALL NOT EXCEED 1 1/2 SF FOR EACH LF OF BUILDING FRONTAGE.

EAST ELEVATION: 175' (1.55F) = 262 SF MAX. / 2 SIGNS
= 132 SF SIGN MAX. PER TENANT

SOUTH ELEVATION: 175' (1.55F) = 262 SF MAX. / 1 SIGN
= 262 SF SIGN MAX.

NO PORTION OF WALL SIGN TO BE MORE THAN 20' ABOVE GRADE.

TYPICAL RETAIL SIGN BY TENANT PER SIGN ORDINANCE SECTION 10.511 IV. (C)(2)(b)



DAMIAN
FARRELL
DESIGN
GROUP

359 METTIE DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.3331

PRELIMINARY SPA SET

MADISON HEIGHTS MIXED USE BUILDING

27025 JOHN B. ROAD
MADISON HEIGHTS, MI 48071

DATE
06.14.2022
09.15.2022

DESCRIPTION
PRELIMINARY SPA SET
REV 1

DESIGN
DRAWN
PROJECT NO.

Designer
Author
210222_04_01

ELEVATIONS

A4.0



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



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

MATERIAL LEGEND	
TAG	DESCRIPTION
1	HARDIE PLANK LAP SIDING OR APPROVED SIMILAR. TYP. FINISH TBD BY OWNER
2	NICHHA VINTAGE WOOD SIDING OR APPROVED SIMILAR. TYP. FINISH TBD BY OWNER
3	BRICK TBD BY OWNER.
4	PROPOSED AWNING
5	METAL RAILING TBD BY OWNER
6	PROPOSED SIGN LOCATIONS. EACH TENANT SIGN NOT TO EXCEED 6" LETTERING. SEE SIGN NOTES BELOW FOR MAX. AREA.
7	PROPOSED LITHONIA WEST LED WALL PACK OR APPROVED SIM.
8	PRECAST CONCRETE TYP.

SIGN NOTES:

THE TOTAL SIGN AREA OF ANY WALL SIGNS SHALL NOT EXCEED 1 1/2 SF FOR EACH LF OF BUILDING FRONTAGE.

EAST ELEVATION: 175' (1.55F) = 262 SF MAX. / 2 SIGNS = 132 SF SIGN MAX. PER TENANT

SOUTH ELEVATION: 175' (1.55F) = 262 SF MAX. / 1 SIGN = 262 SF SIGN MAX.

NO PORTION OF WALL SIGN TO BE MORE THAN 20' ABOVE GRADE.

TYPICAL RETAIL SIGN BY TENANT PER SIGN ORDINANCE SECTION 10.511 IV. (C)(2)(b)



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.598.1331

PRELIMINARY SPA SET

MADISON HEIGHTS MIXED USE BUILDING

27025 JOHN B. ROAD
MADISON HEIGHTS, MI 48071

DATE

06.14.2022
09.15.2022

DESCRIPTION

PRELIMINARY SPA SET
REV 1

DESIGN

Designer

DRAWN

Author

PROJECT NO.

210222_04_01

ELEVATIONS

A4.1



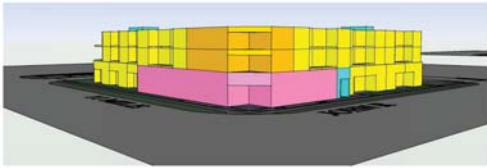
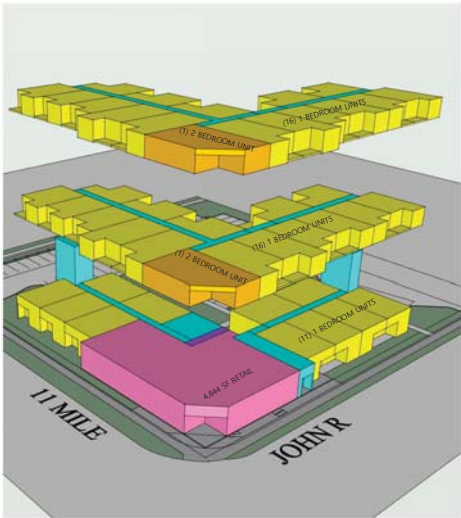
VIEW FROM JOHN R RD



VIEW FROM PARKING LOT



VIEW FROM 11 MILE RD



1-BEDROOM UNITS: 43
2-BEDROOM UNITS: 2
TOTAL UNITS: 45

FIRST FLOOR GROSS AREA: 15,202 SF
RETAIL: 4,844 SF (32%)
SECOND FLOOR GROSS AREA: 15,734 SF
THIRD FLOOR GROSS AREA: 15,734 SF
TOTAL GROSS AREA: 46,670 SF

PARKING:

1-BEDROOM UNITS:
43 (1 SPACE PER UNIT) = 43 SPACES

2-BEDROOM UNITS:
2 (1.5 SPACES PER UNIT) = 3 SPACES

RETAIL: 4,844 SF / 250SF = 19 SPACES

TOTAL SPACES = 65 SPACES.

LEGEND

- RETAIL
- RETAIL CIRCULATION
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- RESIDENTIAL CIRCULATION



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

PRELIMINARY SPA SET

MADISON HEIGHTS MIXED USE BUILDING

27925 JOHN R. ROAD
MADISON HEIGHTS, MI 48071

DATE	DESCRIPTION
05.17.2021	PROGRESS SET
06.14.2022	PRELIMINARY SPA SET
09.15.2022	PRELIMINARY SPA SET REV 1

DESIGN	Designer
DRAWN	Author
PROJECT NO.	210222_04_01

BUILDING
PERSPECTIVES

A4.2