

\\01702001\DET-220036-MMD-29448 JOHN R ROAD, MADISON HEIGHTS, MI\DRAWING\DET-220036-01-DET.DWG

LAND USE AND ZONING		
PID: 25-12-304-010		
LIGHT INDUSTRIAL DISTRICT (M-1)		
PROPOSED USE		
FAST FOOD RESTAURANT	PERMITTED USE	
AUTO WASH	SPECIAL LAND USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N /A	214,240 SF (4.91 AC)
MINIMUM INTERIOR LANDSCAPING	5% OF IMPERVIOUS AREA	>5%
MAXIMUM BUILDING HEIGHT	40 FT	1 STORY, 28 FT
MINIMUM FRONT YARD SETBACK	50 FT	89.8 FT
MINIMUM AUTOWASH SETBACK	20 FT	89.8 FT
MINIMUM PARKING FRONT YARD SETBACK	50 FT	122.0 FT
MINIMUM SIDE YARD SETBACK	20 FT	37.1 FT
MINIMUM REAR YARD SETBACK	N/A	398.7 FT
MINIMUM RESIDENTIAL SETBACK	50 FT	398.7 FT
MINIMUM GREENBELT (ABUTTING ROW)	5 FT	40.6 FT
MINIMUM GREENBELT (PERIMETER)	5 FT	5.0 FT
CHAINLINK FENCE	PERIMETER ⁽¹⁾	NOT PROVIDED (W)
OPERATIONS WITHIN BUILDING	ALL ⁽²⁾	NOT PROVIDED (V)

(V) VARIANCE

(W) WAIVER

(1) § 10.326 (8) j - A CHAINLINK-TYPE 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

(2) § 10.326 (8) a - ALL OPERATIONS MUST BE CARRIED ON WITHIN THE BUILDING AREA, INCLUDING BUT NOT LIMITED TO, VACUUM, WASHING, AND DRYING

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.505	AUTO WASH: 1 SPACE PER EMPLOYEE (5 EMPLOYEES)(1 SPACE) = 5 SPACES	5 SPACES +13 VACUUM 18 TOTAL
§ 10.326.8(e)	AUTO WASH STACKING: 6 SPACES PER STALL	28 SPACES
§ 10.506	90° PARKING: 9 FT X 20 FT W/ 22 FT AISLE	9 FT X 20 FT W/ 24 FT AISLE
§ 10.510.7.a	PARKING LOT LANDSCAPING: 5 SF OF LANDSCAPING PER SPACE (18 SPACES)(5 SF/SPACE) = 90 SF	>90 SF

SYMBOL

PROPERTY LINE

SETBACK LINE

=====

PROPOSED CURB

=====

PROPOSED FLUSH CURB

○

PROPOSED SIGNS / BOLLARDS

■

PROPOSED BUILDING

□

PROPOSED CONCRETE

⌋

PROPOSED BUILDING DOORS

DESCRIPTION

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. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY 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 METHODS 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 STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED 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.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE 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 OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, 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.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY SITE PLAN

MMD

PROPOSED CAR WASH

PARCEL ID: 25-12-304-010
29448 JOHN R ROAD
CITY OF MADISON HEIGHTS
OAKLAND COUNTY, MICHIGAN



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SCALE: 1" = 30' PROJECT ID: DET-220036

TITLE:
**PRELIMINARY
SITE PLAN**

DRAWING:

C-1

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, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM 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, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

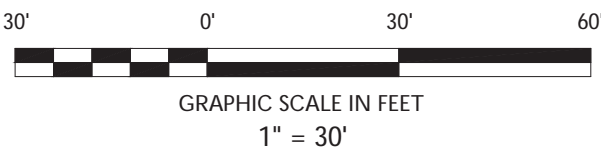
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH 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 AREA OF LANDSCAPING 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 LANDSCAPING AREAS.

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" - 3" CAL	B&B
	GLE	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUN	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5 - 6 HT	B&B
	THU	18	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	5 - 6 HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CER	13	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CLE	15	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24" - 30"	POT
	FOR	30	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	24" - 30"	POT
	HYD	30	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT
	VIB	35	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	24" - 30"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GLA	42	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT
	TAX	52	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" - 30"	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
§ 10.510.B.(2)a. § 10.510.B.(2)b.1.	BUFFER STRIP REQUIREMENTS THE BUFFER STRIP SHALL BE 15 FT WIDE MINIMUM THE BUFFER STRIP SHALL BE COVERED WITH GRASS EXCEPT FOR PLANTING AREAS EAST PROPERTY LINE: 260 FT	15.0 FT PROVIDED COMPLIES
§ 10.510.B.(2)b.2.	(1) TREE FOR EVERY 20 LF OF BUFFER STRIP (260 FT) * (1 TREE / 20 FT BUFFER) = 13 TREES	13 TREES PROPOSED
§ 10.510.B.(2)b.3.	(4) SHRUBS FOR EVERY 20 LF OF BUFFER STRIP (260 FT) * (4 SHRUBS / 20 FT BUFFER) = 52 SHRUBS	54 SHRUBS PROPOSED COMPLIES
§ 10.510.B.(2)b.4.	PLANTINGS SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS TREES GREENBELT REQUIREMENTS	
§ 10.510.B.(4)a.	THE GREENBELT SHALL BE COVERED WITH GRASS, LIVING GROUNDCOVER, WOOD CHIPS, MULCH, OR STONE JOHN R ROAD: 260 FT	COMPLIES
§ 10.510.B.(4)b.	(1) TREE FOR EVERY 30 LF OF GREENBELT (260 FT) * (1 TREE / 30 FT GREENBELT) = 9 TREES	1 EXISTING TREES TO REMAIN 8 TREES PROPOSED
§ 10.510.B.(4)c.	(4) SHRUBS FOR EVERY 30 LF OF GREENBELT (260 FT) * (4 SHRUBS / 30 FT GREENBELT) = 35 SHRUBS	41 SHRUBS PROPOSED
§ 10.510.B.(4)b.	NORTH PROPERTY LINE: 393 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (393 FT) * (1 TREE / 30 FT GREENBELT) = 13 TREES	1 EXISTING TREE TO REMAIN 12 TREES PROPOSED
§ 10.510.B.(4)c.	(4) SHRUBS FOR EVERY 30 LF OF GREENBELT (393 FT) * (4 SHRUBS / 30 FT GREENBELT) = 52 SHRUBS	53 SHRUBS PROPOSED
§ 10.510.B.(4)b.	SOUTH PROPERTY LINE: 275 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (393 FT) * (1 TREE / 30 FT GREENBELT) = 13 TREES	13 TREES PROPOSED
§ 10.510.B.(4)c.	(4) SHRUBS FOR EVERY 30 LF OF GREENBELT (393 FT) * (4 SHRUBS / 30 FT GREENBELT) = 52 SHRUBS	53 SHRUBS PROPOSED COMPLIES
§ 10.510.B.(4)d.	THE GREENBELT SHALL BE 5 FT WIDE MINIMUM	
§ 10.510.B.(6)	INTERIOR LANDSCAPING FOR EVERY NEW DEVELOPMENT INTERIOR LANDSCAPING AREAS SHALL BE PROVIDED EQUAL TO AT LEAST 5% OF THE TOTAL IMPERVIOUS AREA (75,180 SF) * (0.05) = 3,759 SF	10,873 SF PROVIDED COMPLIES
§ 10.510.B.(6)a.	THE INTERIOR LANDSCAPING AREA SHALL BE COVERED WITH GRASS, GROUNDCOVER, WOOD CHIPS, OR MULCH	
§ 10.510.B.(6)b.	(1) TREE + (1) TREE FOR EVERY 400 SF OF REQUIRED LANDSCAPING AREA (3,759 SF) * (1 TREE / 400 SF) = 9 TREES	9 TREES PROPOSED
§ 10.510.B.(6)c.	(2) SHRUBS + (2) SHRUBS FOR EVERY 400 SF OF REQUIRED LANDSCAPING AREA (3,759 SF) * (2 SHRUBS / 400 SF) = 19 SHRUBS	33 SHRUBS PROPOSED
§ 10.510.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 (55 SPACES) * (5 SF) = 275 SF	10,873 SF PROVIDED COMPLIES
§ 10.510.B.(7)b.1.	THE PARKING LOT LANDSCAPING AREA GROUNDCOVER SHALL BE GRASS, LIVING GROUNDCOVER, WOODCHIPS, OR MULCH	
§ 10.510.B.(7)b.2.	(1) TREE FOR EVERY 100 SF OF REQUIRED PARKING LOT LANDSCAPING AREA (275 SF) * (1 TREE / 100 SF) = 3 TREES	3 TREES PROPOSED
§ 10.510.C.	SCREENING REQUIREMENTS A LANDFORM, BUFFER STRIP, OR GREENBELT REQUIRED TO SCREEN M-1 ZONE FROM ADJACENT R-3 ZONE A LANDFORM, BUFFER STRIP, OR GREENBELT REQUIRED TO SCREEN M-1 ZONE FROM ADJACENT M-1 ZONE A GREENBELT REQUIRED TO SCREEN M-1 ZONE FROM ADJACENT R.O.W.	BUFFER STRIP PROVIDED ALONG EAST PROPERTY LINE GREENBELT PROVIDED ALONG NORTH & SOUTH PROPERTY LINES GREENBELT PROVIDED ALONG R.O.W



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SCALE: 1" = 30' PROJECT ID: DET-220036

TITLE:

LANDSCAPING PLAN

DRAWING:

C-2

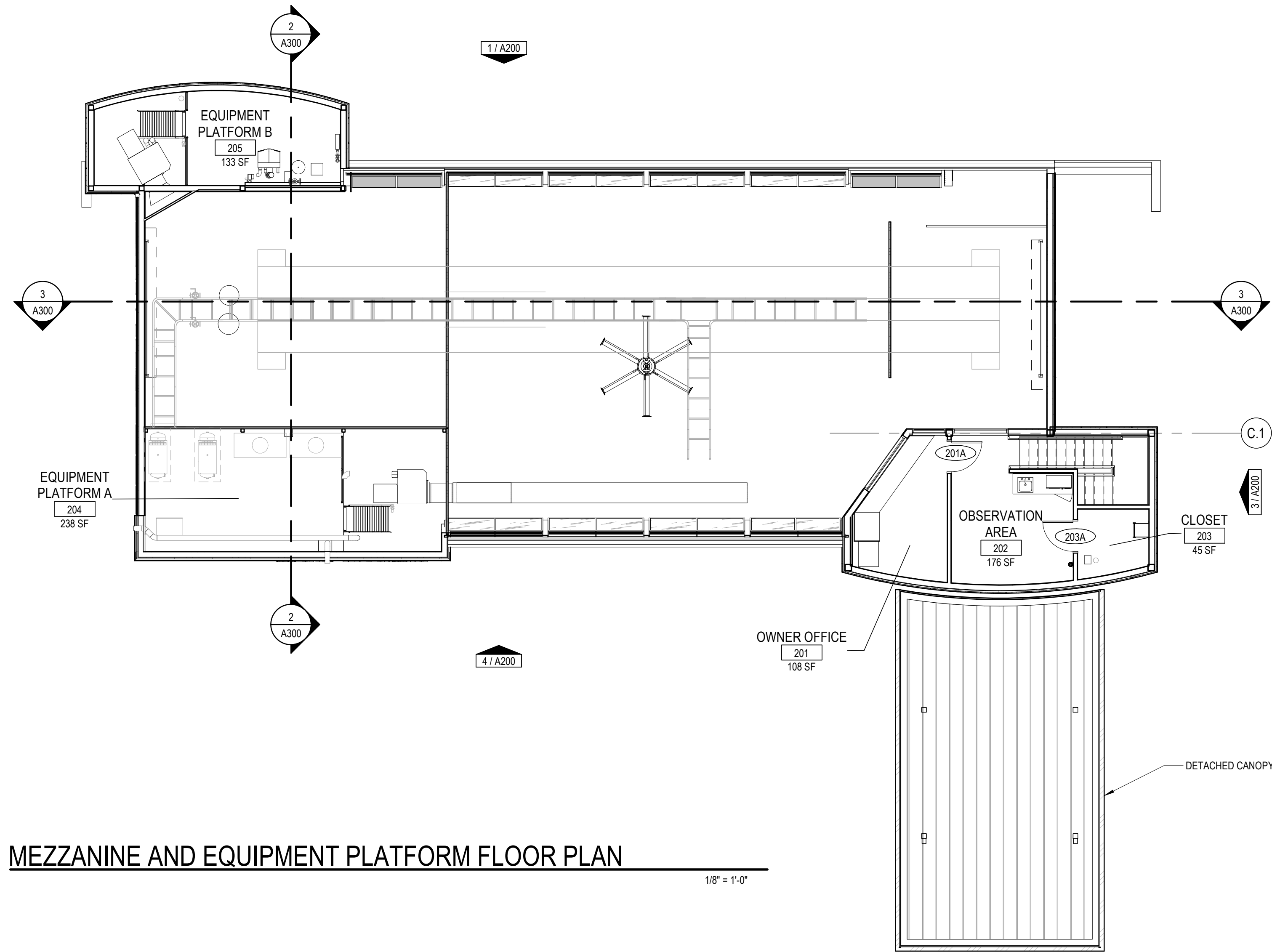
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AREA & HEIGHT:	
1. ACTUAL AREA:	4,286 SQ. FT.
A. FIRST FLOOR	
1. FLIGHT DECK (OCCUPIED):	270 SQ. FT.
2. EMPLOYEE TOILET:	50 SQ. FT.
3. WASH BAY (UN-OCCUPIED):	1,416 SQ. FT.
4. WASH EQUIPMENT (OCCUPIED):	348 SQ. FT.
5. DRY BACKROOM (OCCUPIED):	349 SQ. FT.
6. DRY AREA (UN-OCCUPIED):	689 SQ. FT.
7. STORAGE:	164 SQ. FT.
8. CUSTOMER TOILET:	55 SQ. FT.
9. UNDER ROOF AT WASH BAY (UN-OCCUPIED):	274 SQ. FT.
10. UNDER ROOF AT DRY AREA (UN-OCCUPIED):	188 SQ. FT.
B. SECOND FLOOR AND EQUIPMENT PLATFORM AREAS	
1. OWNER OFFICE:	108 SQ. FT.
2. OBSERVATION AREA:	176 SQ. FT.
3. CLOSET:	45 SQ. FT.
4. EQUIPMENT PLATFORM A (AT DRY BACKROOM):	238 SQ. FT.
5. EQUIPMENT PLATFORM B (AT STORAGE):	132 SQ. FT.
2. ACTUAL HEIGHT: 2 STORIES 28'-0" ABOVE GRADE PLANE	

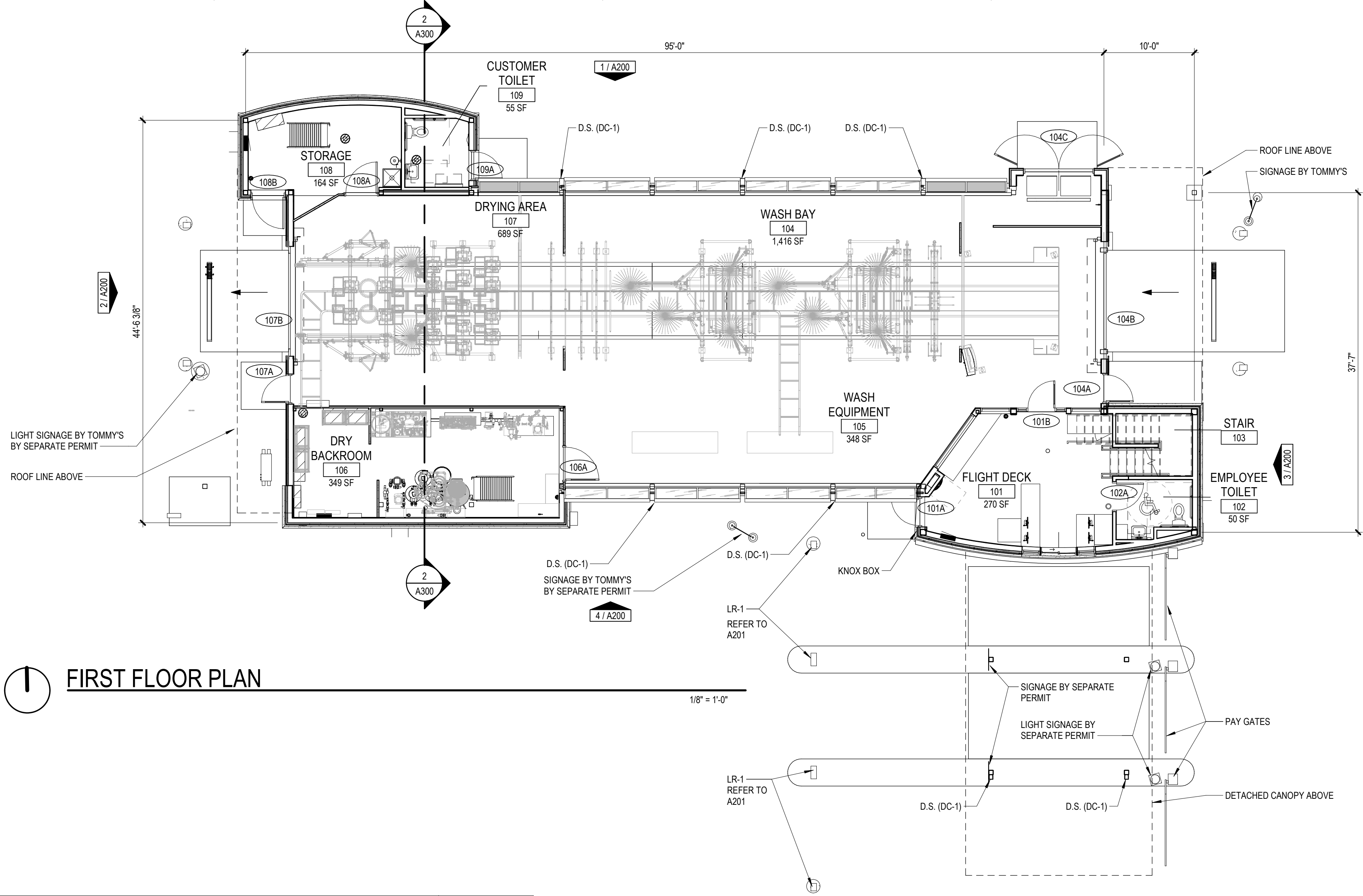
1 FIRST FLOOR PLAN

1/8" = 1'-0"



1 MEZZANINE AND EQUIPMENT PLATFORM FLOOR PLAN

1/8" = 1'-0"



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BUILDING PLANS
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TOMMY CAR WASH SYSTEMS
TOMMY'S EXPRESS
P3119

TOMMY
CAR WASH SYSTEMS

QUOTE: XXXXX
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PROJECT MANAGER S. MARKS
PROFESSIONAL
DRAWN BY GBC
CHECKED BY

BUILDING PLANS
A100

TOMMY CAR WASH SYSTEMS
TOMMY'S EXPRESS
P3119

TOMMY
CAR WASH SYSTEMS

QUOTE: XXXXX
VERSION NUMBER: XX
PROGRAM: 2021-Q3-T3-R22

ISSUANCE

Site Plan Approval
07/19/2021

REVISIONS

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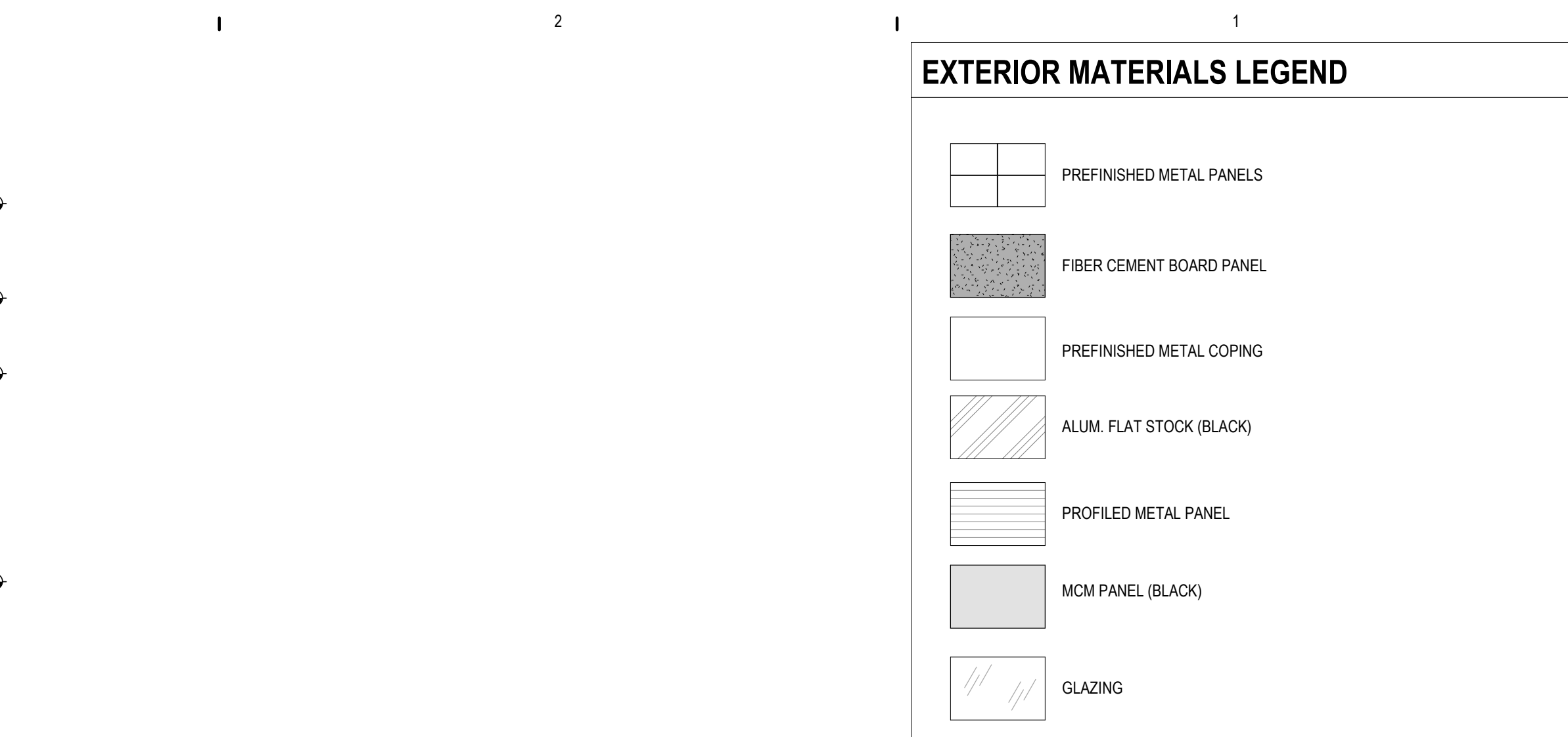
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TOMMY CAR WASH SYSTEMS
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P3119

TOMMY
CAR WASH SYSTEMS



PARAPET TOWER A
0'

PC-1

AB-1

MP-1

T.O. ACCENT TOWER A
120'-8"

T.O. PARAPET (FLAT FRONT)
117'-7 3/4"

DETACHED PAY CANOPY
2'

DETACHED CANOPY
4 7/8"

DC-1 (D.S.)

LR-1

ST-1
SIGNAGE
BY SEPARATE
PERMIT

PAY GATE BY
TOMMY'S

MC-1

M-1

MP-2

POTENTIAL SIGNAGE BY
TOMMY'S BY SEPARATE
PERMIT

FE-1

MCM-1

T.O. PARAPET TOWER B
124'-0"

TOWER (BEYOND)

T.O. ACCENT TOWER B
118'-0"

ST-1

AC-1

MCM-2

WR-1

104A

104B

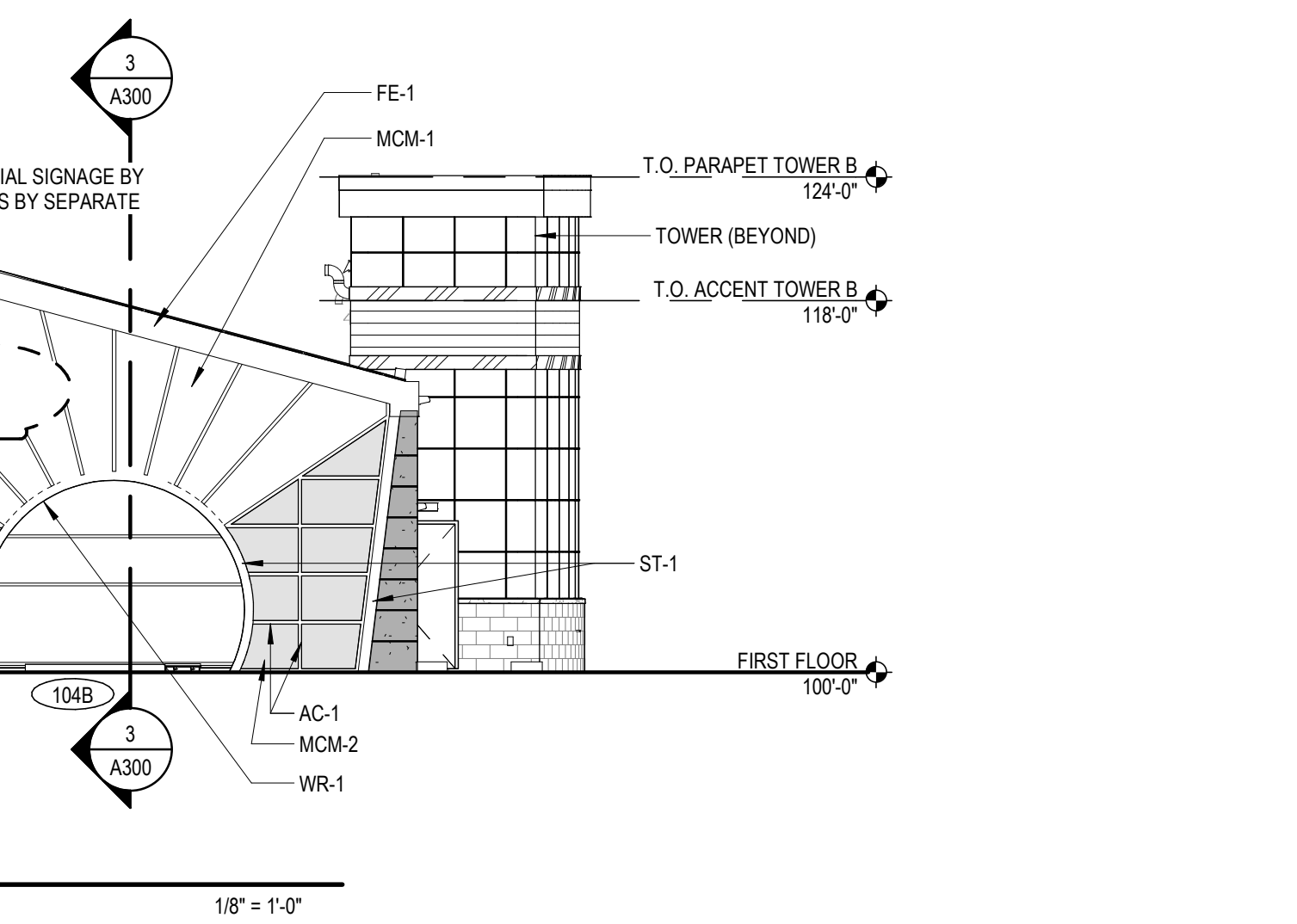
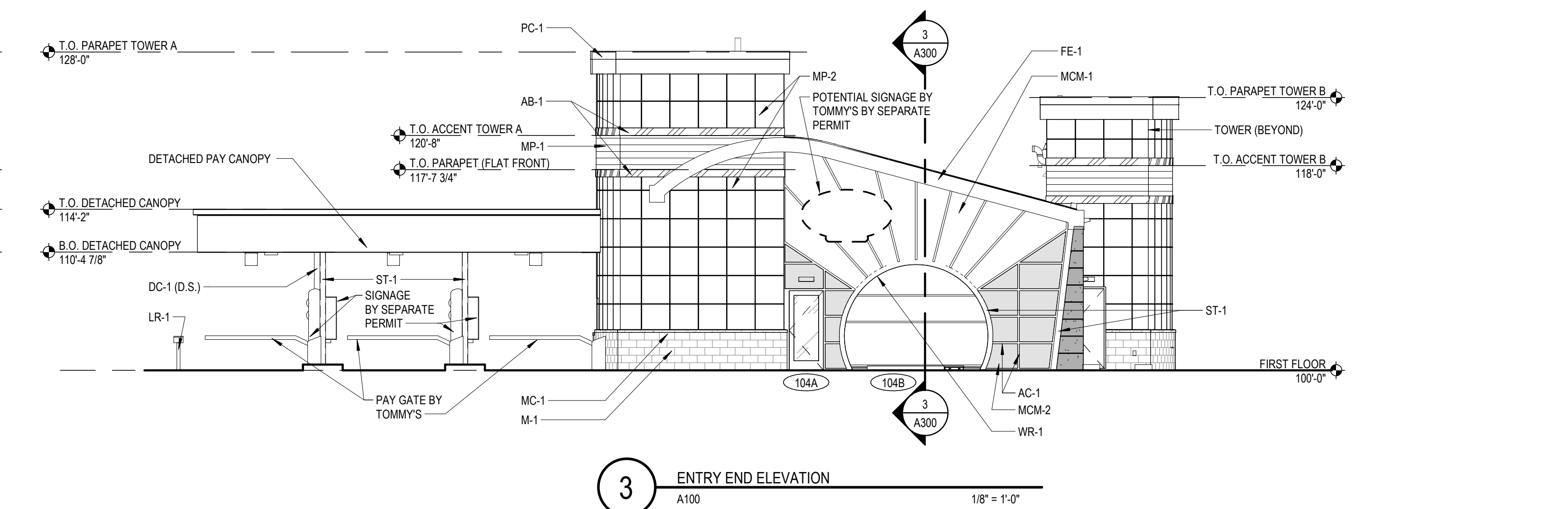
3
A300

FIRST FLOOR
100'-0"

3
A100

ENTRY END ELEVATION

1/8" = 1'-0"



BUILDING ELEVATIONS A200

31800 WOODWARD AVE
ROYAL OAK MI 48073