

Madison Heights Development Overview
Special Use and Site Plan Submittals – February to June, 2023

SPECIAL USE (PSP) APPLICATIONS

PSP CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED/DENIED (Council Meeting)	STATUS
23-01	700 E. 14 Mile Rd.	Golling Kia Expansion – Auto Repair	Approved 6/12/23	Awaiting Site Plan approval
23-02	201 W. Girard Ave.	Detroit Chiavari – Event and Banquet Center	Approved 6/12/23	Awaiting Certificate of Occupancy approval
23-03	31010 John R Rd.	Goodwill Detroit	Upcoming 7/10/23	Awaiting City Council action
23-04	29448 John R Rd.	Auto Wash – Former Active Adult Center	Upcoming 7/10/23	Awaiting City Council action
23-05	29022 Stephenson Hwy.	Jax Auto Wash	Upcoming 7/10/23	Awaiting City Council action

Highlighted applications are attached.



LOTS 8 THROUGH 10, INCLUSIVE, TOGETHER WITH THE WEST 22 FEET OF LOT 1 OF THE "SHENFANG INDUSTRIAL VILLAGE", A SUBDIVISION OF PART OF THE NORTH-WEST 1/4 OF SECTION 17, T.7N, R.12E, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 124 OF PLATS, PAGES 35 & 36 OF O.C.R.

TAX ID. 44-29-01-126-026

ZONING ORDINANCE	CITY OF MADISON HEIGHTS - CHAPTER 71		
ADDRESS	100 FOURTEEN MILE ROAD MADISON HEIGHTS, MICHIGAN		
PROJECT DESCRIPTION	CONSTRUCT A SERVICE ADDITION WITH CAR WASH TO THE EXISTING AUTOMOBILE SALES AND SERVICE FACILITY		
ZONING CLASSIFICATION	M-1	LIGHT INDUSTRIAL	
LAND USE DESCRIPTION	EXISTING: AUTO DEALERSHIP PROPOSED: AUTO DEALERSHIP		
LAND AREA - SPLIT PARCEL	TOTAL SQUARE FEET	132,000 SF	
	TOTAL ACRES	3.04 ACRES	
SETBACKS	YARD	REQUIRED	PROVIDED
	FRONT (NORTH)	33 FT (AVERAGE)	60 FEET, 0 INCHES
	RIGHT SIDE (EAST)	20 FT	60 FEET, 0 INCHES
	LEFT SIDE (WEST) REAR (SOUTH)	20 FT 24 FEET, 0 INCHES	50 FEET, 0 INCHES
BUILDING HEIGHT	MAXIMUM HEIGHT	40 FT	
	PROPOSED BUILDING HEIGHT	38 FT	
GROSS BUILDING AREA	EXISTING FIRST FLOOR SALES/SHOWROOM		3,678 SF
	EXISTING FIRST FLOOR SERVICE (10 BAYS)		12,350 SF
	PROPOSED FIRST FLOOR SERVICE (10 BAYS) + CAR WASH		4,261 SF
	TOTAL GROSSED SF		20,292 SF
PARKING REQUIREMENTS	PARKING REQUIREMENTS:		
	(6) SPACES PLUS (1) FOR SALE AND 50% OF WAITING/SALES		
	PLUS (2) SPACES FOR EACH SERVICE BAY PLUS (1) PER EMPLOYEE		
	CALCULATIONS:		
PARKING PROVIDED	• SPACES PLUS 30% AT DIVIDED BY 100 = 3% SPACES PLUS 2 X 30 (BAYS)		
	= 30 SPACES PLUS 25 30% EMPLOYEES		
	TOTAL PARKING SPACES REQUIRED = 6 X 30 + 40 X 25 =		100 SPACES
	PROVIDED: 100 SPACES SIZE: 8'FT X 20'FT		235 SPACES
LOADING REQUIREMENTS	BARRIER-RECEIVE SPACES REQUIRED & PROVIDED: (4) SPACES		
	SIZE = 8'FT X 20'FT		
LANDSCAPE REQUIREMENTS LANDSCAPE PROVIDED	LOADING ZONE REQUIRED: 10'FT X 6'FT		
	LOADING ZONE PROVIDED: 10'FT X 6'FT X 6'00'FT		
LIGHTING	NO LANDSCAPE CHANGES		
	LOCATE TO AVOID GLARE TO ADJACENT PROPERTIES		
LANDSCAPE REQUIREMENTS LANDSCAPE PROVIDED	LOCATE TO AVOID GLARE TO VEHICULAR TRAFFIC ON PUBLIC STREETS		
	SITE LIGHTING IS EXISTING - NEW BUILDINGS TO MATCH EXISTING		

1. FIRE SUPPRESSION IN THE BUILDING IS PROVIDED AND WILL BE EXPANDED TO ADDITION
2. FIRE HYDRANT IS PROVIDED IN FRONT OF BUILDING

THIS DRAWING WAS PRODUCED FROM INFORMATION OBTAINED FROM THE FOLLOWING SOURCE(S):
TOPOGRAPHIC SURVEY DRAWN BY ENVIRONMENTAL ENGINEERS, INC. 12/22/77
SITE PLAN BY DORCHEN-MARTIN ASSOCIATES, INC. 7/22/79

1. EXISTING CURB CUTS TO REMAIN - NO PROPOSED WORK IN OAKLAND COUNTY ROW.
2. STORM WATER DETENTION IS PROVIDED IN AN UNDERGROUND STORAGE SYSTEM FROM ORIGINAL CONSTRUCTION.

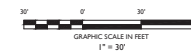
PSP 23-04

LAND USE AND ZONING		
PID: 25-12-304-010		
EXISTING ZONE: LIGHT INDUSTRIAL DISTRICT (M-1)		
PROPOSED RE-ZONE: GENERAL BUSINESS DISTRICT (B-3)		
PROPOSED USE	PERMITTED USE	
FAST FOOD RESTAURANT	SPECIAL LAND USE	
AUTO WASH		
ZONING REQUIREMENT	REQUIRED (B-3)	PROPOSED
MINIMUM LOT AREA	N/A	2.7426 AC (1.91 AC)
MINIMUM INTERIOR LANDSCAPING	5% OF IMPERVIOUS AREA	>5%
MAXIMUM BUILDING HEIGHT	2 STORIES 30 FT	1 STORY 28 FT
MINIMUM FRONT YARD SETBACK	5 FT (1)	88.8 FT
MINIMUM AUTO WASH FRONT YARD SETBACK	20 FT	88.8 FT
MINIMUM SIDE YARD SETBACK	8 FT	56.1 FT
MINIMUM REAR YARD SETBACK	20 FT	286.7 FT
MINIMUM FRONT YARD PARKING SETBACK	20 FT	20.9 FT
MINIMUM RESIDENTIAL SETBACK	50 FT	286.7 FT
MINIMUM GREENBELT (ABUTTING M-1)	5 FT	11.1 FT
MINIMUM GREENBELT (ABUTTING KOW)	5 FT	20.9 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.501	AUTO WASH 1 SPACE PER EMPLOYEE (5 EMPLOYEES) SPACES = 5 SPACES	5 SPACES 213 VACUUM 18 TOTAL
§ 10.514(b)	AUTO WASH STACKING 6 SPACES PER STALL	28 SPACES
§ 10.506	SLIP-RESISTANT 9 FT X 24 FT W/ 22 FT AISLE	9 FT X 26 FT W/ 24 FT AISLE
§ 10.516.7a	PARKING LOT LANDSCAPING 5 SF OF LANDSCAPING PER SPACE (18 SPACES) (36 SPACES) = 90 SF	>90 SF

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGN / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS

- 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, INSURE 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 STRUCTURES OR SITE FEATURES THAT ARE 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.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. ALL SUBMITTALS SHALL BE 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 AGENCY 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 & 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.



NO.	DATE	ISSUE	DESCRIPTION
1	06/07/2023	1	FOR SPECIAL LAND USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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

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

PRELIMINARY SITE PLAN

MMD

PROPOSED CAR WASH

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

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-23030A

TITLE: **PRELIMINARY SITE PLAN**

DRAWING: **C-1**

1. VECTOR IMAGE GENERATED FROM SPATIAL DATA PROVIDED BY THE CITY OF MADISON HEIGHTS. PROJECT LOCATION IS APPROXIMATE.





Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

F.A.studio
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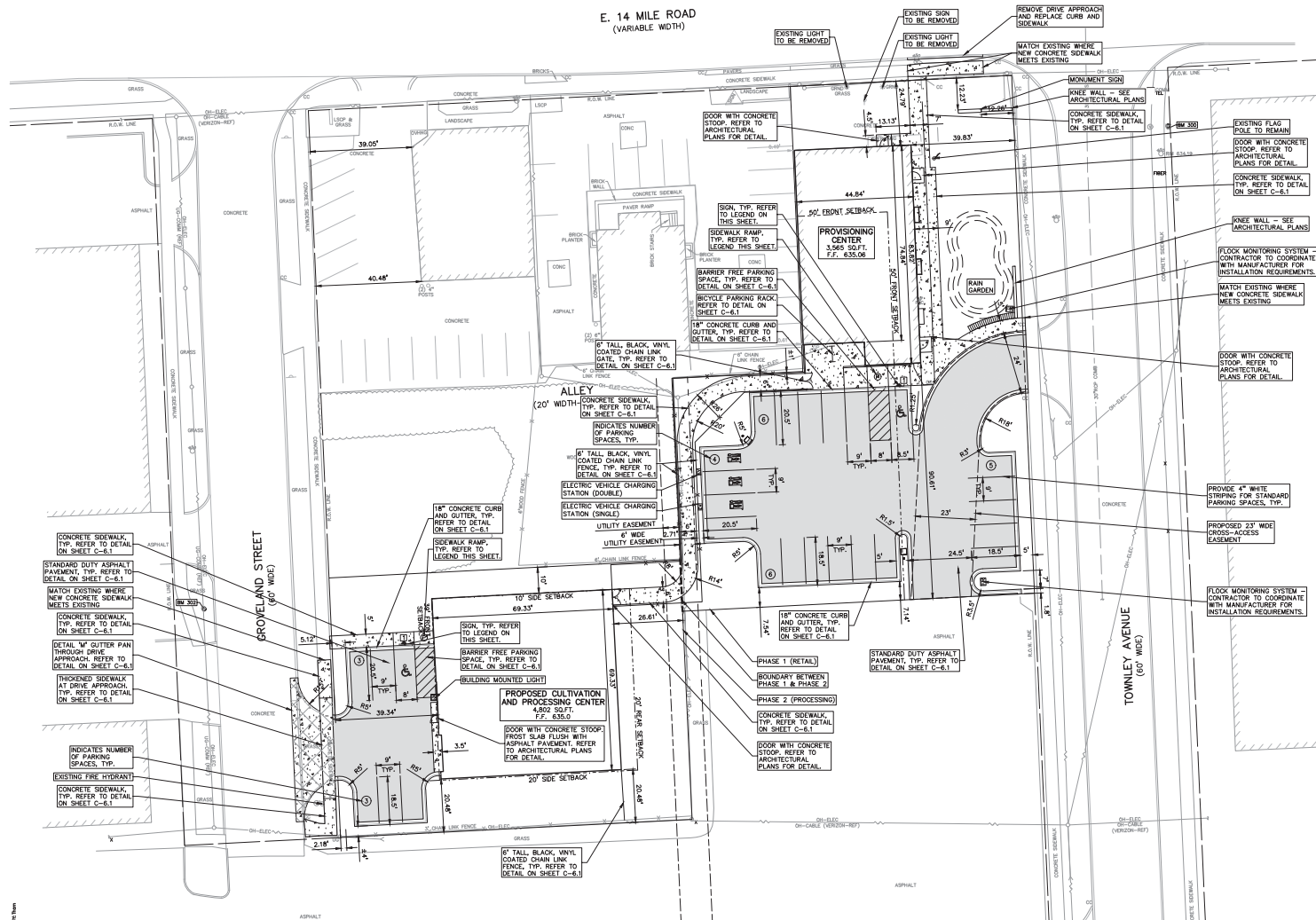
Madison Heights Development Overview
Special Use and Site Plan Submittals – February to June, 2023

SITE PLAN (PSPR) APPLICATION APPROVALS

[EXCLUDES ADMINISTRATIVE SITE PLANS AND MINOR PROJECTS]

PSPR CASE	ADDRESS	PROJECT DESCRIPTION	DATE APPROVED	STATUS
23-05	350 E. 14 Mile Rd. & 32832 Groveland St.	Quality Roots – Marihuana Retailer, Grow and Processing Center	5/30/23	Awaiting Engineering Plan approval
23-06	1275 & 131 W. 14 Mile Rd.	El Car Wash Auto Wash	5/24/23	Awaiting Engineering Plan approval
23-09	32751 Concord Dr.	Gas Station & Drive-Through Restaurant	6/8/23 (Conditional)	Awaiting revised plans to address conditions of approval

Highlighted applications are attached



CAUTION!
This drawing is not to be used for construction without the approval of the engineer of record. It is the responsibility of the user to verify all dimensions and locations before construction. No warranty is made by the engineer for any errors or omissions.

CLIENT
QUALITY ROOTS
350 E. 14 MILE ROAD
ANN ARBOR, MI 48106

PROJECT TITLE
QUALITY ROOTS
350 E. 14 MILE ROAD
ANN ARBOR, MI 48106

REVISIONS	
SITE PLAN SUBMITTAL	05/15/23
SITE PLAN RESUBMITTAL	05/15/23
SITE PLAN RESUBMITTAL	05/15/23

ORIGINAL ISSUE DATE:
MARCH 15, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2019-197
P.M.	TD
CN.	JW
DES.	JW
DRAWING NUMBER	

NOT FOR CONSTRUCTION **C-3.0**



1 CONCEPTUAL RENDERED ELEVATION - EAST (PROPOSED)
A302 1" = 1'-0"



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

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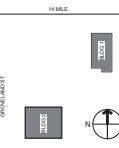
Project: *John Vitale*



QUALITY ROOTS MADISON
HEIGHTS, BUILDING
RENOVATION

350 E 14 MILE RD,
MADISON HEIGHTS, MI

Key Plan:



Issued for

SITE PLAN	03.20.23
APPROVAL	
SITE PLAN	05.05.23
RESUBMITTAL	
SITE PLAN	05.19.23
RESUBMITTAL	

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JSB
Checked by :
Checker
Sheet Title :
RENDERED ELEVATIONS

Project No. :
2022.134

Sheet No. :
A302

FOR INFORMATION: STUCKY VITALE ARCHITECTS

PSPR 23-05



1
A303
CONCEPTUAL RENDERED ELEVATION - NORTH (PROPOSED)
1" = 1'-0"

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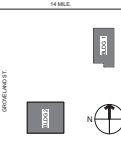
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JOHN A. VITALE
ARCHITECT
No. 1301020006
Project: *John Vitale*

QUALITY ROOTS MADISON
HEIGHTS, BUILDING
RENOVATION

350 E 14 MILE RD,
MADISON HEIGHTS, MI

Key Plan:



Issued for

SITE PLAN	03.20.23
APPROVAL	
SITE PLAN	05.05.23
RESUBMITTAL	
SITE PLAN	05.19.23
RESUBMITTAL	

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Sheet Title :
RENDERED ELEVATIONS

Project No. :
2022.134

Sheet No. :
A303

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PSPR 23-05



1
A304
CONCEPTUAL RENDERED ELEVATION - SOUTH (PROPOSED)
1" = 1'-0"



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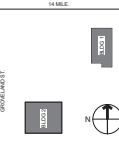
Project: *John Vitale*



QUALITY ROOTS MADISON
HEIGHTS, BUILDING
RENOVATION

350 E 14 MILE RD,
MADISON HEIGHTS, MI

Key Plan:



Issued for

SITE PLAN	03.20.23
APPROVAL	
SITE PLAN	05.05.23
RESUBMITTAL	
SITE PLAN	05.19.23
RESUBMITTAL	

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RENDERED ELEVATIONS

Project No. :
2022.134

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A304

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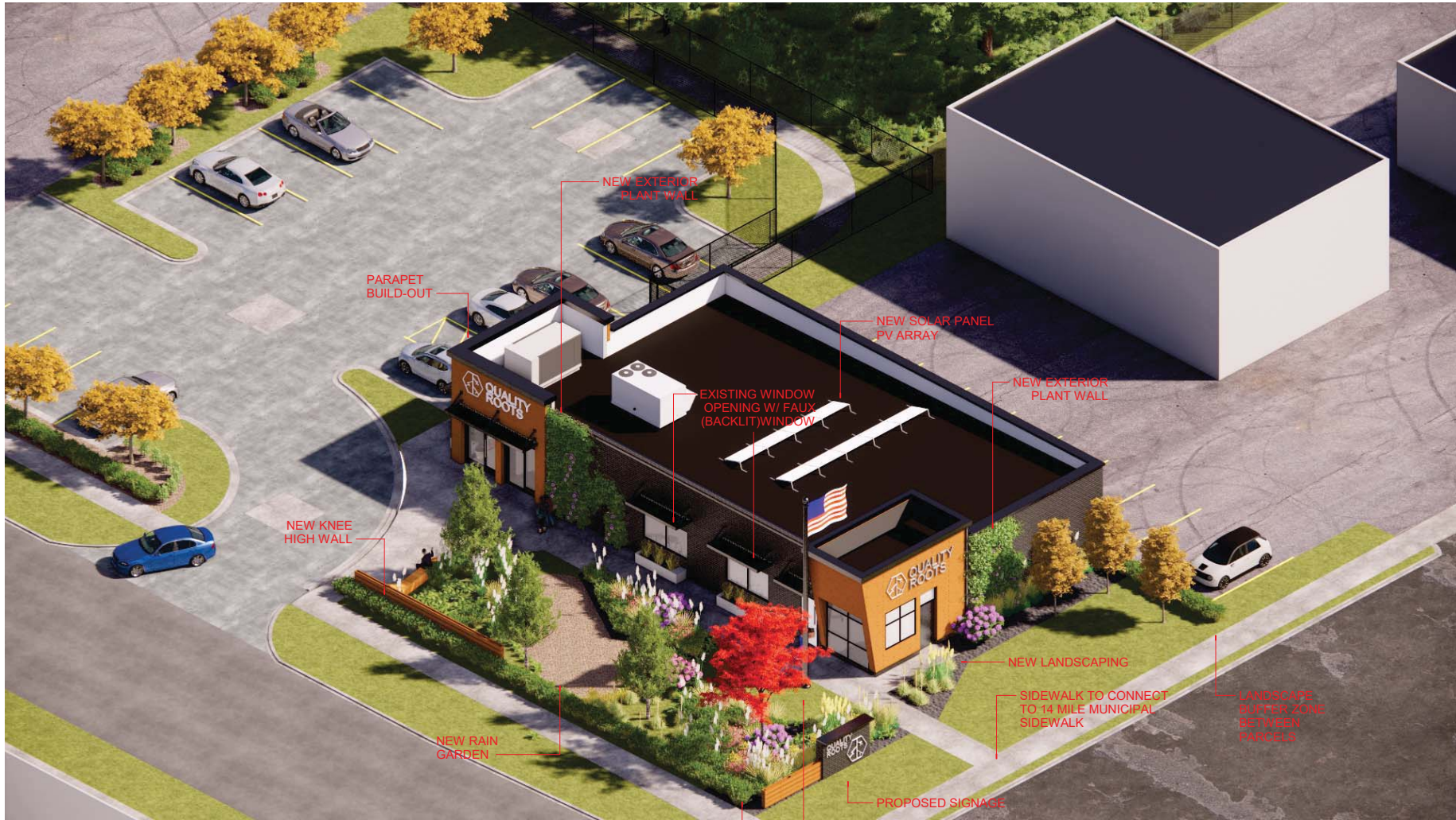
PSPR 23-05



Panorama 1



Panorama 2



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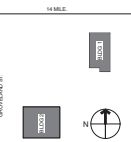
Project: *John Vitale*



QUALITY ROOTS MADISON
HEIGHTS, BUILDING
RENOVATION

350 E 14 MILE RD,
MADISON HEIGHTS, MI

Key Plan:



Issued for:

SITE PLAN RESUBMITTAL	05.05.23
SITE PLAN RESUBMITTAL	05.19.23

Drawn by:

Author

Checked by:

Checker

Sheet Title:

EXTERIOR ISOMETRIC

Project No.:

2022.134

Sheet No.:

A305



1 CONCEPT. EXTERIOR RENDER - ENTRY & BIKE RACK (PROPOSED)
A308 3/8" = 1'-0"



4 CONCEPT. EXTERIOR RENDERINGS - ENTRANCE (PROPOSED)
A308 3/8" = 1'-0"



3 CONCEPT. EXTERIOR RENDER - 14 MILE (PROPOSED)
A308 1/2" = 1'-0"

SVA

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ROYAL OAK, MI 48067-0925

P. 248.546.6700

F. 248.546.8454

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ARCHITECT

No. 1301020006

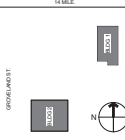
REGISTERED ARCHITECT

Project: *John Vitale*

QUALITY ROOTS MADISON HEIGHTS, BUILDING RENOVATION

350 E 14 MILE RD, MADISON HEIGHTS, MI

Key Plan:



Issued for	
SITE PLAN APPROVAL	03.20.23
SITE PLAN RESUBMITTAL	05.05.23
SITE PLAN RESUBMITTAL	05.19.23

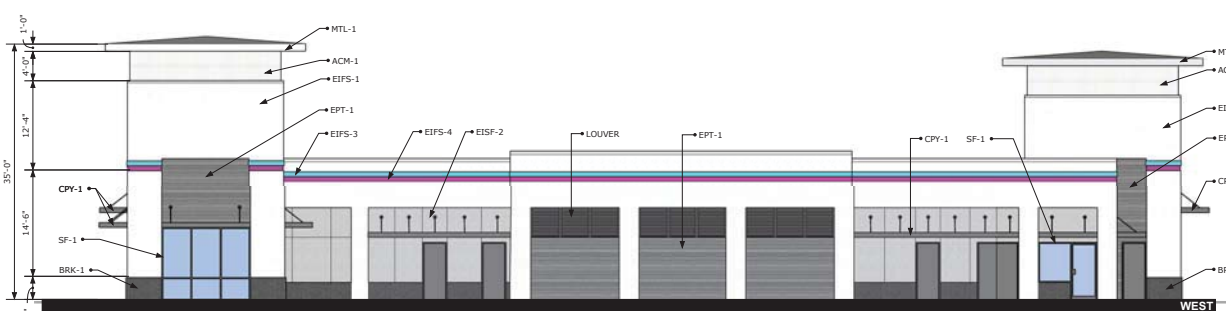
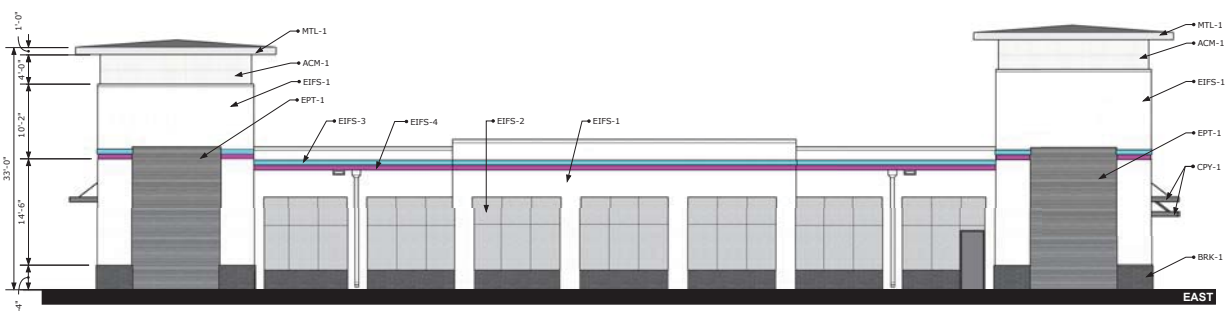
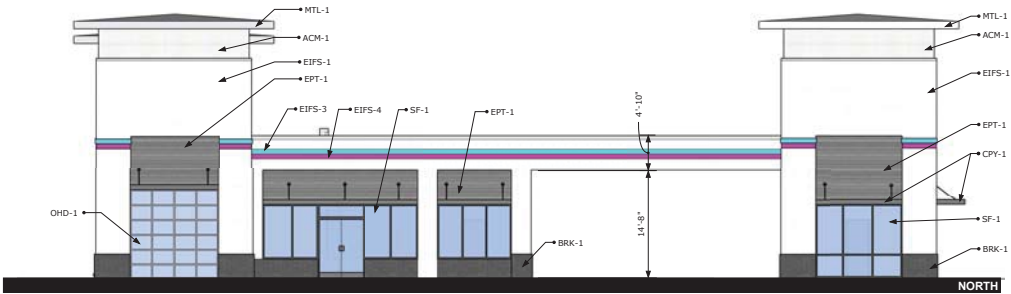
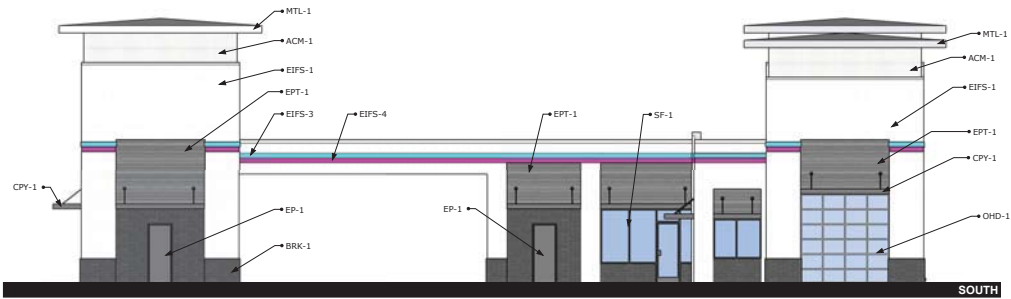
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Sheet Title : EXTERIOR RENDERINGS

Project No. : 2022.134

Sheet No. :

A308

EXTERIOR FINISH SELECTIONS		
Masonry	BRK-1	STRUCTURAL BRICK, DARK GREY
EIFS	EIFS-1	2" DRYVIT SYSTEM, HIGH REFLECTIVE WHITE SW 7757 (WHITE)
	EIFS-2	2" DRYVIT SYSTEM, EVENING SHADOW SW 7662 (MEDIUM GREY)
	EIFS-3	3" DRYVIT SYSTEM, PANTONE 3252 (CYAN)
	EIFS-4	1.5" DRYVIT SYSTEM, PAINTED LOGO COLOR (MAGENTA)
METAL	MTL-1	PAC CLAD SILVER
	ACM-1	ALUCOBOND WHITE
PORCELAIN TILE	EPT-1	DALTILE RESEMBLANCE RB12 MEDIUM GREY
EXTERIOR PAINT	EP-1	SW 7019 GAUNTLET GREY
CANOPY	CPY-1	METAL CANOPY
STOREFRONT SYSTEM	SF-1	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH
OVERHEAD DOOR	OHD-1	AIRLIFT DOOR OR SIMILAR



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Trent Clark Architect
M.L. # 1301064125

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CONSTRUCTION
These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

EL CAR WASH

A NEW FACILITY
FOR:
MADISON HEIGHTS, MI.

Project No. 23-0220
Date 03/01/2023

ELEVATIONS

PSPR 23-09

LEGEND

- OFF FOUND IRON PIPE
- OFF FOUND IRON BAR
- OFF FOUND CAPPED IRON
- OFF FOUND MAG NAL
- MEASURED
- (R) RECORD
- EX. CONDUIT
- EX. GAS MAIN
- EX. GUARD RAIL
- EX. OVERHEAD LINES
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WALL
- EX. WATER MAIN
- EX. FENCE
- EX. AIR CONDITIONER
- EX. BOLLARD
- EX. CATCH BASIN
- EX. CLEANOUT
- EX. ELECTRIC METER
- EX. GAS METER
- EX. GATE VALVE
- EX. GUY ANCHOR
- EX. HYDRANT
- EX. SANITARY MANHOLE
- EX. SIGN
- EX. STORM MANHOLE
- EX. TRANSFORMER
- EX. WATER SHUT OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PRO. PARKING SPACES COUNT
- PRO. SIGN
- PRO. AIR COMPRESSOR

HATCH LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STAMPED CONCRETE

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MADISON HEIGHTS AND OAKLAND COUNTY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- CONTRACTOR TO PROVIDE ALL REQUIRED TRAFFIC CONTROL DEVICES AND PERSONNEL TO MAINTAIN A SAFE WORK ENVIRONMENT.

LEGAL DESCRIPTION (BY OTHERS):

PART OF LOT 1 OF "PLAZA SUBDIVISION", PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 151 OF PLATS, PAGE 12 OF OAKLAND COUNTY RECORDS, ALSO PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF 60 FEET WIDE CONCORD DRIVE, SAID POINT LOCATED N80°00'00"E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 964.03 FEET AND S00°26'14"E ALONG SAID EAST LINE AND ITS EXTENSION 271.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2; THENCE CONTINUING S02°24'E 148.00 FEET; THENCE N80°00'00"E, 329.23 FEET TO THE WEST LINE OF 60 FEET WIDE BARRINGTON ROAD; THENCE N00°00'00"W ALONG SAID WEST LINE 189.00 FEET; THENCE N00°00'00"W, 183.00 FEET; THENCE S00°00'00"W, 18.00 FEET; THENCE N90°00'00"W, 104.53 FEET; THENCE S00°00'00"W, 23.00 FEET; THENCE N80°00'00"W, 42.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.347 ACRES - 58,677 SF. SUBJECT TO ANY PART USED, DECEDED OR TAKEN FOR ROADWAY PURPOSES NO OF RECORD.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE AGENTS TO BE RELIABLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

SPECIAL APPROVAL REQUEST PSP #22-10, GRANTED ON DECEMBER 12, 2022, WITH FOLLOWING CONDITIONS:

- TO REDUCE EXCESS IMPERVIOUS SURFACE ON THE SITE, A MINIMUM OF TWENTY-FIVE (25) OUT OF THE EXISTING EIGHTY-THREE (83) PARKING SPACES SHALL BE REMOVED AND REPLACED WITH GREENBELT AND INTERIOR LANDSCAPING.
- A MINIMUM OF FOUR (4) ELECTRIC VEHICLE (EV) CHARGING STATIONS (LEVEL 2 OR LEVEL 3) SHALL BE PROVIDED. THE FINAL LOCATION OF WHICH SHALL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
- A MAXIMUM OF SIX (6) FUELING PUMPS (12 FUELING STATIONS) SHALL BE PROVIDED.
- THE PEDESTRIAN CONNECTIONS TO CONCORD DRIVE AND BARRINGTON STREET SHALL BE IMPROVED WITH AN ALTERNATE PAVING MATERIAL (E.G. STAMPED CONCRETE/ASPHALT) WHERE THEY CROSS VEHICULAR ACCESS DRIVE AISLES. THE MATERIAL SHALL BE DIFFERENT FROM THE REMAINDER OF THE DRIVE AISLE AND SHALL NOT SIMPLY CONSIST OF A PAINTED SURFACE.
- BUILDING ELEVATIONS SHALL BE MODIFIED TO WORK WITH THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT TO DEVELOP ALTERNATE ELEVATIONS THAT WOULD BE THE SPIRIT OF THE RENDERINGS.
- THE GAS STATION, CONVENIENCE STORE, AND RESTAURANT SHALL NOT OPERATE PAST 12 AM MIDNIGHT.
- THE USE SHALL COMPLY WITH ALL USE-SPECIFIC REQUIREMENTS OF SECTION 10.319(C), EXCLUSIVE OF ITEM (C).
- ANY FUTURE MODIFICATION OF THE GAS STATION SITE THAT RESULTS IN AN INCREASE IN THE NUMBER OF FUEL PUMPS OR PUMPING STATIONS SHALL REQUIRE SPECIAL APPROVAL IN ACCORDANCE WITH THE ZONING ORDINANCE.
- A TOTAL OF EIGHT (8) BIKE PARKING SPACES WILL BE PROVIDED.

PROPOSED BIKE CONCRETE PAD CROSS-SECTION

NO SCALE

4" CONCRETE MDOT GRADE
P1 (MIN. 4000 PSI)

4" 21AA COMPACTED AGGREGATE
(OR APPROVED EQUAL)

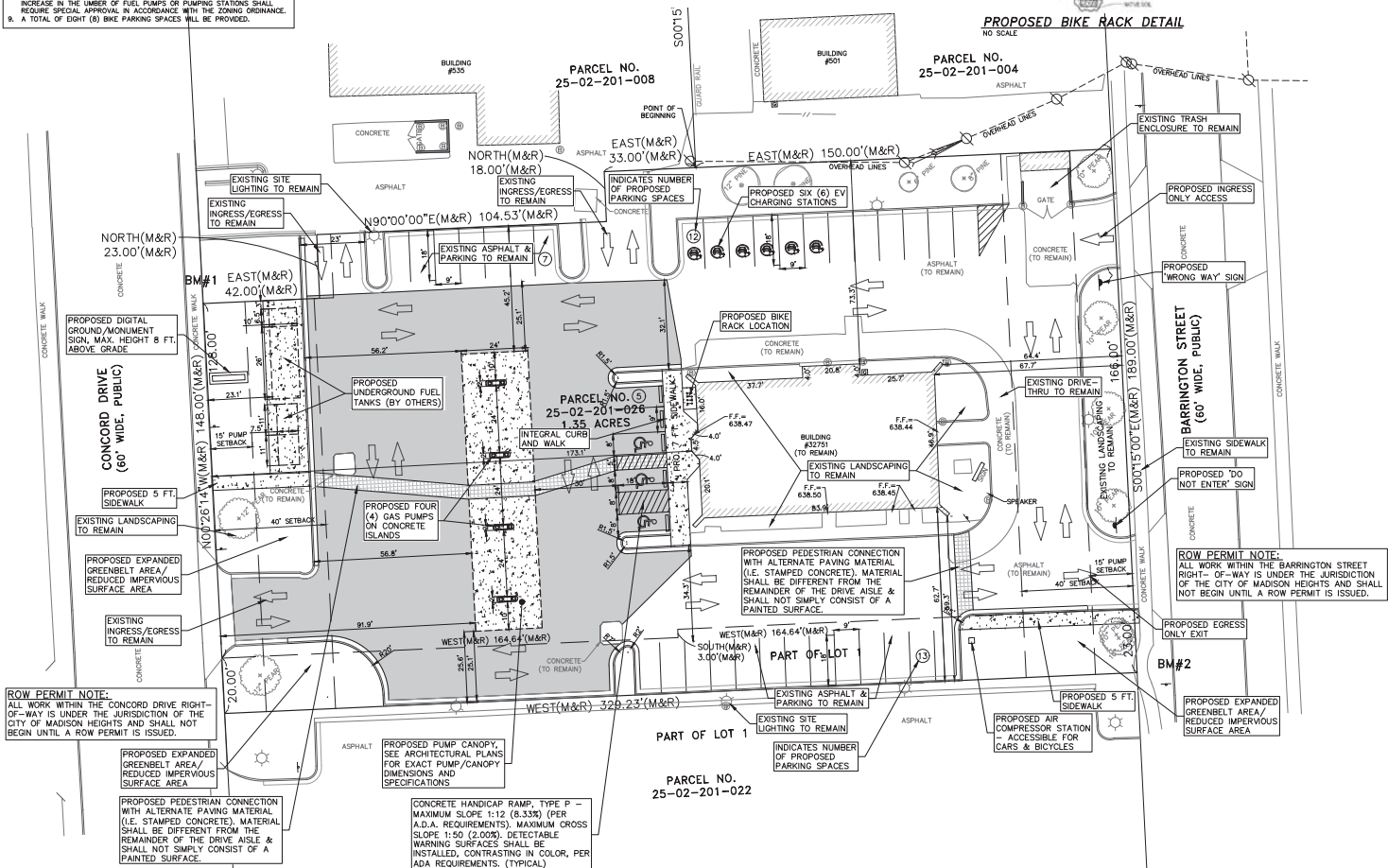
PROPOSED BIKE RACK DETAIL

NO SCALE

PROPOSED BIKE RACK DETAIL

NO SCALE

ALL BIKE PARKING SPACES SHALL BE PAVED AND ADJACENT TO A BIKE RACK OF THE INVERTED "U" DESIGN, THAT IS SOLID, CANNOT BE EASILY REMOVED WITH COMMON TOOLS. PROVIDES AT LEAST TWO (2) CONTACT POINTS FOR A BIKE, IS AT LEAST THREE (3) FEET IN HEIGHT, AND PERMITS THE LOCKING OF A BIKE THROUGH THE FRAME AND ONE (1) WHEEL WITH A STANDARD U-LOCK OR CABLE IN AN UPRIGHT POSITION. THE RACK SHALL BE SECURELY ANCHORED IN CONCRETE OR ASPHALT. ALTERNATE INSTALLATIONS AND DESIGNS MAY BE CONSIDERED IF THE PROPOSED RACK DESIGN FUNCTIONS SIMILAR TO THE INVERTED "U" DESIGN. ALL BIKE PARKING FACILITIES SHALL BE ACCESSIBLE FROM ADJACENT STREET(S) AND PATHWAY(S) VIA A PAVED ROUTE THAT HAS A MINIMUM WIDTH OF SIX (6) FEET.



ROW PERMIT NOTE:

ALL WORK WITHIN THE CONCORD DRIVE RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF MADISON HEIGHTS AND SHALL NOT BEGIN UNTIL A ROW PERMIT IS ISSUED.

PROPOSED EXPANDED GREENBELT AREA/REDUCED IMPERVIOUS SURFACE AREA

PROPOSED EXPANDED GREENBELT AREA/REDUCED IMPERVIOUS SURFACE AREA

PROPOSED PEDESTRIAN CONNECTION WITH ALTERNATE PAVING MATERIAL (I.E. STAMPED CONCRETE). MATERIAL SHALL BE DIFFERENT FROM THE REMAINDER OF THE DRIVE AISLE & SHALL NOT SIMPLY CONSIST OF A PAINTED SURFACE.

PROPOSED PEDESTRIAN CONNECTION WITH ALTERNATE PAVING MATERIAL (I.E. STAMPED CONCRETE). MATERIAL SHALL BE DIFFERENT FROM THE REMAINDER OF THE DRIVE AISLE & SHALL NOT SIMPLY CONSIST OF A PAINTED SURFACE.

ZONING:

B-3, GENERAL BUSINESS DISTRICT

SETBACKS:

FRONT: 5 FEET
(40 FEET PER SPECIAL LAND USE, SEC. 10.319(2)(g))
SIDES: 0 FEET
REAR: 20 FEET

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF MADISON HEIGHTS PRIOR TO DESIGN.

USE STATEMENT:

EXISTING BUILDING TO BE CONVERTED TO A PROPOSED GAS STATION WITH RETAIL & CARRY-OUT FOOD SERVICE. FOUR PUMP ISLANDS ARE ALSO PROPOSED FOR FUELING STATIONS. THE GAS STATION, CONVENIENCE STORE, AND RESTAURANT SHALL NOT OPERATE PAST 12 AM MIDNIGHT.

SITE PARKING:

EXISTING PARKING SPACES: 81 SPACES (78 REGULAR SPACES, 3 BARRIER-FREE SPACES)

PARKING SPACES TO BE REMOVED: 44 SPACES

PROPOSED PARKING SPACES: 37 SPACES (34 REGULAR SPACES, 3 BARRIER-FREE SPACES)

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
811
Know what's below
Call before you dig.
32751 CONCORD DRIVE - PARCEL NO. 25-02-201-026
SECTION 2
CITY OF MADISON HEIGHTS
OAKLAND COUNTY
MICHIGAN
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
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ANTOUN PROPERTY GROUP, LLC
DIMENSION AND LAYOUT PLAN
32751 CONCORD DRIVE - PARCEL NO. 25-02-201-026
SECTION 2
CITY OF MADISON HEIGHTS
OAKLAND COUNTY
MICHIGAN

REVISED
2023-6-2 PER CITY REVIEW
2023-6-9 PER CITY REVIEW
DATE: 5-12-2023
DRAWN BY: CDH
CHECKED BY: JPP/JDL
SCALE: 1" = 20' FT
VER: 1" = 1" FT
23-140