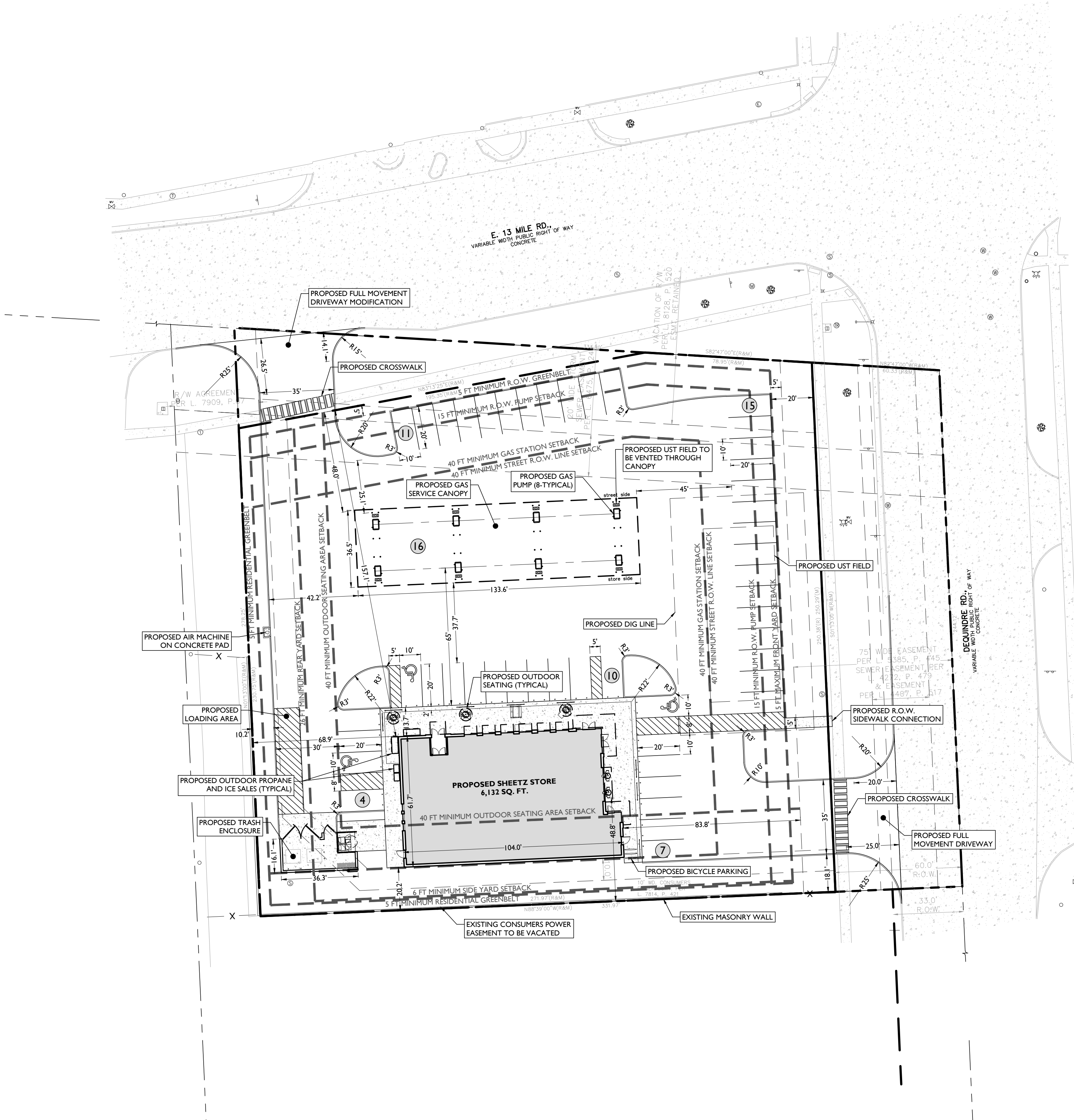


\\01201001\DET230258-SKETCH-GOLD-KP01-DEQUINDRE ROAD, MADISON HEIGHTS, MICHIGAN\DET230258-KP01-DET.DWG



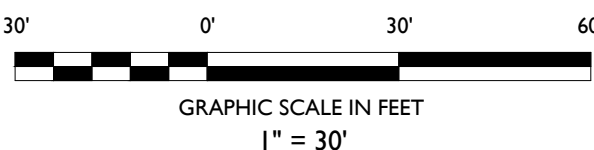
LAND USE AND ZONING		
PID: 25-12-226-008		
LOCAL BUSINESS DISTRICT (B-1)		
PROPOSED USE		
FAST FOOD RESTAURANT	PERMITTED USE	
GASOLINE SERVICE STATION	SPECIAL LAND USE	
RETAIL	PERMITTED USE	
OUTDOOR SALES	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	14,000 SF (0.32 AC)	67,279 SF (1.54 AC)
MINIMUM PRINCIPAL FRONTAGE	140 FT	274.5 FT
MAXIMUM BUILDING HEIGHT	30 FT / 2 STORIES	26 FT / 1 STORY
MINIMUM INTERIOR LANDSCAPED AREA	2,631 SF ⁽¹⁾	14,661 SF
MINIMUM PARKING LOT LANDSCAPED AREA	330 SF ⁽²⁾	824 SF
MINIMUM R.O.W. GAS STATION SETBACK	40 FT	83.8 FT
MAXIMUM FRONT YARD SETBACK	5 FT ⁽³⁾	157.1 FT ⁽³⁾
MINIMUM R.O.W. GREENBELT	5 FT	5.0 FT
MINIMUM RESIDENTIAL GREENBELT	5 FT ⁽⁴⁾	10.2 FT
MINIMUM STREET R.O.W. SETBACK	40 FT	83.8 FT
MINIMUM SIDE YARD SETBACK	6 FT ⁽⁵⁾	20.2 FT
MINIMUM REAR YARD SETBACK	26 FT ⁽⁵⁾	68.9 FT
MINIMUM R.O.W. PUMP SETBACK	15 FT	48.0 FT
MINIMUM OUTDOOR SEATING SETBACK	40 FT	48.8 FT
MINIMUM CURB CUT DISTANCE FROM PROPERTY LINE	10 FT	10.2 FT
MAXIMUM DRIVEWAY CURB CUT OPENING	50 FT	26.5 FT

- (V) VARIANCE
- (1) PER SEC. 10.510.(6) OF MADISON HEIGHTS ZONING ORDINANCE, INTERIOR LANDSCAPING SHALL BE PROVIDED EQUAL TO AT LEAST 5% OF TOTAL IMPERVIOUS AREA = (52,616 SF)(0.05) = 2,631 SF
- (2) PER SEC. 10.510.(7)a OF MADISON HEIGHTS ZONING ORDINANCE, PARKING AREAS CONTAINING TEN OR MORE PARKING SPACES SHALL PROVIDE 5 SF OF PARKING LOT LANDSCAPING PER PARKING SPACE = (66 SPACES)(5 SF / SPACE) = 330 SF
- (3) PER SEC. 10.401.(v).3 OF MADISON HEIGHTS ZONING ORDINANCE, THE MAXIMUM FRONT YARD SETBACK FOR NEW STRUCTURES SHALL BE 5 FT
- (4) PER SEC. 10.510.(3) AND 10.318.(5)a.iii.(a) OF MADISON HEIGHTS ZONING ORDINANCE, AN 8 FT SCREENING WALL SHALL BE REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS
- (5) PER SEC. 10.401.(v).1 OF MADISON HEIGHTS ZONING ORDINANCE, MINIMUM YARD BUILDING SETBACKS ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICTS SHALL BE INCREASED BY 1 FT PER EACH 1 FT OF BUILDING HEIGHT IN EXCESS OF 20 FT

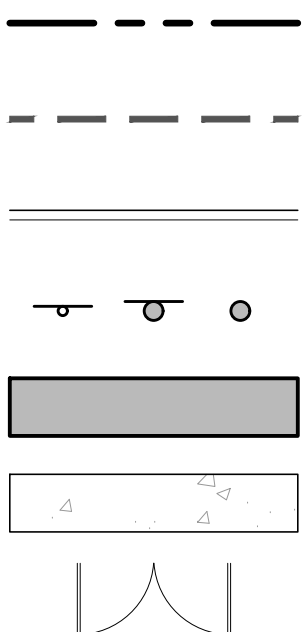
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.505.(D).2	GASOLINE SERVICE STATIONS: 1 SPACE PER PUMP (16 PUMPS)(1 SPACE/PUMP) = 16 SPACES FAST FOOD RESTAURANTS: 1 SPACE PER 2 SEATS PLUS 1 SPACE PER 2 EMPLOYEES (48 SEATS)(1 SPACE / 2 SEATS) + (8 EMPLOYEES)(1 SPACE/2 EMPLOYEES) = 28 SPACES RETAIL: 1 SPACE PER 250 SF OF UFA PLUS 1 SPACE PER 700 SF OF STORAGE AREA (3,264 SF)(0.75)(1 SPACE / 250 SF) + (1,112 SF)(1 SPACE / 700 SF) = 12 SPACES TOTAL: 16 + 28 + 12 = 56 SPACES	63 SPACES
§ 10.506.(E)	90° PARKING: 9 FT X 20 FT WITH 22 FT AISLE	10 FT X 20 FT W/ 22 FT AISLE
§ 10.507.(D)	LOADING: 1 SPACE, 12 FT X 50 FT	PROVIDED
§ 10.506.(E)	BICYCLE PARKING: 3 SPACES	PROVIDED

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.



SYMBOL



DESCRIPTION

PROPERTY LINE

SETBACK LINE

PROPOSED CURB

PROPOSED SIGNS / BOLLARDS

PROPOSED BUILDING

PROPOSED CONCRETE

PROPOSED BUILDING DOORS

SITE DEVELOPMENT PLANS

SHEETZ, INC.

PROPOSED FUEL STATION WITH CONVENIENCE STORE & RESTAURANT

PID: 25-12-226-008
30901 DEQUINDRE ROAD
CITY OF MADISON HEIGHTS
OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-230258

TITLE:

SITE PLAN

DRAWING:

C-1

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

FOR CLIENT REVIEW

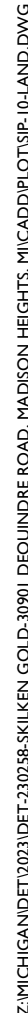
KG

11/13/2023

DATE

ISSUE

DESCRIPTION

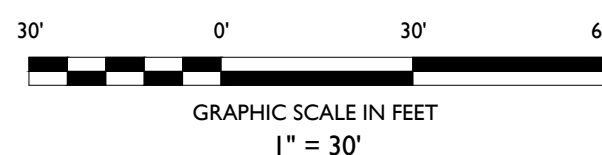


IRRIGATION NOTE:

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 AT EACH PLANTING BED. CONTRACTOR TO PROVIDE PROTECTIVE PIPING 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

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL RESEED AND FERTILIZE LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
5. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
6. THE MINIMUM 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.
7. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS AND LINES OF LANDSCAPE IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
8. 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 ABUTTMENTS CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



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
<p>§ 10.510.(B)(3)a.1.</p> <p>§ 10.510.(B)(3)a.2.</p> <p>§ 10.510.(B)(3)a.3.</p> <p>§ 10.510.(B)(3)b.</p>	<p><u>SCREEN WALL GREENBELT</u></p> <p>MINIMUM WALL HEIGHT: 6 FT</p> <p>WALL LOCATION: ON PROPERTY LINE</p> <p>MATERIAL: CONCRETE OR MASONRY MATERIAL</p> <p>5 FT WIDE GREENBELT REQUIRED ADJACENT TO WALL</p> <p>PLANTED PER GREENBELT PLANTING STANDARDS</p> <p><u>GREENBELT REQUIREMENTS</u></p>	<p>EXISTING WALL TO REMAIN</p> <p>EXISTING WALL TO REMAIN</p> <p>COMPLIES</p> <p>COMPLIES</p>
<p>§ 10.510.(B)(4)a.</p> <p>§ 10.510.(B)(4)b.</p> <p>§ 10.510.(B)(4)c.</p>	<p>THE GREENBELT SHALL BE COVERED WITH GRASS, LIVING GROUNDCOVER, WOOD CHIPS, MULCH, OR STONE</p> <p>1 TREE FOR EVERY 30 LF OF GREENBELT</p> <p>4 SHRUBS FOR EVERY 30 LF OF GREENBELT</p> <p><u>E THIRTEEN MILE ROAD:</u></p> <p>(237 FT) * (1 TREE / 30 FT GREENBELT) = 8 TREES</p> <p>(237 FT) * (4 SHRUBS / 30 FT GREENBELT) = 32 SHRUBS</p> <p><u>DEQUINDRE ROAD:</u></p> <p>(213 FT) * (1 TREE / 30 FT GREENBELT) = 7 TREES</p> <p>(213 FT) * (4 SHRUBS / 30 FT GREENBELT) = 28 SHRUBS</p> <p><u>SOUTH PROPERTY LINE:</u></p> <p>(271 FT) * (1 TREE / 30 FT GREENBELT) = 9 TREES</p> <p>(271 FT) * (4 SHRUBS / 30 FT GREENBELT) = 36 SHRUBS</p> <p><u>WEST PROPERTY LINE:</u></p> <p>(230 FT) * (1 TREE / 30 FT GREENBELT) = 8 TREES</p> <p>(230 FT) * (4 SHRUBS / 30 FT GREENBELT) = 32 SHRUBS</p>	<p>COMPLIES</p> <p>8 TREES</p> <p>32 SHRUBS</p> <p>7 TREES</p> <p>28 SHRUBS</p> <p>9 TREES</p> <p>36 SHRUBS</p> <p>13 TREES</p> <p>32 SHRUBS</p>
<p>§ 10.510.(B)(6)</p> <p>§ 10.510.(B)(6)a.</p> <p>§ 10.510.(B)(6)b.</p> <p>§ 10.510.(B)(6)c.</p>	<p><u>INTERIOR LANDSCAPING</u></p> <p>MINIMUM 5% OF THE TOTAL IMPERVIOUS AREA SHALL BE LANDSCAPED</p> <p>(41,527 SF) * (0.05) = 2,076.5F</p> <p>THE INTERIOR LANDSCAPING AREA SHALL BE COVERED WITH GRASS, GROUNDCOVER, WOOD CHIPS, OR MULCH</p> <p>1 TREE + 1 TREE FOR EVERY 400 SF OF REQUIRED LANDSCAPING AREA</p> <p>1 TREE + (2,076.5F) * (1 TREE / 400 SF) = 6 TREES</p> <p>2 SHRUBS + 2 SHRUBS FOR EVERY 400 SF OF REQUIRED LANDSCAPING AREA</p> <p>2 SHRUBS + (2,076.5F) * (2 SHRUBS / 400 SF) = 12 SHRUBS</p>	<p>12,289.5F</p> <p>COMPLIES</p> <p>6 TREES</p> <p>12 SHRUBS</p>
<p>§ 10.510.(B)(7)a.</p> <p>§ 10.510.(B)(7)b.1.</p> <p>§ 10.510.(B)(7)b.2.</p>	<p><u>PARKING LOT LANDSCAPING</u></p> <p>PARKING AREAS WITH 10 OR MORE SPACES:</p> <p>5 SF LANDSCAPING FOR EVERY 1 SPACE</p> <p>(63 SPACES) * (5 SF) = 315 SF</p> <p>THE PARKING LOT LANDSCAPING AREA GROUNDCOVER SHALL BE GRASS, LIVING GROUNDCOVER, WOODCHIPS, OR MULCH</p> <p>1 TREE FOR EVERY 100 SF OF REQUIRED LANDSCAPING</p> <p>(315 SF) * (1 TREE / 100 SF) = 3 TREES</p>	<p>2,778 SF</p> <p>PROVIDED</p> <p>3 TREES</p>
<p>§ 10.510.C.</p>	<p><u>SCREENING REQUIREMENTS</u></p> <p>SCREENWALL GREENBELT REQUIRED TO SCREEN B-1 ZONE FROM ADJACENT R-2 ZONE</p> <p>GREENBELT REQUIRED TO SCREEN B-1 ZONE FROM ADJACENT R.O.W.</p>	<p>EXISTING WALL TO REMAIN</p> <p>PROVIDED</p>

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 30'	PROJECT ID: DET-230258
--------	----------	------------------------

TITLE:

DRAWING:

C-10