

**CITY OF MADISON HEIGHTS  
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh, City Manager

SUBMITTED BY: Giles Tucker, CED Director

DATE: 06/30/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 07/11/22

**ACTION REQUESTED**

PRESENTATION \_\_\_\_\_

PUBLIC HEARING – SPECIAL APPROVAL \_\_\_\_\_

PUBLIC HEARING – OTHER \_\_\_\_\_

COMMUNICATION \_\_\_\_\_

REPORT \_\_\_\_\_

FUTURE PUBLIC HEARING \_\_\_\_\_

BID AWARDS / PURCHASES \_\_\_\_\_

ORDINANCE - FIRST \_\_\_\_\_

ORDINANCE - SECOND \_\_\_\_\_

UNFINISHED BUSINESS \_\_\_\_\_

**DESCRIPTION OF ITEM**

Special approval request PSP 22-06 - EWM Miller Wash LLC/'Cosmo's Car Wash' - 29022 Stephenson Hwy - Auto Wash Use.

**IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS**

**POLICY CONSIDERATION**

The applicant, EWM Miller Wash, LLC, requests special use approval for an auto wash facility known as 'Cosmo's Car Wash'. The subject site is located at 29022 Stephenson Highway and consists of three (3) separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are currently zoned M-1, Light Industrial. However, the applicant has concurrently applied to rezone the properties to B-3, General Business, under PRZN 22-02.

**FINANCIAL IMPACT**

No Impact \_\_\_\_\_

✓

Fee Waiver Proposed \_\_\_\_\_

Budgeted Fund Name(s) \_\_\_\_\_

Department Name \_\_\_\_\_

Appropriated in Acct. No. \_\_\_\_\_

Budget Amount \_\_\_\_\_

Amount Available in Acct. \_\_\_\_\_

Second Account Number \_\_\_\_\_

Budget Amount \_\_\_\_\_

Amount Available in 2<sup>nd</sup> Acct. \_\_\_\_\_

Revenue Generated \_\_\_\_\_

Other Comments \_\_\_\_\_

**REVIEW CHECKLIST**

DEPARTMENT Giles Tucker, CED Director

DATE \_\_\_\_\_

DEPARTMENT \_\_\_\_\_

DATE \_\_\_\_\_

CITY MANAGER Melissa R. Marsh, City Manager

DATE \_\_\_\_\_



# MEMORANDUM

Date: June 30<sup>th</sup>, 2022  
To: City of Madison Heights City Council  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Special Approval Request PSP 22-06 – 29022 Stephenson Hwy. – ‘Cosmo’s Car Wash’

## Introduction

The applicant, EWM Miller Wash, LLC, requests special use approval for an auto wash facility known as ‘Cosmo’s Car Wash’. The subject site is located at 29022 Stephenson Highway and consists of three (3) separate parcels (PINs 44-25-11-377-016; -016; and -019). The properties are currently zoned M-1, Light Industrial. However, the applicant has concurrently applied to rezone the properties to B-3, General Business, under PRZN 22-02.

## Background and Analysis

The applicant proposes to construct a modern express car wash on the site located at the northeast corner of Stephenson Highway and Twelve Mile Road, immediately to the west of I-75. The subject site comprises three (3) separate parcels and is currently improved with Col’s Place Restaurant. If the project is approved, the applicant would be required to recombine the three (3) properties into a single parcel.

While the properties are currently zoned M-1, Light Industrial, the applicant has concurrently applied to rezone all three parcels to B-3, General Business, under case PRZN 22-02. Per Section **10.326(8)**, ‘Auto Wash’ facilities are permitted in the B-3 district as a special use, subject to use-specific standards; these use-specific standards are listed in full at the end of this report.

The applicant has submitted a preliminary site plan and concept color renderings for the project. As proposed, the existing Col’s Place Restaurant would be demolished to accommodate a 4,870 square foot express car wash building. Nineteen (19) outdoor self-service vacuum bays are proposed. Vehicular access is proposed via a single curb-cut along Stephenson Highway, with dual queuing lanes circling around to the pay stations. The preliminary plans depict a modern architectural façade and significant landscaping around the site and adjacent to public rights-of-way.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

*The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:*

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*
6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

#### Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
<b>Site</b>	Commercial (Restaurant)	M-1, Light Industrial*
<b>North</b>	Oakland County Water	M-1, Light Industrial
<b>South (across 12 Mile)</b>	Retail	General Business (City of R.O)
<b>East</b>	--	I-75
<b>West (across Stephenson)</b>	Gas Station	M-1, Light Industrial

*\*Pending rezoning case PRZN 22-02 requesting B-3 zoning.*

The subject site is located immediately to the west of the 12 Mile Road/I-75 interchange. Adjacent land uses consist primarily of auto-oriented uses, including a gas station across Stephenson Highway, an auto repair shop across 12 Mile Road, and a fairly new drive-through fast food restaurant located kitty-corner at the intersection of 12 Mile Road and Stephenson Highway (in Royal Oak).

#### Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
<b>Site</b>	Industrial
<b>North</b>	Industrial
<b>South (across 12 Mile)</b>	General Commercial (City of R.O)
<b>East</b>	I-75
<b>West (across Stephenson)</b>	Industrial

The future land use designation of the subject site is ‘*Industrial*’. Per the Master Plan, the Industrial designation is intended to accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities.

#### **Use-Specific Standards**

Section **10.326(8)** of the Zoning Ordinance contains use-specific standards for auto washes in the B-3 zoning district. Based on the proposed concept plan, the project fails to satisfy the following standards:

- d) All buildings to be used in connection with the auto wash shall be located at least 20 feet away from any right-of-way line; and*
- q) All operations must be carried on within the building area, including but not limited to vacuuming, washing and drying.*

As proposed, the auto wash building is set back 10.2 feet from the MDOT 12 Mile Road Right-of-Way. Additionally, outdoor self-service vacuum bays are proposed. The applicant has acknowledged the need to request variances from the Zoning Board of Appeals for these deficient items.

### Staff Analysis

While staff has concerns regarding the proliferation of auto wash uses within Madison Heights, staff acknowledges that the site’s location immediately to the west of the I-75/Twelve Mile Road interchange makes it conducive for auto-oriented commercial uses such as the proposed project. Further, the applicant’s concept plans depict an attractive, modern facility with a landscape plan that goes above and beyond the City’s minimum requirements.

### Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for an auto wash use at 29022 Stephenson Highway. The applicant has concurrently applied to rezone the three (3) subject sites from M-1 to B-3 under PRZN 22-02.
2. The proposed express car wash is compatible with uses permitted in the B-3, General Business, zoning district and is compatible with adjacent land uses and transportation networks. The proposed use will not be detrimental to adjacent commercial and industrial properties.
3. The proposed use is not completely aligned with the site’s ‘Industrial’ future land use designation. However, staff recognizes the existing auto-oriented nature of the 12-Mile Road/I-75 interchange, as well as existing nearby regional commercial uses located along E. 12 Mile Road.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section 10.201(4). The applicant acknowledges the need to apply to the ZBA for several variances from the specific-use standards of Section **10.326(8)**.
5. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their June 29<sup>th</sup>, 2022 meeting and did not cite concerns regarding the proposed special use. Separate SRPC approval will be required for the final site plan.

Based on these findings, staff recommends the following courses of action, dependent upon the City Council action on case PRZN 22-02:

- If City Council **approves** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **approve** the requested special use with the following conditions:
  1. Resolve site plan deficiencies relating to building setback and outdoor self-service vacuum bays **or** seek the appropriate variances from the Zoning Board of Appeals.
  2. The hours of operation shall be limited to between the hours of 8:00 a.m. and 10:00 p.m., in accordance with Section **10.326(8)**.
  3. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application.
- If City Council **denies** the concurrent rezoning to B-3 under PRZN 22-02, staff recommends City Council **deny** the requested special use due to ‘auto wash’ uses being prohibited in the M-1 zoning district.



## Next Step

After the public hearing and discussion, City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

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### Pertinent Zoning Ordinance Sections

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#### **Section 10.201 – *Special Approval Use Review Procedures and Requirements***

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
- (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
  - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
  - (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
    - 1. Location of use(s) on site;
    - 2. Height of all improvements and structures;
    - 3. Adjacent conforming land uses;
    - 4. Need for proposed use in specified areas of the city;
    - 5. Conformance with future land use plans for the area as adopted by the planning commission; and
    - 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
  - (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
    - 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
    - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
    - 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
    - 4. Adequacy of sight distances;
    - 5. Location and access of off-street parking;
    - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
  - (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.
  - (f) The use shall be properly served by utilities.

- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
  - 1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
  - 2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
  - 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
  - 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (l) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

**Sec. 10.326 - B-3 Uses Permissible on Special Approval**

- (8) Auto washes:
  - (a) When completely enclosed in a building.
  - (b) An attendant must be on duty and on the premises at all times that such auto wash is in operation. All other times, the building must be locked and safely secured.

- (c) The time of operation shall be limited between the hours of 8:00 a.m. and 10:00 p.m.
- (d) All buildings to be used in connection with the auto wash shall be located at least 20 feet away from any right-of-way line.
- (e) Where multiple wash stalls are proposed all auto stacking lanes must be channeled with curbs to each wash stall so as to prevent cross traffic and the minimum stacking space shall be six cars per stall. The minimum amount of stacking space to be provided in all car wash developments shall be equivalent to 20 minutes of full and continuous operation.
- (f) Buildings must be constructed so as to be enclosed on two sides plus doors on the front and rear of each stall, capable of being locked.
- (g) All lights used in connection with auto washes shall be shaded so as not to project upon or become a nuisance to adjacent properties.
- (h) All land used in connection with auto washes is to be paved and drainage provided in accordance with existing ordinances pertaining to parking lots.
- (i) 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.
- (j) Access points are limited to not more than two 20-foot drives. Such drives are to be a minimum of 50 feet apart and ten feet from the exterior lot lines and 35 feet from any intersection right-of-way lines and shall not be constructed so that ingress and egress shall be through residentially zoned areas. Such access points must have the approval of the Madison Heights Police Department to effect that they will not interfere with vehicular traffic nor will they create a safety hazard.
- (k) No steam hose for public use shall be located upon the premises in connection with such auto wash.
- (l) All blowers shall be turned off when not in use in connection with the operation of the car wash.
- (m) It shall be unlawful for any person, firm or corporation or any agent, servant or employee thereof, who while operating an auto wash, to permit or cause to be permitted upon the premises in which the said business is located, a nuisance, by allowing the health, safety or welfare of the community to be impaired.
- (n) It shall be the duty of the licensee, manager, or person in charge of any auto wash, to keep the premises whereon said auto wash is located, together with the parking area and any adjacent area, free from rubbish, waste products and debris.
- (o) It shall be unlawful for any patron of an auto wash or for any other person while parking on or adjacent to the premises to race the motor of any vehicle, to suddenly start or stop any unseemly noise, nuisance or disturbance which shall impair the peace, health or safety of the community.
- (p) Construction of auto wash buildings shall not be permitted if said construction shall require standing or parking on public rights-of-way in connection with the operation of the auto wash.
- (q) All operations must be carried on within the building area, including but not limited to vacuuming, washing and drying.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11<sup>th</sup>, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following special approval requests:

### Case # PSP 22-06

The applicant, EWM Miller Wash, LLC, requests Special Approval from City Council under Section 10.326 of the Madison Heights Zoning Ordinance for an automated car wash at 29022 Stephenson Highway, PINs 44-25-11-377-016; 44-25-11-377-015; 44-25-11-377-019. The property is currently zoned M-1, Light Industrial. The applicant has concurrently applied to rezone the property to B-3, General Business, under case PRZN 22-02.

### Case # PSP 22-07

The applicant, Hudson Madison II LLC, requests Special Approval from City Council under Section 10.312 of the Madison Heights Zoning Ordinance for a 'rest or convalescent home' at 30171 Dequindre Road, PINs 44-25-12-280-025; -026; and -027. The property is currently zoned R-3, One-Family Residential. The applicant has concurrently applied to rezone the property to R-M, Multiple-Family Residential under case PRZN 22-01.

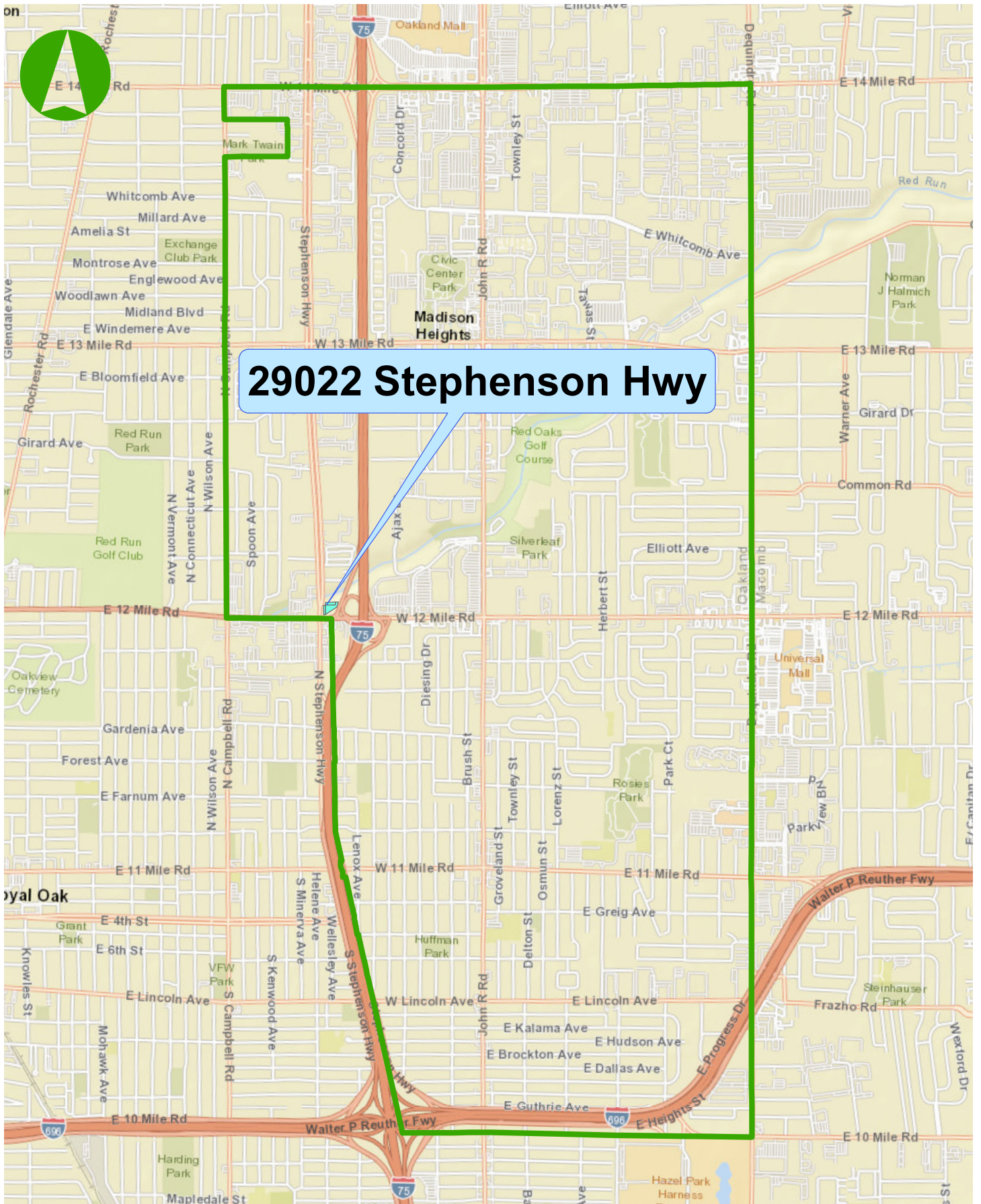
The applications and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC  
City Clerk  
(248) 583-0826



# SA CASE: 22 - 06

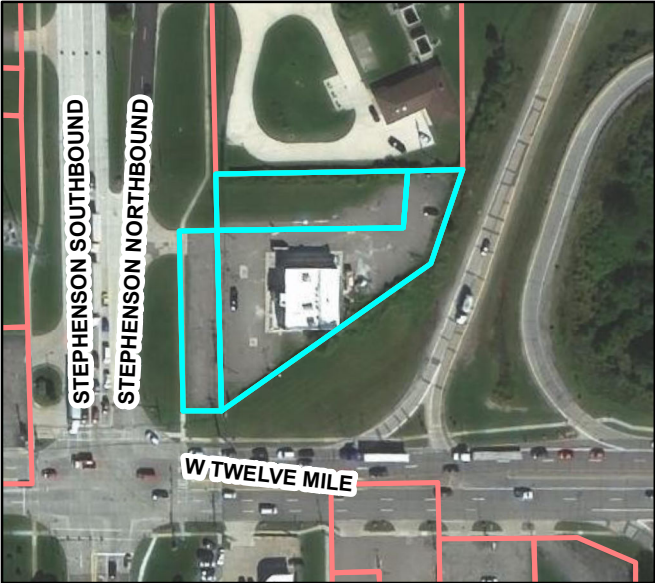


# Site Address: 29022 Stephenson Hwy



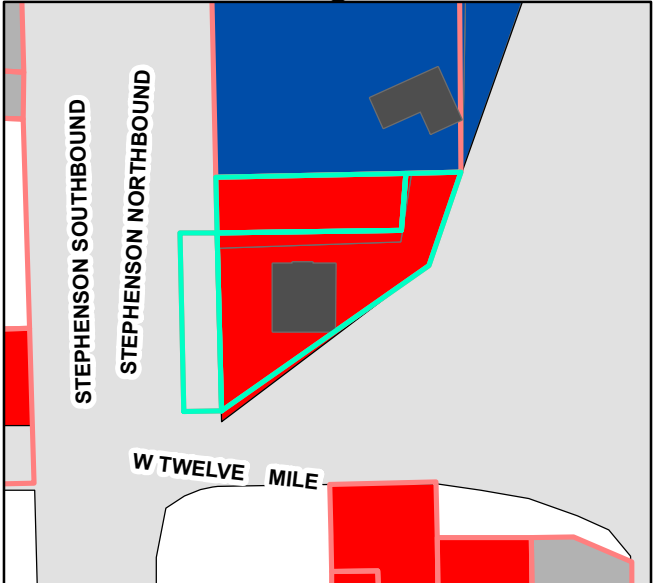
[Click for map](#)

Aerial



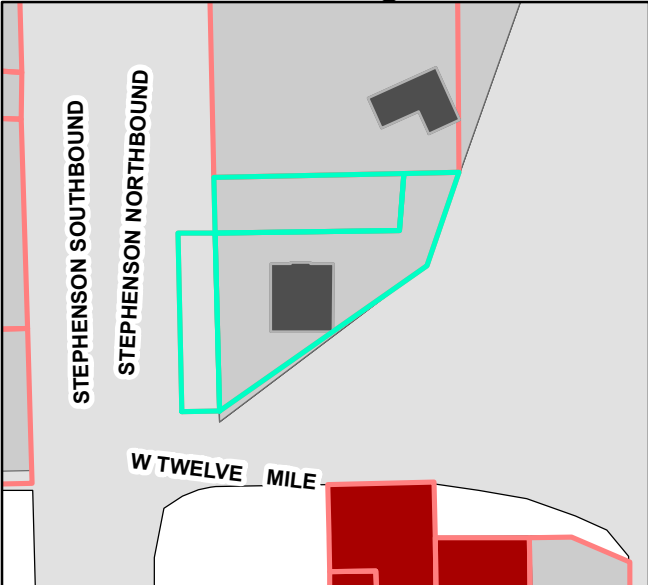
- 29022 Stephenson Hwy
- Parcels

Existing Land Use



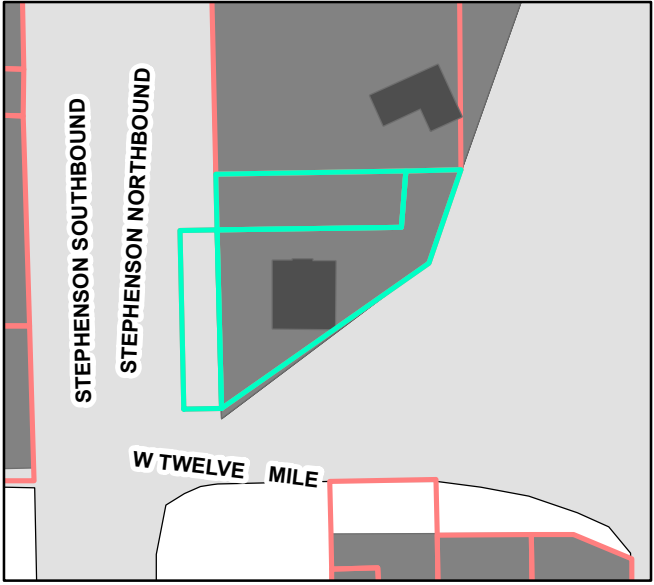
- 29022 Stephenson Hwy
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 29022 Stephenson Hwy
- Buildings
- Parcels
- M-1 Light Industrial
- B-3 General Business

Future Land Use

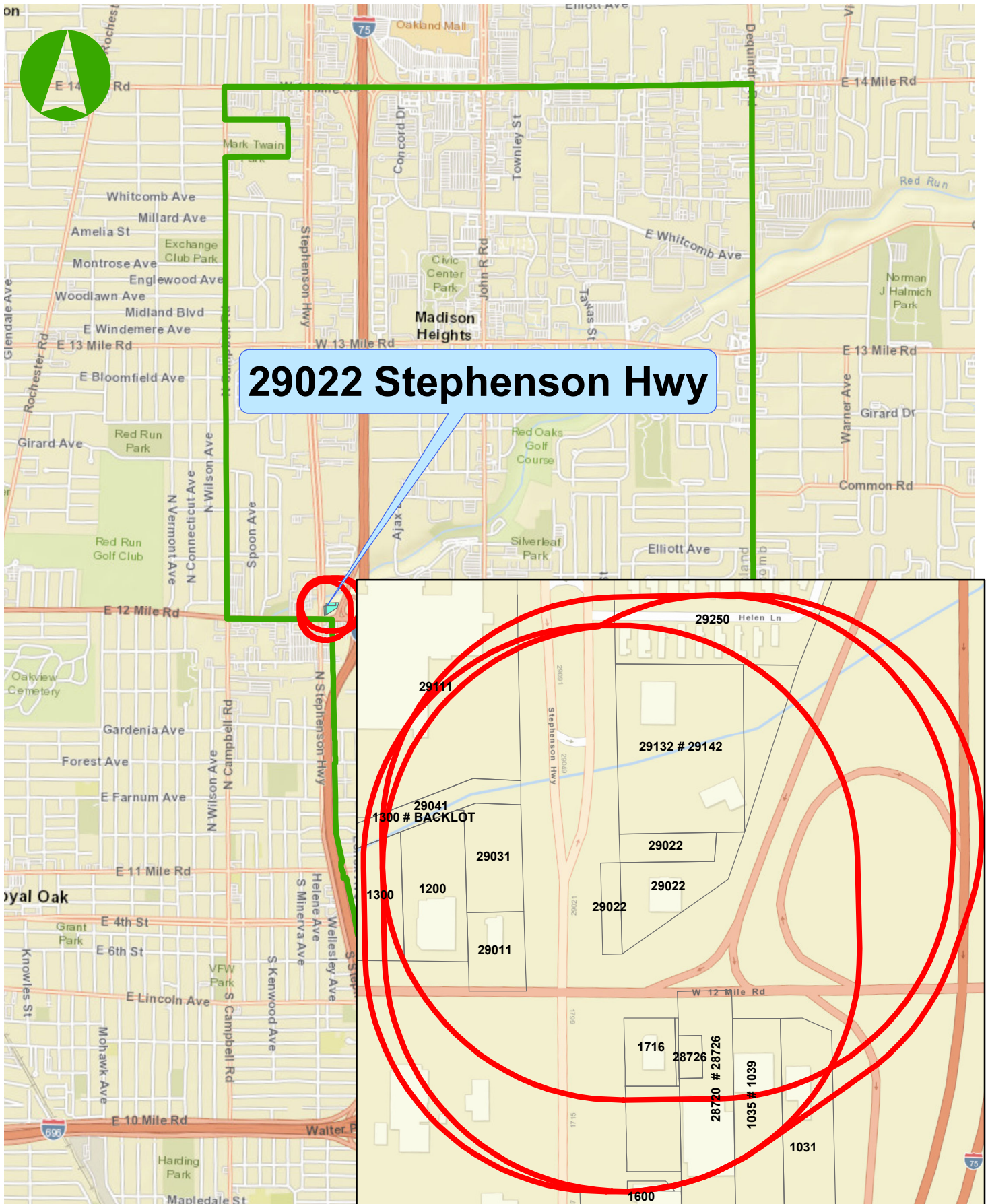


- 29022 Stephenson Hwy
- Single Family
- Multiple Family
- Office
- Commercial
- Industrial
- Public and Schools
- Recreation
- Conservation
- Mixed Use Innovation



# SA CASE: 22 - 06

## Buffer 500 Ft





**CITY OF MADISON HEIGHTS  
COMMUNITY DEVELOPMENT DEPARTMENT  
PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL**

FOR OFFICE USE ONLY		
Request	85P22-006	No.
Date	6/7/22	Filed
Approved	by	CDD
Approved for Hearing: _____		

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

25-11-377-015, 25-11-377-016 and 25-11-377-018

Building Address: 29022 Stephenson Highway

Tax ID No.: 44-25-

**APPLICANT INFORMATION**

Name: EVM - Main Wash, LLC

Phone No.: 856-371-6223

Fax No.: N/A

Mailing Address: 201 East Ogden Ave, Suite #18-1

City, State, Zip: Hinsdale, IL 60521

(Notices will be mailed to this address)

Driver's License No.: M 460-7686-9040

Date of Birth: 02-17-1969

Interest in Property: Purchaser

**BUILDING & BUSINESS INFORMATION**

Zoning District: B-3 (PROPOSED) Use Requested Pursuant to Section \_\_\_\_\_ of the Zoning Ordinance

Explain Requested Use in Detail: Refer to attached

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) \_\_\_\_\_ of \_\_\_\_\_

Subdivision (if platted lot(s)) and is located on the N SE W (Circle One) side of Stephenson Highway Street/Road between Twelve Mile Street/Road and Helen Ct Street / Road.

Hours of Operation: 7am - 10pm

Property Frontage: 193' Width/Depth: 252'/250' No. of Parking Spaces: 23 Private Lot X Shared Lot \_\_\_\_\_

No. of Floors: 1 Max. No. of Employees: 3 Male N/A Female N/A No. on Largest Single Shift: 3

No. of Seats for Restaurant or Assembly Uses: N/A Capacity of Waiting Area: N/A

Building: New X or Existing \_\_\_\_\_ Will Additions or Alterations to the Building be Required? Demo

Explain: Existing building will be demolished for proposed construction of new express carwash

Describe Any Other Site Improvements to be Made: Construct new express car wash along with automated paystations, free vacuums, and other hardscape and landscape improvements

Building Owner Name: Sokol and Angjelina Ndrejaj Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Mailing Address: 29022 Stephenson Highway

City: Madison Heights

Zip: 48071

(Notices will be mailed to this address)

Note: All blanks and boxes above must be completed. Use N/A where appropriate.

CONTINUED ON REVERSE SIDE





**PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL (Continued)**

Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**

Signature [Signature]  
Printed Sokol Ndrejaj Name  
Date \_\_\_\_\_

**NOTARY:**

On this 18 day of April, 2022

Before me personally appeared

Sokol Ndrejaj to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature [Signature]

Notary's  
Printed Name \_\_\_\_\_

Notary public, State of Michigan  
County of Oakland  


My commission expires \_\_\_\_\_

Acting in the County of \_\_\_\_\_

**FOR THE APPLICANT IF NOT THE OWNER:**

Signature [Signature]  
Printed Robert Miller Name  
Date 4.14.22

**NOTARY:**

On this 14 day of April, 2022

Before me personally appeared

Robert Miller to me known to be the person who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary's Signature [Signature]

Notary's  
Printed Name Heather O'Bryan

Notary public, State of Illinois  
County of DuPage

My commission expires 4.29.25

Acting in the County of DuPage

**OFFICE USE ONLY**

\$750.00 Fee Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_ By \_\_\_\_\_ Date: \_\_\_\_\_

One Site Plan Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Site Plan Application: \_\_\_\_\_ Date: \_\_\_\_\_

Copies to C.D.D. \_\_\_\_\_

Notices Mailed to Properties Within 500 Feet \_\_\_\_\_

Council Action \_\_\_\_\_

Meeting Date \_\_\_\_\_

**ADDENDUM IN SUPPORT OF  
PETITION FOR USE PERMITTED BY SPECIAL APPROVAL  
CITY OF MADISON HEIGHTS, MICHIGAN**

**Applicant: EWM-Miller Wash, LLC  
Parcel ID No.: 25-11-377-015, -016, -019  
Date: May 10, 2022**

Applicant proposes to construct a modern automatic express car wash on the Property, which is a Use Permissible on Special Approval in the B-3 General Business district (§10-326(8)). Applicant submits this Addendum in Support of Petition for Use Permitted by Special Approval for Special Approval to use the above subject property ("Property") for such purpose. Section 10.201(4) of the City's Zoning Ordinance sets forth the review standards and criteria for City Council to consider in reviewing Special Approval Petitions. The Applicant believes it meets these review standards and criteria as follows:

- A. Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.

**Response – Applicant believes its site plan submitted meets the above requirements.**

- B. All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.

**Response – Section 10.326(8), which provides specific design standards for automatic car washes, most of which the Applicant meets. However, this section requires that (i) the building be at least 20 feet away from the right-of-way (Subsection (c)), and (ii) the vacuums must occur within the building area. The site plan shows that the building is only 10 feet from the south property line, however there is a large MDOT open space in this area that is not being used for road purposes and provides buffering from Twelve Mile Road and I-75, which Applicant believes is sufficient to meet the intent of the set back requirement. The vacuums will be free to the public, and will be located outdoors, as is typical with most car wash facilities. The Applicant will seek variances from the City's Zoning Board of Appeals for these two matters.**

- C. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
1. Location of use(s) on site;
  2. Height of all improvements and structures;
  3. Adjacent conforming land uses;
  4. Need for proposed use in specified areas of the city;
  5. Conformance with future land use plans for the area as adopted by the planning commission; and
  6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.

**Response –**

- 1. The configuration of the drives, building and vacuum areas lays out efficiently on this irregular-shaped Property.**
  - 2. The building height of 30 feet is not inconsistent with many of the commercial buildings along the Twelve Mile corridor.**
  - 3. The proposed use is consistent with the surrounding commercial uses, some of which conform to the existing zoning district, with others being located on industrial-zoned parcels which are likely to convert to commercially zoned parcels if the Master Plan is updated to reflect such future land uses.**
  - 4. There are no automatic car washes in this area of the City; they are almost all located on the John R corridor. This location, with vehicles entering/exiting I-75 next door, is ideally situated for those consumers who live or work in the area.**
  - 5. The requested rezoning to B-3, while not consistent with the current Future Land Use Map of the City, would likely be updated in the impending City Master Plan update process to reflect that the Twelve Mile corridor has been converting from industrial to commercial uses over time. There is a likelihood that Future Land Use Map could be updated in this process to change the designation of these Twelve Mile frontage properties to commercial use.**
  - 6. The automatic express car wash would be consistent with other uses in the B-3 district, and help fulfil the commercial needs of the consumer in this area.**
- D. Ingress/Egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:**
- 1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;**
  - 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);**
  - 3. Reduction/elimination of pedestrian vehicular traffic conflicts;**
  - 4. Adequacy of sight distances;**
  - 5. Location and access of off-street parking;**
  - 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.**

**Response –**

- 1. The site will only have a single ingress/egress driveway to Stephenson Highway.**
- 2. The driveway will be located almost as far a possible from the intersection of Twelve Mile Road and will be a considerable distance from the Water Resources Commission drive to the north. Further, the divided highway begins in this area, increasing safety of turning movements.**
- 3. There will only be a single driveway, and the one-way traffic flow on-site will help to minimize any conflicts between vehicles and pedestrians.**
- 4. The site is very open, so visibility should be good, both entering and existing the site and within the site itself.**

5. Off-street parking is located in the middle of the site, by the building, which will primarily be used to access the vacuums. Very little parking is required or needed for an automatic car wash, which by definition has customers remaining in their vehicles except for vacuum use.
6. Not applicable.

- E. Screening shall be provided along all property lines, where Council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.

**Response – In this commercial corridor, screening is not likely necessary, since the adjacent uses are primarily commercial, and the site is surrounded by roads on 3 sides. The Landscape Plan submitted shows that Applicant is maximizing the landscape plantings on the site, providing additional trees, shrubs, perennials and ornamental grasses at the perimeter and within the site that exceed Ordinance requirements.**

- F. The use shall be properly served by utilities.

**Response – The Property is currently serviced by all required utilities.**

- G. The use shall not have an adverse effect on the environment beyond the normal effects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.

**Response – As discussed above, the Twelve Mile corridor has several commercial uses that would be permitted in the B-3 district. There is currently a restaurant operating on the Property, so the impact of the automatic car wash should not impair, pollute or destroy air or water quality. Further, there are no natural resources located on the Property to impair.**

- H. The use shall be specifically scrutinized for conformance with the performance standards outlined in Section 10.509 of this ordinance.

**Response - Very few of the Section 10.509 standards apply to the proposed use. With respect to waste discharge, through the site plan process the Applicant would provide for the treatment of any waste water from vehicle washing as required by City ordinances.**

- I. The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors and adverse environmental impacts.

**Response – The Applicant does not believe that the proposed use would create any possible nuisances to neighboring properties. There are primarily commercial uses in the area, and the property is surrounded by roads on the east, south and west sides, with the Water Resources Commission facility to the north. Additionally, the Applicant employs best management practices with its modern car wash facility to minimize any adverse impacts to the development.**

- J. The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.

**Response – All public utilities are available to service the Property, and are currently present to serve the restaurant now operating on the Property. Since the proposed use is a drive-through facility (except for vacuum use), it is not anticipated to have any impact on public transportation or emergency medical services. Traffic is also managed by a single driveway on Stephenson Highway as far away as possible from the intersection.**

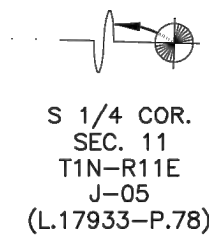












DECIDUOUS TREE, CONIFEROUS TREE, SHRUB  
POST LINE / CANOPY  
DITCH / DRAINING COURSE  
UG TELE, MH, TELE PED, CABLE PED  
UG FIBER, PED, LINE MARKER, VAULT  
UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX  
OH ELEC, UTIL POLE, GUY WIRE  
GROUND LIGHT, POLE, POLE W/ ARM LT  
LIGHT MH, LT CTRL BOX, PARK. METER, CAR CHARGER  
ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX  
UG GAS, MH, VALVE, LINE MARKER  
GAS WELL, METER, VENT  
WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC  
WATER WELL, METER, STOP BOX, POST INDICATOR VALVE  
IRRIGATION CONTROL VALVE, SPRINKLER HEAD  
STORM SEWER, MH, CB, INLET, YARD DRAIN, DOWN SPOUT  
CULVERT / END SECTION  
SANITARY SEWER, MH, CLEAN OUT  
COMBINED SEWER, MH  
STEAM LINE, MH  
MISC. MANHOLE, HAND HOLE, HAND BOX  
PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX  
SECTION LINE, SECTION CORNER  
FOUND IRON ROD (FIR), FD MON, FD PK  
SET IRON ROD (SIR), SET PK, MAG NAIL  
FINISH FLOOR ELEVATION, SPOT ELEVATION  
CONTOUR  
FENCE  
GUARD RAIL  
RAILROAD SIGNAL, SIGNAL BOX  
SOIL BORING  
EX. ASPHALT  
EX. CONCRETE  
EX. GRAVEL

DATUM: NAVD88

BM A:  
TOP OF SOUTHEAST ANCHOR BOLT OF LIGHT POLE, 324'± NORTH OF CENTERLINE TWELVE MILE ROAD & 48'± EAST OF CENTERLINE STEPHENSON HIGHWAY.  
ELEV = 636.75

BM B:  
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE, 54'± NORTH OF CENTERLINE TWELVE MILE ROAD & 51'± EAST OF CENTERLINE STEPHENSON HIGHWAY.  
ELEV = 639.21

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

1. PAVING AND PARKING FOR PARCEL "1" LIES ON TO PARCEL "2".

2. CORNER OF PARKING LOT LIES UP TO 10.5' OFF THE PARCEL.

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.16 8" SE IE= 630.29
(25294) COMH	637.63	10" W IE= 625.24 10" E IE= 625.26 8" SE IE= 625.68
(25314) CBR	636.34	NO PIPES SEDIMENT =633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.16 8" S IE= 630.29
(25294) COMH	637.63	10" W IE= 625.24 10" E IE= 625.26 8" SE IE= 625.88
(25314) CBR	636.34	NO PIPES OBSERVED SEDIMENT =633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

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jpellegrene@dmassociates.com

## ALTA/NSPS LAND TITLE SURVEY


29022 STEPHENSON HWY - MADISON HTS.  
TAX ID: 44-25-11-377-015, -016, -019  
PART OF SW 1/4, SEC. 11, T1N-R11E  
ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:  
2/4/2022

PROJECT NO: 21-428

SCALE: 1" = 20'



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' at the left end, '1/2"' at the midpoint, and '1"' at the right end.

FIELD: AJS  
DRAWN BY: DC  
DESIGN BY:  
CHECK BY: MB

V1.1

**NOT FOR CONSTRUCTION**





- ## SITE LEGEND

- ## SITE DATA TABLE

## SITE DATA TABLE

## KEY NOTES

- [illegible]

SCALE:	AS NOTED
DESIGNED BY:	SRS
DRAWN BY:	SRS
CHECKED BY:	DDL

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CONSTRUCTION

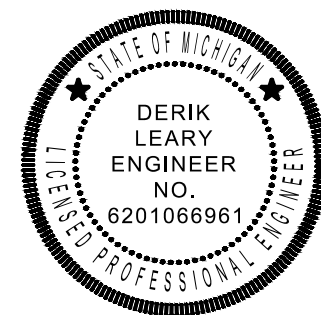


# SITE PLAN

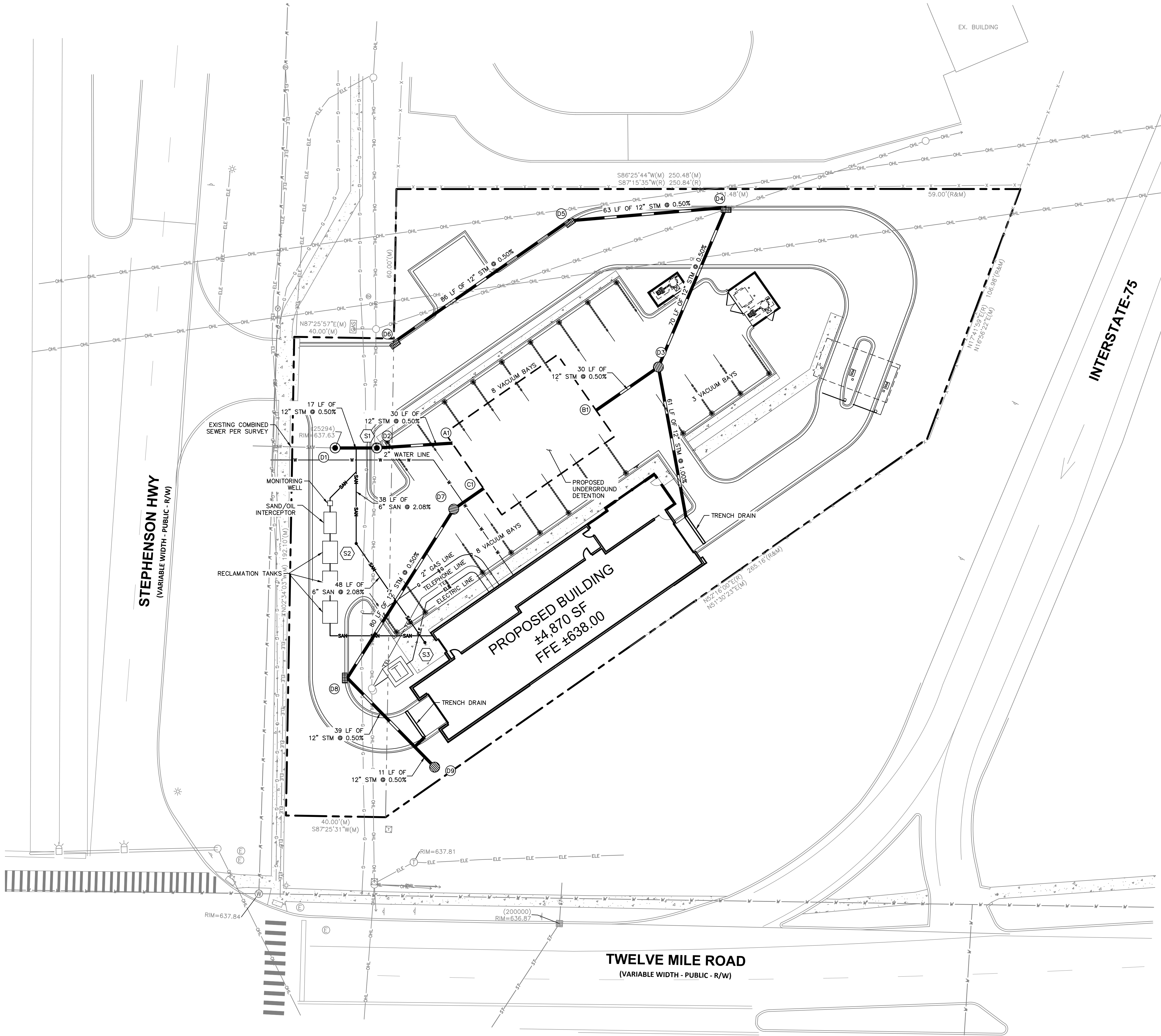
COSMOS CAR WASH  
29022 STEPHENSON HWY  
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE:  
4/15/2022  
KHA PROJECT NO.  
190125007  
SHEET NUMBER

## C1.0







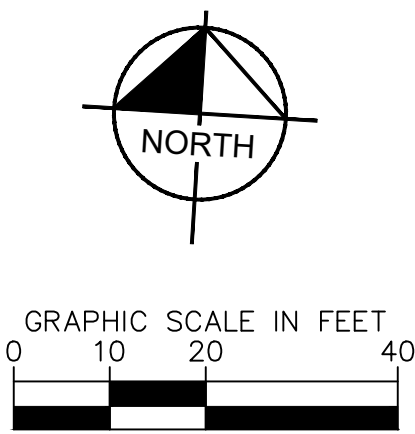
### UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. WATER METER AND STOP BOX
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. TELEPHONE LINE
	EX. TELEPHONE POLE
	EX. LIGHT POLE
	EX. ELECTRIC STRUCTURE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED INLET STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED OPEN LID CURB STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED TRANSFORMER

### UTILITY NOTES

#### GENERAL UTILITY NOTES

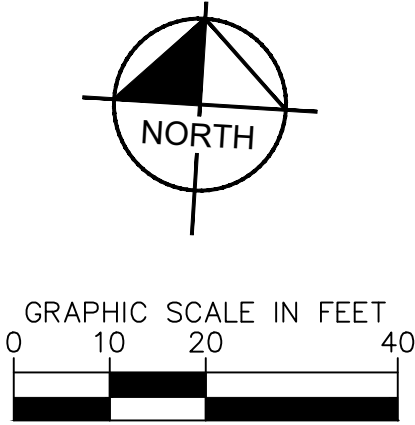
- ALL WATER LINES  $\geq 3"$  SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF MADISON HEIGHTS SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.



No.		REVISIONS		DATE	BY
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<div><div>COSMOS</div><div>CAR WASH</div></div>					
UTILITY PLAN					
<div><div>COSMOS CAR WASH</div><div>29022 STEPHENSON HWY</div><div>CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN</div></div>					
ORIGINAL ISSUE: 4/15/2022					
KHA PROJECT NO. 190125007					
SHEET NUMBER					
C2.0					



Drawing name: K:\GIS\_DEV\190125007\_Cosmos\7. Madison Heights.MXD Design: CAD\TomSherris\PRELIMINARY ENGINEERING\GRADING PLAN.dwg Layout: Apr 14, 2022 10:43am by: Sarah Strahl  
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## GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

## GRADING LEGEND

- |               |                  |
|---------------|------------------|
| —XXX—         | PROPOSED CONTOUR |
| - - -XXX- - - | EXISTING CONTOUR |
| —RIDGE—       | RIDGE LINE       |
| ↖             | FLOW DIRECTION   |

C3.0		SHEET NUMBER		KHA PROJECT NO. 190125007		ORIGINAL ISSUE: 4/15/2022		COSMOS CAR WASH 29022 STEPHENSON HWY CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN		GRADING PLAN				NOT FOR CONSTRUCTION		SCALE: AS NOTED		DESIGNED BY: SRS		DRAWN BY: SRS		CHECKED BY: DDL		NO.		REVISIONS		DATE		BY	

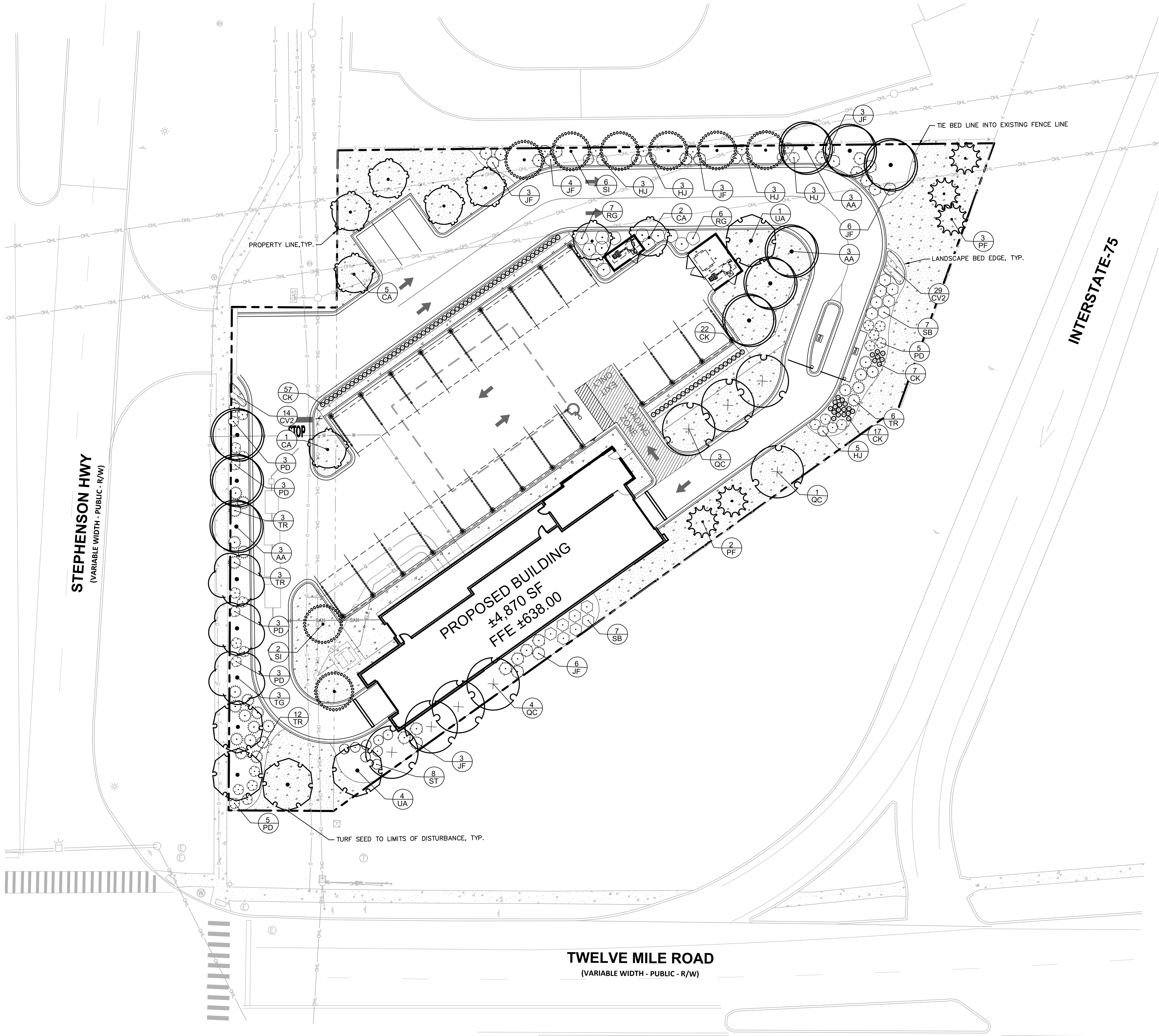
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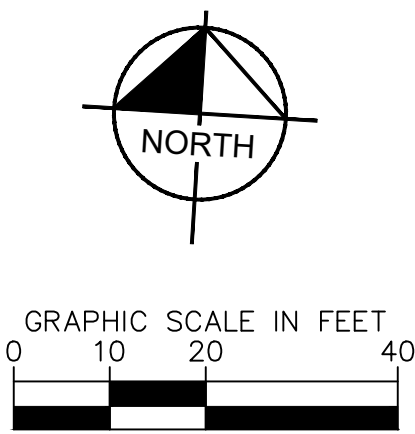


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MADISON HEIGHTS, MI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 10.510.4 - GREENBELT SCREENING		
ONE TWO AND ONE-HALF-INCH CALIPER DECIDUOUS TREE OR ONE FIVE-FOOT HIGH EVERGREEN TREE FOR EVERY 30 LINEAR FEET OF REQUIRED GREENBELT. (NO EVERGREEN TREES WHERE GREENBELT IS ADJACENT TO R.O.W.)	177 LINEAR FEET ALONG TWELVE MILE ROAD R.O.W. 177/30 = 5.9 DECIDUOUS TREES 6 DECIDUOUS TREES	6 DECIDUOUS TREES
	251.38 LINEAR FEET ALONG STEPHENSON HWY. 251.38/30 = 8.38 TREES 8 DECIDUOUS TREES	8 DECIDUOUS TREES
	229.22 LINEAR FEET ALONG NORTH OF SITE 229.22/30 = 7.64 TREES 8 DECIDUOUS TREES	8 DECIDUOUS TREES
SECTION 10.510.4 - GREENBELT SCREENING		
FOR EVERY 30 LINEAR FEET OF GREENBELT, PROVIDE FOUR, 24-30" HIGH OR WIDE EVERGREEN OR DECIDUOUS SHRUBS.	177 LINEAR FEET ALONG TWELVE MILE ROAD R.O.W. 177/30 (4) = 23.6 24 SHRUBS	24 SHRUBS
	251.38 LINEAR FEET ALONG STEPHENSON HWY. 251.38/30 (4) = 33.52 34 SHRUBS	34 SHRUBS
	229.22 LINEAR FEET ALONG NORTH OF SITE (IND. SCREEN) 229.22/30 (4) = 30.56 31 SHRUBS	31 SHRUBS
SECTION 10.510.6 INTERIOR LANDSCAPING		
ONE TWO AND ONE-HALF-INCH CALIPER DECIDUOUS TREE FOR EVERY 400 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPING AREA.  TWO 18-INCH HIGH OR WIDE SHRUBS FOR EVERY 400 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPING AREA.	4,317 SQ. FT. TOTAL INTERIOR LANDSCAPE AREA (REQ. INT. LANDSCAPING) .05 * 30,492 SQ. FT. PROPOSED IMPERVIOUS = 1,524.6 REQ. LANDSCAPE AREA  1,524/400 = 3.8 TREES 4 DECIDUOUS TREES  1,524/400 * 2 = 7.62 SHRUBS 8 SHRUBS	4 DECIDUOUS TREES 8 SHRUBS
SECTION 10.510.7 PARKING LOT LANDSCAPING		
ALL PARKING LOT LANDSCAPING SHALL INCLUDE ONE, TWO AND ONE-HALF-INCH CALIPER DECIDUOUS CANOPY TREE FOR EVERY 100 SQUARE FEET OF PARKING LOT LANDSCAPING AREA.	1,524 SQ. FT. INTERIOR LANDSCAPE AREA 1,524/100 = 15.24 TREE 15 DECIDUOUS TREES	15 DECIDUOUS TREES
ADDITIONAL LANDSCAPING		
INTERIOR: 5 SHRUBS AND 79 PERENNIALS AND ORNAMENTAL GRASSES EAST PERIMETER (DRIVE THROUGH): 5 EVERGREEN TREES, 23 SHRUBS, AND 53 ORNAMENTAL GRASSES		

\*NOTE - ORNAMENTAL TREES PROVIDED UNDER OVERHEAD POWERLINES IN LIEU OF LARGE CANOPY TREES.



29022 STEPHENSON HWY  
CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

COSMOS CAR WASH

LANDSCAPE PLAN

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DRAWN BY: SRS  
CHECKED BY: DDL

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ORIGINAL ISSUE:  
4/15/2022

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190125007

SHEET NUMBER

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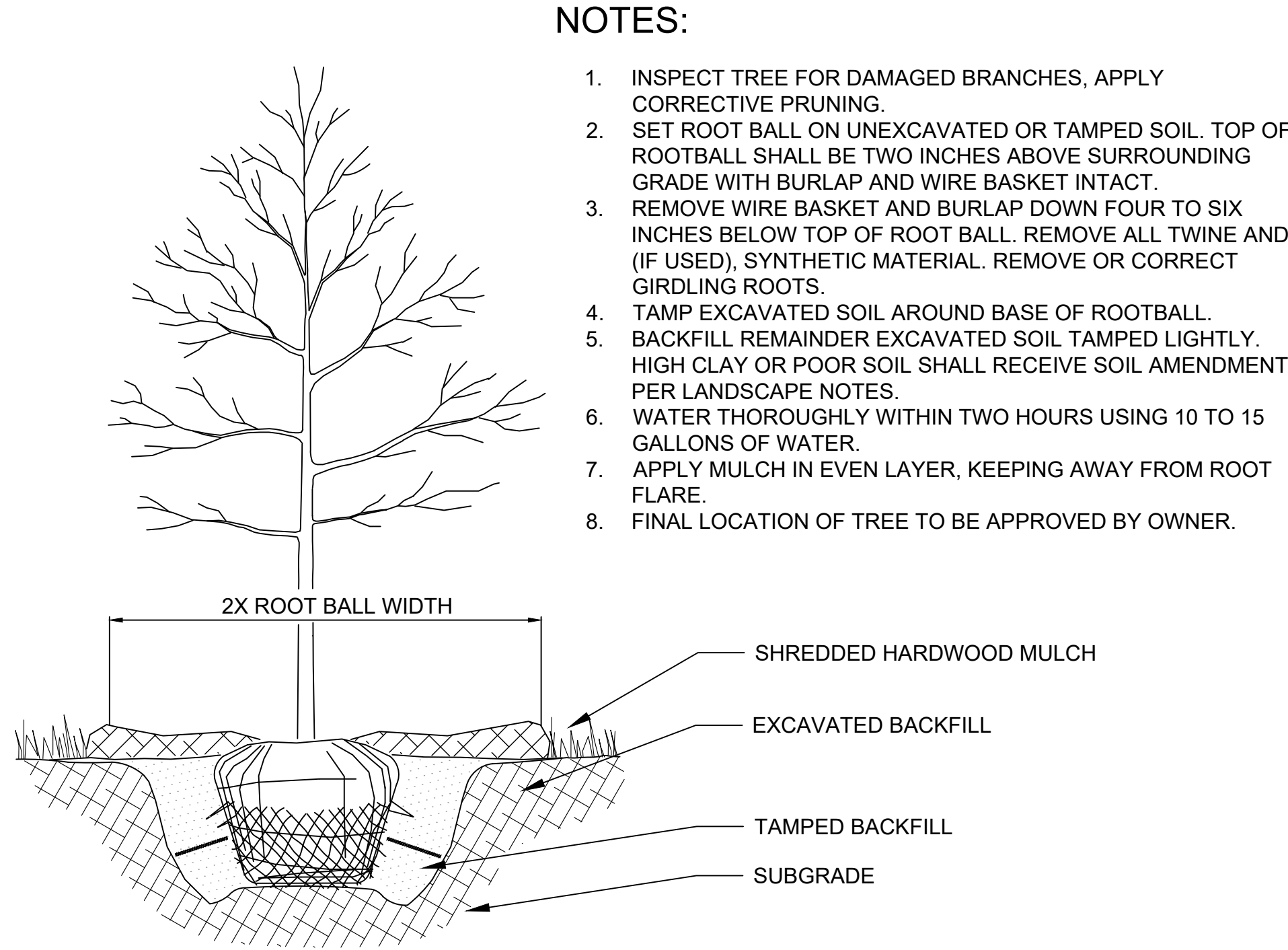
REVISIONS

DATE

BY

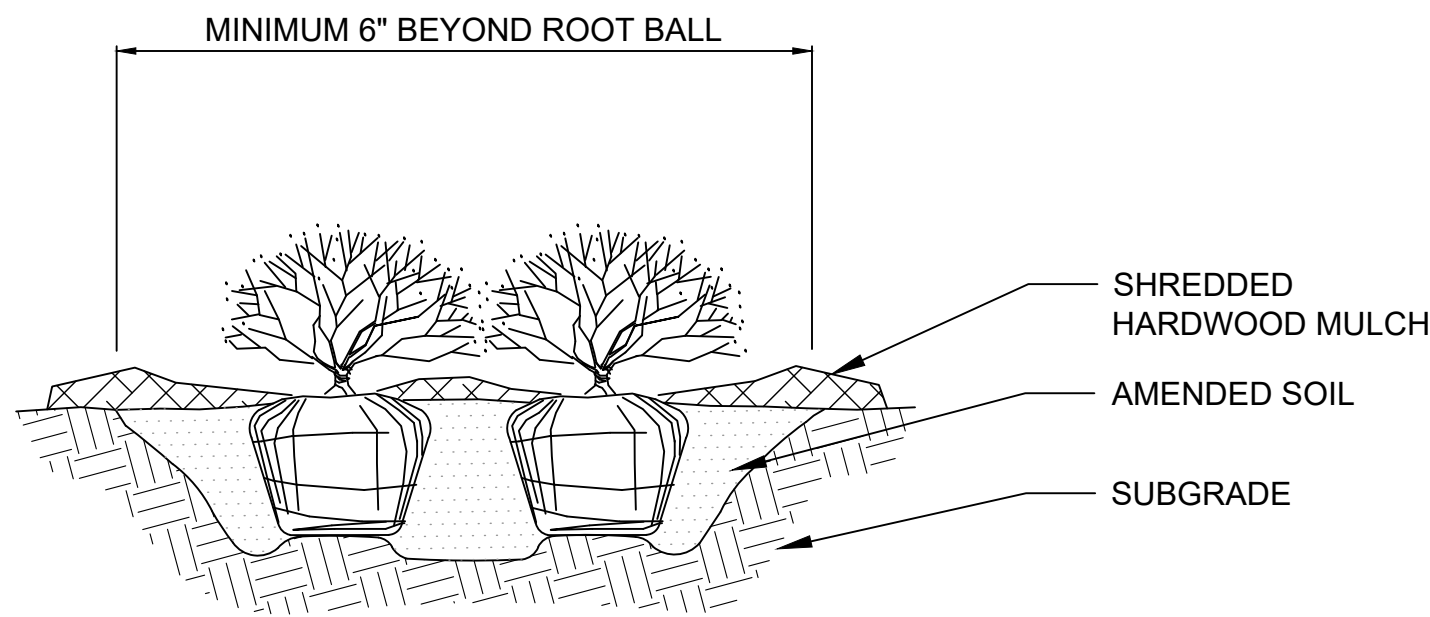


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1 TREE PLANTING

NTS

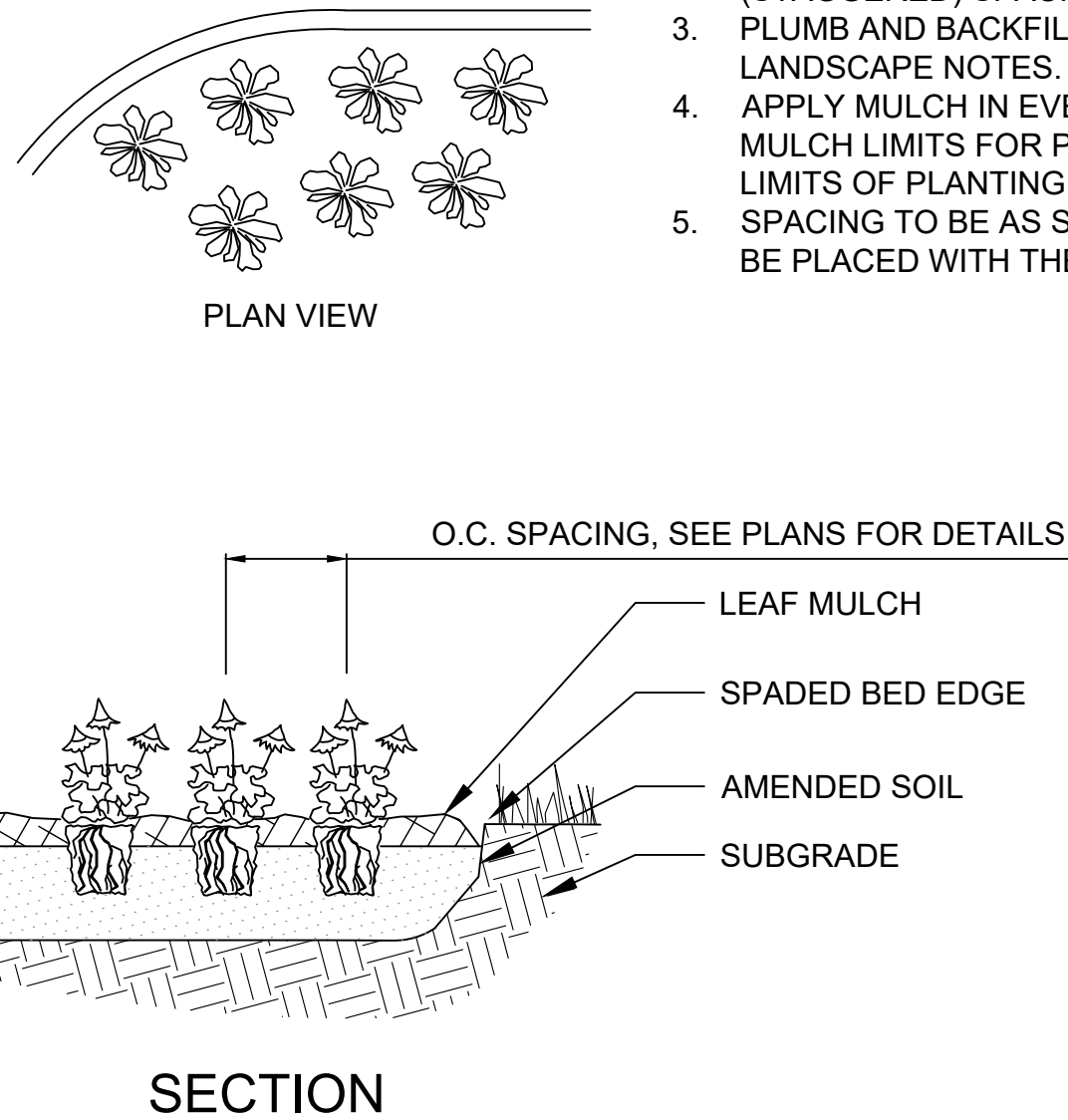


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS



3 PERENNIAL PLANTING

NTS

## LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
16. SITE SHALL BE 100 PERCENT READY FOR LANDSCAPE INSTALLATION PRIOR TO START. LANDSCAPE CONTRACTOR WILL MAKE A SITE VISIT THE WEEK PRIOR TO SCHEDULED INSTALL TO CONFIRM THAT THE SITE IS COMPLETE AND READY FOR LANDSCAPE INSTALLATION.
17. LANDSCAPE CONTRACTOR WILL PERFORM FINAL FINE GRADING OF SITE'S TOP 4 INCHES OF LANDSCAPE AREA PRIOR TO SOD INSTALLATION. ALL OTHER SITE ROUGH GRADING SHALL BE PERFORMED BY GENERAL CONTRACTOR PRIOR TO LANDSCAPE INSTALLATION.
18. GENERAL CONTRACTOR IS TO REMOVE ALL DEBRIS (INCLUDING BUT NOT LIMITED TOO; CONCRETE DEBRIS, TRASH, AND WOOD FORMS) FROM LANDSCAPE AREAS PRIOR TO LANDSCAPE INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL REMOVE ALL TRASH AND MATERIALS RELATED TO LANDSCAPE INSTALLATION AND PERFORM PRESSURE WASHING OF ANY DISTURBED AREAS DUE TO LANDSCAPE INSTALLATION. SITE TO BE BLOWN CLEAN UPON COMPLETION OF INSTALLATION. GENERAL CONTRACTOR SHALL PERFORM FINAL SITE CLEANUP AND PRESSURE WASHING.

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AA	9	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL. MIN	
	QC	8	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	2.5" CAL. MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL. MIN	
	UA	5	ULMUS X 'MORTON' TM / ACCOLADE ELM	B & B	2.5" CAL. MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PF	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		5' HT MIN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	CA	8	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN	
	SI	8	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL. MIN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	HJ	17	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA	3 GAL	SEE PLAN	24" HT. MIN.
	PD	22	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL DWARF NINEBARK	3 GAL	SEE PLAN	24" HT. MIN.
	RG	13	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT. MIN.
	SB	14	SYRINGA X 'BLOOMERANG' / BLOOMERANG SERIES LILAC	3 GAL	SEE PLAN	24" HT. MIN.
	ST	8	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF	28	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	SEE PLAN	24" HT. MIN.
	TR	24	TAXUS X MEDIA 'RUNYAN' / RUNYAN ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT. MIN.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	103	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	12" HT MIN
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CV2	43	COREOPSIS VERTICILLATA 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	12" HT. MIN.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
			TURF SEED			

## NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



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LANDSCAPE DETAILS				
COSMOS CAR WASH 29022 STEPHENSON HWY CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN				
ORIGINAL ISSUE: 4/15/2022				
KHA PROJECT NO. 190125007				
SHEET NUMBER				
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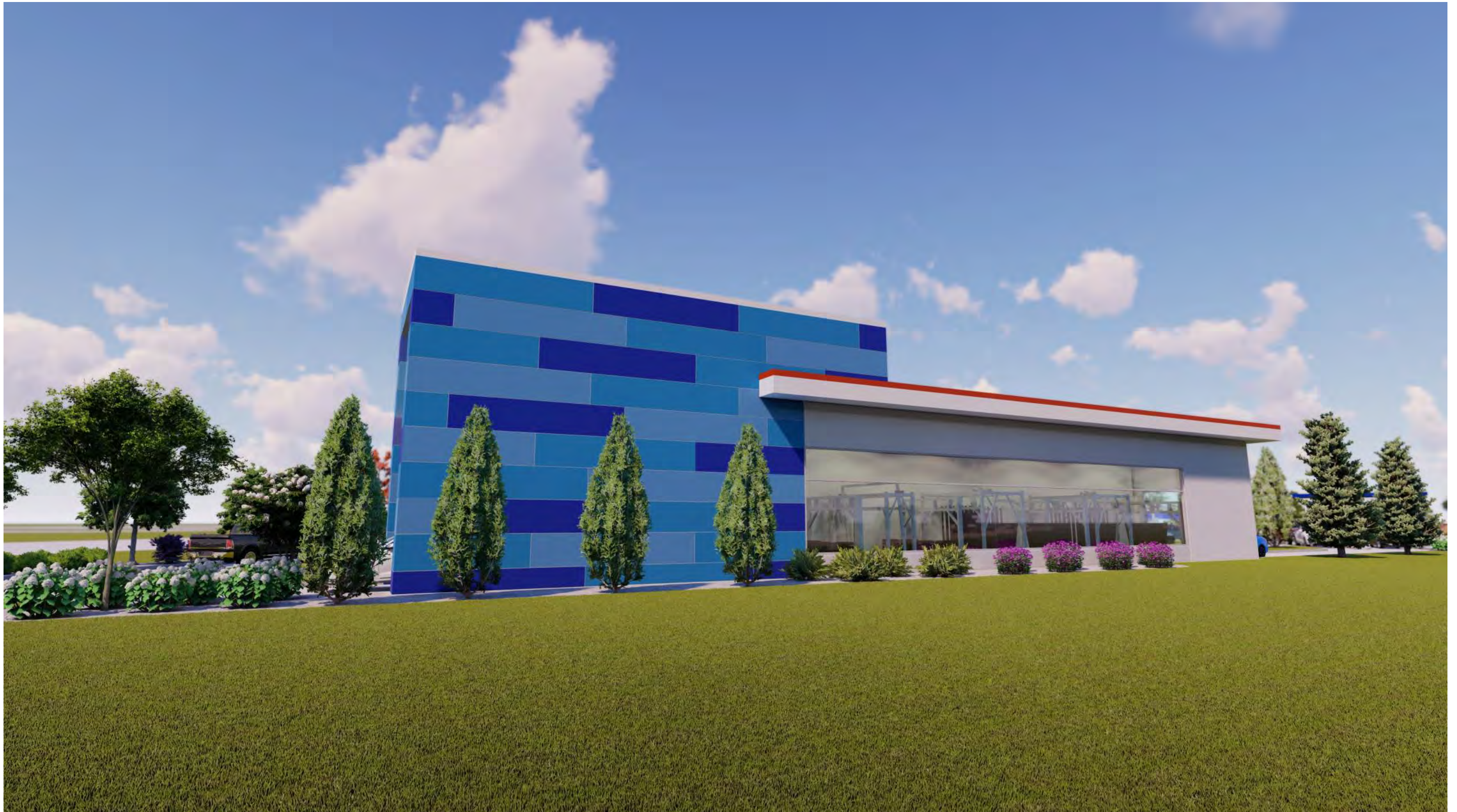
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