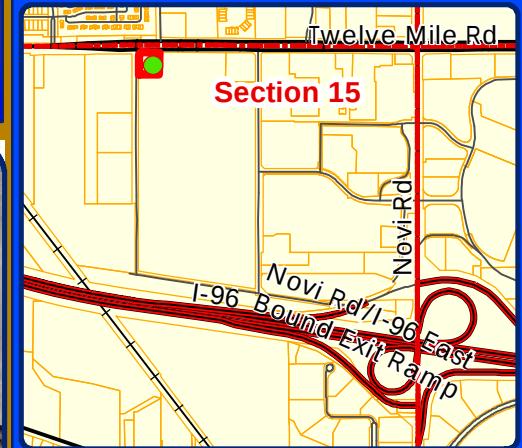


MAPS
Location
Zoning
Future Land Use
Natural Features

JAX KAR WASH

LOCATION



LEGEND

 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 3/18/24
Project: JAX KAR WASH
Version #: 1

0 35 70 140 210 Feet
1 inch = 167 feet

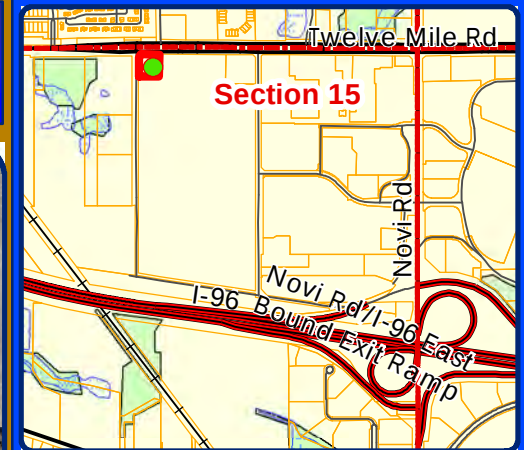
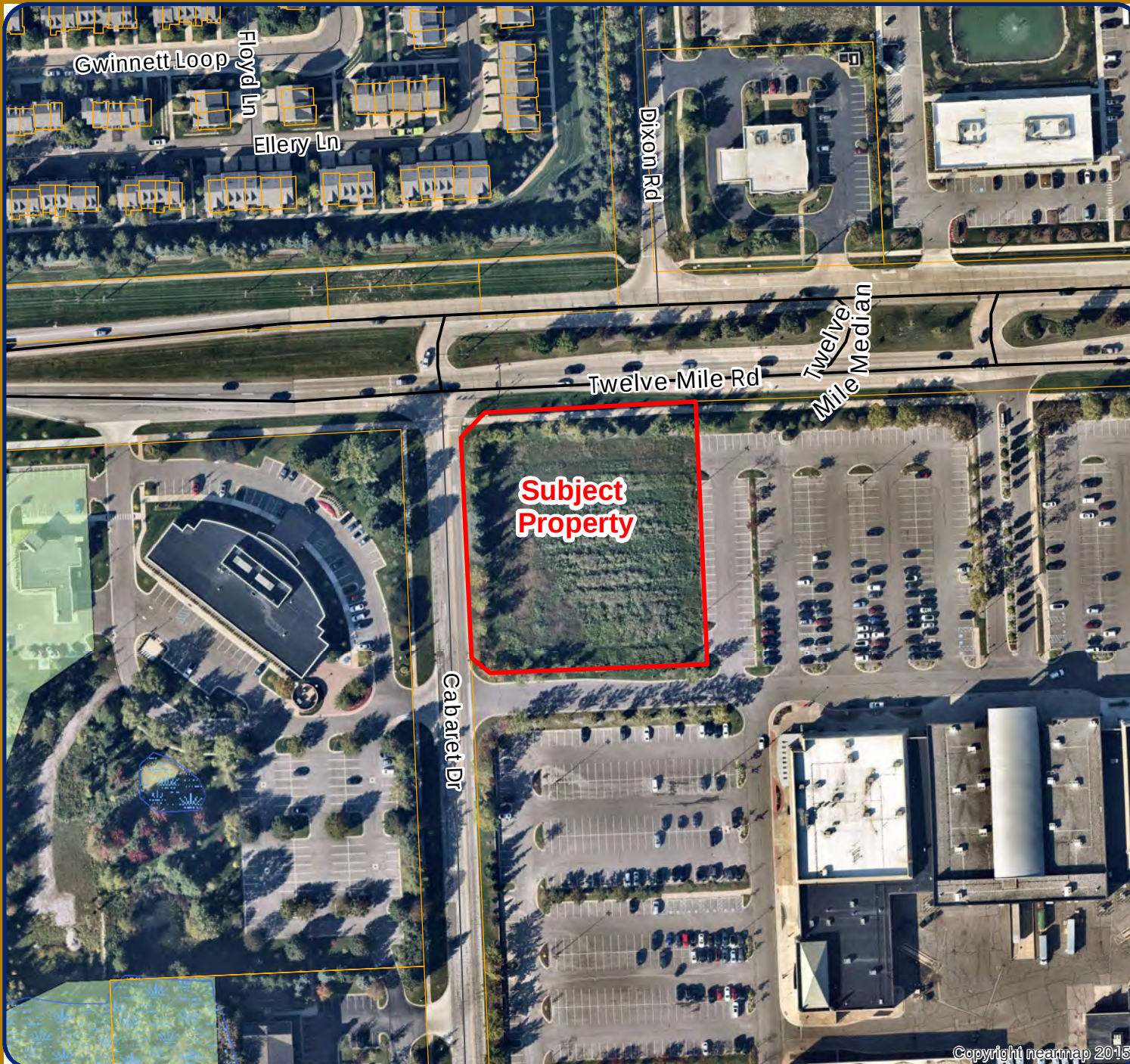


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JAX KAR WASH

NATURAL FEATURES



LEGEND

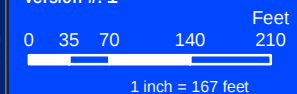
-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

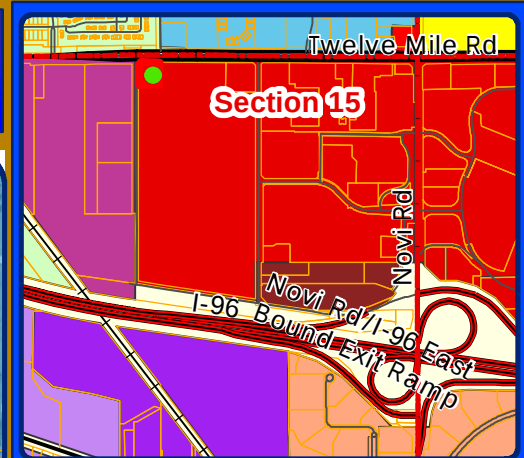
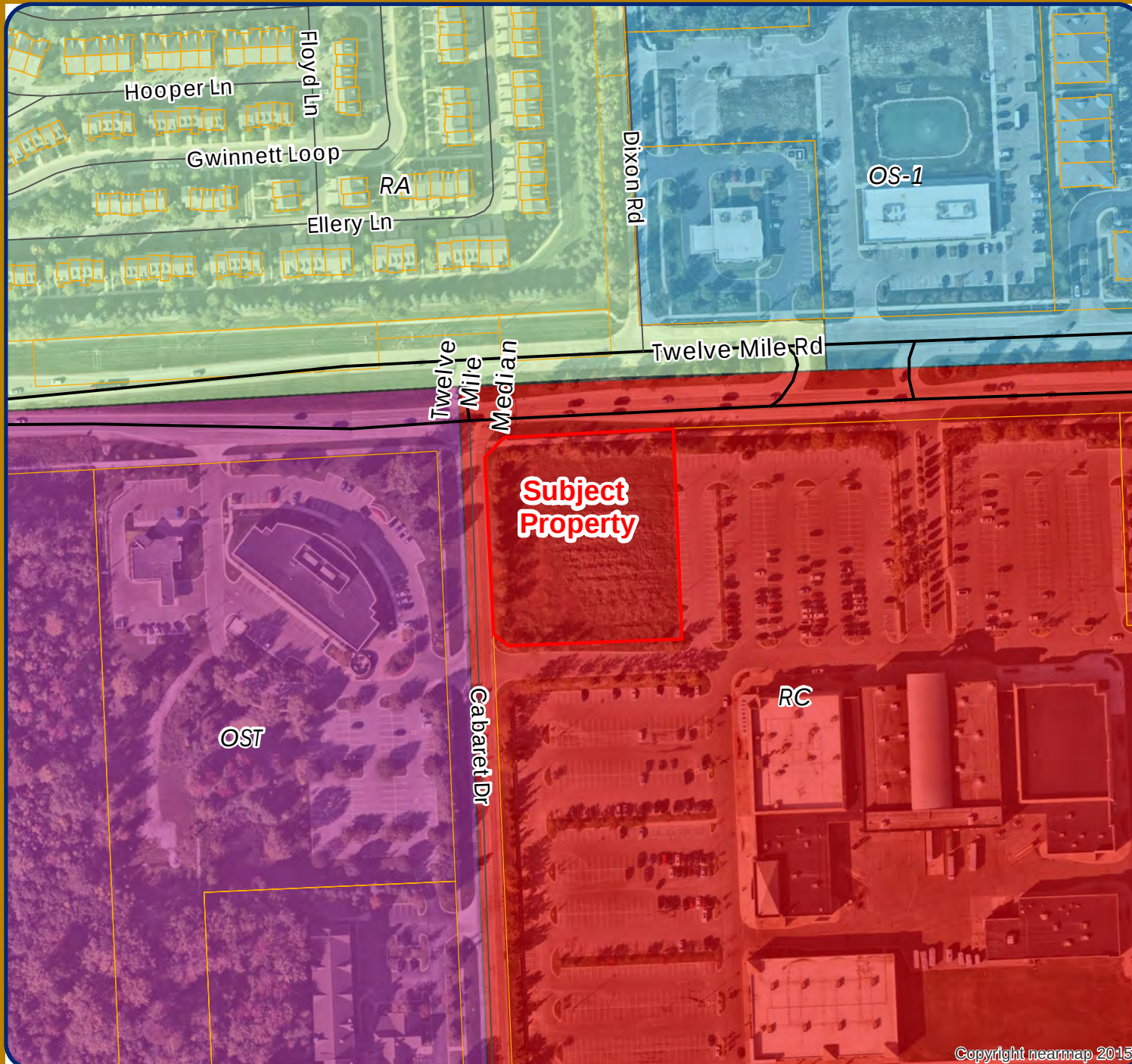
Map Author: Lindsay Bell
Date: 3/18/24
Project: JAX KAR WASH
Version #: 1



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JAX KAR WASH ZONING



LEGEND

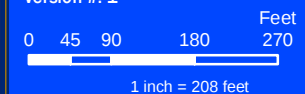
- R-A: Residential Acreage
- R-4: One-Family Residential District
- B-3: General Business District
- C: Conference District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 3/18/24
Project: JAX KAR WASH
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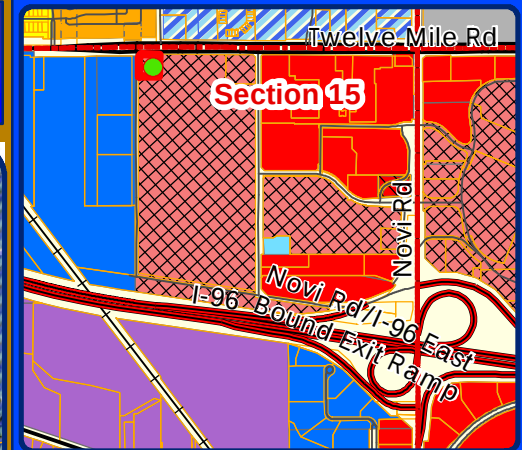
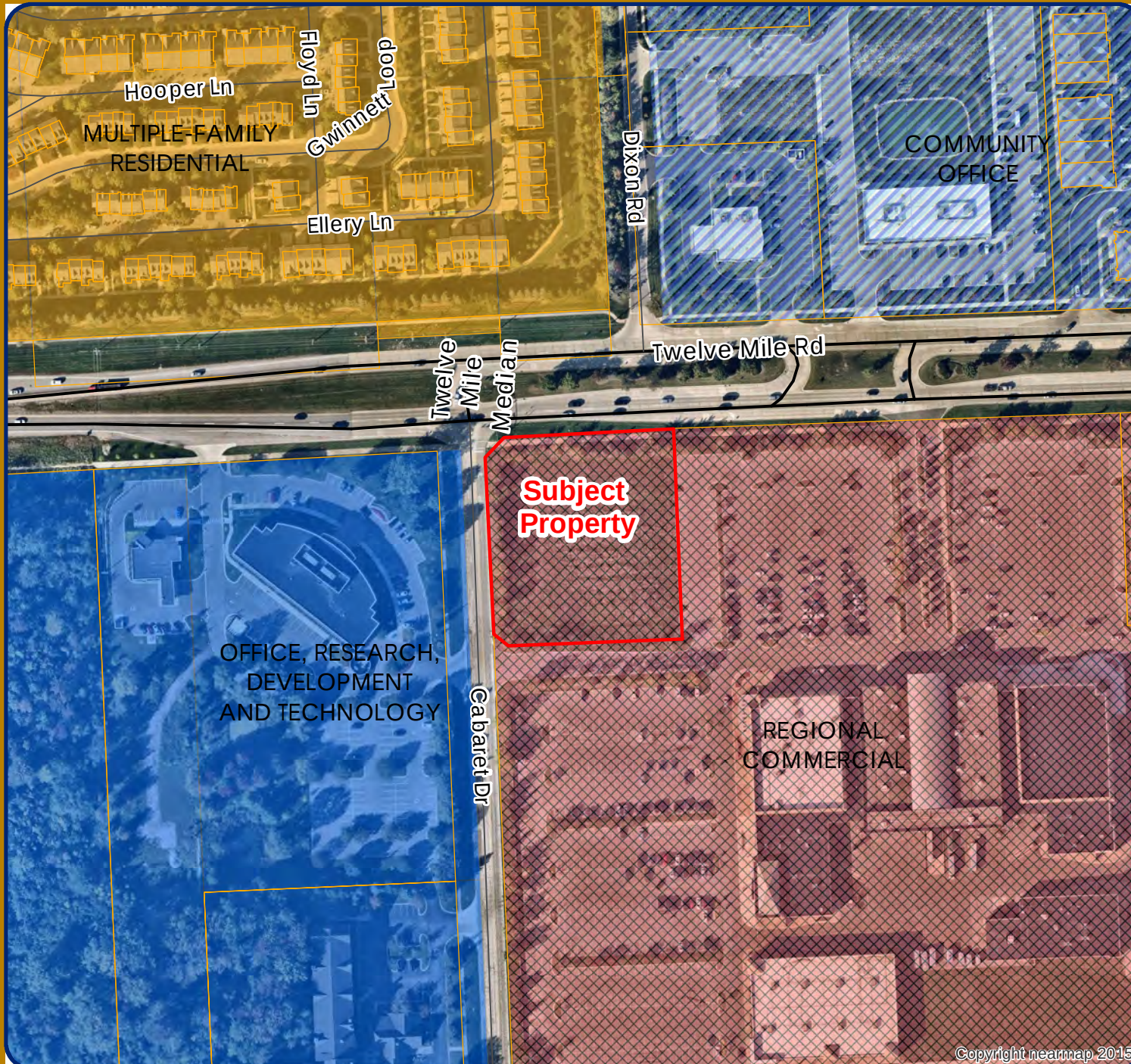


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JAX KAR WASH

FUTURE LAND USE



LEGEND

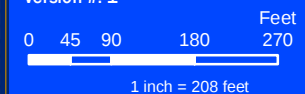
- Single Family
- Multiple-Family Residential
- Community Office
- Office, Research, Development and Technology
- Industrial, Research, Development and Technology
- Regional Commercial
- Town Center Commercial
- Town Center Gateway
- Public
- Cemetery
- Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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Date: 3/18/24
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LETTER FROM APPLICANT
10/23/2024

LAW OFFICES
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

37000 GRAND RIVER AVENUE, SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

D. B. LANDRY
dlandry@lmdlaw.com

Office: (248) 476-6900
Direct: (248) 919-3783
Fax: (248) 476-6564

October 23, 2024

Via Email: bmcbeth@cityofnovi.org

Mayor Fischer & Members of the City of Novi City Council
45175 W. Ten Mile Road
Novi, MI 48375-3024

RE: Jax Kar Wash Novi.
JZ24-01 Application for rezoning with PRO.
Pre-App 23-031

Dear Mayor Fischer & Members of the City Council:

We understand that this matter will be on the City Council agenda for the October 28, 2024 meeting. We would ask the City Council to consider the following.

Jax Kar Wash submitted an Application for Rezoning with Planned Rezoning Overlay (PRO) pursuant to the provisions of the City of Novi Zoning Ordinance Section 7.13.2. As set forth in that ordinance, the Application for a PRO is a two-step process. The reason it is a two-step process is to inform the applicant early on whether the requested use is eligible for a rezoning with PRO and whether it is likely to be approved. An initial PRO Application describes the proposed use, describes the surrounding uses and is to explain why the proposed use would “*achieve integration of the proposed land development project with the characteristics of the project area*” and “*will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use and that the land use or activity is consistent with the public health, safety, and welfare of the City.*” Zoning Ordinance Section 7.13.2.A.

The PRO process provides that an Initial Concept Plan is submitted by the applicant at the initial stage. After review of the initial concept by the City Administration the Planning Commission and City Council considers an initial review of the application. The purpose of the initial review is, as set forth in the ordinance, “*initial submission to planning commission and City Council for eligibility reviews.*” Zoning Ordinance Section 7.13.2.D.iii. The purpose of the initial eligibility review is to “*provide only an initial indication to the applicant as to whether an applicant should proceed to a formal submission of the PRO application.*” *Id.* While the initial review by the City Council is not binding the point is to inform an applicant before the applicant incurs the very expensive undertaking of preparing detailed site plans with engineering, landscaping, storm water, etc. expenses. If the project is not felt to be eligible for a PRO because the use is objected to at the location the applicant should be told that at the initial review stage so that the second step of the process is not undertaken at significant expense needlessly. If the City

Council doesn't think the use is appropriate at this particular parcel that should be communicated to the applicant at the initial review stage by the City Council.

In the case of Jax Kar Wash at the Initial Planning Commission Review of April 19, 2024, all but one of the Planning Commission members gave positive comments:

“**Member Lynch**...he does not have a problem approving this change of use...this is a very unique piece of property with many restrictions which makes it very challenging...**Member Dismondy** stated that after 22 years of no development there because its such a complicated site with easements and setbacks, he figured there'd be more pushback from the neighbors, and they seem to be doing the opposite of pushing back and supporting...it just seems like a good use for this site...**Member Roney**...its difficult to identify any detriments...the key thing when he read the packet was seeing the five businesses give their support...putting all those together, there is a public benefit for all those supporting Fountain Walk...**Member Avdoulous**...so what are the benefits to site. As indicated, it would promote activity on the site. It is also something that is going create convenience for the residents around there. It is complimentary to what is going on at Fountain Walk, he thinks a car wash can be a destination spot since he lives on a gravel road...**Chair Pehrson** stated there is a reason why there is a PRO option in the City relative to allowing applicants to come forward with unique opportunities for the City that necessarily weren't considered ten or twenty years ago with properties splits and the way things come about with easements taken into account. When we look at the Master Plan it gives us a guideline, it doesn't give us hard, fast rules, rather a reference point to start. The pros definitely outweigh the cons in this particular application.”

Of the Initial Planning Commission review only one Planning Commissioner, Member Becker, was opposed to the project.

At the initial eligibility review by the City Council on June 3, 2024, Council Members gave the following comments regarding eligibility:

- “**Member Staudt** expressed that he likes the proposal and thinks it's a good use of the property but is not buying the public benefits.
- **Member Thomas** added by saying that she generally likes the proposal and thinks it is a good spot for that particular business.
- **Member Heintz** stated that he thought overall the applicants have great potential and liked how they saved water...he concluded by stating that the project could help that spot and it's a creative use of that space.
- **Member Gurumurthy** commented that she thinks a car wash aligns and fits with the whole area. She said that it would great if when people took walks, there were pockets of places where they can sit and have some time.
- **Member Smith** agreed with his colleagues and thinks this is a good site for the project but that the public benefit needs work.
- **Mayor Pro-Tem Casey** started by saying that she has a different opinion then some of her colleagues in terms of putting a car wash on the site...she concluded by saying that she is sharing some of the hesitancy right now with the idea of a PRO...

- **Mayor Fischer** then stated that as far as the PRO process, this is a very interesting use and that he shares some of the same hesitancy as the Mayor Pro-Tem.
- The Mayor then wondered if the PRO process is the right one and stated that there are a lot of discussions in the presentation about the set backs and having a hard time putting a different sort of business under the current zoning...there are a lot of people who seems to be nodding in favor of this project. The applicant now has some feedback including some public benefit things that they are going to have to think through.”

What was a developer to think? We acknowledge that the initial comments are not binding. However, a majority of the Planning Commission and City Council had no problem with the use and stated no objections to the eligibility of this proposal for a PRO. Indeed, “there are a lot of people who seem to be nodding in favor of this project.” With only one Planning Commissioner and two City Council Members expressing questions regarding the eligibility of the project for a PRO the applicant proceeded to step two and incurred \$100,000.00 dollars in the entire PRO process. It came as a complete shock that the Motion to Approve the PRO failed by a 3-4 vote. That was especially disappointing when there were no objections from any of the surrounding property owners and with Fountain Walk’s owner including a number of the businesses in Fountain Walk in favor of this rezoning.

This matter is scheduled to be on the City Council agenda for the October 28, 2024 meeting for another Motion. We would request that the City Council consider the history of this PRO application process. It is respectfully requested that if a Motion is made to deny the PRO that such Motion fail and a second Motion to approve the PRO be made and approved. This use, a commercial use, is entirely consistent with the surrounding uses.

THIS IS NOT SPOT ZONING

There was some use of the term “spot zoning” in the discussions. The term “spot zoning” does not appear anywhere in the Michigan Zoning Enabling Act. Spot zoning is a pejorative term used to describe an island of zoning surrounded by totally inconsistent uses. In *Raabe v Walker* 383 Mich 165, 175 (1970) the Court defines spot zoning as creating “a comparatively small zone of permitted use inconsistent with that in the larger area...” In that case the Court dealt with a request to rezone land from agricultural to heavy industrial. The rezoning was denied. In *Penning v Owens* 340 Mich 355, 367 (1954), the Court defines spot zoning as “creating a small zone of inconsistent use within a larger zone”. In the case of Jax Kar Wash the proposed use – a car wash – is a commercial use. The surrounding zoning area is regional commercial. Thus, the proposed use is a commercial use within a larger commercial use. In fact, the question of spot zoning was discussed at the Planning Commission of August 28, 2024 as follows:

“Chair Pehrson asked city attorney Beth Saarela to clarify the difference between what has been referred to as spot zoning in this case verses what the Planning Commission is being asked to look at relative to the PRO. City attorney Saarela responded that spot zoning is sort of like taking one property in an area that has nothing similarly zoned in that area and asking to rezone it for just that one parcel. Sometimes that is done through a ZBA use

variance. It's not something that should be done. *The difference here is the rezoning request is for a similar use to the surrounding area and is tied to a specific plan with an agreement.*"

Attorney Saarela was correct: "the difference here is the rezoning request is for a similar use to the surrounding area and is tied to a specific plan with an agreement".

Jax Kar Wash respectfully requests that the City Council reconsider this matter at its upcoming meeting and vote to approve the PRO.

Thank you for considering this matter.

Very truly yours,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

/s/ David B. Landry

David B. Landry

DBL/slw

Cc:

**CITY'S RESPONSE TO
LETTER FROM APPLICANT**

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JAX KAR WASH REZONING
DATE: OCTOBER 24, 2024

City Council has received a letter from the attorney for Jax Kar Wash, submitted in connection with the Council's expected consideration of that PRO application—to rezone property at the southeast corner of Twelve Mile Road and Cabaret Drive from Regional Center to General Business with a PRO—at its October 28, 2024 meeting. Among other things, the letter focuses on the Council's comments or reactions during the June 3, 2024 Initial Review—the new process added to the PRO to allow early input by the City Council before formal submission of an application to the Planning Commission and then City Council. That first meeting is informal, with no motions made: "The City Council's review and comments shall not constitute a recommendation and shall not be binding on the applicant or the City."

After receiving the letter, which appeared to have some fairly selective quotes from the minutes of the June 3rd City Council meeting, staff reviewed the minutes and offers the following additional information:

First, the applicant had indicated the following as "public benefits" or conditions of approval in its submission to Council:

- One goal of the Master Plan is to retain and support the growth of existing business and attract new businesses to the City.
- Jax Kar Wash employs high school students and is offering to pay \$54,000 to refurbish the library's teen space.
- The applicant has offered to build a 230 square foot patio with bench along Twelve Mile Road, as suggested during the previous Planning Commission meeting.

Following the applicant's presentation, there was initial discussion by the Members of the City Council that the suggestion to support the Novi Public Library's teen space didn't meet the intent of the ordinance as a public benefit or condition of the approval, as there was no direct link between the offer and the proposed development, and that under the PRO Ordinance, the intent is to enable enhancement of the project area as compared to the existing zoning. Council members noted that the City has no fiduciary responsibility to the library, and that it is inappropriate to fund anything for it.

Further comments by the City Council indicated that developing a vacant parcel in itself is not considered a benefit, and that other adjustments to the project that might make it constitute an overall benefit to the public would be considered by the City Council at the next meeting. For example, Council members encouraged adding more landscaping, and taking the applicant's inspiration of being interested in protecting the environment suggested adding a charging station that would benefit the region, and solar panels on the roof to reduce the use of energy from the grid.

Some Council members expressed hesitancy about using the PRO Option for this use, including not being sure that the project meets the definition of what a PRO is intended to do, and inquired whether a car wash is really considered an enhancement to the area. Further discussion included the possibility that if the car wash was not ultimately successful, that the property could revert back to the current RC zoning so that other B-3 uses would not be considered.

No vote was taken, and no subsequent approval was promised. In other words, while there were positive comments, there was other feedback as well.

Moreover, there were additional issues raised at the Formal Consideration that weren't discussed at the Initial Review—most notably the new information about the potential for removing one of the Consumers Gas easements and the fact that the land division being proposed was largely responsible for the reduced buildable area available for use.

FORMAL PRO PLAN

PRELIMINARY SITE PLANS

JAX KAR WASH

44175 WEST 12 MILE ROAD
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/9/2024		SITE PLAN APPROVAL



LOCATION MAP
SCALE: 1"=1000'

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-5.0	EROSION CONTROL PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	ADS DETAILS
C-9.2	ADS DETAILS
C-9.3	RAMP DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE CALCULATIONS
L-2.0	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
PFP-1	OVERALL FLOOR PLAN
PE-1A	BUILDING ELEVATIONS
PE-1B	EXP AND VACUUM ELEVATIONS
1 OF 1	PHOTOMETRIC PLAN

LEGAL DESCRIPTION:
PART OF 50-22-15-200-112
T1N, R8E, SEC 15 PART OF N 1/2 OF SEC. BEG. AT PT. DIST. S 88-35-38 W 1690.26 FT & S 01-53-38 E 380 FT FROM NE SEC COR; TH S 01-53-38 E 2162.77 FT, TH N 83-29-50 W 997.39 FT, TH N 81-25-51 W 236.34 FT, TH N 01-52-22 W 2258.06 FT, TH N 42-38-24 E 38.25 FT, TH N 87-32-34 E 202.19 FT, TH N 88-35-38 E 662.10 FT, TH S 01-24-22 E 309 FT, TH N 88-35-38 E 309.80 FT TO BEG. 64.46 A 8-5-15 FR -110

DESIGN TEAM

APPLICANT:	CIVIL ENGINEER	CONTRACTOR
JAX KAR WASH 26777 CENTRAL PARK BOULEVARD SUITE 190 SOUTHFIELD, MICHIGAN 48034 CONTACT: TODD GESUND EMAIL: TODD@JAXKARWASH.NET	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM	CUNNINGHAM LIMP COMPANY 26780 CABOT DRIVE, SUITE 100 CONTACT: MS. ALYSSA COOK COOKA@CLC.BUILD

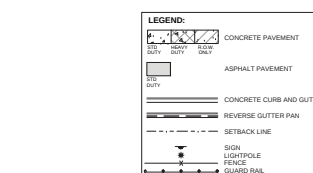
ARCHITECT	LANDSCAPE ARCHITECT
F.A. STUDIO 26261 EVERGREEN ROAD, SUITE 123 SOUTHFIELD, MI 48078 CONTACT: DAVID S. BRINKMEIER, AIA PHONE: 248.619.2354 EMAIL: DBRINKMEIER@FA.STUDIO	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM

PEA
GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/9/2024



NOT FOR CONSTRUCTION



- GENERAL NOTES:**
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE PIPE UNLESS OTHERWISE NOTED.
2. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
3. NO SITE MONUMENT SIGN PROPOSED.

SITE DATA TABLE:

TOTAL SITE AREA: 1.81 ACRES
EXISTING ZONING: R-C (REGIONAL CENTER DISTRICT)
PROPOSED ZONING: B-3 WITH PRO
PROPOSED USE: CAR WASH
BUILDING GROSS FLOOR AREA: 6,212 SF
HOURS OF OPERATION: MONDAY - FRIDAY: 7AM TO 6PM; SAT/SUN: 8AM TO 6PM
TOTAL EMPLOYEES: 3

PARKING CALCULATIONS

REQUIRED PARKING = 2 + 1 PER EMPLOYEE + 1 PER VACUUM STATION
= 2 + 3 EMPLOYEES + 20 = 25 SPACES

PROPOSED PARKING SPACES = 28 SPACES INC. X 1 HC SPACES

OFF-STREET PARKING IN SIDE AND REAR YARDS

AREA OF RESIDENTIAL SITE SETBACK AT 10' = 0.44 AC (50% = 0.22 AC)

AREA THAT BOTH PARKING LOTS OCCUPY OF THE SETBACK = 0 AC

PERCENTAGE OCCUPIED BY PARKING LOTS = 0%

SITE SOILS INFORMATION
ACCORDING TO THE USE

WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

13B - OHSTEMO-BOYER LOAMY SANDS, 0 TO 6 PERCENT SLOPES
59 - URBAN LAND
60B - URBAN LAND-MARLETTE COMPLEX, 0 TO 8 PERCENT SLOPES

BUILDING LOT COVERAGE (PROPOSED): 7.88%

OPINION OF PROBABLE COST: TBD

SIGN LEGEND:

'VAN ACCESSIBLE BARRIER FREE PARKING' SIGN
REFER TO DETAIL SHEET FOR SIGN DETAILS

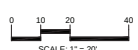
SIDEWALK RAMP LEGEND:

SIDEWALK RAMP TYPE F	(F)
SIDEWALK RAMP TYPE P	(P)
CURB DROP ONLY	(X)
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS AND SHEET C-9.3	

- SIGNING NOTES:**

 1. SIGNS 17"X17" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
 2. SIGNS GREATER THAN 17"X17" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
 3. SIGN BOTTOM HEIGHT OF 7' FROM FINAL GRADE
 4. SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN
 5. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE
 6. HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY

NOT FOR CONSTRUCTION



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
**CUNNINGHAM LIMP
COMPANY**
28790 CABOT DRIVE, SUITE 100
NOVI, MI

PROJECT TITLE
JAX KAR WASH
44475 WEST 12 MILE ROAD
NOVI, MICHIGAN

REVISIONS

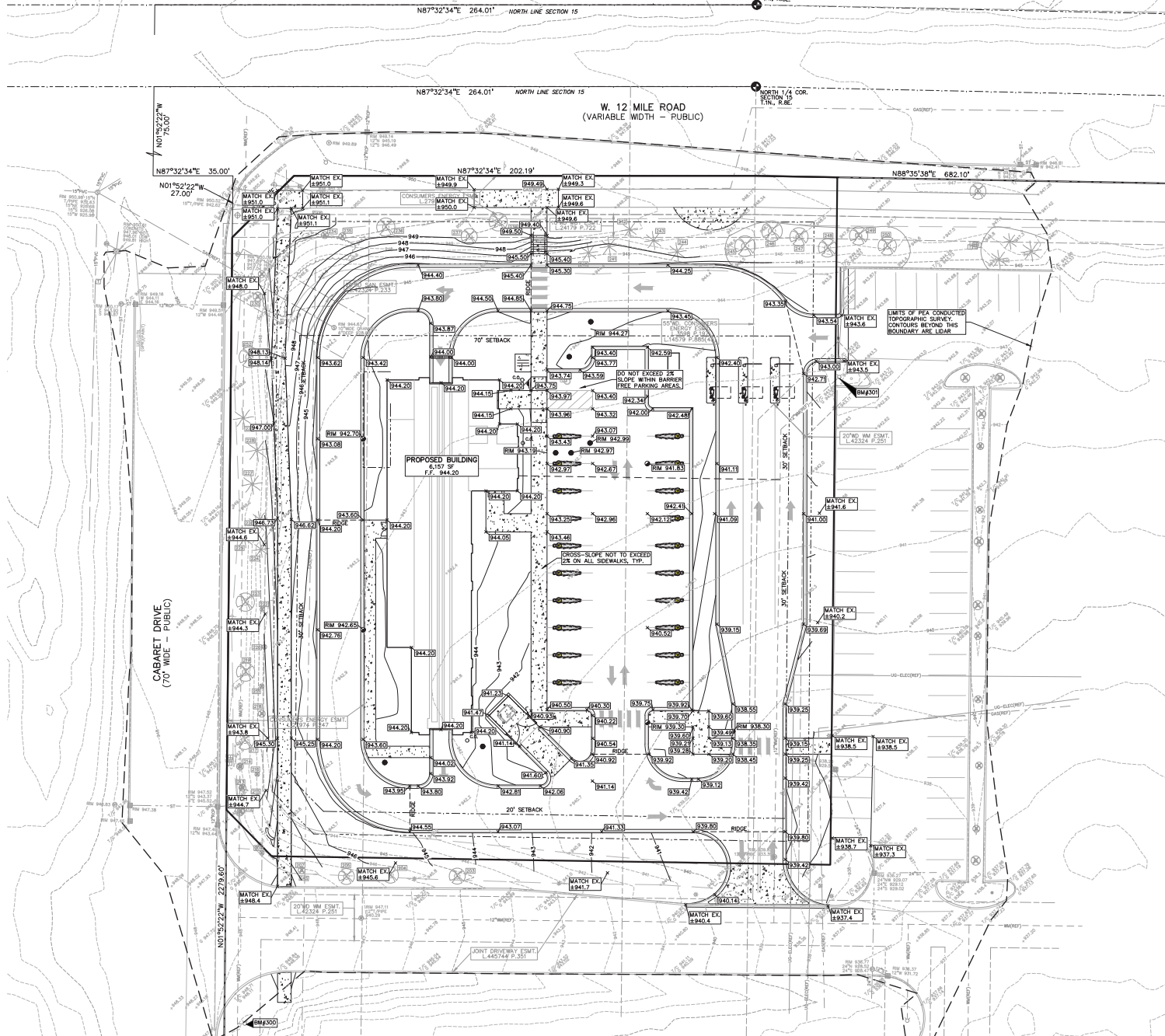
ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

**PRELIMINARY
SITE PLAN**

PEA JOB NO.	2023-1246
P.M.	JPB
DN.	KM
DES.	JPB
DRAWING NUMBER:	

C-3.0



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAV
- PROPOSED RIDGE LINE
- PROPOSED SNALEDITCH

ABBREVIATIONS

TIC = TOP OF CURB G = GUTTER GRADE
TIP = TOP OF PAVEMENT FF = FINISH FLOOR
TIS = TOP OF SIDEWALK FG = FINISH GRADE
TWM = TOP OF WALL RM = RIM ELEVATION
BW = BOTTOM OF WALL

REFER TO GRADING NOTES ON SHEET C-8.0

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM#300
DIMPLE ON ARROW ON SOUTH SIDE OF HYDRANT, EAST SIDE OF CABARET DR., APPROX. 400' SOUTH OF 12 MILE ROAD.
ELEV. - 946.71

BM#301
DIMPLE ON ARROW ON WEST SIDE OF HYDRANT IN PARKING LOT ISLAND, APPROX. 100' SOUTH OF 12 MILE ROAD AND APPROX 270' EAST OF CABARET DR.
ELEV. - 950.08

PEA GROUP
t. 844.813.2949
www.peagroup.com

811

CAUTION!
UNDERGROUND UTILITIES MAY BE PRESENT. CALL 811 BEFORE ANY EXCAVATION OR DRILLING.

CUNNINGHAM LIMP COMPANY
3070 CABOT DRIVE, SUITE 100
HOUSTON, TX 77058

PROJECT TITLE
JAX KAR WASH
4445 WEST 12 MILE ROAD
HOUSTON, TEXAS

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2023-1246
P.M.	JPS
D.N.	KM
DES.	JPS
DRAWING NUMBER:	



0 10 20 40
SCALE: 1" = 20'



CLIENT
CUNNINGHAM LIMP COMPANY
20700 CABOT DRIVE, SUITE 100
MOUNTAIN VIEW, MI 48054

PROJECT TITLE
JAX KAR WASH
44475 WEST 12 MILE ROAD
MOUNTAIN VIEW, MI 48054

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

DRAWING TITLE
EROSION CONTROL PLAN

PEA JOB NO. 2023-1246

P.M. JPS

C.N. KJM

D.S. JPS

DRAWING NUMBER:

C-5.0

- SYMBOLS: EROSION CONTROL:**
- (SP-2) SILT FENCE
 - (S-2A) LOW POINT INLET FILTER
 - (S-3) RYOB INLET FILTER
 - (SP-9) TEMPORARY STONE ACCESS DRIVE
 - (E-8) EROSION CONTROL BLANKET
 - (E-7) RIPRAP
 - TEMPORARY SEED AND MULCH
- REFER TO O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL DEVICE DETAILS.

- EROSION CONTROL QUANTITIES:**
- SILT FENCE 455 LF
 - LOW POINT INLET FILTER 10 EA.
 - TEMPORARY CONSTRUCTION ACCESS DRIVE 1 EA.
 - EROSION CONTROL BLANKETS 467 S.Y.

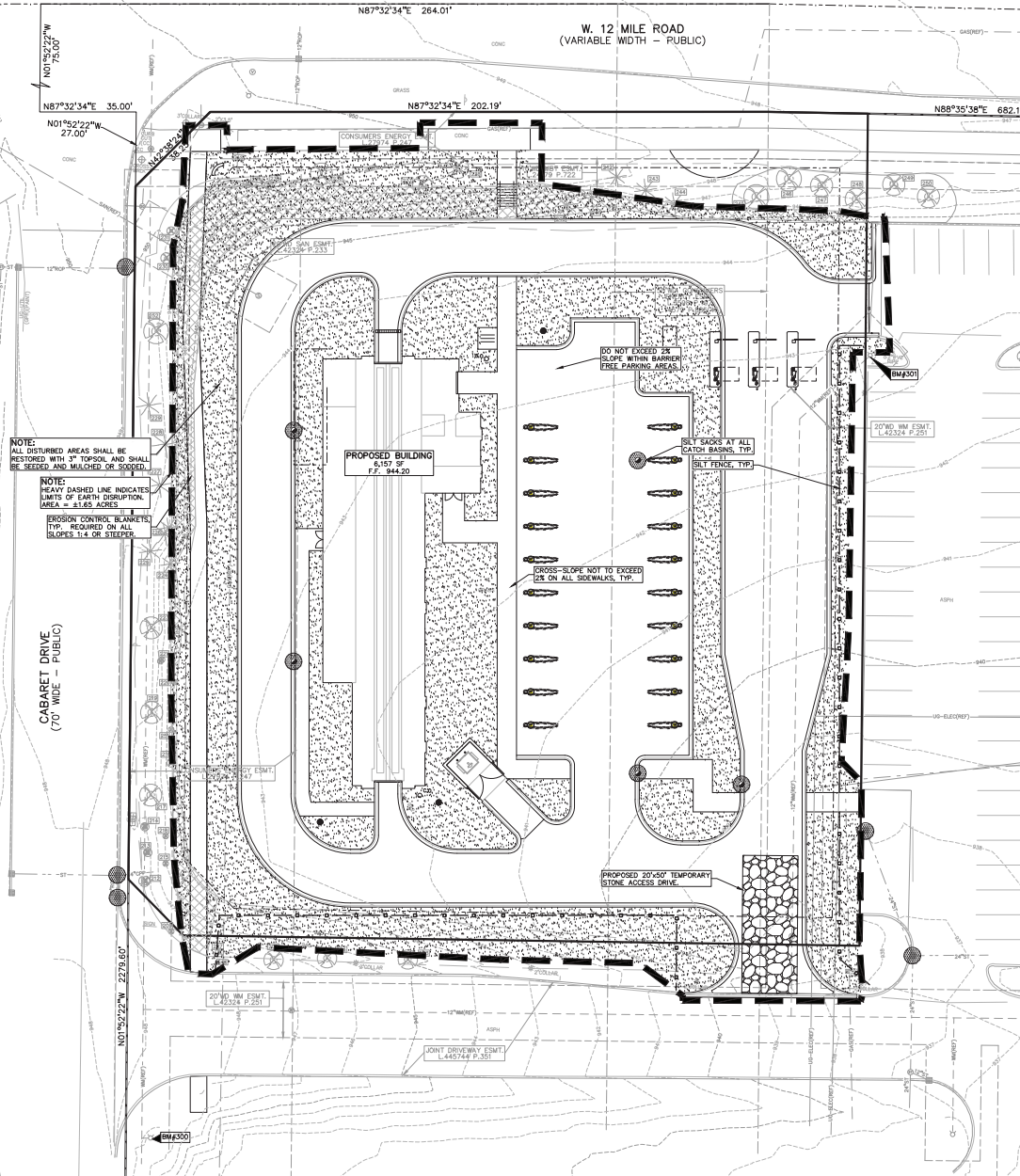
- SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION:**
- SEE OAKLAND COUNTY W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL SOIL EROSION CONTROL RELATED DETAILS.
 - PLACE SILT FENCE & INSTALL INLET FILTERS ON EXISTING STORM SEWER STRUCTURES, ACCORDING TO PLANS.
 - INSTALL TEMPORARY CRUSHED CONCRETE ACCESS DRIVE AT ALL CONSTRUCTION ENTRANCES. (80'x24'x8" MINIMUM OF 1 1/2" CRUSHED CONCRETE - NO FINES)
 - REMOVE CURB, PAVEMENT, TREES, ETC. AS DIRECTED ON THE DEMOLITION PLAN.
 - STRIP AND STOCKPILE TOPSOIL FOR RESTORATION REQUIREMENTS.
 - DISPOSE OF ALL EXCESS, UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS ALLOWED.
 - UNUSABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS DEBRIS OR TRASH.
 - MASS GRADE THE SITE IN ACCORDANCE WITH THE PLANS.
 - INSTALL SEED, MULCH AND EROSION CONTROL BLANKETS AS SHOWN ON THE PLAN WITHIN 5 DAYS OF COMPLETION OF MASS GRADING OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
 - COMPLETE ROUGH GRADING OF SITE AND INSTALL UTILITIES. PLACE INLET FILTERS AT ALL INLETS AND CATCH BASINS, AS SHOWN.
 - FINISH GRADE AND PAVE SITE AS PROPOSED TO DRAIN TO STORM SEWER SYSTEM. REPAIR INLET FILTERS AS REQUIRED.
 - APPLY TOPSOIL, SEED AND MULCH/500 TO ALL DISTURBED AREAS UPON COMPLETION OF GRADING. THE CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE EXPOSURE OF UNSTABILIZED AREAS.
 - CLEAN PAVEMENT AND STORM SEWERS. REMOVE SILT FENCE, AND INLET FILTERS ONCE VEGETATION HAS BEEN ESTABLISHED.
 - CLEAN DETENTION BASIN AND OVERFLOW SPILLWAYS AND REPAIR RIPRAP AS NECESSARY.
 - ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
 - STREET CATCH BASINS TO BE PERIODICALLY CLEANED AND FILTER CLOTH CHANGED AND MAINTAINED.

- SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:**
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY: TBO
 - IF ANY DAMAGE HAS OCCURRED AS A RESULT OF STORM WATER DISCHARGE FROM THE SITE, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:
 - ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
 - ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
 - SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
 - INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
 - CONTRACTOR SHALL PROVIDE WATER TRUCK TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL.
 - IF HIGH GROUNDWATER IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DETERMINING PLAN MUST BE SUBMITTED TO THE CITY ENGINEERING DIVISION FOR REVIEW.

SEQUENCE OF CONSTRUCTION:	
START DAY	END DAY
1	100
1	295
1	300
1	30
5	40
5	40
30	120
70	200
30	250
50	280
150	280
180	280
250	295
295	300
300	300

- INSTALL CRUSHED CONCRETE ACCESS APPROACH AT SITE ROAD APPROACH.
- INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES, SILT FENCES, INLET PROTECTION, ETC. AS NECESSARY.
- MAINTAIN A 25' BUFFER OF VEGETATION AROUND PERIMETER OF SITE WHERE POSSIBLE.
- REMOVE ALL VEGETATION, TREES AND BRUSH FROM THE PROPOSED CONSTRUCTION AREA UNLESS MARKED TO REMAIN. STRIP AND STOCKPILE TOPSOIL AS REQUIRED FOR RESTORATION. ALL STOCKPILES MUST BE GRADED AND SEED.
- REMOVE ALL PAVEMENT, CURBS, UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED WORK AS SHOWN ON THE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.
- DISPOSE OF ALL EXCESS/UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO ON-SITE BURN OR BURY PITS ALLOWED.
- ROUGH GRADE SITE. SEED AND MULCH BLANKETS MUST BE INSTALLED AS SHOWN WITHIN 5 DAYS OF FINAL GRADE. REPAIR AND/OR RE-INSTALL ANY TEMPORARY SOIL EROSION CONTROL MEASURES THAT WERE DAMAGED DURING GRADING OPERATIONS.
- INSTALL SITE UTILITIES (STORM SEWER, SANITARY SEWER, WATER MAIN ETC.). INSTALL INLET PROTECTION AT ALL PROPOSED CATCH BASINS.
- TEMPORARY SEEDING MUST BE PROVIDED IN AREAS NOT TO BE WORKED ON FOR 15 DAYS OR LONGER.
- BEGIN CONSTRUCTION OF BUILDING.
- FINE GRADE SITE AND PREPARE FOR SITE PAVING OPERATIONS.
- INSTALL ALL PAVEMENT, SIDEWALKS, CURBS AS PROPOSED. IF PERMANENT LANDSCAPING IS NOT TO BE INSTALLED SOON AFTER PAVING IS COMPLETE, ALL AREAS WITHIN 20 FEET OF BACK OF CURB MUST BE TEMPORARILY SEED. REPAIR INLET PROTECTION, SILT FENCE AND ANY OTHER DAMAGED SOIL EROSION CONTROL MEASURES AS NECESSARY.
- FINAL GRADE, REDISTRIBUTE STOCKPILED TOPSOIL, ESTABLISH VEGETATION AND INSTALL ALL PERMANENT LANDSCAPING IN ALL DISTURBED AREAS NOT BUILT.
- CLEAN PAVEMENT AND REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS REQUIRED.
- REMOVE SEDIMENTATION CONTROLS ONCE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED.

NOT FOR CONSTRUCTION



NOTE:
ALL DISTURBED AREAS SHALL BE RESTORED WITH 3" TOPSOIL AND SHALL BE SEEDER AND MULCHED OR SOLOID.

NOTE:
HEAVY DASHED LINE INDICATES LIMITS OF EARTH DISRUPTION AREA = 61.65 ACRES.

EROSION CONTROL BLANKETS TYP. REQUIRED ON ALL SLOPES 1:4 OR STEEPER

CABARET DRIVE
(70' WIDE - PUBLIC)

W. 12 MILE ROAD
(VARIABLE WIDTH - PUBLIC)

DO NOT EXCEED 2%
SLOPE WITHIN BARBER
FREE PARKING AREAS.

SILT SACKS AT ALL
CATCH BASINS, TYP.

CROSS-SLOPE NOT TO EXCEED
2% ON ALL SIDEWALKS, TYP.

PROPOSED 20'x50' TEMPORARY
STONE ACCESS DRIVE

ADS® Barracuda™ Max

The Barracuda Max is a new, changing stormwater quality technology. This high-performance vortex hydrodynamic separator is designed to remove total suspended solids in order to protect our precious receiving waters. The Barracuda Max is also an outstanding valve that offers multiple pipe configurations, and quick installation. The "Max" version of the Barracuda is built on the base platform of the original ADS Barracuda with improved removal efficiencies and installation components.

Features

- Single manhole design
- No elevation loss between the inlet and outlet
- Variable inlet/outlet angle configurations (not just 180 degree orientation)
- Internal bypass for inline installation (where applicable)
- Revolutionary, patent-pending "seam" mitigate turbulence in the sump area to prevent re-suspension of captured contaminants and an added deflector plate and bowl extension enhance the unit's removal capabilities

Benefits

- Internal components are in stock for quick delivery
- The 33, 54, 56, and 58 can be installed in a standard 36" (900 mm), 48" (1200 mm), 72" (1800 mm), and 96" (2400 mm) precast manhole, respectively
- The 53 & 54 can be provided factory installed within a 36" (900 mm) and 48" (1200 mm) ADS 40 manhole and adhered to the jacket
- The Barracuda Max "seam" and deflector plate apparatus are fabricated and designed for quick and easy field assembly
- Designed for easy maintenance using a vacuum truck or similar equipment
- Inspection and maintenance are performed from the surface with no confined space entry



Barracuda Specification

Materials and Design

- Concrete Structures: Designed for H-20 traffic loading and applicable soil loads or as otherwise determined by a Licensed Professional Engineer. The materials and structural design of the dividers shall be per ASTM C837 and ASTM C856.
- 36" (900 mm) and 48" (1200 mm) HD Manhole Structures: Made from an impact modified copolymer polypropylene meeting the material requirements of ASTM F2764. The eccentric cone reducer shall be manufactured from polyethylene meeting ASTM D3350 v01 class 213202. Gaskets shall be made of material meeting the requirements of ASTM F471.
- Separator Internals shall be substantially constructed of stainless steel, polyethylene or other thermoplastic material approved by the manufacturer.

Performance

- The stormwater treatment unit shall be an inline unit capable of conveying 100% of the design peak flow. If peak flow rates exceed maximum hydraulic rate, the unit shall be installed offline.
- The Barracuda Max unit shall be designed to remove at least 80% of the suspended solids on an annual aggregate removal basis. Silt removal shall be based on full-scale third party testing using OW-10 mobile gravitation equipment and 300 mg/L influent concentrations. Silt fall rate testing shall have included sediment capture based on actual total mass collected by the stormwater treatment unit.

The Barracuda Max unit shall be designed to remove at least 50% of TSS using a media mix with $d_{50} \geq 75$ micron and 200 mg/L influent concentration.

- The Barracuda Max unit shall be designed to remove at least 50% of TSS per current NJDEP/NJCAT HDS protocol.
- The stormwater treatment unit internals shall consist of (1) separator cone assembly, and (1) sump assembly, which includes the "seam".

Barracuda Max Model	Manhole Diameter	TSS10 (50% removal)	TSS15 (80% removal)
33	36" (900 mm)	0.85 CFS (4.1 L/s)	0.66 CFS (3.1 L/s)
54	48" (1200 mm)	1.52 CFS (43.0 L/s)	1.32 CFS (43.0 L/s)
56	72" (1800 mm)	3.40 CFS (96.3 L/s)	3.43 CFS (96.8 L/s)
58	96" (2400 mm)	6.08 CFS (172.2 L/s)	6.08 CFS (172.2 L/s)

Flow rates based on design stormwater management

Installation

Installation of the stormwater treatment unit(s) shall be performed per manufacturer's installation instructions. Such instructions can be obtained by calling Advanced Drainage Systems at 800-821-6710 or by logging on to www.adspipe.com.



adspipe.com
1-800-821-6710

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a silt rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Frequency (Table 1).



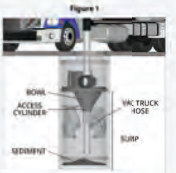
adspipe.com
1-800-821-6710

Barracuda Storage Capacities

Model	Manhole Diameter (in. (mm))	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards ³ (meters ³)	NJDEP Sediment Capacity (50% of standard depth) Yards ³ (meters ³)
33	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
54	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
56	72 (1800)	1897 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
58	96 (2400)	4196 (15894)	3825 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 24" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediments. See Figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
- a. Local regulations prohibit the discharge of liquid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
- b. Some localities treat the pollutants as waste. Check with local regulators about disposal requirements.
- c. Additional local regulations may apply to the maintenance procedure.



adspipe.com
1-800-821-6710



CAUTION!
This system is designed for stormwater management. It is not intended for sanitary or industrial waste disposal. Improper use can result in environmental damage and health hazards. Always follow local regulations and safety protocols.



CLIENT
CUNNINGHAM LIMP COMPANY
50700 CABOT DRIVE, SUITE 100
MAY, OHIO

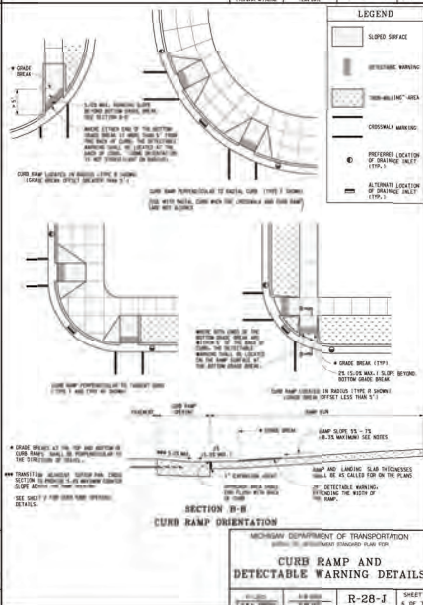
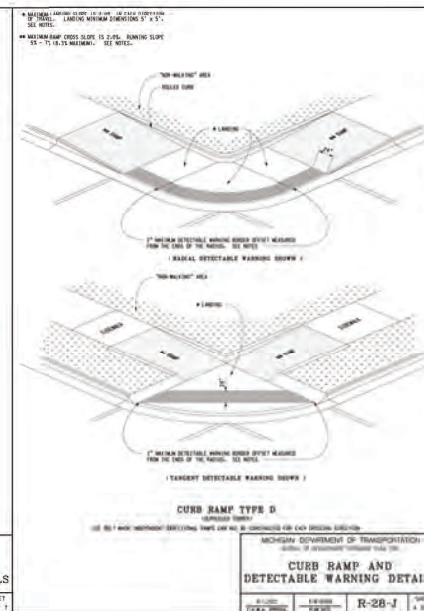
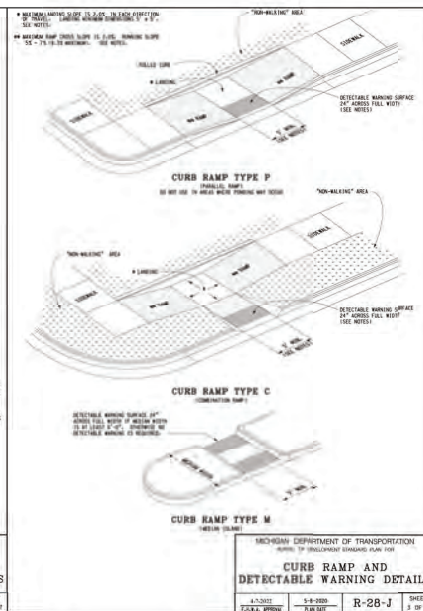
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44475 WEST 12 MILE ROAD
MAY, OHIO

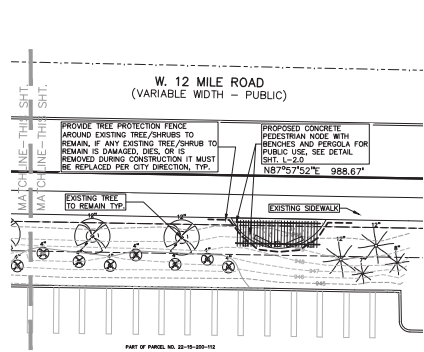
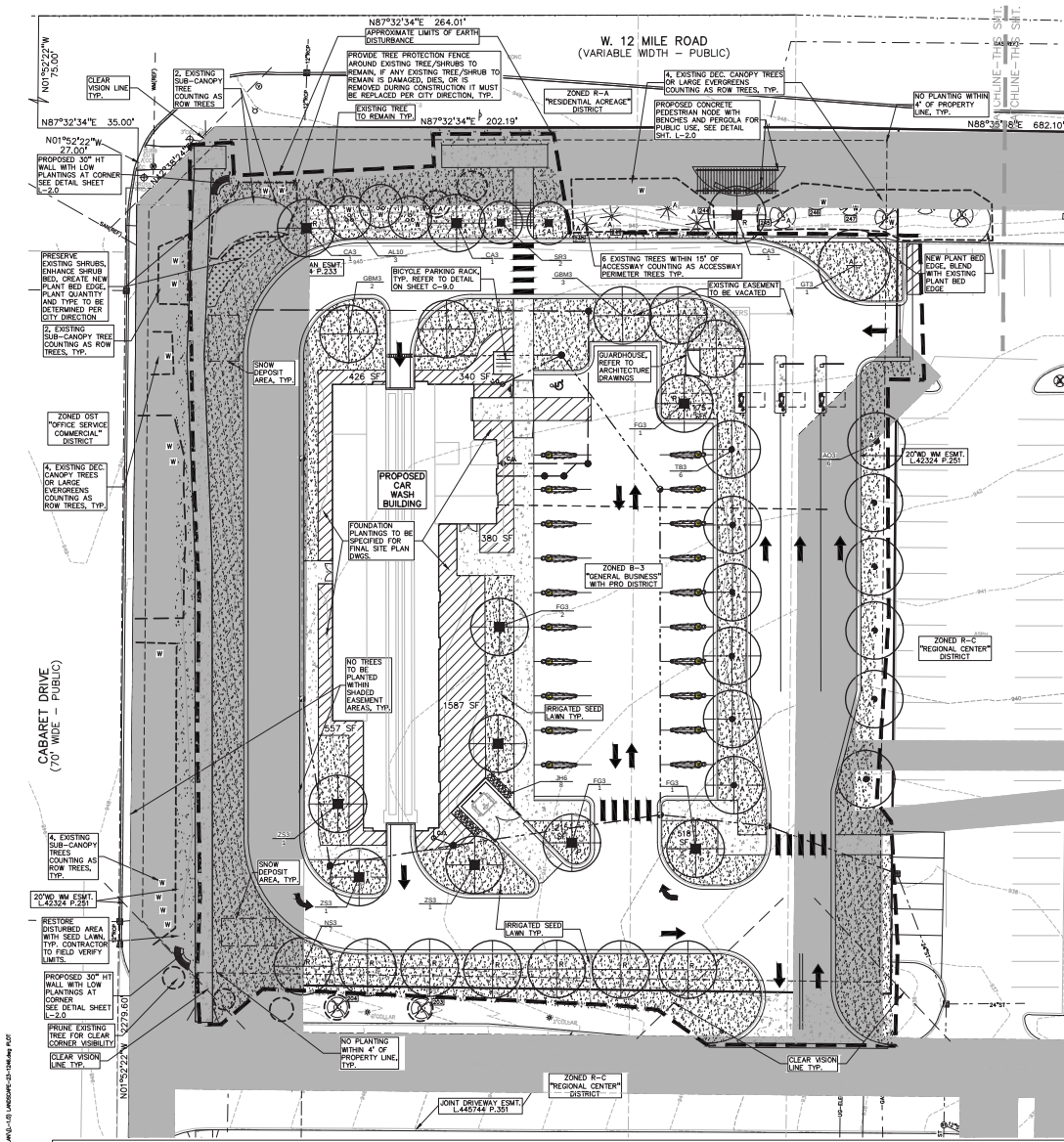
REVISIONS

ORIGINAL ISSUE DATE:
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DRAWING TITLE
ADS DETAILS

PEA JOB NO.	2023-1246
P.M.	JPS
D.N.	KM
D.S.	JPS

DRAWING NUMBER:





KEY:

- Proposed Deciduous Tree
- Irrigated Foundation Plantings
- Irrigated Seed Lawn
- Restored Lawn
- Indicates Easement Area
- Existing Tree/Tag to Remain

LETTER KEY

- W = 8.0" W. TREE
- F = INTERIOR PARKING LOT TREE
- P = PARKING LOT PERIMETER TREE
- A = ACCESSWAY TREE
- R = REPLACEMENT TREE

SEE L-1.1 FOR LANDSCAPE CALCULATIONS
SEE L-2.0 FOR LANDSCAPE DETAILS
SEE L-1.0 FOR TREE PRESERVATION PLAN
IRRIGATION PLAN BY OTHERS

IRRIGATION NOTES PER CITY OF NOVI: IRRIGATION PLAN BY OTHERS

Tree Protection

- Any tree protection must be installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacturer's instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.

Plumbing

- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

NOTE: SITE SOIL INFORMATION IS LOCATED ON SHEET C-3.0
NO PARASITIC OR JAPANESE KNOTWEED ARE PRESENT ON SITE.

PLANT SCHEDULE L-1.0

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES						
AD3	6	ACER RUBRUM / RED MAPLE	3" CAL	BAB	PER PLAN	NATIVE
CA3	3	CAMPYLOS CAROLINIANA / AMERICAN HORNBEAM	3" CAL	BAB	PER PLAN	NATIVE
FG3	5	FAGUS GRANDIFOLIA / AMERICAN BEECH	3" CAL	BAB	PER PLAN	NATIVE
GR3	5	GRUNDELIA BICOLOR / BROADLEAF BURNING BUSH	3" CAL	BAB	PER PLAN	NATIVE
GT3	1	GLIOSTOMA THYRACANTHOS / HONEY LOCUST	3" CAL	BAB	PER PLAN	NATIVE
NS3	7	NYSSA SYLVATICA / TURPELO	3" CAL	BAB	PER PLAN	NATIVE
TR3	4	TILIA AMERICANA / BOWLEAF / BOULEVARD AMERICAN LINDEN	3" CAL	BAB	PER PLAN	NATIVE
Z33	3	ZELKOYA SERRATA / GREEN VASE / GREEN VASE JAPANESE ZELKOYA	3" CAL	BAB	PER PLAN	NATIVE
ORNAMENTAL TREES						
AL3	3	AMELEXCHER LAEVIS / ALLEGHEE SERVICEBERRY	10" HT.	BAB	PER PLAN	NATIVE
SR3	2	SYNGRA REGULARATA / IVORY SILK / IVORY SILK JAPANESE TREE LILAC	3" CAL	BAB	PER PLAN	NATIVE
SHRUBS						
JH3	8	JUNIPERUS CHINENSIS / METZLI COLUMNARIS / METZLI COLUMNARIS	6" HT.	BAB	30°C.	
PRELIMINARY LANDSCAPE COST OPINION						
DOES NOT INCLUDE SHRUBS, PERENNIALS, AND PLANTINGS. THIS WILL BE PROVIDED FOR FINAL SITE PLAN. DOES NOT INCLUDE ENHANCED SITE AMENITY ITEMS.						

ADDITIONAL NOTES PER CITY OF NOVI:

PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4' OF PROPERTY LINE.

NO TREES SHALL BE PLANTED CLOSER THAN 15' FROM OVERHEAD UTILITY, 10' FROM FIRE HYDRANT, CATCH BASIN OR MANHOLE, 5' FROM UNDERGROUND UTILITIES AND 3' FROM BACK OF CURB.

NO TREES TO BE LOCATED IN FRONT OF ANY SIGN OR BLOCK BUILDING ADDRESS. FIELD ADJUST TREES AS NECESSARY.

ALL TRANSFORMER AND UTILITY BOXES TO BE SCREENED PER NOV CITY DETAIL AND IN THE CASE ADDITIONAL BOXES ARE ADDED TO THE SITE AFTER PLAN APPROVAL.

REPLACEMENT TREES, IF REQUIRED, SHALL BE FROM CITY OF NOVI'S WOODLAND REPLACEMENT CHART FOR ACCEPTABLE NATIVE REPLACEMENT SPECIES.

- CITY OF NOVI LANDSCAPE NOTES:**
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
 - ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 1ST AND NOVEMBER 31ST.
 - ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE CITY OF NOVI ZONING ORDINANCE OR LANDSCAPE DESIGN MANUAL.
 - ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PAIR GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BAILED AND BURLAPPED (BB).
 - ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
 - MATERIAL SHALL BE NATURAL COLOR, FINELY CHISELED HARDWOOD BARK FOR ALL PLANTINGS. 3" THICK FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 2" RADIUS AWAY FROM TRUNK, 3" THICK FOR SHRUBS AND SHRUB BEDS, AND 2" THICK FOR PERENNIALS AND PERENNIAL BEDS. ALSO PULL AWAY ROOT BALL DIRT FROM TRUNK AND ROOT FLEECE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN THREE (3) MONTHS ON THE NEXT APPROPRIATE PLANTING PERIOD.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
 - ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
 - ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
 - CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIAL FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
 - PLANT MATERIALS, EXCEPT SOIL, GROUND COVERS AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
 - ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MINIMUM) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT INTERFERE WITH SITE RESTRICTIONS (SEE DETAIL SHEET).
 - THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE YEAR GUARANTEE PERIOD.
 - THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.

PEA GROUP
t. 844.813.2949
www.peagroup.com

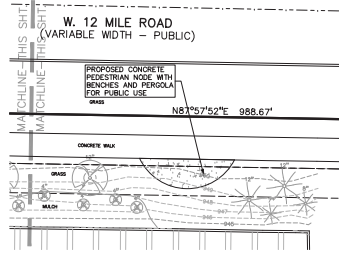
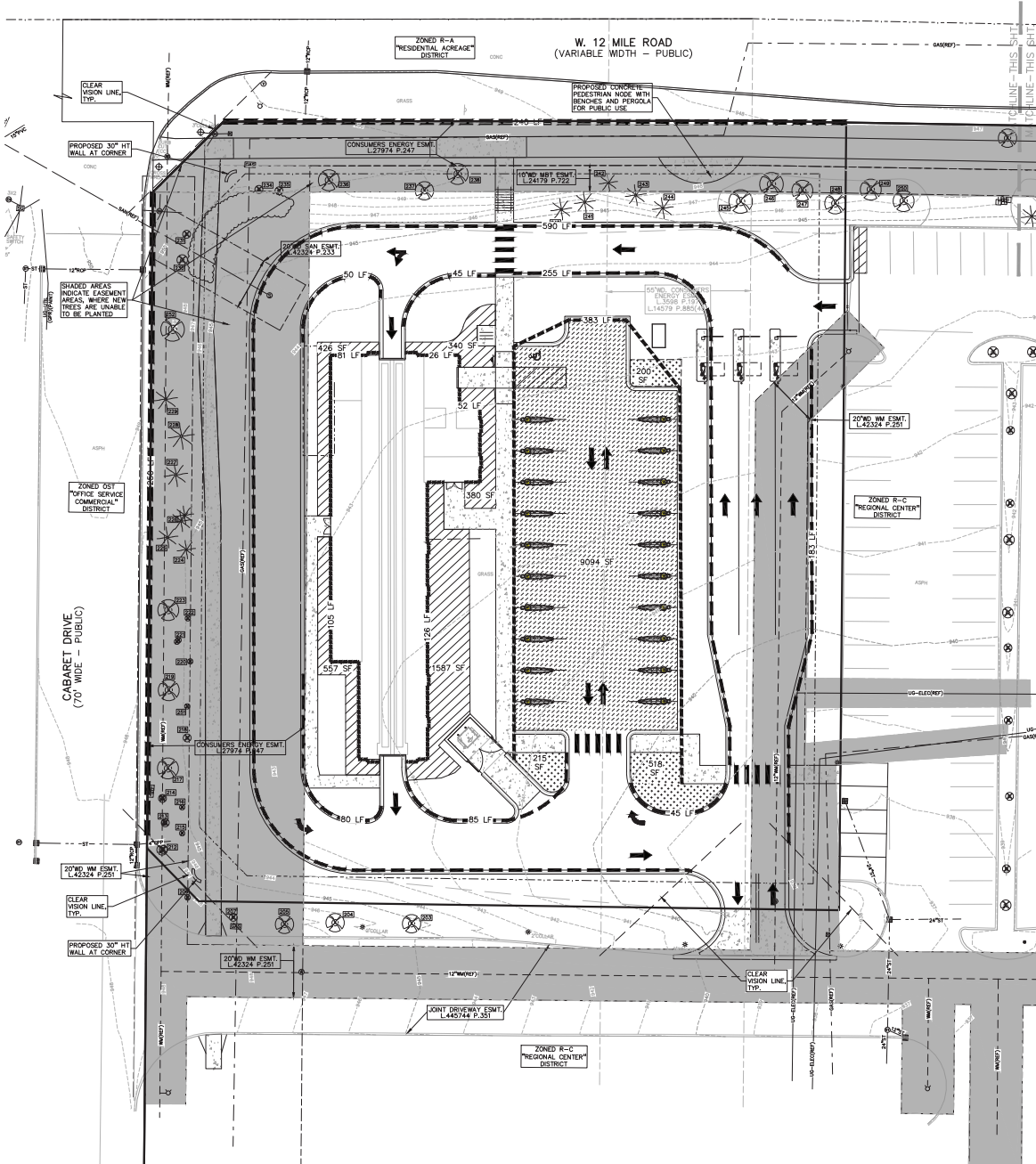
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PROJECT TITLE
JAX KAR WASH
4475 WEST 12 MILE ROAD
NOVI, MICHIGAN

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2023-1246
P.M. JPS
D.N. JLE
DES. JLE
DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION



LANDSCAPE CALCULATION:
PER CITY OF HOV ZONING ORDINANCE - ZONED R-C.
PROPOSED B-3 WITH PRO. AMENDED LANDSCAPE ORDINANCE EFFECTIVE 2020

ADJACENT TO PUBLIC ROW SEC. 5.5.3.A(2) W = R.O.W. TREE
REQUIRED: 1 DEC. CANOPY OR LARGE EVG. PER 60 LF.
1 DEC. SUB-CANOPY PER 40 LF, WHEN NOT ADJ. TO PARKING

CABARET RD: 250 / 60 = 4 DEC. CANOPY TREE OR LARGE EVG.
50 / 40 = 1 DEC. SUB-CANOPY
W 12 MILE RD: 240 / 60 = 4 DEC. CANOPY TREE OR LARGE EVG.
240 / 40 = 6 DEC. SUB-CANOPY

PROVIDED: CABARET RD: 4 EXISTING DEC. TREES AND 6 EXISTING SUB-CANOPY TREES
W 12 MILE RD: 4 EXISTING DEC. TREES, 2 EXISTING SUB-CANOPY TREES AND 4 PROPOSED SUB-CANOPY TREES
(NOTE: SITE IS LOCATED BELOW THE GRADE AT BOTH ROADS THEREFORE NO BERM IS FEASIBLE PER CITY COMMENT 3/6/2024)

INTERIOR PARKING LOT LANDSCAPE (SEC. 5.5.3.C) P = INTERIOR PARKING LOT TREE
REQUIRED:
A. 5' OF PAVED AREA UNDER 50,000 SF X 7.5%
B. 5' OF ADDITIONAL PAVED AREA OVER 50,000 SF X 1.0%
A+B=C SF OF ISLANDS REQUIRED
C. 2/200 CANOPY TREES REQUIRED
9,084 X 7.5% = 682 SF / 200 = 3 TREES

NOTE: ALL PARKING LOT LANDSCAPE ISLANDS SHALL BE A MIN. OF 200 SF, A MIN. OF 10' WIDE AND MIN. 5' BETWEEN CURB AND TREE TRUNK. LANDSCAPE ISLANDS MIN 130 SF IN AREA THAT ARE MIN 10' WIDE AND ADJOIN 70 SF OF GREEN SPACE CAN ALSO COUNT AS PARKING LOT ISLANDS.

PROVIDED: 3 PROPOSED DEC. CANOPY TREES
933 SF OF INTERIOR LANDSCAPE ISLAND AREA

PARKING LOT PERIMETER (SEC. 5.5.3.C) T = PARKING LOT PERIMETER TREE
REQUIRED: 1 TREE PER 35 LF OF PAVED VEHICULAR PERIMETER
383 LF - 28 LF SINCE BLDG IS WITHIN 20' OF VACUUM AREA / 35 = 10 TREES
PROVIDED: 10 PROPOSED TREES

INTERIOR ACCESSWAY (SEC. 5.5.3.C) A = ACCESSWAY TREE
REQUIRED: 1 TREE PER 35 LF OF PAVED VEHICULAR PERIMETER
GREENBELT CANOPY TREES AND PARKING LOT PERIMETER TREES WITHIN 15' OF ACCESS DRIVE MAY DOUBLE COUNT AS ACCESS DRIVE TREES
1,333 / 35 = 38 TREES

PROVIDED: 15 PROPOSED TREES, 6 EXISTING TREES WITHIN 15' OF ACCESSWAY AND 8 PARKING LOT PERIMETER TREES DOUBLE COUNTING AS ACCESS DRIVE TREES.
WATER REQUESTED FOR 4 ACCESSWAY TREES NOT ABLE TO MEET REQUIREMENT. SPECIFICALLY ON THE WEST SIDE OF THE SITE SEE LANDSCAPE ELEVATION REQUEST NOTE, BOTTOM OF THIS SHEET

BUILDING FOUNDATIONS (SEC. 5.5.3.2)
REQUIRED: MULTIPLY ENTIRE PERIMETER OF BUILDING (LESS PAVED ACCESS POINT) BY 8
390 X 8 = 3,120 SF

PROVIDED: 3,200 SF OF INTERIOR SITE LANDSCAPING
FOUNDATION PLANTINGS WILL BE DETAILED FOR FINAL SITE PLANS

TREE REPLACEMENT (SEC. 37-8) R = REPLACEMENT TREE

NOTE: 7 TREES TO BE REPLACED, THAT ARE 6" OR UNDER, THAT WERE PREVIOUS LANDSCAPED TREES. REPLACE AT A 1:1 RATIO.
TOTAL: 2 TREES(6" TO 11") + 7 TREES(6" UNDER) = 9 REPLACEMENT TREES REQUIRED
PROVIDED: 9 REPLACEMENT TREES

NOTE: NO WOODLAND TREE REPLACEMENTS ARE REQUIRED, PER CITY COMMENT, DATED 3/9/2024.
IF ANY TREE / SHRUB TO REMAIN IS DAMAGED, DIES OR IS REMOVED DURING CONSTRUCTION, IT MUST BE REPLACED PER CITY DIRECTION

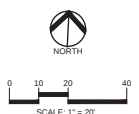
FOR RFD REQUIREMENT:
PRESERVATION OF EXISTING MATURE R.O.W. TREES ALONG 12 MILE ROAD AND CABARET DRIVE AND EXCEED THE REQUIREMENT WITH 13 EXISTING TREES AT CABARET DRIVE, 2 EXISTING TREES AT 12 MILE RD. NO 4" OR UNDER TREES AT THE SOUTH DRIVE.
NOTE: SITE GRADE IS DEPRESSED FROM CABARET AND 12 MILE RD CREATING A NATURAL BUFFER

NOTE: ADDITIONAL PLANTINGS PROPOSED AT THE NW CORNER OF THE SITE TO ENHANCE EXISTING LANDSCAPE.
TWO CONCRETE PEDESTRIAN NODE AREAS WITH BENCHES AND PERGOLA PROPOSED ALONG 12 MILE ROAD FOR PUBLIC USE.
PROPOSED 30" HT CURBED DISBURGE WALL WITH LOW PLANTINGS AT NW AND SW CORNER OF THE SITE ADJACENT TO CABARET DRIVE.

LANDSCAPE ELEVATION REQUEST:
FOR PARKING LOT LANDSCAPE, SECTION 5.5.3.C
THE DEFICIENCY IN THE 8 ACCESSWAY TREES UNABLE TO PROVIDE IN THE PROPOSED LANDSCAPE PLAN ARE RELATED TO THE FACT THAT THE SITE IS ENCUMBERED WITH EXISTING UTILITY EASEMENTS, WHICH DO NOT PERMIT THE PLANTING OF LANDSCAPE IN THESE EASEMENT AREAS, SPECIFICALLY ON THE WEST SIDE.

WATERMAN EASEMENT L-42324 P. 251
CONSUMERS EASEMENT L-27974 P. 247
SANITARY EASEMENT L-42324 P. 233
MET EASEMENT L-24734 P. 122
DTE EASEMENTS L-22831 P. 845

NOTE: A COST ESTIMATE WILL BE PROVIDED INCLUDING FOUNDATION PLANTINGS FOR FINAL SITE PLANS. SEE SHEET L-1.0 FOR PRELIMINARY COST ESTIMATE.



CAUTION!
UNDERGROUND UTILITIES MAY BE PRESENT. CALL 811 TO LOCATE UTILITIES BEFORE EXCAVATING.



CLIENT
CUNNINGHAM LIMP COMPANY
20700 CABOT DRIVE, SUITE 100
ROYAL OAK, MI 48067

PROJECT TITLE
JAX KAR WASH
4445 WEST 12 MILE ROAD
ROYAL OAK, MI 48067

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

DRAWING TITLE
LANDSCAPE CALCULATIONS

PEA JOB NO. 2023-1246
P.M. JPS
D.N. JLE
DES. JLE

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION



BENCH SHOWN: BY LANDSCAPE FORMS 72" SCARBOROUGH BENCH, COLOR BLACK POWDER COAT OR APPROVED EQUAL.
QUANTITY: 2
SEE PLAN FOR LOCATION

11 BENCH IMAGE

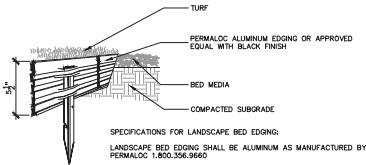
NOT TO SCALE



PERGOLA SHOWN: BY POLIGON, MIL-9X28, COLOR BLACK, OR APPROVED EQUAL.
QUANTITY: 1
SEE PLAN FOR LOCATION

9 METAL PERGOLA IMAGE

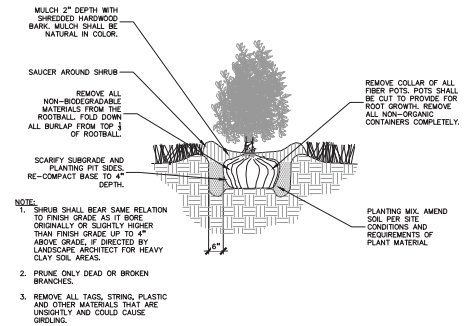
NOT TO SCALE



SPECIFICATIONS FOR LANDSCAPE BED EDGING:
LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1800-365-8660
8" OR 16" SECTIONS SHALL BE USED WITH ONE STAKE PER 36" OF EDGING
EDGING SHALL BE 8" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 8" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLX MEETING AAMA 2603
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 8"-10" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

6 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"

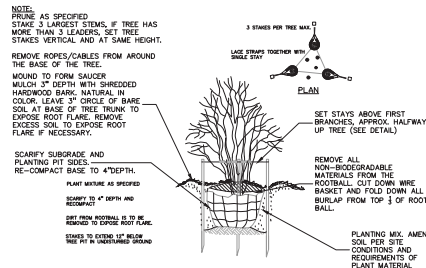


3 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"

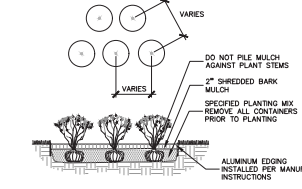


WALL SIGNAGE



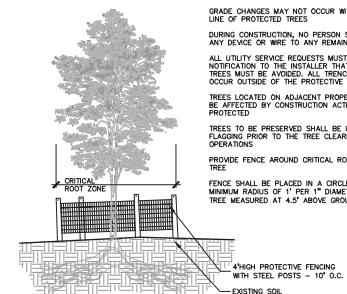
8 MULTI-STEM TREE PLANTING DETAIL

SCALE: 1" = 2'-0"



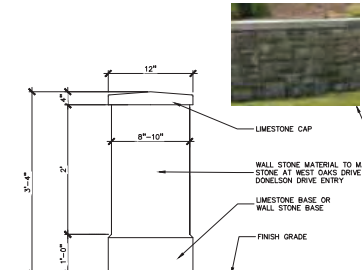
5 PERENNIAL PLANTING DETAIL

SCALE: 1" = 2'-0"



2 TREE PROTECTION DETAIL

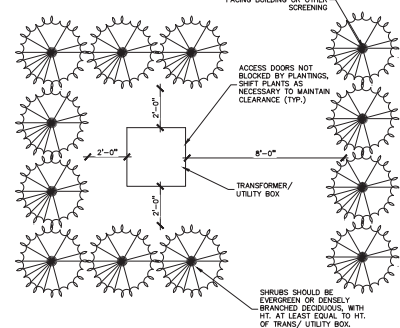
SCALE: 1" = 3'-0"



SEE PLAN FOR EXACT LOCATIONS OF 2 CURVED WALLS:
1 AT THE NE CORNER OF 12 MILE ROAD AND CABARET DR. AND
1 AT THE SE CORNER OF 12 MILE ROAD AND SOUTH ENTRY DRIVE TO SITE

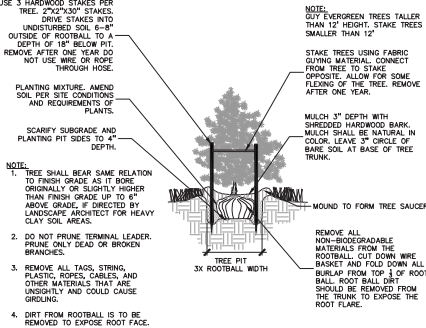
10 WALL IMAGE AND SECTION

NOT TO SCALE



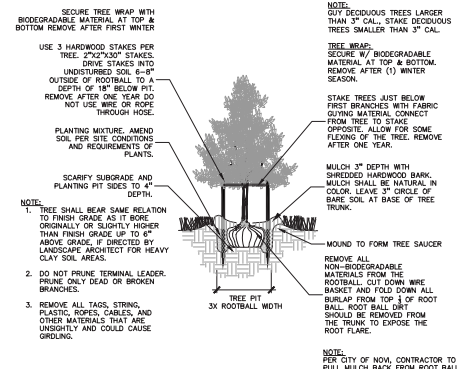
7 TRANSFORMER SCREENING DETAIL

SCALE: 1" = 3'-0"



4 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

PEA GROUP
t: 844.813.2949
www.peagroup.com



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CLIENT
CUNNINGHAM LIMP COMPANY
2010 CABOT DRIVE, SUITE 100
MILWAUKEE, WI

PROJECT TITLE
JAX KAR WASH
1400 WEST 12 MILE ROAD
MILWAUKEE, WI

REVISIONS	

ORIGINAL ISSUE DATE:
FEBRUARY 9, 2024

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO. 2023-1246
P.M. JPS
D.N. CAL
DES. J.E.

DRAWING NUMBER:

L-2.0

NOT FOR CONSTRUCTION

CODE COMPLIANCE

APPLICABLE CODE REQUIREMENTS:

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2018 MICHIGAN PLUMBING CODE (MPC)
- 2015 MICHIGAN MECHANICAL CODE (MMC)
- 2017 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- PART 10 MICHIGAN UNIFORM ENERGY CODE PART 10A RULES (ANSI/ASHRAE 90.1-CODE 2015)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1966 AS AMENDED)
- INCORPORATING THE 2012 MICHIGAN BUILDING CODE WITH ICC/ANSI A-117.1, 2009
- NFPA 13-2013 FIRE SPRINKLER SYSTEM
- NFPA 72-2013 FIRE ALARM SYSTEM

OCCUPANCY CLASSIFICATION:

- USE GROUP 'B' (BUSINESS) - CAR WASH MBC 304.1
- USE GROUP 'S-1' (STORAGE) NON SEPARATED MIXED USES - MOST RESTRICTIVE 'S-1' USE SHALL BE APPLIED TO ENTIRE BUILDING (MBC 508.3.1)

CONSTRUCTION CLASSIFICATION:

- TYPE VB (MBC 602.5)

FIRE SUPPRESSION REQUIREMENTS:

- BUILDING IS NOT PROTECTED BY A FIRE SUPPRESSION AUTOMATIC FIRE SPRINKLER SYSTEM (MBC 602.2)
- PROPOSED BUILDING DOES NOT HAVE ANY HIGH PILE STORAGE
- PROPOSED BUILDING DOES NOT HAVE ANY REQUIREMENTS FOR STANDPIPES
- PROPOSED BUILDING WILL NOT HAVE A GENERATOR

BUILDING AREA:

- TOTAL BUILDING AREA= 6,308 S.F. (GROSS)

ALLOWABLE AREA:

- TYPE VB, MBC 508.2
- PROPOSED BUILDING IS 6,308 S.F. ≤ 9,000 S.F. - ACCEPTABLE

ALLOWABLE BUILDING HEIGHT:

- PER 'B', TYPE VB, 40 FEET, 3 STORIES (MBC TABLE 504.3, 504.4)
- PROPOSED BUILDING 21'-10", ONE STORY - ACCEPTABLE

BUILDING OCCUPANCY:

- PER MBC TABLE 1004.1.2

TOTAL BUILDING AREA 6,308 S.F. MINUS 599 S.F. PERIMETER WALL THICKNESS = 5,709 S.F.

'B' USE BUSINESS	756 S.F. / 100 S.F. PER OCC.	= 8 OCCUPANTS
STORAGE/ MECH. SPACE	4,850 S.F. / 300 S.F. PER OCC.	= 17 OCCUPANTS
TOTAL BUILDING OCCUPANTS		= 25 OCCUPANTS

MINIMUM NUMBER OF EXITS:

- MBC TABLE 1006.3.1

25 OCCUPANTS = 2 EXITS REQUIRED | 5 EXITS PROVIDED

EXIT WIDTH REQUIREMENTS:

- DOORS (MBC 1005.3.2)

25 OCCUPANTS X 0.2" PER OCCUPANT = 5.0" TOTAL DOOR WIDTH REQUIRED

AT 33" CLEAR WIDTH PROVIDED PER 36" DOOR, A MINIMUM OF 2 EXIT DOORS ARE REQUIRED

5 EXIT DOORS ARE PROVIDED

EXIT DISTANCE LIMITATIONS:

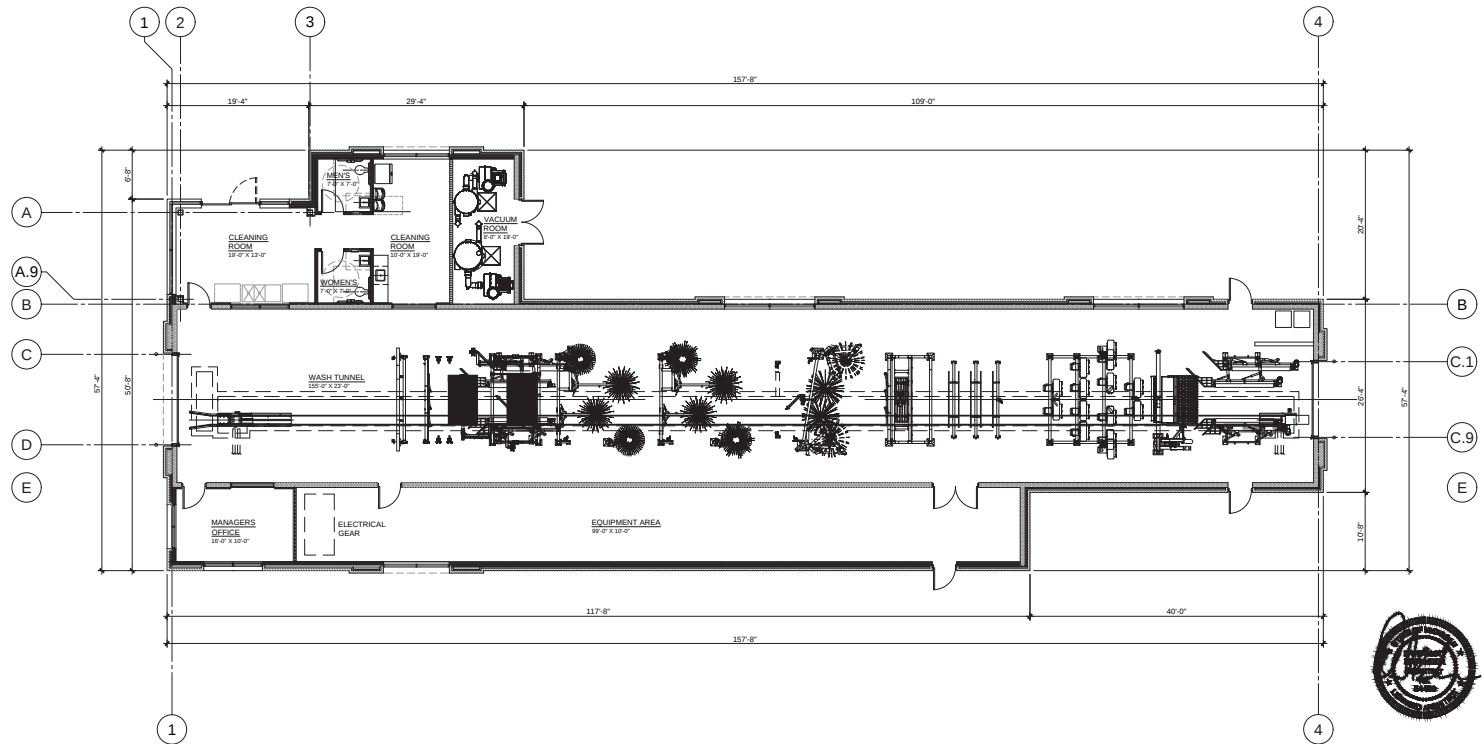
- 200' MAX ALLOWED (MBC TABLE 1017.2)

- ALL OCCUPANTS ARE WITHIN 300 FEET OF AN EXIT
- REQUIRED EXIT DOOR SEPARATION IS GREATER THAN $\frac{1}{2}$ OF THE LENGTH OF MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREAS SERVED (MBC 1007.1.1 EXCEPTION 2)

FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:

- TYPE 'VB' CONSTRUCTION

STRUCTURAL FRAME	0 HR. (MBC TABLE 601)
BEARING WALLS - EXTERIOR	0 HR. (MBC TABLE 601)
BEARING WALLS - INTERIOR	0 HR. (MBC TABLE 601)
NON-BEARING WALLS - EXTERIOR	0 HR. (MBC TABLE 601)
NON-BEARING WALLS - INTERIOR	0 HR. (MBC TABLE 601)
FLOOR CONSTRUCTION	0 HR. (MBC TABLE 601)
ROOF CONSTRUCTION	0 HR. (MBC TABLE 601)
SHAFTS	N/A
STAIR WELL	N/A
FIRE WALL	N/A



PRELIMINARY OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



1

PROJECT NAME:
JAX CAR WASH
NOVI, MI

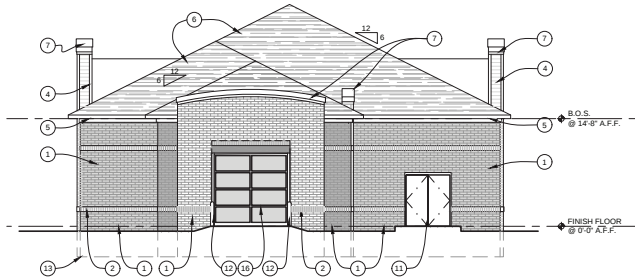
DATE: ISSUED FOR:

DRAWING DATE:
1-17-24

PROJECT NUMBER:
22109

SHEET NUMBER:
PPF-1

SOUTH BUILDING FACADE MATERIAL BREAKDOWN		
TOTAL MATERIAL SQUARE FOOTAGE: 1246.5 S.F. (EXCLUDES GLASS AND VISION OPENINGS)		
ROOF AREA:	291.7 S.F.	= 31.4%
FULL DIMENSIONAL BRICK VENEER:	746.1 S.F.	= 59.9%
PAINTED CEMENT BOARD SIDING	108.7 S.F.	= 8.7%

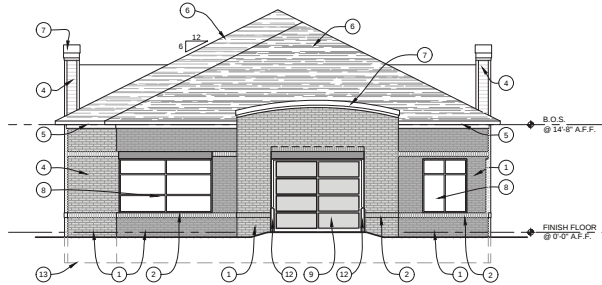


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4

NORTH BUILDING FACADE MATERIAL BREAKDOWN		
TOTAL MATERIAL SQUARE FOOTAGE: 1145.5 S.F. (EXCLUDES GLASS AND VISION OPENINGS)		
ROOF AREA:	407.5 S.F.	= 35.6%
FULL DIMENSIONAL BRICK VENEER:	640.4 S.F.	= 55.9%
PAINTED CEMENT BOARD SIDING	97.6 S.F.	= 8.5%



NORTH ELEVATION

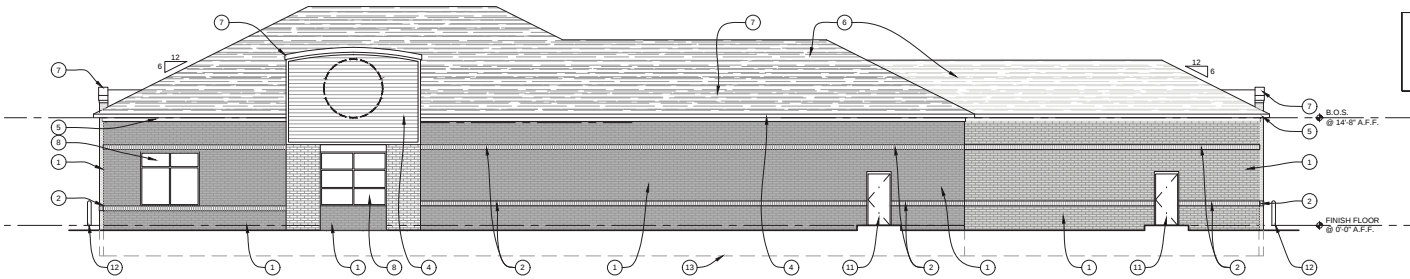
SCALE: 1/8" = 1'-0"

3

EXTERIOR MATERIAL SCHEDULE

1	FULL DIMENSIONAL BRICK VENEER (FIELD COLOR)
2	RECESSED BRICK SOLDIER COURSE (ACCENT COLOR)
3	FULL DIMENSIONAL VENEER (ACCENT COLOR)
4	HORIZONTAL LAP SIDING W/ TRIM
5	1X6 FASCIA BOARD OVER 1X TRIM BOARD
6	ASPHALT SHINGLES
7	PRE-FINISHED METAL COPING
8	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
9	12W x 12H GLASS SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER & INSULATED
10	CLEAR ANOD. ALUM. ENTRY DOOR w/ TEMPERED GLASS
11	HOLLOW METAL DOOR & FRAME
12	6" DIA. CONC. FILLED STEEL GUARD POSTS
13	CONCRETE TRENCH FOOTING BELOW
14	DASHED LINE DENOTES PROPOSED SIGNAGE LOCATION
15	1" TINTED INSUL. SPANDREL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
16	12W x 12H GLASS SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER & INSULATED
17	PRE-FINISHED ARCHITECTURAL METAL ROOFING. COLOR: SURREY BEIGE OR EQUAL (NEUTRAL COLOR)
18	TYP. VACUUM STATIONS TO BE PAINTED A NEUTRAL COLOR (HOSE / VACUUM ARM / VERTICAL POST)

WEST BUILDING FACADE MATERIAL BREAKDOWN		
TOTAL MATERIAL SQUARE FOOTAGE: 3803.9 S.F. (EXCLUDES GLASS AND VISION OPENINGS)		
ROOF AREA:	1303.8 S.F.	= 34.3%
FULL DIMENSIONAL BRICK VENEER:	2118.8 S.F.	= 55.6%
PAINTED CEMENT BOARD SIDING	383.2 S.F.	= 10.1%

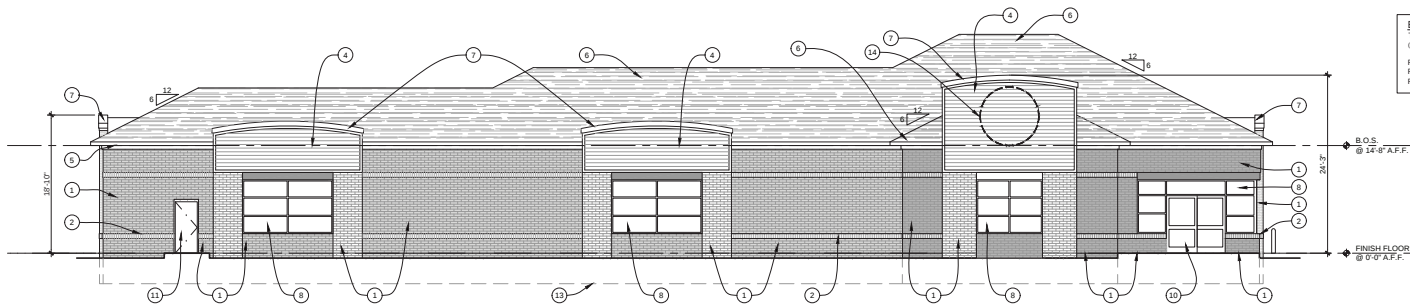


WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

EAST BUILDING FACADE MATERIAL BREAKDOWN		
TOTAL MATERIAL SQUARE FOOTAGE: 3508.6 S.F. (EXCLUDES GLASS AND VISION OPENINGS)		
ROOF AREA:	1162.8 S.F.	= 33.1%
FULL DIMENSIONAL BRICK VENEER:	1799.3 S.F.	= 49.6%
PAINTED CEMENT BOARD SIDING	606.5 S.F.	= 17.3%



EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



RENDERINGS AND FAÇADE MATERIALS



Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

F.A.studio
design to inspire



Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

F.A.studio
design to inspire



Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

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Proposed Exterior Renderings for:



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Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

F.A.studio
design to inspire



Proposed Exterior Renderings for:



Cunningham-Limp
Building Better Communities

F.A.studio
design to inspire

CITY COUNCIL MINUTES

EXCERPT JUNE 3, 2024

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JUNE 3, 2024, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 24-06-79 Moved by Thomas, seconded by Casey; MOTION CARRIED: 7-0

To approve the agenda as presented

Roll call vote on CM 24-06-79	Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer Nays: None
--------------------------------------	---

PUBLIC HEARINGS: None

PRESENTATIONS:

PRESENTATIONS FOR BOARDS AND COMMISSIONS

1. Laurel Acho - PRCS Commission

In lieu of going through her application again, Ms. Acho addressed qualifications not in her application. She has a Bachelor of Science in Business Administration, majored in marketing, and went to law school. She has done surveys and then would summarize the results. She has written summaries, charts, graphs, and done PowerPoint presentations. She has designed brochures, written newsletters, organized & marketed events, wrote articles about new products and then pitched them to magazines & journals. She also uses her marketing skills to design her own business cards and other promotional materials.

2. Farah Baig - PRCS Commission

Ms. Baig is long time resident having moved here in 1993 and has seen a lot of development since then. She is pleased to see Novi take an active role in maintaining its green spaces. She has had the opportunity to sit at several of the Older Adult Committee meetings and is excited about plans to create a community center. She is a strong proponent of intergenerational interactions and feels the PRCS is a natural space to make that happen. She currently works as a consultant with the State of Minnesota while they develop their blueprint for an age-friendly state. She expressed that the opportunity has given her a unique perspective on the importance of natural space that makes our

CM 24-06-81 Moved by Thomas, seconded by Casey: MOTION CARRIED: 7-0

Approval of a cost participation agreement with the Road Commission for Oakland County for the preliminary engineering associated with the widening of Twelve Mile Road between Beck Road and Dixon Road in the estimated amount of \$937,680.

Roll call vote on CM 24-06-81

**Yeas: Heintz, Smith, Staudt, Thomas, Fischer,
Casey, Gurumurthy**

Nays: None

- 2. Initial review of Planned Rezoning Overlay (PRO) eligibility of the request of Jax Kar Wash, JZ24-02, to rezone property at the southeast corner of Twelve Mile Road and Cabaret Drive from Regional Center to General Business with a Planned Rezoning Overlay.**

City Manager Cardenas commented that this is part of the PRO process that was amended and allows for early input on request. The Petitioner is requesting a zoning map amendment for approximately 1.8 acres of property on the south side of Twelve Mile. The site is currently vacant and is part of Fountain Walk and Twelve Mile Crossing Commercial Center. The vacant site is located by Cabaret Drive and Twelve Mile with Liberty Park residential developments to the north and the Vibe Credit Union to the west.

David Landry, Legal Counsel for Jax Car Wash, is with the applicant who is applying for a rezoning from regional commercial to B-3 with a planned rezoning overlay and the proposal would limit the B-3 uses to only one use and that is auto wash. The parcel in question is on the northwest corner of Fountain Walk, Twelve Mile and Cabaret Drive, which has been vacant for 22 years. There are unique characteristics to this property. First, like all other regional commercial centers, when a large tenant comes in there are restrictions. This parcel has unique physical characteristics to it. Under the RC zoning district requirements, there is a 100-foot setback so the only portion of the property that could be developed is a little square. In addition, there are two 55 to 60-foot easements from Consumers Energy running along the east and west parts of the property. An auto wash building is perfect because it's long and skinny and would fit right in the middle of the parcel. Mr. Landry continued to say that per the PRO ordinance, the intent as written is to accomplish a land development project to achieve integration of the proposed development with the characteristics of the project area, which is Fountain Walk. Mr. Landry stated that the owner of Fountain Walk, Mr. Michael Zimmerman is in full support and asks the Council to approve this PRO and that Mr. Zimmerman states "that is why we are excited about Jax Car Wash. This is a higher quality use that has absolutely no competition with our tenants. It brings a good amount of traffic to the area and will be complimentary to other tenants.". The only interest that Fountain Walk has ever received has been from gas stations which can't be put on a RC. Mr. Landry referred to a letter the Council has from Imagine Theater's owner Mr. Glance, who wants this project there and Buddy's Pizza wants it as well. Mr. Landry continued by saying that as far as

integrating with the area around it, there's no objection from any of the surrounding people. With respect to eligibility, PRO's are a two-step process. The first process is with the Planning Commission and City Council to talk about eligibility and then you go back and do the site plan, the landscaping and everything else. The ordinance says that an applicant to propose a new zoning district must have site specific conditions that have two aspects to them. One, that it is more strict or limiting than the regulations that would apply under the proposed zoning district. The proposed zoning district is B-3, and we are proposing to limit it to a single use only. The building height is less than what would be allowed under B-3. The setback is far greater at 68 feet instead of 30 feet, which would be allowed under B-3. The façade that's proposed is 60% brick on two sides of the building, double what the ordinance requires. Mr. Landry reiterated that the first requirement for eligibility is satisfied because what is being proposed is stricter than the regulations that would apply if it were a straight rezoning under B-3. The second aspect is showing a public benefit. The ordinance does not define public benefit with any kind of specificity saying that the proposed improvement must constitute an overall public benefit that outweighs any material detriment or not, and or that could not otherwise be accomplished without the proposed rezoning. The ordinance defines public benefits in relative terms. Public benefit is not the same for all parcels so before the public benefit can be analyzed, the public detriment must be defined. When considering a rezoning the first thing to be looked at is adjacency and will it integrate in with what's around it. There are letters from the owner of Fountain Walk that wants this and there have not been any negative comments from anybody. When looking at traffic, the City's traffic consultant is recommending approval. The only entrance and exit are on Fountain Walk so there would never be any stacking on Cabaret or on Twelve Mile. Engineering recommends approval as there's no storm water problem. The Fire Department recommends approval and Façade recommends approval with a Section 9 waiver. Mr. Landry states that nobody's opposed to it, the property has been vacant for 22 years, and it's a unique parcel that has unique characteristics that have prevented development in the past. The public benefit in this case is threefold. Number one, the master plan economic development goal, number 18 in the plan is to retain and support the growth of existing business and attract new business to the City. Number two, Jax Car Wash employs high school students and is offering to pay \$54,000 to refurbish the library's teen space. And thirdly, due to the easements on the property, the applicant has offered to build a 230 square foot patio with bench along Twelve Mile. Per Mr. Landry, a member of the Planning Commission suggested that if there's going to be bus service to Fountain Walk, perhaps the applicant can install a bus stop area, which the applicant is willing to do, instead of a patio with benches. In conclusion, Mr. Landry said that five of the six Planning Commissioners that looked at the project, studied the pros and cons plus the public benefits, were in favor of it. He also commented that this would be the only stand-alone car wash north of I-94. In the packet provided to the Council, there is an analysis by the administration that gives examples of conditions that may be more strict or limited and provide an overall benefit to the public. The administration has analyzed all the aspects to criteria and indicated that yes, the conditions were included except for traffic because there is no traffic problem.

Todd Gesund, Vice President/Director of Expansion, has worked in the car wash business since he was nine. His family owned a company called Super Car Wash and they had 11 locations throughout metro Detroit. The company started in 1977 and they were competitors with Jax Car Wash. Over the last 20 years, there was talk about joining forces to become one large car wash company and a couple of years ago, that came to fruition. One thing that's been special about being part of the Jax family is the name Jax as it is synonymous with car washing in Detroit. Jax was founded in 1953 and they own and operate 29 locations in 18 different cities around Michigan. In addition to David Landry, Mr. Gesund brought Jon Zimmerman, CEO of Jax Car Wash and Lindon Ivezaj who is the CEO of their design build team, Cunningham-Limp. Michael Zimmerman, owner of Fountain Walk, and Bruce Milen, second generation founder of Jax Car Wash, were unable to attend this meeting but did attend the Planning Commission meeting. Mr. Gesund stated that he was excited about the positive comments and feedback received from the Planning Commission. Mr. Gesund said excellent service sets them apart and one of the things they pride themselves on and makes them different and unique is that they hand towel dry every vehicle as it exits the site. Customers are greeted as they come on site and when they exit, their car is dried off and employees say goodbye as that is part of the experience. Jax Car Wash also offers free vacuums, and they have an indoor mat cleaning room as well as customer restrooms. They are involved in the communities they are in and have a charity weekend. Jax had school fundraisers, group donations and organizations. They do towel drive fundraisers on site, and they don't turn anybody away. They help raise thousands of dollars in the communities in which they reside, every year. They employ lots of high school students in different communities as they have phenomenal relationships with the high schools. For example, a soccer team from Walled Lake comes and they are allowed to dry cars for the day, and they collect tips and Jax Car Wash makes donations. High school bands have been on site with their instruments. Mr. Gesund said he grew up in the area, on Twelve Mile in Farmington Hills and frequented Twelve Oaks. He saw the development of the Novi Town Center and Fountain Walk as he lived in Novi in his late twenties. Novi is a phenomenal community with unbelievable retail. Mr. Gesund corrected Mr. Landry's previous statement by saying there are no car washes north of I-96, not I-94. Mr. Gesund addressed the site layout in his presentation and showed some of the different multiple access points. He continued to say with the easement restrictions and the narrow piece of property, they fit perfectly on the site. He also said that they believe they fill a need for Novi and there are several customers that come out to Walled Lake, their closest site. He said that customers ask about a Novi location and that Novi is a dense population and they're complimentary to the businesses and retail of Fountain Walk. They are going to build a beautiful building that is going to enhance the area. Talking about the site layout, there's no new curb cut off on Twelve Mile Road and people will be able to get in at many points. There will be phenomenal stacking space here so cars won't back up into the parking lot as they can stack 29 spaces on site, 20 before the pay stations and an additional nine stacking spaces after the pay stations. The vacuums and indoor mat room on the east side of the building are only going to be used by their car wash customers and that is significant because it limits who's coming into the site. There will be little to no noise outside of the car wash building since all the vacuum and blower motors are inside the building and all their new sites have this special room. The building has

been designed to fit harmoniously with Fountain Walk and the other surrounding retail district. The building is not a typical looking car wash as there is landscaping that will exceed what's required, giving it a park-like setting. The car wash would be open 7:00 am to 8:00 pm, Monday through Saturday and 8:00 am to 6:00 pm on Sundays. They would employ anywhere from four to six employees at a time, depending on the weather. Most customers would come from a three-mile radius around the site. Mr. Gesund stated that customers don't wake up in the morning deciding to just get a car wash and go back home. Instead, they wake up, think about going to Dick's for some gear or Ford's Garage for lunch and then get a car wash at their favorite car wash. Mr. Gesund said this is the synergy he spoke about why he feels they will complement the area and then he concluded by saying that Fountain Walk has struggled over the years and now that it's 100% occupied, hopefully the car wash can keep that momentum going.

Mayor Fischer stated this is part of Council's early initial PRO process and an opportunity to provide feedback as the applicant goes through the remainder of the PRO process. Jon Zimmerman made himself available to answer questions from Council.

Member Staudt expressed that he likes the proposal and thinks it's a good use of the property but is not buying the public benefits. There is no fiduciary responsibility to the library and it's inappropriate to fund anything for it. He also doesn't think that developing a vacant parcel is a benefit of the proposal. Member Staudt liked the idea of the patio area along Twelve Mile as well as the suggestion from the Planning Commission. Mr. Staudt said that previously discussed was that the City was spending \$3.5 million dollars of the overall cost of \$35 million for an investment into Twelve Mile so he thinks it would be appropriate to think about what can be done along Twelve Mile, whether it is better landscaping, picnic benches or whatever. He also said that Novi has a property value of somewhere around \$5 billion and one lot's not going to change the makeup of the City's tax base, but he liked the idea and look, and he agrees that the lot has been empty too long. Member Staudt continued to say that what the applicant was asking for is reasonable but would make adjustments to the public benefit and would probably look forward to supporting this in the future.

Member Thomas added by saying that she generally likes the proposal and thinks it is a good spot for that particular business. She said she could see herself going there for a car wash and maybe stopping over to Coldstone for an ice cream. She would love to have funding for the library but thinks the public benefit needs to be tied more to that area in the community. She likes the idea of having covered areas especially if you're walking and biking down that path and get caught in the rain as there is not a lot of shade.

Member Heintz stated that he thought overall, the applicants have great potential and liked how they saved water. He expressed that a public benefit could be a spin off from the inspiration of being interested in the environment and suggested the applicants could have a space for a charge station or whatever would be a benefit for that region. He concluded by stating that the project could help that spot and it's a creative use of that space.

Member Gurumurthy commented that she thinks a car wash aligns and fits with the whole area. She said that it would be great if when people took walks, there were pockets of places where they can sit and have some time. She also wanted to add that in terms of the parking lot, she encouraged adding more in terms of landscaping.

Member Smith agreed with his colleagues and thinks this is a good site for the project but that the public benefit needs work. He said from an environmental aspect, he suggested adding solar panels to the roof since he's sure a car wash uses a lot of electricity. He also said that although we love the library, it isn't a great fit as a public benefit.

Mayor Pro Tem Casey started by saying that she has a different opinion than some of her colleagues in terms of putting a car wash on the site, specifically the PRO that the applicant is seeking. We have heard quotes from part of the ordinance but the other piece to think about is the benefit of a PRO and the reason for a PRO is to enable enhancement of the project area as compared to the existing zoning. This is a tough space and that was left undeveloped as Fountain Walk built around it and that's a challenge the owner is trying to solve for. There are easements on this property that are restricting what can be used on that property. Mayor Pro Tem Casey wondered if this really is a PRO opportunity. She complimented the applicants on how the traffic flowed but struggles with whether a car wash is really an enhancement. She continued to say that it is not Jax, it's not anything specific to this project. She did state that she was happy about the feedback on the noise because that was one of the things that she saw that was left pending. She concluded by saying that she is sharing some of the hesitancy right now with the idea of a PRO and the basically she's not sure that this project meets the definition of what a PRO is intended to do.

Mayor Fischer said that he wanted to discuss the restriction to this specific use. As part of the PRO proposal, B-3 has many different uses, as he understands it. He then asked City Attorney Tom Schultz if the property is restricted to just the car wash use, what happens if the applicants get bought out or sell out or it doesn't turn out financially viable? City Attorney Tom Schultz responded by saying he assumed that the City would write the PRO agreement like with Carvana, where if this is no longer being used for what it was built for and we're back to whatever the open space is. How exactly that is written, the City would have to work on that. Mayor Fischer then said that he would be interested to see that kind of terminal view of it because he doesn't want to get in a situation where the applicants could come back and say the car wash didn't work so let's try to go with the other B-3 items. The Mayor would want to see a reverting back to the current zoning. Mayor Fischer then stated that as far as the PRO process, this is a very interesting use and that he shares some of the same hesitancy as the Mayor Pro Tem. This is a wonderful business, and it has nothing to do with that but has to do with the fact that there are plenty of areas in the city where a car wash use is allowable. The Mayor then wondered if the PRO process is the right one and stated that there are a lot of discussions in the presentation about the setbacks and having a hard time putting a different sort of business under the current zoning in there. He then asked Attorney Schultz is this not more appropriate to be sent to the Zoning Board for some sort of variance as opposed to the

PRO process given that there are hesitations on the public benefit aspect. Attorney Schultz commented that a variance is hard to get and not many are given out but that it's a possibility, but essentially the applicant would have to show that there's no other use to that property and that it's the zoning ordinance that's causing the issues. The Mayor responded that he felt like the presentation was going down that path, hence the question. Attorney Schultz then stated that the question for Council or the ZBA is, is it really the ordinance causing the problem or the way that the property's already been built out? The underlying easements are not the fault of the ordinance, and the tenant restrictions are the City's issue. Attorney Schultz said he thinks it would be a complicated case to present to the ZBA for a variance. The Mayor then asked Mr. Landry if, from Fountain Walk's perspective, the owner had anyone interested in the property over the last 22 years. Mr. Landry said that all he knows was what Mr. Zimmerman's packet letter stated was that since he's owned the property, since 2018 or 2019, the only inquiry he's had was from a gas station, which he won't allow but otherwise nobody's even inquired because of all the restrictions and the building envelope is the size of a postage stamp. Mr. Landry also commented that the applicant would agree if the car wash doesn't work, the zoning would revert. The Mayor reiterated that he shares some hesitancy with the Mayor Pro Tem. There are a lot of people who seem to be nodding in favor of this project. The applicant now has some feedback and clearly some public benefit things they are going to have to think through.

3. Consideration of request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 27th, 2024, on Walled Lake.

City Manager Cardenas said the applicant is here to answer questions. Also, with respect to the staff's viewpoint, all the inspections, preparations, respective applications and insurance have all been acquired.

Mayor Pro Tem Casey addressed Mr. Hesano by stating that she wanted to go on record to say that she didn't want to see constant requests for fireworks coming to the Council as she thinks there are a lot of people for whom fireworks are a challenge. Mr. Hesano said he agreed, and he would only be having one fireworks event per year.

CM 24-06-82 Moved by Casey, seconded by Staudt: MOTION CARRIED: 7-0

Approval of request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 27th, 2024, on Walled Lake.

Mayor Fischer supports the sentiment from Mayor Pro Tem Casey and said that from an ordinance review perspective, not all the pieces are put together at this point so the Council will have more discussions on what the policy and framework for fireworks is going forward. He concluded by saying that he is not looking forward to repeat permit requests.

Roll call vote on CM 24-6-82

Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz