PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

David Lambert, Chairman, Marianna Perakis, Vice Chairman Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent, Lakshmi Malalahalli and John J. Tagle

October 24, 2023 7:00 P.M. Council Chambers

- ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. <u>APPROVAL OF MINUTES</u> September 26, 2023
- 4. PUBLIC COMMENT For Items Not on the Agenda

CONDITIONAL REZONING AND SPECIAL USE APPROVAL

PUBLIC HEARING – CONDITIONAL REZONING AND SPECIAL USE APPROVAL - (CR JPLN2023-001) – Proposed Jax Kar Wash, North side of Big Beaver, East of Rochester (PIN 88-20-23-401-036), Section 23, From O (Office) to IB (Integrated Industrial & Business) District.

OTHER ITEMS

- 6. <u>PUBLIC COMMENT</u> For Items on the Agenda
- 7. PLANNING COMMISSION COMMENT
- 8. ADJOURN

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Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on September 26, 2023, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Carlton M. Faison
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman & Associates R. Brent Savidant, Community Development Director Julie Quinlan Dufrane, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. <u>APPROVAL OF AGENDA</u>

Resolution # PC-2023-09-055

Moved by: Fox

Support by: Malalahalli

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – September 12, 2023

Resolution # PC-2023-09-056

Moved by: Buechner Support by: Perakis

RESOLVED, To approve the minutes of the September 12, 2023 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

 PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2023-0019) - Proposed Clean Express Car Wash, West side of John R, North of Fourteen Mile (PIN 88-20-35-401-001), Section 35, Zoned GB (General Business) District

Mr. Carlisle reviewed the Clean Express Car Wash Special Use and Preliminary Site Plan application. He addressed the car wash location at the Oakland Mall, site circulation, proposed landscaping, architectural features, building size and number of vacuums. He reported the application is permitted as a Special Use in the GB zoning district and that it meets parking requirements. Mr. Carlisle noted the rendering provided in the agenda packet is not site specific but a general rendering of the proposed development.

In summary, Mr. Carlisle asked the Board to consider any public testimony during the Public Hearing and to consider in its deliberations site circulation, especially around the location of the parking lot entrance, building materials and color scheme, and if the plan meets the Special Use and Site Plan Review Design Standards as set forth in Sections 9.02.D and 8.06, respectively. Mr. Carlisle stated any approval of the application should be conditioned on site plan items identified in his report dated September 20, 2023.

Mr. Savidant announced the applicant provided a site-specific rendering after preparation of the Planning Consultant report. He said the rendering was emailed to Board members prior to tonight's meeting and is available to view on the Board's laptop and on the presentation screen. Mr. Savidant said a traffic study has been provided by the applicant but due to time constraints not yet reviewed by the City Traffic Engineer OHM.

Jacob Rilett of Mannik Smith Group, Consultant Dennis Miller and Oakland Mall owner Mario Kiezi were present.

Mr. Rilett provided a brief description of the modernized express car wash that has ninety locations throughout the Midwest. He highlighted its quick service, advanced water features and conservation and subscription membership. Mr. Rilett addressed stormwater management in relation to the overall mall property and topography.

A revised site plan was circulated among Board members that addressed site plan issues identified in the Planning Consultant report.

There was discussion, some comments related to:

- Ownership of the Oakland Mall property.
- Stormwater management in relation to the existing topography and mall property.
- Conservation of water usage.

- Construction of sidewalk connections per Engineering review.
- Relocation of dumpster.
- Bicycle parking.
- Landscaping; additional parking lot trees.
- Number of vacuums.
- Site circulation, as relates to entry and exit and Oakland Mall traffic.
- Stacking of vehicles.
- Employee parking.
- Relationship of application to Master Plan.
- Future development of mall property.

Mr. Miller said the car wash would be ready to facilitate high volumes during weekends and adverse weather conditions and signage would be provided to direct traffic. He addressed the in-and-out quick express service, selection of services and price range of membership. Mr. Miller said the facility would be community focused, offering fundraisers.

Mr. Kiezi gave a brief history of the Oakland Mall, its anchor stores and recently acquired stores. He said a Master Plan is in process to develop the entire mall property to incorporate mixed uses and change the overall view of the property. Mr. Kiezi addressed the mall's advantageous location to the I-75 frontage and surrounding communities. He addressed ownership of the mall property, marketability of the site, ongoing site improvements and focus on acquiring quality tenants.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was a brief discussion on the revised site plan circulated by the applicant that addressed site items identified in the Planning Consultant report.

Mr. Savidant and Ms. Dufrane emphasized the importance of OHM reviewing the traffic study prior to consideration of site plan approval.

Resolution # PC-2023-09-057

Moved by: Buechner

Seconded by: Fox

RESOLVED, To postpone action on Special Use Approval and Preliminary Site Plan Approval to allow review of the traffic study by the City Traffic Engineer.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. <u>PRELIMINARY SITE PLAN APPROVAL (SP JPLN2023-0028)</u> – Proposed John R Commons Townhome Development, West side of John R, north of Big Beaver (PIN 88-20-23-476-017), Section 23, Zoned MF (Multi-Family Residential) Zoning District

The applicant was not present. Mr. Savidant confirmed the applicant was notified via email that the item was on this evening's agenda.

Resolution # PC-2023-10-058

Moved by: Fox

Seconded by: Malalahalli

RESOLVED, To postpone Preliminary Site Plan Approval for the proposed John R Commons Townhome Development.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. <u>PUBLIC COMMENT</u> – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some related to:

- Bicycle parking requirement.
- Demolition of former K-Mart Headquarters.
- Various on-going development projects.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:20 p.m.

Respectfully submitted,
David Lambert, Chair
Kathy I. Czarnocki Docarding Coaratery
Kathy L. Czarnecki, Recording Secretary

DATE: October 18, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING AND SPECIAL USE

<u>APPROVAL - (CR JPLN2023-001)</u> – Proposed Jax Kar Wash, North side of Big Beaver, East of Rochester (PIN 88-20-23-401-036), Section 23, From O (Office) to

IB (Integrated Industrial & Business) District.

The applicant Jax Kar Wash seeks a conditional rezoning of the subject parcel from O (Office) to IB (Integrated Industrial & Business). The subject site is 3.38 acres in area. The applicant proposes an automatic car wash on the site.

The northern 125 feet of the property (approximately 0.77 acres) is zoned P (Vehicular Parking) district. The remaining southerly 2.61 acres is zoned O (Office) district. The applicant requests (per the application) to rezone only the portion of the property zoned O (Office) district. The legal description included in the Conditional Rezoning Agreement should be amended accordingly.

The applicant is voluntarily offering the following conditions:

- 1. Unless otherwise approved by the City, the use of the Property shall be limited to an automatic carwash.
- 2. The Property shall only be developed in accordance with the Site Plans.
- 3. Developer shall preserve the existing green space on the north side of the Property, being a minimum of 167 feet, as shown on the Site Plan as "Preserved Area" in its existing natural state and shall not use the Preserved Area for any purpose in connection with the automatic carwash use of the Property.

The Planning Commission is a recommending body for this application.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

- 1. Maps
- 2. Report prepared by Carlisle/Wortman Associates, Inc.
- 3. Preliminary Site Plan Packet with supporting documents.
- 4. Public comment.

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POTENTIAL RESOLUTION RECOMMINDING APPROVAL

<u>PUBLIC HEARING – CONDITIONAL REZONING AND SPECIAL USE APPROVAL - (CR JPLN2023-001)</u> – Proposed Jax Kar Wash, North side of Big Beaver, East of Rochester (PIN 88-20-23-401-036), Section 23, From O (Office) to IB (Integrated Industrial & Business) District.

Resolution # PC-2023-10-

Moved by: Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to IB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the north side of Big Beaver, east of Rochester, within Section 23, being approximately 3.38 acres in size, be **GRANTED** for the following reasons:

- 1. The Conditional Zoning request meets the following standards:
 - a. The request complies with the Master Plan.
 - b. The rezoning would permit greater flexibility in use and development of the property.
 - c. The conditions offered by the applicant reasonably protect the adjacent properties.
 - d. The rezoning would be compatible with surrounding zoning and land use.
 - e. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission hereby recommends to the City Council that the Special Use request for the automatic car wash, be **GRANTED** for the following reasons:

- 1. The Special Use request meets the following standards:
 - a. The proposed Special Use is compatible with adjacent uses.
 - b. The proposed Special Use is compatible with the Master Plan.
 - c. The proposed Special Use minimizes the effect of traffic including circulation and parking design.
 - d. The proposed Special Use is adequately served by public facilities and services.
 - e. The proposed Special Use complies with Zoning Ordinance standards.
 - f. The proposed Special Use does not unreasonably impact the quality of natural features and the environment.

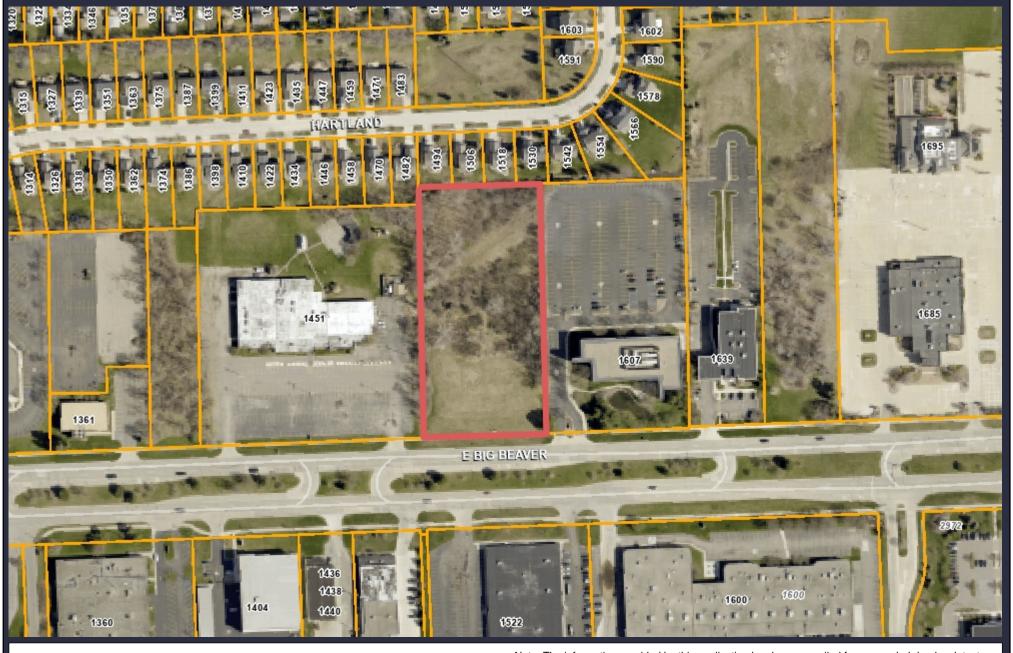
BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Provide conditional rezoning agreement prior to City Council consideration.

Provide amended legal description to accurately reflect the property zoned O Office.
Yes: No:
MOTION PASSES/FAILS
POTENTIAL RESOLUTION RECOMMENDING DENIAL
PUBLIC HEARING – CONDITIONAL REZONING AND SPECIAL USE APPROVAL - (CR JPLN2023-001) – Proposed Jax Kar Wash, North side of Big Beaver, East of Rochester (PIN 88-20-23-401-036), Section 23, From O (Office) to IB (Integrated Industrial & Business) District.
Resolution # PC-2023-10- Moved by: Seconded by:
RESOLVED , That the Planning Commission hereby recommends to the City Council that the O to IB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the north side of Big Beaver, east of Rochester, within Section 23, being approximately 3.38 acres in size, be DENIED for the following reasons:
 The Conditional Rezoning request does not comply with the Master Plan. The conditions offered by the applicant do not reasonably protect the adjacent properties. The Conditional Rezoning would be incompatible with surrounding zoning and land use. The Special Use request does not meet the standards of Section 9.03, specifically the following standard(s):
Yes: No:
MOTION PASSES/FAILS

TROY

GIS Online



577 Feet

288

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

TROY

GIS Online



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Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 9, 2023

Rezoning Analysis, Special Use and Preliminary Site Plan For City of Troy, Michigan

Applicant: Cunningham Limp Company

Project Name: Jax Car Wash Big Beaver

Location: North side of E. Big Beaver Rd between Rochester Road and John R

Road

Zoning: Currently zoned O, Office and P, Vehicular Parking

Proposed rezoning to IB – Integrated Industrial and Business

Action Requested: Conditional Rezoning to IB, Integrated Industrial and Business District,

Special Use Approval and Preliminary Site Plan Review

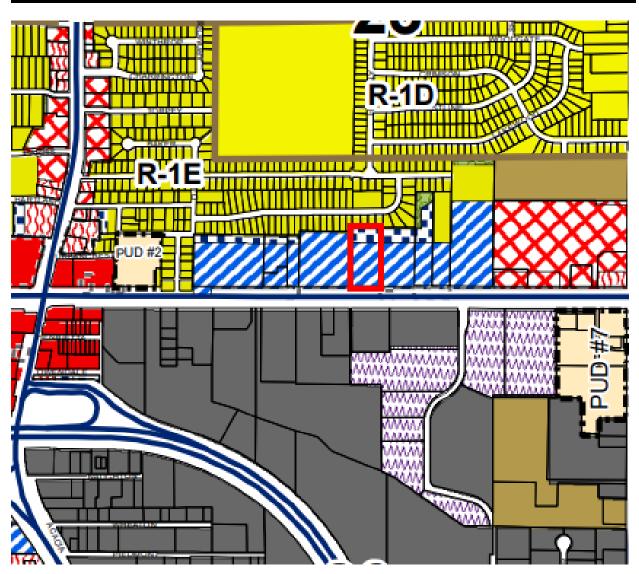
SITE/PROJECT DESCRIPTION/CURRENT USE

A Conditional Rezoning has been proposed for a 3.4-acre site to construct a Jax Car Wash. The site is located on the north side of E. Big Beaver Road east of Rochester Road and west of John R. Road. The current zoning is O - Office (approx. 3 acres) and P – Vehicular Parking (approx. 0.4 acres). O, Office zoning abuts E. Big Beaver Road to the south, and P, P, Parking zoning abuts the Office zoning to the south and terminates at the northern property line. The applicant is proposing a rezoning to IB-Integrated Industrial and Business for the entire site to accommodate the use of a commercial full-service car wash.

The site is undeveloped and bisected in the north by a pipeline. As part of the conditional rezoning the applicant proposes to construct a 7,000 sq/ft car wash with 22 vacuum stations. Vehicle washes are a special use in the IB district.



CURRENT ZONING



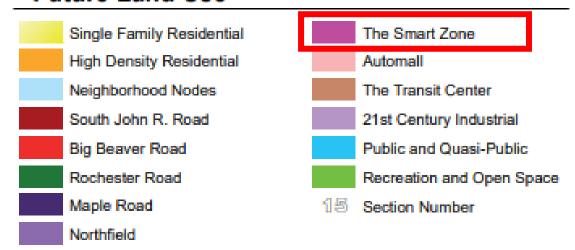
The site is currently zoned O, Office on the front adjacent to Big Beaver, and P, Parking adjacent to the single-family neighborhood to the north. P, Parking district is a legacy district that was intended to provide a buffer between more intense uses and less intense abutting residential district.

Direction	Zoning	Use
North	R1-E	Single Family Residential
South	IB, Integrated Industrial and Business District	Light manufacturing and
		assembly
East	O, Office	Medical Office
West	O, Office	Balkan American Community
		Center

MASTER PLAN



Future Land Use



The site is future master planned as Smart Zone. The Smart Zone is intended to serve as a district with a special focus on high-technology uses that complement one another. The Smart Zone was strongly emphasized in the Big Beaver Corridor Study and is the only proposed district within the Study to be called out specifically as a Future Land Use category in the Master Plan. The Study calls this location a "paragon of innovation" and prescribes a combination of "signature" light industrial, research and development, and office uses. The Smart Zone recognizes the regionally prominent location for technologically advanced companies

The Study envisions the Smart Zone as a unique area dominated by high-technology uses which are at the cutting edge of innovation. Furthermore, much of this area is occupied by vacant or underutilized office and industrial facilities that could be readily redeveloped into Knowledge Economy uses or into uses that work in direct support of those uses.

Planning Commission should consider if the proposed rezoning to IB, Integrated Industrial and Business District for the intent to construct a car wash is consistent with the Smart Zone designation in the Master Plan.

REZONING CONDITIONS

The following conditions have been voluntarily offered by the applicant:

- 1. Unless otherwise approved by the City, the use of the Property shall be limited to an automatic carwash.
- 2. The Property shall only be developed in accordance with the Site Plans.
- 3. Developer shall preserve the existing green space on the north side of the Property, being a minimum of 167 feet, as shown on the Site Plan as "Preserved Area" in its existing natural state and shall not use the Preserved Area for any purpose in connection with the automatic carwash use of the Property.

If the Conditional Rezoning is recommended for approval by the Planning Commission, a Conditional Rezoning agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.

REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, a conditional rezoning may only be approved upon a finding and determination that all of the following are satisfied:

a. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

- b. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 - 1. A change in City policy since the Master Plan was adopted.
 - 2. A change in conditions since the Master Plan was adopted.
 - 3. An error in the Master Plan.
- c. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
- d. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
- e. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

Planning Commission to consider if the proposed conditional rezoning meets the standards set forth in section 16.04.C, specifically if the proposal meets the Master Plan.

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0. The site is

relatively flat with approximately equal elevations across the site.

Wetlands: There are no wetlands present on the site.

Floodplain: The site is not located in a floodplain.

Woodlands: A tree inventory and replacement plan has been provided on Sheet T.1.0.

The applicant surveyed a total of one hundred and ninety-four (194) trees on site. The site includes numerous invasive trees including silver maples, box elder, black locust, weeping willow, American elm, green ash, black willow and cottonwood. Of the total onsite trees, one hundred twenty-four (124) will be saved including thirty-three (33) woodland trees, one (1)

landmark tree and one hundred sixty (160) invasive trees.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	0 inches	0 inches
Woodland	84 inches	42 inches
Protected Tree	Inches Preserved	Credit

Landmark	17 inches	34 inches	
Woodland	268 inches	536 inches	
Protected Replacement Required	42 Inches		
Preservation Credit	570 Inches		
Total	0 inches of replacement required		
Total Tree Mitigation	0 inches of replacement required per the		
	proposed tree pre	eservation plan.	

Items to be addressed: none

SITE ARRANGEMENT

The applicant is proposing to construct a 7,000 sq/ft car wash with three (3) drive up pay stations and twenty-two (22) self-serve vacuum spaces. The site will be accessed from the westbound lanes of E. Big Beaver via a one lane entry to the east and one way exit to the west. There is additional access proposed from the adjacent property to the east which is an existing office building. The rear of the site will remain undeveloped in the form of preserved woodlands.

The nearest residential lot is approximately 250 feet from the closet vacuum and/or mechanical units. The applicant should confirm if there is any noise from the use that may impact nearby residential.

Items to be addressed: Confirm potential noise impact due to vacuums or car wash mechanical units.

AREA, WIDTH, HEIGHT, SETBACKS

Section 4.15 establishes the dimensional requirements for IB-Integrated Industrial and Business District. The requirements of IB Zoning District and the proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (E. Big Beaver / South)	30-feet	142-feet	Complies
Side (East)	10-feet /20-feet combined	78-feet	Complies
Side (West)	10-feet /20-feet combined	152-feet	Complies
Rear (North)	20-feet	253-feet	Complies

Building Height	4-stories, 50 feet in height.	1-story, approx. 23 feet in height	Complies, but height dimensions not shown on elevations
Lot Coverage (Building)	40%	4.74%	Complies

Items to be addressed: Include dimensions on elevations

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Commercial /	2 spaces, plus 1 space per 1 employee on the	10 general / employee parking
Vehicle Wash	largest typical shift.	spaces
		22 self-serve vacuum parking
	8 employees plus 2 spaces = 10	spaces
Stacking	Plus 12 stacking spaces per bay for a semi- or	36 stacking spaces
	fully-automatic wash = 12 stacking spaces	
Total	10 spaces plus 12 stacking spaces	10 general parking spaces, 22
		vacuum spaces, and 36
		stacking spaces

Overall, we find the site to be overparked with regards to ordinance requirements for stacking spaces and the applicant should confirm the need for number of vacuum spaces.

Items to be Addressed: The applicant should remove/reduce the amount of stacking spaces and confirm number of vacuum spaces.

SITE ACCESS AND CIRCULATION

The site will be accessed from the westbound lanes of E. Big Beaver via a one lane entry to the east and one way exit to the west. There is additional access proposed from the adjacent property to the east which is an existing office building. Traffic is directed to a stacking lane or left-hand turn upon entering the site.

Some confusion may be generated by customers entering the site to utilize the vacuum stations to which once completed, must exit the site via the west egress even if the desire is to enter the car wash stacking lane.

Items to be addressed: Applicant should explain rational behind layout.

LANDSCAPING

A landscaping plan has been provided on Sheet L-1.0. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
Greenbelt Planting			
E. Big Beaver: 1 tree every 30 feet.	268 / 30 = 9	9 trees	Complies
Property Lines:			·
North (Residential): Required one (1) large evergreen tree per ten (10) lineal feet, one (1) narrow evergreen tree per five (5) lineal feet or wall.	268 / 10 = 27 trees	41 existing trees + 6 new evergreen trees along north side of drive through.	Likely – There is sufficient existing vegetation throughout the rear portion of the lot however most trees are deciduous thus providing little screening during winter months.
East (Office) Required one (1) large evergreen tree per ten (10) lineal feet, one (1) narrow evergreen tree per five (5) lineal feet or wall.	550 / 10 = 55 trees	7 existing trees + 3 new trees	East side does not comply
West (Office) Required one (1) large evergreen tree per ten (10) lineal feet, one (1) narrow evergreen tree per five (5) lineal feet or wall.	550 / 10 = 55 trees	23 existing trees + 2 new trees	West side does not comply
Parking Lot			
Minimum of one (1) tree per eight (8) parking spaces	50 / 8 = 7 trees	9 new trees	Compiles with number however, there are no internal parking lot landscaping.
Overall			
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brink, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	Over 20%	Complies

Jax Car Wash / E. Big Beaver October 9, 2023

Items to be Addressed: 1). East and west property line screening should be brought into compliance via Table 13.02-B. Rezoning will differentiate uses between properties and require screening; and 2). Planning Commission to consider allowing landscaping outside of the parking area.

PHOTOMETRICS

Photometric plan was provided on Sheet SL-1.0. The applicant is proposing twelve (12) parking lot lights. The fixture and photometrics meets all requirements for the IB district.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The applicant is proposing brick veneer and split face block for the foundation. The applicant has provided a rendering showing color and architectural details. However, we note that elevations are mislabeled.

We note that the applicant did give a 3-D rendering but it does show the site in context to Big Beaver or adjacent uses.

Items to be Addressed: (1) Elevations should show building dimensions per Section 8.05-A.12. (2) Provide a 3-D rendering of the building in context in context of Big Beaver and adjacent uses.

SPECIAL USE STANDARDS

For any special use, according to Section 9.02.D, the Planning Commission shall "...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions."

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

- 1. Compatibility with Adjacent Uses.
- 2. Compatibility with the Master Plan.
- 3. Traffic Impact.
- 4. Impact on Public Services.
- 5. Compliance with Zoning Ordinance Standards.
- 6. Impact on the Overall Environment.
- 7. Special Use Approval Specific Requirements.

SITE PLAN STANDARDS

The Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 8.06 outlines Site Plan Review Design Standards.

- 1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.
 - Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.
 - b. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.
 - c. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.
- 2. Development shall incorporate the recognized best architectural building design practices.
 - a. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.
 - b. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
 - c. Develop buildings with creativity that includes balanced compositions and forms.
 - d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.
 - e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.
 - f. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.
- 3. Enhance the character, environment and safety for pedestrians and motorists.
 - a. Provide elements that define the street and the pedestrian realm.
 - b. Create a connection between the public right of way and ground floor activities.
 - c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.
 - d. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.
 - e. Improve safety for pedestrians through site design measures.

SUMMARY

The Planning Commission is asked to hold a public hearing and consider public testimony. As part of the deliberations, the Planning Commission should:

- 1. Consider if the plan meets the rezoning standards
- 2. Consider if the plan meets special use standards
- 3. Consider if the plan meets design standards
- 4. Confirm potential noise impact due to vacuums or car wash mechanical units.
- 5. Discuss need for number of vacuum units
- 6. Discuss rational behind layout

If the Planning Commission recommends approval of the conditional rezoning, the following site plan items should be addressed by the applicant:

- 1.) Include dimensions on elevations
- 2.) East and west property line screening should be brought into compliance via Table 13.02-B. Rezoning will differentiate uses between properties and require screening
- 3.) Planning Commission to consider allowing landscaping outside of the parking area.
- 4.) Provide a 3-D rendering of the building in context in context of Big Beaver and adjacent uses.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC. Benjamin R. Carlisle, LEED AP, AICP

r.R. Calin

PRELIMINARY SITE PLAN

JAX CAR WASH

BIG BEAVER ROAD

TROY, OAKLAND COUNTY, MICHIGAN





INDEX OF DRAWINGS

NUMBER TITLE **COVER SHEET**

TOPOGRAPHIC SURVEY

SITE PLAN

GRADING PLAN

UTILITY PLAN NOTES AND DETAILS

DETAILS

LANDSCAPE PLAN

LANDSCAPE DETAILS TREE SURVEY

PHOTOMETRIC PLAN

PRELIMINARY OVERALL FLOOR PLAN

DESIGN TEAM

APPLICANT

AGENCY

CONDITIONAL REZONING/SPECIAL USE 7/13/2023

CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MI 48377 CONTACT: LINDON IVEZAJ PHONE: 734-347-8200 EMAIL: LIVEZAJ@CLC.BUILD

ARCHITECT

F.A. STUDIO 26261 EVERGREEN ROAD - STE 123 SOUTHFIELD, MI 48076 CONTACT: DAVID BRINKMEIER PHONE: 248.619.2354 EMAIL: DBRINKMEIER@FA.STUDIO

CIVIL ENGINEER

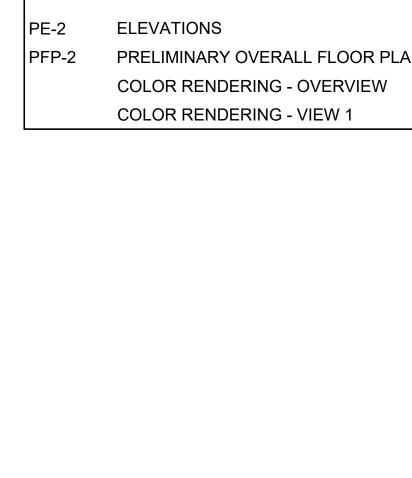
PERMIT / APPROVAL SUMMARY

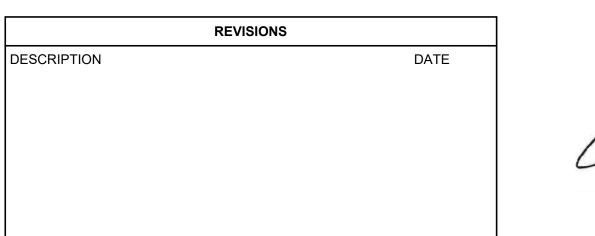
DATE SUBMITTED DATE APPROVED PERMIT NUMBER

PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM

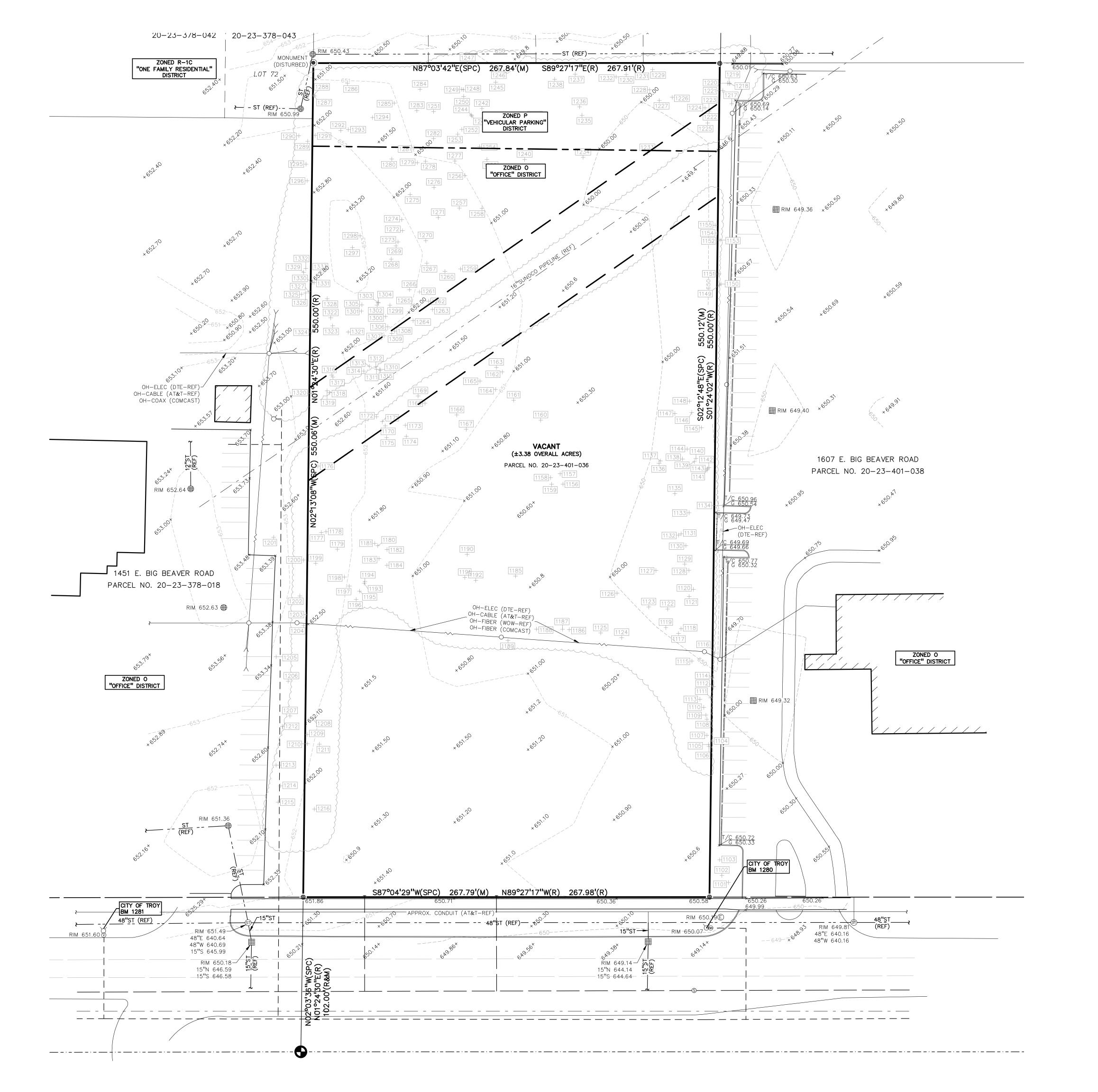
LANDSCAPE ARCHITECT

PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM GROUP









LEGEND:

-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE -UG-CATV-TV- EX. U.G. CABLE TV & PEDESTAL

-UG-COMM---⊠-T- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE -UG-ELEC-E-EKE- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE

—— -- EX. STORM SEWER

— - — - — EX. GAS LINE © GAS EX. GAS VALVE & GAS LINE MARKER

─ ─ ─ ─ EX. WATER MAIN

∀ - ⊕
W EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE EX. SANITARY SEWER

EX. COMBINED SEWER MANHOLE

⊚ ⑤ EX. CLEANOUT & MANHOLE EX. SQUARE, ROUND & BEEHIVE CATCH BASIN O^{Y.D.} ® EX. YARD DRAIN & ROOF DRAIN

EX. UNIDENTIFIED STRUCTURE M → ★ EX. MAILBOX, SIGN & LIGHTPOLE X EX. FENCE EX. GUARD RAIL

EX. DEC. TREE, CONIFEROUS TREE & SHRUB EX. TREE TAG, & TREE LINE

EX. SPOT ELEVATION EX. CONTOUR EX. WETLAND

BRASS PLUG SET

MONUMENT FOUND / SET SECTION CORNER FOUND R M C RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS: ALTA/NSPS LAND TITLE SURVEY, D&M SITE INC., FILE 2017-440, SHEET 1, DATED 12/07/17

06/07/2023 CABLE AT&T MAP A1, DATED 05/31/2023

DTE ELECTRIC FACILITY MAP 325-390, DATED

WOW CABLE MAP, EMAIL DATED 05/25/2023

COMCAST MAP, EMAIL DATED 06/04/2023 GAS CONSUMERS MAP 0561233, DATED 03/14/23 SUNOCO MAP, EMAIL DATED 06/06/2023

WATER MAIN CITY OF TROY GIS MAP SANITARY SEWER CITY OF TROY GIS MAP STORM SEWER CITY OF TROY GIS MAP

LEGAL DESCRIPTION: (Per ALTA/NSPS LAND TITLE SURVEY, D&M SITE INC., FILE 2017-440, SHEET 1, DATED 12/07/17)

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED NORTH 01 DEGREES 24 MINUTES 30 SECONDS EAST, 102.00 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 23, THENCE CONTINUING NORTH 01 DEGREES 24 MINUTES 30 SECONDS EAST, 550.00 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS EAST, 267.91 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 02 SECONDS WEST, 550.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS WEST 267 98 FEET TO THE POINT OF BEGINNING.

BENCHMARKS: (CITY OF TROY DATUM)

ELECTRIC

BM #1280 ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF E. BIG BEAVER ROAD, ON THE WEST SIDE OF THE ENTRANCE DRIVE TO 1607 BIG BEAVER ROAD.

ELEV. - 651.99 ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF BIG BEAVER

ROAD, JUST WEST OF THE EAST ENTRANCE DRIVE TO 1451 BIG BEAVER ROAD. ELEV. - 654.00

FLOODPLAIN NOTE:

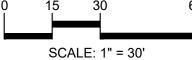
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0553G, DATED JANUAR



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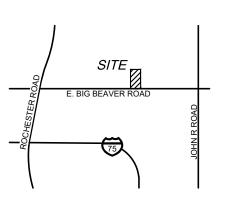












CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE

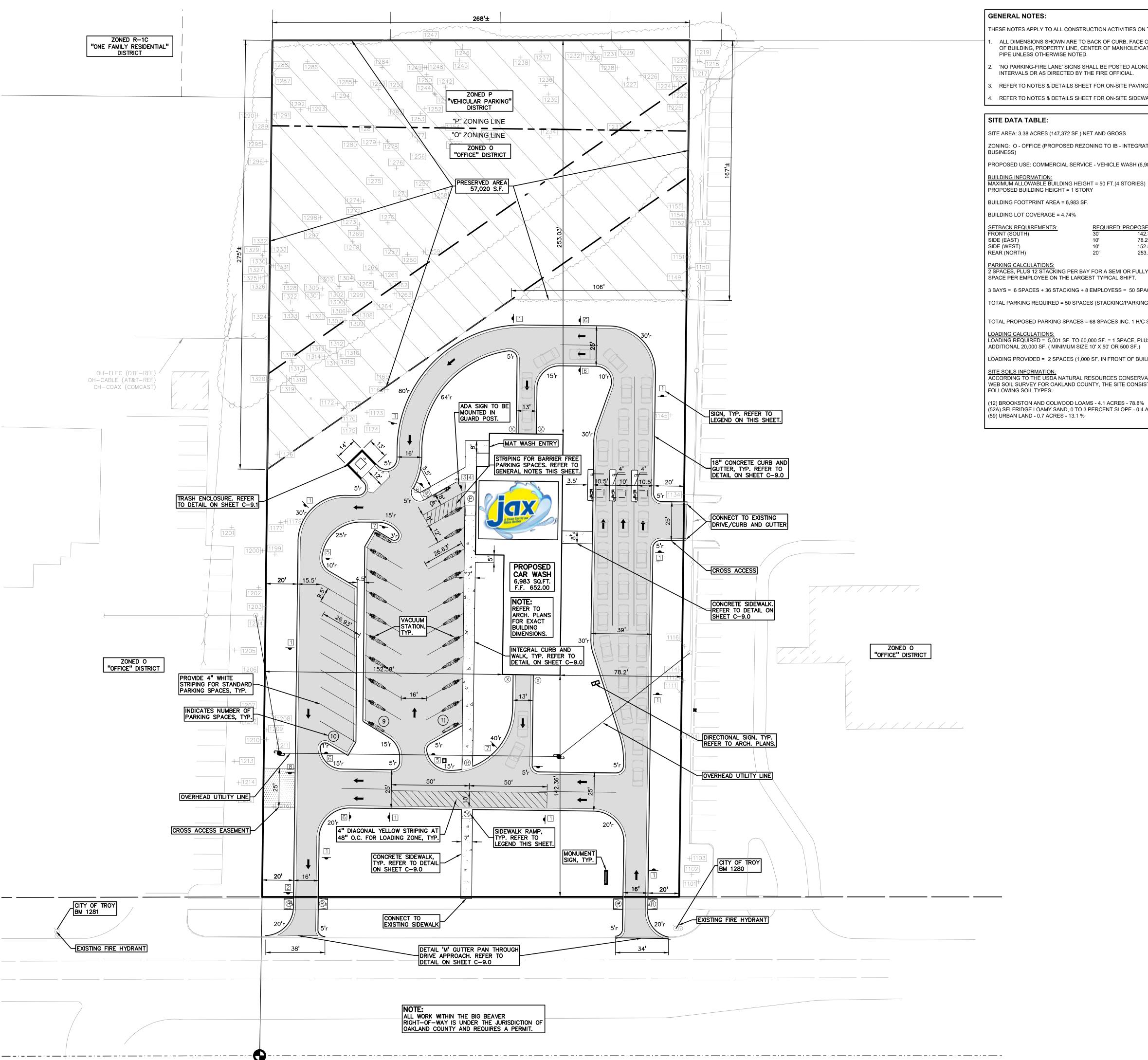




ORIGINAL ISSUE DATE: JULY 13, 2023 DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO.	23-0101
P.M.	JH
DN.	SWS
DES.	SWS
DRAWING NUMBER:	



THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF

'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SITE AREA: 3.38 ACRES (147,372 SF.) NET AND GROSS

ZONING: O - OFFICE (PROPOSED REZONING TO IB - INTEGRATED INDUSTRIAL AND

PROPOSED USE: COMMERCIAL SERVICE - VEHICLE WASH (6,983 SF.)

PROPOSED BUILDING HEIGHT = 1 STORY

REQUIRED: PROPOSED: 30' 142.36' 78.2' 152.58'

2 SPACES, PLUS 12 STACKING PER BAY FOR A SEMI OR FULLY AUTOMATIC WASH, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST TYPICAL SHIFT.

253.03'

3 BAYS = 6 SPACES + 36 STACKING + 8 EMPLOYESS = 50 SPACES TOTAL PARKING REQUIRED = 50 SPACES (STACKING/PARKING)

TOTAL PROPOSED PARKING SPACES = 68 SPACES INC. 1 H/C SPACES (STACKING/PARKING)

<u>LOADING CALCULATIONS:</u> LOADING REQUIRED = 5,001 SF. TO 60,000 SF. = 1 SPACE, PLUS ONE SPACE PER ADDITIONAL 20,000 SF. (MINIMUM SIZE 10' X 50' OR 500 SF.)

LOADING PROVIDED = 2 SPACES (1,000 SF. IN FRONT OF BUILDING)

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE

(12) BROOKSTON AND COLWOOD LOAMS - 4.1 ACRES - 78.8% (52A) SELFRIDGE LOAMY SAND, 0 TO 3 PERCENT SLOPE - 0.4 ACRES - 8.1% LEGEND:

STD HEAVY R.O.W. CONCRETE PAVEMENT

ASPHALT PAVEMENT GRAVEL

CONCRETE CURB AND GUTTER REVERSE GUTTER PAN — - · - — - · - — SETBACK LINE LIGHTPOLE

> X FENCE SIGN LEGEND: 'NO PARKING FIRE LANE' SIGN 'STOP' SIGN 'BARRIER FREE PARKING' SIGN

'VAN ACCESSIBLE' SIGN 'ONE WAY ONLY' SIGN 'DO NOT ENTER' SIGN 'RIGHT TURN ONLY' SIGN 'NO LEFT TURN' SIGN REFER TO DETAIL SHEET FOR SIGN DETAILS

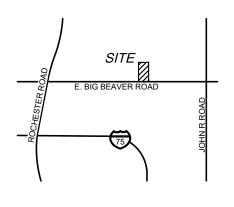
> SIDEWALK RAMP LEGEND: SIDEWALK RAMP 'TYPE R' SIDEWALK RAMP 'TYPE P' CURB DROP ONLY REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



t: 844.813.2949

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CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UND JTILITIES AS SHOWN ON THIS DRAWING ARE ONLY 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

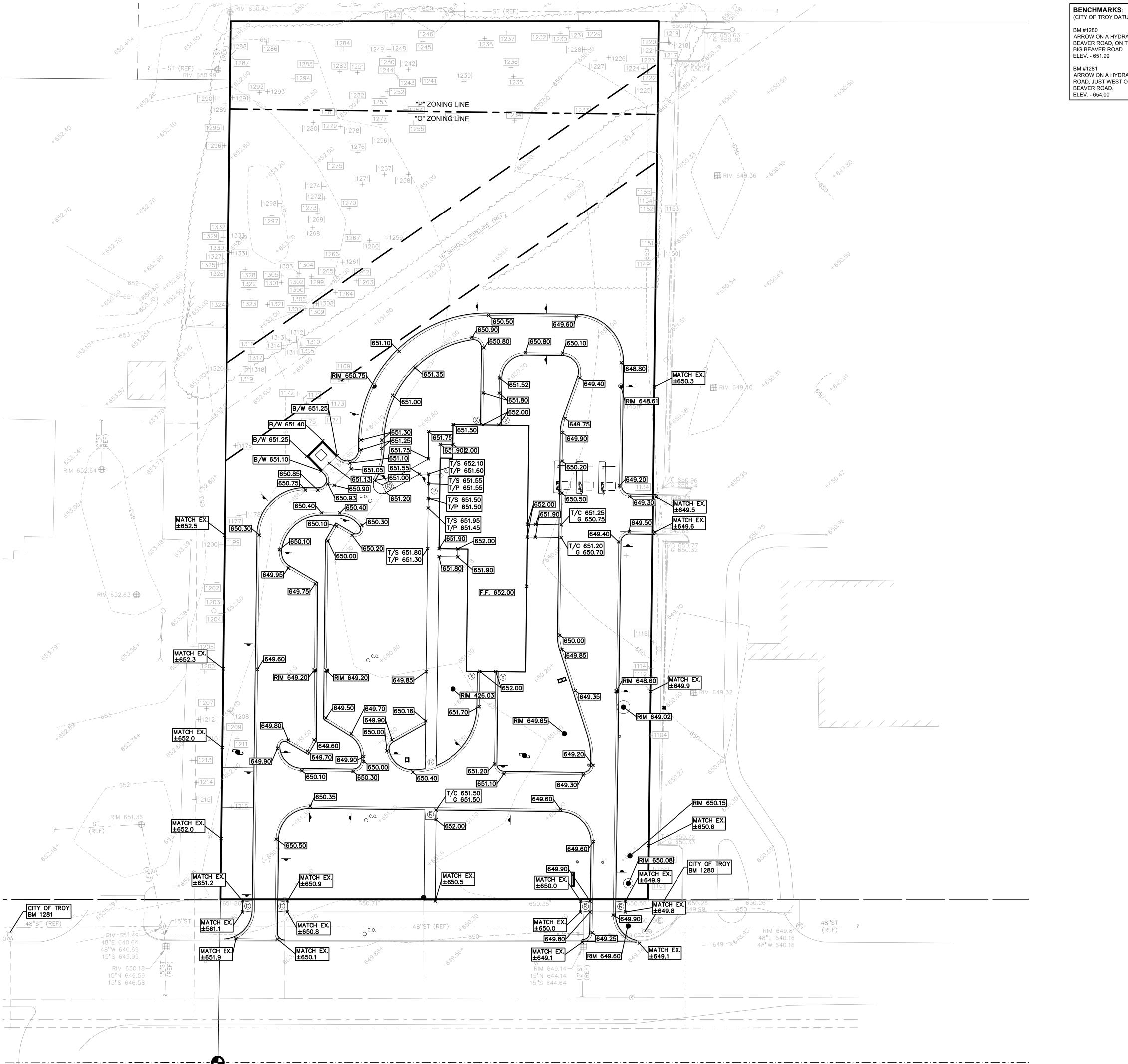
PROJECT TITLE

JAX CAR WASH VACANT BIG BEAVER ROAD

ORIGINAL ISSUE DATE: JULY 13, 2023 DRAWING TITLE

PRELIMINARY SITE PLAN

23-0101 PEA JOB NO. SWS SWS DRAWING NUMBER:



BENCHMARKS: (CITY OF TROY DATUM)

ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF BIG BEAVER ROAD, JUST WEST OF THE EAST ENTRANCE DRIVE TO 1451 BIG

LEGEND: STD HEAVY R.O.W. DUTY DUTY ONLY ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF E. BIG BEAVER ROAD, ON THE WEST SIDE OF THE ENTRANCE DRIVE TO 1607 ASPHALT PAVEMENT

CONCRETE CURB AND GUTTER REVERSE GUTTER PAN — - · - — - · - — SETBACK LINE LIGHTPOLE X FENCE

SIDEWALK RAMP LEGEND: SIDEWALK RAMP 'TYPE R' SIDEWALK RAMP 'TYPE P' CURB DROP ONLY REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



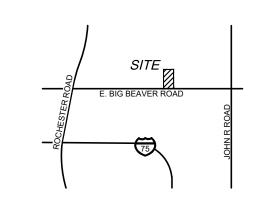








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CLIENT

CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE

JAX CAR WASH VACANT BIG BEAVER ROAD



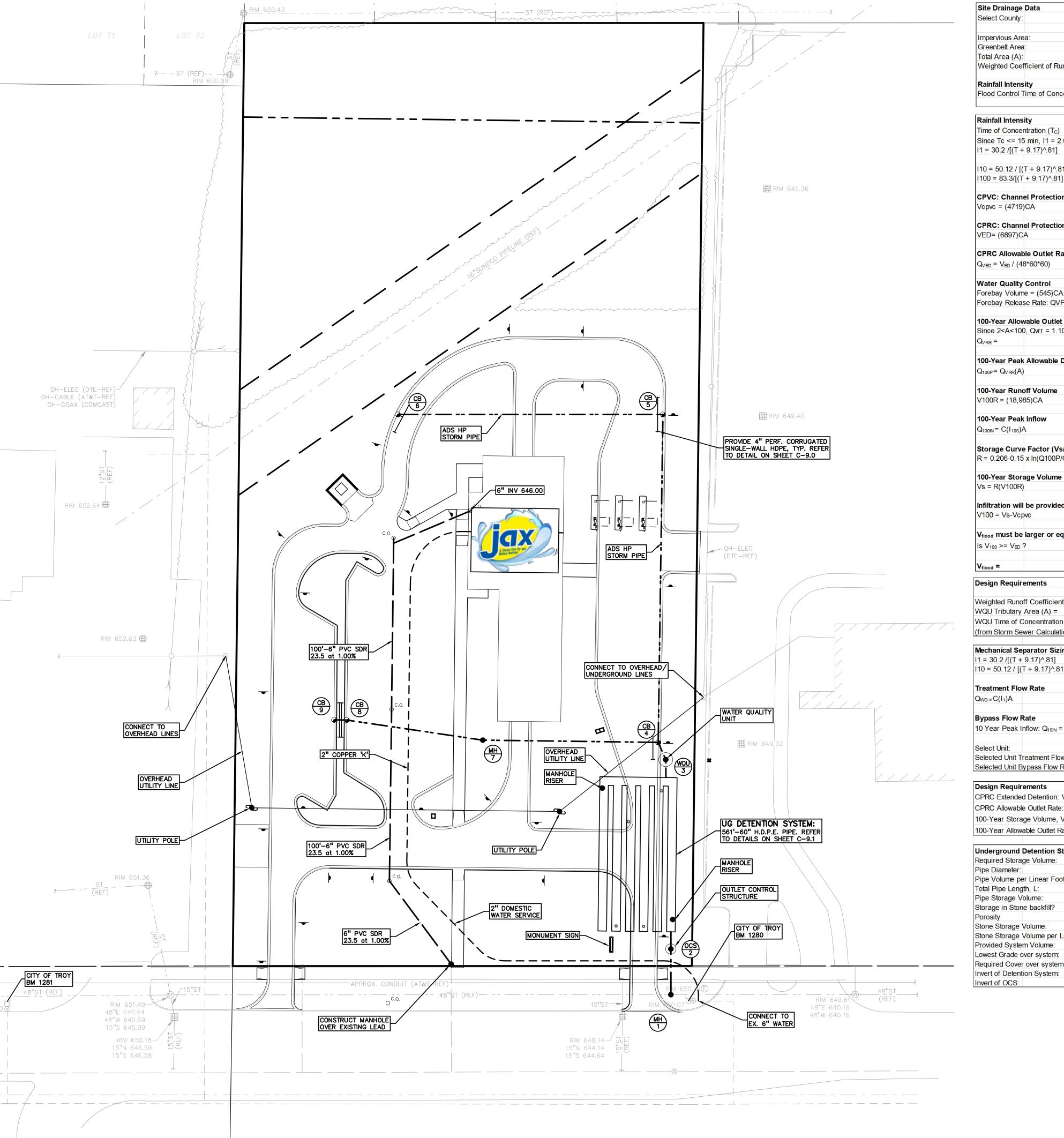
OWNER REVIEW

ORIGINAL ISSUE DATE:

JULY 13, 2023 DRAWING TITLE

PRELIMINARY GRADING PLAN

PEA JOB NO.	23-0101
P.M.	J⊦
DN.	SWS
DES.	SWS
DRAWING NUMBER:	



Site Drainage Data				
Select County:	Oakland			
Impervious Area:	1.67	acre	C =	0.95
Greenbelt Area:	0.66	acre	C =	0.25
Total Area (A):	2.33	acre		
Weighted Coefficient of Runof	f (C):	0.75		
Rainfall Intensity				
Flood Control Time of Concent	ration, Tc =	15.00	min	

11 = 30.2 /[(1 + 9.1/)^.81]			2	2.00	ın/h
I10 = 50.12 / [(T + 9.17)^.81] I100 = 83.3/[(T + 9.17)^.81]					in/h in/h
CDVC: Champal Dratastian	Valuma Camtual	Values			
CPVC: Channel Protection Vcpvc = (4719)CA	volume Control	volume	8,2	246	cf
CPRC: Channel Protection	Rate Control Vo	olume: Exter	ided	d De	eten
VED= (6897)CA				053	
CPRC Allowable Outlet Rate $Q_{VED} = V_{ED} / (48*60*60)$	9		0	.07	cfs
Water Quality Control					
Forebay Volume = (545)CA			,	952	cf
Forebay Release Rate: QVF =	= VF/(48*60*60)		0.0	006	cfs
100-Year Allowable Outlet R	Pate				
Since 2 <a<100, qvrr="1.105</td"><td></td><td></td><td></td><td></td><td></td></a<100,>					
Q _{VRR} =			0	.93	cfs/
100-Year Peak Allowable Dis	scharge				
$Q_{100P} = Q_{VRR}(A)$			2	.17	cfs
100-Year Runoff Volume					
V100R = (18,985)CA		3	33,1	76	cf
100-Year Peak Inflow			10.10		_
$Q_{100IN} = C(I_{100})A$			11	.03	cfs
Storage Curve Factor (Vs/V	/r)				
R = 0.206-0.15 x ln(Q100P/Q			0.4	450	
100-Year Storage Volume					
Vs = R(V100R)		1	14,9	29	cf
Infiltration will be provided.	CPVC can be d	leducted:			
V100 = Vs-Vcpvc	Or VO can be a	icaacica.	6,6	83	cf
V _{flood} must be larger or equ	al to V _{ED} :				
Is $V_{100} >= V_{ED}$?				No	
V _{flood} =			14,9	20	cf
V flood —		_	17,0	20	OI.
Design Requirements	for	WQ	U 3		
Weighted Runoff Coefficient (C) =	0.	75		
WQU Tributary Area (A) =	<u> </u>		33		
WQU Time of Concentration (T _c) =	15.	00	mir	1
(from Storm Sewer Calculation	ns Spreadsheet)				
M					
Mechanical Separator Sizing 11 = 30.2 /[(T + 9.17)^.81]		2	20	in/h	nr.
110 = 50.12 / [(T + 9.17)^.81]				in/h	
., ,					
Treatment Flow Rate					
$Q_{WQ} = C(I_1)A$		4.	00	cfs	
Punges Flour Boto					
Bypass Flow Rate 10 Year Peak Inflow: Q _{10IN} =		6	64	cfs	
1.5 FORF FORK THIOW. COTON -		0.	∪ -r	513	
Select Unit:		C	S-6		
Selected Unit Treatment Flow		***	-	cfs	
Selected Unit Bypass Flow Ra	te:	call Conte	ech	cfs	
Design Requirements					_
CPRC Extended Detention: V _E	:n =	12,053	cf		
S. NO EXICITACIO DOGETHADIT. VE	D .	12,000	O1		
CPRC Allowable Outlet Rate: 0	Q _{VFD} =	0.07	cfs		

entration, Tc =	15.00	mii	า	
	15.	00	min	
) in/hr				
	2.	00	in/hr	
]	3.	80	in/hr	

Since Tc <= 15 min, I1 = 2.0 in/hr			
I1 = 30.2 /[(T + 9.17)^.81]	2.00	in/hr	
I10 = 50.12 / [(T + 9.17)^.81]	3.80	in/hr	
I100 = 83.3/[(T + 9.17)^.81]	6.31	in/hr	
CPVC: Channel Protection Volume Contr	ol Volume		
Vcpvc = (4719)CA	8,246	cf	

(11.10)011	0,2.0	•
PRC: Channel Protection Rate	e Control Volume: Extended De	etention
ED= (6897)CA	12,053	cf
PRC Allowable Outlet Rate		
_{/ED} = V _{ED} / (48*60*60)	0.07	cfs

PRC Allowable Outlet Rate			
$V_{VED} = V_{ED} / (48*60*60)$	0.07	cfs	
later Quality Control			
orebay Volume = (545)CA	952	cf	
orebay Release Rate: QVF =	VF/(48*60*60) 0.006	cfs	
00-Year Allowable Outlet Ra	te		
ince 2 <a<100, qvrr="1.1055</td"><td>-0.206xln(A)</td><td></td><td></td></a<100,>	-0.206xln(A)		
N _{RR} =	0.93	cfs/ac	

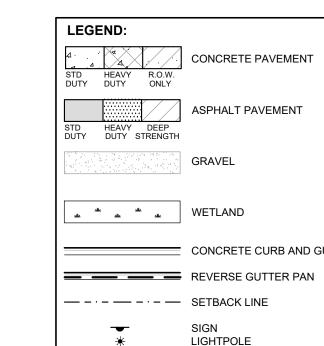
Q _{VRR} =	0.93	cfs/a
100-Year Peak Allowable Discharge		
$Q_{100P} = Q_{VRR}(A)$	2.17	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	33,176	cf

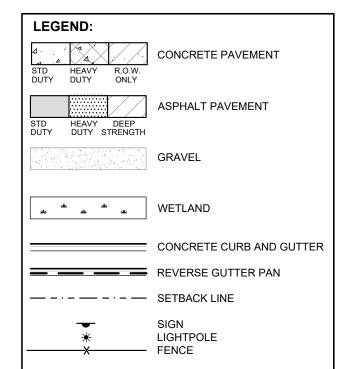
100-Year Peak Inflow			
$Q_{100IN} = C(I_{100})A$	11.03	cfs	
Storage Curve Factor (Vs/Vr)			
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.450		
100-Year Storage Volume			
$V_S = R(V/100R)$	14 929	cf	

Is $V_{100} >= V_{ED}$?		N	0
V _{flood} =			14,929	of cf
Design Requir	ements	for	WQU 3	
Weighted Rund	off Coefficien	it (C) =	0.75	
WQU Tributary	Area (A) =		2.33	

Design Requirements		
CPRC Extended Detention: V _{ED} =	12,053	cf
CPRC Allowable Outlet Rate: Q _{VED} =	0.07	cfs
100-Year Storage Volume, V _{100D} =	14,929	cf
100-Year Allowable Outlet Rate: Q _{VRR} =	2.17	cfs
Underground Detention Storage		

Underground Detention Stora	age		
Required Storage Volume:		14,929	cf
Pipe Diameter:		60	in
Pipe Volume per Linear Foot:		19.63	cf/lf
Total Pipe Length, L:		561	ft
Pipe Storage Volume:		11,015	cf
Storage in Stone backfill?		Υ	
Porosity		30	%
Stone Storage Volume:		4,140	cf
Stone Storage Volume per Linea	ar Foot:	7.38	cf/lf
Provided System Volume:		15,155	cft
Lowest Grade over system:		649.0	
Required Cover over system:		2.00	ft
Invert of Detention System:		642.00	
Invert of OCS:		641.90	





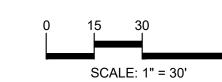


GROUP

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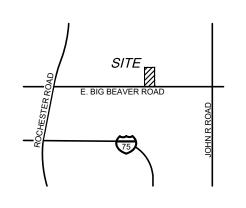
Storage in Circular Pipe Deter	ntion System	
Effective End Area of Pipe:	27.02	sf
Effective Diameter of Pipe:	5.86	ft
Effective Invert of System:	641.47	
CPRC Volume	12,053	cf
Fill Area of CPRC Storage Volur	me (CPRC/L): 21.48	sf
Ф:	237.80	degrees
Ф:	4.15	radians
Fill Area:	21.48	sf
Effective Fill Depth (per method	above): 4.35	ft
V _{ED} Storage Elevation:	645.82	
Fill Depth:	3.92	ft
Q _{VED} Outlet Rate:	0.07	cfs
Avg. Head over Orifice (Hw): h	n=0.5y 1.96	ft
Area of Orifice (A):	0.0100	sf
$A=Q_R/(0.62*SQF)$	RT(2*g*Hw)	
Enter Outlet Hole Diameter:	1	in
Restriction Hole Area:	0.0055	sft
Enter Number of Restriction Hole	es: 2	
Set orifice elevation at	641.90	
Total Restriction Hole Area:	0.011	sft
Actual Discharge (Q)	0.076	cfs
Q = 0.62 * A * (2)	2 * G * Hw)^0.5	
Must be detained for at least 48	hours:	
Drain Time:	44.10	hrs

Dialii IIIIC.			77.10	IIIO
100-year Volui	me		14,929	cf
Fill Area of 100	-Year Storage \	Volume:	26.61	sf
Ф:			312.12	degrees
Ф:			5.45	radians
Fill Area:			26.61	sf
Effective Fill De	epth (per method	d above):	5.61	ft
V _{100D} Storage E	levation:		647.08	
Fill Depth:			5.18	ft
Q _{VRR} Outlet Rat	e:		2.17	cfs
Flow through Q	VED Orifice at th	is head:	0.129	cfs
Q _{100D} Allowed:			2.04	cfs
Res. Head over	Orifice (H _{res}):	H _{res} =H ₁₀₀ -H _{ed}	1.26	ft
Area of Orifice	(A):		0.3651	sf
	A=Q _R /(0.62*SC	QRT(2*g*Hw)		
Outlet Hole Dia	meter:		3.5	in
Restriction Hole	e Area:		0.0668	sft
Number of Res	triction Holes:		5	
Set orifice eleva	ation at		645.82	
Total Restriction	n Hole Area:		0.3339	sft
Actual Dischar	ge (Q)		2.00	cfs
	Q = 0.62 * A *	(2 * G * Hw)^0.5		
Is this less than	the Qvrr of	2.17 cfs ?	Yes	
Drain Time:			44.48	hrs





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CLIENT CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE JAX CAR WASH VACANT BIG BEAVER ROAD

ORIGINAL ISSUE DATE: JULY 13, 2023

DRAWING TITLE PRELIMINARY UTILITY PLAN

PEA JOB NO.	23-0101
P.M.	JH
DN.	SWS
DES.	SWS
DRAWING NUMBER:	

GENERAL NOTES:

FOR ALL CITY INSPECTION FEES.

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, AND MUNICIPALITY STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE
- THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO
- ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- 10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PAVING NOTES:

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE PAVEMENT JOINTING UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION; 5.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
- 5.2. WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- 5.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS: 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
- 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15 5.5. IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER.
- THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS. 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO
- CONCRETE CURBING JOINTING UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION 6.1. JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
- 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
- 6.1.3. PLACE 1" EXPANSION JOINT: 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
- 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
- 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND 5.2. JOINTS WHEN TIED TO CONCRETE PAVEMENT
- 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
- 6.2.3. PLACE 1"EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
- 6.2.4. CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT) 6.3. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
- 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT
- CONCRETE SIDEWALK JOINTING UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
- 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8' 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO
- OR GREATER THAN 8'
- 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
- 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
- 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

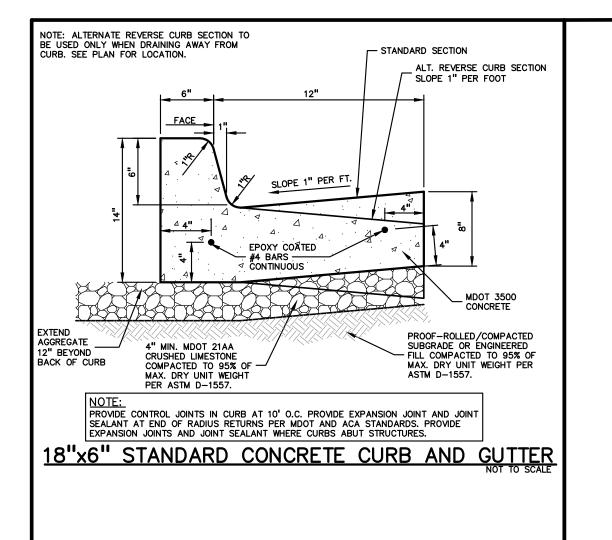
GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF
- JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.

ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.

- . REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL SLOPE EXCEEDING 1:4 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
- 10. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- 1. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- 12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW PROPOSED SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- 13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING
- 14. ANY SUBGRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.



BARRIER FREE SIGN NOTES:

MINIMUM OF 12"

RESERVED

PARKING

12" x 18" (R7-8)

RED & BLACK ON WHITE REFLECTORIZED

NO LEFT TURN SIGN DETAIL

GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

BARRIER FREE

PARKING SIGN DETAIL

A MINIMUM OF 3 FEET LONG.

AND LOCAL REQUIREMENTS.

STRICTER REQUIREMENT SHOULD BE USED.

ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.

OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL

OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.

7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A

4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH

5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST

6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THI

12"x18" x 0.080" ALUMINUM BARRIER FREE PARKING SIGN (R7-8). BOLT SIGN

TO STEEL TUBE WITH %" CADMIUM PLATED BOLTS, NUTS, AND WASHERS.

6"x12" x 0.080" ALUMINUM VAN - ACCESSIBLE SIGN (R7-8P) WHERE

SECONDARY/PENALTY SIGNAGE

REQUIREMENTS WHERE APPLICABLE

BOLLARD A MINIMUM OF 2'-0".
PROVIDE WELDED WATERTIGHT CAP.

18" DIA. CONCRETE FOOTING USING

- M.D.O.T. 'P1' CONCRETE, 3500 PSI, 6AA OR APPROVED EQUAL

INSTALL BREAKAWAY TUBE POST - IN SIGN LOCATIONS WHERE PIPE BOLLARD IS NOT REQUIRED.

- PAVEMENT SURFACE

2"x2"x.188" GALVANIZED STEEL TUBE. EXTEND INTO CONCRETE FILLED PIPE

6" DIA. SCHEDULE 40 GALVANIZED STEEL PIPE

IN PAVED AREA OR SIDEWALK). PROVIDE

ROUNDED WASH AT TOP OF CONCRETE FILL

FILLED WITH CONCRETE (WHEN SIGN IS LOCATED

WITH 1% FINISHED SLOPE. PAINT BOLLARD WITH 2 COATS OF SAFETY YELLOW PAINT, OR PROVIDE YELLOW BOLLARD SLEEVE..

RESERVED

PARKING

ONLY

ACCESSIBLE

PARKING SIGN DETAIL

APPLICABLE.

PER JURISDICTIONAL

7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES

BARRIER FREE SIGN AND POST DETAIL

GREEN BORDÈR ANI LEGEND WHITE SYMBOL, BLUE BACKGROUND

6" x 12" (R7–8P) GREEN BORDER AND

LEGEND REFLECTORIZED

MAY ONLY BE USED AT

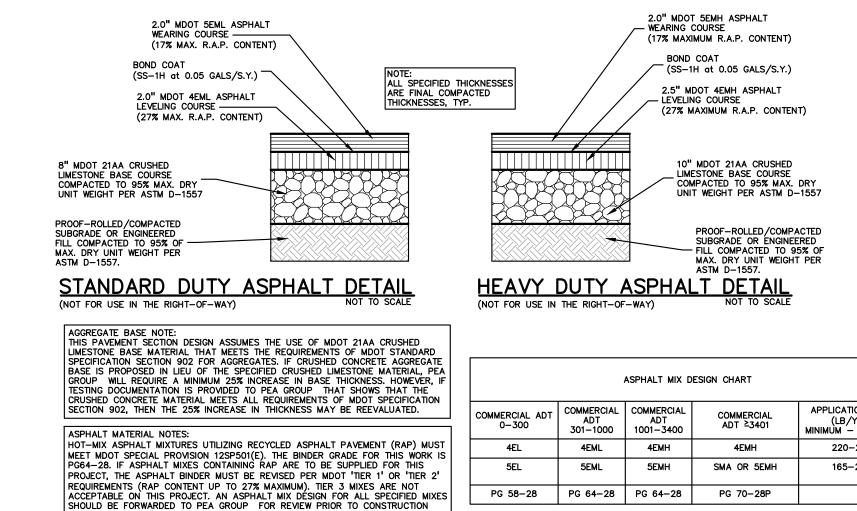
11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A

5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE

LEFT OF 8' WIDE AISLES

REFLECTORIZ

3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH

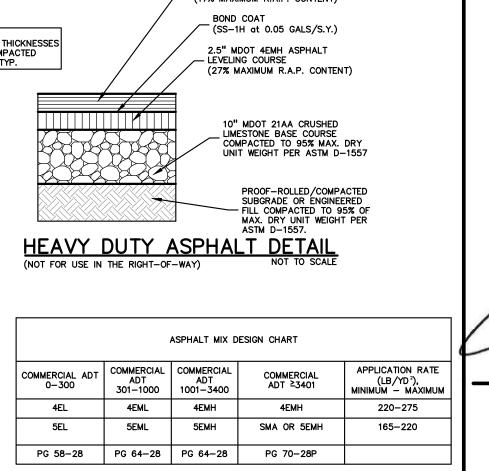


CROSS-SLOPE OF SIDEWALK MUST NOT EXCEED 2.0%, EXCEPT IN TRANSITION AREA

MATCHING INTO EXISTING SIDEWALK

" MDOT CLASS II SAND BAS

COURSE COMPACTED TO 95%
MAXIMUM DRY UNIT WEIGHT
PER ASTM D-1557



AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK (NOT TO EXCEED 8' INTERVAL).

PROOF-ROLLED/COMPACTED

SUBGRADE OR ENGINEERED

FILL COMPACTED TO 95% OF MAX. DRY UNIT WEIGHT PER

CLEAN FILL PER

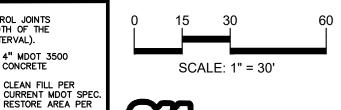
LANDSCAPING PLANS



t: 844.813.2949

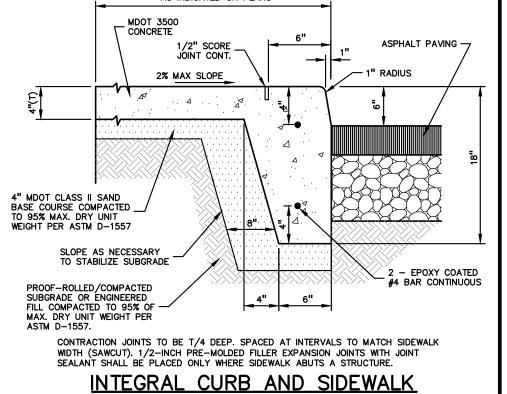
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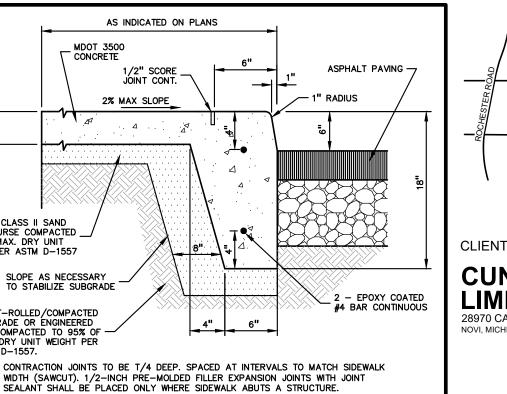


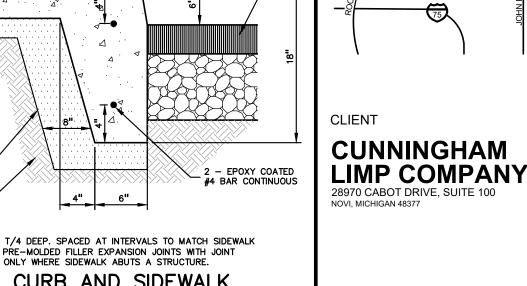
LITIES AS SHOWN ON THIS DRAWING ARE ONLY IPLIED AS TO THE COMPLETENESS OR ACCURACY THEREO HE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR ETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

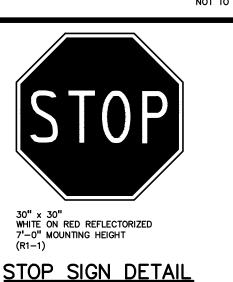


2% MAX. CROSS SLOPE

CONCRETE SIDEWALK







FIRE LANE

NO PARKING

NO STOPPING

NO STANDING

TOW AWAY

FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC

CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY

SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND AND

SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE 90° TO CURB

SIGN SHALL BE SEVEN (7) FEET FROM THE BOTTOM OF SIGN TO GRADE

SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXIST FOR LEFT WHEEL TO CURB PARKING.
SIGNS SHALL BE 12 INCES IN WIDTH AND 18 INCHES IN

CITY OF TROY FIRE

LANE SIGN DETAIL

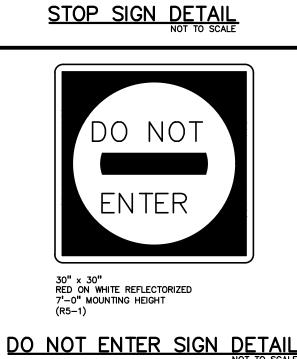
BLACK ON WHITE REFLECTORIZED

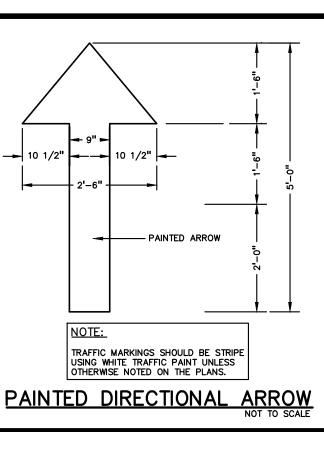
RIGHT TURN ONLY SIGN DETAIL

7'-0" MOUNTING HEIGHT (R3-5R)

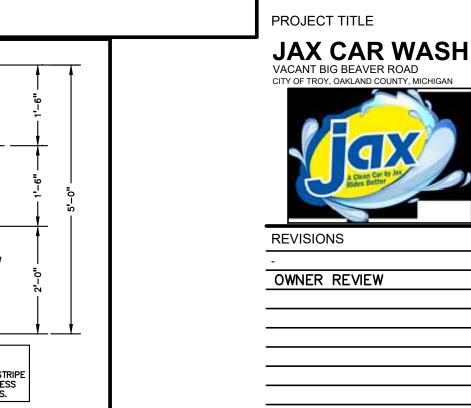
SHALL READ, "FIRE LANE. NO PARKING. NO STOPPING. NO

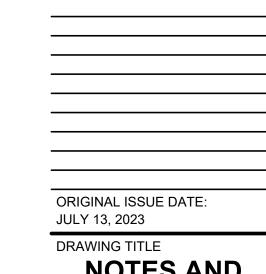
STANDING. TOW AWAY ZONE"





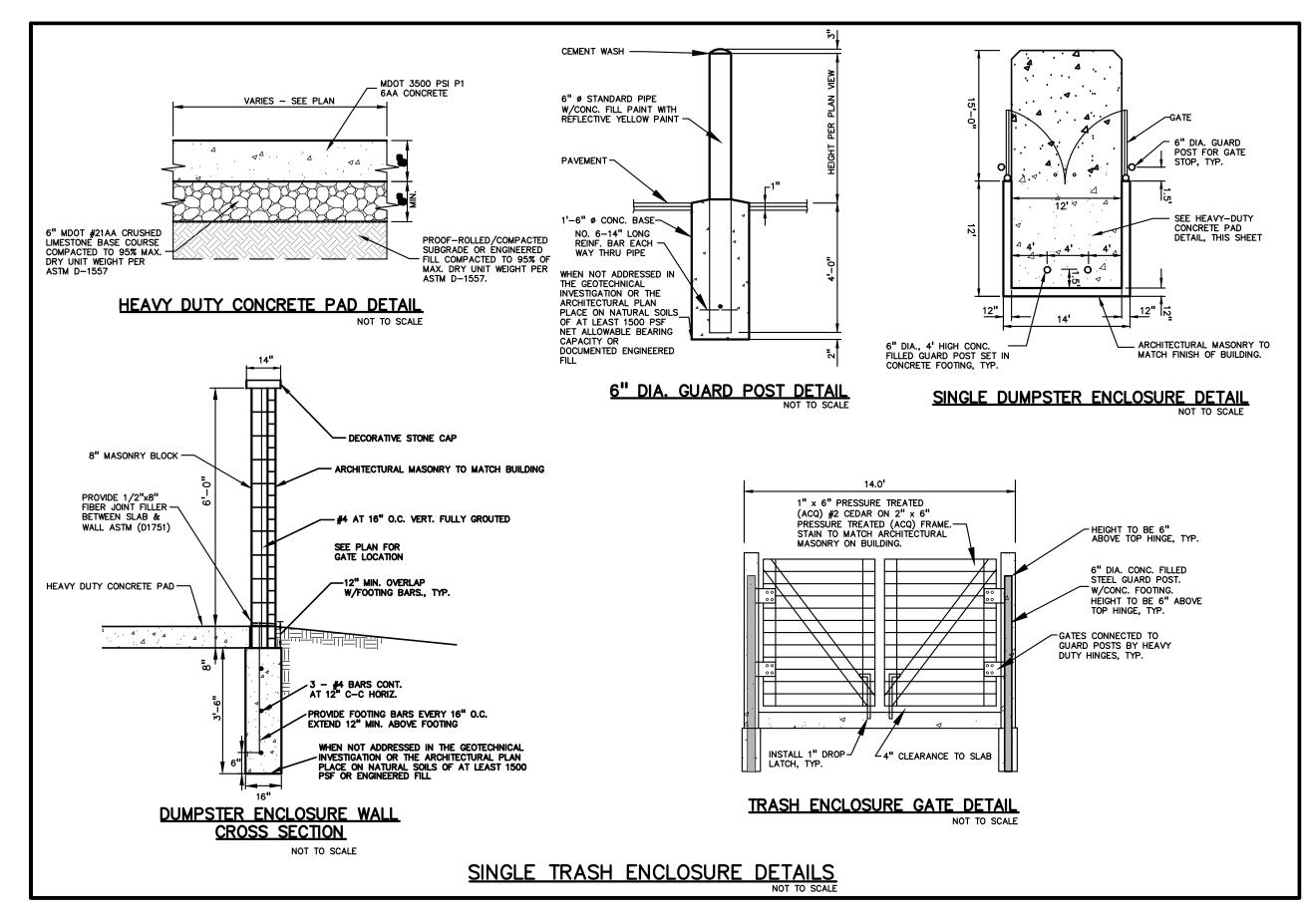


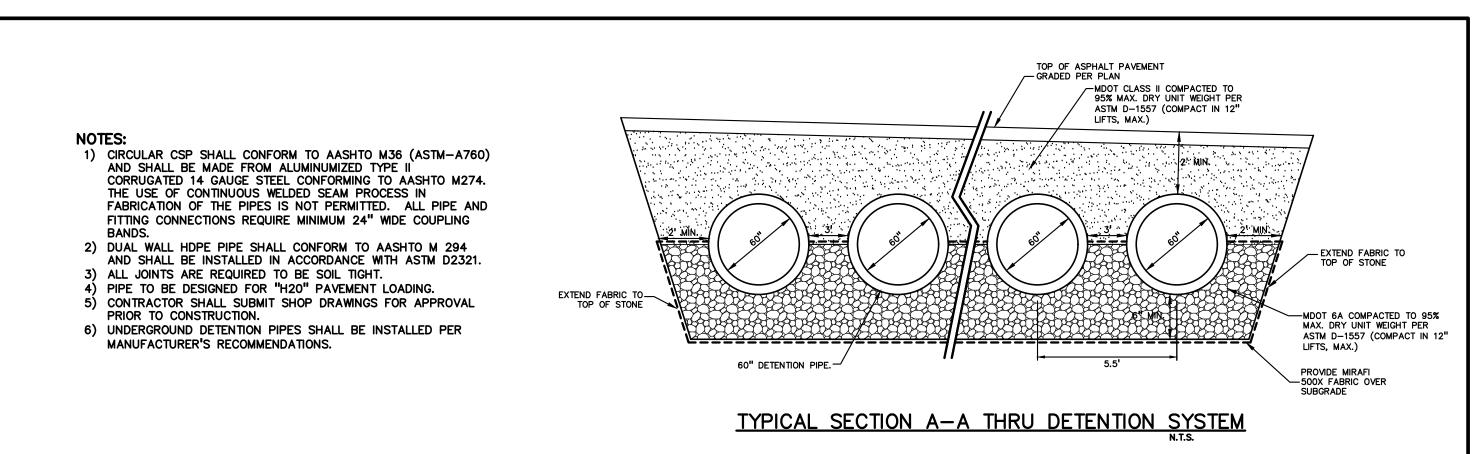


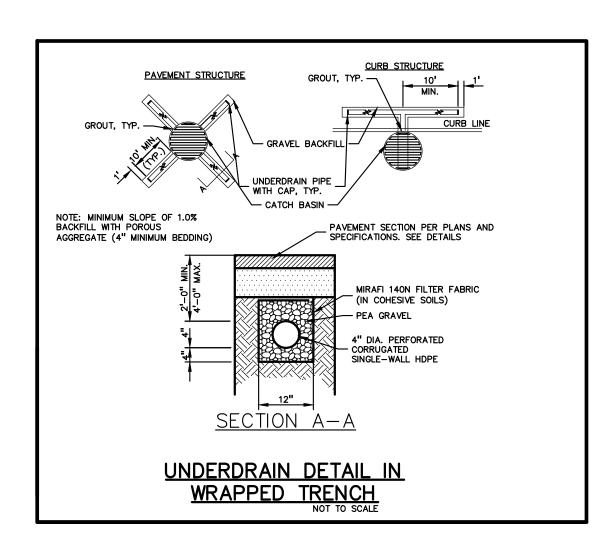


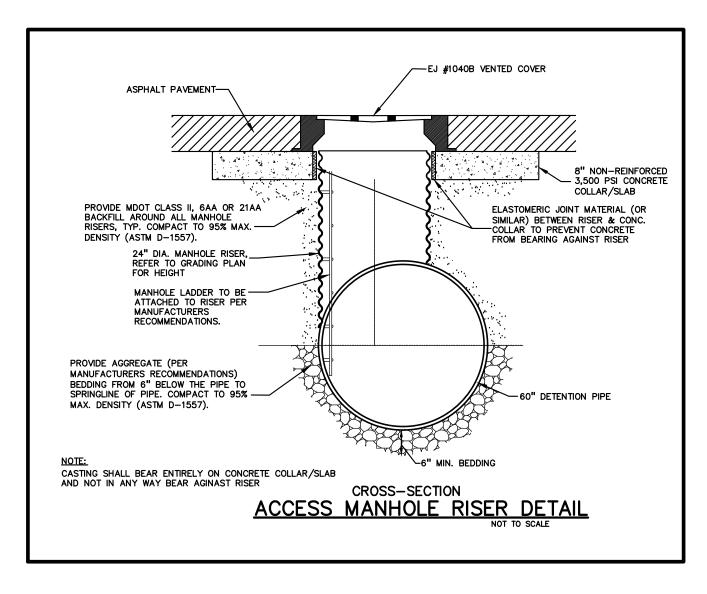
NOTES AND DETAILS

23-0101 PEA JOB NO. SWS DES. SWS DRAWING NUMBER:





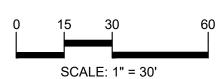








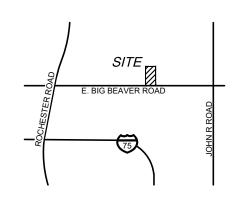






CAUTION!!

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.



CUNNINGHAM LIMP COMPANY

28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE

JAX CAR WASH



REVISIONS

OWNER REVIEW

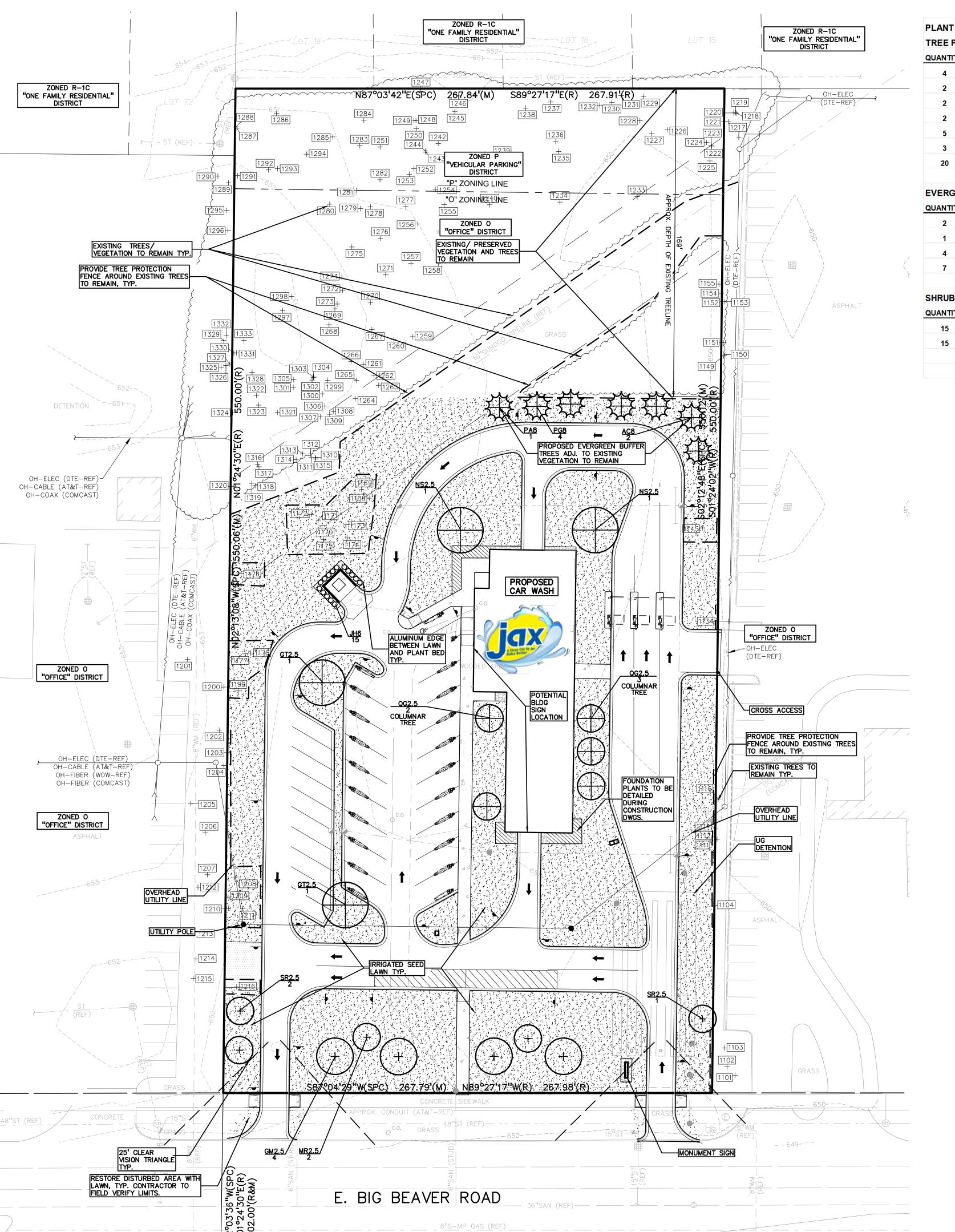
ORIGINAL ISSUE DATE:
JULY 13, 2023

DRAWING TITLE

DETAILS

PEA JOB NO.	23-0101
P.M.	JH
DN.	SWS
DES.	SWS

DRAWING NUMBER:





TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES		
WOODLAND TREES REMOVED:	11	(REPLACE AT 50% OF REMOVED DBH)
84" DBH x 0.5 =		42" REPLACEMENT
WOODLAND TREES SAVED:	33	(CREDIT OF 2X DBH)
268'' DBH x 2 =		536" CREDIT
42 -	536	= -494

0 DBH REQUIRED FOR WOODLAND REPLACEMENT

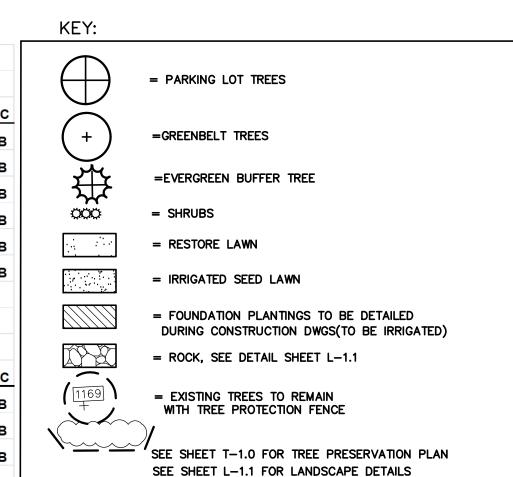
LANDMARK TREES			
LANDMARK TREES REMOVED:	0	(REPLA	CE AT 100% OF REMOVED DBH)
" DBH x 1 =		"	REPLACEMENT
LANDMARK TREES SAVED:	1	(CREDI	T OF 2X DBH)
17'' DBH x 2 =		34''	CREDIT
0 -	34	=	-34
0 TOTAL DBH REQUIRED	FOR I	REPLACE	MENT

EXEMPT TREES
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)

SAVED EXEMPT TREES: 88 Trees

EXEMPT TREES ON SITE: 143 Trees

OTAL SAVED TREES 6" AND ABOVE ON SITE: 122 Trees



LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE;
O-OFFICE (PROPOSED REZONING TO IB INTEGRATED INDUSTRIAL AND BUSINESS)

RAPKING LOT LANDSCAPING

PARKING LOT LANDSCAPING
REQUIRED: 1 TREE / 8 PARKING SPACES
68 PARKING SPACES / 8 = 8.5 TREES

PROVIDED: 9 PROPOSED DEC. TREES

GREENBELT ON E. BIG BEAVER RD
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE
268 LF / 30 = 9 TREES

PROVIDED: 9 PROPOSED DEC. TREES

GENERAL SITE LANDSCAPE REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL; 147,372 SQ FT(AREA OF PROJECT) * 20% = 29,475 SQ FT

PROVIDED: 48,976 SQ FT OF SOFT-SCAPE/147,372= 33 % LAWN & PLANT BEDS (DOES NOT INCLUDE PRESERVED WOODED AREA TO REMAIN)

SCREENING BETWEEN LAND USES
REQUIRED: 1 LARGE EVG PER 10 LF/1 NARROW EVG PER 5 LF OR WALL WHEN CONTIGUOUS WITH RESIDENTIAL/OFFICE LAND USES;

NORTH: 268 FT / 10 = 27 LARGE EVG;

PROVIDED: NORTH: EXISTING WOODLAND AND TREES TO FULFILL THE REQUIREMENT AND 7 PROPOSED LARGE EVG. NORTH SIDE OF SITE AT DRIVE

EQUIPMENT SCREENING
REQUIRED: AT GRADE EQUIPMENT SHALL BE SCREENED BY EVG LANDSCAPE
MATERIALS AND DUMPSTER.

PROVIDED: PROPOSED UPRIGHT EVG SHRUBS

SYMMETRICAL CROWNS.

REPLACEMENT TREES REQUIRED: 50% DBH REPLACEMENT ON WOODLAND TREES, 100% DBH REPLACEMENT

ON LANDMARK TREES,

NO REPLACEMENT REQUIRED, TREE CREDIT EXISTS

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS

2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO

3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY

PLANT MATERIAL NOT MEETING SPECIFICATIONS.

6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND

ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER;
TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.

8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.

9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.

11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.

12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.

13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK

PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.

15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.

16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED

17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.

18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.

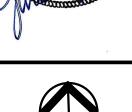
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

NOT FOR CONSTRUCTION

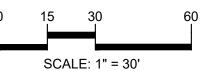


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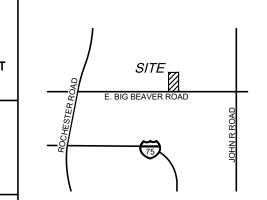






CAUTION!!

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 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE

JAX CAR WASH

VACANT BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE: JULY 13, 2023

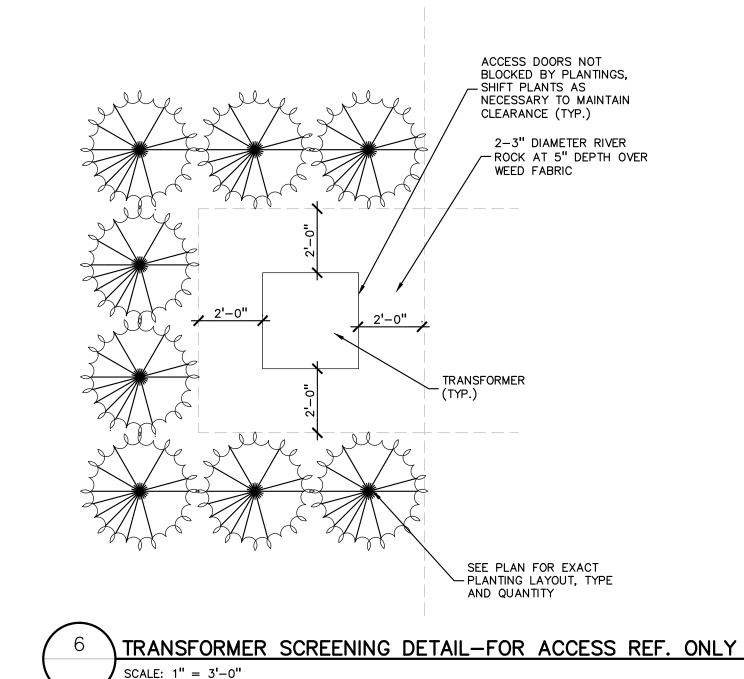
JULY 13, 2023

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 23-0101
P.M. JH
DN. BZ
DES. JLE
DRAWING NUMBER:

L-1.0



SOIL DEPOSITS WITHIN DRIP LINES GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES DURING CONSTRUCTION, NO PERSON SHALL ATTACH

ANY DEVICE OR WIRE TO ANY REMAINING TREE ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

4'HIGH PROTECTIVE FENCING

WITH STEEL POSTS - 10' O.C.

IN POORLY DRAINED SOILS

FORM SAUCER WITH 4" HIGH

SHREDDED HARDWOOD BARK MULCH 3"

DEEP AND LEAVE 3" CIRCLE OF BARE

SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS

REMOVE ALL BURLAP FROM TOP 1 OF

NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR

ROOTBALL. DISCARD ALL

SOIL AROUND TRUNK. DO NOT PLACE

MULCH IN CONTACT WITH TRUNK

WITH SOIL

— FINISH GRADE

CONTINUOUS RIM

- EXISTING SOIL

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE

INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS,

BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR

DRIP LINE OF ANY TREE DESIGNATED TO REMAIN;

TREE PROTECTION DETAIL SCALE: 1'' = 3'-0''

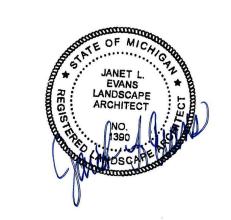
VARIES ON CONTAINER

SHRUB PLANTING DETAIL

OR BALL SIZE

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

GROUP t: 844.813.2949



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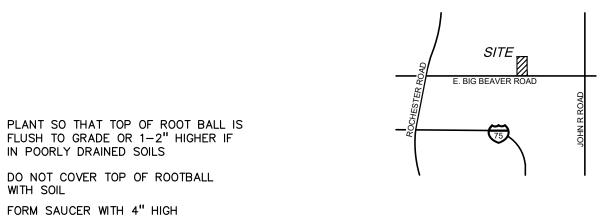






CAUTION!! THE LOCATIONS!

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CLIENT

CUNNINGHAM LIMP COMPANY NOVI, MICHIGAN 48377

PROJECT TITLE

JAX CAR WASH VACANT BIG BEAVER ROAD CITY OF TROY, OAKLAND COUNTY, MIC



REVISIONS

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT STAKE JUST BELOW BRANCHES WITH 2"-3"

WIDE NYLON OR PLASTIC STRAPS. CONNECT - FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN

SECURE TREE WRAP WITH BIODEGRADABLE

MATERIAL AT TOP & BOTTOM, REMOVE AFTER

POORLY DRAINED SOILS

FIRST WINTER

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF ORIGINAL ISSUE DATE: BARE SOIL AROUND TREE TRUNK. DO NOT JULY 13, 2023 PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH

DRAWING TITLE CONTINUOUS RIM **LANDSCAPE** SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

DETAILS

PEA JOB NO. 23-0101 P.M. DN. ΒZ DES. JLE DRAWING NUMBER:

SEE PLAN - FACE OF BUILDING / SIGN / CURB 2"-3" DIA. RIVER ROCK AT 5" DEPTH GRAY FILTER FABRIC TO - BE COMPLETELY CONCEALED WITH STONE HEAVY DUTY ALUMINUM EDGE - BLACK SUBGRADE, COMPACT TO _ 95% MAX. DRY UNIT DENSITY (PER ASTM 0-1557)

RIVER ROCK EDGE DETAIL SCALE: $1 \frac{1}{2}$ " = 1'-0"

- FINISH GRADE SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM — TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL NON-BIODEĞRADABLE MATERIAL OFF SITE PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

PLANT SO THAT TOP OF ROOT BALL IS

POORLY DRAINED SOILS

BACKFILLING

CONTINUOUS RIM

STAKING/GUYING

MIN. TYP.

SCALE: 1'' = 3'-0''

3"

FLUSH TO GRADE OR 1-2" HIGHER IF IN

STAKE JUST BELOW BRANCHES WITH 2"-3"

WIDE NYLON OR PLASTIC STRAPS. CONNECT

FLEXIBILITY. REMOVE AFTER (1) ONE YEAR.

THREE 2"X2" HARDWOOD STAKES OR STEEL

FROM TREE TO STAKE AND ALLOW FOR

T-POSTS DRIVEN A MIN. OF 18" DEEP

SHREDDED HARDWOOD BARK MULCH TO

PLACE MULCH IN CONTACT WITH TREE

TRUNK. FORM SAUCER WITH 4" HIGH

BARE SOIL AROUND TREE TRUNK, DO NOT

DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF

FIRMLY INTO SUBGRADE PRIOR TO

(DO NOT USE WIRE & HOSE)

EVERGREEN TREE PLANTING DETAIL

ALUMINUM EDGE DETAIL SCALE: 1/2'' = 1'-0''

PERMALOC ALUMINUM EDGING OR APPROVED EQUAL WITH BLACK FINISH -BED MEDIA - COMPACTED SUBGRADE SPECIFICATIONS FOR LANDSCAPE BED EDGING: LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660 8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING SHALL BE 3" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND THICK X 5 1 DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX 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 $\frac{1}{4}$ " ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

> **DECIDUOUS TREE PLANTING DETAIL** SCALE: 1'' = 3'-0''

120°

STAKING/GUYING LOCATION

-FINISH GRADE

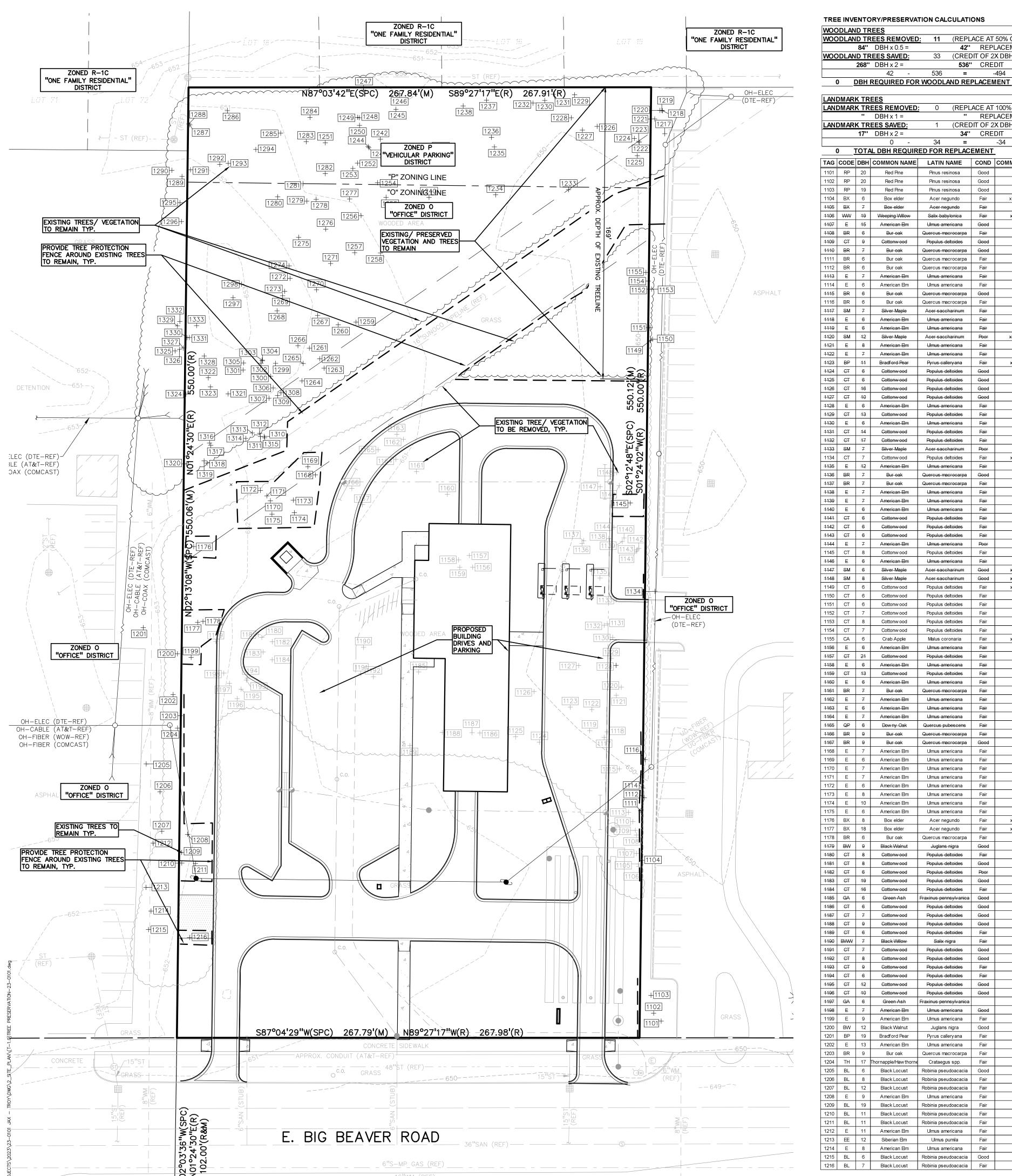
EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM

- TOP OF ROOTBALL. REMOVE ALL BURLAP

FROM TOP 3 OF ROOTBALL. DISCARD ALL

NON-BIODEGRADABLE MATERIAL OFF SITE

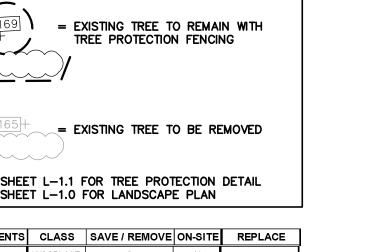
_ PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL



TREE INVENTORY/PRESERVATION CALCULATIONS WOODLAND TREES WOODLAND TREES REMOVED: 11 (REPLACE AT 50% OF REMOVED DBH) 42" REPLACEMENT 33 (CREDIT OF 2X DBH) 536" CREDIT 536 =

EXEMPT TREES (NO REPLACEMENT REQUIRED FOR EXEMPT TREES) SAVED EXEMPT TREES 88 Trees **EXEMPT TREES ON SITE** TOTAL SAVED TREES 6" AND ABOVE ON SITE:

KEY: TREE PROTECTION FENCING



ANDMARK TREES ANDMARK TREES I	REMOVED	: 0 (REPLACE AT 100% OF F	REMOVED DBH)						110	= EXIST	TING TREE TO BE RI	EMOVED
" DBH ANDMARK TREES: 17" DBH	SAVED:	" REPLACEMENT 1 (CREDIT OF 2X DBH) 34" CREDIT	,	- - -					SEE S		R TREE PROTECTION	DETAIL
	0 -	34 = -34 RED FOR REPLACEMENT							SEE S	HEET L-1.0 FOR	R LANDSCAPE PLAN	
AG CODE DBH COM	MON NAME	LATIN NAME COND COMMENTS Pinus resinosa Good	CLASS SAVE	S N	REPLACE -	TAG CODE DBH 1217 BR 8	Bur oak		OND COMMEI	NTS CLASS SA WOODLAND	S N	REPLACE -
102 RP 20 F	Red Pine Red Pine	Pinus resinosa Good Pinus resinosa Good Pinus resinosa Good	LANDMARK LANDMARK	S N		1218 E 12 1219 E 6	American ⊟m American ⊟m		Fair Fair	INVASIVE INVASIVE	S N S N	-
104 BX 6 E	Box elder	Acer negundo Fair x1	INVASIVE	S N	-	1220 E 7 1221 E 6	American ⊟m American ⊟m		Fair lood	INVASIVE INVASIVE	S N	-
 	Box elder eeping Willow	Acer negundo Fair Salix babylonica Fair ×2	HVASIVE	R Y R Y	-	1222 BR 6 1223 BR 9	Bur oak Bur oak	Quercus macrocarpa F	-air	WOODLAND WOODLAND	S Y	-
 	merican ⊟m Bur oak	Umus americana Good Quercus macrocarpa Fair	WOODLAND	R Y R Y	- REPLACE	1224 BR 9	Bur oak	Quercus macrocarpa F	air	WOODLAND	S Y	-
09 CT 9 Cc	Cottonwood	Populus deltoides Good	INVASIVE	R Y	-	1225 BR 8 1226 E 8	Bur oak American ⊟m		Fair Fair	WOODLAND INVASIVE	S Y S	-
 	Bur oak Bur oak	Quercus macrocarpa Good Quercus macrocarpa Fair	WOODLAND WOODLAND	R Y S Y	REPLACE -	1227 E 8 1228 E 6	American ⊟m American ⊟m		Fair Good	INVASIVE INVASIVE	S Y S Y	-
	Bur oak merican ⊟m	Quercus macrocarpa Fair Umus-americana Fair	WOODLAND INVASIVE	S N Y	-	1229 CS 8	Sw eet Cherry	Prunus avium F	air	WOODLAND	S Y	-
- - - 	merican ⊟m Bur oak	Umus americana Fair	INVASIVE WOODLAND	S N R Y	- PEDLACE	1230 CA 7 1231 CA 6	Crab Apple Crab Apple		Fair Fair	WOODLAND WOODLAND	S Y S	-
16 BR 6	Bur oak	Quercus macrocarpa Good Quercus macrocarpa Fair	WOODLAND	S N	REPLACE -	1232 CA 6 1233 BR 6	Crab Apple Bur oak		Fair x4	WOODLAND WOODLAND	S Y S Y	-
 	Silver Maple merican ⊟m	Acer saccharinum Fair Umus americana Fair	INVASIVE INVASIVE	R Y R Y	-	1234 E 8	American ⊟m	Ulmus americana G	ood x1	INVASIVE	S Y	-
	merican ⊟m Silver Maple	Umus-americana Fair Acer-saccharinum Poor x4	HVASIVE HVASIVE	R Y	-	1235 E 10 1236 E 6	American ⊟m American ⊟m		Fair x2	INVASIVE INVASIVE	S Y S Y	-
24 E 8 An	merican ⊟m	Ulmus americana Fair	INVASIVE	R Y	-	1237 CA 6 1238 BW 10	Crab Apple Black Walnut		Fair x1	WOODLAND WOODLAND	S Y S Y	-
	merican ⊟m radford Pear	Umus americana Fair Pyrus calleryana Fair x1	WOODLAND	R Y R Y	- REPLACE	1239 E 8 1240 E 8	American ⊟m American ⊟m		-air	INVASIVE INVASIVE	S Y S Y	-
	Cottonwood	Populus deltoides Good Populus deltoides Good	INVASIVE INVASIVE	R Y	-	1240 E 8	American ⊟m		-air	INVASIVE	S Y	-
26 CT 16 Cc	Cottonw ood	Populus deltoides Good	INVASIVE	R Y	-	1242 E 7 1243 E 8	American ⊟m American ⊟m		Fair Fair	INVASIVE INVASIVE	S Y S Y	-
28 E 6 An	Cottonw ood merican ⊟m	Populus-deltoides Good Ulmus-americana Fair	INVASIVE INVASIVE	R Y R Y	-	1244 E 6 1245 BW 6	American ⊟m Black Walnut	Ulmus americana F	-air	INVASIVE WOODLAND	S Y	-
	Cottonw ood merican ⊟m	Populus-deltoides Fair Umus-americana Fair	HVASIVE HVASIVE	R Y R Y	-	1246 BP 8	Bradford Pear	Pyrus calleryana F	-air	WOODLAND	S Y	
1 CT 14 Cc	Cottonw ood	Populus deltoides Fair	INVASIVE	R Y	-	1247 SU 12 1248 E 6	Sugar Maple American ⊟m		ood	WOODLAND INVASIVE	S Y S Y	-
3 SM 7 Si	Cottonwood Silver Maple	Populus deltoides Fair Acer saccharinum Poor	INVASIVE INVASIVE	R Y R Y	-	1249 E 7 1250 E 11	American ⊟m American ⊟m		ood	INVASIVE INVASIVE	S Y S Y	-
 	Cottonw ood merican ⊟m	Populus deltoides Fair x1 Ulmus americana Fair	INVASIVE INVASIVE	S N Y	-	1251 BC 8	Wild Black Cherry	Prunus serotina G	ood	WOODLAND	S Y	-
36 BR 7	Bur oak	Quercus macrocarpa Good	WOODLAND WOODLAND	R Y	REPLACE REPLACE	1252 BC 9 1253 E 8	Wild Black Cherry American ⊟m		Fair Fair	WOODLAND INVASIVE	S Y S Y	-
38 E 7 An	merican ⊟m	Quercus macrocarpa Fair Ulmus americana Fair	INVASIVE	R Y	REPLACE -	1254 E 7 1255 E 9	American ⊟m American ⊟m		ood	INVASIVE INVASIVE	S Y S Y	-
 	merican ⊟m merican ⊟m	Ulmus americana Fair Ulmus americana Fair	HWASIVE HWASIVE	R Y R Y	-	1256 BW 7	Black Walnut	Juglans nigra G	ood	WOODLAND	S Y	-
1 CT 6 Cc	Cottonwood	Populus-deltoides Fair Populus-deltoides Fair	INVASIVE INVASIVE	R Y	-	1257 E 7 1258 BC 6	American ⊟m Wild Black Cherry		Fair Fair	INVASIVE WOODLAND	S Y S Y	-
3 CT 6 Cc	Cottonw ood	Populus deltoides Fair	INVASIVE	R Y	-	1259 TH 6 1260 E 6	Thornapple/Haw thorne American ⊟m	3 11	Fair	WOODLAND INVASIVE	S Y S Y	-
	merican ⊟m Cottonw ood	Ulmus americana Poor Populus deltoides Fair	INVASIVE INVASIVE	R Y S Y	-	1261 SM 7	Silver Maple	Acer saccharinum G	ood	INVASIVE	S Y	-
	merican ⊟m Silver Maple	Umus americana Fair Acer saccharinum Good x1	HWASIVE HWASIVE	R Y	-	1262 CT 18 1263 E 8	Cottonw ood American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
8 SM 8 Si	Silver Maple	Acer saccharinum Good x1	INVASIVE	R Y	-	1264 E 6 1265 CT 11	American ⊟m Cottonw ood		-air -air	INVASIVE INVASIVE	S Y S Y	-
 	Cottonw ood Cottonw ood	Populus deltoides Fair x1 Populus deltoides Fair	INVASIVE INVASIVE	S N S	-	1266 RO 10	Red Oak	Quercus rubra G	ood x1	WOODLAND	S Y	-
+ + + + + + + + + + + + + + + + + + + +	Cottonw ood	Populus deltoides Fair Populus deltoides Fair	INVASIVE INVASIVE	S N S N	-	1267 CT 21 1268 RO 12	Cottonw ood Red Oak		ood	INVASIVE WOODLAND	S Y S Y	-
3 CT 8 Cc	Cottonw ood	Populus deltoides Fair	INVASIVE	S N	-	1269 E 8 1270 E 7	American ⊟m American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
	Cottonw ood Crab Apple	Populus deltoides Fair Malus coronaria Fair x2	INVASIVE WOODLAND	S Y S Y	-	1271 E 9	American ⊟m	Umus americana P	oor	INVASIVE	S Y	-
 	merican ⊟m Cottonwood	Umus-americana Fair Populus-deltoides Fair	HVASIVE HVASIVE	R Y R Y	-	1273 E 6	Silver Maple American ⊟m	Ulmus americana G	Fair x1	INVASIVE	S Y	-
58 E 6 An	merican ⊟m	Umus americana Fair	INVASIVE	R Y	-	1274 E 8 1275 E 12	American ⊟m American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
90 E 6 An	Cottonw ood merican ⊟m	Populus-deltoides Fair Umus-americana Fair	INVASIVE INVASIVE	R Y R Y	-	1276 E 8 1277 BW 13	American ⊟m Black Walnut	Ulmus americana F	-air	INVASIVE WOODLAND	S Y S Y	-
	Bur oak merican 🖽	Quercus-macrocarpa Fair Ulmus-americana Fair	WOODLAND INVASIVE	R Y R Y	REPLACE -	1278 BC 7	Wild Black Cherry	Prunus serotina G	ood	WOODLAND	S Y	-
33 E 6 An	merican ⊟m merican ⊟m	Umus americana Fair Umus americana Fair	INVASIVE INVASIVE	R Y R Y	-	1279 E 7 1280 BX 16	American ⊟m Box elder		Fair x1	INVASIVE INVASIVE	S Y S	-
95 QP 6 D	Downy Oak	Quercus pubescens Fair	WOODLAND	R Y	REPLACE	1281 BC 6 1282 RO 10	Wild Black Cherry Red Oak		Fair x1	- 	S Y S Y	-
	Bur oak Bur oak	Quercus macrocarpa Fair Quercus macrocarpa Good	WOODLAND WOODLAND	R Y R Y	REPLACE REPLACE	1283 CT 19	Cottonw ood	Populus deltoides G	ood	INVASIVE	s Y	-
	merican ⊟m merican ⊟m	Umus americana Fair Umus americana Fair	INVASIVE INVASIVE	S Y S Y		1284 BX 10 1285 CT 28	Box elder Cottonwood	Populus deltoides G	Fair Good	INVASIVE	S Y	-
70 E 7 An	merican ⊟m	Ulmus americana Fair	INVASIVE	S Y	-	1286 BX 6 1287 E 9	Box elder American ⊟m	-	Fair Good	INVASIVE INVASIVE	S Y S Y	-
 	merican ⊟m merican ⊟m	Umus americana Fair Umus americana Fair	INVASIVE INVASIVE	S Y S	-	1288 E 8	American ⊟m	Ulmus americana G	ood	INVASIVE	S Y	-
	merican ⊟m merican ⊟m	Umus americana Fair Umus americana Fair	INVASIVE INVASIVE	S Y S Y	-	1289 BX 14 1290 BR 20	Box elder Bur oak	Quercus macrocarpa G	Fair Good	INVASIVE LANDMARK	S N	-
5 E 6 An	merican ⊟m	Ulmus americana Fair	INVASIVE	S Y	-	1291 RO 17 1292 BR 10	Red Oak Bur oak		ood ood	LANDMARK WOODLAND	S Y S Y	-
7 BX 18 E	Box elder Box elder	Acer negundo Fair x1 Acer negundo Fair x1	INVASIVE INVASIVE	S Y S Y	-	1293 SH 7 1294 RO 15	Shagbark Hickory Red Oak	Carya ovata G	ood	WOODLAND WOODLAND	S Y S Y	-
 	Bur oak lack Walnut	Quercus macrocarpa Fair Juglans nigra Good	WOODLAND WOODLAND	S Y Y Y	- REPLACE	1295 BR 28	Bur oak	Quercus macrocarpa G	ood x2	LANDMARK	S N	-
O CT 8 Cc	Cottonw ood	Populus deltoides Fair	INVASIVE INVASIVE	R Y	-	1296 SU 25 1297 E 15	Sugar Maple American ⊟m		ood ood	LANDMARK INVASIVE	S N S Y	-
2 CT 6 Cc	Cottonwood Cottonwood	Populus deltoides Poor	INVASIVE	R Y	-	1298 E 21 1299 CT 7	American ⊟m Cottonw ood		-air	INVASIVE INVASIVE	S Y S Y	-
 	Cottonwood	Populus deltoides Good Populus deltoides Fair	HVASIVE HVASIVE	R Y R Y	-	1300 E 6	American ⊟m	Umus americana F	air	INVASIVE	S Y	-
 	Green Ash	Fraxinus pennsylvanica Good Populus deltoides Good	INVASIVE INVASIVE	R Y R Y	-	1301 E 9 1302 E 11	American ⊟m American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
2 GT 7 GG	Cottonwood	Populus deltoides Good	INVASIVE	R Y	-	1303 E 6 1304 E 9	American ⊟m American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
	Cottonwood Cottonwood	Populus-deltoides Good Populus-deltoides Fair	INVASIVE INVASIVE	R Y R Y	-	1305 E 7	American ⊟m	Ulmus americana F	air	INVASIVE	S Y	-
+ + +	Black Willow Cottonwood	Salix-nigra Fair Populus-deltoides Good	HVASIVE HVASIVE	R Y R Y	-	1307 E 6	American ⊟m American ⊟m	Ulmus americana F	Fair	INVASIVE	S Y	-
2 CT 8 Cc	Cottonw ood	Populus deltoides Good	HVASIVE HVASIVE	R Y R Y	-	1308 E 6 1309 E 8	American ⊟m American ⊟m		Fair	INVASIVE INVASIVE	S Y S Y	-
4 CT 6 Cc	Cottonwood Cottonwood	Populus-deltoides Fair Populus-deltoides Fair	INVASIVE	R Y	-	1310 E 10 1311 E 9	American ⊟m American ⊟m		ood	INVASIVE INVASIVE	S Y S Y	-
 	Cottonwood Cottonwood	Populus deltoides Good Populus deltoides Good	HVASIVE HVASIVE	R Y R Y	-	1312 E 8	American ⊟m	Umus americana F	air	INVASIVE	S Y	-
GA 6 G	Green Ash merican 目m	Fraxinus pennsylvanica Umus americana Good	INVASIVE INVASIVE	R Y	-	1313 E 7 1314 E 6	American ⊟m American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
E 9 An	merican ⊟m	Ulmus americana Fair	INVASIVE	S Y	-	1315 E 6 1316 CT 16	American ⊟m Cottonw ood		ood -air	INVASIVE INVASIVE	S Y S Y	-
 	lack Walnut adford Pear	Juglans nigra Good Pyrus calleryana Fair	WOODLAND LANDMARK	S N S	-	1317 CT 13	Cottonw ood	Populus deltoides G	ood	INVASIVE	S Y	-
 	merican ⊟m Bur oak	Umus americana Fair Quercus macrocarpa Fair	INVASIVE WOODLAND	S N S N	-	1318 CT 12 1319 E 6	Cottonw ood American ⊟m		ood Fair	INVASIVE INVASIVE	S Y S Y	-
TH 17 Thorna	apple/Haw thorne	Crataegus spp. Fair	LANDMARK	S N	-	1320 E 12 1321 E 11	American ⊟m American ⊟m		ood	INVASIVE INVASIVE	S Y S Y	
	lack Locust lack Locust	Robinia pseudoacacia Good Robinia pseudoacacia Fair	INVASIVE INVASIVE	S N S	-	1322 CT 19	Cottonw ood	Populus deltoides G	ood	INVASIVE	S Y	-
7 BL 12 Bla	lack Locust merican ⊟m	Robinia pseudoacacia Fair	INVASIVE INVASIVE	S N S Y	-	1323 E 9 1324 E 9	American ⊟m American ⊟m		-air -air	INVASIVE INVASIVE	S Y S Y	-
9 BL 19 Bla	lack Locust	Ulmus americana Fair Robinia pseudoacacia Fair	INVASIVE	S Y	-	1325 S 11 1326 RO 7	Sycamore Red Oak	Platanus occidentalis F	Fair	WOODLAND WOODLAND	S N S N	-
	lack Locust lack Locust	Robinia pseudoacacia Fair Robinia pseudoacacia Fair	INVASIVE INVASIVE	S Y S Y	-	1327 E 15	American ⊟m	Ulmus americana F	air	INVASIVE	S N	-
 	merican ⊟m Siberian ⊟m	Umus americana Fair Umus pumila Fair	INVASIVE INVASIVE	S N S N	-	1328 CT 15 1329 SH 12	Cottonwood Shagbark Hickory		Fair Fair	INVASIVE WOODLAND	S Y S N	-
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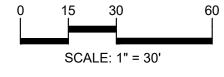
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JANET L. EVANS LANDSCAPE ARCHITECT NO. 1390



GROUP

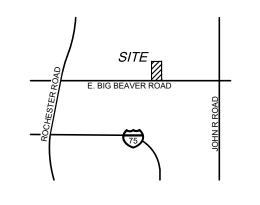
t: 844.813.2949







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CLIENT

CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

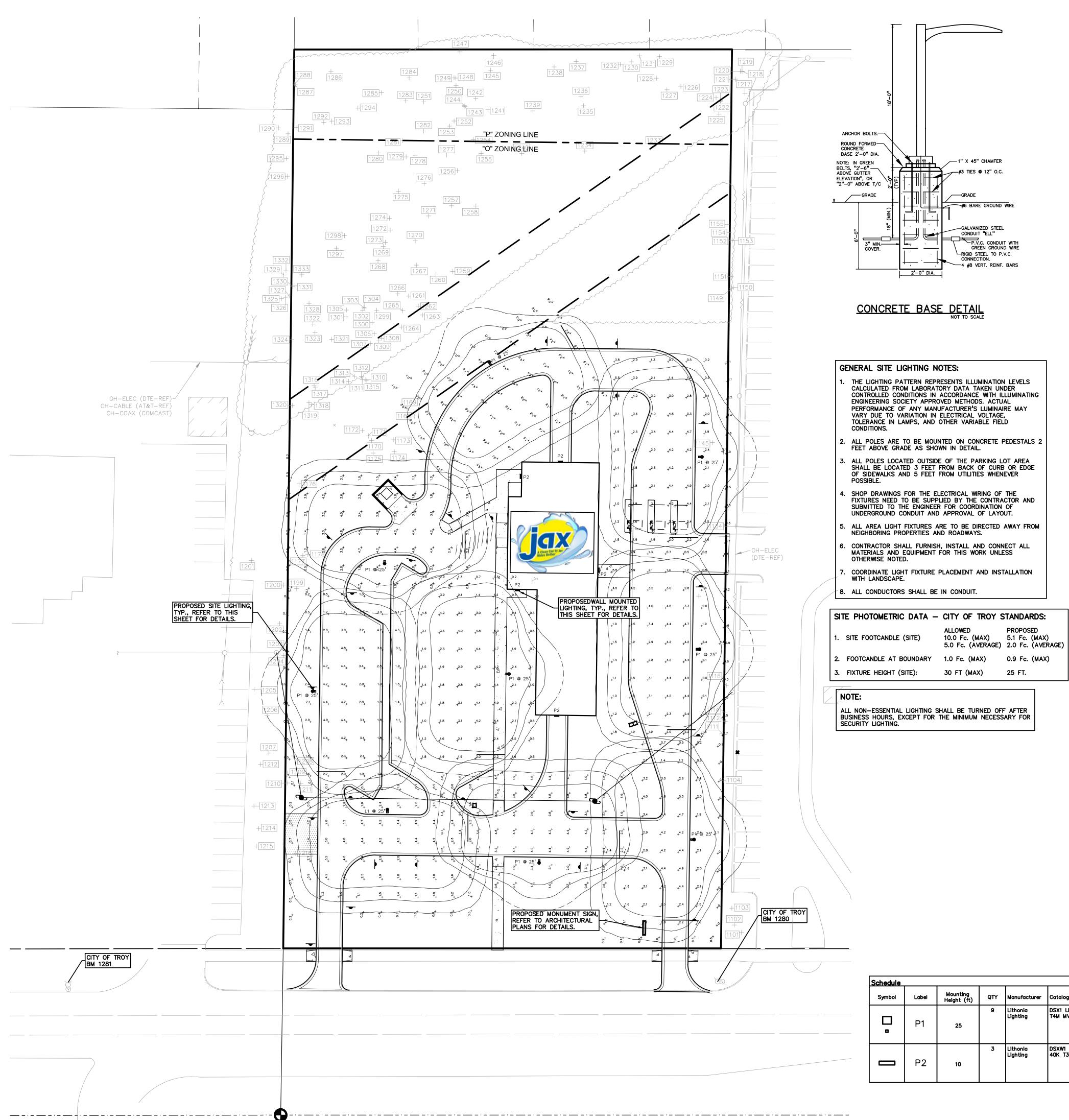
PROJECT TITLE JAX CAR WASH VACANT BIG BEAVER ROAD

JULY 13, 2023 DRAWING TITLE **TREE**

ORIGINAL ISSUE DATE:

PRESERVATION PLAN

PEA JOB NO.	23-0101
P.M.	JH
DN.	BZ
DES.	JLE
DRAWING NUMBER:	





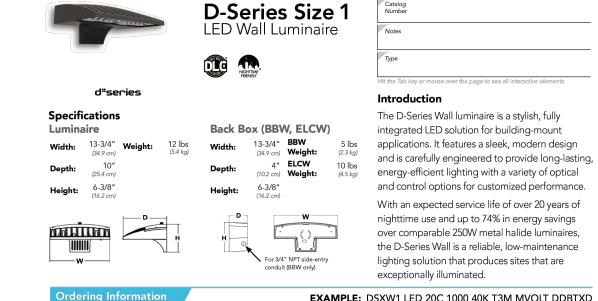
environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

DSX1 LED													
Series	LEDs		Color te	mperature	Distrib	ution			Voltage		Mounting		
DSX1 LED	Forward opt P1 P4 P2 P5 P3 P6 Rotated opt P10 ² P12 P11 ² P13	P7 ¹ P8 P9 ¹ ics	30K 40K 50K	3000 K 4000 K 5000 K	T1S T2S T2M T3S T3M T4M TFTM	Type I short (Automotive) Type II short Type II short Type III short Type III medium Type IV medium Type IV medium Type IV medium Forward throw medium	T5VS T5S T5M T5W BLC LCCO RCCO	Type V very short ³ Type V short ³ Type V medium ³ Type V wide ³ Backlight control ⁴ Left corner cutoff ⁴ Right corner cutoff ⁴	MVOLT 5 XVOLT (277V-48 120 9 208 9 240 9 277 9 347 9 480 9	BOV) ^{6,7,8}	Shipped include SPA RPA WBA SPUMBA RPUMBA Shipped separa KMA8 DDBXD U	Square po Round po Wall brace Square po Round po I tely	ole universal mounting adaptor ¹¹ ole universal mounting adaptor ⁹ n mounting bracket adaptor

Shipped installed NLTAIR2	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{8,227} High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{8,227} High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{8,227} BI-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{8,227} Field adjustable output ^{8,227}	HS SF DF L90 R90 HA	ped installed House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² So ^o C ambient operations ¹ ped separately Bird spikes ⁸ External olare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bron; Textured black Textured natural aluminum Textured white
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PROPOSED



Order	ing intorm	lation				40K 13M MVOLI DDBTXL					
DSXW1 LED											
Series	LEDs	Drive Current	Color tem		Distribu	ition	Voltage	Mountii		Control Opt	
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) 1	350 350 mA 330 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	40K 50K AMBPC	3000 K 4000 K 5000 K Amber phosphor converted	T2S T2M T3S T3M T4M TFTM	Type II Short Type II Medium Type III Short Type III Medium Type III Medium Type IV Medium Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}		d included Surface mounting bracket Surface- mounted back box (for conduit entry) ⁵	Shipped in PE DMG PIR PIRH PIR1FC3V PIRH1FC3V	Photoelectric cell, button type 6 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separate) 180° motion/ambient light sensor, < 15-30′ mtg ht $^{1/2}$ 180° motion/ambient sensor, 51-50′ mtg ht $^{1/2}$ Motion/ambient sensor, 8-15′ mounting height, ambient sensor enabled at 1fc $^{1/2}$
Other Option											

Shipped installed SF Single fuse (120, 277 or 347V) 3.10 DF Double fuse (208, 240 or 480V) 3.10 HS House-side shield 11 SPD Separate surge protection 12	Shipped separately ¹¹ BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone
--	---	--	--	---

,		1 20C 1000 is not available with PIR. PIRH, PIR1FC3V or PIRH1FC3V.
Ordered	and shipped separately.	2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
		3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
HS U	House-side shield (one per light engine)	4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
DOWLL		5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
BSW U	Bird-deterrent spikes	6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
1VG U	Vandal guard accessory	7 Reference Motion Sensor table on page 3.
		8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.co
		O N . III N CDD

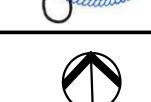
6	Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).	
7	Reference Motion Sensor table on page 3.	
8	Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 49 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com	80
9	Not available with SPD.	
1	0 Not available with ELCW.	
1	1 Also available as a separate accessory; see Accessories information.	
1	2 Not available with ELCW.	

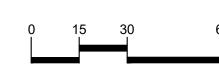
edule														
ymbol	Label	Mounting Height (ft)	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplie r	LLF	Wattage	Distribut ion
• 🛮	P1	25	9			DSX1 LED P4 40K T4M MVOLT with houseside shield	LED		DSX1_LED_P4_ 40K_T4M_MVOL T_HS.ies	11006	1	0.95		TYPE III, SHORT, BUG RATING: B2 - UO - G2
	P2	10			40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	LED		DSXW1_LED_1 0C_700_40K_T 3M_MVOLT.ies	2757	1	0.95		TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1



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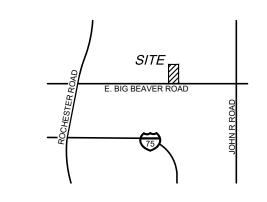








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CLIENT

CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100 NOVI, MICHIGAN 48377

PROJECT TITLE **JAX CAR WASH** VACANT BIG BEAVER ROAD



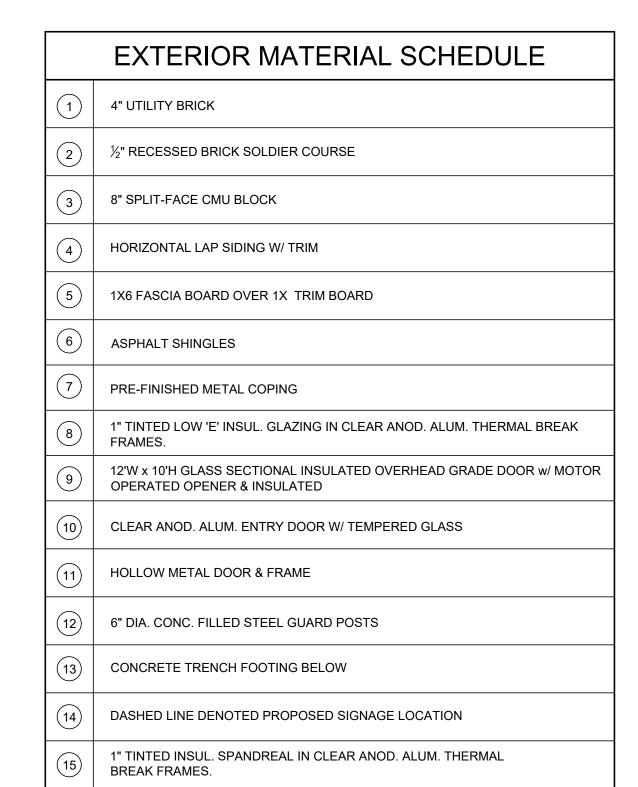
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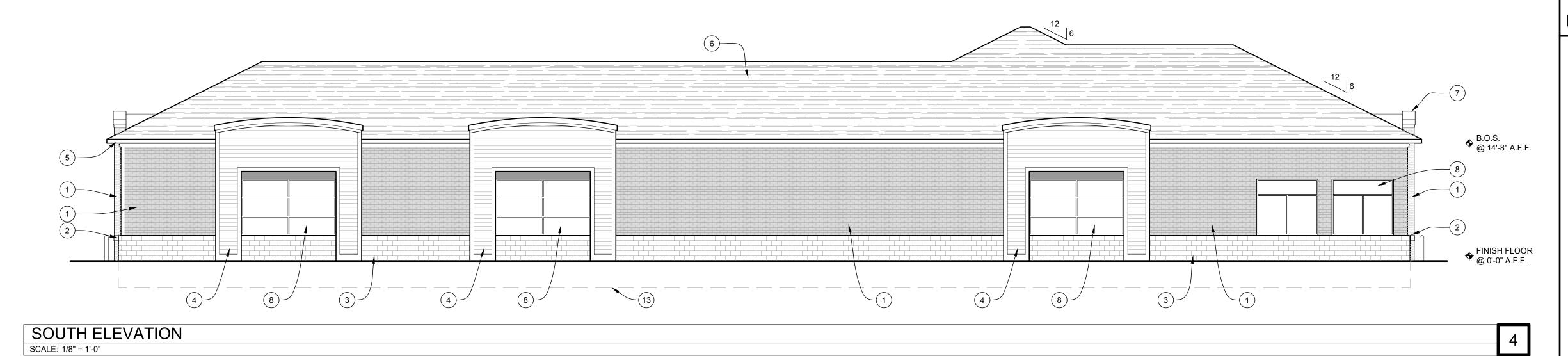
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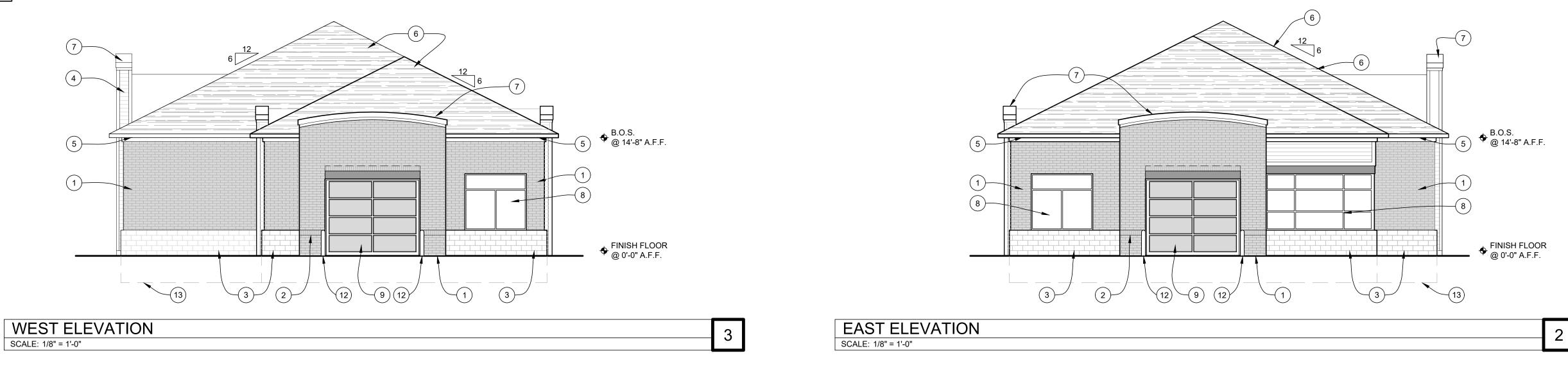
PHOTOMETRIC PLAN

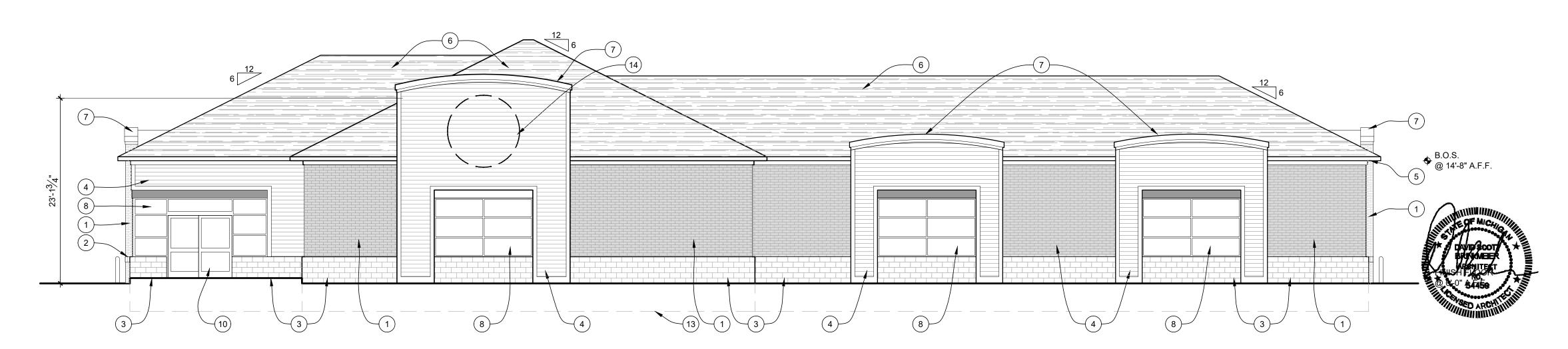
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DES.	SWS
DRAWING NUMBER:	









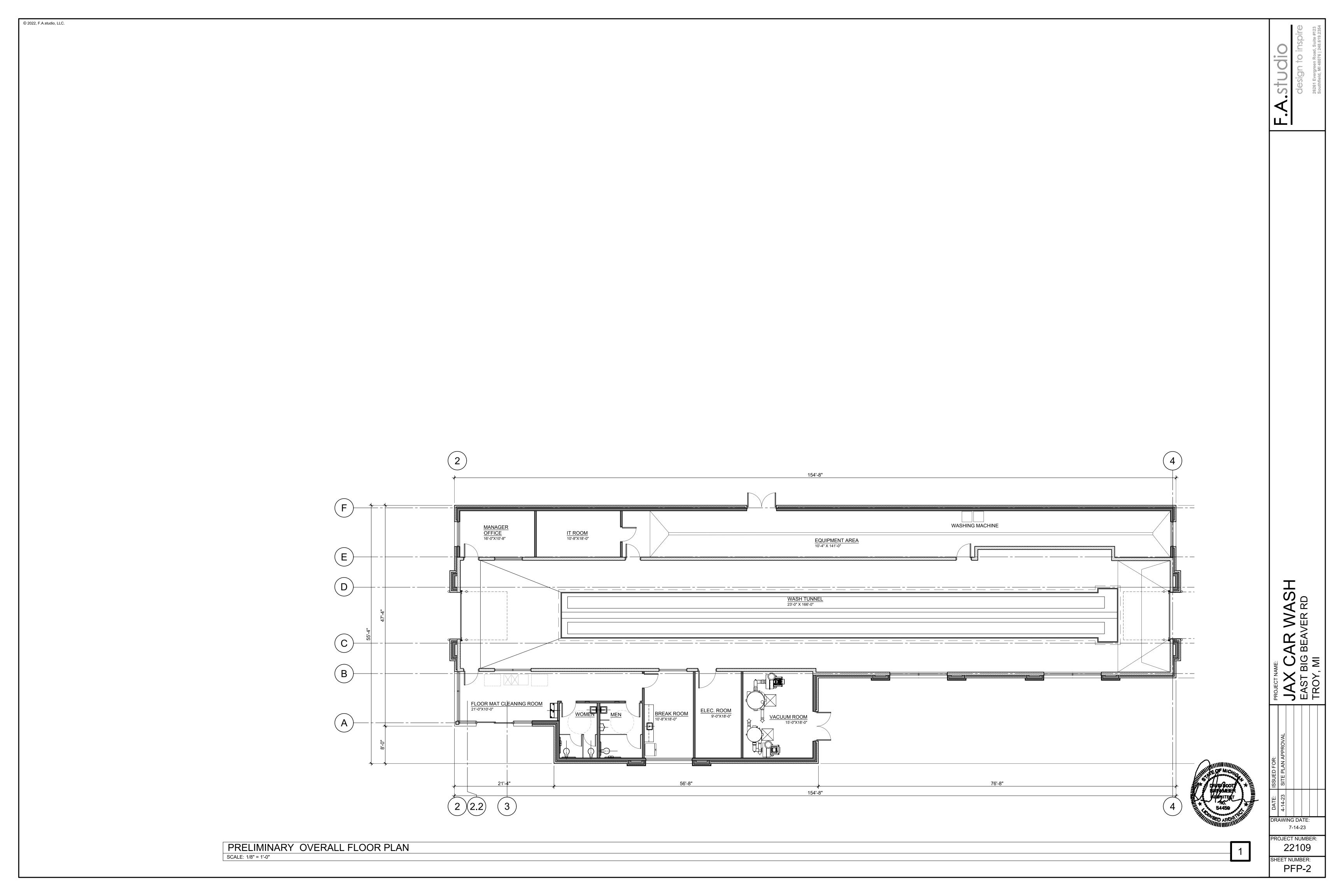


NORTH ELEVATION

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

JAX CAR WASH
EAST BIG BEAVER RD
TROY, MI 7-14-23 PROJECT NUMBER:

22109 SHEET NUMBER: PE-2



Overview 7-14-23



Proposed Exterior Renderings for:





<u>View 1</u> 7-14-23



Proposed Exterior Renderings for:







CITY OF TROY CONDITIONAL REZONING APPLICATION

CITY OF TROY PLANNING DEPARTMENT 500 W. BIG BEAVER TROY, MICHIGAN 48084 PHONE: 248-524-3364

FAX: 248-524-3382

E-MAIL: planning@troymi.gov



CONDITIONAL REZONING REVIEW FEE \$1,500.00

\$1,500.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE CONDITIONAL REZONING APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE CONDITIONAL REZONING APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

2. ADDRESS OF THE SUBJECT PROPERTY: VACANT LAND ON BIG BEAVER. 3. CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: 4. PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: 5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 8. 20. 23.401.03 6. APPLICANT: NAME TODE GESUNCE COMPANY JAK MAR WASH ADDRESS 28845 Telegraph Rd. CITY SOUTHFIELD STATEME ZIP 48034 TELEPHONE 248. SI4. SSSS E-MAIL Todd e) axmarwas H.Net E-MAIL Todd e) axmarwas H.Net E-MAIL JOELO MULDING, COM 7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPER VICE PRESIDENT	1.	NAME OF THE PROPOSED DEVELOPMENT: BHW KAR WASHING. & ba JAX KAR W				
4. PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: I-B 5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88.20.23.401.03 6. APPLICANT: PROPERTY OWNER: NAME TODE GESUNCE NAME BY Molik Abdulator COMPANY JAK MAR WASH COMPANY BIS BEOVER HOSPIMITY Group, LLI ADDRESS 288 45 Telegraph Rd. ADDRESS 2600 Autum Ad., Suite 240 CITY SOUTHFIELD STATEME ZIP 48034 CITY Autum Hills STATE MF ZIP 48 TELEPHONE 248. 514.556 E-MAIL Todd e axnabubash. Net E-MAIL joel O Mulodsins. Com 7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPER VICE PRESIDENT	2.	ADDRESS OF THE SUBJECT PROPERTY: VA CANT	LAND ON BIG BEAVER			
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THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPER			TELEPHONE (248) 419-5556			
7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY.			E-MAIL joel O muladaing, com			
	7.	THE APPLICANT BEARS THE FOLLOWING RELATIONS	HIP TO THE OWNER OF THE SUBJECT PROPERTY:			
	0	SIGNATURE OF THE APPLICANT P. M	DATE 7/12/23			
9. SIGNATURE OF THE PROPERTY OWNER DATE 7/13/	8.	The state of the s	DATE 7/13/23			

Rev. AUG 2021

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("**Agreement**"), is hereby entered into by and between BMW KAR WASH INC., a Michigan corporation, d/b/a JAX KAR WASH, having its office at 28845 Telegraph Road, Southfield, Michigan 48034 ("**Developer**"), and the CITY OF TROY, a Michigan municipal corporation, having its principal offices at 500 W. Big Beaver Road, Troy, Michigan 48084 ("**City**").

RECITALS:

- A. Developer is or will be the fee owner of certain vacant real property located at East Big Beaver Road, Troy, Michigan, as more particularly described on Exhibit A attached hereto (the "**Property**").
 - B. Developer intends to improve the Property with an automatic car wash.
- C. In order to facilitate the development of the Property with an automatic car wash facility, Developer desires to have the Property rezoned from O Office to IB Integrated Industrial and Business.
- D. Developer offers and agrees to use and develop the Property in accordance with this Agreement and any incorporated documents.
- E. Any conditions, representations or promises included in the Agreement have been voluntarily offered by Developer to induce the City to rezone the Property to the proposed classification. Developer and the City agree that the rezoning and the terms of this Agreement provide for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the Property is to be rezoned, except as otherwise allowed in the Agreement or approved by the appropriate variance; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04 of the City of Troy Zoning Ordinance. The burden of the conditions on Developer is roughly proportionate to the burdens being created by the

development and the benefit which will accrue to the Property as a result of the requirements represented in the project and/or development. The City of Troy Planning Commission at its ______, 2023 F. meeting passed a resolution recommending approval to City Council of the Developer's conditional rezoning request to rezone the Property from O - Office to ____, which incorporates Site Plan Approval. The Troy City Council at its meeting on ______, 2023 passed a resolution approving the requested conditional rezoning as recommended by the Planning Commission, and has accepted Developer's offer to enter into this Conditional Rezoning Agreement, which incorporates preliminary site plan approval. ARTICLE 1 **DEFINITIONS AND COVENANTS** "Conditional Rezoning Agreement Documents" mean Chapter 39, Section 16.04 of the City's Zoning Ordinance, as amended, this Agreement and the Site Plan. "Effective Date" means the date of which is ten (10) days after the execution of this Conditional Rezoning Agreement by the City. "Improvements" means (a) acquisition of building permits, (b) submission 1.3 of required site bonds to the City, or (c) on-site improvements such as site grading, inground utility changes, and building staking. "Site Plan" means the documents, drawings and submittals for the Property which constitute the site plan and related plans are identified and attached hereto at Exhibit B, as Sheet Nos.: "Troy Zoning Ordinance" means Chapter 39 of the Code of Ordinances of 1.5 the City of Troy. "Zoning Enabling Act" means State of Michigan's Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

ARTICLE 2 DESCRIPTION OF DEVELOPMENT

- 2.1 <u>Development Description.</u> The development involves the construction of an automatic car wash on the Property.
- 2.2 <u>Development Parcel.</u> The Property is described on <u>Exhibit A</u>, attached hereto, which also constitutes the entire property being rezoned.

2.3 <u>Development.</u> The Property shall be developed and improved only in accordance with the Conditional Rezoning Agreement Documents.

ARTICLE 3 CONDITIONS FOR REZONING

- 3.1 <u>Rezoning Conditions.</u> In consideration for the City's rezoning of the Property from its current classification of O Office to IB Integrated Industrial and Business, Developer agrees to be bound by the following conditions:
 - a. Unless otherwise approved by the City, the use of the Property shall be limited to an automatic carwash.
 - b. The Property shall only be developed in accordance with the Site Plans.
 - c. Developer shall preserve the existing green space on the north side of the Property, being a minimum of 167 feet, as shown on the Site Plan as "Preserved Area" in its existing natural state and shall not use the Preserved Area for any purpose in connection with the automatic carwash use of the Property.
- 3.2 **Representation.** Developer represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on the rezoning as set forth in this Agreement.
- 3.3 **Expiration.** Developer shall be subject to the expiration of the provisions of Section 16.04.E. of the Troy Zoning Ordinance and Section 6.2 of this Agreement.

ARTICLE 4 REZONING

4.1 Rezoning and Zoning Map Amendment. Directly after City Council's approval of this Agreement, City Council shall pass a Resolution rezoning the Property from the O - Office zoning classification to the IB — Integrated Industrial and Business classification. That Resolution shall also state that the City's Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

ARTICLE 5 DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 Right to Develop. Developer shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents. The Site Plan

included in the Conditional Rezoning Agreement Documents is deemed approved and in compliance with the conditions as stated in Section 3.1.

- 5.2 <u>Compliance with Agreement.</u> All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.
- 5.3 <u>Compliance with City Ordinances.</u> Subject to obtaining any appropriate variances or waivers, Developer shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the Property, including signage.
- 5.4 Amendment to Plans. In the event that during the course of final site plan review, building permit review, or construction and development of the Property the City's Planning Department or Building Department determine that the engineering or building plans, as submitted by Developer, need to vary from the approved Site Plan, then the Building Department and/or Planning Department shall be empowered to administratively approve such change or variance, consistent with City Ordinances and any variances or waivers obtained by Developer, without amending this Agreement, provided that such changes or variances are consistent with the Conditional Rezoning Agreement Documents. Notwithstanding the foregoing, any change that materially affects Section 3.1 of this Agreement shall require an amendment of the Agreement.
- be required based on factors discovered during the preparation of civil and/or architectural drawings or in the filed during the construction of the Improvements. Minor modifications to the Site Plan shall be reviewed by City Staff for compliance with the Troy Zoning Ordinance and the intent of this Agreement. A minor modification is defined as any change that does not significantly or substantively alter the Site Plan or the conditions set forth in this Agreement. The determination of whether a change to the Site Plan is a minor modification is at the reasonable discretion of City Staff. If a modification requested is not minor, then the revised Site Plan shall be submitted to the Planning Commission for review and proposed recommendation to City Council for final approval. Any minor modification to the Site Plan must be approved by the City in writing.

ARTICLE 6 THE CITY'S RIGHTS AND OBLIGATIONS

- Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.
- 6.2 **Expiration.** Conditional Rezoning approval shall expire following a period of two (2) years from the date of recording of this Agreement with the Oakland County Register of Deeds unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the right to use its reasonable discretion in determining if progress has been diligently pursued by Developer or if there is good cause for delay. The City, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development. Notwithstanding the foregoing to the contrary, if any failure or inability of Developer to meet the conditions set forth in Section 3.1 is caused by delay beyond the reasonable control of Developer, such as war, civil insurrection, strike, inclement weather, inability to procure materials or labor, and the like, then Developer shall be given an extension of time to satisfy the aforesaid conditions equal to the period of delay.
- 6.3 **Enforcement.** The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the City obtains any relief as a result of such litigation, Developer shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit as may be allowed by court rule or as may be ordered by a court of competent jurisdiction.
- 6.4 <u>Non-Compliance.</u> If Developer is developing the Property in non-compliance with the Conditional Rezoning Agreement, the City may issue a stop work order as to any or all aspects of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development.
- Documents deviate from the City of Troy Development or Engineering Standards, Zoning Ordinance or other City ordinances, or any amendments thereto, the Conditional Rezoning Agreement Documents shall control. All improvements constructed in accordance with the Conditional Rezoning Agreement Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

ARTICLE 7 REPRESENTATIONS AND WARRANTIES

- 7.1 <u>City's Representations and Warranties.</u> The City represents and warrants to Developer as follows:
- a. <u>Authority.</u> The City has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions of the City Council.
- b. <u>Compliance.</u> The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Ordinance.
- c. <u>Sole Authority.</u> The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with Developer to bind the City.
- d. <u>Plan Review.</u> The City will timely review the plans and documents submitted for building permits, public utilities and signage, and any amendments thereto submitted by Developer.
- e. <u>Use.</u> The intended land use for the Property is a permissible use under Section 4.15 IB Integrated Industrial and Business District of the City's Zoning Ordinance.
- f. <u>Validity of Use.</u> In the event that the Troy Zoning Ordinance is amended such that the use provided for in this Conditional Zoning Agreement for the Property is no longer a permitted use of right in the IB Integrated Industrial and Business District, the use provided for in this Conditional Rezoning Agreement and continuation of those uses shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 14 of the Zoning Ordinances.
- g. <u>Restraints.</u> Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.
- h. <u>Disclosure.</u> No representation or warranty by the City, or any statement or certificate furnished to Developer pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a

material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

- i. <u>Litigation.</u> The City has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.
- 7.2 <u>Developer's Representations and Warranties.</u> Developer represents and warrants to the City as follows:
- a. <u>Organization.</u> Developer is duly organized and validly existing, in good standing, under the laws of the State of Michigan, and has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.
- b. <u>Authorization.</u> The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by Developer.
- c. <u>Restraints.</u> Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.
- d. <u>Disclosure.</u> No representation or warranty by Developer, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.
- e. <u>Litigation</u>. Developer has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Developer or its principals from carrying out the covenants and promises made herein.
- f. <u>Financial.</u> Developer is financially able to develop the Property as depicted in the Site Plan and as outlined in this Agreement.
- g. <u>Compliance with Laws.</u> Developer shall comply with all laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

After the Effective Date of this Taxes and Assessments. h. Agreement, the owner of the Property shall pay on or before the date by which penalties are assessed, all real estate taxes and special assessments, if any, levied against the Property.

ARTICLE 8 NOTICES

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning Agreement shall be given in writing, signed by an authorized representative of the City or Developer and mailed by certified or registered mail, return receipt requested, personally delivered, sent by overnight courier or sent by electronic transmissions to the following addresses:

To City:

Planning Director

City of Troy

500 W. Big Beaver Road Troy, Michigan 48084 Tel: (248) 524-3364

Email: SavidantB@troymi.gov

With a Copy to:

City Attorney

City of Troy

500 W. Big Beaver Road Troy, Michigan 48084 Tel: (248) 524-3320

Email: bluhmlg@troymi.gov

To Developer:

Todd M. Gesund

Jax Kar Wash

28845 Telegraph Road Southfield, Michigan 48034

Tel: (248) 514-5565

Email: todd@jaxkarwash.net

With a Copy to:

John D. Gaber

Williams, Williams, Rattner & Plunkett, P.C.

380 N. Old Woodward Ave., Suite 300

Birmingham, Michigan 48009

(248) 642-0333

Email: jdg@wwrplaw.com

All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier for next day delivery, two days after mailing by registered or certified mail, or the date of the transmission by electronic means if verified by confirmation. Any party may by notice given under this Conditional Zoning Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

ARTICLE 9 MISCELLANEOUS

- 9.1 <u>Non-Liability of City, Officials and Employees.</u> No City official, officer, employee, board member, city council member, elected or appointed official, attorneys, consultants, advisors, agents and representatives, shall be personally liable to Developer for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.
- 9.2 <u>Successors/Provisions Running With the Land.</u> This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of this Conditional Zoning Agreement shall be deemed benefits and burdens which shall run with the Property.
- 9.3 **Recording.** This Conditional Rezoning Agreement shall be recorded with the Oakland County Register of Deeds by Developer at the expense of Developer, and Developer will provide the Troy City Clerk with a recorded copy of this Agreement within thirty (30) days after approval by City Council. The Site Plan documents, drawings and submittals referenced in Section 2.4 are not required to be recorded and the City shall maintain all official drawings and submittals such documents in its books and records.
- 9.4 <u>Complete Agreement.</u> This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional Zoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for matters pursuant to Section 5.4 above.
- 9.5 <u>Conflicts.</u> In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provision of the Troy Zoning Code, the provisions of this Conditional Rezoning Agreement shall prevail.
- 9.6 <u>Default Remedies of Developer.</u> The City shall not be in default in any term or condition of this Agreement unless and until Developer has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured

with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, Developer's sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Conditional Zoning Agreement, or other injunctive or equitable relief as may be appropriate.

- or condition of this Agreement unless and until the City has provided Developer with written notice that Developer has failed to comply with an obligation under this Agreement, and Developer has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case Developer has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of Developer pursuant to this Conditional Rezoning Agreement, or other injunctive or equitable relief as may be appropriate.
- 9.8 <u>Third-Party Beneficiaries.</u> No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.
- 9.9 <u>Severability.</u> The invalidity or any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.
- 9.10 <u>Waiver of Breach.</u> A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional Zoning Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term, or condition.
- by, construed and enforced in accordance with the laws of the State of Michigan. Developer agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional Rezoning Agreement. Developer also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this

Agreement in any courts other than those within Oakland County, Michigan. Nothing hereunder shall be construed to limit or prohibit Developer to petition or submit land use or zoning requests to the City after the Effective Date.

- 9.12 **Joint Drafting.** This Conditional Rezoning Agreement has been negotiated by the parties and each party has joined in and contributed to its drafting. Accordingly, there shall be no presumption favoring or burdening any of the parties based upon draftsmanship.
- 9.13 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

[signatures on following pages]

This Agreement has been executed by the parties on the date set forth above.

	DEVELOPER:
	BMW KAR WASH INC. d/b/a JAX KAR WASH, a Michigan limited liability company
	By:
	Name:
	Title:
STATE OF MICHIGAN))ss COUNTY OF OAKLAND)	
The foregoing Conditional Rezoning Athis day of, 2023, by	greement was acknowledged before me, of a Michigan corporation, on behalf of the
	Notary Public County, Michigan Acting in County My Commission expires:

	CITY:
	CITY OF TROY, MICHIGAN, a Michigan municipal corporation
	By: Ethan Baker Its: Mayor
STATE OF MICHIGAN))ss COUNTY OF OAKLAND)	By: M. Aileen Dickson Its: City Clerk
The foregoing Conditional Rezoning Athis day of, 2023, by Ethan Bak Michigan municipality.	Agreement was acknowledged before meter, Mayor, on behalf of the City of Troy, a
	Notary Public County, Michigan Acting in County My Commission expires:
STATE OF MICHIGAN))ss COUNTY OF OAKLAND)	
The foregoing Conditional Rezoning Athis day of, 2014, by M. Ailee of Troy, a Michigan municipality.	Agreement was acknowledged before ments of the City Clerk, on behalf of the City
	Notary Public County, Michigan Acting in County My Commission expires:
Prepared by and when recorded return to: John D. Gaber Williams, Williams, Rattner & Plunkett, P.C. 380 N. Old Woodward Ave., Suite 300 Birmingham, Michigan 48009	

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land located in the City of Troy, County of Oakland, State of Michigan, described as follows:

Part of the Southeast ¼ of Section 23, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Beginning at a point located North 01 degrees 24 minutes 30 seconds East, 102.00 feet from the South ¼ corner of said Section 23; thence continuing North 01 degrees 24 minutes 30 seconds East, 550.00 feet; thence South 89 degrees 27 minutes 17 seconds East, 267.91 feet; thence South 01 degrees 24 minutes 02 seconds West, 550.00 feet; thence North 89 degrees 27 minutes 17 seconds West, 267.98 feet to the point of beginning.

Tax Parcel No.: 20-23-401-036

EXHIBIT B

SITE PLAN DOCUMENTS

The Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are identified as follows and attached hereto:

STATEMENT OF CONDITIONS CONDITIONAL REZONING TROY, MICHIGAN

BMW Kar Wash Inc., d/b/a Jax Kar Wash Address: Vacant East Big Beaver Road Parcel ID No.: 20-23-401-036

A WRITTEN STATEMENT PREPARED BY THE APPLICANT THAT INCLUDES: (1) A LIST OF CONDITIONS PROPOSED BY THE APPLICANT; (2) CONFIRMS THE CONDITIONAL REZONING AGREEMENT WAS PROPOSED BY THE APPLICANT AND ENTERED INTO VOLUNTARILY; AND (3) CONFIRMS THAT THE PROPERTY SHALL NOT BE USED OR DEVELOPED IN A MANNER THAT IS INCONSISTENT WITH CONDITIONS PLACED ON THE REZONING.

The Applicant proposes that the following conditions be attached by the City to its rezoning of the property subject to this conditional rezoning ("Property") from O - Office and P - Vehicular Parking, to IB-Integrated Industrial and Business:

- 1. Unless otherwise approved by the City, the use of the Property shall be limited to an automatic car wash.
- The Property shall only be developed in accordance with the site plans that are recommended for approval by the Troy Planning Commission and approved by the Troy City Council.
- 3. The Applicant shall preserve the existing green space on the north side of the Property, being a minimum of 167 feet, as shown on the site plan as "Preserved Area" (see attached drawing), in its existing natural state and shall not use the Preserved Area for any purpose in connection with the automatic car wash use of the Property.

The Applicant confirms that the attached Conditional Rezoning Agreement was proposed by the Applicant and entered into voluntarily by the Applicant.

The Applicant represents and confirms that the Property shall not be used or developed in a manner that is inconsistent with conditions placed on the rezoning.

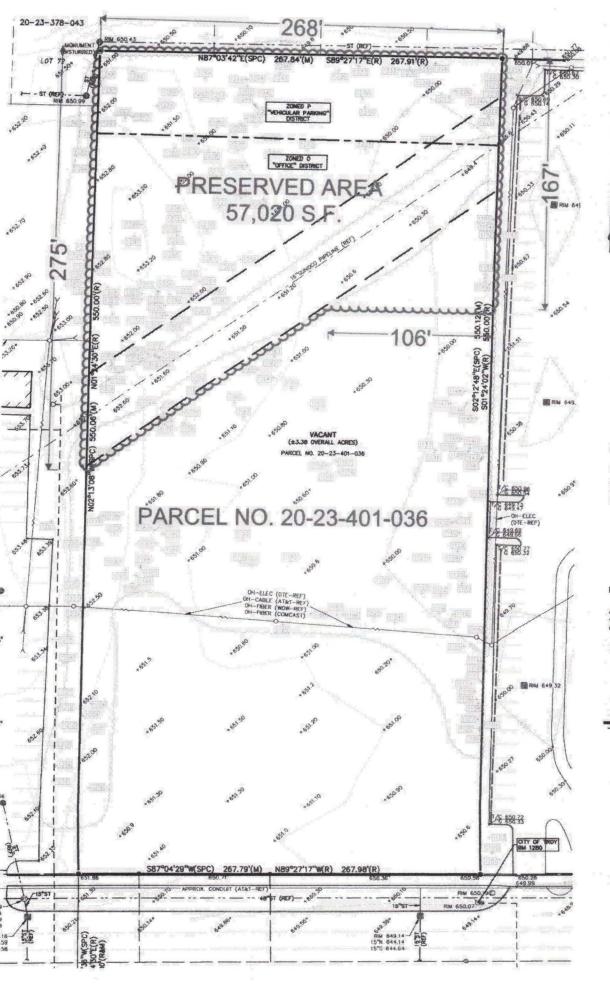
BMW Kar Wash Inc., d/b/s Jax Kar Wash, a Michigan corporation

LJ 7 .___

Name

Title:

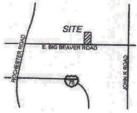
Dated: July 14, 2023



PEA GROUP

t: 844.813.2949





CLIENT

CUNNINGHAM LIMP COMPANY 28970 CABOT DRIVE, SUITE 100

PROJECT TITLE

JAX CAR WASH



ORIGINAL ISSUE DATE: JULY 13, 2023

DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO.	23-0101
P.M.	JH
DN.	SWS
DES.	SWS

C-1.0

STATEMENT OF COMPATIBILITY AS PER SECTION 9.03 OF THE ZONING ORDINANCE SPECIAL USE APPROVAL APPLICATION TROY, MICHIGAN

JAX CAR WASH - EAST BIG BEAVER ROAD

Address: Vacant East Big Beaver Road Parcel ID No.: 20-23-401-036

As required by the City's Special Use Approval Application Checklist, below please find the Applicant's responses indicating how its proposed automatic car wash use satisfies the special use approval general standards of Section 9.03 and specific vehicle wash standards of Section 6.29 of the City's zoning ordinance.

SECTION 9.03A SPECIAL USE STANDARDS

 Compatibility with Adjacent Uses. The Special use shall be designated and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.

Response - The proposed automatic car wash use is harmonious with the adjacent uses of property in this area of the City. The automatic car wash is a service business to provide for the needs of consumers both in the area and those traveling Big Beaver Road. A car wash will not adversely affect the Balkan American Community Center to the west, or the offices and the San Marino Club to the east of the subject property. These uses represent business and community uses which will not be impacted by the operations of the proposed car wash, which will likely service occupants of the adjacent uses. These are all nonresidential uses located on a major thoroughfare featuring many existing uses that service consumers from Big Beaver Road, just like the proposed car wash.

The proposed conditions of the requested rezoning also ensure the proposed car wash use and development will not detrimentally impact the single-family uses to the north of the subject property. The first condition restricts the use of the subject property to an automatic car wash to ensure the adjacent property owners that no other use will be permitted if the requested rezoning is approved. The second condition limits the development of the site to the proposed site plan submitted, ensuring that the adjacent property owners understand how the site will be developed. The landscape plan provides additional screening in the form of evergreen trees bordering the car wash operation on the north side, to further protect the neighbors from light and noise infiltration. The third condition provides that the rear 167 feet of the property which borders the single-family homes will be preserved in its existing natural wooded and vegetated state, restricted from further use and/or development by the Applicant. This preserved area will also border the back yard of the Balkan American Community Center, where its patrons engage in outdoor activities. Therefore, the conditions to this rezoning proposed by the Applicant make the proposed development harmonious with the residential uses to the north of the subject property by providing the substantial natural buffer to protect against any detrimental impacts.

Further, the automatic car wash is intended to service the adjacent and nearby single-family residents, office and community center patrons, as well as the businesses south of Big Beaver Road in this area. It is very similar in this regard to the Community Business (CB) zoning and uses at the nearby corner of John R and Big Beaver, such as the Kroger store, Walgreens and other stores and restaurants servicing these patrons. Therefore, the automatic car wash will be similar to such other commercial zoning and uses in this vicinity.

The conditions of the proposed car wash use also make such use more harmonious and less detrimental to the residences to the north than an office building which is permitted under the current O - Office zoning of the property. An office building could have a parking lot merely 30 feet from the north property line, with a building as close as 50 feet from the north property line pursuant to Section 4.16 of the zoning ordinance. The proposed car wash building will be located 250 feet from the north property line, and the use will preserve not less than 167 feet of the wood lands adjacent to the north property line in its existing natural condition, without any development. The Applicant submits that the proposed use could therefore have less impact on the neighboring residences than a permitted office building.

For these reasons, the proposed use, with the three (3) conditional rezoning conditions limiting the use and development of the subject property, make the proposed use compatible with the existing uses of the adjacent properties and will not be detrimental to the surrounding properties.

2. <u>Compatibility with the Master Plan</u>. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.

Response - The City's Future Land Use Map identifies the Property as being located in the "Smart Zone" designation, which is mostly found south of Big Beaver Road, not on the north side of Big Beaver Road, where the subject property is located. The properties located just to the east of the subject property are designated as "Big Beaver Road" by the Master Plan

The proposed car wash, while not a high-tech use contemplated by the Smart Zone designation, is supported in the Smart Zone by virtue of the underlying zoning district required to support many Smart Zone uses. Most of the Smart Zone area in the Master Plan is zoned IB — Integrated Industrial and Business District. This zoning district supports many of the uses described in the Smart Zone designation of the Master Plan. The IB zoning district also supports and permits vehicle washes as a permissible use, subject to obtaining special use approval. Therefore, by being a permissible use in the IB zoning district that facilitates most of the existing and future land uses within the Smart Zone, the proposed use is consistent with the City's Master Plan.

It should also be noted that the subject property, while vacant, is surrounded by existing buildings and is too small to accommodate many of the "campus" features the Master Plan suggests for the Smart Zone. However, the proposed development will feature generous landscaping, with no front yard parking, effective storm water management and quality building materials, which are compliant with the Smart Zone design standards. The proposed development will also comply with various Smart Zone building design elements. For example, the exterior elevation of the

building incorporates design elements at various heights, with durable maintenance-free materials in a timeless neutral color scheme, and the entrance is highlighted with a large area of glazing with signage for the public use portion of the building.

It also appears to be somewhat of an anomaly that the area where the subject property is located is designated Smart Zone, as it is practically surrounded by properties on the north side of Big Beaver Road with the Big Beaver Road designation and the Public and Quasi-Public designation of the Future Land Use Map. The Big Beaver Road designation in part highlights mixed uses to service existing and new residential development. Such objective is evidenced by the restaurants and retail shopping center, hockey rink and San Marino Club to the east of the subject property. The proposed car wash use is a use that also fits in the Big Beaver Road for a mixture of uses, to service nearby residential communities within the City, as well as vehicles traveling the major arterial Big Beaver Road.

3. Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.

Response – The proposed site plan provides for efficient and safe vehicular traffic circulation on site. The size of the site allows for the use of one-way vehicle circulation throughout the entire site, minimizing vehicle conflicts. There are separate one-way entrance and exit drives to Big Beaver Road, which are located at the east and west ends of the site respectively. Such design is intended to maximize vehicle circulation and minimize vehicle conflicts. The vacuums are located on a one-way drive to enhance safety. Parking on-site is primarily for employees, and will be located off the west one-way drive which exits onto Big Beaver Road. The parking area will therefore have little activity, making this a safe location to isolate parking.

A pedestrian pathway will be installed along Big Beaver Road, with a sidewalk along the side of the building, to provide for safe pedestrian access where needed on the site.

Big Beaver Road is a major arterial which is designed to accommodate the traffic generated by the businesses, offices and other uses located on this corridor. With the in-fill development on Big Beaver Road over the past few years, the City has accommodated a substantial amount of development that increases traffic generation. Much of the traffic generated by the proposed car wash will be pass-by traffic, meaning travelers already on Big Beaver Road for other purposes will visit the site for a car wash, as opposed to dedicated trips to the car wash by area residents and other occupants. The proposed car wash services individual vehicles, so alternative modes of transportation would not apply to the proposed development.

4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewerage

facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.

Response – The site borders Big Beaver Road, which is a major arterial roadway intended to service the uses and developments located on this roadway. The site is sufficiently serviced by all public utilities from Big Beaver Road. Storm water will be maintained by an underground detention system, flowing to the public storm sewer in Big Beaver Road. Jax practices environmentally friendly waste water discharge practices by filtering used water through a filter/sedimentation tank before discharge, and much of it is recycled for reuse in the car wash. A landscaped pathway will be provided along Big Beaver Road, with a sidewalk from the pathway through the development. The Applicant believes that the property is properly services by the existing public facilities and services and will not cause any unreasonably burden upon such facilities and services.

 Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

Response – If the property is rezoned to IB – Integrated Industrial and Business, the proposed development should meet all applicable ordinance standards, including the use regulations and dimensional requirements and supplemental district standards of Section 4.15 of the zoning ordinance.

6. <u>Impact on the Overall Environment</u>. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

Response – Being subject to the conditions in the conditional rezoning, the proposed car wash will result in the preservation of the rear 167 feet of the site in its natural state, preserving the existing trees and vegetation on site, and limiting the footprint of the development to the front of the site. An office development, permitted under the current O - Office zoning of the property could easily have a parking lot merely 30 feet from the north property line, with a building as close as 50 feet from the north property line pursuant to Section 4.16 of the zoning ordinance, and would not preserve the existing natural features. Such office development would likely require more impervious surface area be installed for both the building footprint and the parking servicing such building. The office development would therefore negatively impact the quality of natural features that currently exist on the property, while the proposed development would preserve existing trees, vegetation and other natural features.

7. Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.

Section 6.29 of the zoning ordinance provides specific standards for automatic car washes, which are satisfied as set forth below:

A. The minimum lot size required for automobile or carwash establishments shall be fifteen thousand (15,000) square feet.

Response - The property is approximately 148,000 square feet (3.4 acres), substantially in excess of the required minimum lot size.

B. All washing activities shall be carried on within a building. Vacuuming activities shall be located at least fifty (50) feet from adjacent residentially zoned or used property.

Response – All car washing activities will occur within the building. Vacuums on site are located more than 250 feet from the single-family homes to the north.

C. Automatic carwash facilities shall have a mechanical dryer operation at the end of the wash cycle.

Response – A mechanical air drying system that is computer controlled and energy efficient will be provided at the end of the wash cycle facing Big Beaver Road.

D. All automatic carwash facilities must provide a demonstrated means at the exit ramp for each wash bay to prevent pooling of water or freezing.

Response – The exit ramp has a heating system installed in the concrete exit drive, which together with the proper grading of the property and pitch of the paving prevents water from pooling or freezing.

SECTION 9.03B - OTHER FACTORS TO BE CONSIDERED

1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.

Response – The proposed automatic car wash provides for all washing activities to occur within the enclosed building, thereby minimizing noise and any other adverse impacts on the neighboring properties. The public can utilize the free vacuums located next to the building. The vacuum turbines are located inside the building, so as to minimize noise impacts.

2. Vehicular circulation and parking areas.

Response – The size of the site allows for the use of one-way vehicle circulation throughout the entire site, minimizing vehicle conflicts. There are separate one-way entrance and exit drives to Big Beaver Road, which are located at the east and west ends of the site respectively. Such design is intended to maximize vehicle circulation and minimize vehicle conflicts. The vacuums are also located on a one-way drive to enhance safety. Finally, the parking is located in a single area along a one-way drive at the west side of the site, except for the ADA parking spaces located next to the building.

3. Outdoor activity, storage and work areas.

Response – Outdoor activities on site will be limited. There are the three (3) automatic pay stations at the east side of the site. The free vacuums are located in a dedicated area on a one-way drive next to the building. Hand towel drying will be located at the exit of the building, which is a hallmark of all Jax car washes that its customers expect and appreciate.

4. Hours of operation.

Response – Jax typically operates 7:00 a.m. to 8:00 p.m. Monday – Saturday, and 8:00 a.m. to 6:00 p.m. on Sunday. Jax would like the flexibility to operate from 7:00 a.m. to 9:00 p.m. if market conditions justify such hours of operation.

5. Production of traffic, noise vibration, smoke, fumes, odors, dust, glare and light.

Response – Big Beaver Road is a major arterial which is designed to accommodate the traffic generated by the businesses, offices and other uses located on this corridor. With the in-fill development on Big Beaver Road over the past few years, the City has accommodated a substantial amount of development that increases traffic generation. Much of the traffic generated by the proposed car wash will be pass-by traffic, meaning travelers already on Big Beaver Road for other purposes will visit the site for a car wash, as opposed to dedicated trips to the car wash by area residents and other occupants.

The Applicant does not anticipate the creation of any noise vibration, smoke, fumes or odors generated from its car wash operations.

With respect to dust, the vacuums could be the only concern. To alleviate this concern, the main vacuum filter/separators where any dust may be generated will be located inside the building.

Glare and light to the neighboring residential neighbors to the north will be mitigated by the building and site activity being limited to the south portion of the site. The building is located approximately 250 feet from the north property line and the vehicle drives are located no closer than 178 feet from the north property line. As a condition to the rezoning, the portion of the property located north of the driveway will be preserved in its natural state with trees and other vegetation acting as a screen and a buffer for the residential neighbors to the north. Additionally, evergreen trees will be included in the landscape plan adjacent to the north driveways to add an additional layer of protection from vehicle lights. The site lighting will all be directed toward the building, away from the residential neighbors, and should be barely visible, if at all.

BMW	Kar	Wash	Inc.,	d/b/s	Jax	Kar
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ly: 1. (

Name: Toddy Gerws

Title: Vice President

Dated: July 14, 2023

STATEMENT IN SUPPORT OF CONDITIONAL REZONING APPLICATION TROY, MICHIGAN

JAX CAR WASH - EAST BIG BEAVER ROAD

Address: Vacant East Big Beaver Road Parcel ID No.: 20-23-401-036

A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUETED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY

I. THE REZONING REQUESTED IS CONSISTENT WITH THE CITY'S MASTER PLAN.

The City's Future Land Use Map identifies the Property as being located in the "Smart Zone" designation, which is mostly found south of Big Beaver Road, not on the north side of Big Beaver Road, where the subject property is located. The properties located just to the east of the subject property are designated as "Big Beaver Road" with "Public or Quasi Public" to the west.

The proposed car wash, while not a high-tech use contemplated by the Smart Zone designation, is supported in the Smart Zone by virtue of the underlying zoning district required to support many Smart Zone uses. Most of the Smart Zone area in the Master Plan is zoned IB – Integrated Industrial and Business District. This zoning district supports many of the uses described in the Smart Zone designation of the Master Plan. The IB zoning district also supports and permits vehicle washes as a permissible use, subject to obtaining special use approval. Therefore, by being a permissible use in the IB zoning district that facilitates most of the existing and future land uses within the Smart Zone, the proposed use is consistent with the City's Master Plan.

It should also be noted that the subject property, while vacant, is surrounded by existing buildings and is too small to accommodate many of the "campus" features the Master Plan suggests for the Smart Zone. However, the proposed development will feature generous landscaping, with no front yard parking, effective storm water management and quality building materials, which are compliant with the Smart Zone design standards. The proposed development will also comply with various Smart Zone building design elements. For example, the exterior elevation of the building incorporates design elements at various heights, with durable maintenance-free materials in a timeless neutral color scheme, and the entrance is highlighted with a large area of glazing with signage for the public use portion of the building.

It also appears to be somewhat of an anomaly that the area where the subject property is located is designated Smart Zone, as it is practically surrounded by properties with the Big Beaver Road designation and the Public and Quasi-Public designation of the Future Land Use Map. The Big Beaver Road designation in part highlights mixed uses to service existing and new residential

development. Such objective is evidenced by the restaurants and retail shopping center, hockey rink and San Marino Club to the east of the subject property. The proposed car wash use is a use that also fits in the Big Beaver Road for a mixture of uses, to service nearby residential communities within the City, as well as vehicles traveling the major arterial Big Beaver Road.

II. THE REZONING REQUESTED IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES.

A. Compatibility With Adjacent Zoning Districts

A rezoning to the IB district would be compatible with the adjacent zoning districts when considering the restricted use proposed. With a conditional rezoning, the proposed rezoning would approve only the use of the subject property for an automatic car wash, which is a condition being offered by the Applicant. Therefore, this rezoning criteria should properly be viewed as whether the proposed automatic car wash (not all potential IB uses) would be consistent with adjacent zoning districts and uses.

The requested IB rezoning would be compatible with the zoning of the properties located south of Big Beaver Road, since they are currently zoned IB as well, making the requested rezoning merely an extension of the IB district, similar to what the City did with the Smart Zone Master Plan designation. With respect to compatibility with the adjacent office zoning to the east and west of the subject property, the rezoning restricted to the car wash use is a commercial zoning classification, which is similar to office zoning, as office uses are often present in business and commercial zones. The requested rezoning is compatible with the single-family residentially zoned property to the north because there are several properties zoned GB – General Business in the City that border single-family residentially zoned properties. The automatic car wash use is a use that is permitted in GB zoning districts in the City, and is therefore not unlike the mixture of commercial businesses located elsewhere in the City with GB zoning that border single-family zoning districts.

B. Compatibility With Adjacent Uses

The proposed automatic car wash use is also compatible with the adjacent uses of property in this area of the City. The automatic car wash is a service business to provide for the needs of consumers both in the area and those traveling Big Beaver Road. A car wash will not adversely affect the Balkan American Community Center to the west, or the offices and the San Marino Club to the east of the subject property. These uses represent business and community uses which will not be impacted by the proposed car wash, which will likely service occupants of the adjacent uses. These are all public, office or commercial-type uses located on a major thoroughfare featuring many existing uses that service consumers from Big Beaver Road, just like the proposed car wash.

The proposed conditions of the requested rezoning also make the proposed car wash use compatible with the single-family uses to the north of the subject property. The first condition restricts the use of the subject property to an automatic car wash to ensure the adjacent property owners that no other use will be permitted if the requested rezoning is approved. The second condition limits the development of the site to the proposed site plan submitted, ensuring that the adjacent property owners understand how the site will be developed. The third condition provides

that the rear of the property, a minimum of 167 feet, which borders the single-family homes will be preserved in its existing natural state, restricted from further use and/or development by the Applicant. This preserved area will also border the back yard of the Balkan American Community Center, where its patrons engage in outdoor activities. Therefore, the conditions to this rezoning proposed by the Applicant make the proposed use compatible with the residential uses to the north of the subject property by providing the substantial natural buffer to protect against any detrimental impacts.

Further, the automatic car wash is intended to service the adjacent and nearby single-family residents, office and community center patrons, as well as the businesses south of Big Beaver Road in this area. It is very similar in this regard to the Community Business (CB) zoning and uses at the corner of John R and Big Beaver, such as the Kroger store, Walgreens and other stores and restaurants servicing these patrons. Therefore, the automatic car wash will be similar to such other commercial zoning and uses in this vicinity.

For these reasons, the conditional rezoning requested to the IB district, with the three (3) conditions limiting the use and development of the subject property, make the requested rezoning consistent and compatible with the current zoning and the existing uses of the adjacent properties.

III. THE REZONING REQUESTED WILL NOT BE DETRIMENTAL TO THE PROPERTY OR OTHER PERSONS LOCATED IN THE VICINITY.

As discussed above, the automatic car wash will benefit area residents, tenants, employees and others, by providing a convenient opportunity for a quality car wash in this area. The automatic car wash will not be detrimental to area property owners or occupants because the conditions offered restrict the use to an automatic car wash, limit development to the approved site plan, and provide that the 167 feet at the rear of the property will be maintained in its current natural condition, preserving trees and other vegetation. Additional screening in the form of evergreen trees will be planted south of the preserved area as shown on the landscape plan, to further protect the neighbors from light and sound infiltration. The rezoning would be subject to these conditions proposed by the Applicant, which would ensure these protections.

Additionally, traffic generated should not be a concern because Big Beaver Road is a major thoroughfare capable of accommodating the traffic for the proposed car wash, much of which will be pass-by traffic.

BMW Kar Wash Inc., d/b/s Jax Kar Wash, a Michigan corporation

By: / . / . (

Name: Vice President

Title: Tockel M. Gerund

Dated: July 14, 2023

April 14, 2023

TO:

Mr. Brent Savidant
Community Development Director
City of Troy – Planning Department
500 W Big Beaver Road, Troy, MI 48084

Dear Mr. Savidant,

This letter represents several residents of West Oak subdivision that will be affected by the proposed development of a Jax Kar Wash ("Jax") on the City of Troy Parcel (88) 20-23-401-036.

We sincerely appreciate that you advised Jax to speak with the residents affected by their proposed development. Several of us met with Mr. Todd Gesund representing Jax on March 28th, 2023 to see their plans and renderings of the proposed development. We disagree with their point of view that this development will have a 'positive effect' on the property and our neighborhood.

Below are some of our concerns:

- 1. Traffic flow on WB Big Beaver. We were delighted when the City of Troy invested in adding lanes and improvements to the Big Beaver corridor. This improves the city's image and traffic flow along this signature artery of Troy. A car wash with its day long and week long ingress and egress of vehicles will impede this flow, more than an office or residential development would.
- Inconsistent Image. A car wash is an industrial operation at best and is not consistent with the overall image of the Big Beaver corridor that we believe the city is planning for. We believe this development will have an adverse effect on a residential property values in the vicinity of Jax.
- 3. Unnecessary for community needs. To the extent a rezoning of the parcel is warranted, a car wash seems unnecessary for our community needs. There are plenty of car wash locations within a short drive from this location Pro Car Wash at 3688 Rochester Rd and 3785 Rochester Rd.; Metro Auto Wash and Al's Car Wash on Big Beaver just east of Dequindre Rd; Paul's Auto Wash at 1350 Livernois; Your Car Wash at 366 W Maple; Express Car Wash at 1300 W Maple; and many more.
- 4. Noise Level: Jax will incorporate many above-ground equipment (pumps, blowers, etc.) that will be a constant source of noise, not to mention the several vacuuming stations that will have their own noise and potential for customers with loud car stereos. We disagree with Jax assertion that this noise will be no worse that the road noise from Big Beaver.

We sincerely hope that your office will take our concerns into account as you consider the rezoning and other development proposals from Jax.

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We respectfully ask that our subdivision residents be notified if there is an opportunity for us to add our concerns to any decision consideration by the City government. The individuals named below can be contacted to represent the residents whose signatures accompany this letter.

Sincerely,

Moorthy Vivek; 1482 Hartland Dr.; mvivek65@yahoo.com; 248-568-4874

Narendra Madurkar; 1494 Hartland Dr.; nmadurkar@yahoo.com; 248-925-7025

Makarand Phadke; 1470 Hartland Dr.; makarand.phadke@gmail.com; 248-633-3101

Alan Zhang; 1506 Hartland Dr.; szhang1@yahoo.com; 248-835-9941

Lokesh Jayachandran, 1530 Hartland Dr.; kilokesh@yahoo.com; 248-872-1689

And West Oak subdivision home owners

Encl:

Names and signatures of West Oak residents supporting this letter of concern

No:	Name	Address	Signature
1	S'RIPRASANNA. NAZAMATÎ	1206 HARTLAND DR, TROY, Mi 48083	Du
2	BALWINDER CHANA	1207 HARTLAND DR, TROY, MI, 48083	5
3	RAMI BASTI	1218 HARTLAND TROY 48083	Parties
4	ARCHAMA PAMDEY	1231 MARTLAND Prine Ivay	As.
5	adda Losar	1243 HARTLAND Dive, Troy	Golds.
6	Vivu Mungeon	1255 HARTLAND DA. TROY	my
7	,	- 1278 HARTLAND DV TROY	B.11 L
8	KARTHIK BAMYIBL	1267 HARTLAND	Dan
9	LAKSHMI VARADARAFA	1 1266 HARTLAND DR TROY	Rasha -
10	GOPI NEELAM	1290 HARTLAND DR TROY	N. Cepter

No:	Name	Address	Signature
//	SHYANY ALEPALY	1302 HARTLAND DR, 48083	As. I au
12	SATYANARAYANA	1314 11	Chy.
13	AMALAN LEON	1326 HARTLAND DR, TROY MI-48083	The
14	Michael Christie	1327 Hartland, Troy 48083	MilChit
15	Roshni Patel	1339 Hartland Drive St	green Eliesa
16	VIVER SARAMA	1351 HARTLAND DR. TROY, MILORS	M-vels Sweds
17	XIN WEN	1338 HARTLANDDR. TROY MI	Uni
18	SANDER GADE	1362 HARTLAND DR CROY MI	Bel
19	RAJEH GARG	1363 HARTLAND DR TROY MI	Rejehly
20	GANCI TETALI	1374 HARTLAND DR TROY MI	el. crein- Ready

No:	Name	Address	Signature
21	SPINIVAS GOWDA	1386 HARTLAND ST. TROY M148083	Southe Groude
22	BARALA ROMANATH	1398 HARTLAND ST TROY WI 48083	Sarala R
23	George NAM	1399 HARTLAND 48083	55
24	stally Athorage	1410 Hartland U8083	Ohoilaji
25	ABRAHAM JOHN	Kell Hartland 48083	0
26	Noble Thomas	1422 Hartland Dr Troy, M1480	83 Voblestion
27	Chandra Siddharthan	1446 Hartland Dr, Troy, M1 48083	Mayl
28	Ken chiew	1458 Herflord Dr, troy, m1 48083	1/12
29	MOORTHY VIVEK	1482 HARTLAND DR, TROY, 48083	VITONALY.
30	Narendra Madurkar	1494 Hartland Dr., Troy, 48083	Malinh

No:	Name	Address	Signature
21	Lokesh Janachandran	1530 HARTLAND DR, 9ROY, MI-48083	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
32	SHKELQIM RUMI	1542HARTLAND DRTROYMI4808	3 GPJ
33	SANDAY DIXIT	1590 HARTLAND DR TROY MI 48083	
34	PRIYA SAKORIKAR	1614 HARTLAND DR TROYMI 48083	wy
35	Xid Liu	1603 Hareland Dr. Troy, no. 4808;	
36	AMIT ARORA	1591 Hardland DV, Troy, M1-48083	-
37	Nondrishar whild	1518 Hardland Dr. Troy, M1-48083	rele
38	Alan Zhang	1506 Hartland Troy, MI 48083	BILL
39	Dayakar Battepati	1471 Hartland Troy, MI 48083	
40	SuseSh hajula	1483 Hartland TroyMI83	li. Solt

No:	Name	Address	Signature
41	MAKARAND PHADKE	1470 HARTLAND DR TROY MI 48083	Mpheelhe
42	VIVER SANDELL	1434 HARTLANDDR., TROY, MI 48083	
43	ERCY HOSIE	1615 Hartland Dr. Troymi 48083	3 Jajan
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