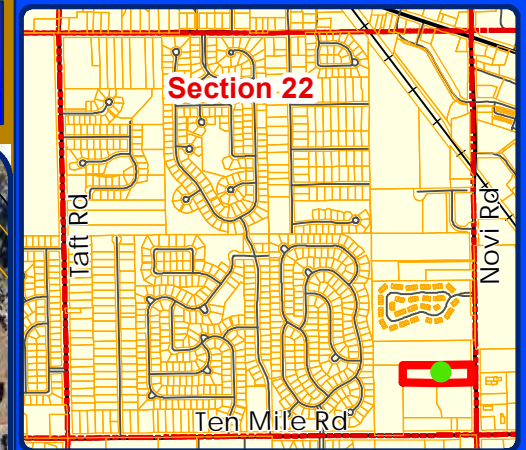



MAPS
Location
Zoning
Future Land Use
Natural Features

JSP24-13 QUICK PASS CAR WASH

LOCATION



Legend

 Subject Area



City of Novi

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

Map Author: Lindsay Bell
Date: 12/5/24
Project: QUICK PASS
Version #: 1

0 90 180 360 540 Feet

1 inch = 417 feet

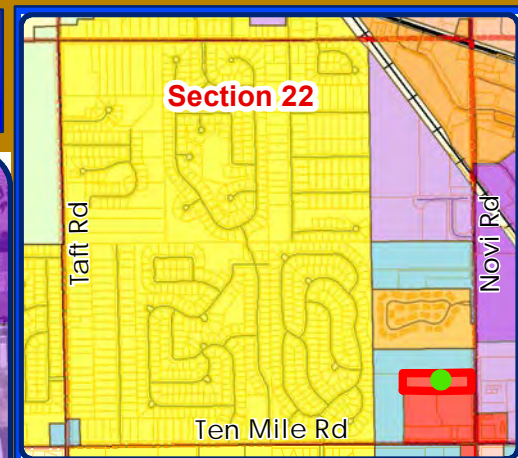
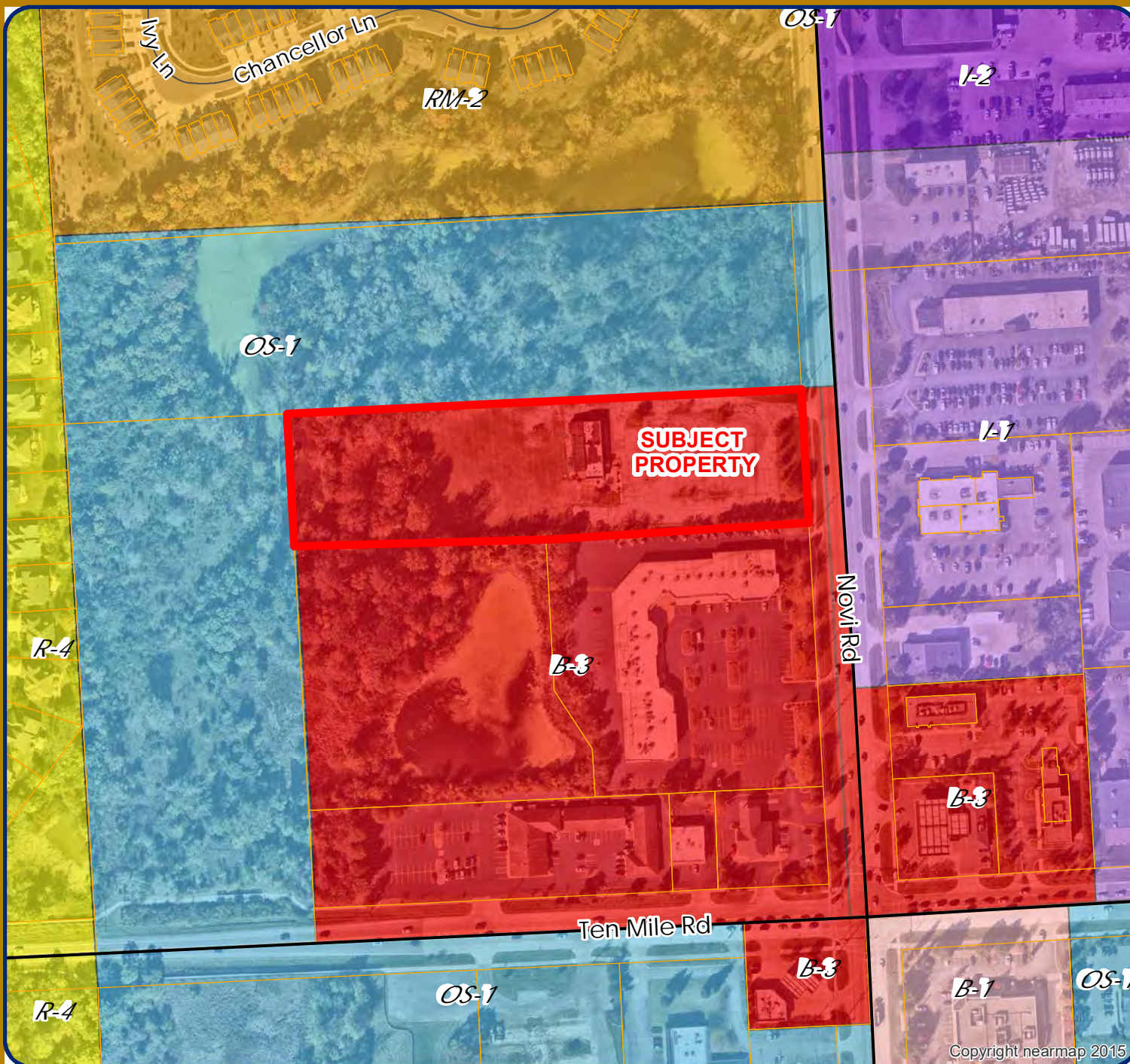


MAP INTERPRETATION NOTICE

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JSP24-13 QUICK PASS CAR WASH


ZONING



Legend

- R-A: Residential Acreage
- RT: Two-Family Residential
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- TC: Town Center District
- TC-1: Town Center -1 District


Subject Area



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

Map Author: Lindsay Bell
 Date: 12/5/24
 Project: QUICK PASS
 Version #: 1

0 55 110 220 330 Feet
 1 inch = 250 feet

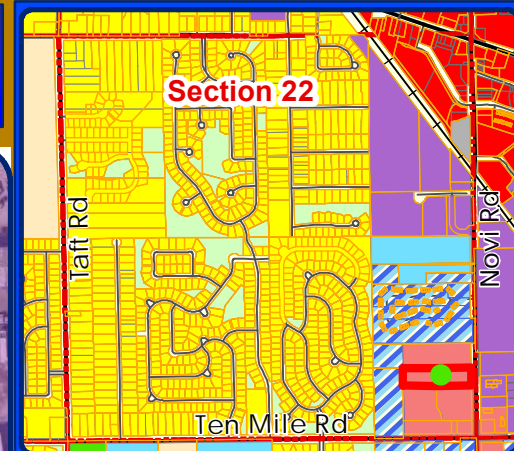
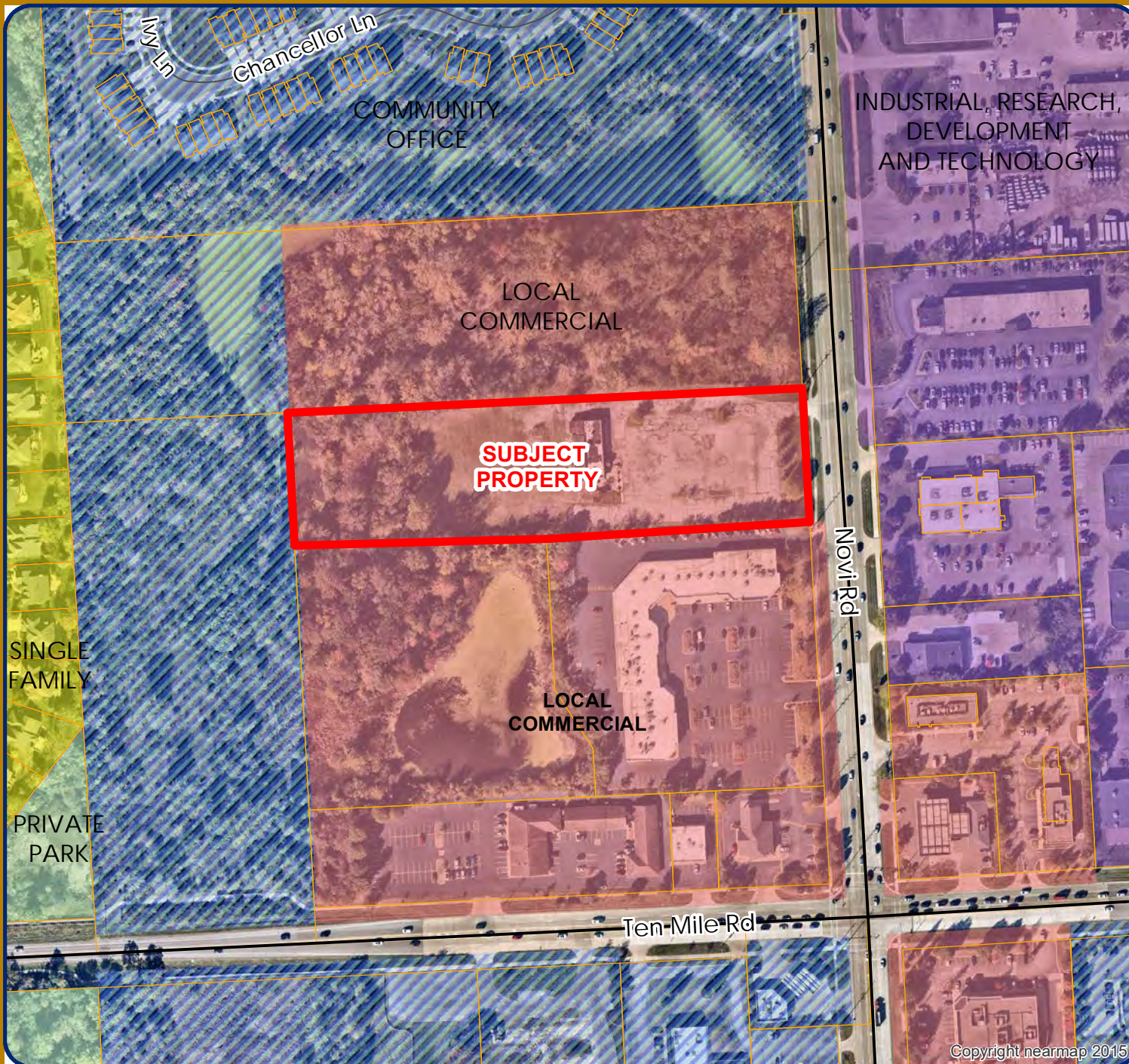


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JSP24-13 QUICK PASS CAR WASH

FUTURE LAND USE



Legend

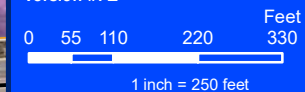
- Single Family
- Community Office
- Office, Research, Development and Technology
- Industrial, Research, Development and Technology
- Local Commercial
- Town Center Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Cemetery
- Subject Area



City of Novi

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

Map Author: Lindsay Bell
Date: 12/5/24
Project: QUICK PASS
Version #: 1

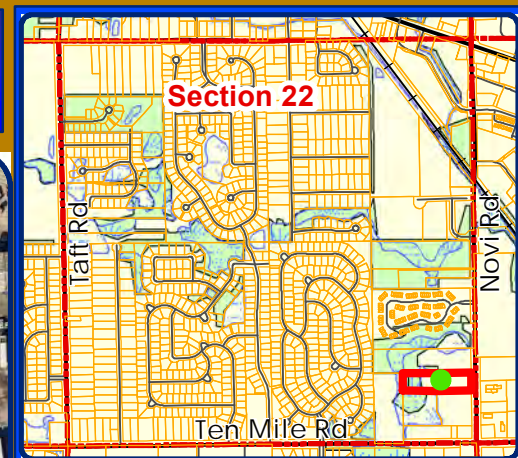


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JSP24-13 QUICK PASS CAR WASH

NATURAL FEATURES



Legend


- WETLANDS
- WOODLANDS
- Subject Area



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

Map Author: Lindsay Bell
Date: 12/5/24
Project: QUICK PASS
Version #: 1

0 55 110 220 330 Feet
1 inch = 250 feet



MAP INTERPRETATION NOTICE

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SITE PLAN & BUILDING ELEVATIONS

DEVELOPMENT SUMMARY

1. SANITARY SEWER SERVICE WILL BE PROVIDED VIA CONNECTION TO AN EXISTING SANITARY SEWER SYSTEM LOCATED ALONG THE WEST SIDE OF NOVI ROAD. THE NEW SEWER WILL BE LOCATED WITHIN A MINIMUM 20' WIDE EASEMENT.
2. WATER SERVICE WILL BE PROVIDED VIA CONNECTION TO THE EXISTING WATER MAIN ON THE WEST SIDE OF NOVI ROAD THROUGH THE PROPOSED DEVELOPMENT. THE NEW WATER MAIN EXTENSION WILL BE LOCATED WITHIN A MINIMUM 20' WIDE EASEMENT.
3. STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY OF NOVI REQUIREMENTS. ALL PROPOSED SITE STORM SEWERS WILL BE LOCATED WITHIN A MIN. 12' EASEMENT.
4. POWER, TELEPHONE, GAS AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND.
5. A 5' WIDE SIDEWALK WILL REMAIN ALONG THE NOVI ROAD FRONTAGE.
6. ALL WATER MAIN, SANITARY SEWERS AND STORM SEWER CONSTRUCTION SHALL MEET THE CITY OF NOVI ENGINEERING STANDARDS.
7. SOIL EROSION & SEDIMENT CONTROL MEASURES WILL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NOVI.
8. NOVI ROAD IS UNDER THE JURISDICTION OF THE CITY OF NOVI AND OAKLAND COUNTY. AN OAKLAND COUNTY AND CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE NOVI ROAD RIGHT-OF-WAY.
9. SEE SHEET 4 FOR NEIGHBORING PROPERTY OWNER INFORMATION.
10. A CITY OF NOVI WETLAND PERMIT AND AN EQLP PERMIT WILL BE REQUIRED FOR ALL WETLAND FILLS AND DISCHARGES TO REGULATED WETLANDS.
11. MAINTENANCE OF THE EXISTING WETLAND AREAS WILL BE THE RESPONSIBILITY OF THE OWNER.

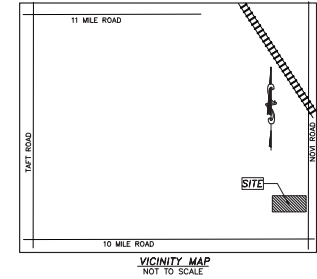


PRELIMINARY SITE PLAN

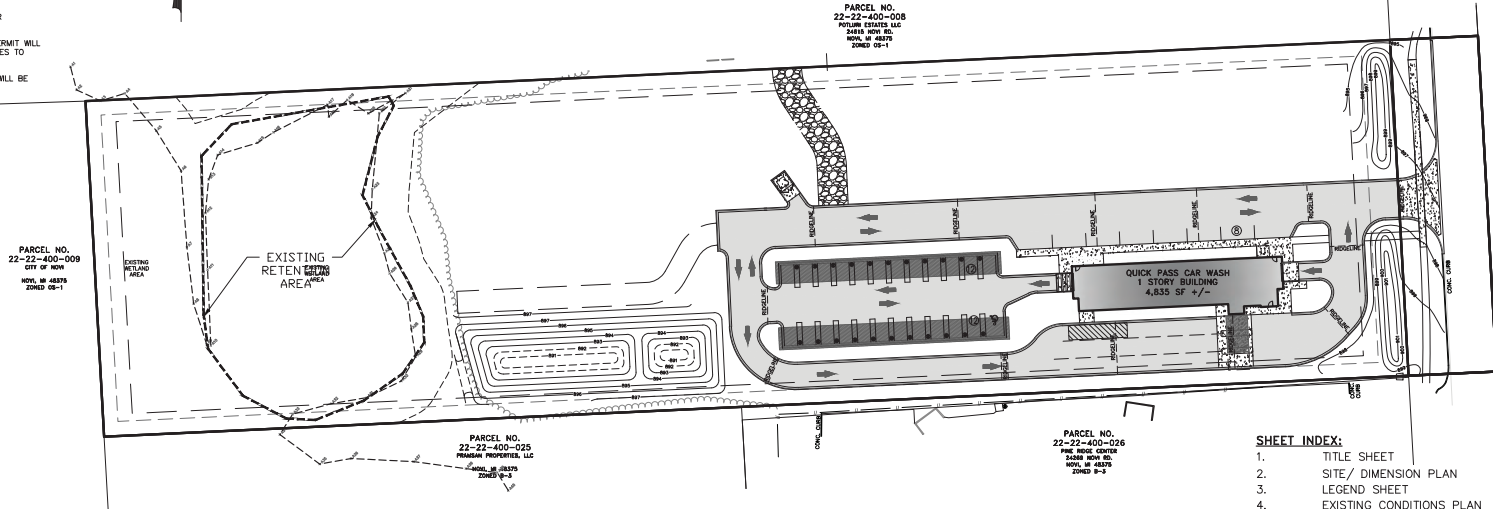
for

NOVI ROAD DEVELOPMENT

**24555 NOVI ROAD
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN**



GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701



PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT INCLUDES A SINGLE TUNNEL CAR WASH.

THE PURPOSE OF THIS APPLICATION IS TO OBTAIN SITE PLAN APPROVAL FOR THE PROPOSED CAR WASH ALONG WITH THE SUPPORTING SANITARY SEWER, STORM SEWER AND WATER MAIN INFRASTRUCTURE. THE PROPOSED FIRE LANE (AS SHOWN) WILL BE CONSTRUCTED AS PART OF THE PHASE 1 CONSTRUCTION.

IT IS UNDERSTOOD THAT A SEPARATE SITE PLAN APPROVAL WILL BE REQUIRED FOR FUTURE DEVELOPMENT.

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.

NOTE:

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

NOTICE:

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

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 984857, COMMITMENT DATE: JANUARY 31, 2023 AT 8:00 AM.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 1718 FEET FROM THE EAST 1/4 CORNER; THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 950.30 FEET; THENCE SOUTH 229.20 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST 900.30 FEET; THENCE NORTH 229.20 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 60 FEET TAKEN FOR HIGHWAY PURPOSES.

SHEET INDEX:

1. TITLE SHEET
2. SITE/ DIMENSION PLAN
3. LEGEND SHEET
4. EXISTING CONDITIONS PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. STORM WATER MANAGEMENT PLAN
8. CIRCULATION PLAN

- L-1 LANDSCAPE PLAN
- L-2 WOODLAND PLAN
- L-3 LANDSCAPE NOTES
- 1 OF 1 PHOTOMETRIC SITE PLAN

- A100 FLOOR PLAN
- A200 EXTERIOR ELEVATIONS
- A300 RENDERINGS
- A500 VACUUM DETAILS

APPLICANT:

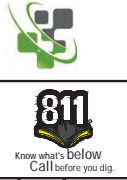
NOVI ROAD MANAGEMENT LLC
29433 SOUTHFIELD ROAD, STE. 200
SOUTHFIELD, MICHIGAN 48076
PHONE (248) 443-9000

SURVEYOR & ENGINEER:
GREENTECH ENGINEERING, INC
51147 PONTIAC TRAIL
WIXOM, MICHIGAN 48393
PHONE (248) 668-0700
FAX (248) 668-0701

LANDSCAPE ARCHITECT:
ALLEN DESIGN, LLC
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE (248) 467-4668
FAX (248) 349-0559



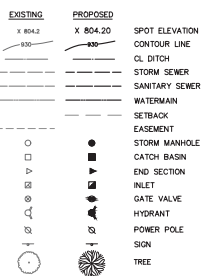
CITY OF NOVI PROJECT NO. JSP24-0013



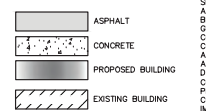
GRIFFIN PROPERTIES
COVER SHEET
CLIENT:
24555 NOVI ROAD - PARCEL NO. 22-22-400-010
TOWNSHIP 1 N. RANGE 8 E.
CITY OF NOVI SECTION 22
OAKLAND COUNTY, MICHIGAN

REVISED
2024-6-24 PER REVIEW
2024-9-27 UPDATE
2024-10-10 PER REVIEW
2024-12-5 UPDATE PLANS
DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW
SCALE: HOR 1" = 40 FT
VER 1" = 10 FT
1
23-160

LEGEND



HATCH LEGEND

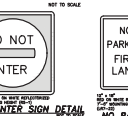


NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR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

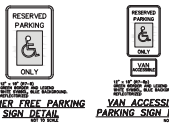
SIGNING & STRIPING NOTES:

- THE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST EDITIONS OF THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND EACH SPACE OVER 12' WIDE, ONE SIGN SHALL BE MOUNTED ON THE MIDDLE OF THE SAME PILEUP CAN BE MOUNTED ON THE SIDE OF THE SIGN. SIGNS OF SMALLER SIZE SHALL BE MOUNTED ON A COLUMNED 2" LB. 30-ALUMINUM POST. MULTIPLE SIGNS AND/OR SIGNS WITH HORIZONTAL DIMENSIONS GREATER THAN 12" WIDE SHALL BE GREATER THAN 12" WIDE. SIGNS SHALL BE INSTALLED WITH A MINIMUM SIGN HEIGHT FROM THE FACE OF THE SIGN TO THE TOP OF THE SIGN.
- ALL SIGNS SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR THE NEAR EDGE OF THE DRIVEWAY.
- THE CONTRACTOR SHALL USE THE FINEST STANDARD ALUMINUM SERIES TRAFFIC CONTROL SIGNS THAT MEET THE INTENSITY REQUIREMENTS (MUTCD) WHICH MEET THE REFLECTIVITY REQUIREMENTS.

TYPICAL SIGN AND POST INSTALLATION



INTERNATIONAL SYMBOL FOR ACCESSIBLE PARKING

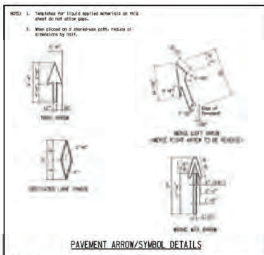


SIGNAGE QUANTITIES

- BARRIER FREE PARKING (R7-8) 1 EACH
- DO NOT ENTER (R5-1) 4 EACH

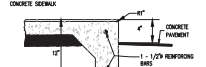
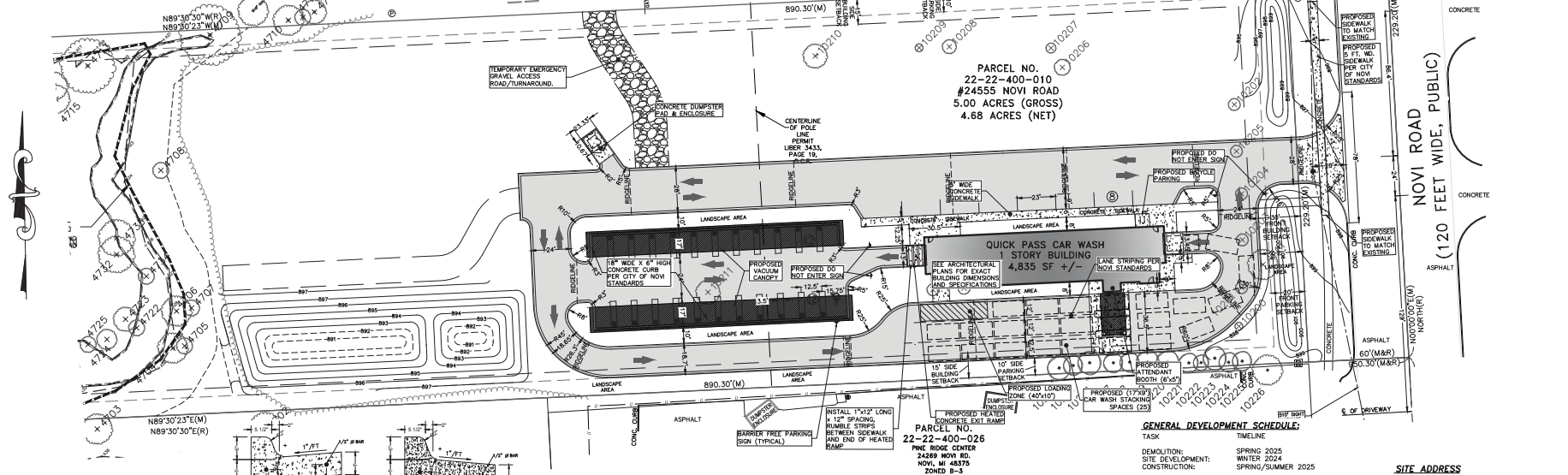
PARCEL NO. 22-22-400-008
POTLUR ESTATES LLC
24819 NOVI RD.
NOVI, MI 48259
ZONED OS-1

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH CURRENT MUTCD STANDARDS AND SPECIFICATIONS.



CAR WASH PARKING:

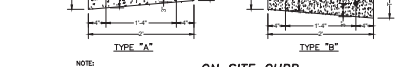
- REQUIRED: TWENTY-FIVE (25) EMPLOYEES (MAXIMUM SHIFT) TWENTY-FIVE (25) VEHICLES PRIOR TO THE TUNNEL (MAY BE IN MULTIPLE LANES), THREE (3) VEHICLES BEYOND THE TUNNEL FOR DRYING AREAS.
- PROPOSED: TWENTY-FIVE (25) VEHICLES PRIOR TO THE TUNNEL (N MULTIPLE LANES), TWENTY-FOUR (24) VEHICLES BEYOND THE TUNNEL FOR DRYING AND VACUUM DRYING AREAS, EIGHT (8) PARKING SPACES IN MAIN DRIVE



INTEGRAL SIDEWALK AND CURB

TO BE USED ALONG THE FRONT OF PROPOSED BUILDING AT BUILDING SIDEWALK INTERFACE.

NOTE: PROVIDE 1/2" JOINT PAPER AT BUILDING SIDEWALK INTERFACE.



ON-SITE CURB

NOTE: TOTAL ASPHALT THICKNESS OR 8" MIN.

1.5" MDOT 13A (TOP COURSE ASPHALT)
1" FUMAZONE BOND COAT SS-1H @ 0.10 GAL/SY
2" MDOT 13A (BASE COURSE ASPHALT)

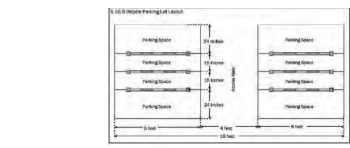
5" MDOT 23AA AGGREGATE BASE C.L.P.
4" CONCRETE (8" WITHIN DRIVE APPROACH AND EXTENDING 5' ON EITHER SIDE BEYOND THE DRIVE) (5000 PSI)
4" COMPACTED SAND
4" COMPACTED SUBGRADE

ON-SITE PAVEMENT CROSS-SECTIONS



CONCRETE PAVEMENT DETAIL

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



BIKE RACK DETAIL

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

PARCEL NO. 22-22-400-026
FINE LINE CENTER
24289 NOVI RD.
NOVI, MI 48259
ZONED B-3

GENERAL DEVELOPMENT SCHEDULE:

TASK	TIMELINE
DEMOLITION:	SPRING 2025
SITE DEVELOPMENT:	WINTER 2024
CONSTRUCTION:	SPRING/SUMMER 2025

GENERAL NOTES:

- 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 PIPE UNLESS OTHERWISE NOTED.
 - THIS SITE PLAN SHALL BE IN ACCORDANCE WITH OAKLAND COUNTY AND CITY OF NOVI CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL ON-SITE STORAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MUTCD. PARKING STALL STRIPING SHALL BE 4" WIDE (SINGLE) AND YELLOW.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - DRIVE APPROACHES TO BE CONSTRUCTED PER OAKLAND COUNTY SPECIFICATIONS.
 - TRANSFORMER PAD LOCATIONS TO BE DETERMINED. TRANSFORMER PADS TO BE SCREENED WITH PLANTING PER GANTON TOWNSHIP ORDINANCE.
 - NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.
 - THIS SITE PLAN APPROVAL INCLUDES THE CAR WASH DETENTION SYSTEM AND FIRE LANE CONSTRUCTION. THIS SITE PLAN APPROVAL DOES NOT INCLUDE THE PROPOSED FUTURE BUILDING PADS, DRIVE THRU'S, AND PARKING AS SHOWN ON THIS PLAN.
 - ANY WORK WITHIN THE NOVI ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND SHALL NOT BEGIN UNTIL A ROW PERMIT IS ISSUED.
 - TRAFFIC CONTROL AND ROAD MARKINGS SHALL BE REMOVED, TEMPORARILY RESET, AND MAINTAINED BY THE PERMIT HOLDER. TRAFFIC CONTROL SIGNS SHALL BE RESET IN CONSPICUOUS LOCATIONS WHERE THEY WILL CONTINUE TO SERVE THEIR INTENDED PURPOSES. ANY EXISTING SIGNS WHICH ARE DAMAGED DURING THE COURSE OF CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE PERMIT HOLDER.

SITE ADDRESS

24555 NOVI ROAD
B-3, GENERAL BUSINESS DISTRICT

CURRENT ZONING:

B-3, GENERAL BUSINESS DISTRICT

SITE AREA:

TOTAL SITE AREA: 5.00 ACRES
LESS NOVI ROAD R.O.W.: 0.32 ACRES
NET AREA: 4.68 ACRES

BUILDING SETBACKS:

FRONT: 30 FEET PROVIDED: 30 FEET
REAR: 20 FEET PROVIDED: 20 FEET
SIDE: 15 FEET PROVIDED: 15 FEET
CORNER: 15 FEET PROVIDED: 15 FEET

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT ALLOWED: 30 FEET
PROPOSED BUILDING HEIGHT: 30' MAX.

SIDEWALK BUFFER NOTE:

THERE SHALL BE A MINIMUM 3' BUFFER DISTANCE BETWEEN THE PROPOSED ROADWAY SIDEWALKS AND ANY FIXED OBJECTS, SUCH AS SIGNS, HYDRANTS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 N. Pontiac Trail, Warren, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

SITE / DIMENSION PLAN

24555 NOVI ROAD - PARCEL NO. 22-22-400-010
SECTION 22

GRiffin PROPERTIES

CLIENT: GRiffin PROPERTIES

PROJECT: 24555 NOVI ROAD - PARCEL NO. 22-22-400-010
SECTION 22

REVISIONS

2024-6-24	PER REVIEW
2024-9-27	UPDATE
2024-11-10	PER REVIEW
2024-12-5	UPDATE PLANS

DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW

SCALE: HOR 1" = 30 FT
VER 1" = 1'

2

23-160

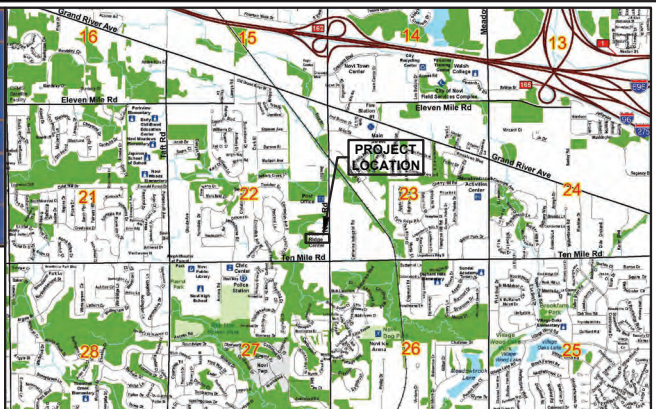
Regulated Woodlands

City of Novi, Michigan

LEGEND

- Primary Woodlands
- Minor Woodlands
- Shore or Drain
- City of Novi Wetlands

City of Novi, Michigan
15147 W. Pontiac Trail, Warren, MI 48093
Phone: (248) 668-0700 Fax: (248) 668-0701



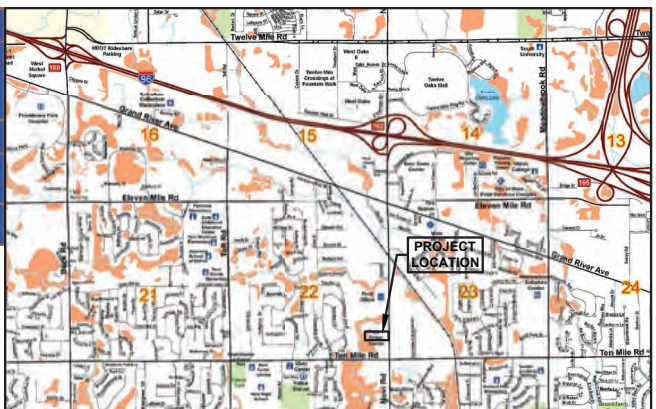
Regulated Wetlands

City of Novi, Michigan

LEGEND

- Wetlands
- Shore or Drain
- City of Novi Wetlands

City of Novi, Michigan
15147 W. Pontiac Trail, Warren, MI 48093
Phone: (248) 668-0700 Fax: (248) 668-0701



Subsidiary County, Michigan (MCL 215)
Chland County, Michigan (MCL 215)

Material	Prop. Area (sq ft)	Actual Area (sq ft)	Percent of Prop.
100	Majority capacity	63.0	62.4%
21	Minor capacity	1.0	1.0%
88	Impervious, existing	7.5	33.0%
90	Urban area	0.1	0.6%
	Total for Area of Interest	14.1	100.0%



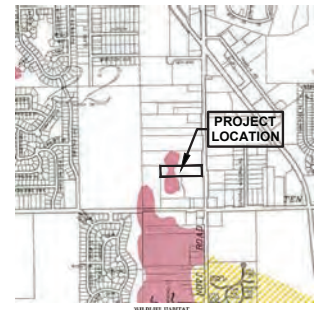
BENCHMARKS:

SITE BM #1
CITY OF NOVI BM 2332
X ON NORTH RIM OF SANITARY MANHOLE LOCATED IN FRONT OF BUILDING #24360
NOVI ROAD, 40 FEET EAST OF CENTERLINE OF NOVI ROAD AND 20 FEET SOUTH OF NORTH DRIVE.
ELEVATION: 898.89 N.A.V.D.88

SITE BM #2
X ON NORTHWEST QUAD OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF NOVI ROAD AND 10 MILE ROAD, 4 FEET WEST OF BACK OF CURB
ELEVATION: 901.71 (N.A.V.D.88 DATUM)

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

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



FLOOD HAZARD STATEMENT:
FLOODPLAIN: THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #281250262R (COMMUNITY ID NO. 260175 - CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

WOODLANDS: THIS SITE LIES WITHIN AN AREA OF REGULATED WOODLANDS AS INDICATED ON THE CITY OF NOVI REGULATED WOODLANDS MAP AND IS SUBJECT TO THE CITY OF NOVI WOODLANDS ORDINANCE. SEE THE REGULATED WOODLANDS MAP ON THIS SHEET.

RESOURCES ANALYSIS:
FLOODPLAIN: THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #281250262R (COMMUNITY ID NO. 260175 - CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

WOODLANDS: THIS SITE LIES WITHIN AN AREA OF REGULATED WOODLANDS AS INDICATED ON THE CITY OF NOVI REGULATED WOODLANDS MAP AND IS SUBJECT TO THE CITY OF NOVI WOODLANDS ORDINANCE. SEE THE REGULATED WOODLANDS MAP ON THIS SHEET.

SOILS: THE MAJORITY OF THE DEVELOPMENT AREA WITHIN THIS SITE CONSIST OF FAIRLY SANDY SOILS (SLOTTED SANDY LOAMS). A SMALL AREA NEAR THE SITE ENTRANCE AND THE REAR PORTION OF THE PROPERTY CONSISTS OF MORE LOAMY LIME SOILS (MARBLETE SANDY LOAM). IT IS NOT ANTICIPATED THAT THERE WILL BE ANY ISSUES WITH THE GROUND WATER TABLE IN THIS DEVELOPMENT.

CONTEXTUAL FEATURES: THE SUBJECT PROPERTY HAS BEEN IN THE SAME FAMILY FOR AT LEAST TWO GENERATIONS WITH THE CURRENT PROPERTY OWNER HAVING USED THE PROPERTY IN HIS SMALL BUSINESS OPERATIONS. HISTORICAL AERIAL PHOTOS INDICATE THE PROPERTY WAS USED FOR STAGING LOGS AND OPERATIONAL STAGING AREAS FOR THE SMALL OPERATIONS. OUR SITE VISIT INDICATES NO HISTORICAL STRUCTURES SUCH AS OLD FENCES OR STONE WALLS, ETC.

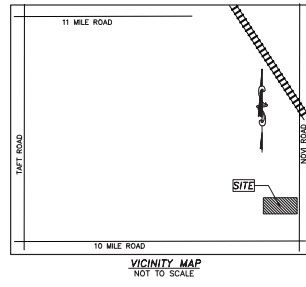
HABITAT INVENTORY: THIS SITE DOES NOT LIE WITHIN THE AREA DESIGNATED AS A WILDLIFE HABITAT AREA AS INDICATED ON THE WILDLIFE HABITAT MASTER PLAN AS SHOWN ON THIS SHEET.

UTILITY CONTACTS:

GAS:	CONSUMERS ENERGY 4600 CONDULE HIGHWAY P.O. BOX 369 ROYAL OAK, MI 48073 (248)433-5711	SOL EROSION PERMITS: CITY OF NOVI ENGINEERING DIVISION 26300 LEE BEGOLE DR NOVI, MI 48375 (248)735-5644
CABLE TV:	CITE ENERGY 3815 CHILDS LAKE ROAD MILFORD, MI 48381 (248)486-6506	CORCAST CABLE COMMUNICATIONS, INC. 2526B TELEGRAPH RD SOUTHFIELD, MI 48034 (248)309-2175
STORM DRAINAGE:	CITY OF NOVI ENGINEERING DIVISION 26300 LEE BEGOLE DR NOVI, MI 48375 (248)735-5644	ELECTRIC: CONSUMERS ENERGY 1180 FARMINGTON RD. P.O. BOX 210684 LIVONIA, MI 48155-6884 (734)913-6270
WATER SERVICE:	CITY OF NOVI WATER AND SEWER DIVISION 26300 LEE BEGOLE DR NOVI, MI 48375 (248)735-5644	TELEPHONE: AT&T (FORMERLY SBC) 54 N. HILL ST., 4TH FLOOR PONTIAC, MI 48342 (248)406-8256
SANITARY SERVICE:	CITY OF NOVI WATER AND SEWER DIVISION 26300 LEE BEGOLE DR NOVI, MI 48375 (248)735-5644	

HATCH LEGEND

	ASPHALT
	ASPHALT-HEAVY DUTY
	CONCRETE
	PROPOSED BUILDING
	EXISTING BUILDING
	SIDEWALK
	SIDEWALK IN DRIVE
	GRAVEL



EXISTING: LEGEND PROPOSED:

(R)	RECORDED	MEASURED	FOUND POST
⊕	COMMUNICATION/ELECTRIC	FB/FD/PIP/MON	SECTION CORNER
⊗	UTILITY POLE	FLAG POLE	AIR CONDITIONER
⊘	GUY WIRE	MAILBOX	"POST"
⊙	BOLLARD	BOLLARD LIGHT	SIGNAL POLE
⊚	SIGN	DOWNSPOUT	CLEANOUT
⊛	NET	CATCH BASIN	END SECTION
⊜	STORM MANHOLE	SANITARY MANHOLE	MANHOLE
⊝	TELEPHONE MANHOLE	ELECTRIC MANHOLE	HYDRANT
⊞	GATE VALVE	WATER SHUT OFF	SOIL BORING
⊟	UTILITY CROSSING	NOTE NUMBER	SAN STR NUMBER
⊠	NOTE NUMBER	GATE VALVE NUMBER	HYDRANT NUMBER
⊡	ANTICIPATED DRIVEWAY	LOCATION	CONFEROUS TREE
⊢	DECIDUOUS TREE	LANDSCAPE TREE	SANITARY SEWER
⊣	SANITARY SEWER	STORM SEWER	WATER MAIN
⊤	GAS MAIN	OVERHEAD LINES	FENCE LINE
⊥	RIGHT OF WAY	ZONING LIMITS	PROPERTY BOUNDARY
⊦	RETAINING WALL	TREE LINE	CONTOUR 1 FT. INCR.
⊧	CONTOUR 5 FT. INCR.	CURB & GUTTER	SPLILOUT CURB & GUTTER
⊨	WETLAND BUFFER	FLOODPLAIN	FLOWWAY
⊩	EASEMENT		

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GRiffin PROPERTIES

LEGEND SHEET

24555 NOVI ROAD - PARCEL NO. 22-22-400-010
TOWNSHIP 1 N., RANGE 8 E., SECTION 22
CITY OF NOVI, MICHIGAN

CLIENT: _____

REVISED:
2024-6-24 PER REVIEW
2024-9-27 UPDATE
2024-10-10 PER REVIEW
2024-12-5 UPDATE PLANS

DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW

FBK: _____
CHK: MM
SCALE: HOK 1" = 10' FT.
VP 1" = 10' FT.

LEGEND

SYMBOL	DESCRIPTION	TAX ID NO.	FRONT FEET	COMMON NAME	NOTATIONAL NAME	COMMITTEE	STATUS	HEIGHT ADJUSTMENT
OPB	FOUND IRON BAR							
OPD	FOUND CHASED IRON							
(M)	MEASURED							
(R)	RECORD							
---	EX. OVERHEAD LINES							
---	EX. WALL							
---	EX. FENCE							
⊙	EX. POST							
⊖	EX. BOLLARD							
⊖	EX. MAILBOX							
⊖	EX. CATCH BASIN							
⊖	EX. STORM MANHOLE							
⊖	EX. ELECTRIC METER							
⊖	EX. GATE VALVE							
⊖	EX. GENERATOR							
⊖	EX. GUY ANCHOR							
⊖	EX. HYDRANT							
⊖	EX. CLEANOUT							
⊖	EX. SANITARY MANHOLE							
⊖	EX. SIGN							
⊖	EX. TRANSFORMER							
⊖	EX. WATER SHUT OFF							
⊖	EX. LIGHT POLE							
⊖	EX. GROUND LIGHT							
⊖	EX. ELECTRIC OUTLET							
⊖	EX. UTILITY POLE							
⊖	EXCEPTION ITEM NUMBER							

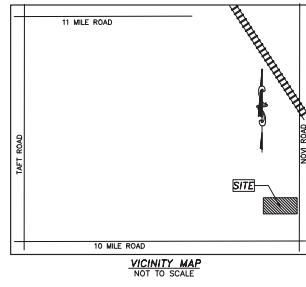
FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARDOUS AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0626F (COMMUNITY ID NO. 260175 - CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARKS:

SITE BM #1
CITY OF NOVI BM 2332
X ON NORTH RIM OF SANITARY MANHOLE LOCATED IN FRONT OF BUILDING 624800
NOVI ROAD, 40 FEET EAST OF CENTERLINE OF NOVI ROAD AND 20 FEET SOUTH OF NORTH DRIVE
ELEVATION: 898.89 N.A.V.D.88

SITE BM #2
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF NOVI ROAD AND 10 MILE ROAD, 4 FEET WEST OF BACK OF CURB
ELEVATION: 901.71 (N.A.V.D.88 DATUM)



SITE ADDRESS:
#24555 NOVI ROAD

PARCEL NUMBER:
22-22-400-010

PARCEL AREA:
4.68 ACRES (NET)

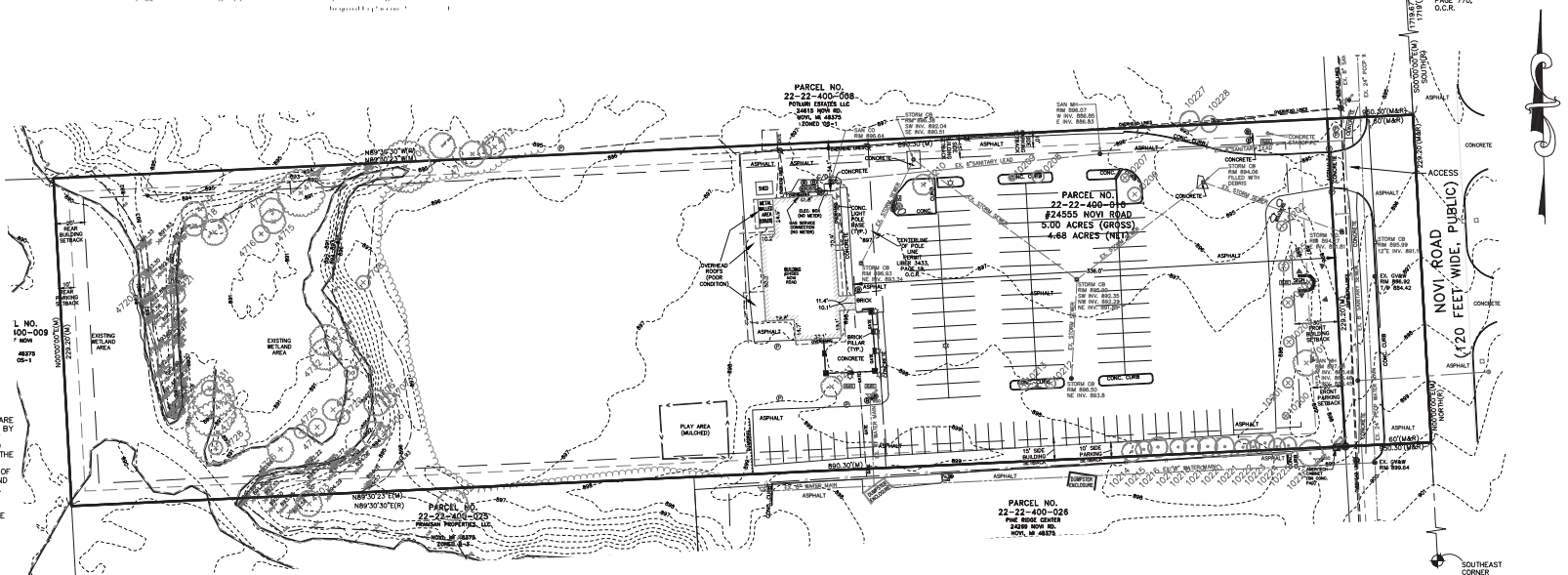
BUILDING AREA:
4,765 SQUARE FEET

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 984557, COMMITMENT DATE: JANUARY 31, 2023 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 1719 FEET FROM THE EAST 1/4 CORNER, THENCE SOUTH 89 DEGREES, 30 MINUTES, 30 SECONDS WEST 990.30 FEET; THENCE SOUTH 229.20 FEET; THENCE NORTH 89 DEGREES, 30 MINUTES, 30 SECONDS EAST 990.30 FEET; THENCE NORTH 229.20 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 60 FEET TAKEN FOR HIGHWAY PURPOSES.



NOTE:
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NOTICE:
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GRiffin PROPERTIES

EXISTING CONDITIONS PLAN

CLIENT: GRIFIN PROPERTIES

24555 NOVI ROAD - PARCEL NO. 22-22-400-010
SECTION 22, TOWNSHIP 1 N., RANGE 8 E., MICHIGAN

REVISED

2024-6-24 PER REVIEW

2024-9-27 UPDATE

2024-10-10 PER REVIEW

2024-12-5 UPDATE PLANS

DATE: 11-13-2023

DRAWN BY: RMS

CHECKED BY: LW

SCALE: 1" = 40 FT
1" = 160 FT

4

23-160

LEGEND

---	EXISTING STORM
---	EXISTING WATER MAIN
---	EXISTING SANITARY
---	EXISTING GAS
---	FD, IRON PIPE/ROD
---	UTILITY POLE
○	EX. MANHOLE
○	EX. CATCH BASIN
○	EX. CLEAN OUT
○	EX. HYDRANT
○	EX. WATER SHUTOFF
○	EX. LIGHT POLE
○	EX. END SECTION
○	EX. SIGN
○	PROP. CATCH BASIN
○	PROP. MANHOLE
○	PROP. END SECTION
○	PROP. SANITARY CLEANOUT
○	PROP. ROW
○	PROP. STORM SEWER
○	PROP. SANITARY SEWER
○	PROP. WATER MAIN
○	PROP. GATE VALVE
○	PROP. HYDRANT
○	DOWNSPOUT CONNECTION
○	SURFACE DISCHARGE DOWNSPOUT
○	EXISTING RIGHT-OF-WAY
○	PROPOSED RIGHT-OF-WAY

GRADING AND DRAINAGE LEGEND:

○225.00 = PROPOSED SPOT GRADE ELEVATION

DBL = DROP BRICK LEDGE

TP = TOP OF PAVEMENT

TW = TOP OF WALK

TC = TOP OF CURB

TO = TOP OF GRAVEL

G = GUTTER

7/4% = FINISH GRADE AT TOP OF RETAINING WALL

8/4% = FINISH GRADE AT BOTTOM OF RETAINING WALL

FG = FINISH GRADE

FF = FINISH FLOOR

→ = OVERLAND FLOW DIRECTION

↔ = EMERGENCY 100% OVERLAND OVERFLOW ROUTE

DISTURBED AREA NOTE:
ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 30 DAYS OF GRADING

LIMITS OF DISTURBANCE = 3.67 AC±

BENCHMARKS:
SITE BM #1
CITY OF NOVI BM 2332
X ON NORTH RM OF SANITARY MANHOLE LOCATED IN FRONT OF BUILDING 234300
NOW ROAD, 40 FEET EAST OF CENTERLINE OF NOW ROAD AND 20 FEET SOUTH OF NORTH DRIVE
ELEVATION: 958.89 N.A.V.D.88

SITE BM #2
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF NOW ROAD AND 10 MILE ROAD, 4 FEET WEST OF BACK OF CURB
ELEVATION: 901.71 (N.A.V.D.88 DATUM)

GRADING NOTES:

1. ALL PAVING AND GRADING IMPROVEMENTS SHALL CONFORM TO THE CITY OF NOVI ENGINEERING DESIGN STANDARDS.
2. SAWLIT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
3. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
4. CONTRACTOR TO ADJUST EXISTING RIM ELEVATIONS AS NECESSARY, TO PROPOSED FINISH GRADING.
5. THE MAXIMUM GRADING SLOPE OF 1 VERTICAL TO 4 HORIZONTAL SLOPE IS REQUIRED THROUGHOUT THE SITE.
6. SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
7. ACCEPTABLE MATERIAL FROM UNDERCROFTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
8. CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR FINAL GRADING.
9. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREES SHOULD BE COMPLETELY REMOVED OR AS DIRECTED BY OWNER.
10. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A SOFT COMPACTON LEVEL (MODIFIED PROCTOR - ASTM D1557).
11. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROFFERED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
12. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
13. ALL BITUMINOUS MATERIAL SHOULD BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
14. SEE CITY OF NOVI PAVING STANDARD DETAIL SHEET 2 OF 2 FOR PAVEMENT SECTIONS AND CURB DETAILS.

NOTICE:

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

HATCH LEGEND

[Hatch]	ASPHALT
[Hatch]	CONCRETE
[Hatch]	PROPOSED BUILDING
[Hatch]	EXISTING BUILDING

SIDEWALK BUFFER NOTE:

THERE SHALL BE A MINIMUM 4' BUFFER DISTANCE BETWEEN THE PROPOSED ROADWAY SIDEWALKS AND ANY FIXED OBJECTS, SUCH AS SIGNS, HYDRANTS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

GENERAL NOTES:

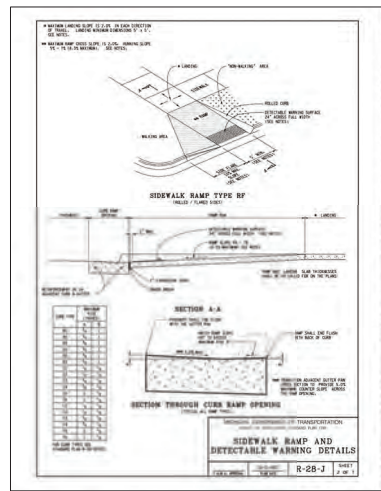
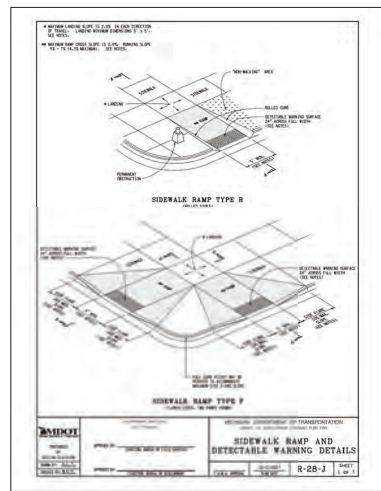
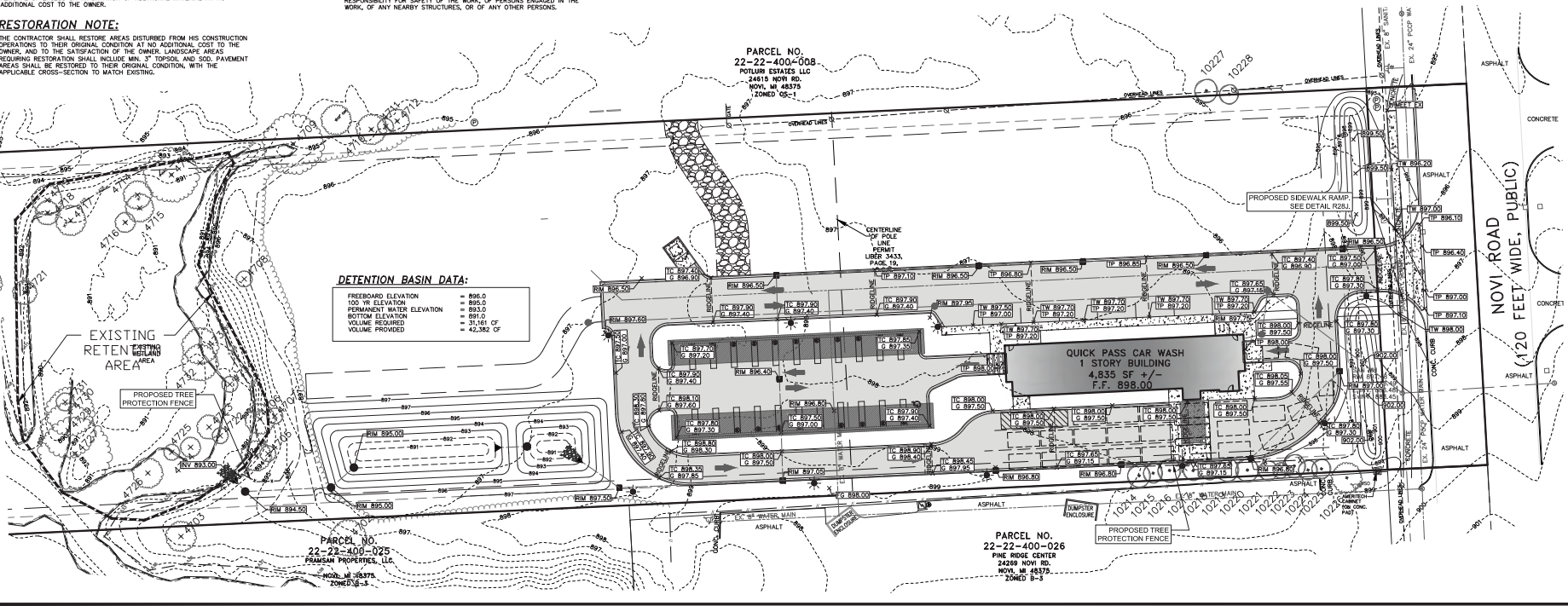
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MAY AFFECT THIS JOB.

EARTHWORK BALANCING NOTE:

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

RESTORATION NOTE:

THE CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOIL. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.



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GRiffin PROPERTIES

GRADING PLAN

CLIENT: 24555 NOWI ROAD - PARCEL NO. 22-22-400-010
SECTION 22

REVISED:
2024-6-24 PER REVIEW
2024-9-27 UPDATE
2024-10-10 PER REVIEW
2024-12-5 UPDATE PLANS

DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW

SCALE: 1" = 30' FT
5

FBK -
SCALE: 1" = 30' FT
5

23-160

LEGEND

- EXISTING STORM
- EXISTING WATER MAIN
- EXISTING SANITARY
- EXISTING GAS
- FD. IRON PIPE/ROD
- UTILITY POLE
- EX. MANHOLE
- EX. CATCH BASIN
- EX. CLEAN OUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. LIGHT POLE
- EX. END SECTION
- EX. SIGN
- PROP. CATCH BASIN
- PROP. MANHOLE
- PROP. END SECTION
- PROP. SANITARY CLEANOUT
- PROP. ROW
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. GATE VALVE
- PROP. HYDRANT
- DOWNSPOUT CONNECTION
- SURFACE DISCHARGE DOWNSPOUT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY

NOTE:
ALL PAVING AND GRADING IMPROVEMENTS SHALL CONFORM TO THE CITY OF NOVI ENGINEERING DESIGN STANDARDS.

STORMWATER NARRATIVE

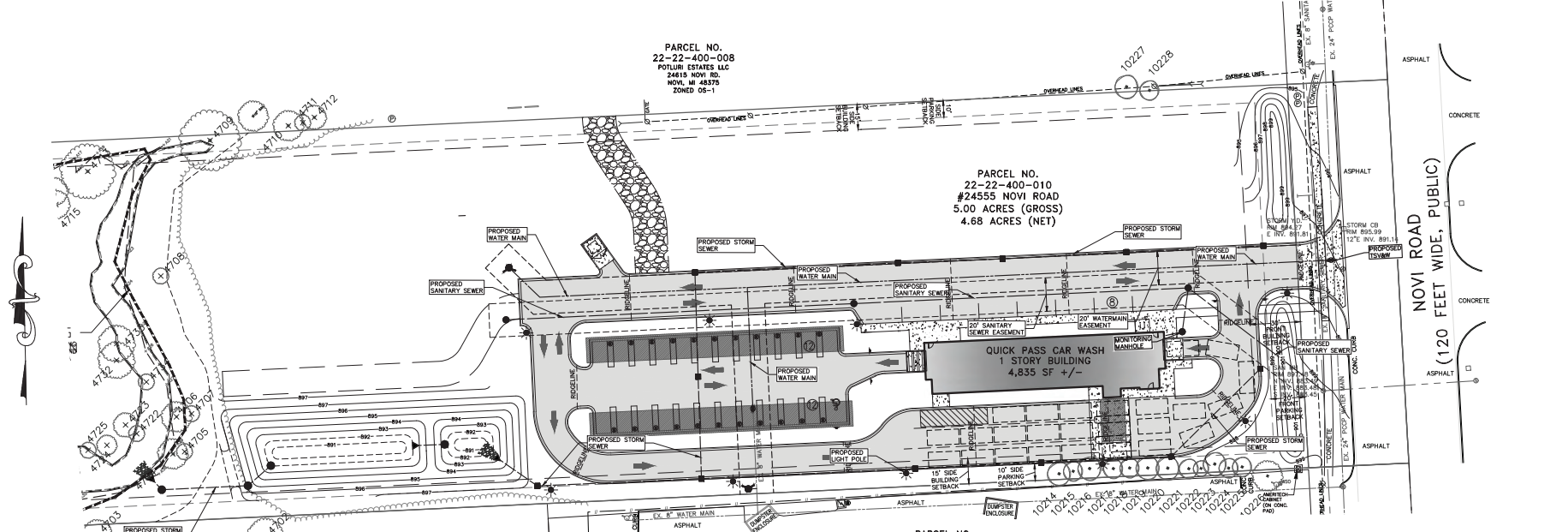
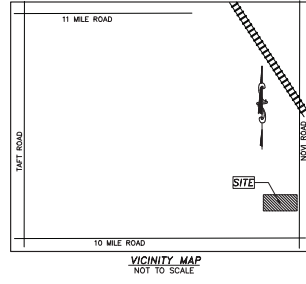
THE PROJECT SITE IS LOCATED IN THE CITY OF NOVI, OAKLAND COUNTY AND ENCOMPASSES 4.68 ACRES. THE EXISTING TOPOGRAPHY OF THE SITE CAN BE SPLIT UP BY THREE DIFFERENT CHARACTERISTICS. THE EASTERN AREA IS A GENERALLY FLAT PARKING/PAVEMENT AREA WITH STORM SEWER THAT CONNECTS INTO THE STORM SEWER ALONG NOVI ROAD. THE MIDDLE AREA IS A GRASSY OPEN AREA THAT IS GENERALLY FLAT. THE WESTERN AREA OF THE SITE IS WOODED WITH UNDERBRUSH AND HAS SLOPES/EMBANKMENTS THAT FORM AN EXISTING RETENTION BASIN. THERE IS A LARGE EXISTING WETLAND TO THE WEST OF THE EXISTING RETENTION AREA.

THE DESIGN AND IMPLEMENTATION OF THE STORMWATER MANAGEMENT SYSTEM FOCUSES ON COLLECTING RUNOFF WHILE MAINTAINING MINIMAL SLOPES THROUGHOUT THE SITE TO CONFORM WITH THE LAYOUT OF THE LONGER CAR WASH BUILDING, STRUCTURES AND PIPES WILL BE CONSTRUCTED IN THE CENTER ACCESS ROAD AND CAR WASH ENTRANCE LANE TO STRATEGICALLY CAPTURE AND CONVEY DRAINAGE THROUGH THE SITE TO THE ULTIMATE OUTLET WITHOUT CAUSING EROSION OR FLOODING CONCERNS.

THE DRAINAGE FROM THE SITE WILL OUTLET INTO AN EXISTING RETENTION BASIN ON THE WEST SIDE OF THE PROPERTY. THE RETENTION BASIN WILL BE CONVERTED INTO A DETENTION BASIN BY ADDING AN OUTLET ON THE WESTERN BANK THAT WILL DISCHARGE INTO THE LARGE WETLAND AT AN ACCEPTABLE RATE. THE DETENTION BASIN EMBANKMENTS THAT HAVE WASHED AWAY OVER TIME WILL BE REBUILT AS NEEDED TO ACCOMMODATE THE VOLUME OF STORAGE NEEDED FOR A 100-YEAR STORM BASED ON OAKLAND COUNTY REQUIREMENTS. THIS STORMWATER MANAGEMENT PLAN ENSURES THAT THE IMPACT OF RAINFALL EVENTS ON DOWNSTREAM AREAS IS MITIGATED, PROTECTS THE ENVIRONMENT, AND COMPLIES WITH LOCAL STORMWATER REGULATIONS WHILE USING THE EXISTING CHARACTERISTICS OF THE SITE TO OPTIMIZE THE STORM SYSTEM DESIGN.

Sanitary Sewer Basis of Design

Line	Sanitary Sewer
Line	Car Wash (Collection from existing pipe)
Calculation of Residential Equivalency Units (REU's)	
Line Factor	40.5 per production flow
REU's = # Units x Unit Factor	40.5 REU's (2000's)
Total REU's	40.5 REU's
Population Determination	
Factor	154.00
Population = 13.2 per * # REU's	536 People
Average Daily Flow	
Factor	15.000
ADDF = Population * 100 gal/person/d	15400 Gal/Day
	= 0.0026 CFS
Peak Flow	
Factor	0.1524
Peak Flow = ADFF * 1.4	8120 Gal/Day
	= 0.0607 CFS



GENERAL NOTES:
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.

STORMWATER DETENTION BASIN:
THE STORMWATER DETENTION FOR THE PROPOSED SITE IS ACCOMMODATED WITHIN PROPOSED ON-SITE DETENTION BASINS AS SHOWN. REFER TO STORM WATER MANAGEMENT PLANS.

RESTORATION NOTE:
THE CONTRACTOR SHALL RESTORE AREAS DETURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT AN ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOIL PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

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

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT SHALL HAVE M.D.O.T. CLASS 3 GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

GENERAL UTILITY NOTES:
1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF NOVI.
2. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-442).
3. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
4. ALL SANITARY SEWER MAIN SHALL BE PVC SDR 26
5. ALL 6" SANITARY SEWER LEADS SHALL BE PVC SDR 23.5
6. ALL SANITARY SEWER LEAD SHALL BE BURIED A MINIMUM OF 5 FEET DEEP.
7. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND
8. FLASHING LIGHT SHALL NOT BE PERMITTED.
9. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

FIRE DEPARTMENT NOTE:
ALL FIRE HYDRANTS "MUST" BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING ANY BUILDING CONSTRUCTION.

SIDEWALK BUFFER NOTE:
THERE SHALL BE A MINIMUM 3' BUFFER DISTANCE BETWEEN THE PROPOSED ROADWAY SIDEWALKS AND ANY FIXED OBJECTS, SUCH AS SIGNS, HYDRANTS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 N. Pontiac Trail, Warren, MI 48093
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

GRIFFIN PROPERTIES
UTILITY PLAN
CLIENT: GRIFFIN PROPERTIES
24555 NOVI ROAD - PARCEL NO. 22-22-400-010
SECTION 22
TOWNSHIP 1 N.
RANGE 8 E.
CITY OF NOVI, MICHIGAN

REVISED
2024-6-24 PER REVIEW
2024-9-27 UPDATE
2024-10-10 PER REVIEW
2024-12-5 UPDATE PLANS

DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW

SCALE: HOR 1" = 30 FT
VER 1" = 1'

6

23-160

LEGEND

---	EXISTING STORM	▣	PROP. CATCH BASIN
---	EXISTING WATER MAIN	▣	PROP. MANHOLE
---	EXISTING SANITARY	---	PROP. END SECTION
---	EXISTING GAS	○	PROP. SANITARY CLEANOUT
---	FD. IRON PIPE/ROD	○	PROP. ROW
---	UTILITY POLE	○	PROP. STORM SEWER
---	EX. MANHOLE	---	PROP. SANITARY SEWER
---	EX. CATCH BASIN	---	PROP. WATER MAIN
---	EX. CLEAN OUT	---	PROP. GATE VALVE
---	EX. HYDRANT	---	PROP. HYDRANT
---	EX. WATER SHUTOFF	---	DOWNSPOUT CONNECTION
---	EX. LIGHT POLE	---	SURFACE DISCHARGE DOWNSPOUT
---	EX. END SECTION	---	EXISTING RIGHT-OF-WAY
---	EX. SIGN	---	PROPOSED RIGHT-OF-WAY

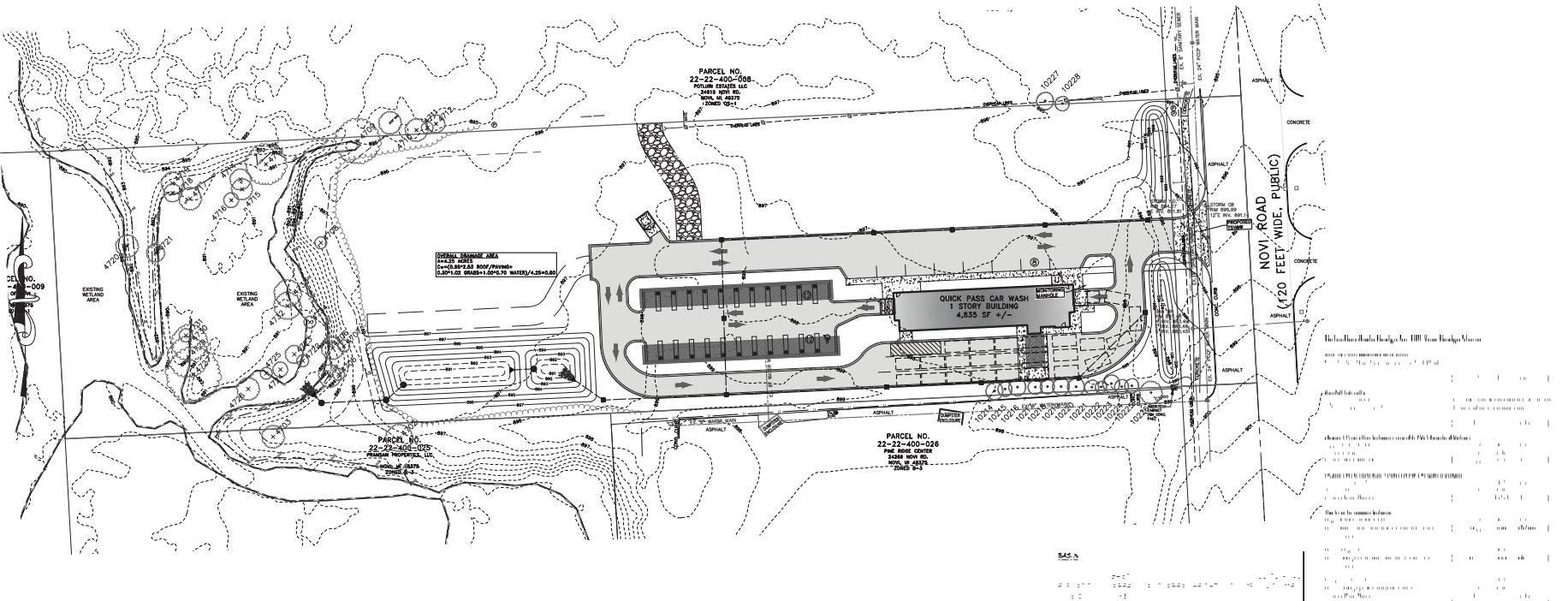
STORMWATER NARRATIVE

THE PROJECT SITE IS LOCATED IN THE CITY OF NOVI, OAKLAND COUNTY AND ENCOMPASSES 4.66 ACRES. THE EXISTING TOPOGRAPHY OF THE SITE CAN BE SPLIT UP BY THREE DIFFERENT CHARACTERISTICS. THE EASTERN AREA IS A GENERALLY FLAT PARKING/PAVEMENT AREA WITH STORM SEWERS THAT CONNECTS INTO THE STORM SEWER ALONG NOVI ROAD. THE MIDDLE AREA IS A GRASSY OPEN AREA THAT IS GENERALLY FLAT. THE WESTERN AREA OF THE SITE IS WOODED WITH UNDERBRUSH AND HAS SLOPES/EMBANKMENTS THAT FORM AN EXISTING RETENTION BASIN. THERE IS A LARGE EXISTING WETLAND TO THE WEST OF THE EXISTING RETENTION AREA.

THE DESIGN AND IMPLEMENTATION OF THE STORMWATER MANAGEMENT SYSTEM FOCUSES ON COLLECTING RUNOFF WHILE MAINTAINING MINIMAL SLOPES THROUGHOUT THE SITE TO CONFORM WITH THE LAYOUT OF THE LONGER CAR WASH BUILDING, STRUCTURES AND PIPES WILL BE CONSTRUCTED IN THE CENTER ACCESS ROAD AND CAR WASH ENTRANCE LANE TO STRATEGICALLY CAPTURE AND CONVEY DRAINAGE THROUGH THE SITE TO THE ULTIMATE OUTLET WITHOUT CAUSING EROSION OR FLOODING CONCERNS.

THE DRAINAGE FROM THE SITE WILL OUTLET INTO AN EXISTING RETENTION BASIN ON THE WEST SIDE OF THE PROPERTY. THE RETENTION BASIN WILL BE CONVERTED INTO A DETENTION BASIN BY ADDING AN OUTLET ON THE WESTERN BANK THAT WILL DISCHARGE INTO THE LARGE WETLAND AT AN ACCEPTABLE RATE. THE DETENTION BASIN EMBANKMENTS THAT HAVE WASHED AWAY OVER TIME WILL BE REBUILT AS NEEDED TO ACCOMMODATE THE VOLUME OF STORAGE NEEDED FOR A 100-YEAR STORM BASED ON OAKLAND COUNTY REQUIREMENTS. THIS STORMWATER MANAGEMENT PLAN ENSURES THAT THE IMPACT OF RAINFALL EVENTS ON DOWNSTREAM AREAS IS MITIGATED, PROTECTS THE ENVIRONMENT, AND COMPLIES WITH LOCAL STORMWATER REGULATIONS WHILE USING THE EXISTING CHARACTERISTICS OF THE SITE TO OPTIMIZE THE STORM SYSTEM DESIGN.

NOTE:
ALL PAVING AND GRADING IMPROVEMENTS SHALL CONFORM TO THE CITY OF NOVI ENGINEERING DESIGN STANDARDS.



STORMWATER DETENTION BASIN:
THE STORMWATER DETENTION FOR THE PROPOSED SITE IS ACCOMMODATED WITHIN PROPOSED ON-SITE DETENTION BASINS AS SHOWN. REFER TO STORM WATER MANAGEMENT PLANS.

RESTORATION NOTE:
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Oakland County Stormwater Calculation Spreadsheet

Total Area Acres	Existing Impervious Acres	Existing Pervious Acres	Proposed Impervious Acres	Proposed Pervious Acres	Proposed Pond Acres	Infiltration Rate (Ksat determined from infiltration tests)	Runoff Coefficient, C	NRCS Soil Type	
4.25	1.5	1.97	2.53	1.02	0.70	1	0.80	D	
No supplemental measures are required for Infiltration BMPs								0.3	

C-VALUES		Forebay Volume	
A	0.15	$V_f = 545 \times C \times A$	
B	0.20	1858	
C	0.25		
D	0.30		
IMPERV	0.95		
WATER	1.00		

GREENTECH ENGINEERING, INC.
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 Know what's below
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GRIFFIN PROPERTIES
STORMWATER MANAGEMENT PLAN
 24555 NOVI ROAD - PARCEL NO. 22-22-400-010
 SECTION 22
 TOWNSHIP 1 N., RANGE 8 E.,
 CITY OF NOVI COUNTY MICHIGAN

CLIENT: _____
 REVISED:
 2024-6-24 PER REVIEW
 2024-9-27 UPDATE
 2024-10-10 PER REVIEW
 2024-12-5 UPDATE PLANS

DATE: 11-13-2023
 DRAWN BY: RMS
 CHECKED BY: LW

SCALE: 1" = 30 FT
 0 20 40

FBK: _____
 CH:MM
 7
 23-160

RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 AGRICULTURAL
 UTILITIES
 TRANSPORTATION
 CONSTRUCTION

GREENTECH
 ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS



Know what's below
 Call before you dig.

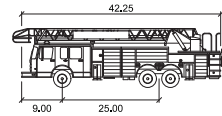
GRIFIN PROPERTIES
CIRCULATION PLAN
 24555 NOVI ROAD - PARCEL NO. 22-22-400-010
 TOWNSHIP 1 N.
 SECTION 22
 CITY OF NOVI,
 OAKLAND COUNTY,
 MICHIGAN

CLIENT:

REVISED
 2024-6-24 PER REVIEW
 2024-9-27 UPDATE
 2024-10-10 PER REVIEW
 2024-12-5 UPDATE PLANS

DATE: 11-13-2023
 DRAWN BY: RMS
 CHECKED BY: LW

FBK: -
 CH: MM
 SCALE: HOR: 1" = 30 FT
 VER: 1" = 10 FT

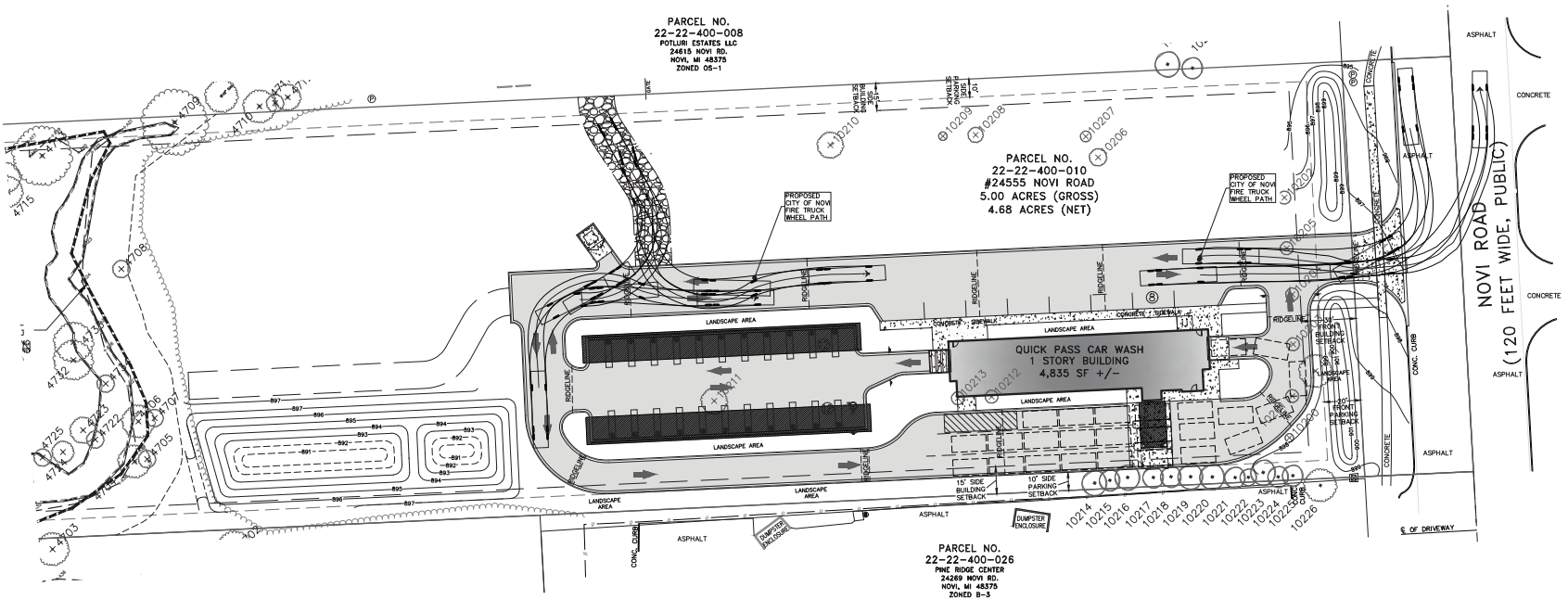


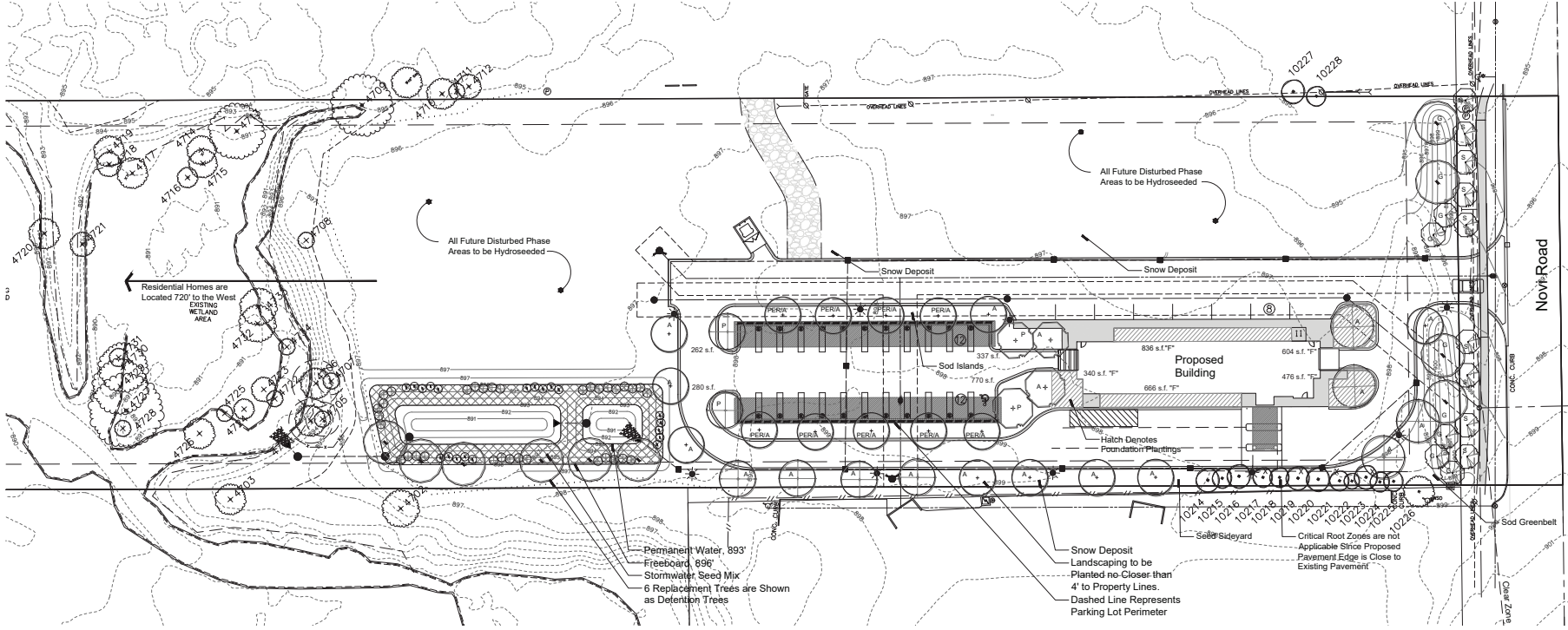
NOVI FIRE TRUCK
 Width : 9.20
 Track : 8.50
 Lock to Lock Time : 6.00
 Steering Angle : 36.10

PARCEL NO.
 22-22-400-008
 POTLURI ESTATES LLC
 24819 NOVI RD.
 NOVI, MI 48376
 ZONED OS-1

PARCEL NO.
 22-22-400-010
 #24555 NOVI ROAD
 5.00 ACRES (GROSS)
 4.68 ACRES (NET)

PARCEL NO.
 22-22-400-026
 FINE RIDGE CENTER
 24289 NOVI RD.
 NOVI, MI 48376
 ZONED B-3





Seal:



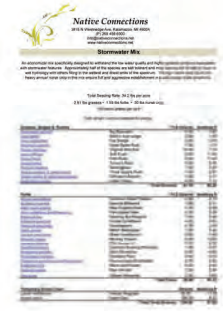
Title:
Landscape Plan

Project:
**Novi Road Development
 24555 Novi Road
 Novi Michigan**

Prepared for:
 Novi Road Management, LLC
 29433 Southfield Road, Suite 200
 Southfield, Michigan 48076
 248.443.9000

Revision: Issued:
 Submission November 13, 2023
 Revised June 12, 2024
 Revised October 9, 2024
 Revised December 6, 2024

Detention Seed Mix



4,924 s.f. Total Area
 34.2 lbs. per Acre Application Rate
 4 lbs. of Detention Seed Mix Required
 3"-8" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

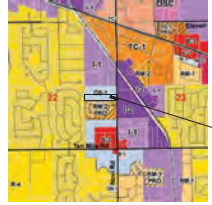
Note:
 Contractor Shall Provide Proof of Seed to be Used in the Form of an Invoice or Photo of the Seed Bag to mreedes@cityofnovi.org for Approval Prior to Installation. If an Unacceptable Seed Mix is Used, the City Reserves the Right to Destroy the Plants and Re-seed with and Acceptable Mix at the Developer's Expense.

Landscape Summary

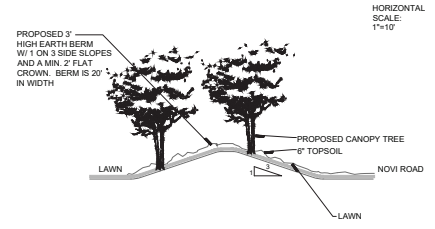
Existing Zoning	OS-1	Access Perimeter	Perimeter Length	992'	Trees Required	992 / 35	28.3 Trees
"G"	Greenbelt	Trees Provided	28 Trees	Foundation Landscaping	Building Perimeter	364 l.f.	2,912 s.f. (364' x 8')
"S"	Street Trees	Detention Pond Plantings	10' from LWI Elevation	387 l.f.	Landscape Required	2,922 s.f. (Denoted as "F")	
"P"	Parking Lot Landscaping	Planting Provided	275 l.f. (71%)	216 l.f.	Landscape Provided	2,922 s.f. (Denoted as "F")	
"PER"	Parking Lot Perimeter	Trees Required	6.2 Trees (216 / 35)	6 Trees	Replacement Trees	0 Trees	

- Notes:
- Overhead Lines Exist Along Novi Road.
 - Trees Shall be Planted no Closer than 10' Utility Structure including Hydrants.
 - Trees Shall not be Planted within 4' of Property Lines.
 - Utility Boxes Shall be Screen per Detail on Sheet L-3.
 - Soils Information is Found on Sheet 3.
 - Phragmites is Present. Japanese Knotweed is Present On-Site.

Location Map



Berm Detail



Job Number:
 23-068

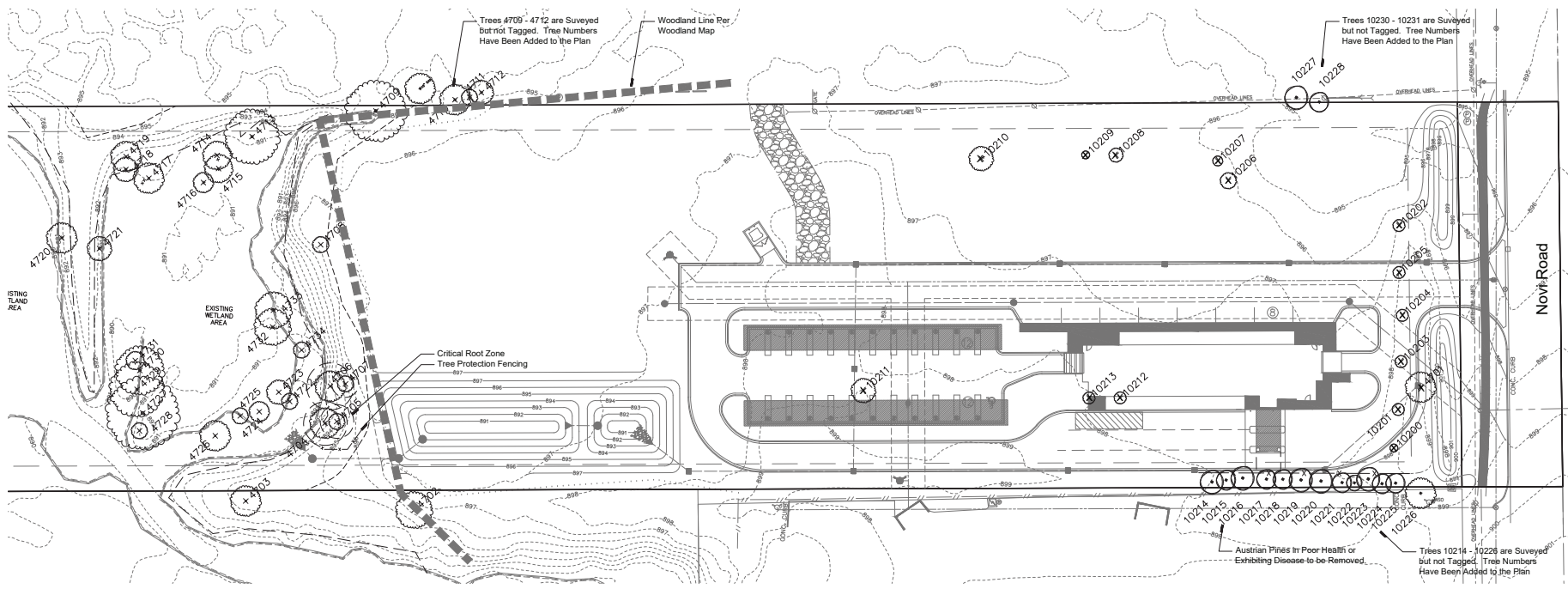
Drawn By: Checked By:
 jca jca



Sheet No.



L-1



Seal:



Title:
Woodland Plan

Project:
**Novi Road Development
 24555 Novi Road
 Novi Michigan**

Prepared for:
 Novi Road Management, LLC
 29433 Southfield Road, Suite 200
 Southfield, Michigan 48076
 248.443.9000

Revision: Issued:
 Submission November 13, 2023
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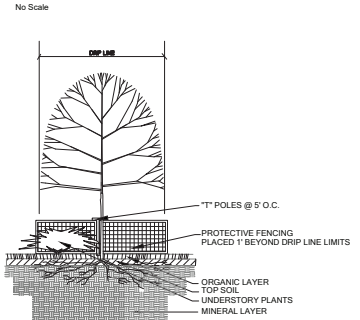
Tree List

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	REPLACEMENTS	TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	REPLACEMENTS
4711	12	Red Maple	Acer rubrum	Good	Regulated	0	10210	12	Red Maple	Acer rubrum	Good	Regulated	0
4712	12	Red Maple	Acer rubrum	Good	Regulated	0	10211	12	Red Maple	Acer rubrum	Good	Regulated	0
4713	12	Red Maple	Acer rubrum	Good	Regulated	0	10212	12	Red Maple	Acer rubrum	Good	Regulated	0
4714	12	Red Maple	Acer rubrum	Good	Regulated	0	10213	12	Red Maple	Acer rubrum	Good	Regulated	0
4715	12	Red Maple	Acer rubrum	Good	Regulated	0	10214	12	Red Maple	Acer rubrum	Good	Regulated	0
4716	12	Red Maple	Acer rubrum	Good	Regulated	0	10215	12	Red Maple	Acer rubrum	Good	Regulated	0
4717	12	Red Maple	Acer rubrum	Good	Regulated	0	10216	12	Red Maple	Acer rubrum	Good	Regulated	0
4718	12	Red Maple	Acer rubrum	Good	Regulated	0	10217	12	Red Maple	Acer rubrum	Good	Regulated	0
4719	12	Red Maple	Acer rubrum	Good	Regulated	0	10218	12	Red Maple	Acer rubrum	Good	Regulated	0
4720	12	Red Maple	Acer rubrum	Good	Regulated	0	10219	12	Red Maple	Acer rubrum	Good	Regulated	0
4721	12	Red Maple	Acer rubrum	Good	Regulated	0	10220	12	Red Maple	Acer rubrum	Good	Regulated	0
4722	12	Red Maple	Acer rubrum	Good	Regulated	0	10221	12	Red Maple	Acer rubrum	Good	Regulated	0
4723	12	Red Maple	Acer rubrum	Good	Regulated	0	10222	12	Red Maple	Acer rubrum	Good	Regulated	0
4724	12	Red Maple	Acer rubrum	Good	Regulated	0	10223	12	Red Maple	Acer rubrum	Good	Regulated	0
4725	12	Red Maple	Acer rubrum	Good	Regulated	0	10224	12	Red Maple	Acer rubrum	Good	Regulated	0
4726	12	Red Maple	Acer rubrum	Good	Regulated	0	10225	12	Red Maple	Acer rubrum	Good	Regulated	0
4727	12	Red Maple	Acer rubrum	Good	Regulated	0	10226	12	Red Maple	Acer rubrum	Good	Regulated	0

Woodland Summary

Total Trees	63 Trees
Less Non-Regulated Trees:	
Non-Regulated Trees	30 Trees
Net Regulated Trees	33 Regulated Trees
Regulated Trees Removed	0 Trees
Replacement Required	
Trees 8" - 11"	0 Trees x 1=
Trees 11" - 20"	0 Trees x 2=
Trees 20" - 30"	0 Trees x 3=
Trees 30"	0 Trees x 4=
Multi-Stemmed Trees (0 Trees)	0 Trees
Critical Root Zone	0 Trees
Replacement Required	0 Trees
"X" Denotes Tree to be Removed	
Tree Fence Installation and Removal	\$990 (165 lf. x \$6 lf.)

Tree Protection Detail



- Other Poles or Wood Change Screen Fencing Shall be Installed at or Beyond the Drip Line, Unless More Substantial Fencing is Required. "T" Poles Spaced no Further than 5' on Center.
- Fencing Shall not be Installed Closer to the Tree than the Diameter of Those Trees to be Saved. Special Consideration Shall be Provided for the C.R.Z. The City Shall be Notified Once the Fencing is Installed for Inspection.
- Utilities and Encumbrances Shall be Removed Without Proper Approval from the City.
- No Stumps or Charred Wood, Protected Areas.
- No Digging Operations or Grading Within Protected Areas.
- No Removal of Vegetation from the Ground Up Without Permission from the Proper Permitting Authority, Including the Property's Home Rule.
- Required Stakes Need to be Checked Around the Protected Areas. Instances Where Stakes are Approved Through a Protected Area, the Owner Needs to be NOTICED. Marking of Any Spot to be Protected.
- Regulated Trees: Regulated Trees Applicable to this Property are Not Required to be Protected Where or on they are Shown on the Plan.

Job Number:
 23-068

Drawn By: jca
 Checked By: jca



Sheet No.



L-2



303 VACUUMS RENDERING
A300 SCALE: NO SCALE



302 NORTHWEST RENDERING
A300 SCALE: NO SCALE



301 SOUTHEAST RENDERING
A300 SCALE: NO SCALE

ARCHITECT



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48338
248-478-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE

RENDERINGS

PROJECT

QUICK PASS
CAR WASH
NOVI ROAD
NOVI, MI, 48375

ISSUED FOR:
SFA 1/10/2025
SFA REVISION/ISSUE 8/14/2024
SFA REVISION/ISSUE 12/10/2024
SFA REVISION/ISSUE 01/05/2025



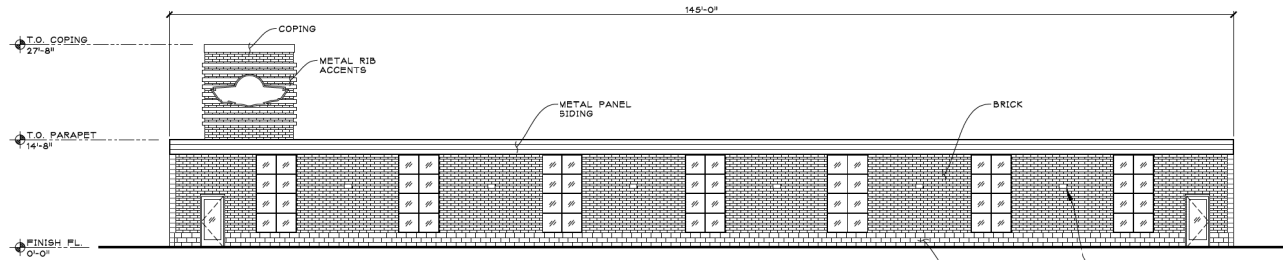
DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO:

22162

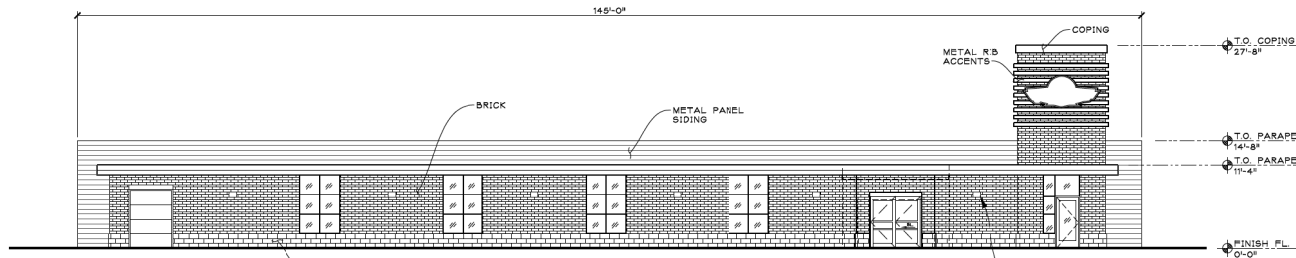
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A300

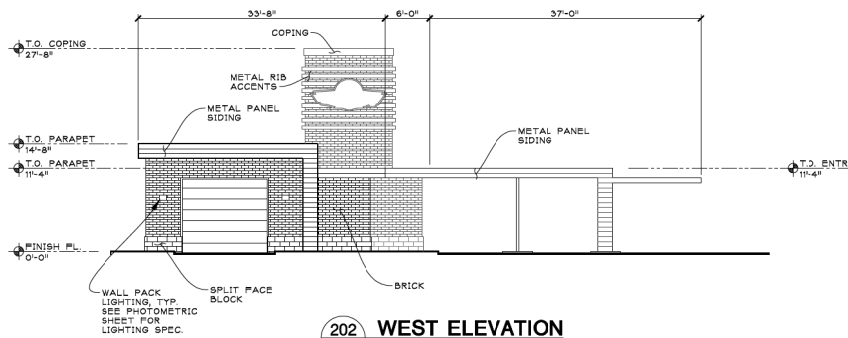
BY: JAS/MSK



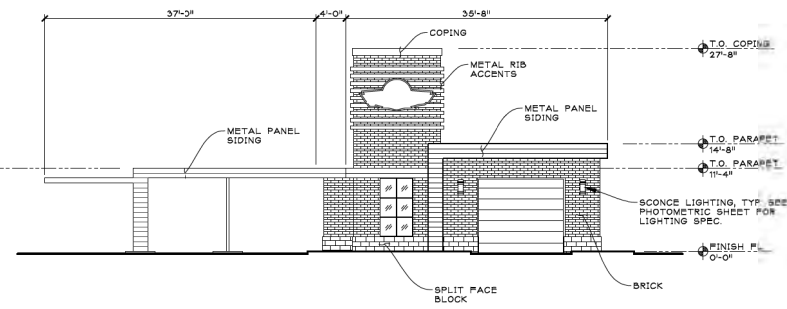
204 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



203 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



202 WEST ELEVATION
SCALE: 1/8" = 1'-0"



201 EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS					
BUILDING MATERIAL	EAST		ELEVATION LOCATION		TOTAL
			SOUTH	WEST	NORTH
CLAY-PIRED BRICK	55K	43K	55K	64K	216K
METAL PANEL SIDING	25.5K	40K	24K	17K	106K
SPLIT FACE BLOCK	8K	12K	8K	15K	43K
METAL RIB ACCENTS	9.5K	3K	0K	3K	15K
COPING	2K	0.5K	2K	0.5K	5K
TOTAL FACADE SQ. FT. (NO. OPENINGS)	570 SF	2,060 SF	606 SF	1,827 SF	5,133 SF

MATERIAL/FINISHES SCHEDULE			
MATERIAL TYPE	MANUFACTURER	PRODUCT	COLOR
CLAY-PIRED BRICK	BELDEN BRICK	UTILITY BRICK	DUTCH GRAY SMOOTH
SPLIT-FACE BLOCK	NATIONAL BLOCK	SPLIT-FACE	BROWNING BROWN
METAL PANEL SIDING (BLUE)	PAC-CLAD	REVEAL WALL PANELS	SWISS BLUE DHP
METAL PANEL SIDING (ORANGE)	PAC-CLAD	REVEAL WALL PANELS	SWISS ORANGE
STOREFRONT	-	-	DARK BRONZE ANODIZED

ARCHITECT

jeffery a. scott architects p.c.
32316 grand river ave. suite 200
farmington, mi 48338
248-479-8800
JSCOTTARCHITECTS.COM
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SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT

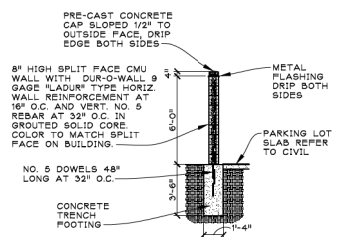
QUICK PASS CAR WASH
NOVI ROAD
NOVI, MI, 48375

ISSUED FOR: SPA
DATE: 09/20/2024
SPA REVISIONS: 01/06/14/2024
SPA REVISIONS: 01/16/2025

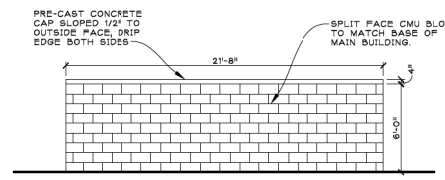


DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

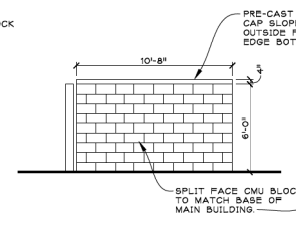
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SHEET NO.
A200
REV. 09/20/24



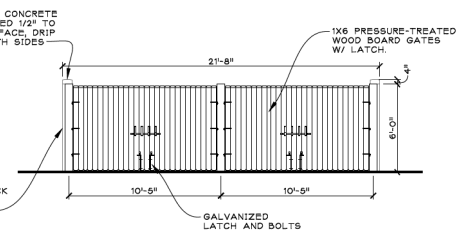
105 WALL SECTION
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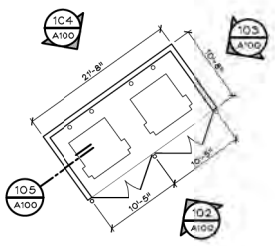
104 BACK ELEVATION
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103 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

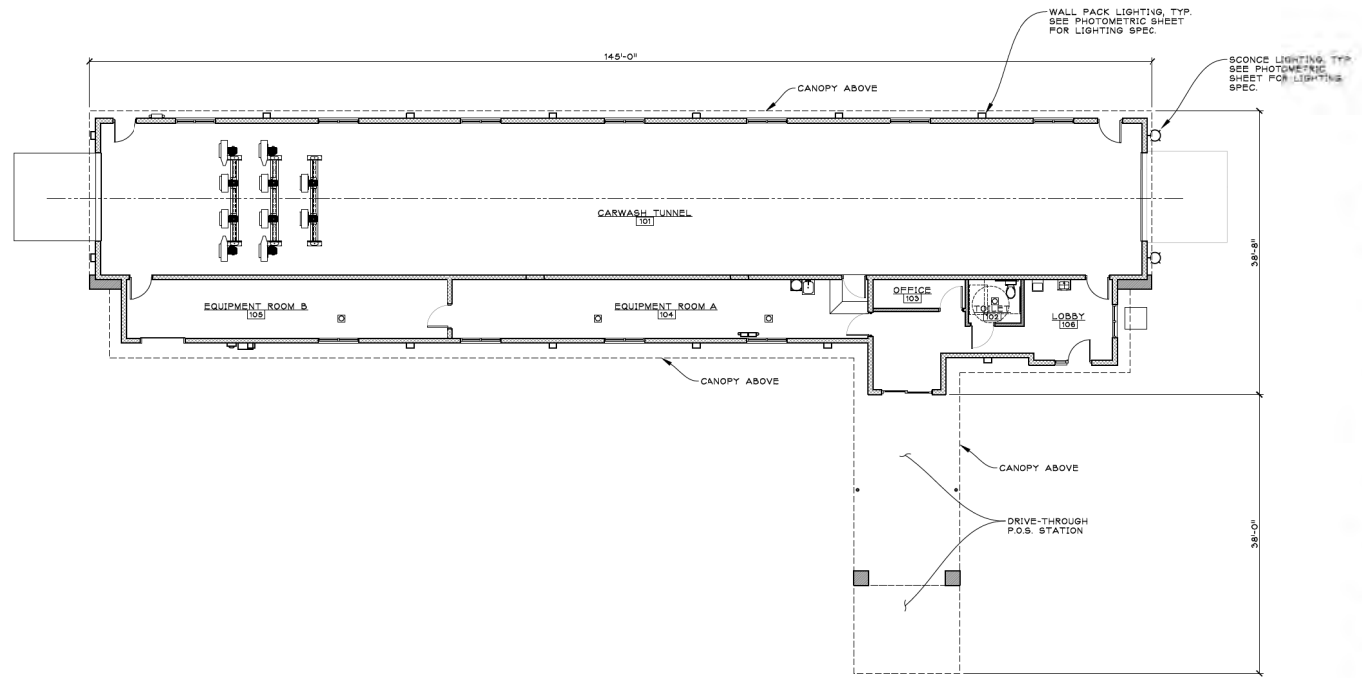


102 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

SEE CIVIL DRAWINGS FOR DUMPSTER ENCLOSURE PLAN, LOCATION ON SITE, AND SURROUNDING SITE.



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

SHEET TITLE

FLOOR PLAN

PROJECT

QUICK PASS CAR WASH

NOVI ROAD
NOVI, MI, 48375

ISSUED FOR:

SFA 08/20/2014
SFA REVISIONS 08/26/14/2014
SFA REVISIONS 09/16/2014



DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOBNO:

22162

SHEET NO.

A100

PLT. SIZE: 8.5x11



Models: **35000-01A Single Vacuum Arch Stanchion**
35000-11A Dual Vacuum Arch Stanchion

Page 2 Product Information
Page 3 Specifications
Page 4 Product Dimensions
Page 5-6 Pre Installation Info
Page 7-14 Installation Instructions
Page 15-21 Canopy Installation
Page 22 Pipe Hanger Kit Installation
Page 23 Maintenance
Page 24-30 Parts

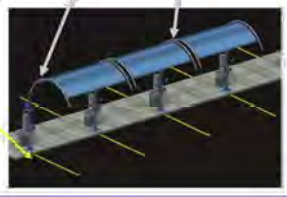


REV 9-14-2018

Specifications

Unit features:

- Single or double arch system
- Locking heavy metal plate
- Powder coated finish, standard primer
- Stainless steel vacuum arches
- Stainless steel pre-filter
- Stanchion base mounted
- M.M. clamp
- Close top holder
- Closure tool holder
- Quick release hose coupler(s)
- U post arch attachment system
- Optional shade canopies (12 foot post to post install)
- Optional LED Lighting



Single arches located on ends
Dual arches located in the center

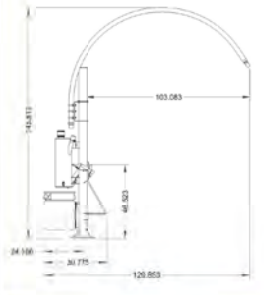
Typical installation: Stanchions are installed on parking lines

NOTE: when using a horizontal shade canopy, 12 foot center to center install is necessary for canopy to fit. Spacing is critical!


REV 9-19-2018

Dimensions

Overall Dimensions



Mounting plate



Use minimum 1/2" diameter concrete studs for mount

NOTE: when using a horizontal shade canopy, 12 foot center to center install is necessary for canopy to fit. Spacing is critical!

REV 9-14-2018

Installation: Foundation

35000-11A
35000-01A

STEP 1 - Layout with preparation is critical, plan accordingly. Foundation needs to meet local codes.

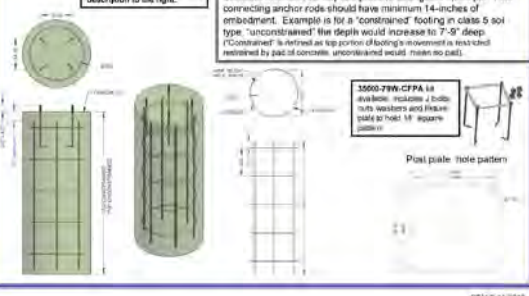
Below is simply a visual representation of the description to the right.

35000-11A CFPA U8 shade base includes 4 bolts with washers and flange nuts to hold 18" square plate.

Plate plate (note pattern)

NOTE: Consult with your local contractor and local building codes for foundation.

Below is merely an example for normal soil conditions with a canopy installed the foundation would be a 30-inch diameter footing, minimum 6" deep (in the ground), reinforced with (6) #7 vertical rebar, equally spaced around the perimeter. 2-inch minimum of clear distance between rebar and top/bottom/side edges of the foundation. Concrete minimum 28-day compressive strength is 4,000 psi. Pole connecting anchor rods should have minimum 14-inches of embedment. Example is for a "constrained" footing in class 5 soil type. "unconstrained" the depth would increase to 7'-9" deep ("Constrained" is defined as top portion of footing is movement is restricted/restrained by part of concrete, unconstrained would mean no part).



REV 9-14-2018

Installation:

35000-11A
35000-01A

STEP 2 - Mount post to concrete using 1/2" hardware with flat washers against painted surface. Preferred method is directly to concrete but if needed place nuts and flat washers on both sides of stainless mounting plate. Then concrete goes under base of mounting plate. An optional post cap is provided (see illustration A).

Illustration A



Grout under base if mounting this way

NOTE: when using a horizontal shade canopy, 12 foot center to center install is necessary for canopy to fit. Spacing is critical!



REV 9-19-2018

Optional 35000-149A shade canopy installation —USE 2 PEOPLE!



REV 9-19-2018

VACUUM STATION AND CANOPY SPECIFICATIONS
SCALE: NO SCALE

SHEET TITLE

VACUUM DETAILS

PROJECT

**QUICK PASS
CAR WASH**

NOVI ROAD
NOVI, MI, 48375

ISSUED FOR:
SFA SUBMISSION 6/7/2014
SFA SUBMISSION 10/10/2014
SFA SUBMISSION 01/16/2020

SEAL OF ARCHITECT

JEFFERY A. SCOTT
ARCHITECT No. 00000000

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

JOB NO:

22162

SHEET NO.

A500

REV 9-19-2018



METAL PANEL SIDING



Manufacturer: ALPOLIC
 Product: Reveal Wall Panels
 Color: Quick Pass Orange



Manufacturer: ALPOLIC
 Product: Reveal Wall Panels
 Color: Quick Pass Blue



CLAY - FIRED BRICK



Manufacturer: Belden Brick
 Product: Utility Brick
 Color: Dutch Gray Smooth

SPLIT-FACE



Manufacturer: National Block
 Product: SPLIT-FACE
 Color: Browning Brown

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review QUICK PASS CAR WASH

JSP 24-13
November 13, 2024

PETITIONER

Novi Road Management, LLC

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	22	
Site Location	24555 Novi Road; 22-22-400-010	
Site School	Novi Community School District	
Site Zoning	B-3 General Business District	
Adjoining Zoning	North	OS-1: Office Service District
	East	I-1: Light Industrial District
	West	OS-1: Office Service District
	South	B-3: General Business District
Current Site Use	Abandoned building	
Adjoining Uses	North	Vacant
	East	Commercial
	West	Vacant
	South	Retail Center
Site Size	4.8 Acres	
Plan Date	10.10.2024	

PROJECT SUMMARY

The applicant is proposing to construct a Car Wash with Vacuum Stations and associated parking lots and drives. There is a stormwater retention pond to the west of the building shown on Sheet 5. The site plan notes sites for future development, however the applicant indicates these are not to be reviewed at this time.

RECOMMENDATION

Approval of the Preliminary Site Plan is conditionally recommended. All reviewers except Façade are recommending approval at this time. The applicant may choose to move forward with a public hearing before the Planning Commission, or to provide revised plans for review to address outstanding issues.

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the City of Novi Zoning Ordinance and any other applicable provisions of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address any items in **bold** with the next review.

1. Wetland Boundary Verification: **The wetland boundaries have not been flagged on the site. Please have a wetland consultant flag the wetland areas of the site. This must be completed before Final Site Plan approval will be granted, and must remain in place throughout the duration of the project. See Wetland Review letter for further details.** If any further impacts to the wetlands or woodlands are identified at the time of Final Site Plan Review, the Site Plan may need to return to the Planning Commission for a public hearing and consideration of the additional impacts.
2. Overhead Door (Sec. 3.10.1.A): No truck well, loading dock, overhead door, or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. The entrance overhead door to the car wash on the east side is facing Novi Road. **This will require a variance from the Zoning Board of Appeals.**
3. Drive Thru (Sec. 5.3.11): Drive-thru Lane standards are described in Section 5.3.11. The plans indicate stacking spaces 17-feet in length rather than the required 19 feet. **In addition, an 18-foot by-pass lane is required to allow vehicles to pass those waiting in line to enter the tunnel. No separate by-pass lane is provided. This will require a variance from the Zoning Board of Appeals.**
4. Sidewalks: Provide a sidewalk to connect the Right of Way sidewalk to the sidewalk around the building. **The sidewalk connection has been added.**
5. Noise Impact Statement (Sec. 5.14.10): For the outdoor vacuum stations, a noise analysis is required to determine compliance with the Performance Standards of the Zoning Ordinance. **The applicant's Architect indicates the vacuum decibels are rated 64dB measured at 30 feet. Commercial properties are closest to the vacuum units greater than 30 feet away, so the Day time and Night time sound limits are within the Performance Standards (75 dB and 70 dB, respectively).**
6. Exterior Lighting (Sec. 5.7): Photometric Plan and exterior lighting details are needed at the time of Final Site Plan Submittal and shall cover only the site area proposed Car Wash and associated improvements.
7. Bike Parking Layout (Sec. 5.16.6): Please see [Text Amendment 18.301](#) for updated Bike Parking layout (page 21 of the Amendment). **This must be corrected on Final Site Plan.**
8. Property Split: The applicant has stated in their response letter that no property split or other uses are proposed at this time, and should not be factored into this review. **All references to future development should be removed from the plans to avoid any impression of approval for these areas. The stormwater pond should be added to Sheets 1 and 2.**
9. Signage: For sign permit information please contact Deborah Martinez at 248-735-5671 or at dmartinez@cityofnovi.org in the Code Compliance Division for more information.
10. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

OTHER REVIEWS

- a. Engineering Review: Engineering **recommends approval** of the revised Preliminary Site Plan and Storm Water Management Plan at this time. Please see Engineering review for additional information.

- b. Landscape Review: Landscape is **recommending approval** of the revised Preliminary Site Plan. Please see landscape letter for additional items to be addressed in the Final Site Plan submittal.
- c. Woodland/Wetland Review: Merjent is **recommending approval for Woodlands and Wetlands**. Please see Merjent's review for additional details to be addressed in the Final Site Plan submittal.
- d. Traffic Review: Traffic is **recommending approval, and notes that same-side and opposite-side driveway spacing waivers are required**. Please see Traffic review for additional comments to be addressed with the Final Site Plan submittal.
- e. Fire Review: Fire is recommending **approval with conditions** of the Preliminary Site Plan with comments to be addressed on the next submittal.
- f. Façade Review: Façade is **not recommending approval at this time**. A Section 9 Waiver is not recommended. Please see Façade review for detailed comments. A façade material board with physical samples shall be provided prior to the Planning Commission meeting.

NEXT STEP: PLANNING COMMISSION MEETING

Although not all reviewers are recommending approval or conditional approval, it is our impression that the applicant wishes to proceed to Planning Commission with the waivers requested. This project will be scheduled for Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan public hearing and review on **December 11, 2024**. Please provide the following not later than December 4th:

1. Site Plan submittal in PDF format – please remove all references to future development as mentioned above, and include the Stormwater Pond on Sheets 1 and 2.
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. Façade Sample Board

NEXT STEP: ZONING BOARD OF APPEALS

Any variances shall be requested from the Zoning Board of Appeals prior to the submittal of the Final Site Plan. Please submit this application to Community Development Account Clerks to go before the Zoning Board of Appeals. The deadline for Zoning Board of Appeals applications is typically the first of the month for the following month's meeting.

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please submit the following for review:

1. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected**.
3. Final Site Plan Application
4. Final Site Plan Checklist
5. No Revision Façade Affidavit (only if no façade changes have been made)
6. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
7. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
8. An Other Agencies Checklist

FUTURE STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies, folded, with signature and seal** to the Community Development Department for final Stamping Set approval.

PRE-CONSTRUCTION MEETING

A **Pre-Construction meeting will be required for this project.** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni (248-347-0430 or smarchioni@cityofnovi.org) once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248-347-0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: B-3 General Business District

Review Date: November 7, 2024
Review Type: Revised Preliminary Site Plan Review
Project Name: JSP24-13: Quick Pass Car Wash
Plan Date: October 10, 2024
Prepared by: Lindsay Bell, AICP
Contact: E-mail: lbell@cityofnovi.org Phone: (248) 347.0484

Items in **Bold** need to be addressed prior to the approval of the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Local Commercial	Local commercial	Yes	
Zoning (Effective Dec. 25, 2013)	B-3: General Business District	No changes	Yes	
Uses Permitted (Sec 3.1.11.B & C)	Sec 3.1.12.B Principal Uses Permitted.	Auto wash	Yes	<i>A Plan for future developments that includes 3 future building sites. Please remove any features or indications of future parcels or buildings if they are not to be reviewed. See Planning Review for detailed comments.</i>
Auto wash (Sec 4.32)	Permitted use in B-3 when completely enclosed in a building	Appears to be completely within building Outdoor vacuum stations accessory	Yes	
B-3 Business District Required Conditions (Sec. 3.10)				
Truck Well (Sec. 3.10.1.A)	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district	Entrance to car wash on the eastside is facing Novi Road	No	<u>Overhead door will require a variance from the ZBA</u>
Height, bulk, density, and area limitations (Sec 3.1.12)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Fronts on Novi Road	Yes	2 of the proposed parcels do not have frontage on a public street, so cannot be created – if these are not to be reviewed at this time, they should be removed from the plan to avoid

Item	Required Code	Proposed	Meets Code	Comments
				any impression that these future parcels have been granted approval
Access to Major Thoroughfare (Sec. 5.13)	Direct access to Major Thoroughfare is required unless noted in Section 5.13	Access to Novi Road Only one point of access for emergency vehicles	Yes	
Building Height (Sec. 3.1.12.D)	30 ft	27 ft, 8 in	Yes	
Building Setbacks (Sec 3.1.12.D)				
Front (Novi Road)	30 ft.	82 ft	Yes	On sheet 2 – please list the actual building setbacks proposed for the car wash building, and show the dimension on the plan
Side (north)	15 ft.	35 ft	Yes	
Side (south)	15 ft.	47 ft	Yes	
Rear (West)	20 ft.	Over 240 ft	Yes	
Parking Setback (Sec 3.1.12.D)				
Front (Novi Road)	20 ft.	30 ft	Yes	<i>Drive thru stacking space shall observe parking setback per Sec. 5.3.11</i> Show parking setback dimensions on the plan
Side (north)	10 ft.	10 ft	Yes	
Side (south)	10 ft.	10 ft	Yes	
Rear (west)	10 ft.	40 ft	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards and rear yards abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located.	NA	NA	
Minimum Lot Area (Sec. 3.6.2.D)	The minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	4.8 acres	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the	Parallel parking proposed north of auto wash building, additional parking	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	minimum off-street parking setback requirements in Sec. 3.1 and 5.5.3	provided at vacuum canopies		
Wetland/ Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details.	Wetlands present on site	TBD	<i>See Wetland Review</i>
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	3' berm facing Novi road	Yes	<i>See Landscape Review</i>
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details		NA	
Parking, Loading, and Dumpster Requirements				
Autowash (automatic) (5.2.12.C.)	Two + one for each employee + one for each vacuum station or similar area	<p><u>Calculation:</u> 2 + 6 employees: 8 spaces</p> <p>8 parallel spaces proposed north of building</p> <p>One for each vacuum station: 23 vacuum stations + 1 ADA space</p> <p>32 spaces proposed including 1 ADA space</p>	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping - 45° Parking: 9 ft. x 18 ft. with 15 ft. one-way drive aisle	Complies	Yes	<i>See Traffic Review</i>
Emergency Access	The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet.	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	Adjacent to travel way	Yes	<p><i>See Landscape Review</i></p> <p><i>See Traffic Review</i></p>
Barrier Free Spaces <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> - 1 to 25 total parking spaces - 1 van accessible 	One barrier free space shown at east end of vacuum stations	Yes	<i>See Traffic Review</i>
Barrier Free Space Dimensions <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	15.75' x 17' – no aisle	No	<i>See Traffic Review</i>
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Proposed on sheet 2	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Two spaces	4 spaces proposed at northeast corner of building	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations 	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 			
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ½ ft.	Included, old layout shown	No	See Text Amendment 18.301 for new layout standards as listed to the left
Loading Spaces <i>(Sec. 5.4.2)</i>	<ul style="list-style-type: none"> - Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district; location subject to approval by the City. 	Loading zone proposed south of auto wash building	Yes	
Dumpster <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building OR - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	<ul style="list-style-type: none"> - In rear yard - Not closer than 10 feet to building - Away from Barrier free spaces 	Yes	
Dumpster Enclosure <i>(Sec. 21-145. (c))</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on 	Details are provided: masonry wall with stone caps to match the building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery			
Outdoor Vacuums	Provide specifications for the vacuums (dimensions, color scheme, etc.)	Details & dimensions on sheet A500	No	<i>Please see Façade Review – color needed</i>
Vacuum Enclosure	Must meet the same standards as the dumpster enclosure.	Details & dimensions on sheet A500	TBD	<i>Please see Façade Review</i>
Drive-through Lanes (Sec. 5.3.11.A & C.)	Lanes shall be separate from the circulation routes and lanes necessary for ingress and egress, and not block access to parking	Separate lanes proposed with stacking	Yes	
Drive-through Lanes, Setback (Sec. 5.3.11.B)	Lanes and stacking spaces shall observe minimum parking setback of the district	10 ft	Yes	
Drive-through Lanes, Bypass (Sec. 5.3.11.D)	Provide one by-pass lane to allow unobstructed travel for vehicles to pass those waiting to be served, min. of 18-feet in width	Not shown	No	<u>There is no by-pass lane to allow vehicles to pass those waiting to enter the car wash tunnel – ZBA variance required</u>
Width & Centerline Radius of Drive-through Lanes (Sec. 5.3.11.E,F,H)	Drive-through lanes shall have a minimum 9 ft. width, centerline radius of 25 ft. and a minimum length of 19 ft.	Centerline radius dimensioned on sheet 2 Stacking vehicles shown as 19 ft	Yes Yes	<i>See Traffic Review Letter</i> Dimension a space as 19'
Drive-through Lane Delineated (Sec. 5.3.11.G)	Drive-through lanes shall be striped, marked, or otherwise delineated	Arrows indicated Marking of lanes indicated	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Drive-Thru Stacking Spaces (Sec. 5.3.11.1)	Twenty-five (25) vehicles prior to the tunnel (may be in multiple lanes), three (3) vehicles beyond the tunnel for drying areas.	Shown 25+	Yes	
Lighting and Other Equipment Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Photometric plan included	No	Please include this in the FSP submittal – revise to include only car wash site as future development areas are not being reviewed with this project.
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	- All roof top equipment must be screened, and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	None indicated	NA	See Façade review
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property	No rooftop equipment planned	NA	
Noise Specifications (Sec. 5.14.10.A)	Site proposals must comply with the standards of the noise ordinance.	Architect’s response letter includes noise statement	Yes	
Sidewalk Requirements				
Sidewalks (Sec. 7.4.2 of the Engineering Design Manual)	- 5-foot sidewalk required along Novi Road	Sidewalk proposed on Novi Road – 5’ to match existing 5-foot sidewalk included along exit and entrances for car wash	Yes	See Engineering Review
Pedestrian Connectivity	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and	sidewalk connecting the building to the ROW sidewalk	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	pedestrian traffic both within the site and in relation to access streets			
Building Code and Other Design Standard Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Included	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and parking layout, streets, and drives, and indicate sq. ft. of pavement area (indicate public or private)	Included	Yes	
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied)	See applicant's response letter	Yes	
Other Permits and Approvals				
Development/ Business Sign	Signage if proposed requires a permit.			
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	NA	NA	
Property Split	The proposed property split must be submitted to the Assessing Department for approval.		NA	The applicant stated that the property is not to be divided at this time
Other Legal Requirements				
Conservation Easements	Conservation easements may be required for woodland impacts	Woodlands and wetlands present on site	TBD	See <i>Wetland and Woodland Review</i>

Item	Required Code	Proposed	Meets Code	Comments
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Plan included	TBD	Please revise for FSP submittal – include only car wash site as future development areas are not being reviewed with this project.
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Plan included	TBD	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.		Yes	Revise to show car wash site only
Lighting Plan (Sec.5.7.2A.ii)	Specifications for all proposed & existing lighting fixtures	Included	Yes	
	Photometric data	Provided	Yes	Revise to show car wash site only
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	Provided	Yes	
	Hours of operation	Provided	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties		Yes	Revise to show car wash site only

Item	Required Code	Proposed	Meets Code	Comments
Maximum height when abutting residential districts (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	Provided – 25 feet shown	Yes	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 		TBD	Please include these notes on photometric sheet in FSP submittal
Security Lighting (Sec. 5.7.3.I) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 		TBD	Please indicate whether there will be any security lighting in FSP
Average light levels (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit; not exceed 4:1	2.6:1 shown	Yes	
Color Spectrum Management (Sec. 5.7.3.F)	For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	3000K shown 70-80 CRI shown	Yes	
Indoor Lighting (Sec. 5.7.3.H)	Indoor lighting shall not be the source of exterior glare or spillover		TBD	Include a note on the plans
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 min	0.7 fc	Yes	
	Loading & unloading areas: 0.4 min	2.0 fc	Yes	
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min	2.7 fc	Yes	
	Building entrances, infrequent use: 0.2 min		Yes	

Item	Required Code	Proposed	Meets Code	Comments
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.L)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Appears to comply	Yes	
Max. Illumination adjacent to Residential <i>(Sec. 5.7.3.M)</i>	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5-foot candle		NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

11/13/2024

Engineering Review

Quick Pass Car Wash

JSP24-0013

APPLICANT

Novi Road Management

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: On the West side of Novi Road, North of 10 Mile Rd.
50-22-22-400-010
- Site Size: 4.80 acres
- Plan Date: 11/08/2024
- Design Engineer: GreenTech Engineering, INC.

PROJECT SUMMARY

- Demolition of an existing Building and construction of an approximately 4,835 square-foot car wash building and associated parking. Site access would be provided via Novi Road.
- Water service would be provided by an extension from the existing 24-Inch water main on the west side of Novi Road through the proposed development and the existing 8-inch water main inside the property. The proposed water main will serve two additional hydrants.
- Sanitary sewer would be provided by an extension from the existing 8-inch sanitary sewer on the west side of Novi Road.
- Storm water would be collected by a single storm sewer collection system and conveyed to detention system and then to the existing wetland. **Note that additional detention will be required if the remaining area on-site is to be developed in future projects.**

RECOMMENDATION

Approval of the Revised Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments:

The Revised Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

General

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
2. A [Right-of-Way Permit](#) will be required from Oakland County.
3. The Provided sight distance measurements for the Novi Road entrance are cut off on sheet 2. Please revise this sheet in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
4. A same-side driveway spacing **Waiver**, granted by the Planning Commission, has been requested for this project and the Engineering Division supports this waiver request.
5. The response letter says that a traffic control plan for the proposed road work activity was provided, but I don't currently see those in the plan set that we received. Please ensure that it is added in the next submittal.
6. The response letter says that a construction materials table was provided, but I don't currently see those in the plan set that we received. Please ensure that it is added in the next submittal.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained. Response letter mentions this will be provided at time of final site plan submittal.
8. The response letter says that a note about dewatering was provided, but I don't currently see those in the plan set that we received. Please ensure that it is added in the next submittal.
9. Please revise the tree protection fence near the existing retention area to make it clearer where the critical root zones are and that no grading is occurring within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.
10. According to the SWMP sheet, the area of the parcel that drains to the basin is 4.25 acres, whereas the "Site Area" calculations on sheet 2 show 4.68 acres. Please show more detailed drainage areas to show where this discrepancy is from.
11. Include a demolition sheet with the final site plan showing which of the existing utilities will be demoed and which will remain undisturbed.

Water Main

12. Generally, the distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system.
13. Provide water main modeling calculations demonstrating that the required water supply of 4,000 GPM will be available in future submittals.
14. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger at final stamping set submittal.
15. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve and will be shown in future submittals. A valve shall be placed in a box for water main smaller than 6".
16. The response letter says that a note about the straight 20-foot pipe length of water main used whenever storm sewer or sanitary sewer is crossed was provided, but I don't currently see those in the plan set that we received. Please ensure that it is added in the next submittal.
17. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), [Basis of Design](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

Irrigation Comments

18. Include irrigation letter and containment letter with future submittals, including containment notes on irrigation sheets.
19. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).
20. For common area irrigation systems connected to wells, add the following note to the plans: "Irrigation systems connected to a public water supply are governed by the City of Novi Cross-connection Control Program and subject to review and approval. Irrigation systems utilizing a pond, well or other private source of water supply are exempt from the City's CCCP. Any alterations to a private source of water to a public water supply shall be submitted to the Novi Water & Sewer Division for review and approval prior to any such connections. Plumbing permits will be required for these connections."

Sanitary Sewer

21. Provide a dedicated 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
22. Revise the sanitary sewer basis of design using the Oakland County Schedule of Unit Assignment Factors. Also, provide an estimated basis of design for the future proposed sanitary sewer to ensure that it is sized appropriately.
23. Illustrate all pipes intersecting with manholes on the sanitary profiles.
24. Three (3) sealed sets of revised utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

Storm Sewer

25. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
26. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
27. Match the 0.80 diameter depth above invert for pipe size increases.
28. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
29. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
30. The minimum pipe size for storm sewers receiving surface runoff shall be 12-inch diameter.
31. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
32. Plastic pipe other than ADS HP pipe is not allowed in the right-of-way.
33. The maximum allowable size for plastic storm sewer is 12-inch. However, smaller diameters are allowed for roof drains.
34. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50-feet.
35. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
36. Illustrate all pipes intersecting storm structures on the storm profiles.

37. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
38. Show and label all roof conductors and show where they tie into the storm sewer.
39. Provide Storm sewer basis of design table.

Storm Water Management Plan

40. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#) (updated Jan 31, 2024).
41. The runoff coefficient calculations on the utility plan sheet shows an overall coefficient of 0.80, whereas the updated calculations we were sent show a coefficient of 0.46. In a check of the approximate area, the 0.46 seems to have a more accurate area of impervious surfaces compared to the table on the utility sheet. Please revise the utility plan sheet with the updated calculations that were provided.
42. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
43. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
44. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
45. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
46. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high-water elevation). Provide a detail and/or note as necessary.
47. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
48. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 inch in diameter, even though this may result in a flow rate above that calculated.

49. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.
50. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
51. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of **three (3) feet** above the groundwater elevation.
52. Provide drainage areas on the plans for the runoff coefficient determination.
53. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
54. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin where impervious area is directed to the basin via surface flow.

Paving & Grading

55. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
56. Provide a minimum of 6 spot elevations where the pathway crosses each driveway (one at each corner and two in the center of the driveway on each side of the pathway). Spot elevations shall be provided to demonstrate a level landing adjacent to each side of the pathway crossing.
57. No more than ¼" vertical obstacle shall be allowed at each transition between the pathway and the drive approach.
58. Revise Dumpster Pad details to meet city standards, 8" concrete on 8" 21 AA aggregate base. Note: Dumpster pad shall extend minimum 10' beyond dumpster enclosure.
59. Revise the pathway cross-section to indicate a maximum cross-slope of 2%. Add the maximum 2-percent cross-slope to the sidewalk detail.
60. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
61. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
62. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
63. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.

64. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
65. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
66. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.
67. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
68. **Show proposed grades for all adjusted sanitary, water, and storm structures.**
69. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms. Numerous areas appear to exceed this standard.
70. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
71. The sidewalk within the right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to ???-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to ??? inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is being maintained along the walk.
72. Per MDOT Special Provision for Crushed Concrete; the use of crushed concrete is prohibited on the project within 100 feet of any water of the state (stream, river, county drain, wetland, etc.) and lake, regardless of the application of location of the water of the state relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water of the state.
73. Revise the on-site road cross-section to 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
74. Provide spot grades along property lines adjacent to perimeter curb at 50-foot intervals to demonstrate site drainage is self-contained.
75. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
76. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Remove detail and attach City standard paving details.
77. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
78. Provide a line designation representing the effective 19-foot stall length for 17-foot perimeter stalls.

79. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets).
80. Provide the standard MDOT detail 'M' approach at the Novi Road driveway.

Soil Erosion and Sediment Control

81. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

The following must be submitted with the Final Site Plan:

82. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
83. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Ben Nelson at (248)735-5643 or email at bnelson@cityofnovi.org with any questions.

Benjamin Nelson

Ben Nelson,
Project Engineer

cc: Lindsay Bell, Community Development
Humna Anjum, Engineering
Milad Alesmail, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
November 4, 2024
Quick Pass Car Wash
Revised Preliminary Site Plan - Landscaping

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP24-0013

Property Characteristics

- Site Location: 24555 Novi Road
- Site Acreage: 4.68 ac.
- Site Zoning: B-3
- Adjacent Zoning: North, West: OS-1, East: I-1, South: B-3
- Plan Date: 10/10/2024

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval for Preliminary Site Plan for the car wash section of the site**. The remaining portions of the site must meet the ordinances in effect at the time of their submittal.

No landscape waivers are required for the Quick Pass section of the site.

Please add the city project number, JSP24-0013, to the bottom right corner of the set cover sheet.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey is provided.
2. No regulated trees are proposed to be removed but the critical root zones of several will be impacted for the construction of the stormwater detention pond outlet. The required replacements for those are proposed along the southern edge of the detention pond.
3. A wetland survey has been provided.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The project is not adjacent to residential property.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required berms are provided at an appropriate height.
2. The required plantings are provided.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. The required parking lot interior area and trees are provided for the vacuum area.
2. The required accessway perimeter trees are provided.
3. The required street trees are provided.

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

1. The required foundation landscaping is shown on a conceptual level.
2. Please provide detailed foundation landscaping plans on Final Site Plans.

Plant List (LDM 4, 10)

Please provide a plant list on the Final Site Plans.

Planting Notations and Details (LDM 10)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. A new detention pond is proposed.
2. The required shrubs and shading trees are proposed.

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

Review Date: November 4, 2024
Project Name: JSP24-0013: QUICK PASS CAR WASH
Project Location: 24555 Novi Road
Plan Date: October 10, 2024
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed for Final Site Plan.

No landscape waivers are required by this plan. Only the entire front greenbelt and car wash section of the site are included in this review.

GENERAL NOTE:

As only the car wash and center drive are proposed now, it is impossible to determine all of the impacts or requirements of the total project, or landscape waivers that might be required for any future elements. All future phases will have to go through the full site plan review process and seek any waivers that might be required at that time.

Please add the City Project Number, **JSP24-13**, to the bottom right corner of the cover sheet.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (Landscape Design Manual (LDM) and Zoning Ordinance (Zoning Sec)				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2, 10)</i>	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set 	Scale: 1" = 30'	Yes	
Project Information <i>(LDM 10)</i>	Name and Address	On Title Block	Yes	
Owner/Developer Contact Information <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
Landscape Architect contact information <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen, Allen Design	Yes	

Item	Required	Proposed	Meets Code	Comments
Sealed by LA. (LDM 10)	Requires original signature	Copy of seal and signature	Yes	
Miss Dig Note (800) 482-7171 (LDM 10)	Show on all plan sheets	Yes	Yes	
Zoning (LDM 10)	Include all adjacent zoning	On Cover Sheet <ul style="list-style-type: none"> • <u>Parcel:</u> B-3 • <u>North, West:</u> OS-1 • <u>East:</u> I-1 • <u>South:</u> B-3 	Yes	
Survey information (LDM 10)	<ul style="list-style-type: none"> • <u>Legal description or boundary line survey</u> • <u>Existing topography</u> 	Sheet 4	Yes	
Existing plant material Existing woodlands or wetlands (LDM 10)	<ul style="list-style-type: none"> • <u>Show location type and size. Label to be saved or removed.</u> • <u>Plan shall state if none exists.</u> 	<ul style="list-style-type: none"> • Tree survey is provided on L-2. None of the removed trees are regulated. • Wetlands are indicated on the west end of the site. • No regulated trees will be impacted by the car wash except some critical root zone encroachments to create the pond outlet to the wetland. • Those impacts are indicated on the woodland replacement calculations on Sheet L-2. • The woodland replacement trees are shown being planted on the south side of the detention pond. 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Yes • Yes 	Please remove the Austrian pines in poor condition if they appear to be impacted by disease so the healthy trees nearby are not infected. As there are many other trees along there to meet the accessway perimeter requirement, they won't need to be replaced.
Soil types (LDM10)	<ul style="list-style-type: none"> • <u>As determined by Soils survey of Oakland county</u> • <u>Show types, boundaries</u> 	<u>Sheet 3</u> <ul style="list-style-type: none"> • Marlette sandy loam • Aquents, sandy, loamy • Houghton and Adrian mucks 	Yes	

Item	Required	Proposed	Meets Code	Comments
Existing and proposed improvements (LDM 10)	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> Detailed plans for the car wash Conceptual plans for the remaining parts of the parcel 	<ul style="list-style-type: none"> Yes TBD 	
Existing and proposed utilities (LDM 10)	Overhead and underground utilities, including hydrants	<ul style="list-style-type: none"> Existing utilities are shown – overhead lines along Novi Road and along north property line Proposed storm, water and sanitary is shown on landscape plan No proposed lighting is provided Storm water detention pond is shown west of the car wash 	<ul style="list-style-type: none"> Yes Yes No Yes 	<u>Please add the proposed light posts and resolve any tree/light conflicts.</u>
Proposed grading. 2' contour minimum (LDM 10)	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Proposed spot elevations are on Sheet 5. Berms are shown on Sheet 5 that are sufficiently tall 	<ul style="list-style-type: none"> Yes Yes 	
Snow deposit (LDM 10)	Show snow deposit areas on plan	Snow deposit areas are indicated around the perimeter	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C and LDM 5)				
General requirements (LDM 5)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	No plantings are shown within the parking areas that would block visibility	Yes	
Name, type and number of ground cover (LDM 5)	As proposed on planting islands	<ul style="list-style-type: none"> Sod is indicated around car wash. Hydroseed is indicated for other disturbed areas. 	Yes	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands	<ul style="list-style-type: none"> A minimum of 200 SF to qualify A minimum of 200sf 	All labeled islands around the car wash are sufficiently	Yes	

Item	Required	Proposed	Meets Code	Comments
	unpaved area per tree planted in an island <ul style="list-style-type: none"> • 6" curbs • Islands minimum width 10' BOC to BOC 	sized and labeled		
Curbs and Parking stall reduction (Zoning Sec 5.3.12)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Vacuum spaces are 17 feet long	Yes	
Contiguous space limit (Zoning sec 5.5.3.C)	Maximum of 15 contiguous spaces	12 spaces is the maximum bay length	Yes	
Plantings around Fire Hydrant (Zoning sec 5.5.3.C)	<ul style="list-style-type: none"> • No plantings with matured height greater than 12' within 10 ft. of fire hydrants • Plant trees at least 5 ft from underground utility lines • Plantings near hydrants or FDCs should be no taller than 12" 	The two trees near the proposed hydrant are spaced appropriately	Yes	<u>Please shift the accessway perimeter tree along the south side to at least 10 feet away from the catch basin.</u>
Landscaped area (Zoning sec 5.5.3.C)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes – in car wash area		
Clear Zones (Zoning sec 5.5.3.B.ii Footnote 10)	Road Commission for Oakland County zone for RCOC jurisdiction roads	Clear vision zone is provided	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> • $A = x \text{ sf} * 7.5\% = A \text{ sf}$ • $8781 * 7.5\% = 659 \text{ sf}$ 	Calculation is provided	Yes	
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(xxx - 50000) * 1\% = xx \text{ sf}$ 			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 6\% = A \text{ sf}$	NA		
B = Total square	$B = 0.5\% * x \text{ sf} = B \text{ SF}$	NA		

Item	Required	Proposed	Meets Code	Comments
footage of additional paved vehicular use areas over 50,000 SF x 0.5%				
All Categories				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> • C = A + B • C = 659 + 0 = 659 SF 	1659 sf	Yes	<u>As noted above, all of the future areas will need to meet the landscaping requirements in effect at the time of their development.</u>
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> • D = C/200 trees • D = 659/200 = 3 Trees 	4 trees	Yes	<u>See notes above</u>
Perimeter Green space (Zoning Sec 5.5.3.C)	<ul style="list-style-type: none"> • 1 Canopy tree per 35 lf • 303/35 = 9 trees 	9 trees double-counting as accessway perimeter trees, which is approved	Yes	
Accessway perimeter (Zoning Sec 5.5.3.C)	<ul style="list-style-type: none"> • 1 canopy tree per 35 lf on each side of road, less widths of access drives. • 992lf/35 = 28 trees 	28 trees <ul style="list-style-type: none"> • 9 shared parking lot perimeter trees • 19 accessway trees along the southern drive and three on the ends of the car wash • The cluster of existing trees at the south property line are remaining and can count as 3 accessway perimeter trees. 	Yes	
Parking land banked (Zoning Sec 5.2.14.D)	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms (Zoning Sec 5.5.3.A & LDM 1)				
<ul style="list-style-type: none"> • All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A & LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	The site is not adjacent to residential so this screening berm is not required.	None	Yes	
Adjacent to Public Rights-of-Way (Sec 5.5.3.B and LDM 1.b)				

Item	Required	Proposed	Meets Code	Comments
Berm requirements (Zoning Sec 5.5.3.A.(5))	Although the site's parking is not adjacent to the right-of-way, an alternate means of screening the headlights from the carwash access drive should be provided in the greenbelt if the berm won't achieve the required 3 feet height	A berm is proposed across the frontage of the car wash and the future section	Yes	
Cross-Section of Berms (LDM 10)				
Slope, height and width	<ul style="list-style-type: none"> • Label contour lines • Maximum 33% • Min. 3 feet flat horizontal area • Minimum 3 feet high • Constructed of loam with 6' top layer of topsoil. 	A cross section is provided	Yes	<ol style="list-style-type: none"> 1. The detail shows shrubs on the berm but no shrubs are proposed. 2. As the berm is high enough, no shrubs are required for the car wash so the shrubs can be removed if desired.
Type of Ground Cover		Sod is indicated		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	<ul style="list-style-type: none"> • Overhead lines are shown along Novi Road and the north property line. • Subcanopy trees are shown as street trees underneath the overhead lines 	Yes	
Walls (Zoning Sec 5.5.3.A & LDM 10)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed		
Walls greater than 4 ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Zoning Sec 5.5.3.B.ii)				
Greenbelt width	Adj to Parking: 20 ft. Not adj to Pkg: 25 ft	25 ft	Yes	
Min. berm crest width	Adj to Parking: 2 ft. Not adj to Pkg: 0 ft	2 ft	Yes	
Minimum berm height	Adj to Parking: 3 ft.	3-5 ft	Yes	

Item	Required	Proposed	Meets Code	Comments
	Not adj to Pkg: 0 ft			
3' wall	(2)(3)(4)	None		
Canopy deciduous or large evergreen trees	<ul style="list-style-type: none"> Adj to Pkg: 1 tree per 30 lf Not adj to Pkg: 1 per 60 ft $(229-27)/60 = 3$ trees 	4 trees	Yes	
Sub-canopy deciduous trees	<ul style="list-style-type: none"> Adj to Pkg: 1 tree per 20 lf Not adj to Pkg: 1 per 40 ft $(229-27)/40 = 5$ trees 	5 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb	<ul style="list-style-type: none"> Parking & No Parking: 1 tree per 35 lf $(229-27)/35 = 6$ trees (or 9 subcanopy trees under wires) 	9 subcanopy trees west of the sidewalk	Yes	<u>If the RCOC does not allow some or all of the required street trees, they do not need to be planted but a copy of their decision must be provided to the City.</u>
Non-Residential Projects (Zoning Sec 5.5.3.F.iii)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)	Loading areas must be completely screened from a public road	No loading zone is shown	TBD	<u>If a loading zone is added, please screen it from Novi Road.</u>
Transformers/Utility boxes (LDM 6)	<ul style="list-style-type: none"> A minimum of 2ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	No transformers are shown	No	<ol style="list-style-type: none"> <u>When transformer locations are finalized, screening shrubs per standard detail are required. A note indicates that screening is required.</u> <u>Please add 12 shrubs per transformer to the plant list for an accurate cost estimate.</u>
Building Foundation Landscape Requirements (Zoning Sec 5.5.3.D)				
Interior site landscaping SF (Zoning Sec 5.5.3.D)	<ul style="list-style-type: none"> Equals to entire perimeter of the building x 8, less doorways, with a minimum width of 4 ft. A: $364lf \times 8ft = 2912$ SF 	<ul style="list-style-type: none"> A: 2922 sf Shaded areas indicate that sufficient area is provided for the car wash 	<ul style="list-style-type: none"> Yes, for the car wash TBD for other buildings 	<ol style="list-style-type: none"> <u>Please provide detailed planting plans for foundation planting with final site plans for the car wash and the other buildings on the site.</u> <u>Foundation plantings are to be included in cost estimate.</u> <u>All future buildings</u>

Item	Required	Proposed	Meets Code	Comments
				<u>will need to have all of their required foundation landscaping.</u>
Building Frontage Landscaping (Zoning Sec 5.5.3.D)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	23lf/32lf = 72% of car wash frontage	Yes	<u>The future north building will need to have the required foundation landscaping facing Novi Road.</u>
Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.E & LDM 3)				
Planting requirements (Zoning Sec 5.5.3.E & LDM 3)	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level 10" to 14" tall grass along sides of basin Refer to wetland for basin mix Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level 	<ul style="list-style-type: none"> A detention pond is proposed west of the car wash The required shrubs are proposed Woodland replacement trees meet the screening requirement south of the pond, parking lot perimeter trees provide sufficient shade on the east end and existing trees to remain provide shade on the west end 	Yes	<u>A maintenance access lane will be needed for the west end of the pond.</u>
Phragmites and Japanese Knotweed Control (Zoning Sec 5.5.6.B)	<ul style="list-style-type: none"> Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree survey. Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	A note indicates that no Japanese Knotweed or Phragmites was found on the site.	TBD	<u>If any is found during construction, it must be chemically treated to remove it.</u>
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 10)	Provide intended date	Between Mar 15 and Nov 15.	Yes	
Maintenance & Statement of intent (Zoning Sec 5.5.6 & LDM 10)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. 	Provided	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Include a minimum one cultivation in June, July and August for the 2-year warranty period. 			
Plant source (LDM 10 & 11)	Shall be northern nursery grown, No.1 grade.	Provided	Yes	
Irrigation plan (LDM 10)	<ul style="list-style-type: none"> A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival 	No		<ol style="list-style-type: none"> Please add an <u>irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> If an irrigation system is provided, it must <u>meet the requirements listed below.</u> If xeriscaping is used, <u>please provide information about plantings included and how water will be provided for the plants' establishment.</u>
Other information (LDM 10)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6 & LDM 10)	2 yr. Guarantee	Provided	Yes	
Approval of substitutions. (Zoning Sec 5.5.5 & LDM 10)	City must approve any substitutions in writing prior to installation.	Provided	Yes	
Plant List (LDM 10 & 11) – Include all cost estimates				
Quantities and sizes	<ul style="list-style-type: none"> Refer to LDM suggested plant list At least 50% of species used shall be native to Michigan Tree diversity shall follow guidelines of LDM Section 4 	No plant list is provided		<u>Please add plant list no later than the Final Site Plans.</u>
Root type		No	No	<u>See above</u>
Botanical and common names (LDM 4 & 11)		None at this time	<ul style="list-style-type: none"> No No 	<u>See above</u>
Type and amount of lawn		Seed and sod	Yes	<u>Please add areas of each in cost table.</u>
Cost estimate (LDM 10)		For all new plantings, mulch and sod as listed on the plan	No	No

Item	Required	Proposed	Meets Code	Comments
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	<u>Please put on Demolition and/or Soil Erosion Control plan</u>
Other Plant Material Requirements (LDM 11)				
General Conditions	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 11)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM 11)	<ul style="list-style-type: none"> Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM 	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 11)	<ul style="list-style-type: none"> Size determined by use detailed in LDM Table 11.b.(2)a.i Indicate on plant list 	No plant list is provided		
Plant size credit (LDM 11)	NA	No		
Prohibited Plants (LDM 11.b)	No plants on City Invasive Species List	No plant list is provided	TBD	
Recommended trees for planting under overhead utilities (LDM 11)	Label the distance from the overhead utilities	Overhead lines are indicated	Yes	
Collected or Transplanted trees (LDM 11)		No		
Nonliving Durable Material: Mulch (LDM 12)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	depth • Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. • Refer to section for additional information			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements

1. Any booster pump installed to connect the project’s irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND & WOODLAND REVIEW



1 Main Street SE ■ Suite 300 ■ Minneapolis, Minnesota ■ 55414

November 4, 2024

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Quick Pass Car Wash Wetland and Woodland Review (JSP24-13)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the revised preliminary site plan (rPSP) for the Novi Road Development Project (also identified as Quick Pass Car Wash; Project), prepared by Greentech Engineering, Inc. (Applicant; rev. date 10/10/24). The landscape portion of the site plan was prepared by Allen Design and is dated 10/9/24. Merjent reviewed the plan for conformance with the City of Novi’s (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located at 24555 Novi Road (parcel 50-22-22-400-010) in Section 22 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent conducted an initial preliminary site plan (PSP) review of the site on July 19, 2024. Multiple deficiencies were found in both the woodland and wetland review and approval was not recommended for the PSP. Hereafter, the July 19, 2024 wetland and woodland review will be referred to as the PSP Review (or PSP Review Letter).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Quick Pass Car Wash rPSP. However, **additional Woodland Review comments have been provided that will require being addressed prior to the final site plan submittal.** The following Woodland Regulations apply to this site (based on the site plan dated 10/10/2024):

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	YES, if feasible

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**).
2. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.
3. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.
4. Sheet 4 of the rPSP may have not been updated compared to Sheet L-2 of the rPSP. **Sheet 4 does not reflect the impacts stated on Sheet L-2 of the rPSP and the following review was conducted based on the impacts listed on Sheet L-2 of the rPSP.** Clarification should be provided in future submittals to ensure all site plan sheets are consistent.
5. The plan has proposed the impact of three trees. A **Woodland Use Permit** is typically required to perform construction on any site containing regulated woodlands. Therefore, a **Woodland Use Permit** and Planning Commission approval for Woodlands will be required for this Project due to the impact of three trees on-site.
6. Pursuant to Section 37-28, all trees shall be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag affixed loosely with a single nail. While most trees on-site did contain a metal tag and pink flagging (examples provided in **Attachment A**). An additional on-site review was conducted on November 1, 2024 and it appears that **the trees proposed for impact may have had the tags or markings removed**. Photographs from the site visit are included in **Attachment A** showing each tree with a missing tag adjacent to the proposed impact area.

Additionally, some trees on-site may have tags from a previous, unassociated, tree survey. Photos of an example tree are provided in **Attachment A – Tree Tag 698** (not in plan) a dual trunk eastern cottonwood (*Populus deltoides*) with a DBH of 23 inches and 15 inches. **The applicant is requested to clarify and tag any trees larger than eight inches DBH on-site to verify proposed impacts are accurate.**

7. **Woodland Replacement.** Based on review of the plan, the following woodland replacements are currently required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	0	1	0
12-20	2	2	4
21-29	0	3	0
30+	0	4	0

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
Multi-stem	1	Sum of Stem DBH/8 (rounded up)	2
Total	3	-	6

The applicant has proposed the impact of three trees in the form of critical root zone impacts.

8. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.
 - b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

The applicant has proposed planting six trees on-site for the proposed impacts. For the tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection. Based on the current site plan, **a financial guarantee of \$2,400 will be required.**

Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance. Based on the current site plan, **a maintenance bond of \$1,000 will be required.** Based on a successful inspection two years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. See Chapter 26.5, Section 26.5-37 for additional information.

With no remaining tree impacts no payment is necessary into the City of Novi Tree Fund.

The applicant should note that the proposed replacement tree species are not identified in the rPSP. Any proposed replacement tree species will need to follow the guidelines set forth in the [City of Novi Landscape Design Manual](#) and must be chosen from the guidelines set forth in the Woodland Tree Replacement Chart under Section 37-8. The Woodland Tree Replacement Chart is provided as **Attachment B.**

9. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. The applicant has included critical root zones on the rPSP.
10. The applicant has included the cost to stake, install, and remove the tree protection fencing to the Woodland Plan on Sheet L-2 (\$1,050).

-
- a. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**
 - b. Tree protection locations are provided on Sheet L-2.

11. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

12. **Woodland Guarantee Inspection** – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

13. The Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Quick Pass Car Wash rPSP. Edits are requested prior to the submittal of any future site plan reviews.

Upon review of published resources, the Site appears to contain or immediately borders:

- City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 2**).

- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (map provided in PSP Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (map provided in PSP Review).

Permits and Regulatory Status

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Required, Minor
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely Required*
Wetland Conservation Easement	Not Required

*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

1. The rPSP has been revised since the submittal of the PSP to include the location of wetland flags for one wetland on-site. The wetland hereafter will be referred to as “Wetland A.” Wetland A is dominated by vegetation such as narrow-leaf cat-tail (*Typha angustifolia*), Jack-in-the-pulpit (*Arisaema triphyllum*), glossy false buckthorn (*Frangula alnus*), European Buckthorn (*Rhamnus cathartica*), sensitive fern (*Onoclea sensibilis*), and royal fern (*Osmunda spectabilis*); tree species identified in the tree survey (Sheet L-2) in the western portion of the site are consistent with trees commonly found in forested wetlands. Wetland A contains a mix of herbaceous, shrub/sapling, and tree-sized vegetation. **It is the applicant's responsibility to quantify the size and type of wetland(s) on-site and any future submittals should quantify the size and type of Wetland A and any other water resources present on-site.**

The applicant was requested in the PSP Review to flag or stake wetlands on-site consistent with the requirements set forth in Section 12-172 (f). Merjent, the City of Novi, EGLE, and the applicant met on-site on July 18, 2024 for a EGLE Water Resources Division Pre-application Meeting and the applicant stated that flags were removed. Both EGLE and Merjent requested that flags be placed at the boundary of the wetland to ensure the wetland was properly identified. Pursuant to Section 12-172(f), “Upon filing of the application, the applicant shall have the boundary lines of any watercourses or wetlands on the property flagged or staked. The flagging or staking shall remain in place throughout the conduct of the permit activity.” Merjent conducted an additional on-site review on November 1, 2024 and the same tattered, rigid, and ripped blue and pink ribbons/flagging mentioned in the PSP Review were present. No new flagging/staking had been added since the PSP Review. **Prior to final site plan approval, the**

applicant should stake/flag the boundary of the wetland(s) on-site consistent with site plan submittals, and the flags should remain in place throughout construction.

1. Per Section 12-172, any impacts to wetlands should be identified and quantified on site plans.
 - a. A proposed storm sewer is identified as outfalling adjacent to Tree 4704. Details should be provided as to the type of inlet/outlet (corrugated metal, reinforced concrete pipe, etc.), and quantity of riprap or other stabilization material for the construction. Section 12-173 allows a *Nonresidential minor use permit* to be granted for the installation of a single water outlet that is riprapped or otherwise stabilized to prevent soil erosion.
2. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. As previously mentioned, onsite wetlands types should be individually quantified on site plans to determine if mitigation will be required. As currently presented, a conservative mitigation ratio of 2:1 will need to be utilized for all wetland impacts due to the uncertainty of wetland types onsite.
 - a. The proposed impacts are not anticipated to exceed 0.25 acre.
3. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Due to the connectivity of the wetland(s) on-site to other water resources, it is likely that Wetland A on-site is EGLE-regulated in addition to being City-regulated. A City wetland use permit cannot be granted until either an EGLE Permit is obtained or official documentation from EGLE is received that states a EGLE Permit is not required for the proposed project.
4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24 of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.

The proposed outfall is located directly adjacent to Wetland A. The rPSP has a dashed line that appears to represent the 25-foot buffer, but no label or callout is identified. In future submittals, the setback/buffer should be identified in either the legend and/or via a callout label. Additionally, The proposed storm water outfall pipe appears to be within the 25-foot buffer. Similar to Comment 1 (above), impacts should be quantified by providing information such as: type and length of pipe within the buffer; amount of excavation/fill within the buffer; and installation method of the pipe (open cut, horizontal directional drill, etc.).

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos
Attachment B – City of Novi Replacement Tree Table

CC:

Barb McBeth, City of Novi, bmcbeth@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Diana Shanahan, City of Novi, dshanahan@cityofnovi.org
Robb Roos, Merjent, robb.roos@merjent.com



Figure 1. City of Novi Regulated Woodlands Map
 Approximate Site boundary is shown in red.
 Approximate Regulated Woodland areas are shown in green.



Figure 2. City of Novi Regulated Wetlands Map
 Approximate Site boundary is shown in Red.
 Approximate Regulated Wetland areas are shown in turquoise.

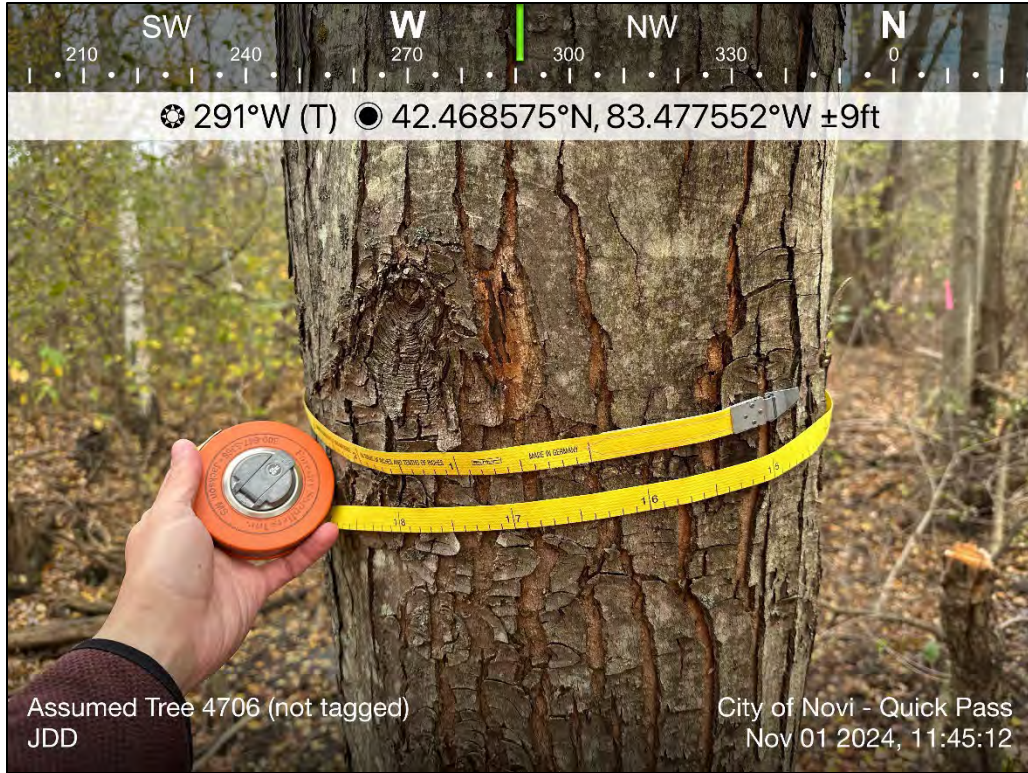
**Attachment A
Site Photographs**



Assumed Tree 4704 with no tag (~14-inch *Ulmus americana*).



Assumed Tree 4705 with no tag (dual trunk ~9-inch *Morus alba*).



Assumed Tree 4706 with no tag (~16-inch *Acer saccharinum*).



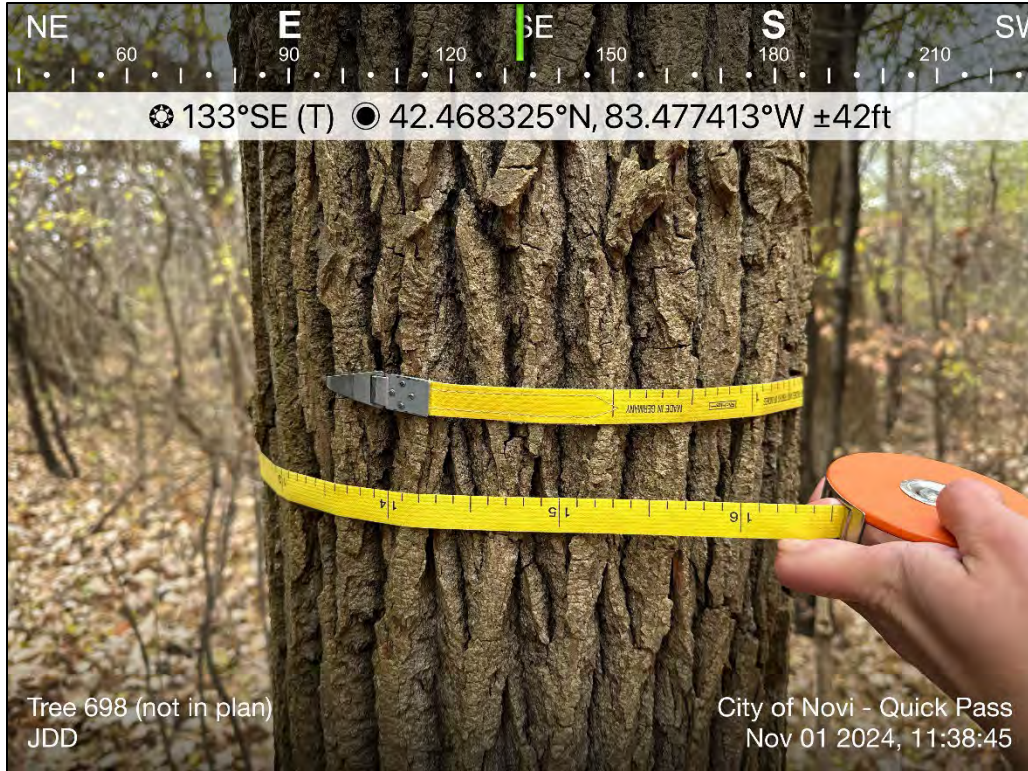
Assumed Tree 4707 with no tag (~9-inch *Ailanthus altissima*).



Similar to the PSP Review, very few tattered/ripped and unmarked flags were found on the ground from an old delineation.



Tree tag 698 (not in plan) – a dual trunk *Populus deltoides* (~23-inches [photographed] and ~15-inches)



Tree tag 698 (not in plan) – a dual trunk *Populus deltoides* (~23-inches and ~15-inches [photographed])



Overview of the eastern boundary of Wetland A – no new flags were found. The pink flag in the background of the photo represents marking/flagging for the tree survey.

Attachment B
City of Novi Tree Replacement Table

City of Novi Woodland Tree Replacement Chart

Section 37-8

Common Name	Species Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Smooth Shadbush	<i>Amelanchier laevis</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Flowering Dogwood	<i>Cornus florida</i>
American Beech	<i>Fagus grandifolia</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans nigra or Juglans cinerea</i>
Eastern Larch	<i>Larix laricina</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce (1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce (1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine (1.5:1 ratio) (6' ht.)	<i>Pinus resinosa</i>
White Pine (1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Basswood	<i>Tilia americana</i>

TRAFFIC REVIEW



AECOM
 39575 Lewis Dr, Ste. 400
 Novi
 MI, 48377
 USA
 aecom.com

Project name:
 JSP24-13 – Quick Pass Car Wash Revised
 Preliminary Traffic Review

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

From:
 AECOM

Date:
 November 6, 2024

CC:
 Lindsay Bell, Humna Anjum, Diana Shanahan, Adam
 Yako, Dan Commer

Memo

Subject: JSP24-13 – Quick Pass Car Wash Revised Preliminary Traffic Review

The revised preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval with conditions** for the applicant to move forward as long as the comments provided are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Novi Road Management, is proposing a single tunnel car wash on a site that eventually will also contain a retail building and two additional building pads for fast-food restaurants. The comments provided pertain to the proposed car wash.
2. The development is located on the west side of Novi Road, north of Ten Mile Road. Novi Road is under the jurisdiction of the Road Commission for Oakland County.
3. The site is zoned B-3 (General Business).
4. There following traffic related deviations are required:
 - a. Below standard for same side and opposite side driveway spacing.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 948 – Automated Car Wash, (Other conceptual future development not considered)
 Development-specific Quantity: 1 Tunnel, Dimensions not provided for future buildings
 Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
Saturday Peak-Hour Trips	41	22	100	No
PM Peak-Hour Trips	78	39	100	No
Daily (One-Directional) Trips	N/A	-	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
	<p align="center">None (with Automated Car Wash only)</p> <p>However, the Site is expected to generate trips over the City of Novi threshold values with all future conceptual developments shown in the site plan.</p>

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	25'	Met	
2	Driveway Width O Figure IX.3	28'	Met	
3	Driveway Taper O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access O 11-194.a.19	2 Access Points	Met	1 access point is to the northern property that is not yet developed. See Fire review for approval.
5	Driveway sight distance O Figure VIII-E	Indicated exceeds standard	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	129'	Not Met	230' required for 45 mph. Proposed driveway slightly south of existing driveway to be removed. Variance required.
6b	Opposite side O 11.216.d.1.e	24' and 86.4'	Not Met	Proposed driveway slightly south of existing driveway, now located between 2 opposite driveways. Variance required.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
7	External coordination (Road agency)	RCOC coordination required	Met	The applicant acknowledged that MOT for entrance work on Novi Road will be provided to RCOC for approval/permit.
8	External Sidewalk Master Plan & EDM	5'	Met	Matching existing sidewalk width.
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Partially Met	Update detail R-28-J to latest R-28-K in future submittal.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	40' x 10'	Met	
12	Trash receptacle ZO 5.4.4	Provided on NW side of site	Met	
13	Emergency Vehicle Access	Provided,	Met	
14	Maneuvering Lane ZO 5.3.2	24', 27.5', 28'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned	Met	
15b	Internal to parking bays	-	N/A	
16	Parking spaces ZO 5.2.12			See Planning review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces with no island	Met	
18	Parking space length ZO 5.3.2	17' and 23' parallel parking	Met	
19	Parking space Width ZO 5.3.2	12.5' and 9' parallel spaces	Met	
20	Parking space front curb height ZO 5.3.2	6"	Partially Met	6" curb proposed for all curb, in front of 17' spaces, 4" curb is required with 2' overhang.
21	Accessible parking – number ADA	1 provided	Met	
22	Accessible parking – size ADA	15.75' x 17', no aisle	Partially Met	No proposed aisle.
23	Number of Van-accessible space ADA	Not indicated, 1 required	Not Met	The one proposed accessible space provided is not van accessible.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	3 proposed, 2 required	Met	
24b	Location ZO 5.16.1	Indicated	Met	
24c	Clear path from Street ZO 5.16.1	5'	Not Met	6' clear path from street is required.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Provided	Partially Met	Update layout based on new standard in Text Amendment 18.301.
25	Sidewalk – min 5' wide Master Plan	5'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	None proposed	Not Met	The applicant should provide ramps at the sidewalk crossing at the pass-by exit from the car wash.
27	Sidewalk – distance back of curb EDM 7.4	No offset along parking	Met	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	-	N/A	
30	Drive Through ZO 5.3	25' stacking spaces, 17' x 9' stacking space, centerline radius not dimensioned	Partially Met	Minimum stacking space length shall be 19' per Zoning Ordinance Section 5.3.11.H. Minimum 25' centerline radius per Section 5.3.11.F.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Provided	Partially Met	“No Parking Fire Lane” and “Van Accessible” sign details shown but not indicated in table or on site plan.
34	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Indicated	Met	
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Indicated	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Indicated	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Indicated	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Indicated	Met	
40	Parking space striping notes	Perpendicular space and drive-thru delineation markings not indicated. Accessible parking striping detail does not match what is shown on the site plan for the proposed accessible space.	Not Met	Provide details (color and width) of perpendicular parking space, vacuum parking space and drive-thru delineation striping. Label striping for loading zone.
41	The international symbol for accessibility pavement markings ADA	Provided	Met	
42	Crosswalk pavement marking detail	None proposed	N/A	
43	Any Other Comments:	Indicate color of proposed arrow pavement markings shown on site plan. Could add a R1-1 stop sign at exit to Novi Road.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



February 4, 2025

Façade Review Status:
Approved, Full Compliance

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Attn: Ms. Barb McBeth

Re: **FACADE ORDINANCE REVIEW**
Quick Pass Car Wash, PSP24-13, Revision 2 Preliminary Site Plan
 Façade Region: 1, Zoning District: B3

Dear Ms. McBeth:

This Façade Review is based on the drawings prepared by Jeffery A Scott Architects, dated 1/15/25. The proposed percentages of materials are as shown in the table below. The maximum (and minimum) percentages of materials required by the Façade Ordinances are shown in the right-hand columns. Materials that are in non-compliance, if any, are highlighted below.

	East (Front)	South	West	North	Ordinance 5.15 Maximum (Minimum)
Brick	55%	45%	64%	64%	100% (30% Min.)
Split Faced CMU	9%	10%	8%	10%	10%
Flat Metal Panel	25%	40%	24%	21%	50%
Coping / Cornice	2%	2%	2%	2%	15%
Flat Metal Accents	9%	3%	9%	3%	50%

In response to prior comments the applicant has revised the façade materials and colors; the C-Brick has been changed to natural clay brick and the accent colors have been reduced in intensity to “Blue Chip SW6959” and “Invigorate” SW6886”. All facades are now in full compliance with the Façade Ordinance. A Section 9 Waiver is no longer required for this project.

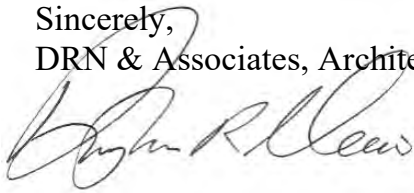
Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

2. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA



FIRE REVIEW



July 10, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Heather Zeigler – Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
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Dave Staudt

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**Director of Public Safety
Chief of Police**
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RE: Quick Pass Car Wash

PSP# 24-0037

Project Description:

Build a car wash off Novi Rd.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. **(D.C.S. Sec 11-194 (a)(20))**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential.
(D.C.S. Sec.11-68(a))
- Water mains greater than 25', shall be at least 8" in diameter. Shall be put on plans for review. **(D.S.C. Sec.11-68(C)(1)(c))**
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c). From existing hydrant on Novi Rd. to proposed hydrant off the temporary access/turn around road is approx. 660'.**

- If a new building is more than 175 feet from a public fire hydrant, a hydrant shall be provided ten (10) to fifteen (15) feet off the right side of the drive entrance as recommended by the Fire Chief or his designee. **(D.C.S. Sec. 101-68 (f)(1)h.)**
- Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
- Watermain sizes shall be put on the site plans for review.
- 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities supporting thirty-five (35) tons.

Recommendation:

Approved with conditions

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal flourish extending to the right.

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

APPLICANT RESPONSE LETTERS



jeffery a. scott architects p.c.
architects • engineers

PROJECT: Quick Pass Car Wash
24555 Novi Rd.
22-22-400-010

**ARCHITECTS PROJECT
NO. 22162**

Architect: Jeffery A Scott Architects (attn: Marsha Horning)
32316 Grand River Ave, Suite 200
Farmington, Michigan 48336

DATE: January 15, 2025

Below are responses to comments from the Plan Review Center Report dated July 19, 2024.

ITEM NO. 2 –

Truck Well (Sec. 3.10.1.A): No truck well, loading dock, overhead door, or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. The entrance overhead door to the car wash on the east side is facing Novi Road. This will require a variance from the Zoning Board of Appeals.

The Owners will seek a variance from the zoning board of appeals. There are at least ten (10) businesses with overhead doors that front major thoroughfares within two miles of 24555 Novi Road. See attached .pdf.

FAÇADE REVIEW –

Façade Review: Façade is not recommending approval at this time. A Section 9 Waiver is not recommended. Please see Façade review for revisions to make within the next submittal.

The material that was previously called out as C-Brick has been revised to clay-fired brick in a light gray color. As there are no color limitations for clay-fired brick, we should now be in compliance with the zoning ordinance for our material percentages.

The color selections for orange and blue metal trim have been revised. The selections shown on A200 are part of the brand identity and match the colors in the main sign, but are less bold than the physical samples provided at the previous meeting. We believe the colors are complimentary to the overall aesthetic of the building and would not detract from the neighboring properties.

The vacuum canopies with correct colors are shown on sheet A-500. A rendering of the rear of the property has been added to better depict the vacuum stations which sit behind the building.

December 4, 2024

Lindsay Bell, AICP
Senior Planner
City of Novi – Planning Department
47175 10 Mile Road
Novi, MI 48375

For: Quick Pass Car Wash
24555 Novi Road, Novi
Parcel ID: 22-22-400-010

Dear Lindsay:

Please find this letter in response to the November 13 review package. The responses outlined in this letter will be included as part of all future submittals for this site as applicable.

Our responses to the review letters are as follows:

Plan Review Center Report dated November 13, 2024:

Ordinance Requirements:

1. *Wetland Boundary Verification:* The flagged border of wetlands conditions associated with historical retention pond has been added to the plans. This area was flagged by Barr & Associates. The wetland boundaries have been added to the plan prior to final site plan submittal
2. *Truck Well:* The linear layout of the building and use requires an overhead door to face Novi Road. We kindly request the opportunity to present our layout to the ZBA for a variance request.
3. *Drive Thru:* The proposed layout which includes three drive up pay attendant lanes which is similar to the configuration in the applicant's other car wash facilities in southeast Michigan. The applicant feels comfortable that one of the lanes can also function as a pass through lane. The car wash employees are trained specific procedures to allow members to pass by the pay attendant lanes in the event they decide they do not want a wash. They are also trained the procedures to follow in the event of an emergency. In addition, there is a bypass lane to exit the line immediately prior to entering the tunnel wash. This is typically blocked off with cones which are easily moved in the event a member decides to exit the lane prior to entering the tunnel wash. We kindly request the opportunity to present our layout to the ZBA for a variance to this requirement.
4. *Sidewalks:* Comment Noted
5. *Noise Impact Statement:* Comment Noted

6. *Exterior Lighting*: A photometric plan and exterior lighting details will be provided at the time of final site plan submittal.
7. *Bike Parking Layout*: We will the update the bike parking layout as part of the final site plan.
8. *Property Split*: All references to the future development area will be removed from the final site plan submittal.
9. *Signage*: A sign permit will be submitted under separate cover.
10. *Planning Chart*: See our responses to the signage chart comments further down in this response letter:

Other Reviews:

- A. Comment Noted
- B. Comment Noted.
- C. Comment Noted.
- D. Comment Noted.
- E. Comment Noted. We have reviewed the conditions and will comply as part of the final site plan submittal
- F. Comment Noted. See the project architects response attached.

Revised Preliminary Site Plan

Comment Noted

Zoning Board of Appeals

We humbly request to be placed on an agenda for in our request to the Zoning Board of appeals for the building entrance on the front side of the building, and the reduction of the pass through lane.

Final Site Plan

Comment Noted

Electronic Stamping Sets

Comment Noted

Stamping Set Approval

Comment Noted

Pre-Construction Meeting;

Comment Noted

Planning Review Chart dated November 7, 2024:

Zoning and Use Requirements

- *Master Plan* Comment Noted
- *Zoning* Comment Noted

- *Uses Permitted* We will remove all references to the future development as part of the final site plan submittal.
- *Auto Wash* Comment Noted

B-3 Business District Required Conditions

Truck Well: We humbly request to be placed on the next available ZBA agenda to present our application for a variance to allow for the overhead door to be placed on the east side of the building.

Height, Bulk, Density, and area limitations

We will remove all references to the future development as part of the final site plan submittal.

Access to Major Thoroughfare

Comment Noted

Building Height

Comment Noted

Building Setbacks

The building setbacks will be indicated on the final site plan submittal set.

Parking Setback

The parking setback dimensions will be indicated on the final site plan submittal set.

Note to District Standards

Exterior Side Yard Abutting a Street

Comment Noted

Minimum Lot Area

Comment Noted

Off-Street Parking in Front Yard

Comment Noted

Wetland/Watercourse Setback

See our responses below

Parking Setback Screening

See our responses below

Modifications of Parking Setback Requirements

Comment Noted

Parking, Loading, and Dumpster Requirements

AutoWash

Comment Noted

Parking Space Dimensions and Maneuvering Lanes

Comment Noted

Emergency Access

Comment Noted

Parking Stall Located Adjacent to a parking lot entrance

Comment Noted

End Islands

Comment Noted: See our comments below.

Barrier Free Spaces

Comment Noted

Barrier Free Space Dimensions

The barrier free space dimensions will be added to the final site plan submittal package

Barrier Free Signs

Comment Noted

Minimum number of Bicycle Parking

Comment Noted

Bicycle Parking General Requirements

Comment Noted

Bicycle Parking Lot Layout

The bicycle parking lot layout dimensions will be revised as part of the final site plan submittal package.

Loading Spaces

Comment Noted

Dumpster

Comment Noted

Dumpster Enclosure

Comment Noted

Outdoor Vacuums

The vacuum details will be provided in color as part of the final site plan submittal package

Vacuum Enclosure

See the architects response in the façade review comments

Drive Through Lanes

Comment Noted

Drive-Through Lanes, Setback

Comment Noted

Drive-Through Lanes, Bypass

As described above, the proposed layout which includes three drive up pay attendant lanes which is similar to the configuration in the applicant’s other car wash facilities in southeast Michigan. The applicant feels comfortable that one of the lanes can also function as a pass through lane. The car wash employees are trained specific procedures to allow members to pass by the pay attendant lanes in the event they decide they do not want a wash. They are also trained the procedures to follow in the event of an emergency. In addition, there is a bypass lane to exit the line immediately prior to entering the tunnel wash. This is typically blocked off with cones which are easily moved in the event a member decides to exit the lane prior to entering the tunnel wash. As indicated on the site plan, the proposed pay station lanes do not block access to parking. We kindly request the opportunity to present our layout to the ZBA for a variance to this requirement.

Width & Centerline Radius of Drive through Lanes

A space will be dimensioned on the final site plan submittal package.

Drive Through Lane Delineated

Comment Noted

Drive Through Staking Spaces

Comment Noted

Additional Road Design, Building Setback, and Parking Setback Requirements

Road Standards

Comment Noted

Major Drives

Comment Noted

Minor Drive

Comment Noted

Parking on Major and Minor Drives

Comment Noted

Lighting and Other Equipment Requirements

Exterior Lighting

A photometric plan will be submitted as part of the Final Site Plan submittal package

Root Top Equipment and Wall mounted Utility Equipment

Comment Noted

Root Top Appurtenances Screening

Comment Noted

Noise Specifications

Comment Noted

Sidewalk Requirements

Sidewalks

Comment Noted.

Pedestrian Connectivity

Comment Noted

Building Code and Other Design Standard Requirements

Design and Construction Stds Manual

Comment Noted

General Layout

Comment Noted

Economic Impact

Comment Noted

Other Permits and Approvals

Development/Business Sign

The applicant will be applying for site signage under separate cover

Development and Street Names

Comment Noted

Property Split

Comment Noted

Conservation Easements

There are no conservation easements proposed at this time.

Lighting and Photometric Plan

All Comments: A photometric plan will be submitted with the final site plan.

Engineering Review dated November 13, 2024:

Project Summary

General

1. The City's standard detail sheets will be included with the stamping sets
2. Comment Noted
3. The sight distance information will be clarified as part of the final site plan submittal.
4. Comment Noted
5. The proposed traffic control plan will be submitted with the final site plan submittal
6. A material quantity table will be provided as part of the final site plan submittal.
7. A utility crossing table will be added to the final site plan once the final engineering for the site has been completed.
8. A dewatering note will be included in the final site plan submittal.
9. The tree protection fence will be included in the final site plan submittal package.
10. The tributary areas will be further illustrated as part of the final site plan submittal package.
11. A detailed demolition plan will be included as part of the final site plan submittal package.

Water Main

12. The final site plan will be updated to include two water main taps if the proposed loop extension exceeds 800 feet.
13. Water modeling calculations will be provided as part of the final site plan submittal.
14. Profiles for all proposed water main 8" & larger will be profiled as part of the final engineering/ stamping sets.
15. Comment Noted. All valves for 8" water main will be placed in wells as part of the stamping sets.
16. The note will be added to the final Site Plan submittal.
17. Upon completion of the detailed engineering plans, sealed plan sets will be submitted to the city for review and submittal to EGLE

Irrigation

18. Irrigation plans will be provided as part of the final engineering plan/stamping sets if proposed.
19. Comment Noted. This will be addressed as part of the final site plan submittal package.
20. It is anticipated that the irrigation system will be connected to the city water system.

Sanitary Sewer

21. A access easement will be modified as part of the final site plan submittal package.
22. A sanitary sewer basis of design will be revised as part of the final site plan submittal package. At this time, we do not know the type of use for any future development area.
23. Utility crossings will be provided as part of the stamping sets.
24. We will provide an EGLE application and sets as we near completion of the final engineering design and stamping sets.

Storm Sewer

25-39 We will address each of the listed items as part of the final engineering design / stamping sets.

Storm Water Management Plan

40-54 We will address each of the listed items as part of the final engineering design / stamping sets.

Paving & Grading

55- 80 We will be applying for a Soil Erosion Permit when as we complete the final engineering design.

Soil Erosion and Sediment Control

81 All soil erosion control comments will be incorporated into the final engineering design / stamping sets.

82 Comment Noted. We will be submitting stamping sets once we complete the final engineering design.

83 We will provide an itemized cost opinion when we complete the final engineering design.

Preliminary Site Plan – Landscaping Review dated November 4, 2024:

Comment Noted: The landscape plans will be modified to reflect any changes that are made with the final engineering and final site plan sets.

Landscaping Review Summary Chart dated November 4, 2024:

Comment Noted: The landscape plans will be modified to reflect any changes that are made with the final engineering and final site plan sets.

Woodlands Review dated November 4, 2024:

Comment Noted. We will make all applicable plan changes that come up as part of the detailed engineering / stamping set preparation and final site plan submittal.

Wetland Review dated November 4, 2024:

Comment Noted. We will make all applicable plan changes that come up as part of the detailed engineering / stamping set preparation and final site plan submittal. We will have the wetland limits field delineated prior to final site plan submittal. In addition, we are anticipating a wetland permit will be required from both EGLE and the City of Novi as part of the final site engineering approval and Stamping Sets.

Traffic Review dated November 6, 2024:

Comment Noted: We will address all comments included in the Traffic Consultants letter as part of the final site plan submittal.

Façade Review dated November 1, 2024:

See the attached separate response letter from Jeffrey Scott & Associates.

On behalf of the applicant and based on the above description and attachments, we kindly request positive consideration for Preliminary Site Plan by the City of Novi on this matter.

If you have any questions, please do not hesitate to contact me.

Sincerely,
GreenTech Engineering, Inc.



Daniel J. LeClair, PE, PS
President

Attachments



jeffery a. scott architects p.c.
architects • engineers

PROJECT: Quick Pass Car Wash
24555 Novi Rd.
22-22-400-010

**ARCHITECTS PROJECT
NO. 22162**

Architect: Jeffery A Scott Architects (attn: Marsha Horning)
32316 Grand River Ave, Suite 200
Farmington, Michigan 48336

DATE: November 27, 2024

Below are responses to comments from the Plan Review Center Report dated July 19, 2024.

ITEM NO. 2 –

Truck Well (Sec. 3.10.1.A): No truck well, loading dock, overhead door, or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. The entrance overhead door to the car wash on the east side is facing Novi Road. This will require a variance from the Zoning Board of Appeals.

The Owners will seek a variance from the zoning board of appeals. There are at least ten (10) businesses with overhead doors that front major thoroughfares within two miles of 24555 Novi Road. See attached .pdf.

FAÇADE REVIEW –

Façade Review: Façade is not recommending approval at this time. A Section 9 Waiver is not recommended. Please see Façade review for revisions to make within the next submittal.

In pre-review discussions with the city's façade consultant, the Owners were told that there was a precedent for C-Brick (half-high block) to be counted as 'brick' in the city's material percentage requirements. Natural colors and a variation in tone were the prerequisites given that would allow a C-Brick assembly to qualify as 'brick.'

The Owners have chosen a mix of three beige C-Brick colors that have a natural color and would create a variation in tone. The façade review comments were that the C-Brick proposed does not have "rich dark earth-toned hues consistent with red bodies fired clay brick," which was not the Owner's understanding of the precedent provided by the façade consultant.

If nominal-size brick is used, it can potentially be any color, as none is defined in the zoning ordinance, yet if C-Brick is to qualify as brick, it must be red. It is the Owners'

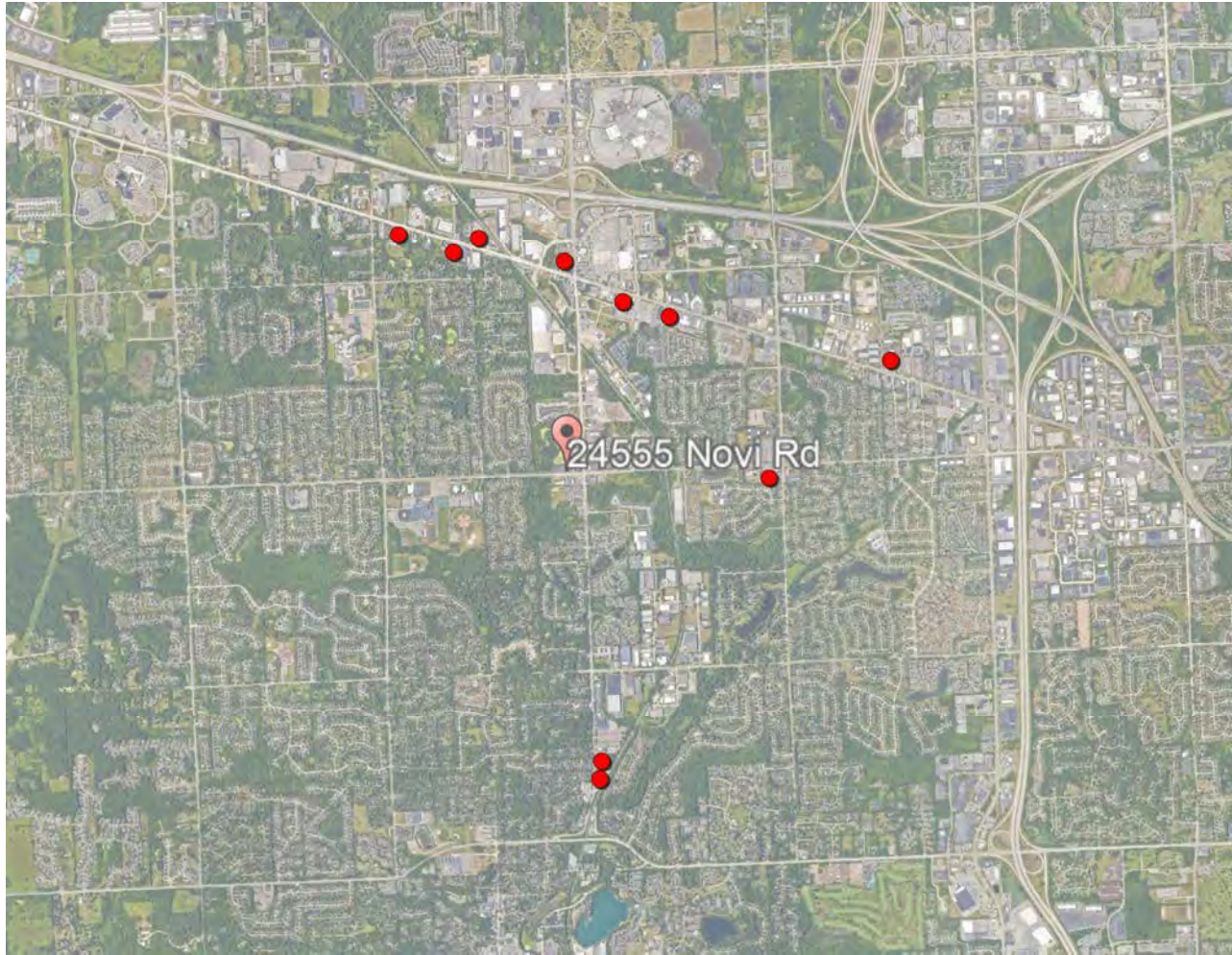


jeffery a. scott architects p.c.
architects • engineers

contention that since they have selected C-Brick that has natural beige colors and a variation in tone, it would resemble a very common style and color of brick, even though it is not red. Full C-Brick sample boards will be brought to the meeting to demonstrate the actual proposed materials and colors.

The “Laughing Orange SW6895” and “Blue Plate SW 6796” are part of the brand identity and match the colors in the main sign. We believe the colors are complimentary to the overall aesthetic of the building and would not detract from the neighboring properties.

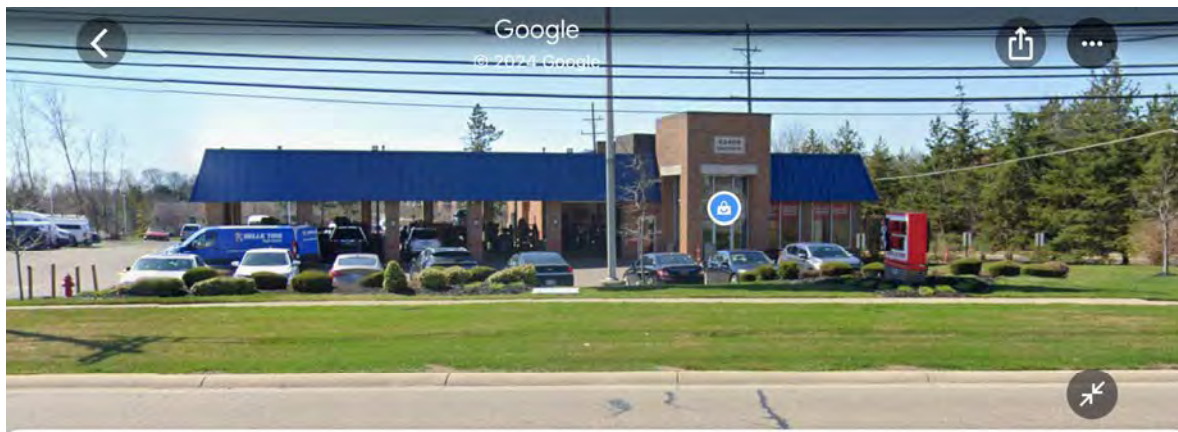
The vacuum canopies with correct colors are shown on sheet A-500. A rendering of the rear of the property has been added to better depict the vacuum stations which sit behind the building.



Street-Fronting Overhead Doors in Novi (Within 2 Miles of 24555 Novi Road)

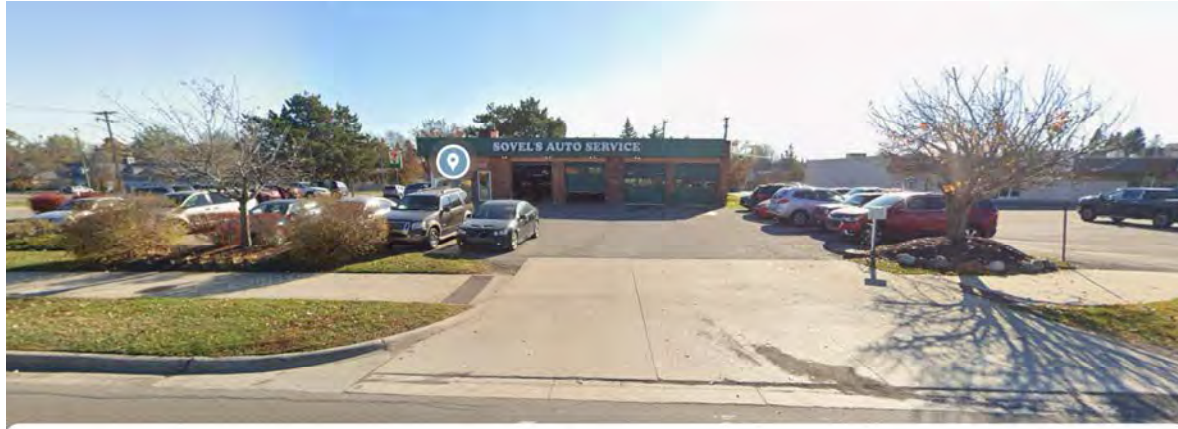


42975 Grand River Ave

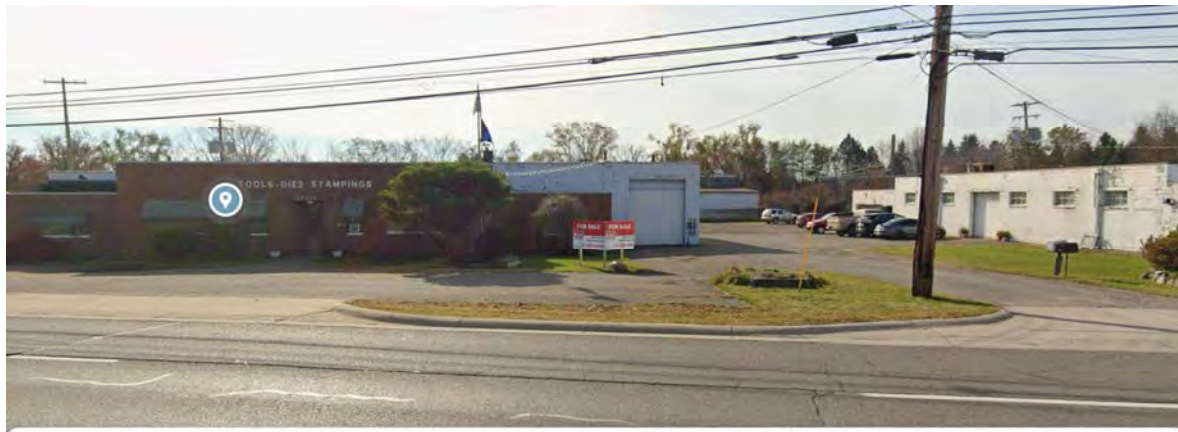


42409 Grand River Ave

Street-Fronting Overhead Doors in Novi



41425 W 10 Mile Rd



40380 Grand River Ave

Street-Fronting Overhead Doors in Novi



21470 Novi Rd



44305 Grand River Ave

Street-Fronting Overhead Doors in Novi



44467 Grand River Ave



45105 Grand River Ave

Street-Fronting Overhead Doors in Novi



26123 Novi Rd



21510 Novi Rd

Street-Fronting Overhead Doors in Novi

NOISE IMPACT STATEMENT



jeffery a. scott architects p.c.
architects • engineers

PROJECT: Quick Pass Car Wash
24555 Novi Rd.
22-22-400-010

**ARCHITECTS PROJECT
NO. 22162**

Architect: Jeffery A Scott Architects (attn: Marsha Horning)
32316 Grand River Ave, Suite 200
Farmington, Michigan 48336

DATE: October 10, 2024

Below are responses to comments from the Plan Review Center Report dated July 19, 2024.

ITEM NO. 2 –

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The Owners will seek a variance from the zoning board of appeals. There are at least ten (10) businesses with overhead doors that front major thoroughfares within two miles of 24555 Novi Road. See attached .pdf.

ITEM NO. 5 –

Noise Impact Statement (Sec. 5.14.10): For the outdoor vacuum stations, please provide a noise analysis to determine compliance with the Performance Standards of the Zoning Ordinance.

Vacuum decibels are rated 64db measured at 30' from the source. The closest vacuums to a property line are over 50'. The decibel level is within both the maximum night time level and maximum daytime level listed in Table 5.14.10.A.ii. Please see attached .pdf for referenced decibel chart and comparable noise levels of everyday activities.



FAÇADE REVIEW –

Façade Review: Façade is not recommending approval at this time. A Section 9 Waiver is not recommended. Please see Façade review for revisions to make within the next submittal.

In pre-review discussions with the city's façade consultant, the Owners were told that there was a precedent for C-Brick (half-high block) to be counted as 'brick' in the city's material percentage requirements. Natural colors and a variation in tone were the prerequisites given that would allow a C-Brick assembly to qualify as 'brick.'

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