OFFICE OF THE COUNCIL

COUNCIL MEMBERS
JIM JOLLY, President
LAURA M. TOY, Vice President
SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON M□CULLOUGH
KATHLEEN E. McINTYRE
SCOTT MORGAN

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

COMMITTEE MEMEBERS:
Jim Jolly, Chair
All Councilmembers

OFFICE OF THE COUNCIL

ELECTRONIC AGENDA PACKET FOR THE COMMITTEE OF THE WHOLE MEETING WEDNESDAY, JANUARY 11, 2023 7:00 P.M.

The electronic agenda is compiled, produced and distributed by the City Council Staff. (734) 466-2250

The official documents are on file in the City Clerk's office.

PUBLIC MEETING - COMMITTEE OF THE WHOLE
RESCHEDULED
JANUARY 11, 2023
7:00 PM

Location:
Livonia City Hall
Council Chambers, 2nd floor
33000 Civic Center Drive
Livonia, MI 48154

Members:
Jim Jolly, Chair
All Councilmembers

AGENDA ITEM(S)

1. WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.
   NEW DATA: Resident Response(s)

2. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2025: Mayor's Office, re same.

AUDIENCE COMMUNICATION

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Paul Bernier, City Attorney
Mark Taormina, Planning and Economic Development Director
Mike Slater, Finance Director

THIS IS AN OPEN MEETING AND
ALL INTERESTED PARTIES ARE WELCOME TO ATTEND.

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than eight business days following the date of the meeting.

SUSAN M. NASH, CITY CLERK

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**

NEW DATA RECEIVED FOR COW MEETING OF 01/09/2023

Kasprowicz, Sara

From: noreply@civicplus.com
Sent: Thursday, December 15, 2022 7:58 PM
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Ewa
Last Name	Kedzierska
Address	20310 Mayfield Livonia MI 48152
Email Address	ewalicja1@gmail.com
Phone Number	3139294434
Topic	Other City Council Inquiry
Date of Issue	12/15/2022
Attachment (Optional)	*Field not completed.*
Comments	Re: Petition 2022-10-02-20 requesting to redevelop site and construct new automated car wash facility at 20330 Farmington Rd. I would like to reiterate my opposition to this proposal for the following reasons: 1. Why do we need another car wash at this location when two are within "a stone's throw"? 2. The proposed car wash is gaudy, circus like, and not compatible with the surrounding professional businesses. Please consider taking a look at the Colonial Car Wash at 9 Mile and Farmington or the Car Wash at Gill and 8 Mile as an example of buildings which "fit" their surroundings. 2A. The new restaurant, adjacent to the proposed site, has outdoor seating and a few bushes (as a screen) would barely prevent the noise, comings and goings and lighting from being experiences by the diners. Has the new owner been advised of the proposal? 3. Noise and light pollution for the neighbours at the back of the

property who live on Shadyside
4. Noise and light pollution for the businesses around as well as increased traffic. Shadyside already suffers from traffic with cars using it as a short cut to avoid turning east on 8 Mile.
5. Concern with effect of water going into the sewer system. The applicant has mentioned a storage tank but how will this water be used/reused/recycled?
6. Water pressure on Shadyside is low - there is also concern about a low water table on the street so any excess water may flood the area? has this been considered?
Please consider these items before making a decision.
Thank you.

Email not displaying correctly? View it in your browser.

LETTER TO THE LIVONIA CITY COUNCIL

Council Office
December 15, 2022

MEETING DATE	PREPARED BY
COW011123/R011823	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.
New Data: Resident Response(s)

BACKGROUND

On a motion by Councilmember Morgan, seconded by Vice President Toy, it was:

#379-22 RESOLVED, that considered a communication from the City Planning Commission, dated November 16, 2022, approved for submission by the Mayor, which transmits its resolution #11-55-2022, adopted on November 15, 2022, with regard to Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc., requesting waiver use approval to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 and 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Council does hereby refer this matter to the Committee of the Whole for its report and recommendation.

RECOMMENDATION

To discuss the item as presented at the Regular Meeting of December 14, 2022.

FISCAL CONSIDERATION

ATTACHMENTS

1. R121422 Petition 2022-10-02-20 Mannik Car wash to COW CR 379-22
2. COW010923 New Data - Resident Letter Recd 12-19-22
3. COW010923 LTC Petition 2022-10-02-20
4. R121422 New Data 3 - Petition 2022-10-02-20 (20340 Farmington)
5. R121422 New Data 2 - Petition 2022-10-02-20 (20340 Farmington)
6. R121422 New Data 1 - Petition 2022-10-02-20 (20340 Farmington) Revised Landscape Plan
7. S120522 Waiver Petition 2022-10-02-20 Minutes
8. S120522 LTC Petition 2022-10-02-20
9. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-02 AND 05-22

10. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-01-22
11. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-27-22
12. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
13. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
14. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
15. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
16. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY

On a motion by Councilmember Morgan, seconded by Vice President Toy, it was:

#379-22 RESOLVED, that considered a communication from the City Planning Commission, dated November 16, 2022, approved for submission by the Mayor, which transmits its resolution #11-55-2022, adopted on November 15, 2022, with regard to Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc., requesting waiver use approval to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 and 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Council does hereby refer this matter to the Committee of the Whole for its report and recommendation.

AYES: Toy, Morgan, McCullough, McIntyre, and Jolly

NAYS: Bahr and Donovic

President Jolly declared the resolution adopted.

UNFINISHED BUSINESS ITEM 4 (Regular Meeting of December 14, 2022)

Motion: **Morgan**
Second: **Toy**
Ayes: **Toy, Morgan, McCullough, McIntyre, Jolly**
Nays: **Bahr, Donovic**
Absent: **None**

LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2022

MEETING DATE	PREPARED BY
COW010923/R011823	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.
New Data: Resident Response(s)

BACKGROUND

November 18, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-10-02-20 - Clean Express

Dear Council Members:

At the 1,193rd Public Hearings and Regular Meeting held by the City Planning Commission on November 15, 2022, the following resolution was unanimously adopted:

RECOMMENDATION

#11-55-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.

2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten

feet (10’) wide by twenty feet (20’) in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.

4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.

5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.

8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall’s design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.

10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.

11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for

a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Vision 21 Zoning Ordinance, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. COW010923 New Data - Resident Letter Recd 12-19-22
2. R121422 New Data 3 - Petition 2022-10-02-20 (20340 Farmington)
3. R121422 New Data 2 - Petition 2022-10-02-20 (20340 Farmington)
4. R121422 New Data 1 - Petition 2022-10-02-20 (20340 Farmington) Revised Landscape Plan
5. S120522 Waiver Petition 2022-10-02-20 Minutes
6. S120522 LTC Petition 2022-10-02-20
7. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-02 AND 05-22
8. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-01-22
9. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-27-22
10. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
11. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
12. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
13. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
14. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY

NEW DATA RECEIVED FOR REGULAR MEETING OF 12/14/2022 - ITEM 4

From: Nick DeSimpelare
To: CityCouncil
Cc: Zilincik, Todd; Taormina, Mark; Dennis Miller; Kyle J. Wrentmore
Subject: RE: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)
Date: Tuesday, December 13, 2022 9:33:34 AM
Attachments: RE Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road.msg

---

Good morning,

Following up on my email from yesterday, the City Engineering Dept has completed their review of the water demand for the proposed car wash. They looked at three different scenarios:

- Average Day
- Maximum Day
- Maximum Hour

For all scenarios, they found that the proposed withdrawal has almost zero (<1 psi) pressure impact on the 12-inch water main on Farmington
Rd.

I have attached our email correspondence with Mr. Zilincik and his staff.

Thank you,

Nick

Nick DeSimpelare, P.E.
Civil Engineer
The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com

From: Nick DeSimpelare
Sent: Monday, December 12, 2022 4:15 PM
To: citycouncil@livonia.gov
Cc: Zilincik, Todd <tzilincik@livonia.gov>; mtaormina@livonia.gov; Dennis Miller <dennismiller@mkiezi.com>; Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)

Good Afternoon,

At the 12/5/22 City Council Study Meeting, members of Council requested changes/additional info on several items in regards to the proposed Clean Express car wash at 20340 Farmington Road (Petition 2022-10-02-20).

Updated plans for this Petition are attached. Below is a summary of the different items mentioned by members of Council and how they have been addressed:

- **Lighting intensity and hours** – Photometric plan has been updated to reduce lighting intensity. Additionally, notes have been added to the Photometric Plan noting that parking lots lights will turn off by 10:30 PM.
- **Vacuum hours** – Note added to Site Plan (C200) indicating that vacuums will turn off at close of business
- **Mature size of landscaping** – A column had been added to the table on the Landscaping Plan (L100) listing the mature

height and width of all plantings.

- **Preliminary stormwater plan** – A new sheet (C300) has been added showing preliminary size and location of the proposed stormwater detention system, including the system outlet and upstream water quality device. This plan is preliminary in nature meant to show how we will meet the Wayne County stormwater standards. The final site grading (completed during final engineering) will dictate catch basin locations and final detention location.
- **Water pressure** – The City Engineering Dept has been helping us with this. We still don't have final numbers but will forward as soon as we do.

Please do not hesitate to contact me with any questions. We appreciate the Council's and City staff's time and attention related to this matter.

Nick

Nick DeSimpelare, P.E.
Civil Engineer
The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com

CONFIDENTIALITY NOTICE

The information contained in this communication and its attachment(s) is intended only for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify postmaster@manniksmithgroup.com and delete the communication without retaining any copies. Thank you.

From: Zilincik, Todd
To: Rushlow, Jacob
Cc: Kyle J. Wrentmore; Nick DeSimpelare; Lear, David; Wilson, Tom
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road
Date: Tuesday, December 13, 2022 9:27:01 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.gif
CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png
Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png
SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png
SocialLink_Twitter_32x32_a844deab-cb87-48f2-9175-647012b70cfe.png
SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png

---

EXTERNAL EMAIL: Open with EXTREME caution!

Jacob,

Thanks for having OHM Advisors run the model to determine the water pressure to the proposed car wash at the old NAPA Auto Parts Store is negligible.

Todd

Todd Zilincik, P.E.
City Engineer
City of Livonia | Engineering
(734) 466-2561
tzilincik@livonia.gov
www.livonia.gov

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Rushlow, Jacob <jrushlow@livonia.gov>
Sent: Tuesday, December 13, 2022 9:20 AM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Nick,

We ran this through the model and the proposed connections has almost zero (<1 psi) pressure impact on the 12-inch water main on Farmington Rd.

Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2606
jrushlow@livonia.gov

From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>
Sent: Friday, December 9, 2022 3:15 PM
To: Rushlow, Jacob <jrushlow@livonia.gov>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Jacob,

Thanks for getting back to me. We are planning to demo the building; we would propose to install a 2" water service.

The City Council was specifically concerned with how our proposed demand would impact existing pressure in the line. Are you able to provide a pressure for existing and proposed for each scenario?

Here would be our demands:

Avg Day: 8,000 GPD
Max Day: 24,000 GPD
Peak Hour: 2,000 gallons in one hour

From: Rushlow, Jacob <jrushlow@livonia.gov>
Sent: Thursday, December 8, 2022 12:58 PM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

EXTERNAL EMAIL: Open with EXTREME caution!

Nick, if the existing building is being demolished a new tap would be required. I would also guess the existing ¾" service would not be adequate for your proposed car wash use.

Here are the expected pressures under different scenarios based on our pressure maps (without running a hydraulic model).

Avg Day: 60-70 psi

Max Day: 50-60 psi
Peak Hour: 50-60 psi

If you need more detail, we can run the model with your anticipated demands. We would need to know both the average day and max day demand flows.

Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2606
jrushlow@livonia.gov
www.livonia.gov

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>
Sent: Thursday, December 8, 2022 12:42 PM
To: Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>; Rushlow, Jacob <jrushlow@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Dave,

Thank you forwarding.

65 psi is the target pressure at the main. The pressure is what is. If it's significantly lower than 65 psi, we may need to add another booster on our site.

Tom & Jacob, let me know if you have any questions. Feel free to call if easier.

Thank you all for your help,

Nick

Nick DeSimpelare, P.E.
Civil Engineer

The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com

From: Lear, David <DLear@livonia.gov>
Sent: Wednesday, December 7, 2022 4:46 PM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>; Rushlow, Jacob <jrushlow@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

EXTERNAL EMAIL: Open with EXTREME caution!

Nick,

I am forwarding your request over to our water and sewer side (Tom Wilson and Jacob Rushlow) since they are the ones with access to the model. (that is actually through our consulting engineers) Is the 65psi that you note what is needed prior to your pumps boosting it for use, or is that what you believe is already out there on the site?

Thanks,

Dave

David Lear
Assistant City Engineer
City of Livonia | Engineering
(734) 466-2608
DLear@livonia.gov
www.livonia.gov

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>

Sent: Wednesday, December 7, 2022 4:28 PM
To: Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Dave and/or Todd,

I appeared before the City Council on Monday to present on a proposed car wash at 20340 Farmington Road (Site Plan Submittal is attached). Due to some concerns from neighbors regarding water pressure, it was requested by Council that we work the engineering department to assess our water demand and the potential impact on the City's water system. It is my understanding that you have a system model that can analyze potential demands. Can you help us with this request?

Here is the information:

- Pressure: 65 psi
    - This pressure would be boosted inside the building for the wash equipment
- Demand: 8,000 gallons per day
- We plan to either reuse the existing on site water service (if size and condition allow) or to tap the ex. 12" main on the east side of Farmington Road

Let me know if you need any additional information. Feel free to call my cell anytime if that is easier than email.

Thank you for your help,

Nick

Nick DeSimpelare, P.E.
Civil Engineer
The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com

CONFIDENTIALITY NOTICE

The information contained in this communication and its attachment(s) is intended only for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any

dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify postmaster@manniksmithgroup.com and delete the communication without retaining any copies. Thank you.

CONFIDENTIALITY NOTICE

The information contained in this communication and its attachment(s) is intended only for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify postmaster@manniksmithgroup.com and delete the communication without retaining any copies. Thank you.

CONFIDENTIALITY NOTICE

The information contained in this communication and its attachment(s) is intended only for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify postmaster@manniksmithgroup.com and delete the communication without retaining any copies. Thank you.

NEW DATA RECEIVED FOR REGULAR MEETING OF 12/14/2022 - ITEM 4

From: Nick DeSimpelare
To: CityCouncil
Cc: Zilincik, Todd; Taormina, Mark; Dennis Miller; Kyle J. Wrentmore
Subject: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)
Date: Monday, December 12, 2022 4:15:47 PM
Attachments: 20340 Farmington Road Site Plan Review Drawings.pdf

---

Good Afternoon,

At the 12/5/22 City Council Study Meeting, members of Council requested changes/additional info on several items in regards to the proposed Clean Express car wash at 20340 Farmington Road (Petition 2022-10-02-20).

Updated plans for this Petition are attached. Below is a summary of the different items mentioned by members of Council and how they have been addressed:

- **Lighting intensity and hours** – Photometric plan has been updated to reduce lighting intensity. Additionally, notes have been added to the Photometric Plan noting that parking lots lights will turn off by 10:30 PM.
- **Vacuum hours** – Note added to Site Plan (C200) indicating that vacuums will turn off at close of business
- **Mature size of landscaping** – A column had been added to the table on the Landscaping Plan (L100) listing the mature height and width of all plantings.
- **Preliminary stormwater plan** – A new sheet (C300) has been added showing preliminary size and location of the proposed stormwater detention system, including the system outlet and upstream water quality device. This plan is preliminary in nature meant to show how we will meet the Wayne County stormwater standards. The final site grading (completed during final engineering) will dictate catch basin locations and final detention location.
- **Water pressure** – The City Engineering Dept has been helping us with this. We still don't have final numbers but will forward as soon as we do.

Please do not hesitate to contact me with any questions. We appreciate the Council's and City staff's time and attention related to this matter.

Nick

Nick DeSimpelare, P.E.
Civil Engineer
The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com

CONFIDENTIALITY NOTICE

The information contained in this communication and its attachment(s) is intended only for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify postmaster@manniksmithgroup.com and delete the communication without retaining any copies. Thank you.

SITE IMPROVEMENT PLANS FOR

EXPRESS CAR WASH

20340 FARMINGTON RD
LIVONIA, MI 48152

VICINITY MAP

NOT TO SCALE

PROJECT DESCRIPTION

REDEVELOPMENT OF A PREVIOUS AUTO PARTS STORE TO CARWASH WITH VACUUM STALLS AND ASSOCIATED PARKING. MAXIMUM NUMBER OF EMPLOYEES PER SHIFT WILL BE 7.

PARKING:
THE SITE WILL HAVE 18 VACUUM SPACES, 2 STANDARD SPACES AND 1 ADA SPACE WITH A TOTAL OF 21 SPACES.

SITE DATA

PROPERTY INFORMATION:
ADDRESS: 20340 FARMINGTON ROAD, LIVONIA, MI 48152

LOT SIZE: 1.12 AC
PARCEL NUMBERS: 010-01-0007-001 & 010-99-0002-000
ZONING: C-2
PROPOSED USE: CAR WASH

BUILDING SETBACKS:
FRONT: 15' REQUIRED (73' PROVIDED)
SIDE: 8' REQUIRED (11' PROVIDED)
35' REQUIRED FOR ONE SIDE (124' PROVIDED)

BUILDING INFORMATION:
GROSS BUILDING FOOTPRINT AREA: 3,677 SF
BUILDING HEIGHT: 22'-4"

PARKING
AUTO-WASH ESTABLISHMENTS: AT LEAST TWENTY (20) PARKING SPACES.

21 PROVIDED

STACKING:
28 STACKING SPACES PROVIDED

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

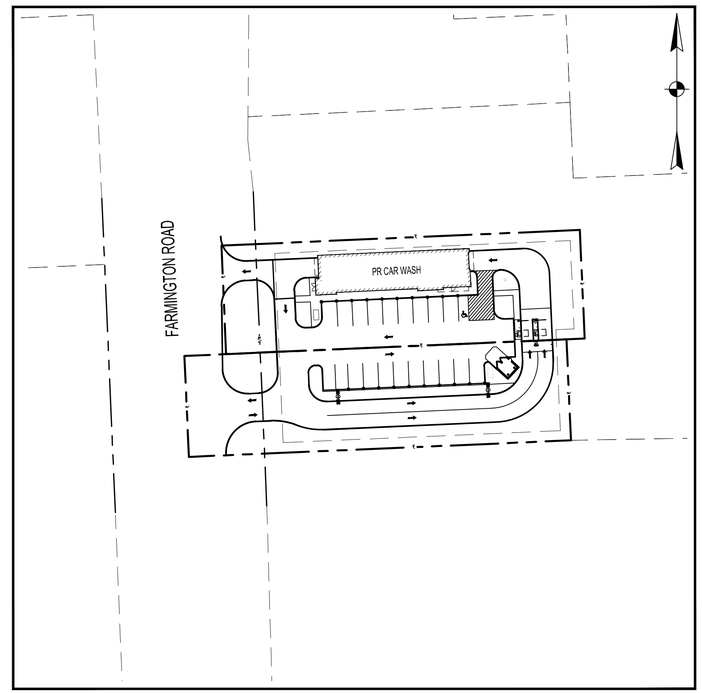
PARCEL 1: LOT 7, EXCEPT THE WEST 27 FEET, "FOLKER'S FARMINGTON ACRES," AS RECORDED IN LIBER 61, PAGE 90 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST ¼ OF SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 3 AS ABOVE DESCRIBED DISTANT SOUTH 533.96 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 59 MINUTES EAST 302.70 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES

WEST 302.80 FEET TO A POINT IN THE WEST LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 80 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 010-01-0007-001 & 010-99-0002-000



INDEX MAP

0 50 100 200

SCALE: 1" = 100'

DESIGN CONSULTANT

THE MANNIK & SMITH GROUP, INC.
607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
CONTACT: KYLE J. WRENTMORE, P.E.
PHONE: (614) 441-4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

DEVELOPER

EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43068
CONTACT: JEFF GILGER
PHONE: (614) 751-9274
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

INDEX OF SHEETS

COVER SHEET C000
EXISTING CONDITIONS C100
SITE PLAN C200
PRELIMINARY STORMWATER PLAN C300
LANDSCAPE PLAN L100
LANDSCAPE NOTES AND DETAILS L101
ARCHITECTURAL FLOOR PLANS A1-1
ARCHITECTURAL ELEVATIONS A2-1
ARCHITECTURAL WALL SECTIONS A4-1
SITE DETAILS A6-1
PHOTOMETRIC PLAN ..... N/A

APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

ENGINEER

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

CONTACT: KYLE WRENTMORE
ADDRESS: 607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
PHONE: 614.441.4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

MIKE MCAVOY, PE DATE
REGISTERED PROFESSIONAL ENGINEER

REV. NO.	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 12/12/22
PROJECT NO.: M3900023

C000

W:\Projects\Projects K-Z\M3900023\CAD\SHEETS\M3900023_COVER SHEET.dwg Last saved 12/12/2022 11:22 AM by rkDeSimpelare, plotted 12/12/2022 3:37 PM

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EX TREE

SCALE: 1 IN = 20 FT

C100	EXISTING CONDITIONS	SITE IMPROVEMENT PLAN FOR EXPRESS WASH 20340 FARMINGTON RD, LIVONIA, MI 48152	PREPARED FOR: CLEAN EXPRESS AUTO WASH 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43062	Mannik Smith GROUP www.MannikSmithGroup.com TECHNICAL SKILL. CREATIVE SPIRIT.	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509 PROJECT DATE: 12/12/2022 PROJECT NO: M3900023 DRAWN BY: MNF CHECKED BY: KJW	NO.	DATE	BY	DESCRIPTION

0 10 20 40

SCALE: 1 IN = 20 FT

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PARKING COUNT
- LIGHT POLE
- PR CONCRETE PAVEMENT
- PR ASPHALT PAVEMENT
- PR SIDEWALK

NOTES:

1. VACUUMS TO SHUT OFF DAILY AT CLOSE OF BUSINESS.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 12/12/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR

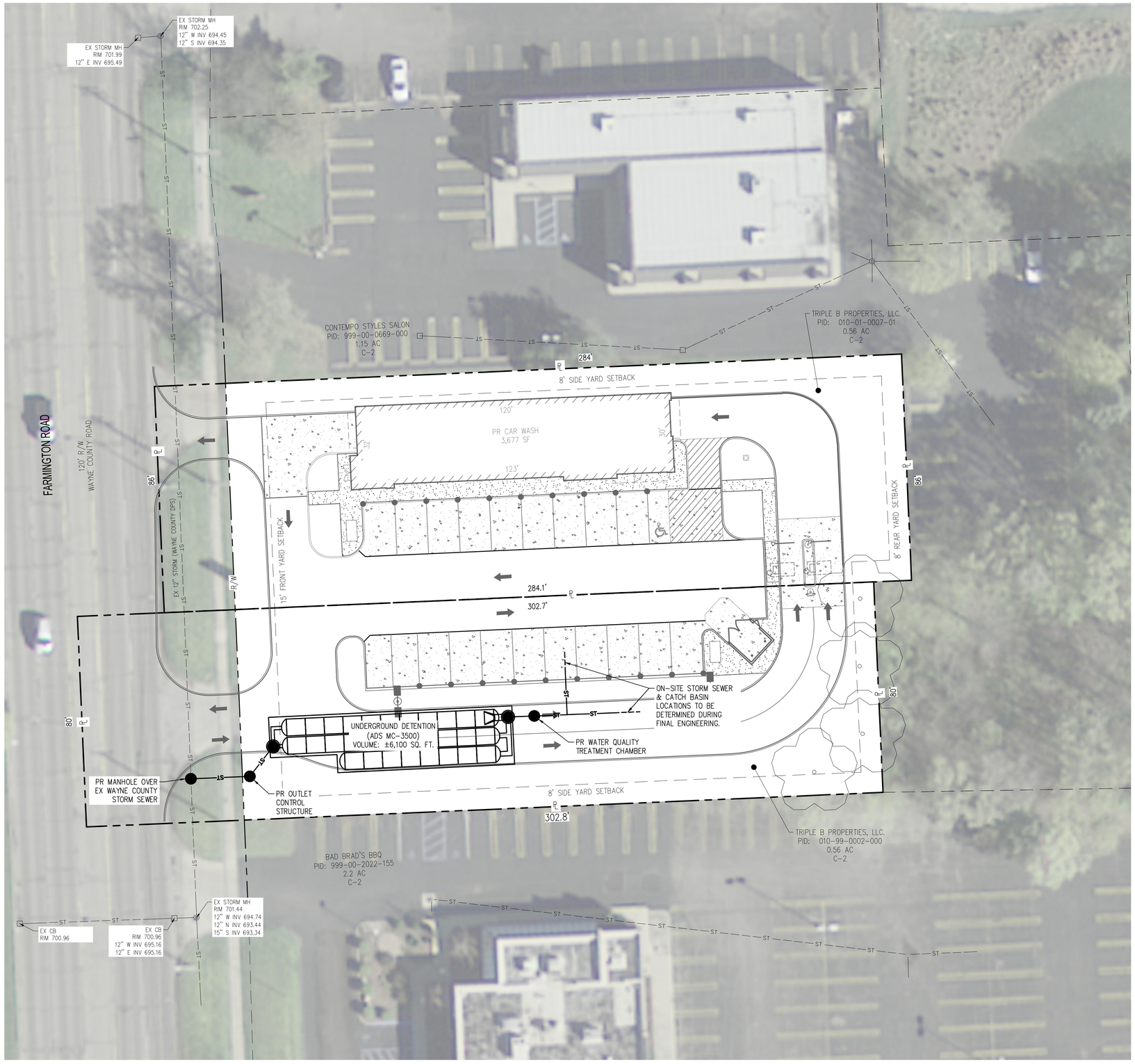
EXPRESS WASH

20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY SITE PLAN

C200

W:\Projects\Projects K-O\M3900\023\CAD\SHEETS\M3900023_SITE PLAN.dwg Last Saved:12/12/2022 11:22 AM by NDeSimpelaere, plotted 12/12/2022 3:37 PM



0 10 20 40

SCALE: 1 IN = 20 FT

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PR CONCRETE PAVEMENT
- PR SIDEWALK
- EX STORM LINE
- PR STORM
- PR STORM MANHOLE

NOTES:

1. DEPICTED STORM WATER SYSTEM LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING.

DETENTION CALCULATIONS:

Land Use

Breakdown	Area (Ac.)	C
Impervious	0.63	0.95
Grass (Class A)	0.32	0.3
Total	0.95	0.73

Intensity

$$I_{100} = \frac{101}{(12.33 + T)^{0.84}}$$

T (min) 10

$I_{100} =$ 7.43

Channel Protection Volume Control (CPVC)

$V_{CPVC} = A \times C \times 3{,}630$

$V_{CPVC} =$ 2,521 cubic feet

Channel Protection Rate Control (CPRC)

$V_{CPRC} = A \times C \times 6{,}897$

$V_{CPRC} =$ 4,790 cubic feet

100-Year Detention Volume

Allowable Release Rate

If site is less than 2 acres,

$Q_{allow} =$ 1 cfs/acre

Allowable Discharge

$Q_o = Q_{allow} \times A$

$Q_o =$ 0.95 cfs

Peak Inflow

$Q_i = C \times I_{100} \times A$

$Q_i =$ 5.16 cfs

Runoff Volume

$V_r = 18{,}900 \times C \times A$

$V_r =$ 13,126 cubic feet

Storage Ratio

$$\frac{V_s}{V_r} = 0.206 - 0.15\,\ln\left(\frac{Q_o}{Q_i}\right)$$

$\frac{V_s}{V_r} =$ 0.460

Storage Volume

$V_s = V_r \times Storage\ Ratio$

$V_s =$ 6,037 cubic feet

Design Volumes

$V_{CPVC} =$ 2,521 cubic feet

$V_{CPRC} =$ 4,790 cubic feet

$V_{Flood} =$ 6,037 cubic feet

$V_{Provided} =$ ±6,100 cubic feet

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 12/12/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

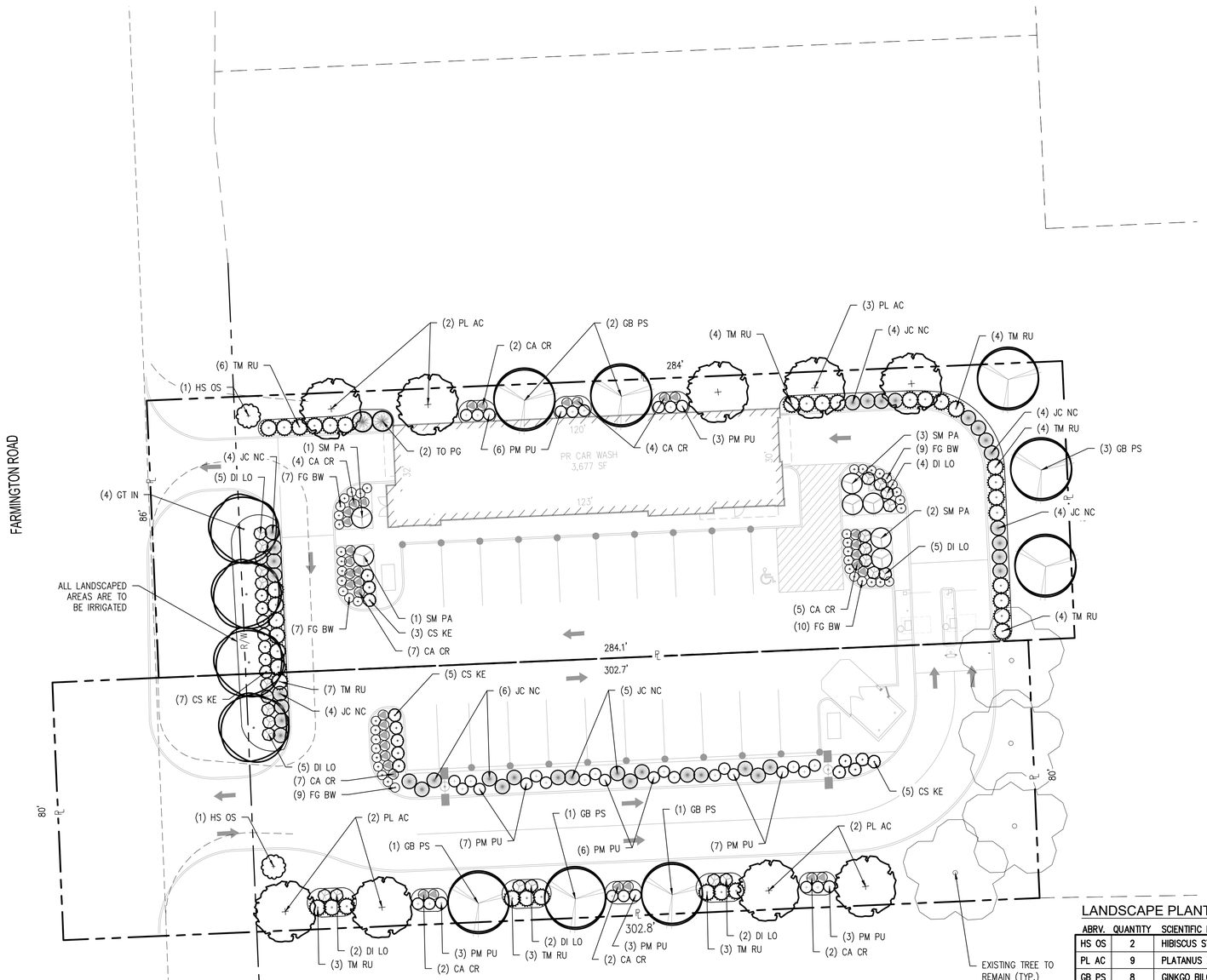
PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY STORMWATER PLAN

C300

W:\Projects\Projects K-O\M3900\023\CAD\SHEETS\M3900\023_UTILITY PLAN.dwg Last saved 12/12/2022 3:30 PM by NDeSimpatore, plotted 12/12/2022 3:37 PM



0 10 20 40

SCALE: 1 IN = 20 FT

LEGEND

- PR DECIDUOUS TREE
- PR DECIDUOUS FLOWERING TREE
- PR EVERGREEN TREE
- PR DECIDUOUS FLOWERING SHRUB
- PR EVERGREEN SHRUB
- PR FLOWERING PERENNIAL OR ORNAMENTAL GRASS
- EX TREE

LANDSCAPE CODE REQUIREMENTS

REQUIRED:		PROVIDED:
LIVONIA ZONING ORDINANCE – ARTICLE X		
10.3.1.	THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE R/W: 1 DECIDUOUS/EVERGREEN TREE PER 40' OF FRONTAGE, 1 ORNAMENTAL TREE PER 100' OF FRONTAGE, AND 8 SHRUBS PER 40' OF FRONTAGE. R/W FRONTAGE = 126' 126' / 40' = 4 DECIDUOUS/EVERGREEN TREES AND 32 SHRUBS REQUIRED 126' / 100' = 2 ORNAMENTAL TREES REQUIRED	4 DECIDUOUS TREES, 33 SHRUBS, AND 2 ORNAMENTAL TREES PROVIDED ADJACENT TO R/W
10.3.2.A.	PARKING LOT SCREENING LANDSCAPING SHALL INCLUDE A YARD AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING AT LEAST 3 FEET IN HEIGHT, WITHIN 10 FEET OF THE PAVED GROUND SURFACE IN BETWEEN THE PUBLIC R/W AND PAVED GROUND SURFACE	SCREENING PROVIDED THROUGH LANDSCAPING.
10.3.5.	A 10 FOOT WIDE BUFFER WITH ONE TREE PER 30 LINEAR FEET IS REQUIRED TO SCREEN BETWEEN ADJACENT COMMERCIAL DISTRICTS	TREES PROVIDED ALONG PROPERTY LINES ADJACENT TO COMMERCIAL DISTRICTS.
10.3.8.	AN ENCLOSURE OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN THE DUMPSTER IS REQUIRED ON THREE (3) SIDES OF THE WASTE RECEPTACLE WITH A SOLID GATE ON THE FOURTH SIDE.	DUMPSTER SCREENING PROVIDED THROUGH MASONRY WALL.
	PERCENTAGE OF LANDSCAPING PROVIDED. 15% OF TOTAL SITE REQUIRED.	19% LANDSCAPED AREA PROVIDED

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE	REMARKS	TYPE
HS OS	2	HIBISCUS SYRIACUS 'ORCHID SATIN'	ORCHID SATIN ROSE OF SHARON	2" CALIPER	8'–12'H, 4'–6'W	B&B	ORNAMENTAL TREE
PL AC	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CALIPER	75' H, 60' W	B&B	DECIDUOUS TREE
GB PS	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CALIPER	40' H, 20' W	B&B	DECIDUOUS TREE
GT IN	4	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	3" CALIPER	50' H, 35' W	B&B	DECIDUOUS TREE
CS KE	20	CORNUS SERICEA 'KELSEYI'	KELSEYI DWARF DOGWOOD	3 GALLON	24"–30"H, 24"–30"W	CONTAINER	DECIDUOUS SHRUB
DI LO	25	DIERVILLA LONICERA	DWARF BUSH–HONEYSUCKLE	3 GALLON	24"–36"H, 24"–36"W	CONTAINER	DECIDUOUS SHRUB
CA CR	35	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	30"–36"H, 30"–36"W	CONTAINER	DECIDUOUS SHRUB
SM PA	7	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	3 GALLON	4'–5'H, 5'–7'W	CONTAINER	DECIDUOUS SHRUB
TM RU	38	TAXUS X MEDIA 'RUNYAN'	RUNYAN YEW	3 GALLON	4'–5'H, 8'–10'W	CONTAINER	EVERGREEN SHRUB
JC NC	36	JUNIPERUS CONFERTA 'NICKS COMPACT'	NICKS COMPACT JUNIPER	3 GALLON	30"–48"H, 4'–6'W	CONTAINER	EVERGREEN SHRUB
PM PU	38	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	3 GALLON	3'–5'H, 6'–10'W	CONTAINER	EVERGREEN SHRUB
TO PG	2	THUJA OCCIDENTALIS 'POLAR GOLD'	POLAR GOLD ARBORVITAE	3 GALLON	12'–15'H, 4'–6'W	CONTAINER	EVERGREEN TREE
FG BW	42	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE	1 GALLON	10"–12"H, 24"–30"W	CONTAINER	ORNAMENTAL GRASS

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITCH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES.
A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 12/12/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY LANDSCAPE PLAN

L100

W:\Projects\Projects K-O\M3900\023\CAD\SHEETS\M3900\023_LANDSCAPE PLAN.dwg Last saved 12/12/2022 9:29 AM by KDoSimpleex, plotted 12/12/2022 3:37 PM

LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

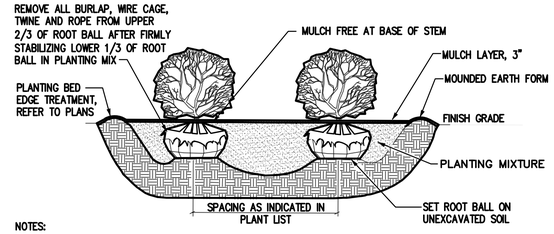
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



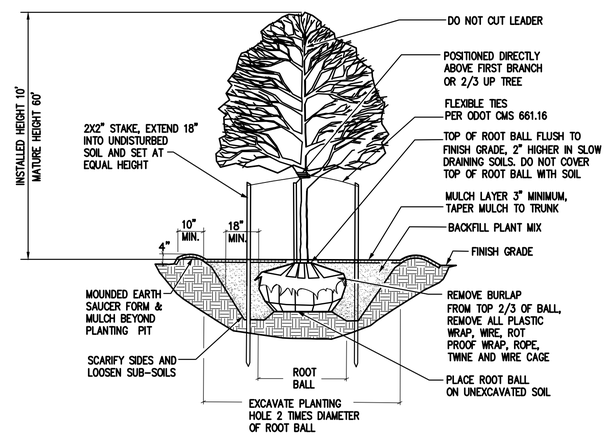
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

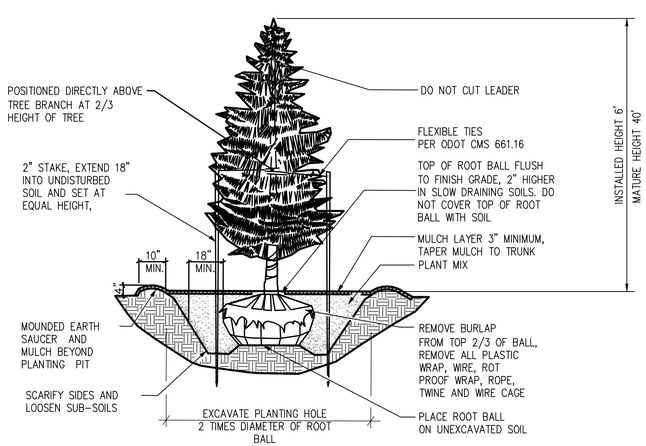
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



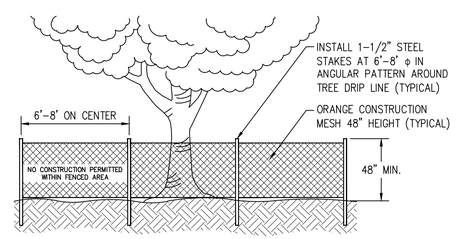
DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.

2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.

3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 12/12/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C.
REYNOLDSBURG, OH 43062

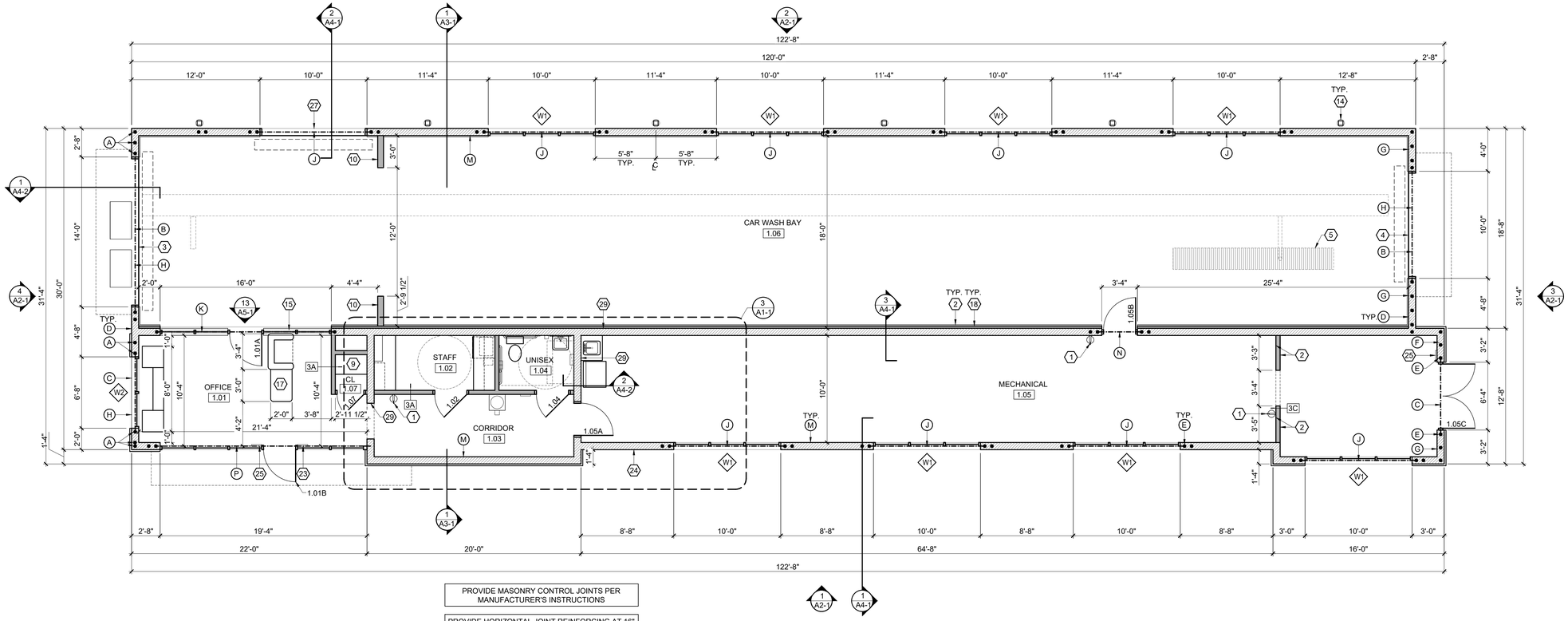
SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD., LIVONIA, MI 48152

LANDSCAPE NOTES & DETAILS

L101

W:\Projects\Projects K-O\M3900023\CAD\SHEETS\M3900023_LANDSCAPE PLAN.dwg Last saved 12/12/2022 9:29 AM by NDeSimpelare, plotted 12/12/2022 3:37 PM

© 2022 SBA STUDIOS, LLC



PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING

WINDOW TYPES SCHEDULE

W1 — 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.

W2 — 6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW WINDOW HEAD HEIGHT = 10'-8" A.F.F.

ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.

CAR WASH GENERAL NOTES

1. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
2. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
3. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
4. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
5. COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS

PLAN GENERAL NOTES

1. ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
2. ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
3. ALL INTERIOR STUD WALLS TO BE WALL TYPE "3B", U.N.O.
4. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

4 FLOOR PLAN

FLOOR PLAN CODED NOTES

1. WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELED FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B: C, HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
2. INTERIOR WALL LINER PANEL
3. 14'-0" x 8'-0" OVERHEAD DOOR
4. 10'-0" x 8'-0" OVERHEAD DOOR
5. CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
6. DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
7. DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
8. ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
9. 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
10. WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
11. NOT USED
12. UNDER COUNTER REFRIGERATOR
13. SERVER RACK, SEE SHEET A5-1
14. DOWNSPOUT
15. ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0", SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
16. NOT USED
17. RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
18. PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
19. ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
20. COFFEE MAKER, SEE INTERIOR ELEVATION
21. MICROWAVE, SEE INTERIOR ELEVATION
22. STACKABLE WASHER / DRYER
23. ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
24. QUIK-BRIK MASONRY CONSTRUCTION
25. ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
26. STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
27. 10'-0" x 8'-0" OVERHEAD DOOR
28. HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
29. 8" CMU WALL

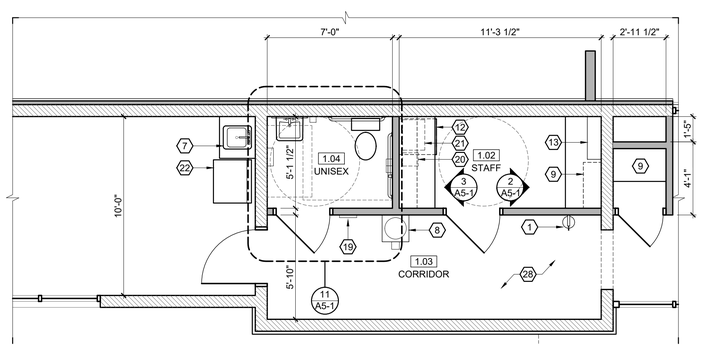
STRUCTURAL CODED NOTES

A. #5 VERTICAL EACH CELL
B. W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
C. (2) L5x3-1/2x5/16 LLV
D. PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
E. (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
F. PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
G. #5 @ CORNERS AND 16" O.C. MAX @ END WALL
H. PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
I. NOT USED
J. W8x24 W/ 5/16" PLATE
K. W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
L. W8x28 LINTEL W/ 5/16" PLATE
M. PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
N. (2) L3 1/2x3 1/2x5/16
P. W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"

3 ENLARGED FLOOR PLAN

DOOR SCHEDULE

DOOR NO.	ROOM NAME	SIZE	ELEV	MAT	RATING	GLASS	HDWR	FRAME ELEV	FRAME MAT	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL	CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL	CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.	
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.	
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.	
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.	
1.05C	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.	
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.	
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A	CUSTOM SLAT WALL DOOR

DOOR GENERAL NOTES

1. ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
2. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
3. ALL GLAZING IN NEW DOORS TO BE TEMPERED
4. ALL DOORS TO RECEIVE (3) HINGES
5. ALL DOORS TO RECEIVE (3) SILENCERS
6. ALL DOORS TO RECEIVE DOOR STOP
7. ALL EXTERIOR DOORS TO RECEIVE CLOSER
8. ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
9. ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.

DOOR HARDWARE SETS

SET 01: OFFICE LOCKSET
SET 02: STORAGE LOCKSET
SET 03: PRIVACY LOCKSET
SET 04: PASSAGE LOCKSET
SET 05: EXIT LOCKSET
SET 06: PUSH / PULL

KEY ALL DOORS ALIKE

5 DOOR SCHEDULE

FINISH SCHEDULE

SPACE NO.	ROOM NAME	FLOOR MAT	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG MAT	REMARKS
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	PT-2	NO	PAINT BAR JOISTS & ROOF DECK
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	6" BASE
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.06	WASH BAY	NO	NO	WL	WL	WL	WL	NO	PAINT BAR JOISTS & ROOF DECK
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK

FLOORING

CPT CARPET
VCT VINYL COMP TILE
WD SIM WOOD FLR.
NO NO FLOORING

SIM WOOD FLOOR = AXISCOR PRO12 12x24 URBAN CONCRETE

BASE

VB VINYL BASE
CT CERAMIC TILE
EXG EXG BASE
NO NO BASE

WALLS

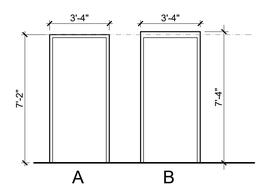
PT-1 WHITE PAINT
PT-2 BLONDE PAINT SW 6128
WC WALL COVERING
EXG EXG WALL FINISH
WL WALL LINER PANEL
BB BOARD AND BATTEN
NO NO FINISH

CEILING

ACT ACOUSTICAL CEILING TILE
GYP SUSPENDED GYPSUM BOARD CEILING
WL WALL LINER
NO NO CEILING

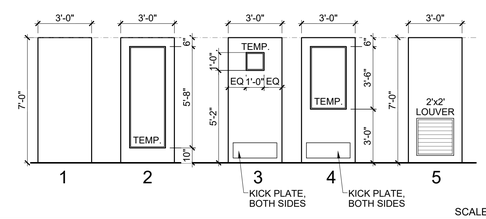
CEILING NOTES

DOOR FRAMES AND ACT CEILING COLOR TO MATCH WALL COLOR IN ALL ROOMS, SEE FINISH SCHEDULE



SCALE: 1/4" = 1'-0"

2 FRAME ELEVATIONS



SCALE: 1/4" = 1'-0"

1 DOOR ELEVATIONS

CLEAN EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO SCOTT D. BAKER 14654 REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 3/16" = 1'-0" (U.N.O.)

SHEET # / DESCRIPTION

FLOOR PLAN

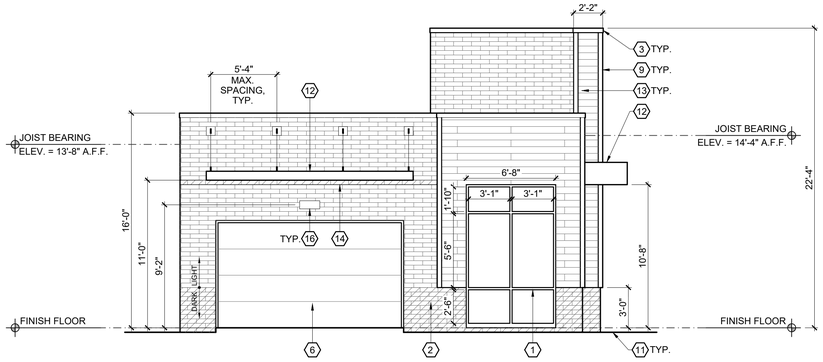
A1-1

DATE: 07.21.2022

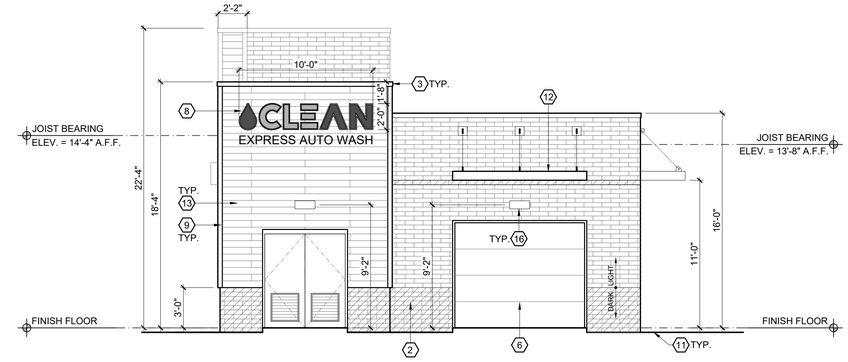
DESIGN REVIEW

SBA STUDIOS PROJECT # 2022-000

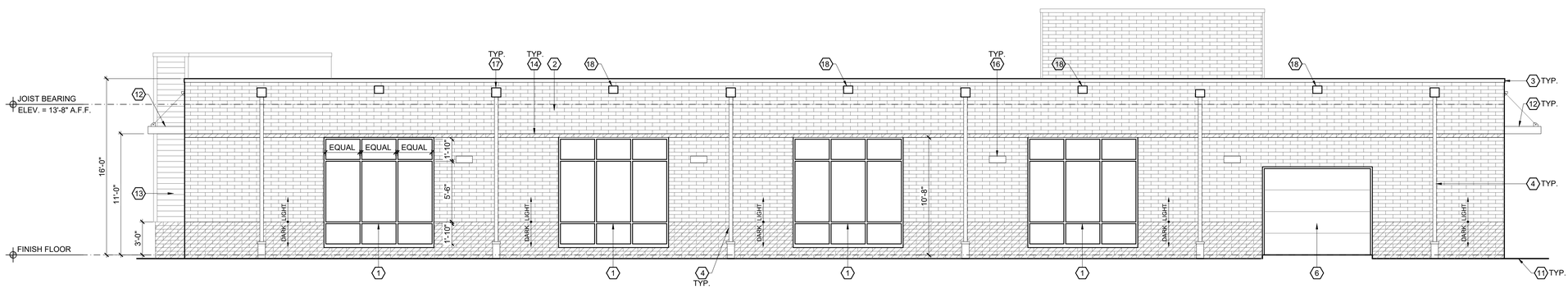
© 2022 SBA STUDIOS, LLC



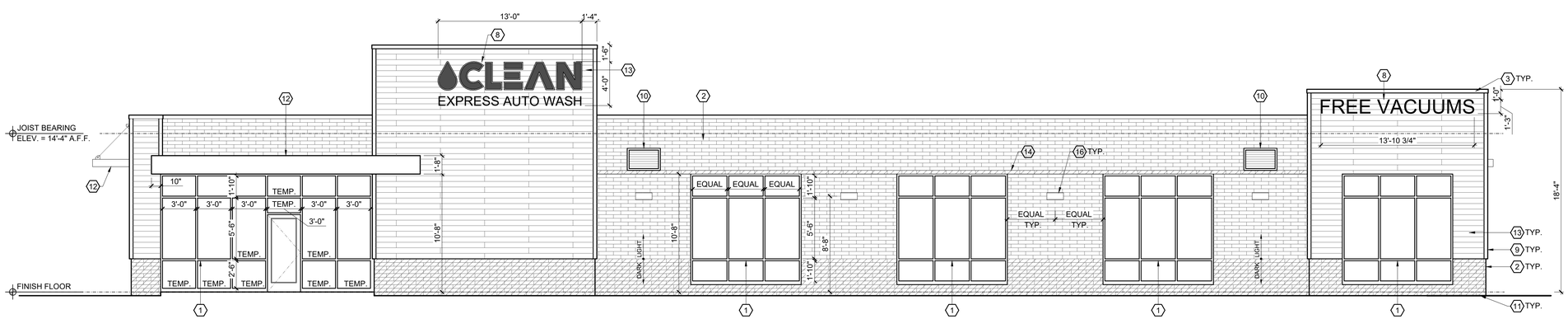
4 ENTRY ELEVATION



3 EXIT ELEVATION



2 SIDE ELEVATION



1 SIDE ELEVATION

ELEVATION CODED NOTES (X)

1. ALUMINUM STOREFRONT GLAZING SYSTEM. MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE
2. QUIK-BRIK CMU CONSTRUCTION, SEE MATERIALS LEGEND. INSTALL CONTROL JOINTS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
3. CONTINUOUS METAL COPING, TYP.
4. 4" METAL DOWNSPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER.
9. 1x4 COMPOSITE CORNER TRIM, TYP.
10. 36"x24" METAL WALL LOUVER W/ 2" FRAME, SEE HVAC DRAWINGS. LOCATE SUCH THAT OPENING IS NOT DIRECTLY BENEATH A ROOF JOIST
11. GRADE, COORDINATE W/ CIVIL DRAWINGS.
12. PRE-MANUFACTURED ALUMINUM AWNING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. NICHIHA FIBER CEMENT AWP181 HORIZONTAL SIDING.
14. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER & DOWNSPOUT COLLECTION BOX
18. EMERGENCY OVERFLOW SCUPPER

ELEVATION MATERIAL LEGEND

- QUIK-BRIK (LIGHT FINISH)
- QUIK-BRIK (DARK FINISH)
- NICHIHA FIBER CEMENT AWP181 HORIZONTAL SIDING

EXTERIOR MATERIAL NOTES:
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM COLOR

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

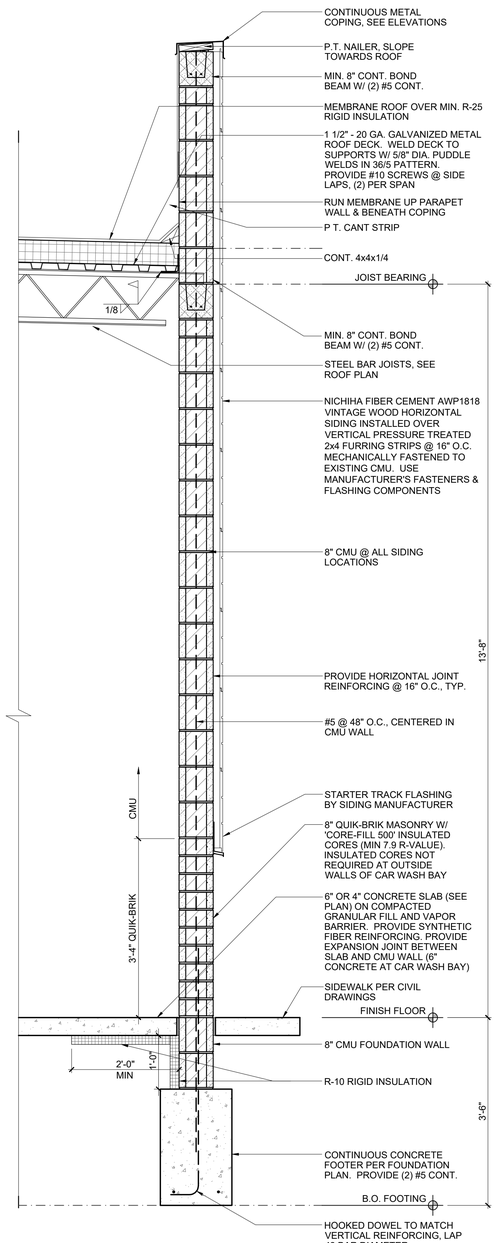
SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

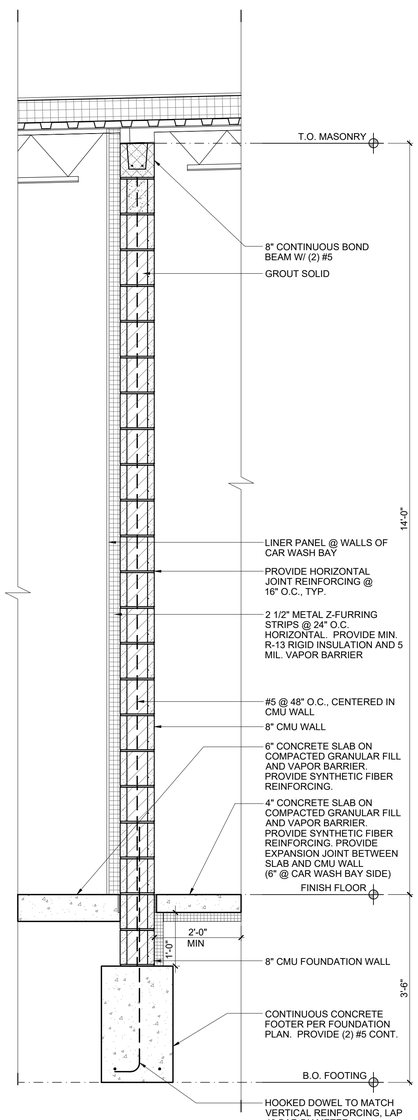
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 07.21.2022
DESIGN REVIEW
SBA STUDIOS PROJECT # 2022-000

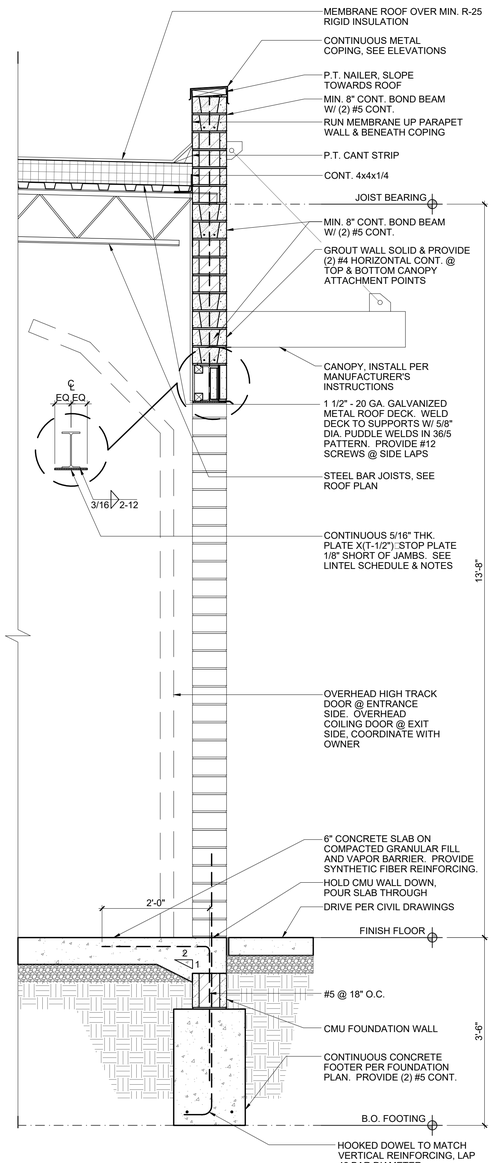
© 2022 SBA STUDIOS, LLC



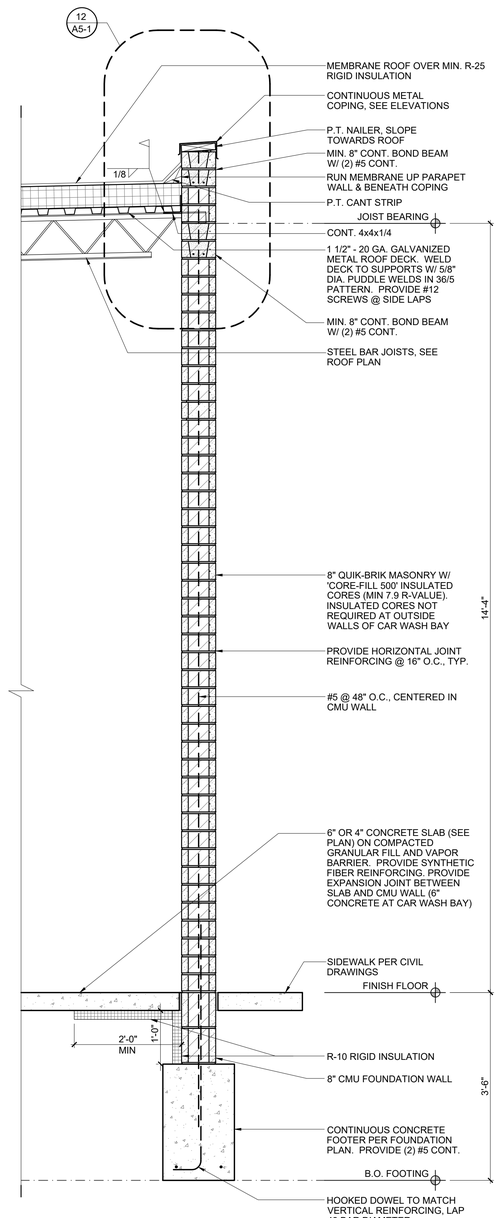
4 WALL SECTION @ EXT. SIDING LOCATIONS



3 INTERIOR WALL SECTION



2 WALL SECTION @ OVERHEAD DOOR



1 WALL SECTION

WALL SECTION NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
2. SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
3. ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
4. GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
5. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - A. AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
   - B. AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
   - C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - D. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
   - E. AT ALL WALL AND ROOF INTERSECTIONS
   - F. ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
   - G. LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

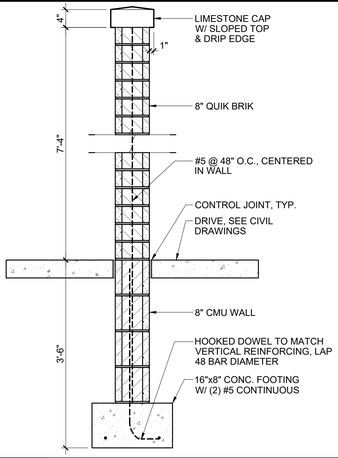
CLEAN
EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

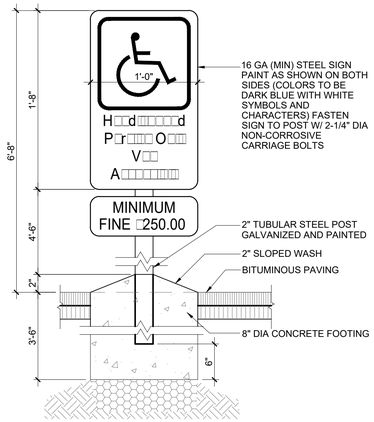
STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 3/4" = 1'-0"
SHEET # / DESCRIPTION
WALL SECTIONS
A4-1
DATE: 04.05.2022
PLANNING REVIEW
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2022-000

© 2022 SBA STUDIOS, LLC

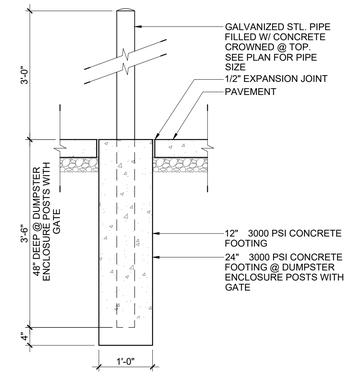


10 DUMPSTER ENCLOSURE SECTION



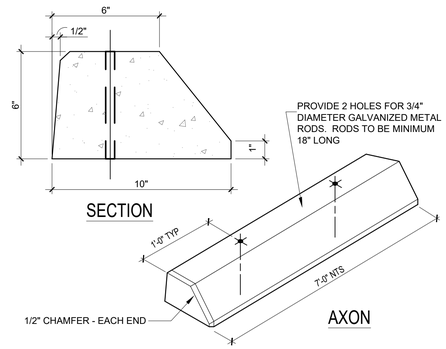
SCALE: 1-1/2" = 1'-0"

9 ACCESSIBLE PARKING SIGNAGE



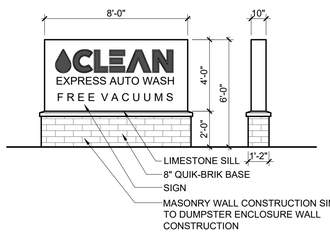
SCALE: 3/4" = 1'-0"

5 PIPE BOLLARD DETAIL



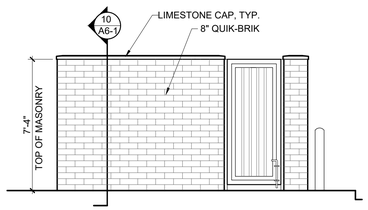
SCALE: 3" = 1'-0"

4 PARKING BLOCK DETAIL



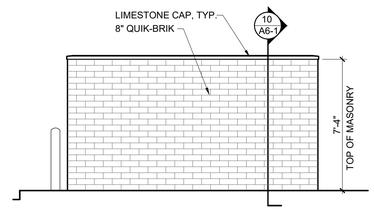
SCALE: 3/4" = 1'-0"

8 EXTERIOR MONUMENT SIGNAGE



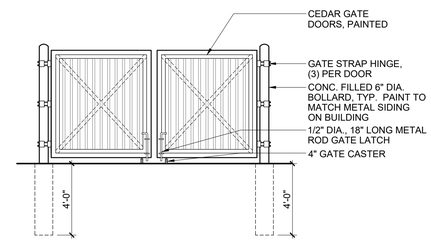
SCALE: 1/4" = 1'-0"

7 DUMPSTER ENCLOSURE - ELEVATIONS



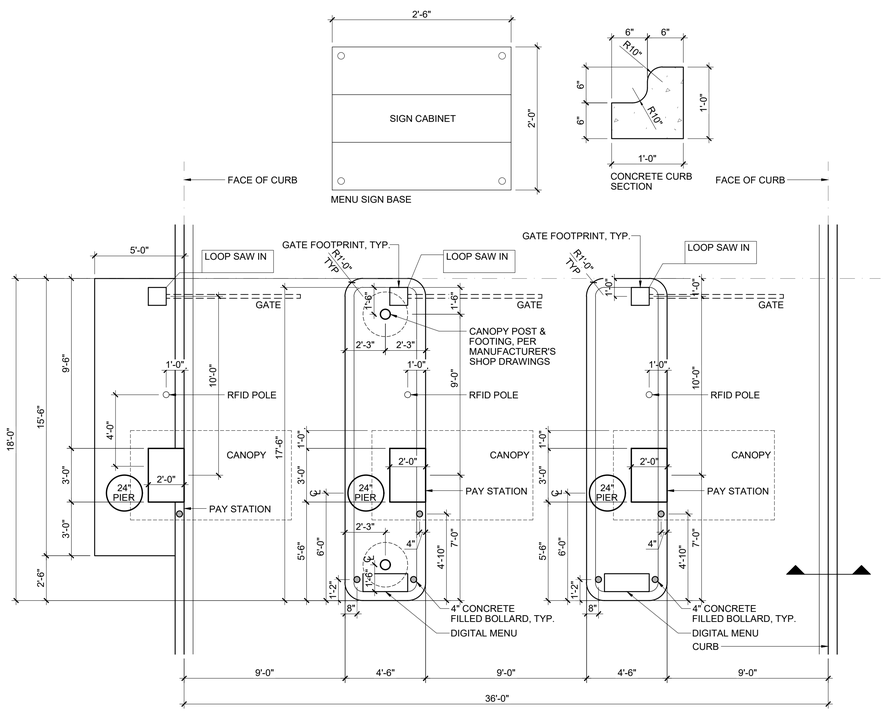
SCALE: 1/4" = 1'-0"

3 DUMPSTER ENCLOSURE - ELEVATIONS



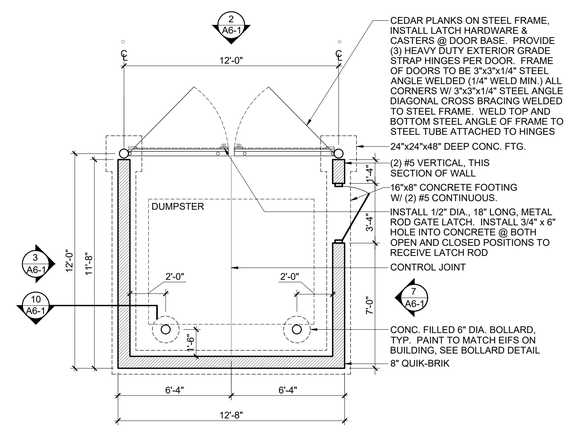
SCALE: 1/4" = 1'-0"

2 DUMPSTER ENCLOSURE - ELEVATIONS



SCALE: 1/4" = 1'-0"

6 PAY STATION LAYOUT



SCALE: 1/4" = 1'-0"

1 DUMPSTER PLAN

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: VARIES
SHEET # / DESCRIPTION
SITE DETAILS
A6-1
DATE: 04.05.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-157

Schedule

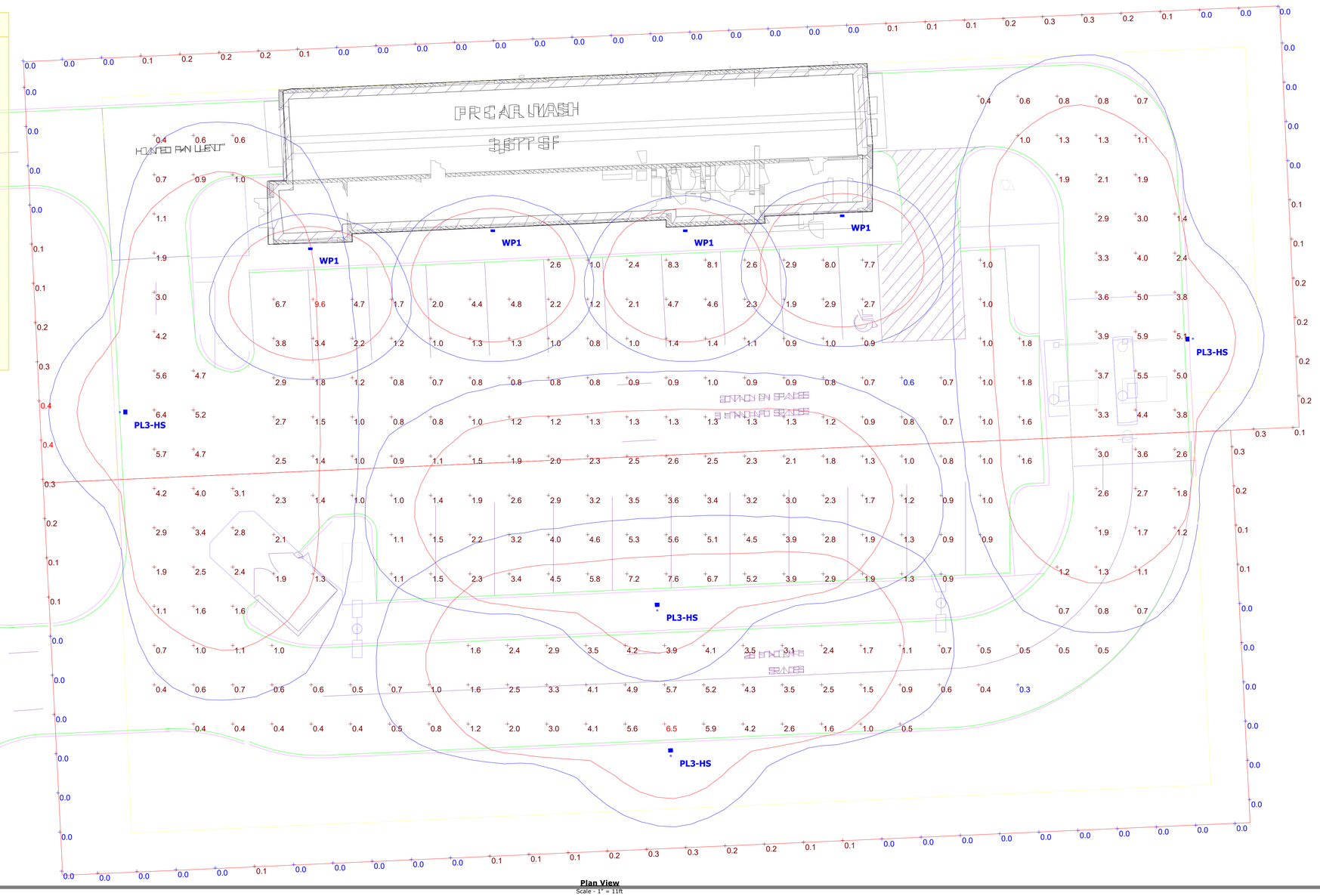
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	WP1	4	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3388	0.95	23.7345
	PL3-HS	4	Lithonia Lighting	RSX2 LED P2 40K R3 HS	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	1	12688	0.95	114.071

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#02 DRIVING LANE	+	2.3 fc	6.5 fc	0.3 fc	21.7:1	7.7:1
#03 PROPERTY LINE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
#01 PARKING LOT	+	2.3 fc	9.6 fc	0.6 fc	16.0:1	3.8:1

Note

1. AREA LIGHTS MOUNTED AT 20' AFG
2. 18' POLE ON A 2' POLE BASE
3. WALL PACKS MOUNTED AT 9' AFG
4. WALL PACKS ARE TO OPERATE 24 HOURS / DAY
5. PARKING LOT FIXTURES ARE TO TURN OFF BY 10:30PM
6. PARKING LOT FIXTURES TO BE OPERATED ON A TIME CLOCK AND CONTACTOR



Plan View
Scale - 1' = 11ft

LIGHTING SYSTEMS OF COLUMBUS

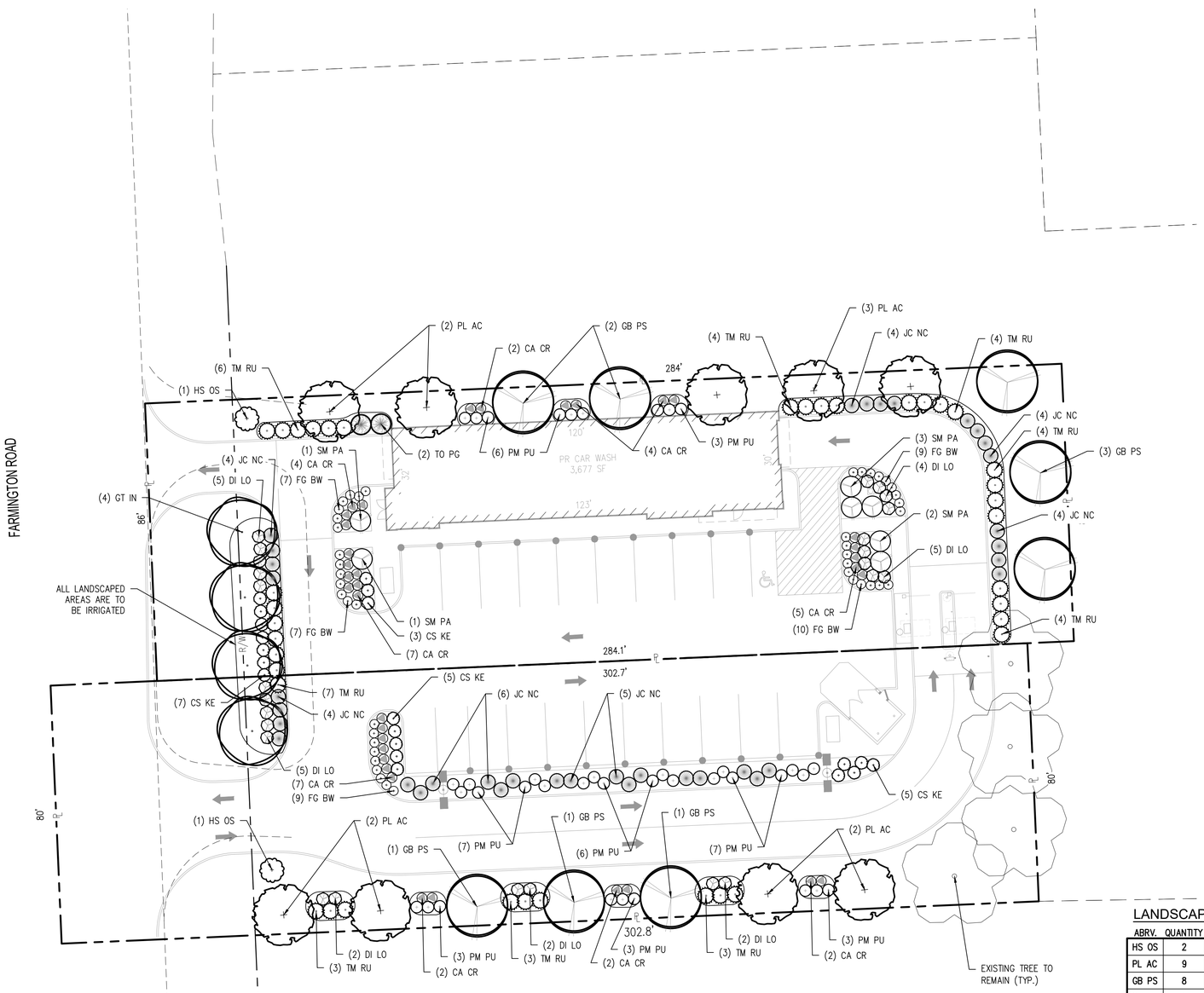
CLEAN EXPRESS CAR WASH
LIVONIA, MI (FARMINGTON RD)

LSoC Contact:
Scott Fenton

Date
12/08/2022

Summary
REV 2

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
December 5, 2022



0 10 20 40
SCALE: 1 IN = 20 FT

LEGEND

- PR DECIDUOUS TREE
- PR DECIDUOUS FLOWERING TREE
- PR EVERGREEN TREE
- PR DECIDUOUS FLOWERING SHRUB
- PR EVERGREEN SHRUB
- PR FLOWERING PERENNIAL OR ORNAMENTAL GRASS
- EX TREE

LANDSCAPE CODE REQUIREMENTS

REQUIRED:		PROVIDED:
LIVONIA ZONING ORDINANCE – ARTICLE X		
10.3.1.	THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE R/W: 1 DECIDUOUS/EVERGREEN TREE PER 40' OF FRONTAGE, 1 ORNAMENTAL TREE PER 100' OF FRONTAGE, AND 8 SHRUBS PER 40' OF FRONTAGE. R/W FRONTAGE = 126' 126' / 40' = 4 DECIDUOUS/EVERGREEN TREES AND 32 SHRUBS REQUIRED 126' / 100' = 2 ORNAMENTAL TREES REQUIRED	4 DECIDUOUS TREES, 33 SHRUBS, AND 2 ORNAMENTAL TREES PROVIDED ADJACENT TO R/W
10.3.2.A.	PARKING LOT SCREENING LANDSCAPING SHALL INCLUDE A YARD AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING AT LEAST 3 FEET IN HEIGHT, WITHIN 10 FEET OF THE PAVED GROUND SURFACE IN BETWEEN THE PUBLIC R/W AND PAVED GROUND SURFACE	SCREENING PROVIDED THROUGH LANDSCAPING.
10.3.5.	A 10 FOOT WIDE BUFFER WITH ONE TREE PER 30 LINEAR FEET IS REQUIRED TO SCREEN BETWEEN ADJACENT COMMERCIAL DISTRICTS	TREES PROVIDED ALONG PROPERTY LINES ADJACENT TO COMMERCIAL DISTRICTS.
10.3.8.	AN ENCLOSURE OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN THE DUMPSTER IS REQUIRED ON THREE (3) SIDES OF THE WASTE RECEPTACLE WITH A SOLID GATE ON THE FOURTH SIDE.	DUMPSTER SCREENING PROVIDED THROUGH MASONRY WALL.
	PERCENTAGE OF LANDSCAPING PROVIDED. 15% OF TOTAL SITE REQUIRED.	19% LANDSCAPED AREA PROVIDED

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
HS OS	2	HIBISCUS SYRIACUS 'ORCHID SATIN'	ORCHID SATIN ROSE OF SHARON	2" CALIPER	B&B	ORNAMENTAL TREE
PL AC	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CALIPER	B&B	DECIDUOUS TREE
GB PS	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CALIPER	B&B	DECIDUOUS TREE
GT IN	4	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	3" CALIPER	B&B	DECIDUOUS TREE
CS KE	20	CORNUS SERICEA 'KELSEYI'	KELSEYI DWARF DOGWOOD	3 GALLON	CONTAINER	DECIDUOUS SHRUB
DI LO	25	DIERVILLA LONICERA	DWARF BUSH–HONEYSUCKLE	3 GALLON	CONTAINER	DECIDUOUS SHRUB
CA CR	35	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	CONTAINER	DECIDUOUS SHRUB
SM PA	7	SYRINGA MEYERI 'PALIBAN'	DWARF KOREAN LILAC	3 GALLON	CONTAINER	DECIDUOUS SHRUB
TM RU	38	TAXUS X MEDIA 'RUNYAN'	RUNYAN YEW	3 GALLON	CONTAINER	EVERGREEN SHRUB
JC NC	36	JUNIPERUS CONFERTA 'NICKS COMPACT'	NICKS COMPACT JUNIPER	3 GALLON	CONTAINER	EVERGREEN SHRUB
PM PU	38	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	3 GALLON	CONTAINER	EVERGREEN SHRUB
TO PG	2	THUJA OCCIDENTALIS 'POLAR GOLD'	POLAR GOLD ARBORVITAE	3 GALLON	CONTAINER	EVERGREEN TREE
FG BW	42	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE	1 GALLON	CONTAINER	ORNAMENTAL GRASS

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITCH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES.
A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 11/10/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY LANDSCAPE PLAN

L100

W:\Projects\Projects K-O\M3900023\CAD\SHEETS\M3900023_LANDSCAPE PLAN.dwg Last saved: 11/30/2022 3:40 PM by MFong plotted 11/30/2022 3:43 PM

LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

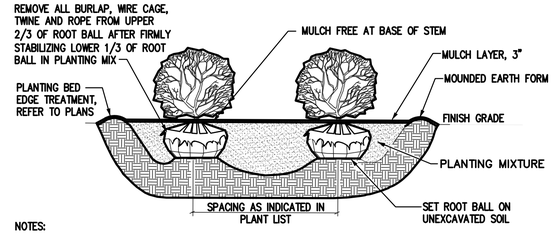
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



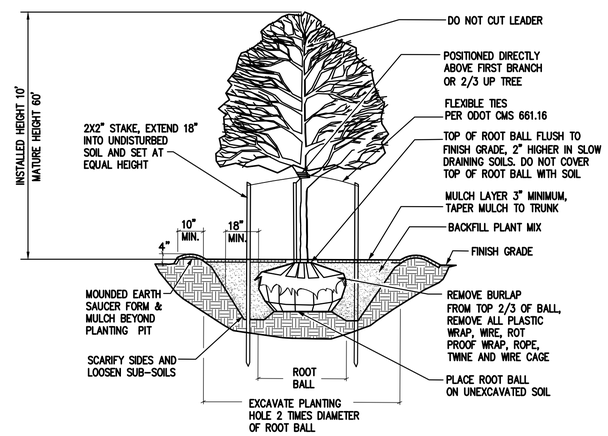
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

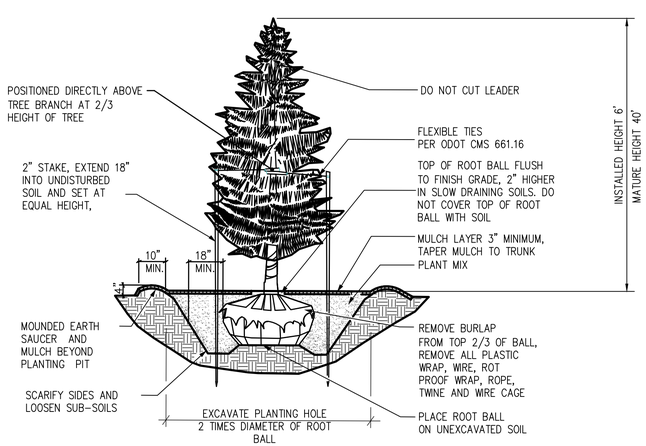
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



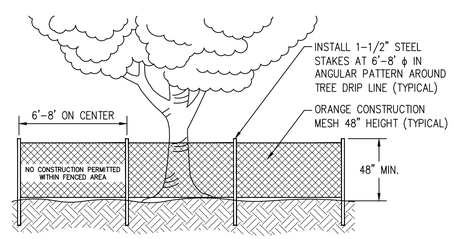
DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.

2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.

3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 301
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 11/10/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

LANDSCAPE NOTES & DETAILS

L101

W:\Projects\Projects K-O\M3900023\CADSHEETS\M3900023_LANDSCAPE PLAN.dwg Last saved 11/30/2022 3:40 PM by MFord, plotted 11/30/2022 3:44 PM

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD DECEMBER 5, 2022

M[illegible] 9:00 [illegible] C[illegible] Pr[illegible] J[illegible] J[illegible]. Pr[illegible]: K[illegible] M[illegible], V[illegible] Pr[illegible] L[illegible] T[illegible], S[illegible] B[illegible]r, R[illegible] D[illegible], S[illegible] M[illegible], Br[illegible] M[illegible]C[illegible], [illegible]d Pr[illegible] J[illegible] J[illegible]. A[illegible]: N[illegible]

E[illegible] S[illegible] N[illegible], C[illegible] C[illegible] P[illegible] B[illegible]r, C[illegible] A[illegible] T[illegible]dd Z[illegible], C[illegible] E[illegible] M[illegible] T[illegible], D[illegible]r [illegible] P[illegible] E[illegible] D[illegible], J[illegible] S[illegible], D[illegible]r [illegible] C[illegible] [illegible]d Casey O'Neil, Information S[illegible] D[illegible]r.

1. WAIVER PETITION: P[illegible] C[illegible], r[illegible]: P[illegible] 2022-10-02-20 [illegible] T[illegible] M[illegible] & S[illegible] Gr[illegible], I[illegible] [illegible] (C[illegible] Ex[illegible]), [illegible] 20330 & 20340 F[illegible] R[illegible]d, [illegible] F[illegible] R[illegible]d [illegible] N[illegible] A[illegible] E[illegible] M[illegible] R[illegible]d [illegible] N[illegible] S[illegible] 3.

   M[illegible] T[illegible], P[illegible] E[illegible] D[illegible] D[illegible]r, [illegible] C[illegible].

   C[illegible] K[illegible] M[illegible] [illegible] C[illegible] A[illegible], P[illegible] B[illegible] [illegible]. C[illegible] M[illegible] [illegible]. M[illegible] T[illegible] [illegible]. T[illegible] [illegible] E[illegible]r.

   C[illegible] M[illegible] [illegible]. S[illegible] [illegible]. C[illegible] E[illegible], T[illegible]dd Z[illegible] [illegible] OHM [illegible] with and doesn't feel there would be an issu[illegible].

   C[illegible] M[illegible] [illegible] E[illegible] M[illegible] R[illegible]d [illegible]. M[illegible] Taormina indicated there has not been a traffic study and doesn't appear to be [illegible].

   C[illegible] R[illegible] D[illegible] [illegible]. N[illegible] D[illegible]S[illegible], M[illegible] & S[illegible] Gr[illegible], [illegible]. H[illegible] [illegible]. T[illegible] 8:30 [illegible]. T[illegible] [illegible]. S[illegible] [illegible] C[illegible] [illegible]. W[illegible] [illegible]. Tr[illegible]

[illegible]r, [illegible] d[illegible] [illegible]x[illegible] [illegible]r[illegible] [illegible]r [illegible], [illegible] [illegible]r[illegible] [illegible]r[illegible]d [illegible]r.

C[illegible] [illegible]r R[illegible] D[illegible] [illegible]d [illegible] [illegible] [illegible] [illegible] r[illegible]d[illegible] [illegible]. N[illegible] D[illegible]S[illegible] [illegible]r[illegible] r[illegible]d [illegible] [illegible]x[illegible] [illegible]r[illegible] [illegible]r[illegible] [illegible]x[illegible]d [illegible] r[illegible] [illegible], [illegible] [illegible] [illegible]dd[illegible]r[illegible] [illegible] [illegible] [illegible]r[illegible]r[illegible]r[illegible] [illegible].

C[illegible] V[illegible] Pr[illegible]d[illegible] L[illegible]r[illegible] T[illegible] [illegible]d [illegible] [illegible]r [illegible] [illegible] [illegible]d [illegible] [illegible]d[illegible] [illegible] [illegible]r[illegible]r[illegible]. N[illegible] D[illegible]S[illegible] [illegible]r[illegible] r[illegible]d [illegible] [illegible]d [illegible]d [illegible] [illegible] [illegible] [illegible]r[illegible] [illegible] [illegible].

C[illegible] V[illegible] Pr[illegible]d[illegible] L[illegible]r[illegible] T[illegible] [illegible]d [illegible] [illegible] [illegible]d [illegible]d[illegible] r[illegible] [illegible]. N[illegible] D[illegible]S[illegible] [illegible]r[illegible] r[illegible]d [illegible] [illegible] 50 [illegible]d [illegible] [illegible] [illegible]x[illegible]d [illegible] [illegible]r [illegible] [illegible]d [illegible]d [illegible]d [illegible] [illegible] [illegible]d[illegible]r[illegible]d d[illegible] [illegible]. T[illegible] [illegible]d [illegible] [illegible]r [illegible] M[illegible].

C[illegible] [illegible]r K[illegible] M[illegible]r[illegible] [illegible]d [illegible] [illegible] [illegible] [illegible]r[illegible]-[illegible]d [illegible] [illegible]d [illegible]d [illegible]r [illegible] r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]r. D[illegible] M[illegible]r, DMC R[illegible] E[illegible] Ad[illegible]r[illegible] [illegible]r[illegible] [illegible]d.

C[illegible] [illegible]r K[illegible] M[illegible]r[illegible] [illegible]d [illegible] [illegible]r [illegible] dr[illegible] [illegible], [illegible] [illegible] [illegible]r [illegible] [illegible]d r[illegible]d [illegible]r [illegible]r[illegible] [illegible]r [illegible] [illegible]r [illegible] [illegible].

C[illegible] [illegible]r Br[illegible]d[illegible] M[illegible]C[illegible] [illegible]d [illegible] [illegible]r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]. M[illegible]r[illegible] T[illegible]r[illegible] [illegible] [illegible]d[illegible] [illegible] [illegible] [illegible] [illegible]r [illegible] [illegible] [illegible]r[illegible].

C[illegible] [illegible]r Br[illegible]d[illegible] M[illegible]C[illegible] [illegible]d [illegible] [illegible] [illegible] [illegible] r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]d[illegible]. H[illegible] [illegible]r[illegible]d [illegible] [illegible]r[illegible] r[illegible] [illegible] R[illegible]r [illegible]d[illegible] [illegible] [illegible] [illegible] [illegible]dd[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] r[illegible] [illegible] [illegible]r [illegible] [illegible] [illegible] C[illegible] [illegible]r K[illegible] M[illegible]r[illegible].

A[illegible] K[illegible], M[illegible]d, [illegible]d [illegible] [illegible]r [illegible]r[illegible] [illegible] [illegible]d[illegible] [illegible]d d[illegible] [illegible] [illegible] [illegible]r[illegible]. S[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] r r[illegible]d. S[illegible] [illegible]d [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] F[illegible]r[illegible] [illegible]. S[illegible] [illegible]x[illegible]r[illegible]d [illegible]r[illegible] [illegible] [illegible] [illegible]r [illegible]r[illegible]r[illegible] [illegible]d [illegible].

L[illegible]rd, S[illegible]d[illegible]d[illegible], [illegible]d [illegible] [illegible] [illegible]r[illegible]d [illegible] [illegible] [illegible]d [illegible]r [illegible]r[illegible].

Pr[illegible]d[illegible] J[illegible] J[illegible] [illegible]d [illegible] [illegible]r[illegible] [illegible] r[illegible] [illegible]r [illegible]-[illegible] [illegible]r[illegible] [illegible]d [illegible]r[illegible] [illegible] [illegible]d[illegible]. C[illegible] E[illegible]r, T[illegible]dd Z[illegible] [illegible]d [illegible] [illegible]d [illegible] [illegible] [illegible]r [illegible] [illegible] property and doesn’t see that the pressure will be a problem. He could speak with the F[illegible]r[illegible] D[illegible]r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]dr[illegible] [illegible] [illegible] [illegible]r[illegible].

M[illegible] S[illegible]d M[illegible] D[illegible] 5, 2022

C[illegible] Br[illegible]d M[illegible]C[illegible]d [illegible]r[illegible] [illegible]rd [illegible]r[illegible]r [illegible] [illegible]rr[illegible]r[illegible]r[illegible] [illegible]r[illegible]. C[illegible] E[illegible]r T[illegible]dd Z[illegible]d [illegible] W[illegible]r [illegible]d S[illegible] S[illegible]r[illegible]r [illegible]d [illegible]r[illegible]d [illegible]r[illegible].

C[illegible] V[illegible] Pr[illegible]d[illegible] L[illegible]r[illegible] T[illegible] [illegible]r[illegible]d [illegible]d[illegible] r[illegible].

DIRECTION: APPROVAL DENIAL REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

Planning
November 16, 2022

MEETING DATE	PREPARED BY
S150522/R121422	Stephanie Reece, Program Supervisor,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

BACKGROUND

November 18, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-10-02-20 - Clean Express

Dear Council Members:

At the 1,193rd Public Hearings and Regular Meeting held by the City Planning Commission on November 15, 2022, the following resolution was unanimously adopted:

RECOMMENDATION

#11-55-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.

2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10’) wide by twenty feet (20’) in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.

4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.

5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.

8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.

10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.

11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is

obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Vision 21 Zoning Ordinance, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
2. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
3. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
4. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
5. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY

Date: November 18, 2022

Mark Taormina, Planning and Economic Development Director

Date: November 18, 2022

Maureen Miller Brosnan, Mayor

Kasprowicz, Sara

From: LUCY EISENHARDT-BALDASSARRA <lucyspandas@aol.com>
Sent: Saturday, December 3, 2022 12:45 AM
To: Kasprowicz, Sara
Subject: Re: Drive thru car wash on Farmington Rd

Follow Up Flag: Follow up
Flag Status: Flagged

I apologize for a few typos I did this via my mobile phone and apparently I missed them before I sent. However the just of my email can be understood. My address number is actually 20306 Shadyside st. My father in law at 20260 Shadyside who is Alfredo Baldassarra also disapproves of the car wash in that location as well and he had asked I relay his concerns as well.
Thank you fir your tim.
Respectfully,
Lucy Baldassarra

Sent from my iPhone

On Dec 2, 2022, at 1:08 PM, Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

Hi Lucy,
Thank you for your thoughts!
I have provided your email to Council for their review before the meeting on Monday.
Have a nice weekend,
Sara

<CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png>

Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
www.livonia.gov

<Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png>

<SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png>

<SocialLink_Twitter_32x32_a844deab-cb87-48f2-9175-647012b70cfe.png>

<SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png>

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

-----Original Message-----
From: LUCY EISENHARDT-BALDASSARRA <lucyspandas@aol.com>

Sent: Friday, December 2, 2022 12:55 PM
To: Kasprowicz, Sara <skasprowicz@livonia.gov>
Subject: Drive thru car wash on Farmington Rd

Hello my name is Lucy Baldassarra residing at 30406 Shadyside St, Livonia, MI 48152 I want to express my concern and DISAPPROVAL of the car wash sites in the old NAPA building area. As restraurants were being build adjacent to my street we had concerns of traffic- we were assured with the positioning of driveway's additional traffic wouldn't be an issue. That's had proved WRONG-we have people flying down our street daily making right turns to avoid the traffic lights at the corner of 8 and Farmington. If a car wash is planned for the NAPA location we will incur alot more traffic for people to make the easy right turn into the car wash. I STRONGLY disapprove the car wash fir traffic reasons as well as for water pressure in our area as well as our water bill fees could raise due to more use age causing more sewer/maintenance fees. Already our water bills have fees that our double and triple our usage. So please bring forward yo the council board the citizens in the immediate area to the proposed location DO NOT WISH this go forward. There are additionally several local car washes with 1/2 mile of each other a fourth is jot necessary. I recommend the corner lit at 7 and Farmington as it would have 2 major roads to disperse traffic both ways. There are plenty of other better locations empty in Livonia just not old NAPA location please.

Sincerely,
Lucy Baldassarra

Sent from my iPhone

NEW DATA RECEIVED FOR STUDY MEETING OF 12/05/22 - ITEM 1

Kasprowicz, Sara

From: noreply@civicplus.com
Sent: Thursday, December 1, 2022 2:30 PM
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Debra
Last Name	Ford
Address	19729 Parker Street
Email Address	ladydeebeth@gmail.com
Phone Number	2488544801
Topic	Other City Council Inquiry
Date of Issue	12/1/2022
Attachment (Optional)	*Field not completed.*
Comments	I am concerned about the car wash proposal on Farmington and 8 mile! That intersection is very busy and known for accidents! It is hard to turn left or right whether from Farmington Rd or 8 Mile! There are alot of walkers, gas stations, Walgreens etc that cause enough chaos! This can only hurt businesses rather than help! There are certain intersections that we all avoid because of access and traffic! Was this presented to the Livonia residents? Will there be an opportunity to voice my opinion at council meeting as well as my neighbors! (I have no trouble finding a car wash within 2 miles of my house)

Email not displaying correctly? View it in your browser.

Kasprowicz, Sara

From: Marti Quinn <martiquinn@sbcglobal.net>
Sent: Sunday, November 27, 2022 9:44 AM
To: Kasprowicz, Sara
Subject: New Car Wash at Farmington and 8 mile

Attn: Livonia City Council

Council Members-

I have been a homeowner on Shadyside Street near 8 Mile and Farmington Road for over 40 years and am strongly against allowing a car wash to be built on the former site of the Napa Auto Parts store for the following reasons:

1, I am concerned about water pressure. We already have issues with low water pressure in the area and this will put additional strain on the system due to excessive use from the car wash.

2. Increased car traffic on residential streets - motorists are already using Shadyside and Norfolk to bypass the stoplight at 8 Mile and Farmington Road. This would increase greatly if another retail establishment is built on the east side of Farmington Road.

3. In addition to increased traffic, I have noticed that speed limits of 25 mph or less are routinely being ignored on Shadyside and especially, Norfolk. Cars fly by on Norfolk on the way to Webster School and Jaycee Park at speeds in excess of 40+ mph or more. Because there are no sidewalks in the immediate area, this creates a major safety issue to pedestrians.

Thank you for your consideration in this matter,

Margaret Quinn

248.345.2220

Kasprowicz, Sara

From: JIM MESSER <jdm319@aol.com>
Sent: Tuesday, November 22, 2022 3:34 PM
To: Kasprowicz, Sara
Subject: Proposed car wash at NAPA Auto Parts site

There must be better options for this site that wouldn't adversely affect residential water pressure in the surrounding area, while cannibalizing business from the existing car wash located at 8 Mile and Gill, thus compromising the viability of both businesses.
Thank you,
Jim Messer

Sent from my iPhone

Kasprowicz, Sara

From: Sara Jones (Vericast) <Sara.Jones@vericast.com>
Sent: Tuesday, November 22, 2022 10:46 AM
To: Kasprowicz, Sara
Subject: Car wash 8 and Farmington

Hello,

I live in the neighborhood near the old Napa auto store at 8 and Farmington. I am against there being a car wash at that site. That intersection is already very busy and even hard to get out of our sub at time. Please re consider that.

Thank you,
Sara Jones

DO NOT open attachments or click on links from unknown senders or unexpected emails

Kasprowicz, Sara

From: Contract Kitchens and Bath Inc <contractkitchens@msn.com>
Sent: Monday, November 21, 2022 9:14 PM
To: Kasprowicz, Sara
Subject: Car wash proposed

Hello,

I am a Livonia resident in the 8 mile and Farmington area. I would be all in on a car wash on the old Napa auto parts property. 👍

Someone posted a heads up on the Neighbors App and had negative thoughts. Not me, I think a good auto wash would be an asset to the neighborhood. I have been in my home 22 years.

Philip Carr
20120 Parker
Livonia 48152

Ewa Kedzierska
Folker's Farmington Acres • 3

Possible car wash on Farmington/8

Did you know that the City of Livon
already considered an application f
at this site? the next meeting is on
Council. Please be sure to express
plan to Sara Kasprowicz at skaspro
still go to the meeting. Concerned
a car wash is not appropriate for th
and the car wash may put a strain
water pressure as well as more traf
Farmington Road. There are car wa
we need yet another one? Thank y

20320-20330 Mayfield Street,

Be the first to react

Kasprowicz, Sara

From: Jan Irvin <janmi@rocketmail.com>
Sent: Monday, November 21, 2022 3:03 PM
To: Kasprowicz, Sara
Subject: Proposed Car Wash for the 8 MIle/Farmington Rd area

Dear Sara,
Please forward our letter of Concern to the City Council Members. We are aware of the fact that a car wash is being proposed for our area and will be addressed on the Dec. 5th agenda. Thank you.
Sincerely,
Jan and Ron Irvin

Dear Livonia Council Members,

We are aware that a drive through car wash is being proposed for the old Napa Auto Parts Store on Farmington Rd. near 8 Mile Rd. We wish to write in our concerns about this proposal. That block is currently a very neat and well kept stretch of properties which includes a nice medical center, a remodeled restaurant and several stores. A car wash would look out of place in this location. We also already have a water pressure problem in this area. We are sure this will not help the situation. Although they are on the Farmington city side, there are already car washes on 8 Mile just 2 blocks away and another on 9 Mile about a mile form the other one. We can't see how we need a third car wash in a mile radius. Therefore, we do not want this proposal to go through.

Sincerely,
Jan and Ron Irvin
20181 Shadyside, Livonia 48152 248 477-3677

Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 10-~~18~~ 17-22 Petition #2022-10-02-~~01~~ 20

Site Address: 20340 Farmington Road, Livonia, MI Sidwell _____ Zoning of Property C-2

Requesting Approval To Construction of a new Express Car Wash

Applicant: Kyle Wrentmore Business/Company: The Mannik & Smith Group, Inc.

Applicant's Address: 1160 Dublin Road City: Columbus State: OH Zip Code: 43125

Applicant's Phone # (614) 441-4222 Applicant's Email kwrentmore@manniksmithgroup.com

Contact Person: Dennis Miller Business/Company: DMC Real Estate Advisors

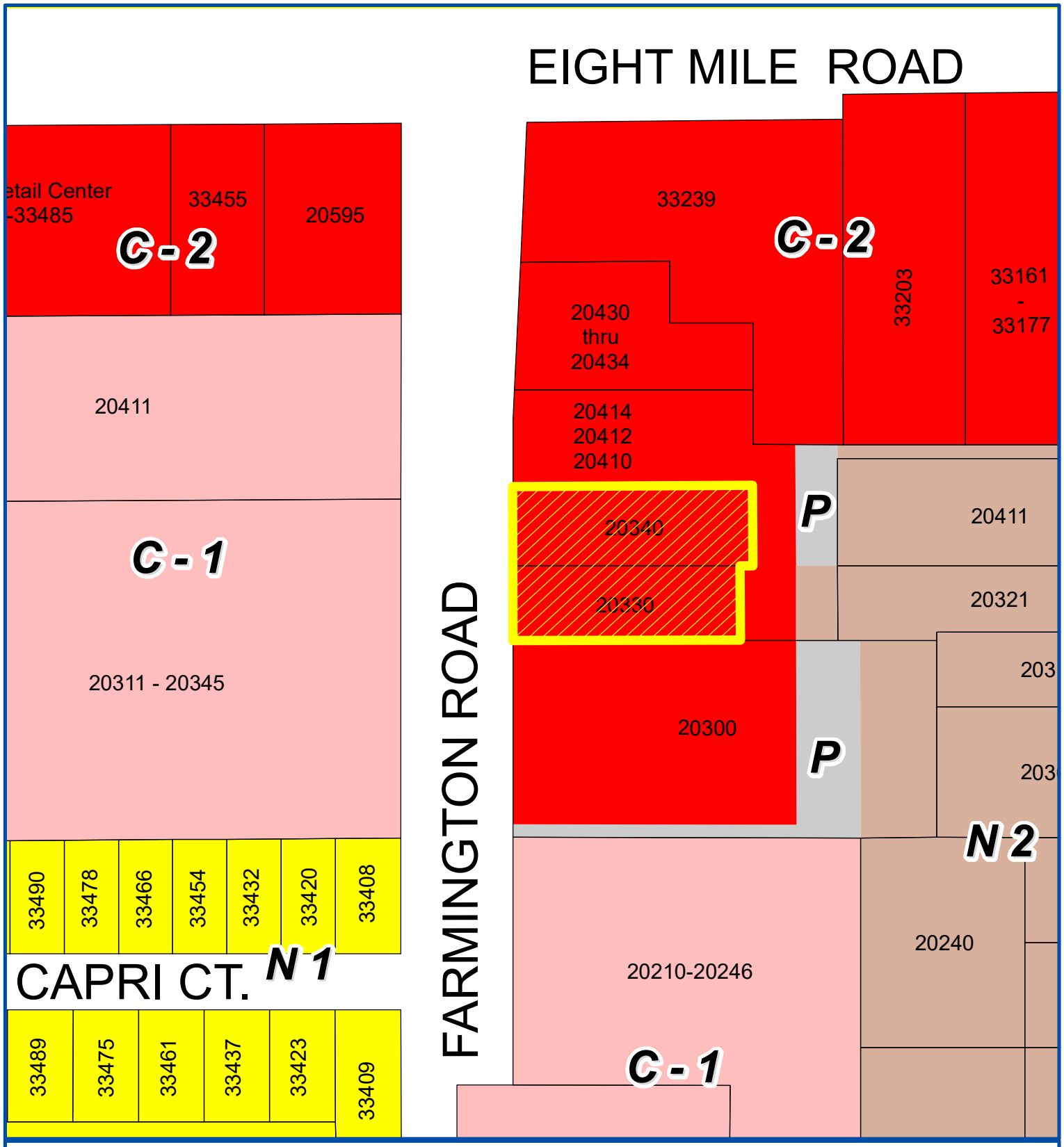
Contact's Address: 2600 W Big Beaver, Suite 41 City: Troy State: MI Zip Code: 48084

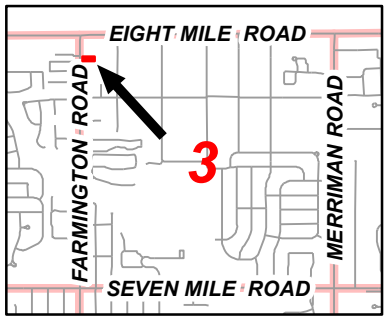
Contact's Phone # (248) 342-1426 Contact's Email dennismiller@mkiezi.com

Please provide the following information:

1) **Site Plan** showing:
   - property dimensions, including road right-of-way & building setback lines
   - foot print of building(s), including dimensions & square footage
   - all easements, protective walls, sidewalks & existing trees
   - any significant topographic features (existing or proposed)
   - parking layout, including type of surface material, sizes of spaces & aisles
   - method used in calculating parking requirement
   - location of light standards servicing parking lot & cutout showing type & height
   - location of trash receptacle, including description of screening
   - location of signs
2) **Detailed Landscape Plan** including:
   - listing or labeling of all planted materials as to type and size
   - areas to be fully irrigated
   - percentage of landscaping provided (15% of total site required)
3) **Building Elevation Plan** depicting:
   - architectural quality
   - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
   - all visible rooftop mechanical equipment and how they will be screened
4) **General Floor Plan** showing:
   - floor layout
   - entrances & exits
   - restaurants are required to illustrate seating arrangement & capacity
5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to** planning@livonia.gov
6) **Legal Description** of the property to be considered (Clearly Printed)
7) Three (3) completed application forms & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only



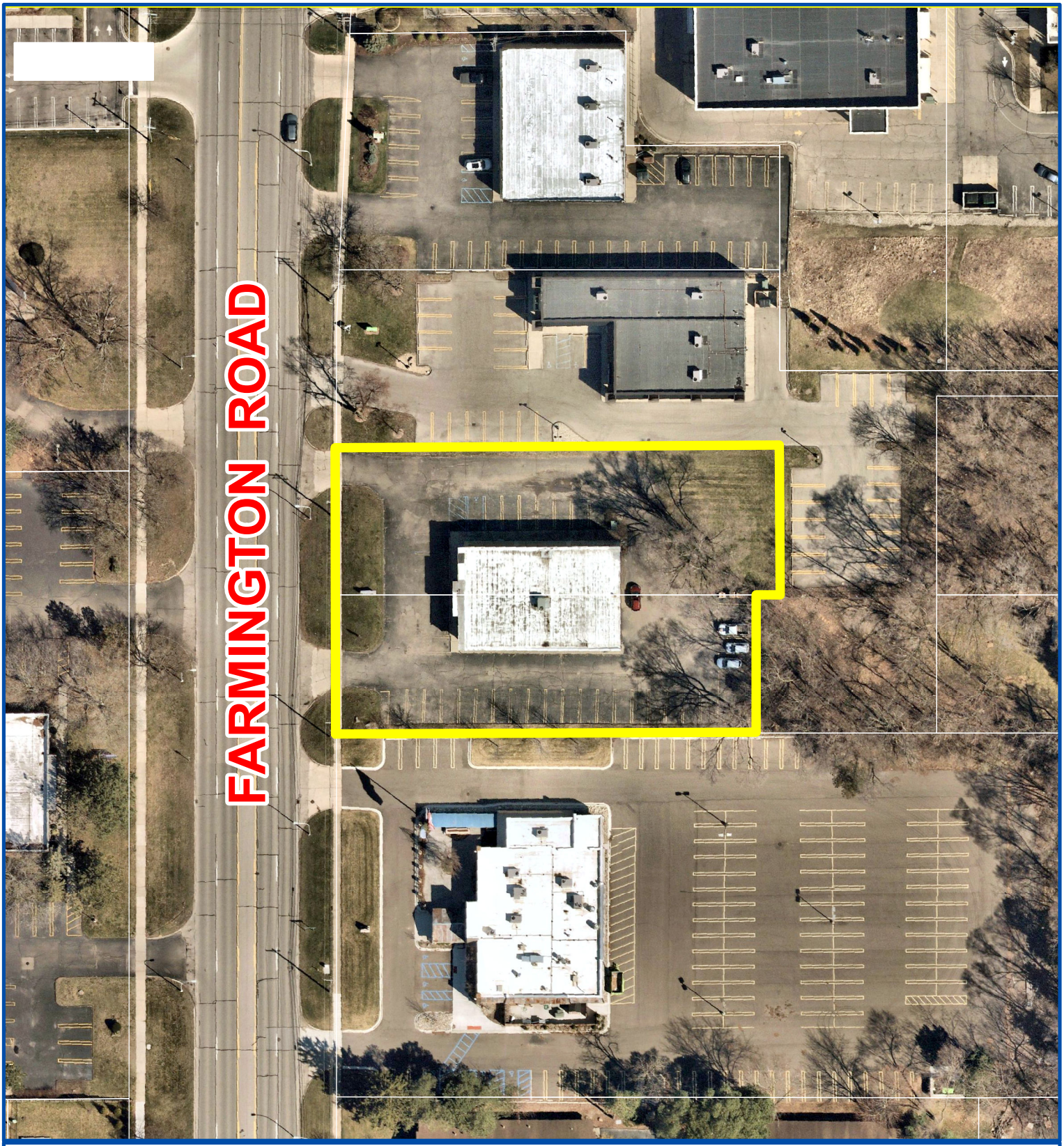


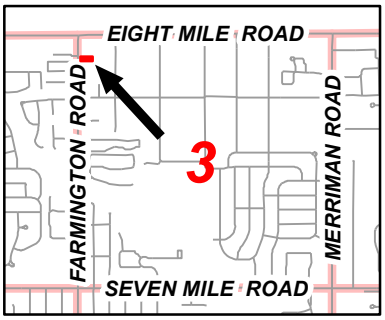
Address & Zoning Map

Petition 2022-10-02-20
Clean Express Auto Wash
20330 & 20340 Farmington Road
to construct a new automatic auto wash facility

N
Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2022-10-02-20
Clean Express Auto Wash
20330 & 20340 Farmington Road
to construct a new automatic auto wash facility

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

November 1, 2022: Study Meeting:

This petition involves the redevelopment of the site of the former NAPA Auto Parts Store located on the east side of Farmington Road approximately 400 feet south of Eight Mile Road. The plan is to demolish the existing commercial building and replace it with a new automated car wash facility called Clean Express Auto Wash. The subject site is zoned C-2 (General Commercial) which treats auto wash establishments as a waiver use pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance.

The overall site is made up of two (2) parcels. The northerly parcel, 20340 Farmington Road, has eighty-six feet (86') of road frontage and the southerly parcel, 20330 Farmington Road, has eighty feet (80') of frontage. Together, the two (2) parcels comprise approximately 1.0 acre of developable land area. The existing 3,677 square foot commercial building is located near the center of the two properties with parking available on all four sides of the building. Two (2) driveways provide access to the site: one (1) on the north side of the property and the other on the south side. Site plan approval was granted in 1979 for the existing auto parts store. Napa Auto Parts has moved to a new location and the building is now vacant.

To the north of the subject property is C-2 zoning and a variety of commercial businesses that front along Farmington Road. Immediately to the south is the former G. Subu's Leather Bottle restaurant recently converted into a new restaurant called Bad Brads BBQ. Bordering the site to the east is land that is attached to the commercial property to the north and which contains parking for the business, zoned C-2 and P (Parking), and an undeveloped area, zoned C-2 and N2 (Neighborhood). Extending further east are residential homes that are zoned N-2. And to the west, across Farmington Road, are commercial properties, zoned C-1 (Local Business).

The proposed 3,677 square foot automated car wash building would be positioned along the north side of the property. The overall dimensions of the building are 32' x 123'. Access would be provided from the two (2) existing drive approaches which would remain in their current configuration. The south approach is designed to accommodate two-way traffic for both ingress and egress to the site, whereas the north approach would only be for vehicles exiting the car wash facility. Access to the proposed auto wash facility would be provided via two (2) service lanes that would commence along the south side of the

property, then maneuver west and north in a U-shaped pattern around to the east side of the building where the facility's entrance is located. The pay kiosks would be located along the service lanes at the east end of the site. The plan shows ample space for vehicles to queue before entering the wash facility. The point-of-sales kiosks would have digital menu boards and self-serve pay devices and be covered overhead by non-illuminated structural canopies. Automated gates would control vehicle access. Just ahead of the entrance to the facility, the two (2) lanes taper to form a single lane. A twelve (12) foot wide "escape" lane would be provided before entering the building. Parking with vacuum equipment would be available in the area between the building and the service lanes. As customers exit the car wash, they would have the option of either going straight and exiting the site by turning onto Farmington Road or remaining on the property by turning left along a short drive aisle that loops back around to both the parking lot and vacuums or the south drive aisle where the approach and service lanes are located.

In a C-2 district, the minimum required front yard setback is fifteen (15) feet. At its closest point, the proposed building would be set back approximately forty-six (46) feet from the future right-of-way of Farmington Road. For the rear yard, the minimum required setback is eight feet (8'). Measured from the east property line, the site plan shows the proposed building having a rear yard setback of eighty-eight feet (88'). For the side yards, Section 6.07 requires that a building be situated no closer than thirty-five feet (35') on one (1) side of the property with a minimum requirement of eight feet (8') on the other side. From the south side property line, the building would be set back 124 feet, and on the north side, the setback would be eleven feet (11'). The proposed building complies with all required yard regulations.

The submitted floor plan shows the layout of the automated auto wash facility. In general, the north half of the building would be occupied by the car wash bay and the south half would contain the mechanical systems, a unisex bathroom and an office.

For auto wash establishments, the ordinance requires at least twenty (20) parking spaces. The site plan shows twenty-one (21) parking spaces available within the parking lot on the south side of the building. Each parking space would have a self-serve vacuum station and each vacuum station would contain a built-in waste receptacle, an aluminum vacuum hose, and vacuum tools. All parking spaces, except the required handicap spaces, would measure ten feet (10') wide by twenty feet (20') in length.

Materials on the outside of the building would be composed of a combination of panel brick (Quik Brik) and Nichiha fiber cement horizontal siding. The exterior would be in three (3) different colors: brown for the siding and white and grey for the brick. Windows would be installed on both sides of the building. The one-story structure would have a maximum height, as measured from the finished grade to the top edge of the structure, of twenty-two feet four inches (22'-4").

A dumpster enclosure is shown in the southeast corner of the parking lot, across from the rear of the building. The enclosure walls would be seven feet four inches (7'-4") in height

and would be constructed out of a panel brick (Quik Brik) to match the building. The swing gates would be constructed out of chain-link fencing with privacy slat inserts. The design of the enclosure gates is inconsistent with the City's policy of requiring a long-lasting solid panel material.

No details are available on how stormwater would be managed. Underground detention is the most likely the approach that will be taken, but the location of the outlet has yet to be determined. The petitioner will need to provide drainage and storm water treatment details to the Engineering Department prior to obtaining building permits.

Pursuant to Section 10.03, no fewer than four (4) full size trees, two (2) ornamental trees, and twenty-six (26) shrubs are required along Farmington Road. The plan shows four (4) full size trees (Thornless Honey Locust), two (2) ornamental trees (Orchid Satin Rose of Sharon), and thirty-two (32) shrubs along the frontage of the site. Landscaped greenbelts would also be created along the sides and rear of the property. On the south side, the width of the greenbelt would be approximately seventeen feet (17'), on the north side it would be eleven feet (11') wide, and along the rear of the property the width would vary between eleven feet (11') and twenty-five feet (25'). All three of these areas would contain full size trees planted in rows. A note on the plan states that "*All Landscape areas are to be irrigated*."

The submitted photometric plan provides detailed information on site lighting, including the location and type of light sources and illumination levels. A note on the plan indicates that the mounting height of the lights would twenty-two feet (22') above finish grade (AFG), including twenty-foot (20') high poles on a two-foot (2') base. All exterior light fixtures should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights shall not exceed a height of twenty feet (20') above grade. The plan also states that lights on the building, in the form of wall packs, would be arranged nine feet (9') AFG.

The building would be allowed thirty-two (32) square feet of wall sign area based on a requirement of one (1) square foot for each lineal foot of the building frontage. Additionally, one (1) ground-mounted monument sign is allowed, not to exceed thirty (30) square feet in area and six feet (6') in height with a setback of at least ten feet (10') from any right-of-way line. The submitted Elevations Plan (A2-1) shows a total of three (3) walls signs totaling 89.4 square feet. They include one (1) sign on the front elevation and two (2) signs on the south side elevation. On the front, the sign measures twenty (20) square feet (10' x 2') in area, and on the side, the two (2) signs measure fifty-two (52) square feet (13' x 4') and 17.4 square feet (13.9' x 1.25'), respectively. The renderings and Site Details sheet (A6-1) also show a monument sign that appears to conform with the size requirements; however, the location of the sign is not shown on the site plan. Any signage in excess of what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals.

A special requirement of Section 6.07 specifies that a proposed auto wash establishment most be located at least 150 feet away from any church, public or parochial school, or playground, as measured from property to property. No church, school or playground exists within 150 feet of the subject site.

The closest automatic car wash facility is the existing Zax Auto Wash located at 34650 Eight Mile Road, which is on the north side of the street just west of Gill Road in Farmington Hills, slightly less than ¾ of a mile from the subject site.

November 15, 2022: Public Hearing:

Suggested changes discussed at the Study Meeting were: 1) additional landscape buffering along the sides and rear of the property; 2) more information and details of the panel brick proposed for the exterior of the building; 3) limiting the overall height of the light fixtures to twenty feet (20'); and 4) demonstrating that all roof-mounted mechanical equipment will be screened from public view.

Approving Resolution: That the request to construct a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.

2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.

4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.

5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.

8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.

10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadway.

11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

12. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Reasons: That the request to construct a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, is hereby denied for the following reasons:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Livonia Vision 21 Zoning Ordinance.

2. That the intensity of the proposed use would have negative effects on the neighboring properties.

3. That the proposed use would unduly tax and conflict with the established and normal traffic flow of the area.

4. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts.

5. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

SITE IMPROVEMENT PLANS FOR
EXPRESS CAR WASH
20340 FARMINGTON RD
LIVONIA, MI 48152

VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

REDEVELOPMENT OF A PREVIOUS AUTO PARTS STORE TO CARWASH WITH VACUUM STALLS AND ASSOCIATED PARKING. MAXIMUM NUMBER OF EMPLOYEES PER SHIFT WILL BE 7.

PARKING:
THE SITE WILL HAVE 18 VACUUM SPACES, 2 STANDARD SPACES AND 1 ADA SPACE WITH A TOTAL OF 21 SPACES.

SITE DATA

PROPERTY INFORMATION:
ADDRESS: 20340 FARMINGTON ROAD, LIVONIA, MI 48152

LOT SIZE: 1.12 AC
PARCEL NUMBERS: 010-01-0007-001 & 010-99-0002-000
ZONING: C-2
PROPOSED USE: CAR WASH

BUILDING SETBACKS:
FRONT: 15' REQUIRED (73' PROVIDED)
SIDE: 8' REQUIRED (11' PROVIDED)
35' REQUIRED FOR ONE SIDE (124' PROVIDED)

BUILDING INFORMATION:
GROSS BUILDING FOOTPRINT AREA: 3,677 SF
BUILDING HEIGHT: 22'-4"

PARKING
AUTO-WASH ESTABLISHMENTS: AT LEAST TWENTY (20) PARKING SPACES.

21 PROVIDED

STACKING:
28 STACKING SPACES PROVIDED

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

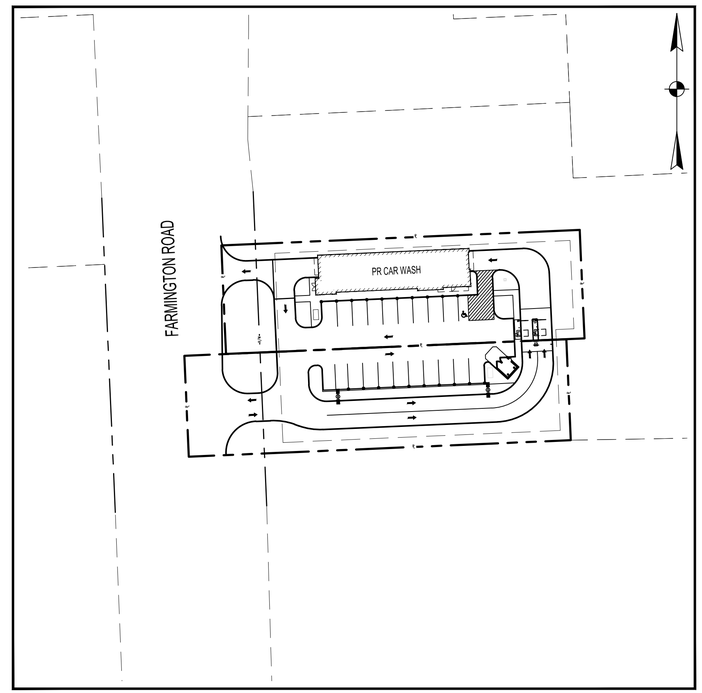
PARCEL 1: LOT 7, EXCEPT THE WEST 27 FEET, "FOLKER'S FARMINGTON ACRES," AS RECORDED IN LIBER 61, PAGE 90 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST ¼ OF SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 3 AS ABOVE DESCRIBED DISTANT SOUTH 533.96 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 59 MINUTES EAST 302.70 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES

WEST 302.80 FEET TO A POINT IN THE WEST LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 80 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 010-01-0007-001 & 010-99-0002-000



INDEX MAP
0 50 100 200
SCALE: 1" = 100'

DESIGN CONSULTANT
THE MANNIK & SMITH GROUP, INC.
607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
CONTACT: KYLE J. WRENTMORE, P.E.
PHONE: (614) 441-4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

DEVELOPER
EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43068
CONTACT: JEFF GILGER
PHONE: (614) 751-9274
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

INDEX OF SHEETS

COVER SHEET C000
EXISTING CONDITIONS C100
SITE PLAN C200
LANDSCAPE PLAN L100
LANDSCAPE NOTES AND DETAILS L101
ARCHITECTURAL FLOOR PLANS A1-1
ARCHITECTURAL ELEVATIONS A2-1
ARCHITECTURAL WALL SECTIONS A4-1
SITE DETAILS A6-1
PHOTOMETRIC PLAN ..... N/A

APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

TITLE DATE

ENGINEER

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

CONTACT: KYLE WRENTMORE
ADDRESS: 607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
PHONE: 614.441.4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

MIKE MCAVOY, PE DATE
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

REV NO	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 11/10/22
PROJECT NO.: M3900023

C000

W:\Projects\Projects K-O\M3900023\CAD\SHEETS\M3900023_COVER SHEET.dwg Last saved 11/10/2022 1:35 PM by NOBrien plotted 11/10/2022 1:35 PM

LEGEND

PROPERTY LINE

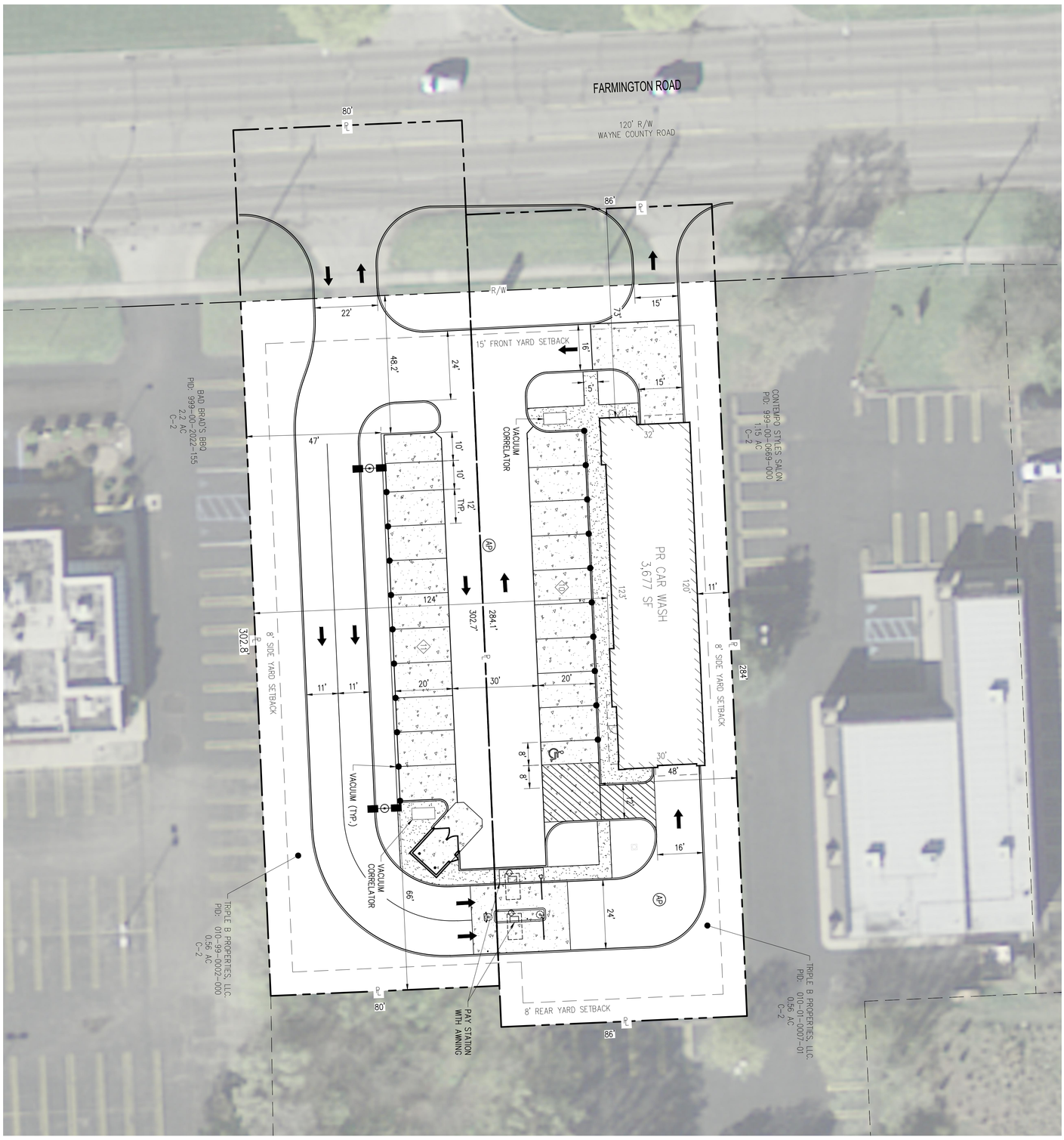
RIGHT-OF-WAY

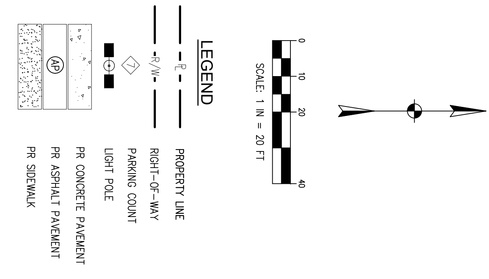
EX TREE

SCALE: 1 IN = 20 FT

0 10 20 40

C100	EXISTING CONDITIONS	SITE IMPROVEMENT PLAN FOR EXPRESS WASH 20340 FARMINGTON RD, LIVONIA, MI 48152	PREPARED FOR: CLEAN EXPRESS AUTO WASH 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43062	Mannik Smith GROUP www.MannikSmithGroup.com TECHNICAL SKILL. CREATIVE SPIRIT.	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509 PROJECT DATE: 11/10/2022 PROJECT NO: M3900023 DRAWN BY: MNF CHECKED BY: KJW	NO.	DATE	BY	DESCRIPTION





C200

PRELIMINARY SITE PLAN

SITE IMPROVEMENT PLAN FOR

EXPRESS WASH

20340 FARMINGTON RD, LIVONIA, MI 48152

PREPARED FOR:

CLEAN EXPRESS AUTO WASH

13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

Mannik Smith GROUP

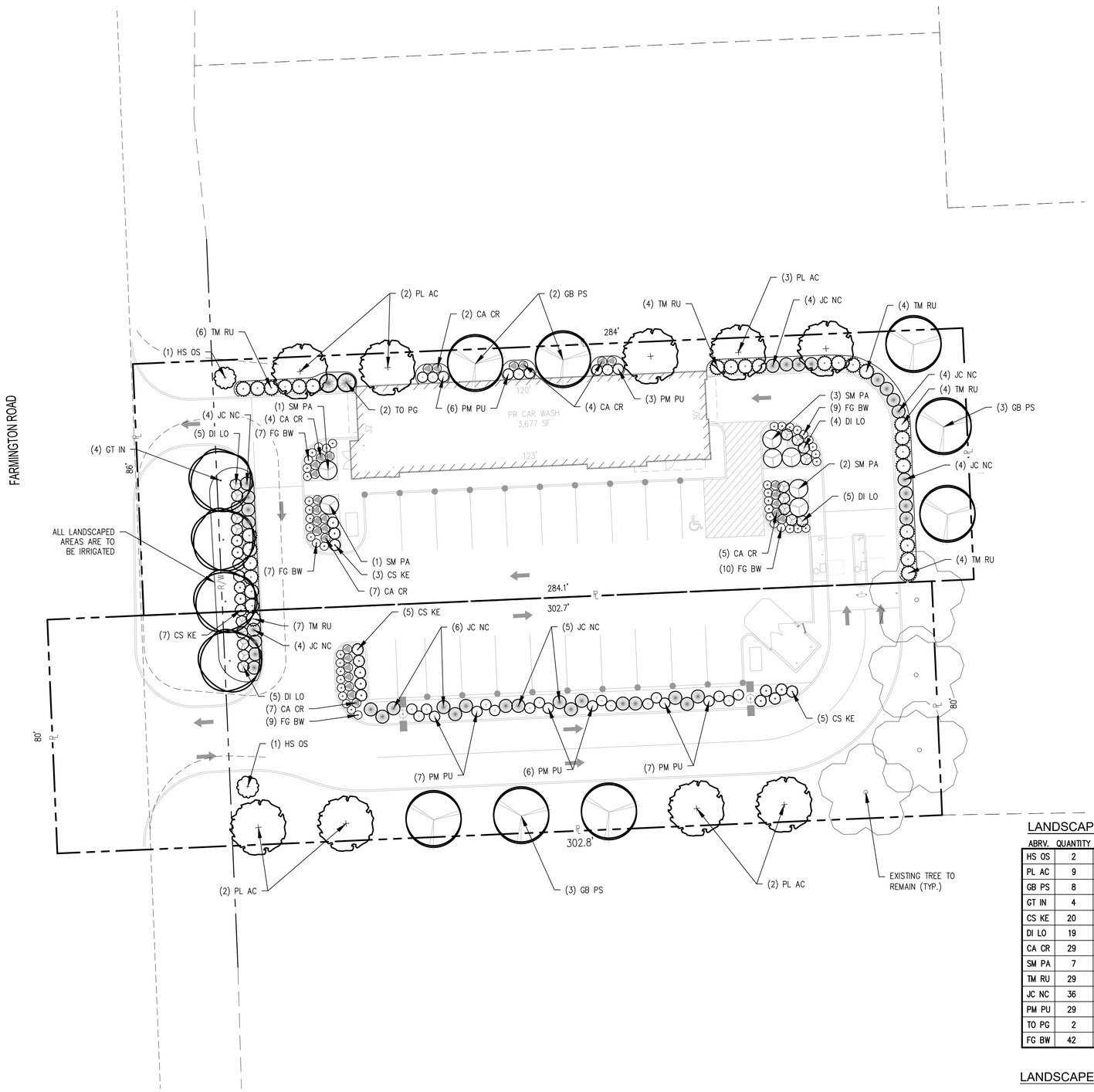
TECHNICAL SKILL. CREATIVE SPIRIT.

www.MannikSmithGroup.com

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE:	11/10/2022
PROJECT NO:	M3900023
DRAWN BY:	MNF
CHECKED BY:	KJW

NO.	DATE	BY	DESCRIPTION



0 10 20 40

SCALE: 1 IN = 20 FT

LEGEND

- PR DECIDUOUS TREE
- PR DECIDUOUS FLOWERING TREE
- PR EVERGREEN TREE
- PR DECIDUOUS FLOWERING SHRUB
- PR EVERGREEN SHRUB
- PR FLOWERING PERENNIAL OR ORNAMENTAL GRASS
- EX TREE

LANDSCAPE CODE REQUIREMENTS

REQUIRED:		PROVIDED:
LIVONIA ZONING ORDINANCE – ARTICLE X		
10.3.1.	THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE R/W: 1 DECIDUOUS/EVERGREEN TREE PER 40' OF FRONTAGE, 1 ORNAMENTAL TREE PER 100' OF FRONTAGE, AND 8 SHRUBS PER 40' OF FRONTAGE. R/W FRONTAGE = 126' 126' / 40' = 4 DECIDUOUS/EVERGREEN TREES AND 32 SHRUBS REQUIRED 126' / 100' = 2 ORNAMENTAL TREES REQUIRED	4 DECIDUOUS TREES, 33 SHRUBS, AND 2 ORNAMENTAL TREES PROVIDED ADJACENT TO R/W
10.3.2.A.	PARKING LOT SCREENING LANDSCAPING SHALL INCLUDE A YARD AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING AT LEAST 3 FEET IN HEIGHT, WITHIN 10 FEET OF THE PAVED GROUND SURFACE IN BETWEEN THE PUBLIC R/W AND PAVED GROUND SURFACE	SCREENING PROVIDED THROUGH LANDSCAPING.
10.3.5.	A 10 FOOT WIDE BUFFER WITH ONE TREE PER 30 LINEAR FEET IS REQUIRED TO SCREEN BETWEEN ADJACENT COMMERCIAL DISTRICTS	TREES PROVIDED ALONG PROPERTY LINES ADJACENT TO COMMERCIAL DISTRICTS.
10.3.8.	AN ENCLOSURE OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN THE DUMPSTER IS REQUIRED ON THREE (3) SIDES OF THE WASTE RECEPTACLE WITH A SOLID GATE ON THE FOURTH SIDE.	DUMPSTER SCREENING PROVIDED THROUGH MASONRY WALL.
	PERCENTAGE OF LANDSCAPING PROVIDED. 15% OF TOTAL SITE REQUIRED.	19% LANDSCAPED AREA PROVIDED

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
HS OS	2	HIBISCUS SYRIACUS 'ORCHID SATIN'	ORCHID SATIN ROSE OF SHARON	2" CALIPER	B&B	ORNAMENTAL TREE
PL AC	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CALIPER	B&B	DECIDUOUS TREE
GB PS	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CALIPER	B&B	DECIDUOUS TREE
GT IN	4	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	3" CALIPER	B&B	DECIDUOUS TREE
CS KE	20	CORNUS SERICEA 'KELSEYI'	KELSEYI DWARF DOGWOOD	3 GALLON	CONTAINER	DECIDUOUS SHRUB
DI LO	19	DIERVILLA LONICERA	DWARF BUSH–HONEYSUCKLE	3 GALLON	CONTAINER	DECIDUOUS SHRUB
CA CR	29	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	CONTAINER	DECIDUOUS SHRUB
SM PA	7	SYRINGA MEYERI 'PALIBAN'	DWARF KOREAN LILAC	3 GALLON	CONTAINER	DECIDUOUS SHRUB
TM RU	29	TAXUS X MEDIA 'RUNYAN'	RUNYAN YEW	3 GALLON	CONTAINER	EVERGREEN SHRUB
JC NC	36	JUNIPERUS CONFERTA 'NICKS COMPACT'	NICKS COMPACT JUNIPER	3 GALLON	CONTAINER	EVERGREEN SHRUB
PM PU	29	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	3 GALLON	CONTAINER	EVERGREEN SHRUB
TO PG	2	THUJA OCCIDENTALIS 'POLAR GOLD'	POLAR GOLD ARBORVITAE	3 GALLON	CONTAINER	EVERGREEN TREE
FG BW	42	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE	1 GALLON	CONTAINER	ORNAMENTAL GRASS

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITCH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES.
A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 301
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 11/10/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY LANDSCAPE PLAN

L100

W:\Projects\Projects K-O\M3900023\CAD\SHEETS\M3900023_LANDSCAPE PLAN.dwg Last saved: 11/9/2022 2:56 PM by MFord, plotted 11/10/2022 9:29 AM

LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

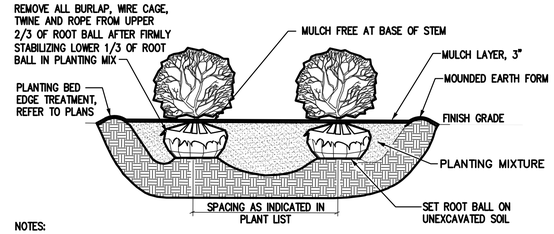
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



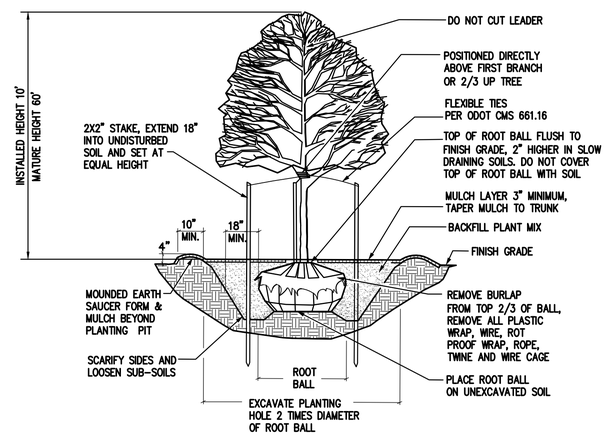
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

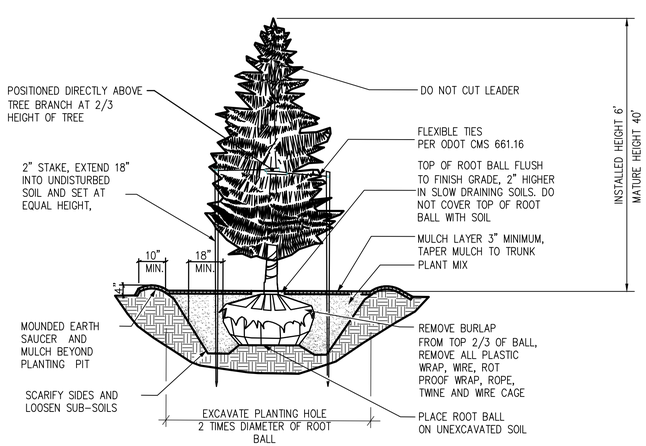
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



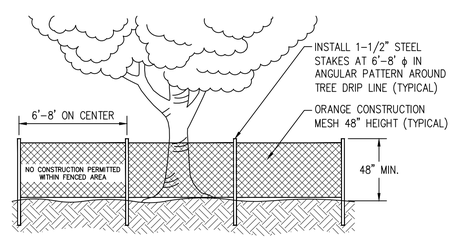
DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.

2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.

3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NO.	DATE	BY	DESCRIPTION

607 SHELBY STREET
SUITE 301
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT DATE: 11/10/2022
PROJECT NO: M3900023
DRAWN BY: MNF
CHECKED BY: KJW

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CLEAN EXPRESS AUTO WASH
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

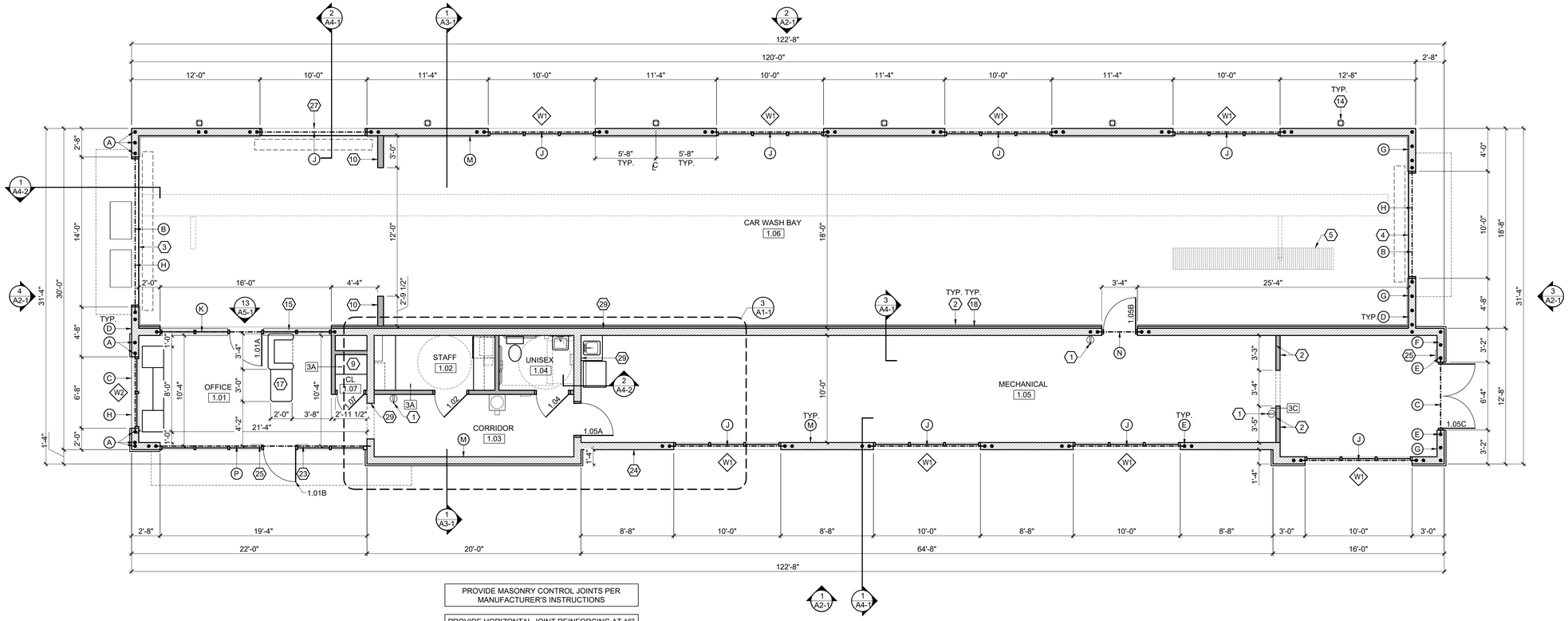
SITE IMPROVEMENT PLAN FOR
EXPRESS WASH
20340 FARMINGTON RD, LIVONIA, MI 48152

LANDSCAPE NOTES & DETAILS

L101

W:\Projects\Projects K-O\M3900023\CADSHEETS\M3900023_LANDSCAPE PLAN.dwg Last saved 11/9/2022 5:55 PM by MFord, plotted 11/10/2022 9:29 AM

© 2022 SBA STUDIOS, LLC



PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING

WINDOW TYPES SCHEDULE

W1 — 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.

W2 — 6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW WINDOW HEAD HEIGHT = 10'-8" A.F.F.

ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.

CAR WASH GENERAL NOTES

1. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
2. CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
3. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
4. CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
5. COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS

PLAN GENERAL NOTES

1. ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
2. ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
3. ALL INTERIOR STUD WALLS TO BE WALL TYPE "3B", U.N.O.
4. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

4 FLOOR PLAN

FLOOR PLAN CODED NOTES

1. WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELED FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B: C, HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
2. INTERIOR WALL LINER PANEL
3. 14'-0" x 8'-0" OVERHEAD DOOR
4. 10'-0" x 8'-0" OVERHEAD DOOR
5. CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
6. DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
7. DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
8. ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
9. 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
10. WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
11. NOT USED
12. UNDER COUNTER REFRIGERATOR
13. SERVER RACK, SEE SHEET A5-1
14. DOWNSPOUT
15. ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0", SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
16. NOT USED
17. RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
18. PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
19. ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
20. COFFEE MAKER, SEE INTERIOR ELEVATION
21. MICROWAVE, SEE INTERIOR ELEVATION
22. STACKABLE WASHER / DRYER
23. ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
24. QUIK-BRIK MASONRY CONSTRUCTION
25. ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
26. STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
27. 10'-0" x 8'-0" OVERHEAD DOOR
28. HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
29. 8" CMU WALL

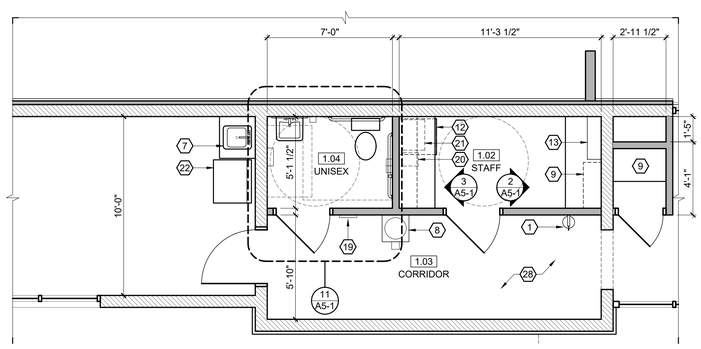
STRUCTURAL CODED NOTES

A. #5 VERTICAL EACH CELL
B. W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
C. (2) L5x3-1/2x5/16 LLV
D. PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
E. (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
F. PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
G. #5 @ CORNERS AND 16" O.C. MAX @ END WALL
H. PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
I. NOT USED
J. W8x24 W/ 5/16" PLATE
K. W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
L. W8x28 LINTEL W/ 5/16" PLATE
M. PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
N. (2) L3 1/2x3 1/2x5/16
P. W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT	RATING: 0 HR UL FILE # N/A	FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"

3 ENLARGED FLOOR PLAN

DOOR SCHEDULE

DOOR NO.	ROOM NAME	SIZE	ELEV	MAT	RATING	GLASS	HDWR	FRAME ELEV	FRAME MAT	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL	CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL	CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.	
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.	
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.	
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.	
1.05C	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.	
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.	
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A	CUSTOM SLAT WALL DOOR

DOOR GENERAL NOTES

1. ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
2. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
3. ALL GLAZING IN NEW DOORS TO BE TEMPERED
4. ALL DOORS TO RECEIVE (3) HINGES
5. ALL DOORS TO RECEIVE (3) SILENCERS
6. ALL DOORS TO RECEIVE DOOR STOP
7. ALL EXTERIOR DOORS TO RECEIVE CLOSER
8. ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
9. ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.

DOOR HARDWARE SETS

SET 01: OFFICE LOCKSET
SET 02: STORAGE LOCKSET
SET 03: PRIVACY LOCKSET
SET 04: PASSAGE LOCKSET
SET 05: EXIT LOCKSET
SET 06: PUSH / PULL

KEY ALL DOORS ALIKE

5 DOOR SCHEDULE

FINISH SCHEDULE

SPACE NO.	ROOM NAME	FLOOR MAT	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG MAT	REMARKS
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	PT-2	NO	PAINT BAR JOISTS & ROOF DECK
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	6" BASE
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.06	WASH BAY	NO	NO	WL	WL	WL	WL	NO	PAINT BAR JOISTS & ROOF DECK
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK

FLOORING

CPT CARPET
VCT VINYL COMP TILE
WD SIM WOOD FLR.
NO NO FLOORING

SIM WOOD FLOOR = AXISCOR PRO12 12x24 URBAN CONCRETE

BASE

VB VINYL BASE
CT CERAMIC TILE
EXG EXG BASE
NO NO BASE

WALLS

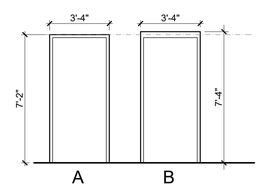
PT-1 WHITE PAINT
PT-2 BLONDE PAINT SW 6128
WC WALL COVERING
EXG EXG WALL FINISH
WL WALL LINER PANEL
BB BOARD AND BATTEN
NO NO FINISH

CEILING

ACT ACOUSTICAL CEILING TILE
GYP SUSPENDED GYPSUM BOARD CEILING
WL WALL LINER
NO NO CEILING

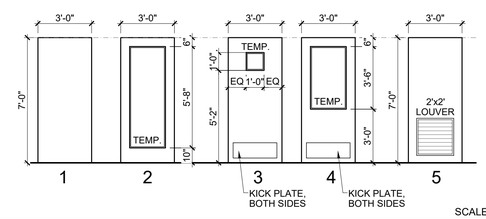
CEILING NOTES

DOOR FRAMES AND ACT CEILING COLOR TO MATCH WALL COLOR IN ALL ROOMS, SEE FINISH SCHEDULE



SCALE: 1/4" = 1'-0"

2 FRAME ELEVATIONS



SCALE: 1/4" = 1'-0"

1 DOOR ELEVATIONS

CLEAN EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO SCOTT D. BAKER 14654 REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 3/16" = 1'-0" (U.N.O.)

SHEET # / DESCRIPTION

FLOOR PLAN

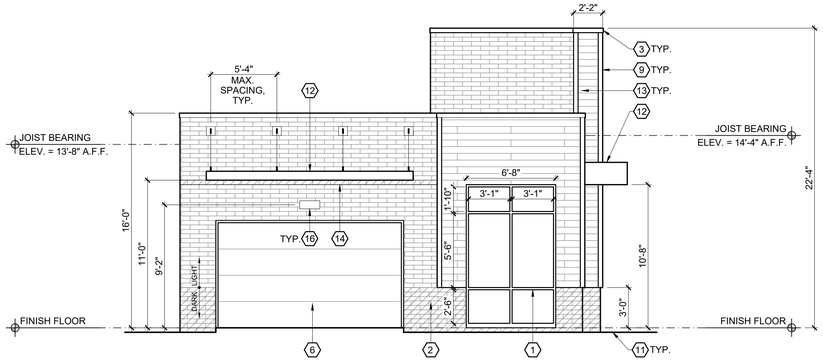
A1-1

DATE: 07.21.2022

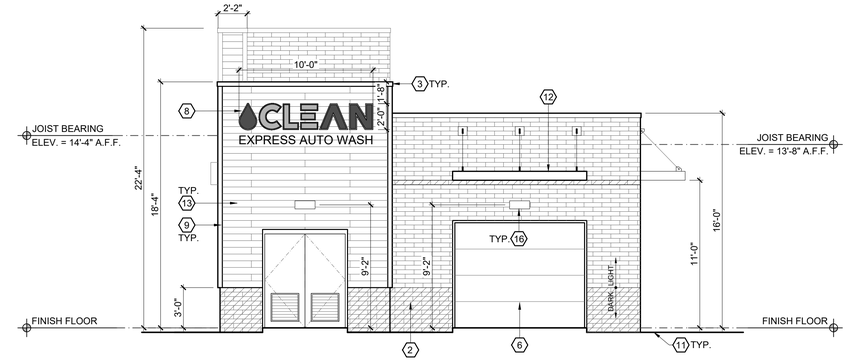
DESIGN REVIEW

SBA STUDIOS PROJECT # 2022-000

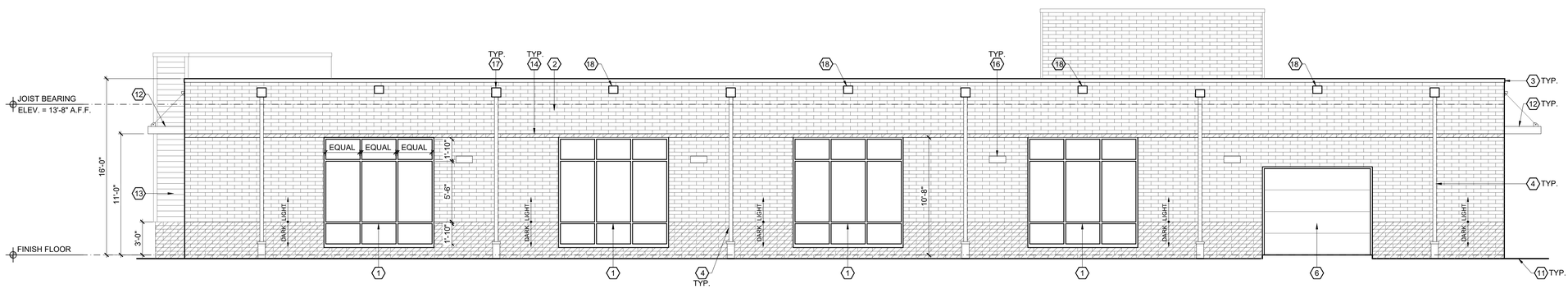
© 2022 SBA STUDIOS, LLC



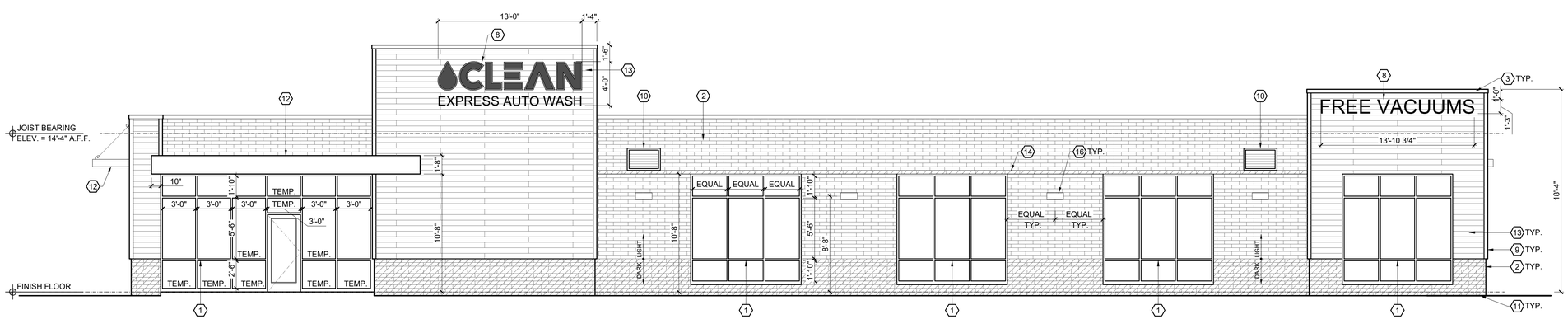
4 ENTRY ELEVATION



3 EXIT ELEVATION



2 SIDE ELEVATION



1 SIDE ELEVATION

ELEVATION CODED NOTES (X)

1. ALUMINUM STOREFRONT GLAZING SYSTEM. MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE
2. QUIK-BRIK CMU CONSTRUCTION, SEE MATERIALS LEGEND. INSTALL CONTROL JOINTS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
3. CONTINUOUS METAL COPING, TYP.
4. 4" METAL DOWNSPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER.
9. 1x4 COMPOSITE CORNER TRIM, TYP.
10. 36"x24" METAL WALL LOUVER W/ 2" FRAME, SEE HVAC DRAWINGS. LOCATE SUCH THAT OPENING IS NOT DIRECTLY BENEATH A ROOF JOIST
11. GRADE, COORDINATE W/ CIVIL DRAWINGS.
12. PRE-MANUFACTURED ALUMINUM AWNING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. NICHIHA FIBER CEMENT AWP181 HORIZONTAL SIDING.
14. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER & DOWNSPOUT COLLECTION BOX
18. EMERGENCY OVERFLOW SCUPPER

ELEVATION MATERIAL LEGEND

- QUIK-BRIK (LIGHT FINISH)
- QUIK-BRIK (DARK FINISH)
- NICHIHA FIBER CEMENT AWP181 HORIZONTAL SIDING

EXTERIOR MATERIAL NOTES:
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM COLOR

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 07.21.2022
DESIGN REVIEW
SBA STUDIOS PROJECT # 2022-000

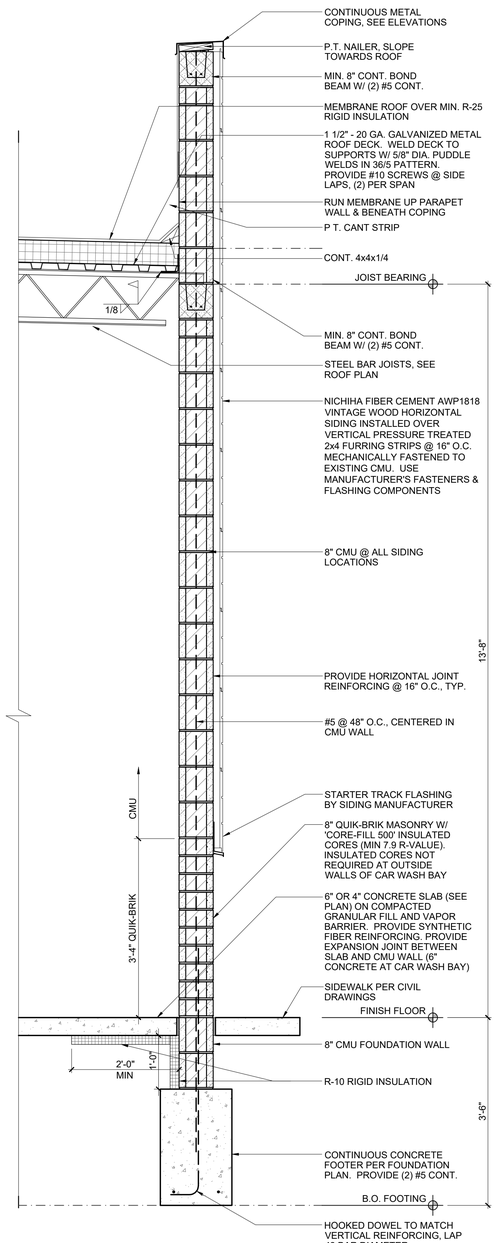
CLEAN

CLEAR

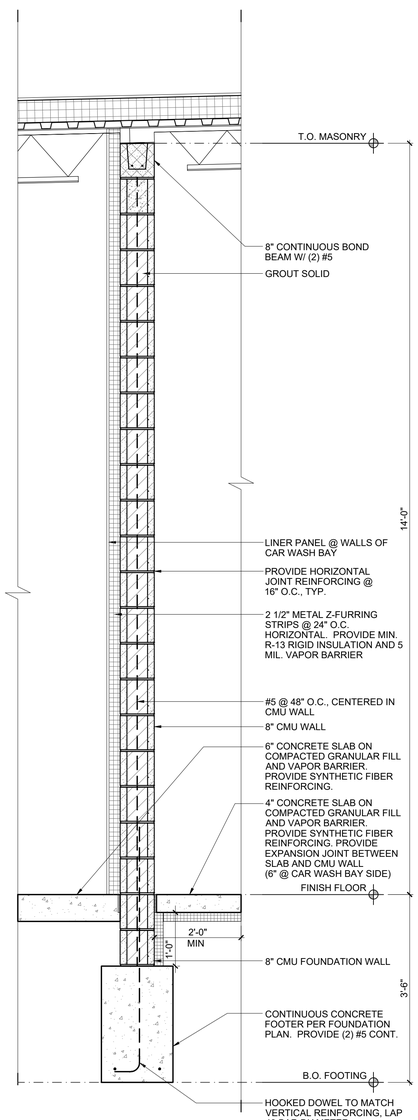
CLEAN
EXPRESS AUTO WASH
EXIT ONLY
CLEAN

CLEAN
EXPRESS AUTO WASH

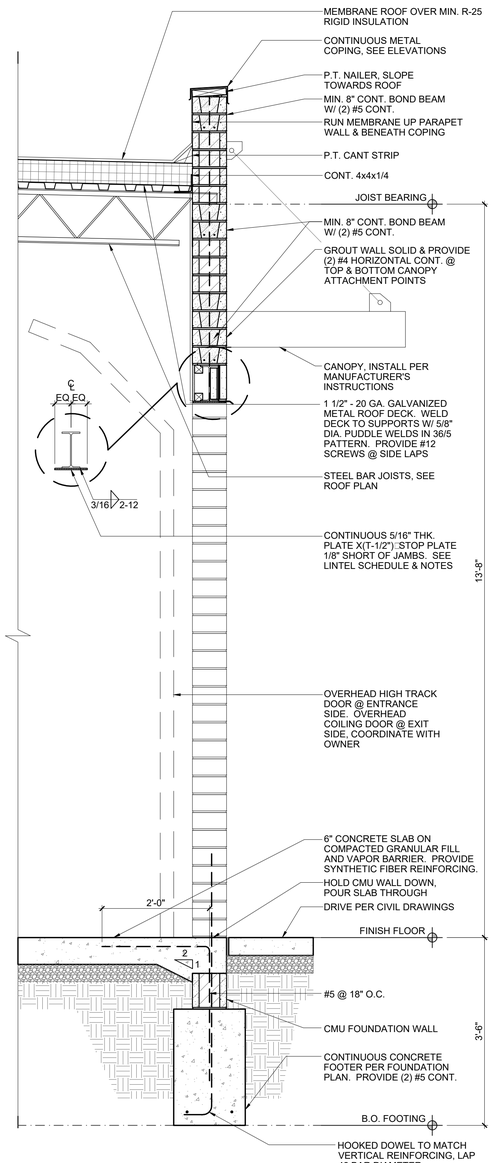
© 2022 SBA STUDIOS, LLC



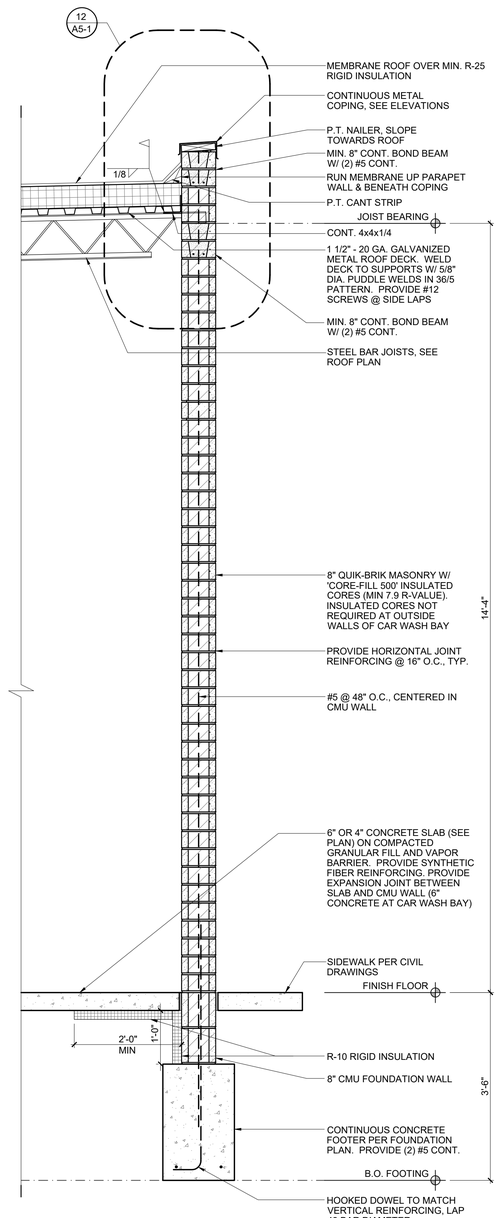
4 WALL SECTION @ EXT. SIDING LOCATIONS



3 INTERIOR WALL SECTION



2 WALL SECTION @ OVERHEAD DOOR



1 WALL SECTION

WALL SECTION NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
2. SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
3. ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
4. GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
5. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - A. AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
   - B. AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
   - C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - D. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
   - E. AT ALL WALL AND ROOF INTERSECTIONS
   - F. ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
   - G. LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

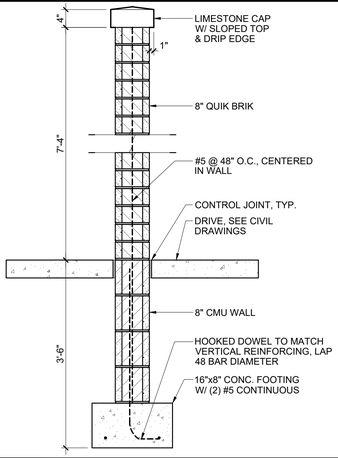
CLEAN
EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

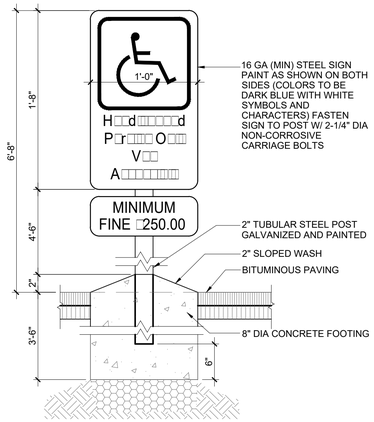
STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 3/4" = 1'-0"
SHEET # / DESCRIPTION
WALL SECTIONS
A4-1
DATE: 04.05.2022
PLANNING REVIEW
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2022-000

© 2022 SBA STUDIOS, LLC

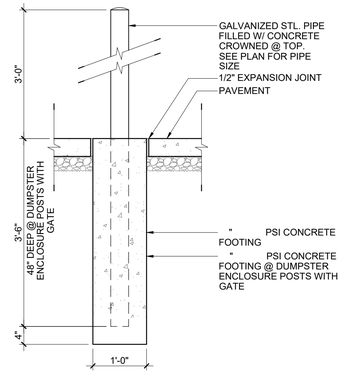


10 DUMPSTER ENCLOSURE SECTION



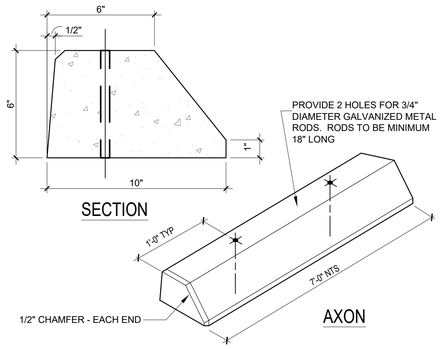
SCALE: 1-1/2" = 1'-0"

9 ACCESSIBLE PARKING SIGNAGE



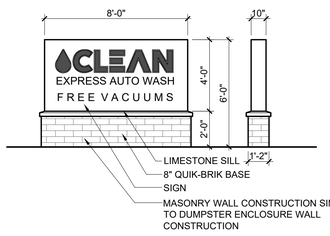
SCALE: 3/4" = 1'-0"

5 PIPE BOLLARD DETAIL



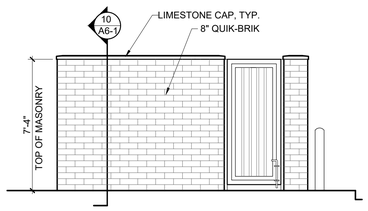
SCALE: 3" = 1'-0"

4 PARKING BLOCK DETAIL



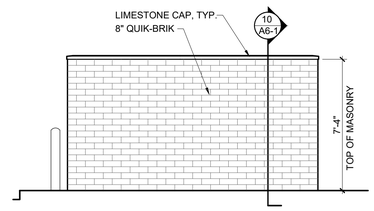
SCALE: 3/4" = 1'-0"

8 EXTERIOR MONUMENT SIGNAGE



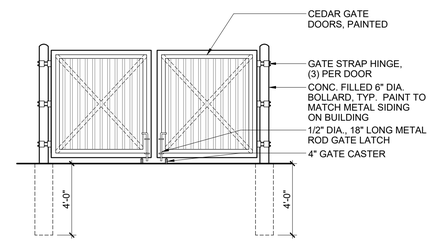
SCALE: 1/4" = 1'-0"

7 DUMPSTER ENCLOSURE - ELEVATIONS



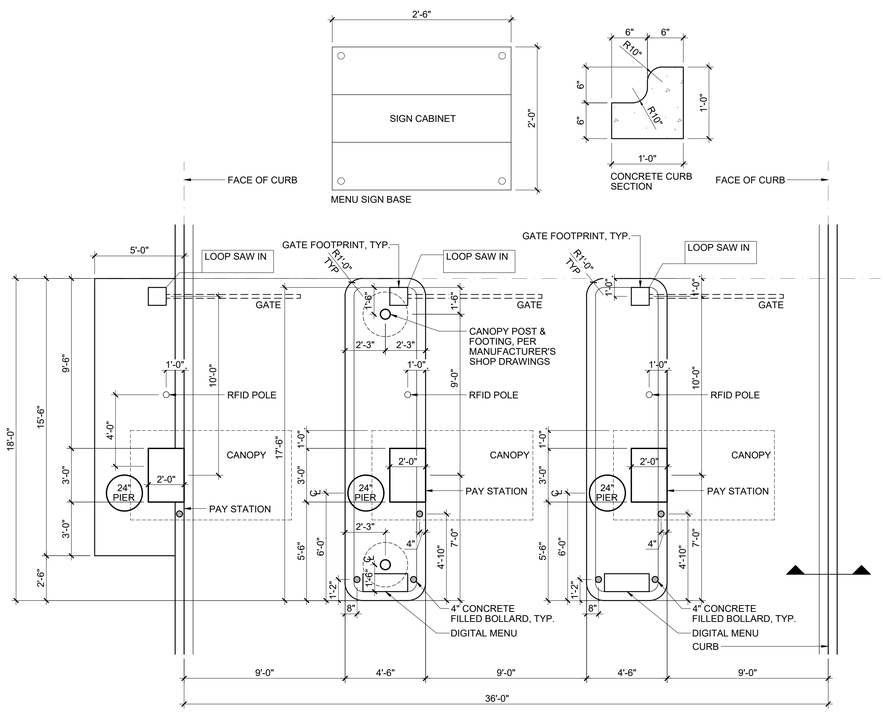
SCALE: 1/4" = 1'-0"

3 DUMPSTER ENCLOSURE - ELEVATIONS



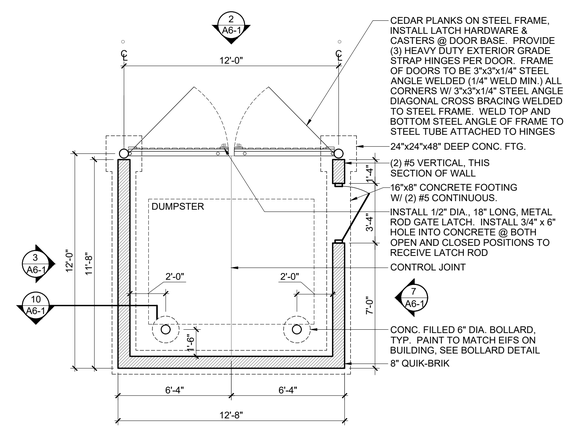
SCALE: 1/4" = 1'-0"

2 DUMPSTER ENCLOSURE - ELEVATIONS



SCALE: 1/4" = 1'-0"

6 PAY STATION LAYOUT



SCALE: 1/4" = 1'-0"

1 DUMPSTER PLAN

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: VARIES

SHEET # / DESCRIPTION

SITE DETAILS

A6-1

DATE: 04.05.2022

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2022-157

STATE OF OHIO SCOTT D. BAKER 14654 REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

Schedule

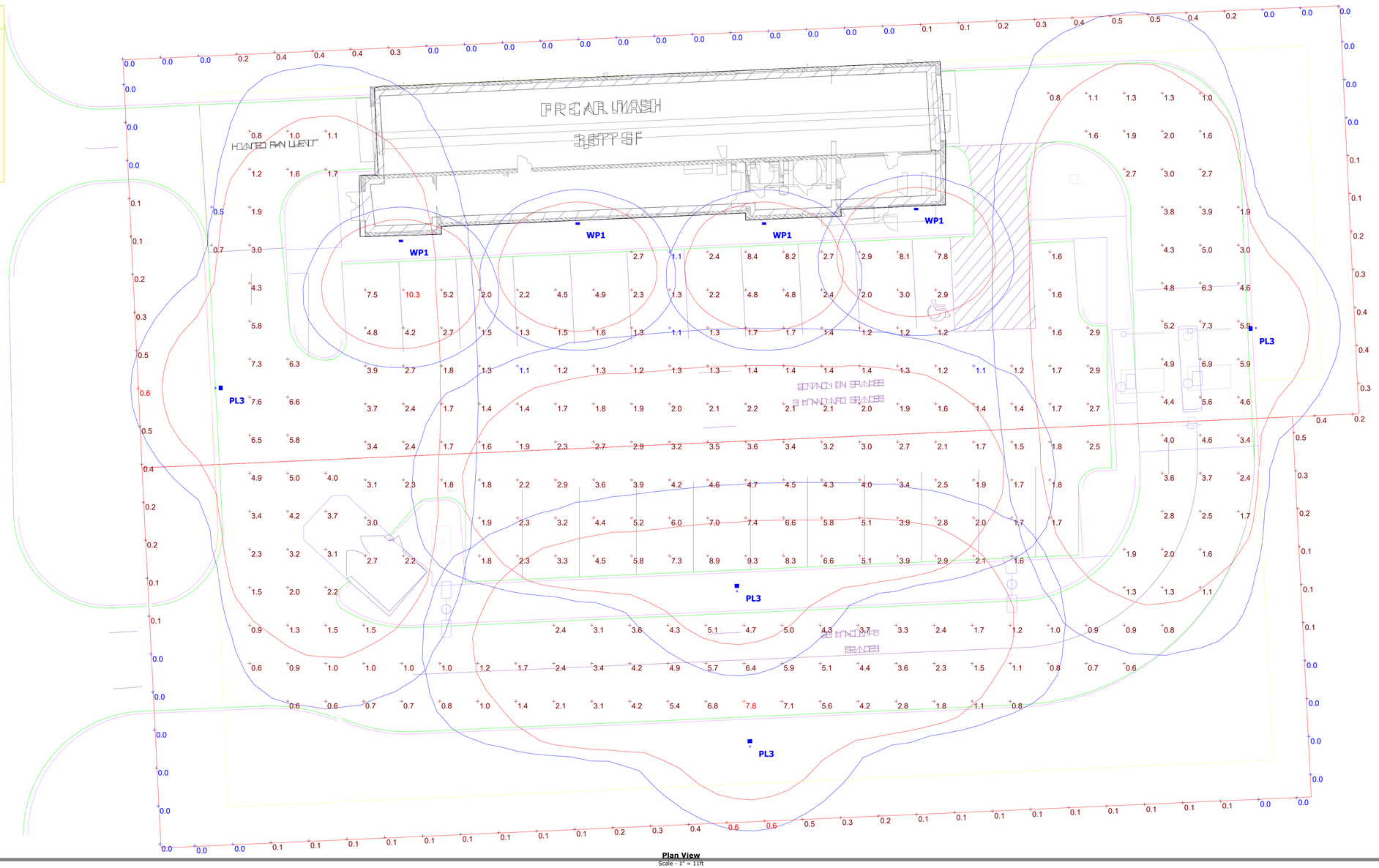
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	WP1	4	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3388	0.95	23.7345
	PL3	4	Lithonia Lighting	RSX2 LED P4 40K R3 HS	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	1	18440	0.95	189.5392

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#01 PARKING LOT	+	3.0 fc	10.3 fc	1.1 fc	9.4:1	2.7:1
#02 DRIVING LANE	+	3.0 fc	7.8 fc	0.5 fc	15.6:1	6.0:1
#03 PROPERTY LINE	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

Note

1. AREA LIGHTS MOUNTED AT 20' AFG
2. 18' POLE ON A 2' POLE BASE
3. WALL PACKS MOUNTED AT 9' AFG



Plan View
Scale - 1" = 11ft

LIGHTING SYSTEMS OF COLUMBUS

CLEAN EXPRESS CAR WASH
LIVONIA, MI (FARMINGTON RD)

LSoC Contact:
Scott Fenton

Date
10/12/2022

Summary

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION

Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS	20'	4C	SPECFIC	DDBXD	
Series	**Quick Ship**	**Pole Length (FT)**	**Nominal shaft size/ wall thickness[1]**	**Mounting**	**Finish**	**Options**
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) DSX/RSX Drill mounting[2] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° ESX Drill mounting[2] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

PROGRAM RULES:

1. Only options listed in the ordering tree are valid for the Quick Ship program.
2. Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship. Example: SSS QS 20 4C DM19AS DDBXD
3. Total order quantity cannot exceed 10 poles.
4. Anchor bolts will be shipped separately.
5. Quick Ship orders cannot have "Not Before Date" or "Ship Date".
6. Quick ship orders cannot have standard pole lines.
7. All pole orders must include "Call Before Number" to avoid delays.

NOTES:

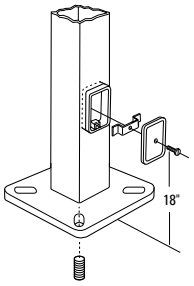
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
2. Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

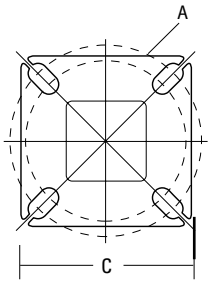
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
Catalog Number	Nominal Shaft Length (ft.)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360

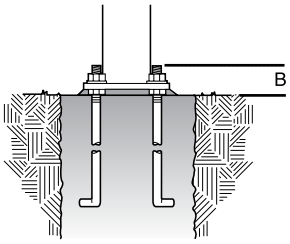
* EPA values are based on ASCE 7-93 wind map.

Plugs Nomenclature	Description
PL DT20	ESX Drillings
PL DT8	DSX/RSX Drillings

BASE DETAIL

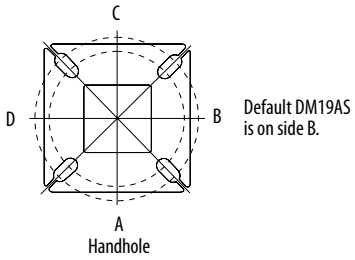






POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABSSS-5	1"x36"x4"

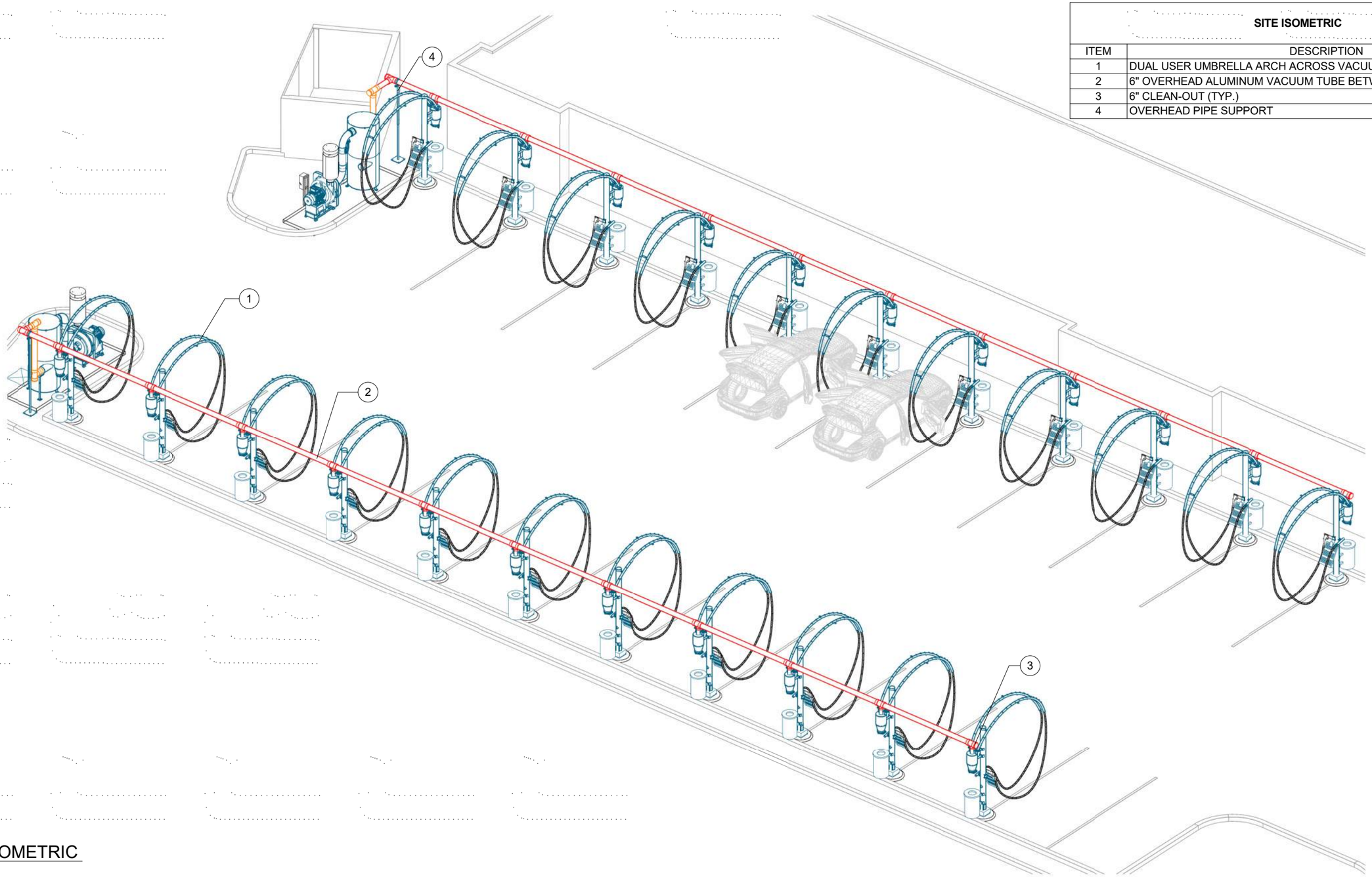
HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

© 1994-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/19/21



1 SITE ISOMETRIC

SITE ISOMETRIC

ITEM	DESCRIPTION
1	DUAL USER UMBRELLA ARCH ACROSS VACUUM SPACES
2	6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES (BY OTHERS)
3	6" CLEAN-OUT (TYP.)
4	OVERHEAD PIPE SUPPORT

THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.

8/4/2021 11:18:19 AM

NCS VACUTECH VACUUMS BY

1350 HI-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: vacinfo@ncswash.com
WEB: www.vacutechllc.com

CLEAN EXPRESS CAR WASH

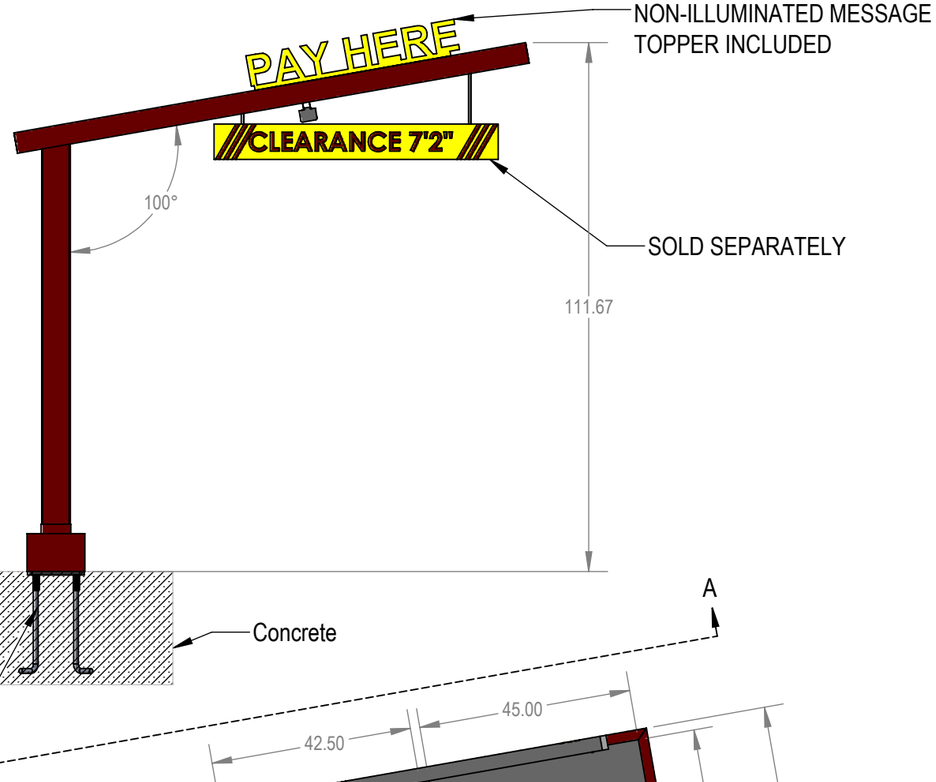
97 TARENTUM BRIDGE ROAD
NEW KENSINGTON, PENNSYLVANIA 15068

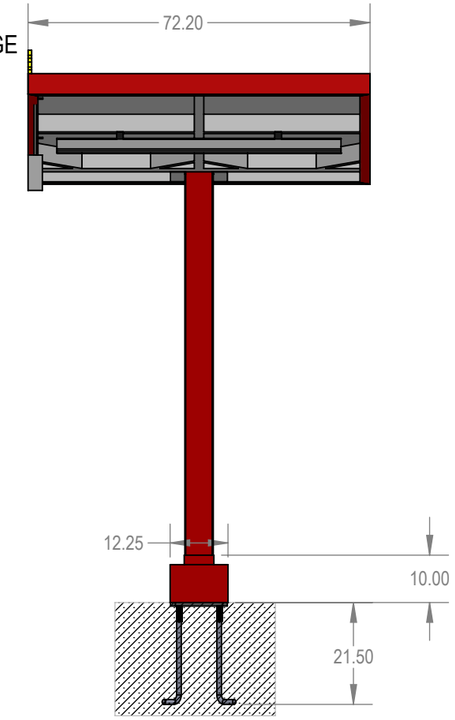
#	Revision	By	Chk	Date
1	ADDED A HOSE TO END ARCHES. ADDED 2 PIPE SUPPORT	AV	TD	7/23/21

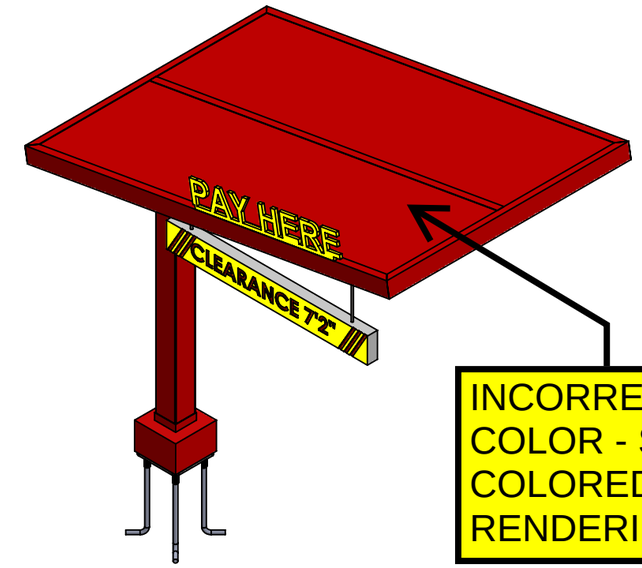
VACUUM SITE ISOMETRIC

Project Number	100821
Date	8/2/21
Drawn By	ML
Checked By	KG

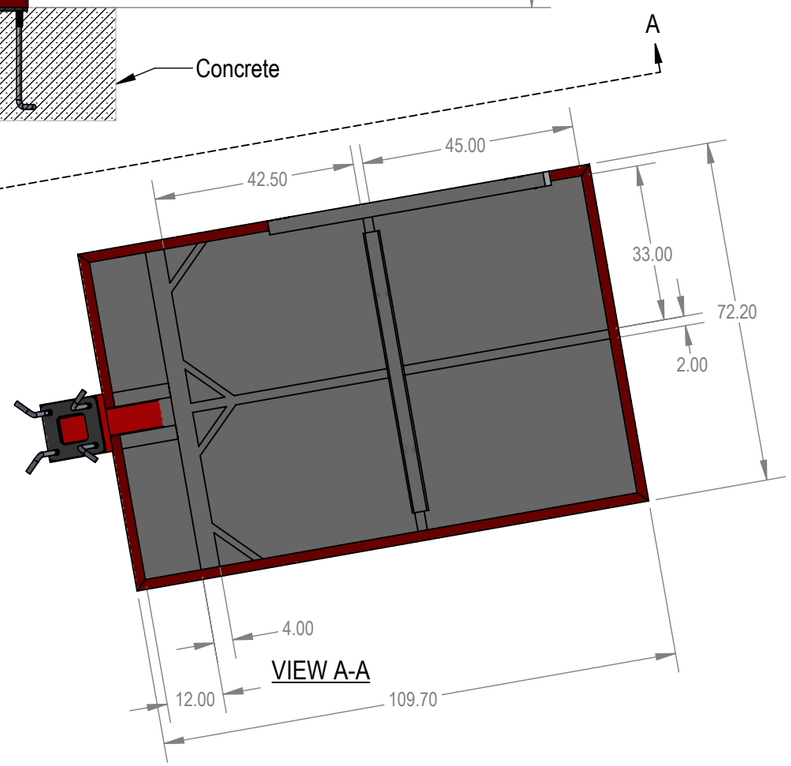
V121



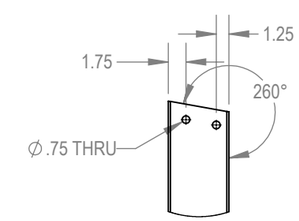




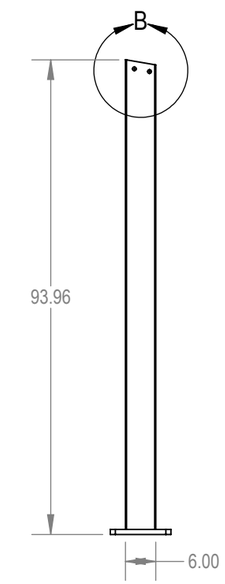
INCORRECT COLOR - SEE COLORED RENDERINGS



VIEW A-A



DETAIL B
SCALE 1 : 15



PROPRIETARY AND CONFIDENTIAL
THIS DRAWING AND SPECIFICATIONS ARE THE SOLE PROPERTY OF NATIONAL CARWASH SOLUTIONS AND SHALL NOT BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR USED FOR MANUFACTURE OR SALE WITHOUT THE WRITTEN PERMISSION OF NATIONAL CARWASH SOLUTIONS.

Grimes, IA
Barrie, Ontario
www.ncswash.com

UNLESS OTHERWISE NOTED
All Dimensions including Tolerances are in Inches.

.X ± .060
.XX ± .030
.XXX ± .015
Angles ± 1°
Fractions ± 1/32

NCS YOUR CAR WASH EXPERTS

First Used On:	FIRST MACHINE
Checked: XXX	Part Name: **NON-ILLUMINATED STANDARD SINGLE POST STRAIGHT CANOPY**
Date: XX/XX/XXXX	
Design: XXX	Part Number: SPSCS — Revision **X**
Date:	
Weight (.lbs)	Material: — Sheet **1 of 1**

REV.	ECN	ECN DESCRIPTION	DATE	APPROVED

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER

MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

October 19, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-10-02-20 – #20330 & 20340 Farmington Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The subject parcels are assigned the addresses of **#20330 & 20340 Farmington Road**.

The legal description provided with the drawings does not match the legal descriptions on file with the Assessors office. Most notably, the southerly parcel does not exclude the west 60 feet of the property for Farmington Road right-of-way as the Assessor's description does. We would like to request that should the project receive approval and proceed forward, that the owner consolidate the parcels and provide a new overall description for the resultant parcel.

The existing parcel is currently served by public water main, sanitary sewer, but there is no information on proposed alterations to the services, so we cannot comment on impacts to the existing systems at this time. Should the service leads need to be revised, the owner will need to submit drawings to this department to determine if permits will be required. Most likely the water service will need to be upgraded for the proposed use of the property, which would require disturbing the Farmington Road pavement to access the existing main.

We are unable to comment on storm sewer and detention needs at this time, as we do not have detailed utility information to determine if the site already has storm sewer in place or not. The Engineers for the project have been in contact with this Department, and are aware of the requirements, but are still in the process of preparing detailed drawings for review.

It should be noted that any work within the Five Mile Road right-of-way, will require the owner to obtain permits with the Wayne County Department of Public Services.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2022 Petition File

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2220
assessorforms@livonia.gov

October 24, 2022

To: Planning Department

Re: **Petition 2022-10-02-20 – 20330 & 20340 Farmington Road**

The Mannik & Smith Group, Inc. are requesting approval of plans for the redevelopment of 20330 and 20340 Farmington Road. These plans include the demolition of the existing commercial building and reconstruction of a new car wash facility. Address 20340 Farmington is parcel 010-01-0007-001 and address 20330 Farmington is parcel 010-99-0002-000. Based on the site plan documents it necessary for these parcels to be combined. Please direct any questions to the Assessor's Office or Livonia.gov for the lot combination process.

Kindest Regards,

Kathie Siterlet

Kathie Siterlet
Residential Appraiser

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: October 31, 2022

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2022-10-02-20, 20330 & 20340 Farmington Rd.

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

Access around building shall be provided for emergency vehicles with a minimum vertical clearance of thirteen feet six inches, a turning radius of fifty-three feet wall to wall and an inside turning radius of twenty-nine feet six inches. This stipulation is referring to fire suppression operations.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

October 19, 2022

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: **Petition 2022-10-02-20 - 20330 & 20340 Farmington Road**

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt Scott Sczepanski #543

Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: November 1, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-10-02-20 – 20330 & 20340 Farmington Road

Pursuant to your request, the above referenced Petition has been reviewed.

1. A variance from the Zoning Board of Appeals would be required for the excess signage proposed. Separate permits are required for all signs.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

October 25, 2022

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2022-10-02-20 - 20330 & 20340 Farmington Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

October 19, 2022

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2022-10-02-20 20330 & 20340 Farmington Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,

Lynda L. Scheel

Lynda L. Scheel
Treasurer, City of Livonia

From: Douglas, Janet
To: Planning
Subject: FW: Petition 2022-10-20
Date: Sunday, November 13, 2022 3:58:07 PM

Is this for your department?

Janet Douglas
Elections Coordinator
City of Livonia | City Clerk
(734) 466-2235
jdouglas@livonia.gov

From: Ewa Kedzierska <ewalicja1@gmail.com>
Sent: Saturday, November 12, 2022 9:02 AM
To: clerk <clerk@livonia.gov>
Subject: Petition 2022-10-20

Unfortunately I cannot attend the Public Hearing on Tuesday Nov 15th in person and am writing instead.

I am in opposition to Petition 2022-10-20 as the area where The Mannik group wishes to construct an automated auto wash facility is currently surrounded by professional and retail buildings, as well as a smart new restaurant.
I believe a car wash is not in keeping within this part of Farmington Road.
There is already a car wash not a mile away at 9 Mile/Farmington, granted this is not LIvonia!

Thank you,
Ewa Kedzierska
20310 Mayfield, Livonia Mi 48152

OTHER ITEMS RELATED TO THE PETITION

UNAPPROVED MINUTES

MINUTES OF THE 1,193rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 15, 2022, the City Planning Commission of the City of Livonia held its 1,193rd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: Glen Long, Carol Smiley, Sam Caramagno, Ian Wilshaw

Members absent: Wafa Dinaro, David Bongero, Peter Ventura

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2022-10-02-20 Clean Express

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road

between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

Mr. Taormina: Thank you Mr. Chair. This is a request to construct a new automated carwash facility. The site is on the east side of Farmington Road just south of Eight Mile Road. The location is the former NAPA auto parts store. Current zoning is C-2 (General Business). The site is made up of two parcels with 166 feet of frontage on Farmington Road and a combined area of developable land of about one (1) acre. There's an existing 5,400 square foot building on the property located near the middle of the site that would be removed. Access, as you can see from the aerial photograph, is currently provided by two driveways on Farmington Road. One is on the north side of the site and then the other on the south side. Approval was granted in 1979 for the existing auto parts store. NAPA has moved to a new location and the building is now vacant. To the north are commercial businesses that front along Farmington Road, zoned C-2 (General Business). Immediately to the south is the Bad Brad's Barbecue, former G-Subu's Leather Bottle restaurant, also zoned C-2. To the east is a parking lot for the business to the north, zoned C-2 and P (Parking), as well as an undeveloped area, zoned C-2 and N-2 (One Family Residential). Extending further east are single family homes that are part of the same N-2 zoning district. And to the west, across Farmington Road, are commercial properties zoned C-1. The proposed site plan shows a new carwash building that would measure 32 feet by 123 feet in overall dimensions, totaling 3,677 square feet. The building, as you can see from the site plan, is positioned along the north side of the property. The existing two drive approaches on Farmington Road would remain. The south approach would accommodate two-way traffic for both ingress and egress to the site, whereas the north driveway would be one-way only for vehicles exiting the carwash facility. Cars would queue in two lanes, which are located along the south side of the property. We estimate that each lane could accommodate stacking for approximately nine cars. At the east end there would be two pay kiosks, one for each service lane, with automated gates that would control vehicle access to the carwash. The kiosks would have digital menu boards and self-serve pay devices that would be covered by overhead, non-illuminated structural canopies. Just ahead of the entrance to the facility, the two lanes would taper to form a single lane and a 12-foot-wide escape lane would be available before entering the building. Parking with vacuum equipment

would be available in the area between the building and the service lanes. As vehicles exit the facility at the west end, there would be an option of either going straight and exiting the site by turning onto Farmington Road, or vehicles could turn left along a short drive aisle that loops back providing access to either the 21-car parking lot with vacuum service or continue south to the drive aisle where the two-way approach and the service lanes are located. The building would be setback 46 feet from the future right-a-way of Farmington Road. From the east property line, the proposed building is setback 88 feet. For the side yards, the ordinance requires minimum building setbacks of 35 feet on one side and eight (8) feet on the other. In this case, the south side of the building would be set back 124 feet and the north side 11 feet. Our determination is that the proposed building complies with all yard regulations. Looking at the floor plan, you'll see that the north half of the building would be occupied by the carwash bay, and the south half would contain the mechanical systems, a bathroom, and an office. The zoning ordinance requires a total of 20 parking spaces and the plan shows 21 spaces within the parking lot on the south side of the building. As I mentioned previously, each one of these parking spaces would have a self-serve vacuum station that would consist of a built-in waste receptacle, aluminum vacuum hose, as well as vacuum tools. Looking at the design of the building, the exterior materials would include a combination of masonry and Nichiha fiber cement siding. I believe the petitioner has samples of the materials. The exterior, as you can see, would be in three different colors. The brown is the cement fiber siding, and the white and the gray colors on the building would be the brick. Windows, as you can see, would be installed on both sides of the building. The height of the structure would be 22’-4” overall. There is a dumpster shown in the southeast corner of the parking lot that would be fully enclosed with 7’-4” walls on the sides and rear and an access gate on the front. The walls would be constructed of the same masonry that would be used in the construction of the building. We do not have details on the stormwater management system. It's presumed that it would be underground. In terms of landscaping, the ordinance requires four (4) full size trees, two (2) ornamental trees and twenty-six (26) shrubs along Farmington Road. The plan shows four (4) full size trees, two (2) ornamental trees and thirty-two (32) shrubs, and thus complies with the frontage landscape requirements on Farmington Road. Additionally, greenbelts are required along the sides and the rear of the property. In this case, the greenbelts shown measure 17 feet in width along the south side of the property, 11 feet on the north side, and between 11 and

25 feet along the rear. All three of these areas would contain full size trees that would be planted in rows. As requested, plants have been added to the north and rear greenbelts, but not along the south side. In terms of site lighting, the submitted photometric plan provides detailed information, including the location and type of light sources and the illumination levels. The mounting height of the pole-mounted lights would be 20 feet above finish grade which is the maximum the ordinance allows. The lights on the building would be in the form of wall packs mounted nine feet above the finish grade. The proposed average illumination levels exceed the zoning ordinance and should be reduced. Also, the lights should be turned off or lowered at night after the business hours. In terms of signage, the building would be allowed one (1) 32 square foot wall sign on the front of the building and one (1) 30 square foot ground sign. The plans show one (1) conforming sign on the front of the building and two (2) additional signs on the south elevation. The sign on the front measures 20 square feet. On the south side, the signs measure 52 square feet and t 17-½ square feet and would require approval of the Zoning Board of Appeals. The monument sign appears to conform with the size requirements. However, the location of the sign is not shown on the plan, and it will require a minimum 10-foot setback from the future planned right-of-way on Farmington road. There is a special requirement under Section 6.07 of the ordinance that any proposed auto wash establishment be at least 150 feet from any church, public or parochial school or playground. There are no schools or playgrounds or churches within 150 feet of the subject site. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated October 19, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The subject parcels are assigned the addresses of #20330 & 20340 Farmington Road. The legal description provided with the drawings does not match the legal descriptions on file with the Assessors office. Most notably, the southerly parcel does not exclude the west 60 feet of the property for Farmington Road right-of-way as the Assessor's description does. We would like to request that should the project receive approval and proceed forward, that the owner consolidate the parcels and provide a new overall description for*

the resultant parcel. The existing parcel is currently served by public water main, sanitary sewer, but there is no information on proposed alterations to the services, so we cannot comment on impacts to the existing systems at this time. Should the service leads need to be revised, the owner will need to submit drawings to this department to determine if permits will be required. Most likely the water service will need to be upgraded for the proposed use of the property, which would require disturbing the Farmington Road pavement to access the existing main. We are unable to comment on storm sewer and detention needs at this time, as we do not have detailed utility information to determine if the site already has storm sewer in place or not. The Engineers for the project have been in contact with this Department, and are aware of the requirements, but are still in the process of preparing detailed drawings for review." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated October 31, 2022, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal with the following stipulations: Access around building shall be provided for emergency vehicles with a minimum vertical clearance of thirteen feet six inches, a turning radius of fifty-three feet wall to wall and an inside turning radius of twenty-nine feet six inches. This stipulation is referring to fire suppression operations. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated October 19, 2022, which reads as follows: "*I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated November 1, 2022, which reads as follows: *" Pursuant to your request, the above referenced Petition has been reviewed. 1. A variance from the Zoning Board of Appeals would be required for the excess signage proposed. Separate permits are required for all signs. This Department has no further objections to this Petition."* This letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated October 25, 2022, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief

Accountant. The next letter is from the Treasurer's Department, dated October 19, 2022, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. Lastly is an email we received from Ewa Kedzierska, 20310 Mayfield, Livonia, MI that reads: "*Unfortunately I cannot attend the Public Hearing on Tuesday Nov 15th in person and am writing instead. I am in opposition to Petition 2022-10-20 as the area where The Mannik group wishes to construct an automated auto wash facility is currently surrounded by professional and retail buildings, as well as a smart new restaurant. I believe a car wash is not in keeping within this part of Farmington Road. There is already a car wash not a mile away at 9 Mile/Farmington, granted this is not LIvonia! Thank you."* That is the extent of the correspondence.

Mr. Wilshaw: All right, thank you, Mr. Taormina. Is there any questions for planning staff? If not our petitioners in the audience, you're welcome to come up to one of our podiums so our vast audience can hear you and make your presentation. We'll ask that you start with your name and address for our record.

Kyle Wrentmore, Mannik & Smith, 1160. Dublin Road, Columbus, Ohio.

Mr. Wilshaw: Okay, thank you, and what would you like to tell us about your proposal?

Mr. Wrentmore: So, as you guys can see, not a lot has changed from the site plan perspective from last meeting, from the study session. I know some of the main updates we had were landscape as far as the site plan. Mark noted that there was…it sounded like some additional screening on the south that was not added that may have been requested. We can certainly fill in additional shrubs in between those mature trees, as well. Main questions from last meeting that came up were related to some of the building material, as well as screening for the rooftop units. Starting with the building material, the quick brick was a question…we've learned a little bit about what quick brick is the last couple of weeks. So, this is actually a structural concrete brick system that's…so traditional brick, obviously where there's rebar requirements, things like that, throughout, this acts as the structural wall as well as the finish. So, I think there was confusion on if there was like a fake brick kind of put on the face of the building, which is not the case. So, you can see a couple

different samples we have as far as color and what those entail. Then the sample for the I'm just gonna say fake wood facade, that you can see in some of the renderings that's attached, which is to, you know, the two by fours behind it and mounted on. There is some details in the packet regarding the parapet and how that…those details are, you know, shown obviously, in that rendering you have right there as well. So that's the only rooftop units we have as far as mechanical equipment that is screened. So, I believe that addresses a couple of those questions. There was I think from an operation standpoint, I don't believe there's any outstanding items we discussed last meeting. Some of the comments that staff had, we do plan to consolidate the lots and comply with that. As far as signage, I think based on the recommendation of this body we will likely just adhere to the zoning code and not request a variance for that. That just has to work out with the you know the final architectural drawings and details there. So, again, we plan to adhere to the zoning code for the building signage and the monument sign as well in that placement. Trying to think what else. Mark mentioned storm sewer and utilities. That will come during the final engineering review. coordinating with that office. Likely we will try to reuse the sanitary service, depending on the depth and the quality and the condition of that water as well and size, but again, it all depends on the condition. It's an old site, and in the depths there, storm sewer will be handled, the tension and water quality will be handled on the ground with approval from the Engineering Department on that system. I think that's all I have. Do you have anything to add Dennis? Okay. I'm happy to answer, try to answer any other questions you guys might have.

Mr. Wilshaw: Well, thank you, Mr. Wrentmore. That's an excellent presentation. I think you hit most of the bullet points that I had on my notes as far as things that we wanted to make sure that you followed up on, so I'll go to my fellow Commissioners and see if there's any questions for you. Ms. Smiley?

Ms. Smiley: Thank you, Mr. Chair. There's a carwash at Nine and Gill now there's another one…I didn't realize there was also one at Nine and Farmington, but you said you kind of did a study and there's enough. I mean…

(Someone speaking from their seat in audience)

Mr. Wilshaw: Can we ask you to come up? Sorry. That way our TV audience can hear you as well. All right.

Dennis Miller, 4200 Big Beaver, Suite 300, Troy, Michigan. I'm the consultant for the for the carwash. Thank you. We talked about the one Eight Mile and Gill, right? I didn't know…Nine Mile and Farmington, I didn't know that was up there, but that's Farmington Hills…Farmington, I guess or Farmington Hills. So, there's plenty of room because we talked last time, I think the closest wash in Livonia is three or four miles away. So, there's a lot of room for a carwash for the population too you know. I think the three mile…65,000 people in that trade area. So, there's a lot of room for carwashes for sure.

Ms. Smiley: Okay, and then my other… you have no kind of a awning or cover over where the vacuum cleaners are, do you?

Mr. Miller: No, ma'am. No.

Ms. Smiley: Thank you.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions for our petitioner?

Mr. Caramagno: I have a question for Mark. Mark, did you say that you thought the lighting was excessive?

Mr. Taormina: Yes. Comparing the photometric plan to the City's lighting standards, and I apologize that this was not discussed at the study meeting, the maximum average illumination level for parking lot areas in the parking lot is three (3) foot-candles, whereas the ordinance limits the maximum average to one (1) foot-candle. We recognize that these plans always have some variation in the illumination levels, depending on the type of lights and their placement, the overall average would be too high based on what the ordinance limits it to. The other issue I think we should address this evening is how long those lights remain on after the close of business. As you recall at the study meeting, the Petitioner indicated that the vacuums would be available after hours, and if I understood correctly, 24-hours. If it's the intent to keep the parking lot illuminated at times when the business is closed, I think this is something that should be addressed. At a minimum, the lights should be lowered or turned off after business hours, and maybe even the vacuums turned off as well.

Mr. Caramagno: Do you think the standards are what they've got listed…so its three times what we would normally like to see in a parking lot. A parking lot where there's no activity other than parking your

car, there could be activity here people cleaning their cars. Do you think there's room to meet in the middle on something like that?

Mr. Taormina: We can work with their lighting consultant or their engineers to make adjustments to the lighting plan. I don't think that three (3) foot-candles as compared to one (1) translates necessarily to three (3) times the illumination level. The fact that the maximum average is limited to one (1) and the plan shows an average of three (3) doesn't mean three (3) times the amount of lighting. But certainly, there is room to work with them on this. Again, the other question which I think is equally important is what time are the lights on and off during the operation?

Mr. Caramagno: I would think that, you know, your primary focus here is daylight hours washing cars, and even the business hours till eight o'clock at night and most of the year that works out fine in the evening like now it's a couple two or three hours of daylight or nighttime. So, I think that something needs to give on that. It doesn't need to look like daylight as you drive up Farmington Road here for a carwash to light the whole world up there, in my opinion.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions?

Mr. Long: Thank you. I actually just have more of a curiosity question. I mean, so you know, we're Michigan and we get bad weather and cold and everything like that. How…I know at the study session, you talked about how you have really good drying machines, but how do you prevent ice buildup at the exit of the carwash?

Mr. Wrentmore: So, the concrete pad of the exit is I think there's a heated…it's heated. So, 20 foot…the first 20 foot is a heated pad.

Mr. Long: Okay. It's a different color on the rendering, right?

Mr. Wrentmore: Yeah, I believe so.

Mr. Long: Yeah, okay. So that's kind of like the gray part. That makes sense. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions for our petitioner from anyone? Okay, there is no one else in the audience to come forward and speak to this item. So, if there is no additional questions, I'll give a little moment if anybody thinks of anything

else. If there's no additional questions a motion would be an order

On a motion by Smiley, seconded by Long, and unanimously adopted, it was

#11-55-2022 ***RESOLVED***, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.

2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.

4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.

5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.

6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.

8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.

10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.

11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.

13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless

a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED**,** That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Vision 21 Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

LETTER TO THE LIVONIA CITY COUNCIL

2.

Mayor's Office
December 15, 2022

MEETING DATE	PREPARED BY
COW011123/R011823	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2025: Mayor's Office, re same.

BACKGROUND

On a motion by Councilmember Donovic, seconded by Councilmember McIntyre, it was:

#380-22 RESOLVED, that having considered a communication from the Office of the Mayor, dated November 17, 2022, which bears the signatures of the Human Resources Director, the Finance Director and the City Attorney, and to which is attached a Memorandum from the Human Resources Director to the Mayor, dated November 15, 2022, which recommends certain salary and fringe benefit adjustments for City Department Heads consistent with those recently approved for non-represented City of Livonia employees for the period December 1, 2022 through November 30, 2025, the Council does hereby refer this matter to the Committee of the Whole for its report and recommendation.

RECOMMENDATION

To discuss the item as presented at the Regular Meeting of December 14, 2022.

FISCAL CONSIDERATION

ATTACHMENTS

1. R121422 LTC salary for appointed
2. Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads for the Period December 1, 2022, through November 1, 2025
3. Appointees Wage Schedule 12.01.22 - 11.30.25--DRAFT

APPROVED BY

On a motion by Councilmember Donovic, seconded by Councilmember McIntyre, it was:

#380-22 RESOLVED, that having considered a communication from the Office of the Mayor, dated November 17, 2022, which bears the signatures of the Human Resources Director, the Finance Director and the City Attorney, and to which is attached a Memorandum from the Human Resources Director to the Mayor, dated November 15, 2022, which recommends certain salary and fringe benefit adjustments for City Department Heads consistent with those recently approved for non-represented City of Livonia employees for the period December 1, 2022 through November 30, 2025, the Council does hereby refer this matter to the Committee of the Whole for its report and recommendation.

AYES: Bahr, Donovic, Morgan, McCullough, McIntyre, Jolly, and Toy
NAYS: None

Vice President Toy declared the resolution adopted.

UNFINISHED BUSINESS ITEM 5 (Regular Meeting of December 14, 2022)

Motion: **Donovic**
Second: **McIntyre**
Ayes: **Bahr, Donovic, Morgan, McCullough, McIntyre, Jolly, Toy**
Nays: **None**
Absent: **None**

LETTER TO THE LIVONIA CITY COUNCIL

2.

Mayor's Office
December 15, 2022

MEETING DATE	PREPARED BY
COW010923/R011823	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2025: Mayor's Office, re same.

BACKGROUND

November 15, 2022

TO: Honorable Members of the City Council
RE: Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads

Dear Council Members,

The attached summary of salary and benefit adjustments are recommended for appointed Department Heads. These changes are consistent with those recently approved for non-represented City employees.

This proposal is made for the year beginning December 1, 2023, through November 30, 2025.

Thank you for your consideration and assistance concerning this matter.

Sincerely,

Maureen Miller Brosnan
Mayor

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

ATTACHMENTS

1. R121422 LTC salary for appointed
2. Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads for the

Period December 1, 2022, through November 1, 2025

3. Appointees Wage Schedule 12.01.22 - 11.30.25--DRAFT

APPROVED BY

LETTER TO THE LIVONIA CITY COUNCIL

5.

Mayor's Office
November 17, 2022

MEETING DATE	PREPARED BY
R121422	Jillian Emmitt, Personnel Clerk,

AGENDA ITEM

REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2025: Mayor's Office, re same.

BACKGROUND

November 15, 2022

TO: Honorable Members of the City Council
RE: Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads

Dear Council Members,

The attached summary of salary and benefit adjustments are recommended for appointed Department Heads. These changes are consistent with those recently approved for non-represented City employees.

This proposal is made for the year beginning December 1, 2023, through November 30, 2025.

Thank you for your consideration and assistance concerning this matter.

Sincerely,

Maureen Miller Brosnan
Mayor

RECOMMENDATION

Approve as submitted

FISCAL CONSIDERATION

ATTACHMENTS

1. Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads for the

Period December 1, 2022, through November 1, 2025

2. Appointees Wage Schedule 12.01.22 - 11.30.25--DRAFT

APPROVED BY

Jeannine Laible, Human Resources Director

Date: November 17, 2022

Michael Slater, Finance Director

Date: November 21, 2022

Paul Bernier, City Attorney

Date: November 21, 2022

Maureen Miller Brosnan, Mayor

Date: November 22, 2022

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201

November 15, 2022

TO: Honorable Members of the City Council
RE: Adjustments in Salary and Benefits for Appointed City of Livonia Department Heads

Dear Council Members,

The attached summary of salary and benefit adjustments are recommended for appointed Department Heads. These changes are consistent with those recently approved for non-represented City employees.

This proposal is made for the year beginning December 1, 2023, through November 30, 2025.

Thank you for your consideration and assistance concerning this matter.

Sincerely

Maureen Miller Brosnan
Mayor

MEMORANDUM

TO: Mayor Maureen Miller Brosnan
FROM: Jeannine Laible, Human Resources Director
DATE: November 15, 2022
SUBJECT: Adjustments in Salary and Benefits for Appointed Department Heads

Below are the salary and benefit changes for the period of December 1, 2022, through November 30, 2025, that were recently approved by the Civil Service Commission and City Council for non-represented City employees. Historically these changes have been passed on to appointed Department Heads:

1. A three-year agreement from December 1, 2022, to November 30, 2025.

2. For employees hired on or after September 8, 2011, increase sick leave accumulation from six hours per completed month of service (72 hours per year) to eight hours per completed month of service (96 hours per year), thus eliminating the tiered system for sick leave accrual.

3. Increase bereavement leave to five days instead of four days for the death of an immediate family member.

4. Increase the City's contribution to employees' RHSP accounts from $80 per bi-weekly pay period to $90 per bi-weekly pay period effective December 1, 2022, and $45 per week for part-time employees.

5. Add Martin Luther King, Jr. Day as a paid holiday.

6. Transition to a group program (i.e. optional insurance plan) for dental and optical coverage instead of a reimbursement system effective March 1, 2024. Employees electing to participate will be responsible for payroll contributions.

7. Increase in Personal Business paid days off from two days per year to three days per year.

8. Increase the City's contribution to the 401(a) Defined Contribution plan for employees hired on or after March 17, 1997, to 12% (an increase of 1%).

9. Increase the salaries of all non-appointed Department Heads as follows:

Effective December 1, 2022:	2% increase
Effective December 1, 2023:	3% increase
Effective December 1, 2024:	2.5% increase

10. Implement the option for alternative work schedules on a 3-year trial basis. For example, some departments may change to a 10 hour / 4-day work week. Any schedule changes will be subject to operational needs of the department, and each department will be functioning to provide City

services without interruption. Employees may submit a request, subject to approval, to opt-out of the alternative work schedule.

11. Upon ratification, provide a $500 signing bonus to any employee who did not receive a wage adjustment.

je

DRAFT

CITY OF LIVONIA
APPOINTEES SALARIES
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2022

CLASSIFICATION		2.0% 2022-2023 HOURLY	2.0% 2022-2023 ANNUAL	3.0% 2023-2024 HOURLY	3.0% 2023-2024 ANNUAL	2.5% 2024-2025 HOURLY	2.5% 2024-2025 ANNUAL
CHIEF OF STAFF	STEP 1	50.31	104,644.80	51.82	107,785.60	53.12	110,489.60
(per CR#48-22, eff. 1/1/22)	STEP 1.5	51.32	106,745.60	52.86	109,948.80	54.18	112,694.40
Title change from Director of	STEP 2	52.32	108,825.60	53.89	112,091.20	55.24	114,899.20
Administrative Services	STEP 3	54.41	113,172.80	56.04	116,563.20	57.44	119,475.20
	STEP 4	56.59	117,707.20	58.29	121,243.20	59.75	124,280.00
	STEP 5	58.85	122,408.00	60.62	126,089.60	62.14	129,251.20
CITY ATTORNEY (RFT)	STEP 1	58.09	120,827.20	59.83	124,446.40	61.33	127,566.40
(per CR#172-18, eff. 4/23/18)	STEP 1.5	59.25	123,240.00	61.03	126,942.40	62.56	130,124.80
	STEP 2	60.44	125,715.20	62.25	129,480.00	63.81	132,724.80
	STEP 3	62.84	130,707.20	64.73	134,638.40	66.35	138,008.00
	STEP 4	65.37	135,969.60	67.33	140,046.40	69.01	143,540.80
	STEP 5	67.98	141,398.40	70.02	145,641.60	71.77	149,281.60
CITY ASSESSOR	STEP 1	50.31	104,644.80	51.82	107,785.60	53.12	110,489.60
(per CR#287-21, eff. 12/1/21)	STEP 1.5	51.32	106,745.60	52.86	109,948.80	54.18	112,694.40
	STEP 2	52.32	108,825.60	53.89	112,091.20	55.24	114,899.20
	STEP 3	54.41	113,172.80	56.04	116,563.20	57.44	119,475.20
	STEP 4	56.59	117,707.20	58.29	121,243.20	59.75	124,280.00
	STEP 5	58.85	122,408.00	60.62	126,089.60	62.14	129,251.20
DIRECTOR OF BUILDING	STEP 1	46.87	97,489.60	48.28	100,422.40	49.49	102,939.20
INSPECTION	STEP 1.5	47.84	99,507.20	49.28	102,502.40	50.51	105,060.80
	STEP 2	48.81	101,524.80	50.27	104,561.60	51.53	107,182.40
	STEP 3	50.86	105,788.80	52.39	108,971.20	53.70	111,696.00
	STEP 4	52.97	110,177.60	54.56	113,484.80	55.92	116,313.60
	STEP 5	55.21	114,836.80	56.87	118,289.60	58.29	121,243.20
DIRECTOR OF COMMUNITY	STEP 1	41.75	86,840.00	43.00	89,440.00	44.08	91,686.40
RESOURCES	STEP 1.5	42.62	88,649.60	43.90	91,312.00	45.00	93,600.00
	STEP 2	43.39	90,251.20	44.69	92,955.20	45.81	95,284.80
	STEP 3	45.12	93,849.60	46.47	96,657.60	47.63	99,070.40
	STEP 4	46.93	97,614.40	48.34	100,547.20	49.55	103,064.00
	STEP 5	48.81	101,524.80	50.27	104,561.60	51.53	107,182.40
DIRECTOR OF EMERGENCY	STEP 1	39.07	81,265.60	40.24	83,699.20	41.25	85,800.00
PREPAREDNESS	STEP 1.5	39.85	82,888.00	41.05	85,384.00	42.08	87,526.40
(per CR#206-21, eff. 7/1/21)	STEP 2	40.63	84,510.40	41.85	87,048.00	42.90	89,232.00
	STEP 3	42.26	87,900.80	43.53	90,542.40	44.62	92,809.60
	STEP 4	43.94	91,395.20	45.26	94,140.80	46.39	96,491.20
	STEP 5	45.72	95,097.60	47.09	97,947.20	48.27	100,401.60

DRAFT

CITY OF LIVONIA
APPOINTEES SALARIES
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2022

CLASSIFICATION		2.0% 2022-2023 HOURLY	2.0% 2022-2023 ANNUAL	3.0% 2023-2024 HOURLY	3.0% 2023-2024 ANNUAL	2.5% 2024-2025 HOURLY	2.5% 2024-2025 ANNUAL
DIRECTOR OF FINANCE	STEP 1	54.48	113,318.40	56.11	116,708.80	57.51	119,620.80
	STEP 1.5	55.58	115,606.40	57.25	119,080.00	58.68	122,054.40
	STEP 2	56.62	117,769.60	58.32	121,305.60	59.78	124,342.40
	STEP 3	58.91	122,532.80	60.68	126,214.40	62.20	129,376.00
	STEP 4	61.32	127,545.60	63.16	131,372.80	64.74	134,659.20
	STEP 5	63.72	132,537.60	65.63	136,510.40	67.27	139,921.60
DIRECTOR OF GOVERNMENTAL AFFAIRS	STEP 1	41.75	86,840.00	43.00	89,440.00	44.08	91,686.40
(per CR#321-20, eff. 11/4/20)	STEP 1.5	42.62	88,649.60	43.90	91,312.00	45.00	93,600.00
Replaces Director of	STEP 2	43.39	90,251.20	44.69	92,955.20	45.81	95,284.80
Legislative Affairs	STEP 3	45.12	93,849.60	46.47	96,657.60	47.63	99,070.40
	STEP 4	46.93	97,614.40	48.34	100,547.20	49.55	103,064.00
	STEP 5	48.81	101,524.80	50.27	104,561.60	51.53	107,182.40
DIRECTOR OF PUBLIC WORKS		63.72	132,537.60	65.63	136,510.40	67.27	139,921.60
ECONOMIC DEVELOPMENT DIRECTOR	STEP 1	44.53	92,622.40	45.87	95,409.60	47.02	97,801.60
	STEP 1.5	45.38	94,390.40	46.74	97,219.20	47.91	99,652.80
	STEP 2	46.27	96,241.60	47.66	99,132.80	48.85	101,608.00
	STEP 3	48.10	100,048.00	49.54	103,043.20	50.78	105,622.40
	STEP 4	50.02	104,041.60	51.52	107,161.60	52.81	109,844.80
	STEP 5	52.02	108,201.60	53.58	111,446.40	54.92	114,233.60
EXECUTIVE DIRECTOR LIVONIA HOUSING COMMISSION	STEP 1	48.06	99,964.80	49.50	102,960.00	50.74	105,539.20
(per CR#53-22, eff. 12/1/21)	STEP 1.5	49.00	101,920.00	50.47	104,977.60	51.73	107,598.40
	STEP 2	49.99	103,979.20	51.49	107,099.20	52.78	109,782.40
	STEP 3	51.94	108,035.20	53.50	111,280.00	54.84	114,067.20
	STEP 4	54.02	112,361.60	55.64	115,731.20	57.03	118,622.40
	STEP 5	56.15	116,792.00	57.83	120,286.40	59.28	123,302.40
INFORMATION SYSTEMS DIRECTOR	STEP 1	48.06	99,964.80	49.50	102,960.00	50.74	105,539.20
	STEP 1.5	49.00	101,920.00	50.47	104,977.60	51.73	107,598.40
	STEP 2	49.99	103,979.20	51.49	107,099.20	52.78	109,782.40
	STEP 3	51.94	108,035.20	53.50	111,280.00	54.84	114,067.20
	STEP 4	54.02	112,361.60	55.64	115,731.20	57.03	118,622.40
	STEP 5	56.15	116,792.00	57.83	120,286.40	59.28	123,302.40

DRAFT

CITY OF LIVONIA
APPOINTEES SALARIES
2022-2025 WAGE RATE SCHEDULE
EFFECTIVE 12/1/2022

CLASSIFICATION		2.0% 2022-2023 HOURLY	2.0% 2022-2023 ANNUAL	3.0% 2023-2024 HOURLY	3.0% 2023-2024 ANNUAL	2.5% 2024-2025 HOURLY	2.5% 2024-2025 ANNUAL
DIRECTOR OF PUBLIC SAFETY	STEP 1	57.66	119,932.80	59.39	123,531.20	60.87	126,609.60
Per Council Ordinance	STEP 1.5	58.83	122,366.40	60.59	126,027.20	62.10	129,168.00
Adopted 2004-2006	STEP 2	59.96	124,716.80	61.76	128,460.80	63.30	131,664.00
#107-04 (DOPS)	STEP 3	62.35	129,688.00	64.22	133,577.60	65.83	136,926.40
PROPOSED 2006-2007	STEP 4	64.84	134,867.20	66.79	138,923.20	68.46	142,396.80
	STEP 5	67.45	140,296.00	69.47	144,497.60	71.21	148,116.80
DEPUTY TREASURER	STEP 1	31.54	65,603.20	32.49	67,579.20	33.30	69,264.00
Per CR#123-22; 2% raise eff.	STEP 1.5	32.18	66,934.40	33.15	68,952.00	33.98	70,678.40
1/1/2022; 3% raise for 2022-23;	STEP 2	32.83	68,286.40	33.81	70,324.80	34.66	72,092.80
then revert to general employee	STEP 3	34.11	70,948.80	35.13	73,070.40	36.01	74,900.80
increases in subsequent years	STEP 4	35.49	73,819.20	36.55	76,024.00	37.46	77,916.80
	STEP 5	36.95	76,856.00	38.06	79,164.80	39.01	81,140.80
DEPUTY CLERK	STEP 1	31.54	65,603.20	32.49	67,579.20	33.30	69,264.00
Per CR#123-22; 2% raise eff.	STEP 1.5	32.18	66,934.40	33.15	68,952.00	33.98	70,678.40
1/1/2022; 3% raise for 2022-23;	STEP 2	32.83	68,286.40	33.81	70,324.80	34.66	72,092.80
then revert to general employee	STEP 3	34.11	70,948.80	35.13	73,070.40	36.01	74,900.80
increases in subsequent years	STEP 4	35.49	73,819.20	36.55	76,024.00	37.46	77,916.80
	STEP 5	36.95	76,856.00	38.06	79,164.80	39.01	81,140.80