AGENDA
CITY PLANNING COMMISSION
CITY OF LIVONIA
TUESDAY, APRIL 7, 2026

Study Meeting - Fifth Floor Gallery, City Hall **7:00 p.m.**

PRE HEARING ITEM FOR APRIL 14, 2026

1. **Petition 2026-01-02-03 submitted by Costco Wholesale Corporation,** requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and Millennium Drive in the Northwest 1/4 of Section 25.

2. **Petition 2026-01-02-04 submitted by Meijer, Inc.,** requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

3. **Petition 2026-01-02-05 submitted by El Car Wash Mid-West LLC,** requesting waiver use approval under Sections 3.11 and 6.07 of the Livonia Zoning Ordinance, as amended, to construct an auto wash establishment, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

PENDING

4. **Petition 2025-11-02-21 submitted by Livonia Athletic District** requesting waiver use approval under Sections 3.05 and 6.48 of the Livonia Zoning Ordinance, as amended, to construct a new 96,200-square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road, located in the Southeast 1/4 of Section 21.

REPORT FROM STAFF

5. Regular Meetings held by the City Council on March 23, 2026.

In accordance with Title II of the Americans 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 disabilities. If you need assistance, please call (734) 466-2236 or email Clerk@livonia.gov as soon as possible.

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: 1/30/26 Petition 2026-01-02-03

Site Address: 13700 Middlebelt & 13550 Middlebelt Sidwell 097990021003 Zoning of Property C-2 General Business

Requesting Approval To Relocate fueling facility & expand parking

Applicant: Lawrence Dziurdzik Business/Company: Costco Wholesale Corporation

Applicant's Address: 730 Lake Drive City: Issaquah State: WA Zip Code: 98027

Applicant's Phone # (224) 269-4290 Applicant's Email c_larrydziurdzik@costco.com

Contact Person: Lawrence Dziurdzik Business/Company: The JNL Design Group, Inc.

Contact's Address: 1955 Raymond Drive City: Northbrook State: IL Zip Code: 60062

Contact's Phone # (224) 269-4290 Contact's Email c_larrydziurdzik@costco.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) Two (3) completed application forms & **three (3)** sets of full-size drawings

RECEIVED JAN 30 2026 CITY OF LIVONIA PLANNING COMMISSION

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

_____ sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction. Total Amount Due $ _____

Owner of Property: Costco Wholesale Corporation

Owner's Address: 730 Lake Drive City: Issaquah State: WA Zip Code: 98027

Owner's Phone # (425) 313-8085 Owner's Email kburnet@costco.com

Signature of Owner: Kayleen Burnett Print Name: Kayleen Burnett

Subscribed and sworn to before me, a Notary Public in and for the County of King State of WA

on this _____ day of _____ 20 _____.

Signature of Notary _____ My commission expires _____,

Acting in the County of

STATE OF WASHINGTON)
) SS.:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kayleen Burnett DEVELOPMENT LEAD is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the REAL ESTATE Manager ~~TITLE~~ of COSTCO WHOLESALE CORPORATION, to be its free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 26th day of January, 2026.

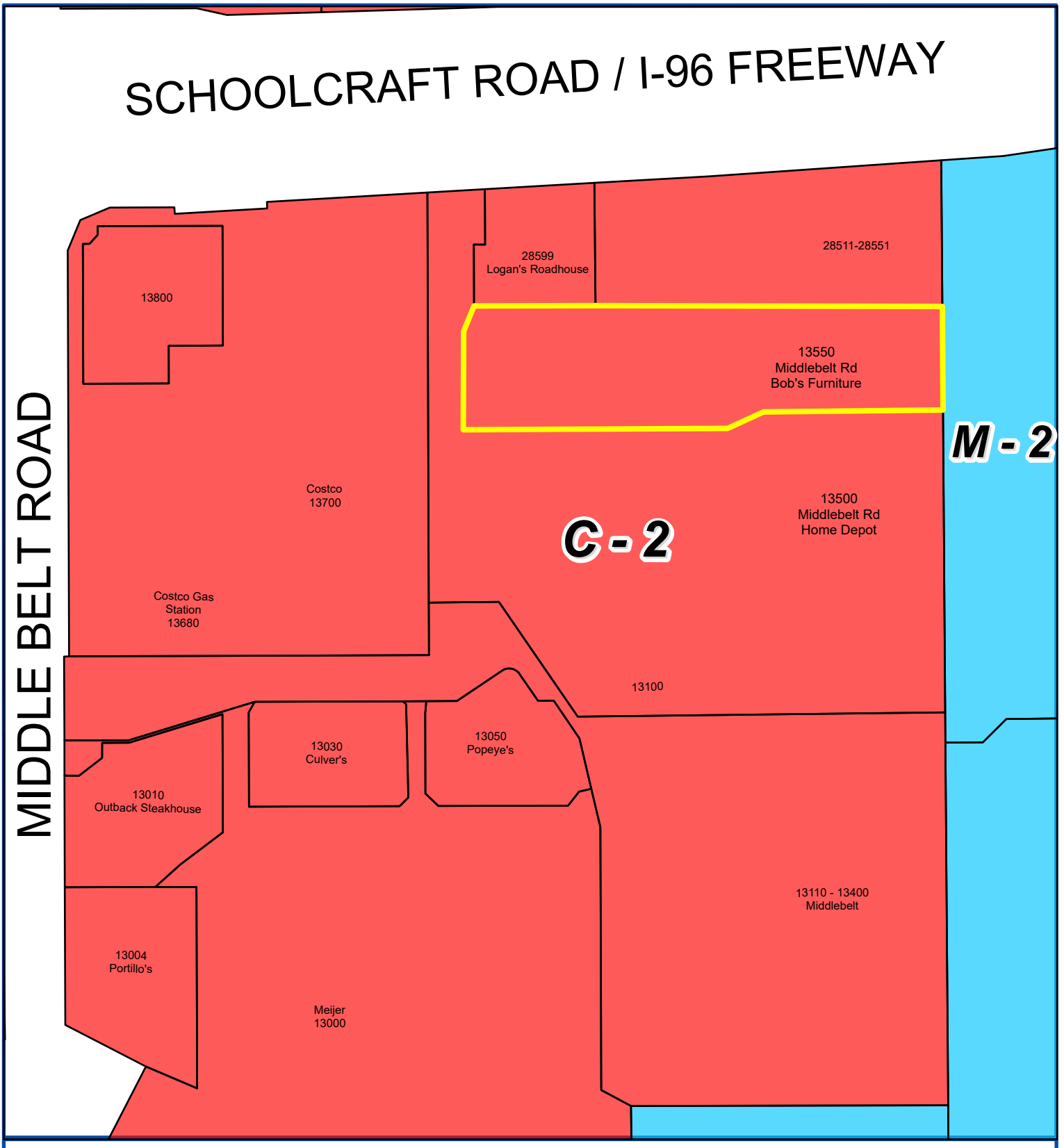
KRISTIN TAMBURO
NOTARY PUBLIC #178954
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 29, 2027

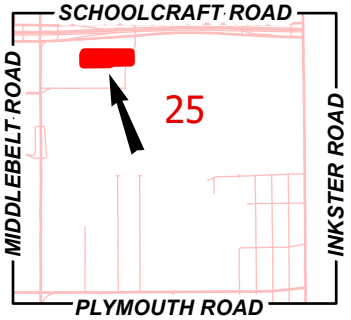
(Stamp)

Kristin Tamburo
(Signature of Notary)

Notary public in and for the state of WA, residing at:
22117 SE 266th Pl, Maple Valley, WA 98038

My appointment expires: June 29, 2027





Address & Zoning Map

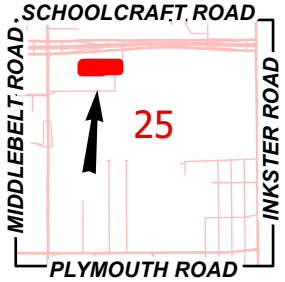
Petition 2026-01-02-03
Costco Gas Middlebelt
13550 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-01-02-03
Costco Gas Middlebelt
13550 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE HEARING

ITEM 1

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April 7, 2026: Study Meeting:

This petition involves a request for waiver use approval to relocate an existing gasoline service station to the property immediately east of Costco. The proposed relocation would facilitate the expansion of the existing parking lot. The gas pumps are open to Costco members only and are entirely self-serve, with pay-at-the-pump technology. The proposed gas station will have twenty (20) pumps under a newly constructed 18.5-foot-tall 15,760 square-foot canopy. The existing fuel center has eight (8) pumps that can accommodate sixteen (16) vehicles.

Gasoline service stations are subject to waiver use approval in the C-2 (General Business) zoning district under the Livonia Zoning Ordinance. The 1.38-acre site for the proposed gasoline service is the current out lot for Bob's Discount Furniture. To the north is the Hook & Reel Cajun Seafood & Bar, also zoned C-2 (General Business). To the east an industrial property zoned M-2 (General Manufacturing). To the south is the parking lot for Home Depot, zoned C-2 (General Business). To the west is the existing Costco Wholesale, zoned C-2 (General Business).

The existing site plan shows 819 existing parking stalls for the Costco and 303 stalls at Bob's Discount Furniture. The proposed site plan shows an increase of 88 parking stalls to a new total of 907 parking stalls at Costco. Bob's Discount Furniture shows a loss of 169 for a new total of 134 parking spaces.

Site access to the new fueling area would be from a new 24-foot-wide access road. A service lane is required to be at least ten feet (10') wide. There are six (6) proposed 10-foot-wide bypass lanes. All bypass lanes are satisfactory. The Vehicle Queuing Plan (Sheet DD22-07B, dated January 30, 2026) illustrates a maximum on-site capacity of eighty (80) vehicles, consisting of forty (40) vehicles occupying the twenty (20) fueling pumps (two vehicles per pump, one on each side) and an additional forty (40) vehicles accommodated within the designated stacking lanes. While the plan provides defined queuing areas, it does not demonstrate accommodation for vehicle demand exceeding eighty (80) vehicles. The intersection should have stop signs at each corner to ensure safety.

The petitioner has indicated that a Fuel Indicator System will be mounted atop the canopy at each lane to signal pump availability to improve internal circulation efficiency.

The Overall Site Plan shows the canopy 45-foot setback to the east, 127.5-foot side setback to the west, 22.5-foot setback to the south, and approximately a 33.5-foot setback to the north.

The controller enclosure with restroom, underground tanks, underground additive tank, emergency shut offs, TMS Cabinet and transition pump will be located in the northernmost portion of the property.

No dedicated parking spaces are proposed specifically for the gasoline fueling station. Given the previously noted reduction in overall parking spaces and the shared nature of the development, Costco should provide documentation of a formal shared parking arrangement demonstrating that adequate parking will remain available for all on-site uses.

The petitioner has submitted a Landscape Plan (Sheet L1.0) depicting both the relocated development area and the original site that has been converted into an access drive and parking area. Landscaping requirements are evaluated in accordance with the Livonia Zoning Ordinance, including the provisions of Section 10.04 – Standards for Plant Materials and Section 10.05 – Landscaping Requirements. The new parking area along the Industrial Road frontage, the Zoning Ordinance requires a minimum of eight (8) evergreen trees, three (3) ornamental trees, and sixty-four (64) shrubs. The submitted landscape plan exceeds these requirements. The petitioner proposes to preserve thirteen (13) existing deciduous trees and twenty-one (21) existing evergreen trees along this frontage. In addition, three (3) ornamental trees are proposed, and one hundred three (103) shrubs will be installed, along with the retention of additional existing plant material where feasible. Based on the submitted plan, the frontage landscaping along Industrial Road meets and exceeds the minimum requirements of the ordinance.

Landscaping along the Middlebelt Road frontage is also subject to the requirements of Section 10.05. For this frontage, the ordinance requires five (5) evergreen trees, two (2) ornamental trees, and thirty-nine (39) shrubs. The landscape plan indicates that three (3) existing deciduous trees and four (4) existing evergreen trees will remain on site. Additionally, two (2) ornamental trees are proposed, and fifty-three (53) shrubs will be planted, with additional existing vegetation to remain where possible. Although the mix of existing trees differs from the precise ordinance categories, the overall quantity of plant materials exceeds the minimum requirement and contributes to enhanced frontage screening along Middlebelt Road.

The landscape plan shows nine (9) parking lot trees provided in the new Costco Parking area and four (4) shown in the Bob’s out lot for a total of thirteen (13) trees. Based on the size of the parking lot, nine (9) parking lot trees are required to provide interior shade and visual relief from paved surfaces.

Open space landscaping requirements for the site require a minimum of seven (7) trees distributed throughout the open space areas of the development. The petitioner proposes six (6) open space trees in the Costco Parking area and ten (10) around the proposed fuel center for a total of sixteen (16). This exceeds the minimum ordinance requirement and enhances the overall landscape coverage of the development. Based on the submitted landscape plan, the proposed landscaping generally complies with, and in several cases exceeds, the minimum requirements of the Livonia Zoning Ordinance.

The petitioner submitted a photometric and lighting plan (Sheet SE-1) for the proposed development. Section 7.22 of the Livonia Zoning Ordinance establishes lighting standards intended to minimize glare and prevent light from spilling onto adjacent properties or public rights-of-way. In accordance with these requirements, all outdoor lighting must be directed toward and confined to the ground areas of the site. Additionally, the ordinance requires that lighting fixtures utilize full cut-off designs so that no light projects above a ninety (90) degree horizontal plane. Although the subject property does not directly abut any residentially zoned or used property, the lighting standards outlined in Section 7.22 are applied uniformly across all gasoline service stations to ensure consistent site design and to reduce excessive illumination associated with canopy lighting and parking lot fixtures.

The submitted photometric plan indicates illumination levels beneath the gasoline canopy reaching a maximum of 22.5 foot-candles. Section 7.22 specifies that the maximum permitted illumination level directly beneath a gas station canopy shall not exceed an average of twenty (20) foot-candles. The photometric plan does not indicate foot-candle averages for the site. As proposed, the lighting levels slightly exceed the ordinance standard and may require adjustment to ensure compliance with the maximum permitted illumination level. The photometric plan also shows light levels at the property lines measuring 0.0 foot-candles, which complies with the ordinance requirement that lighting be contained within the site and not create measurable illumination beyond the property boundaries. Subject to revisions to reduce the canopy lighting levels to the maximum permitted threshold, the lighting plan generally appears consistent with the intent of the Livonia Zoning Ordinance to prevent glare and light trespass.

Section 7.22 of the Livonia Zoning Ordinance permits lighting fixtures to exceed twenty (20) feet in height, up to a maximum of thirty-five (35) feet, provided that the additional height does not create adverse impacts on surrounding land uses or the natural environment. The petitioner proposes lighting poles with a height of thirty-five (35) feet on the subject site. Based on the submitted photometric plan, illumination levels at the property lines are shown at 0.0 foot-candles, indicating that light spillover beyond the site is effectively contained. Given that the site is located within a commercial corridor and does not directly abut residential properties, the proposed pole height does not appear to create adverse impacts on neighboring land uses. Provided that the lighting fixtures remain, full cut-off and continue to direct light downward toward the ground plane, the proposed pole height appears consistent with the intent of Section 7.22 of the Livonia Zoning Ordinance.

The Truck Turn Exhibit (Sheet DD13-07) illustrates the circulation pattern for fuel delivery tankers servicing the proposed gas station. According to the exhibit, tanker trucks will access the property from Schoolcraft Road and proceed up the internal drive aisle into the designated striped fueling area intended specifically for tanker deliveries. This designated maneuvering area allows the tanker to safely position itself for refueling operations while remaining within the internal circulation network of the site. Upon completion of the fueling process, the tanker will exit the site using the existing drive aisle by Bob’s Furnitutre, located to the east of Millennium Park. From there, the truck will travel north toward Schoolcraft Road, allowing it to exit the site without requiring complex turning movements or reversing within the fueling area.

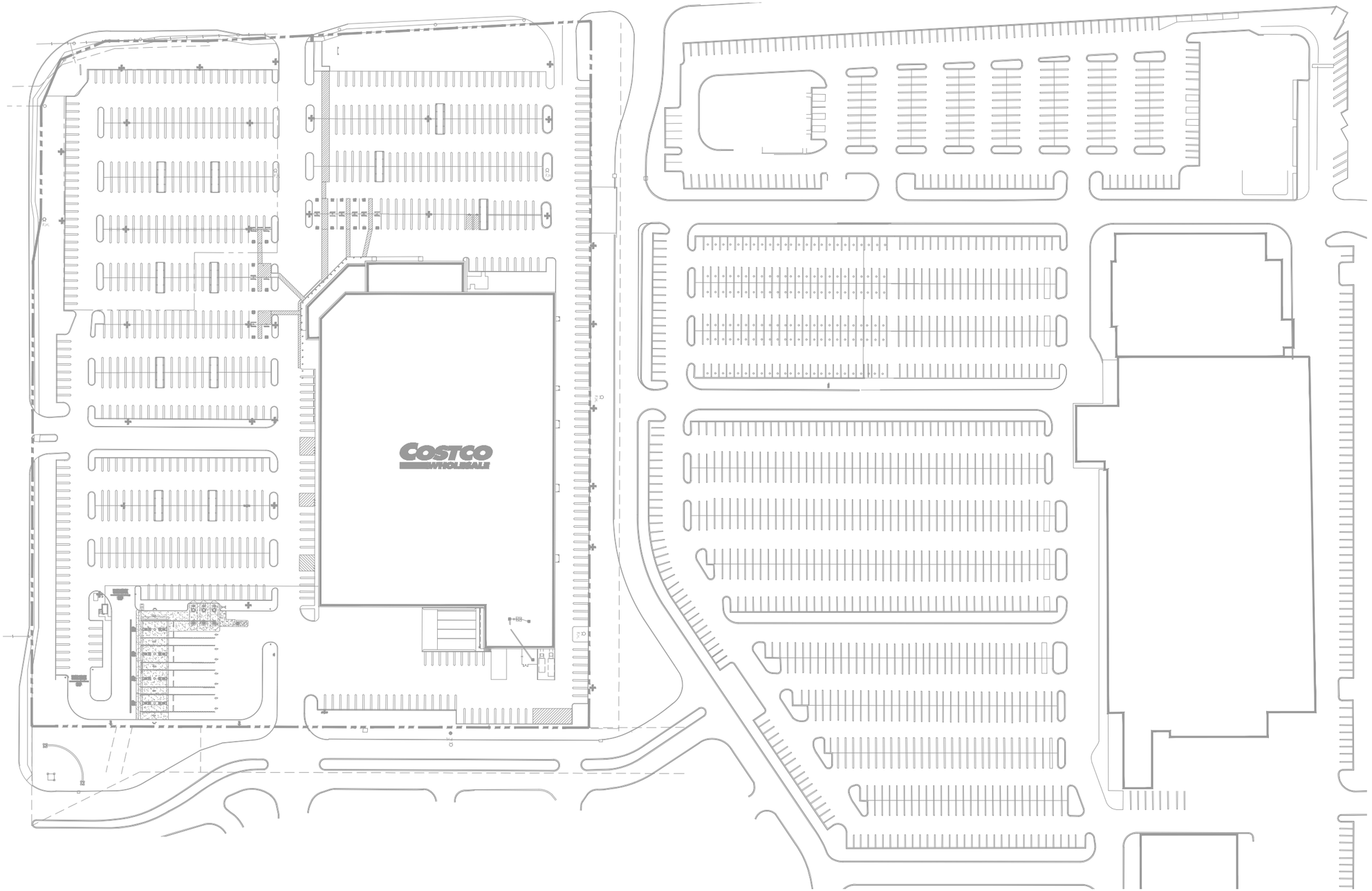
The proposed truck circulation pattern appears to provide an organized and efficient delivery route while maintaining separation from general customer vehicle circulation on the site.

The proposed gasoline canopy will be designed to complement the existing Costco building on the site. According to the petitioner, the canopy fascia will match the existing Costco building color to ensure architectural consistency across the development. The supporting canopy columns are proposed to be constructed of split-face concrete masonry units (CMU) with a dark brown finish. The Livonia Zoning Ordinance encourages building materials and architectural elements that are compatible with existing structures on the site and surrounding developments.

The petitioner has also submitted signage details for the canopy structure. The proposed canopy signage measures approximately 8.5 feet in length by 2.5 feet in height, and the plans indicate that two (2) canopy signs will be installed. Pursuant to the signage standards of the Livonia Zoning Ordinance, signage must be appropriately scaled to the structure and integrated into the building architecture. Based on the information provided, the limited number of canopy signs and their placement on the fascia appear consistent with the ordinance.

There is a Fire Protection riser enclosure with a door behind the first pump. The plans also include a controller enclosure that will serve as part of the fueling system infrastructure. The controller enclosure is proposed to have a height of approximately nine feet ten inches (9’-10”) and will utilize building materials and colors that match the existing Costco building. The enclosure will house key electrical and operational components necessary for the operation of the gas station.

Specifically, the controller building will contain a manual transfer switch, AMP disconnect switch, AMP meter, and a CT cabinet located on the exterior wall. The structure will also include both a storage entry and an electrical entry to allow for service access and maintenance of the equipment. These features are typical for gasoline service station infrastructure and are necessary to support the operation of the fueling system.



ISSUED FOR
CITY REVIEW
1-30-2026

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

OVERALL EXISTING
SITE PLAN

EX11

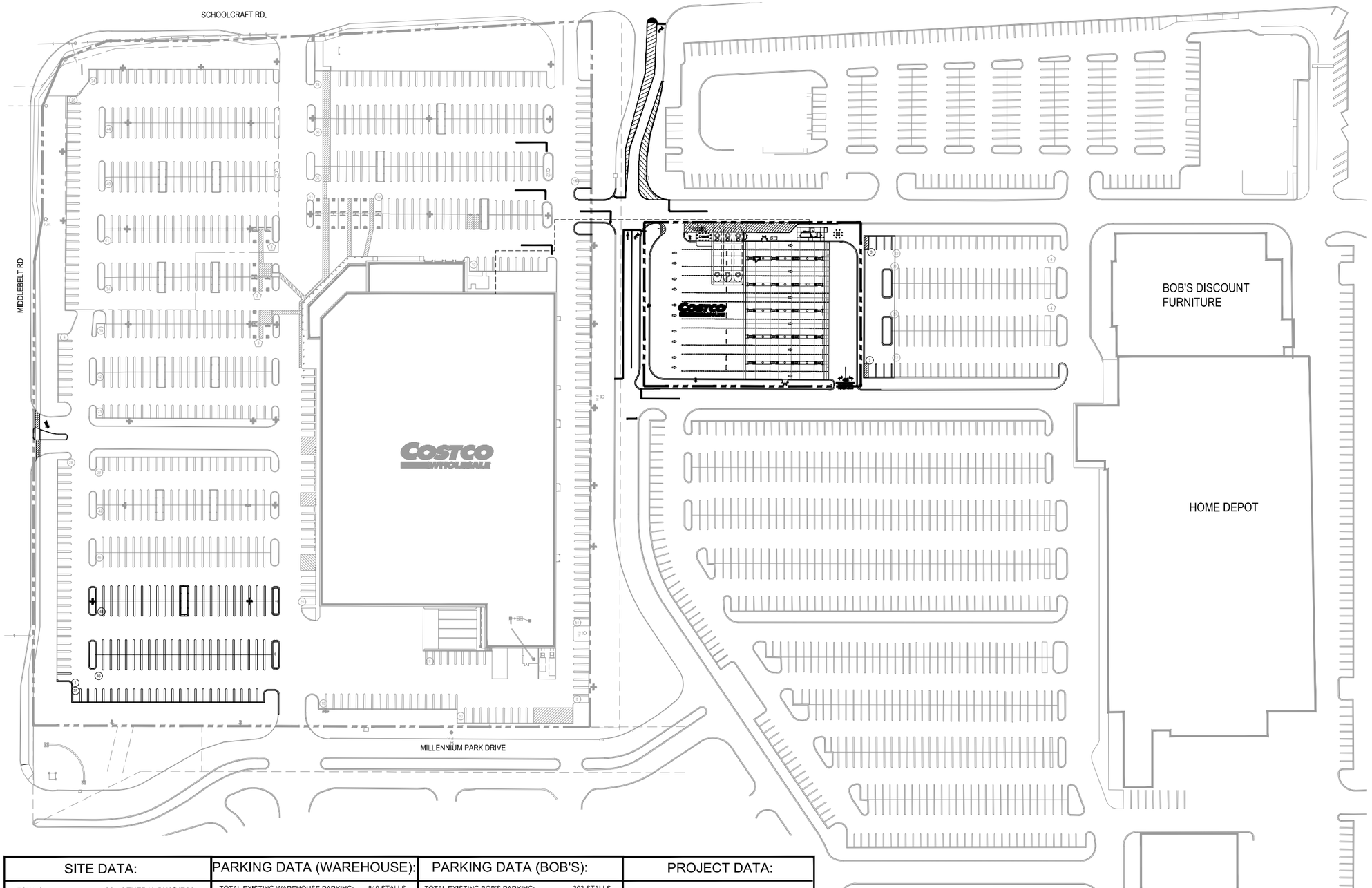
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COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL EXISTING SITE PLAN

JANUARY 30, 2026



SITE DATA:		
ZONING:	C2 - GENERAL BUSINESS	
SITE AREA (EXISTING):	14.89 ACRES (648,713 S.F.)	
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 S.F.)	
SITE AREA (TOTAL):	16.27 ACRES (708,721 S.F.)	
JURISDICTION:	CITY OF LIVONIA	
SETBACKS:	NORTH	60'-0"
	SOUTH	60'-0"
	EAST	25'-0"
	WEST	100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CEC DATED 5/2025	

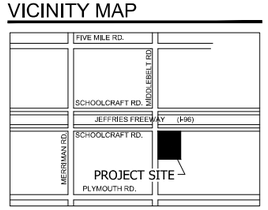
PARKING DATA (WAREHOUSE):		
TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS	
INCLUDES:		
① 10' WIDE STALLS	800 STALLS	
② ACCESSIBLE STALLS	19 (4 VAN) STALLS	
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS	
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS	
NET GAIN :	88 STALLS	
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.53 STALLS	

PARKING DATA (BOB'S):	
TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
① 10' WIDE STALLS	295 STALLS
② ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	134 STALLS
NET LOSS :	169 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	4.05 STALLS

PROJECT DATA:	
PROJECT ADDRESS:	13700 MIDDLEBELT ROAD LIVONIA, MI
PROPERTY OWNER:	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA 98027
APPLICANT:	THE JNL DESIGN GROUP, INC AGENT FOR COSTCO WHOLESALE
SITE PLAN PREPARER:	MG2 1101 SECOND AVE, STE 100 SEATTLE, WA 98101
ARCHITECT OF RECORD:	BRIAN BONAR #1301064587 EXT 10/06/2026

BUILDING DATA:	
EXISTING WAREHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA	130,718 SF
TIRE CENTER	5,203 SF
ENCLOSED CANOPY	2,962 SF

VICINITY MAP



COSTCO WHOLESALE

LIVONIA, MICHIGAN

OVERALL SITE PLAN

JANUARY 30, 2026

ISSUED FOR
CITY REVIEW
1-30-2026

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

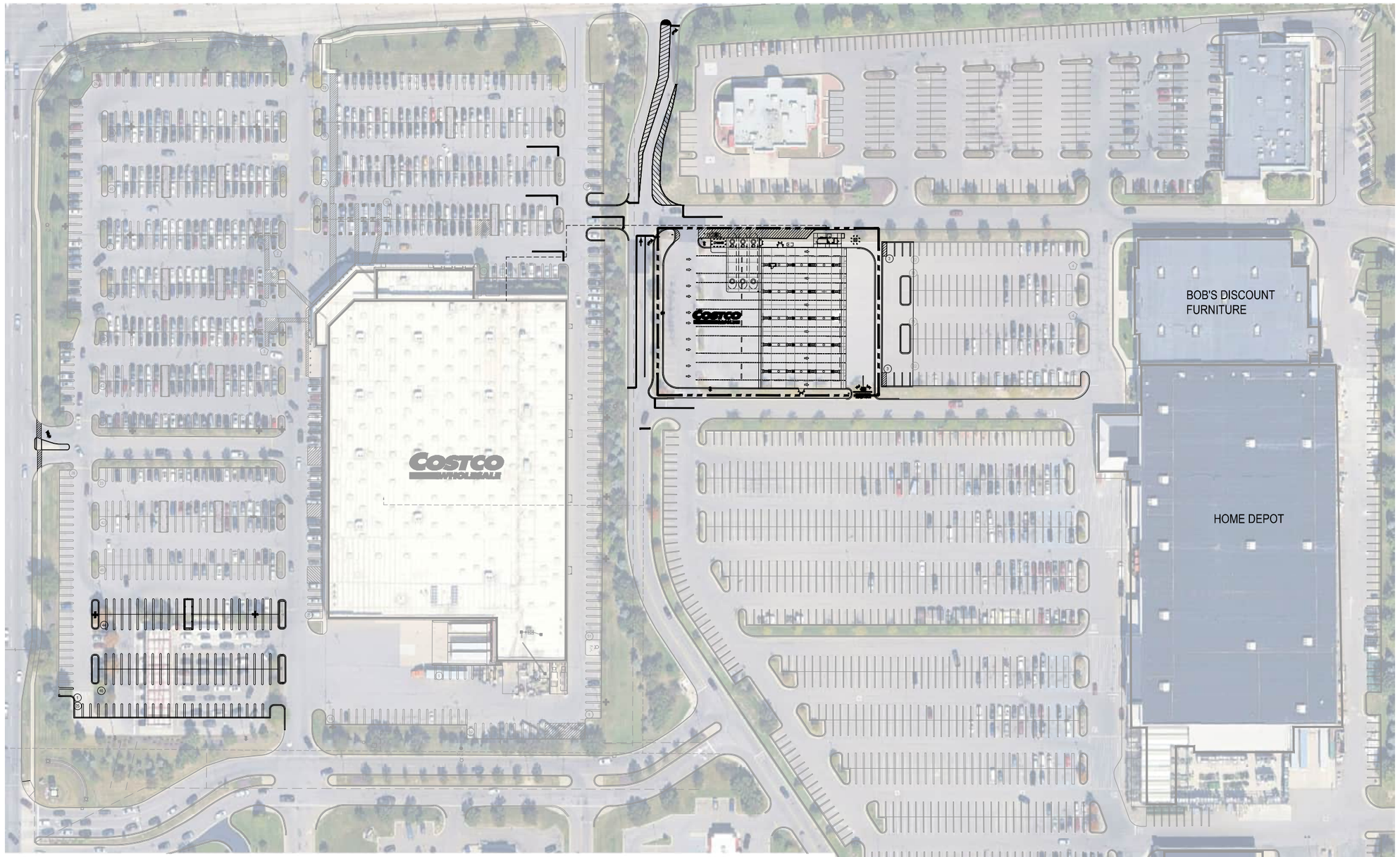
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96-0420-24
JANUARY 30, 2026

OVERALL SITE PLAN

DD11-07

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BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CEC DATED 5/2025	

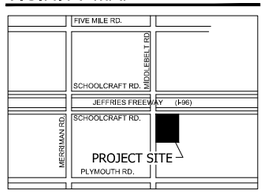
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VICINITY MAP



COSTCO WHOLESALE

LIVONIA, MICHIGAN

AERIAL SITE PLAN

JANUARY 30, 2026

ISSUED FOR
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1-30-2026

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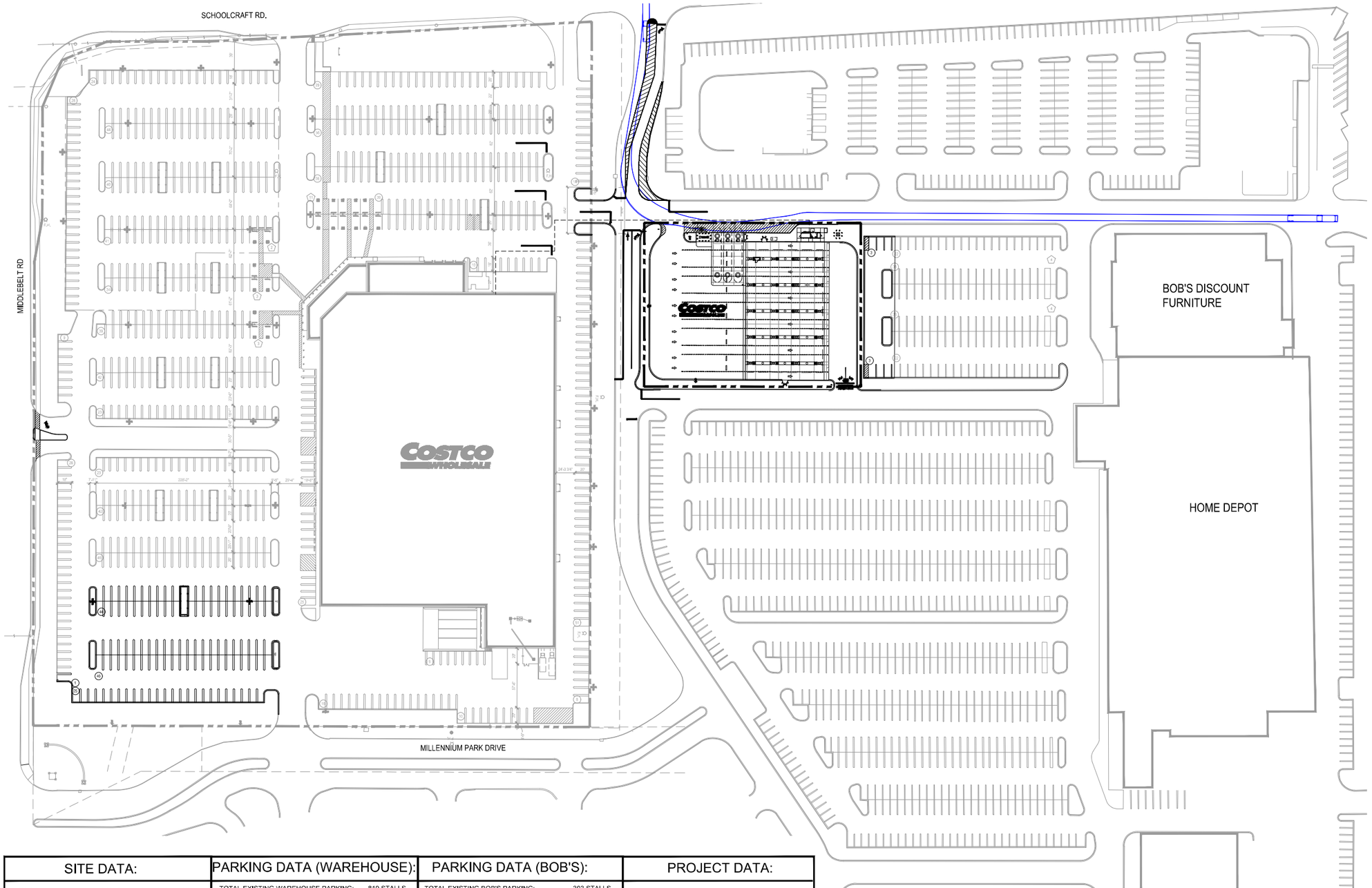
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96-0420-24
JANUARY 30, 2026

AERIAL
SITE PLAN

DD12-07

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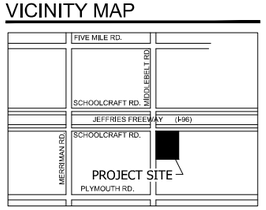
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NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS
NET GAIN :	88 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.53 STALLS

PARKING DATA (BOB'S):	
TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
ⓘ 10' WIDE STALLS	295 STALLS
ⓘ ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	134 STALLS
NET LOSS :	169 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	4.05 STALLS

PROJECT DATA:	
PROJECT ADDRESS:	13700 MIDDLEBELT ROAD LIVONIA, MI
PROPERTY OWNER:	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA 98027
APPLICANT:	THE JNL DESIGN GROUP, INC AGENT FOR COSTCO WHOLESALE
SITE PLAN PREPARER:	MG2 1101 SECOND AVE, STE 100 SEATTLE, WA 98101
ARCHITECT OF RECORD:	BRIAN BONAR #1301064587 EXT 10/06/2026

BUILDING DATA:	
EXISTING WAREHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA	130,718 SF
TIRE CENTER	5,203 SF
ENCLOSED CANOPY	2,962 SF

VICINITY MAP



COSTCO WHOLESALE

LIVONIA, MICHIGAN

TRUCK TURN EXHIBIT

JANUARY 30, 2026

ISSUED FOR CITY REVIEW 1-30-2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I #390

13700 MIDDLEBELT ROAD LIVONIA, MI

MG2

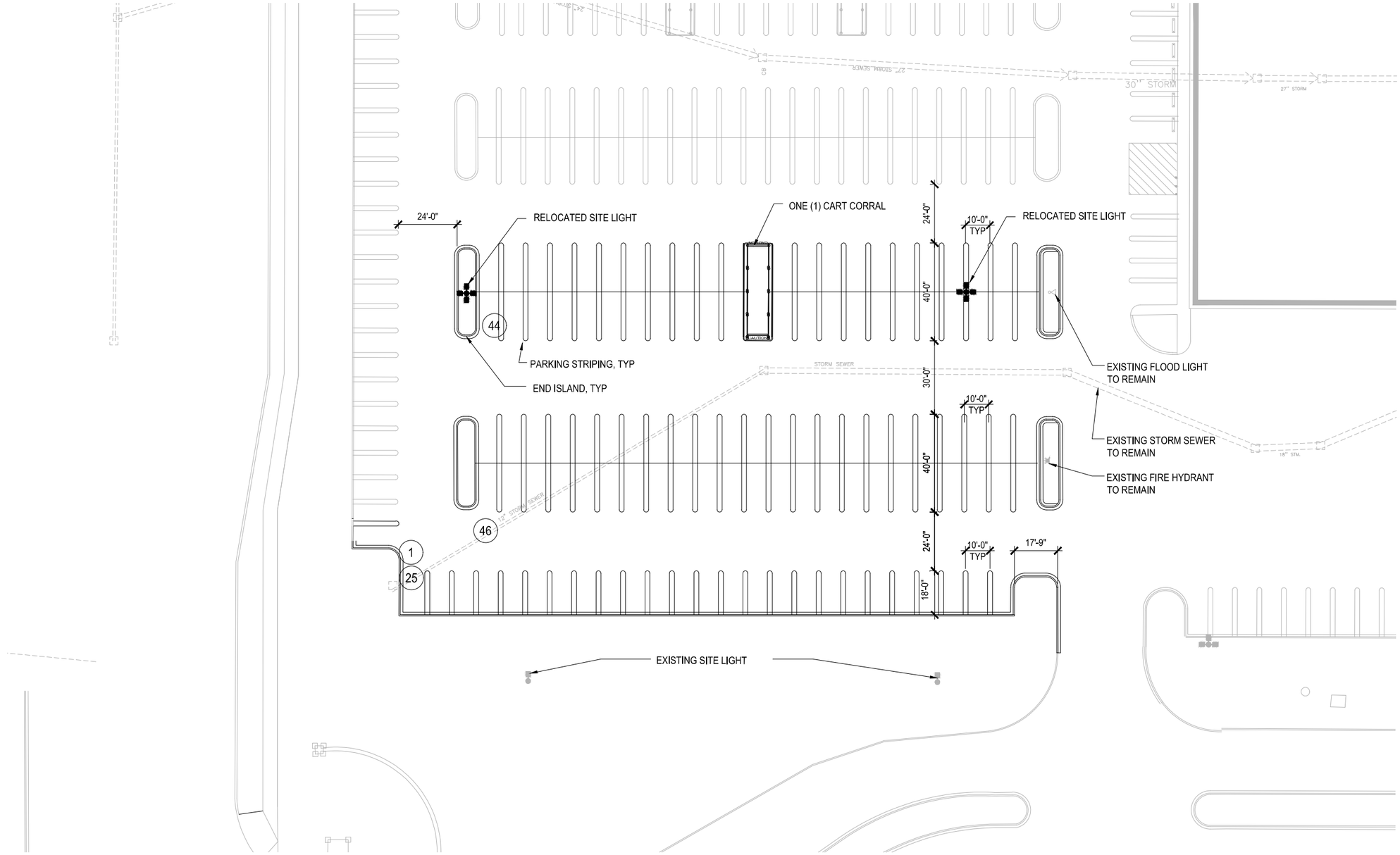
96-0420-24

JANUARY 30, 2026

OVERALL SITE PLAN

DD13-07

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ISSUED FOR
CITY REVIEW
1-30-2026

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

ENLARGED
SITE PLAN

DD21-07

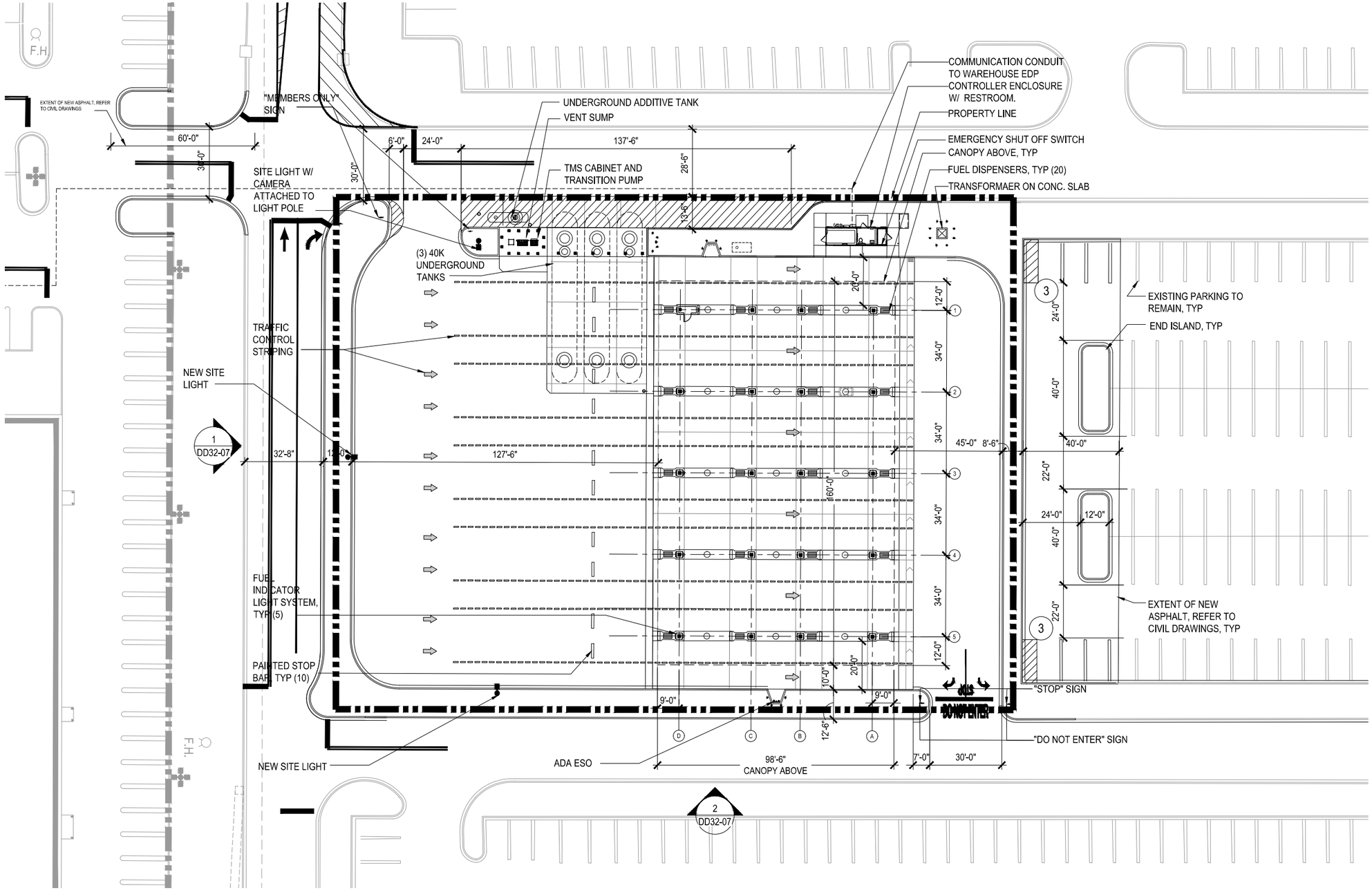
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COSTCO WHOLESALE

LIVONIA, MICHIGAN

ENLARGED SITE PLAN

JANUARY 30, 2026



ISSUED FOR
CITY REVIEW
1-30-2026

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

ENLARGED
SITE PLAN

DD22-07

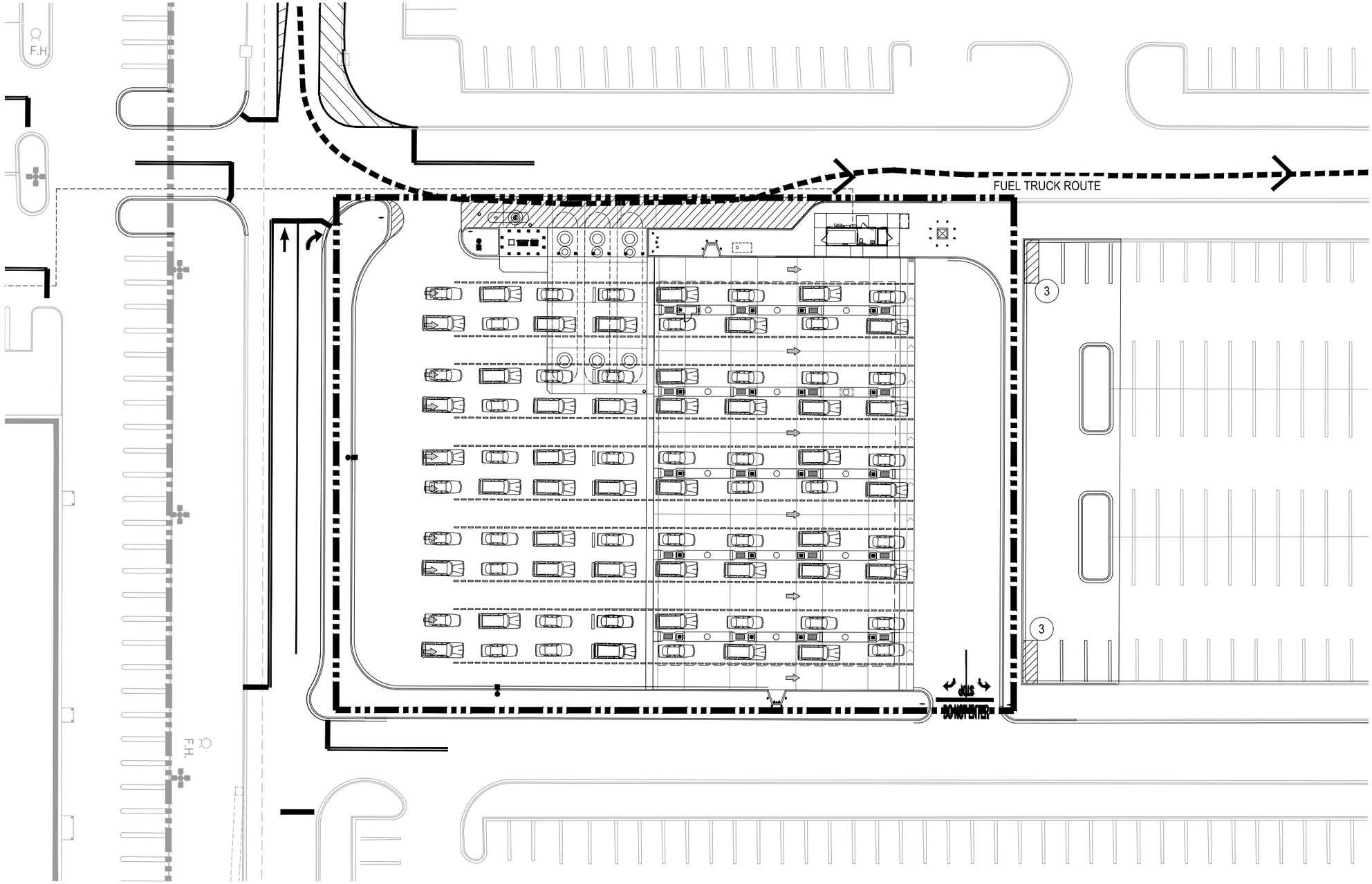
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COSTCO WHOLESALE

LIVONIA, MICHIGAN

ENLARGED SITE PLAN

JANUARY 30, 2026



CONCEPTUAL STACKING	
CARS @ DISPENSERS	40
CARS STACKING	40
TOTAL CARS IN AREA	80

ISSUED FOR
CITY REVIEW
1-30-2026

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

VEHICLE QUEUING PLAN

DD22-07B

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COSTCO WHOLESALE

LIVONIA, MICHIGAN

VEHICLE QUEUING PLAN

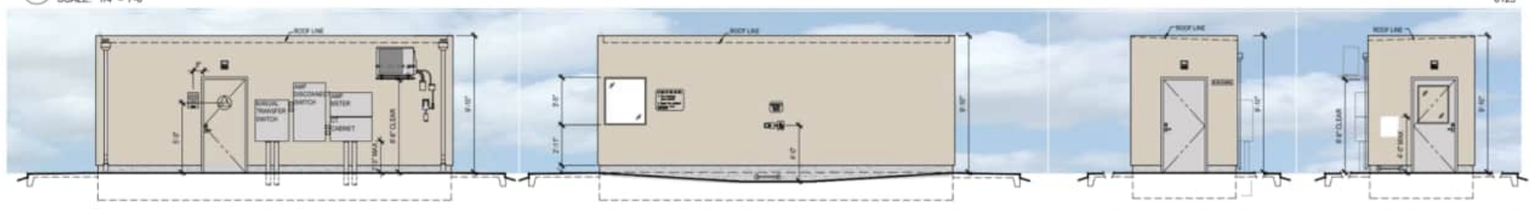
JANUARY 30, 2026



1 CANOPY AND DISPENSER ISLANDS (5 X 4 ISLANDS) (ENTRY ELEVATION)
SCALE: 1/4" = 1'-0" 0125



2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/4" = 1'-0" 0125



3 SIDE FACING AWAY FROM CANOPY
SCALE: 1/2" = 1'-0" 0725

4 SIDE FACING CANOPY
SCALE: 1/2" = 1'-0" 0725

5 STORAGE ENTRY
SCALE: 1/2" = 1'-0" 0725

6 ELECTRICAL ENTRY
SCALE: 1/2" = 1'-0" 0725



7 CANOPY SIGN
SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216



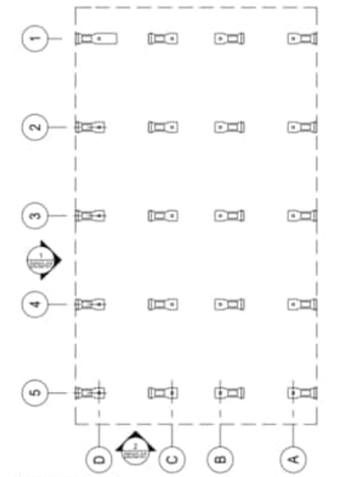
FUEL INDICATOR LIGHT SYSTEM

CANOPY FASCIA, CONTROLLER ENCLOSURE
COLOR MATCH TO EXISTING WAREHOUSE

SIGN
COLOR - COSTCO BLUE

SIGN
COLOR - COSTCO RED

CMU
SPLIT FACE CMU, COLOR - DARK BROWN



KEY PLAN
SCALE: NTS

ISSUED FOR CITY REVIEW
1-30-2026

0 8' 16' 32'
1/16" = 1'-0"

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

MG2

96-0420-24
JANUARY 30, 2026

PRELIMINARY ELEVATIONS

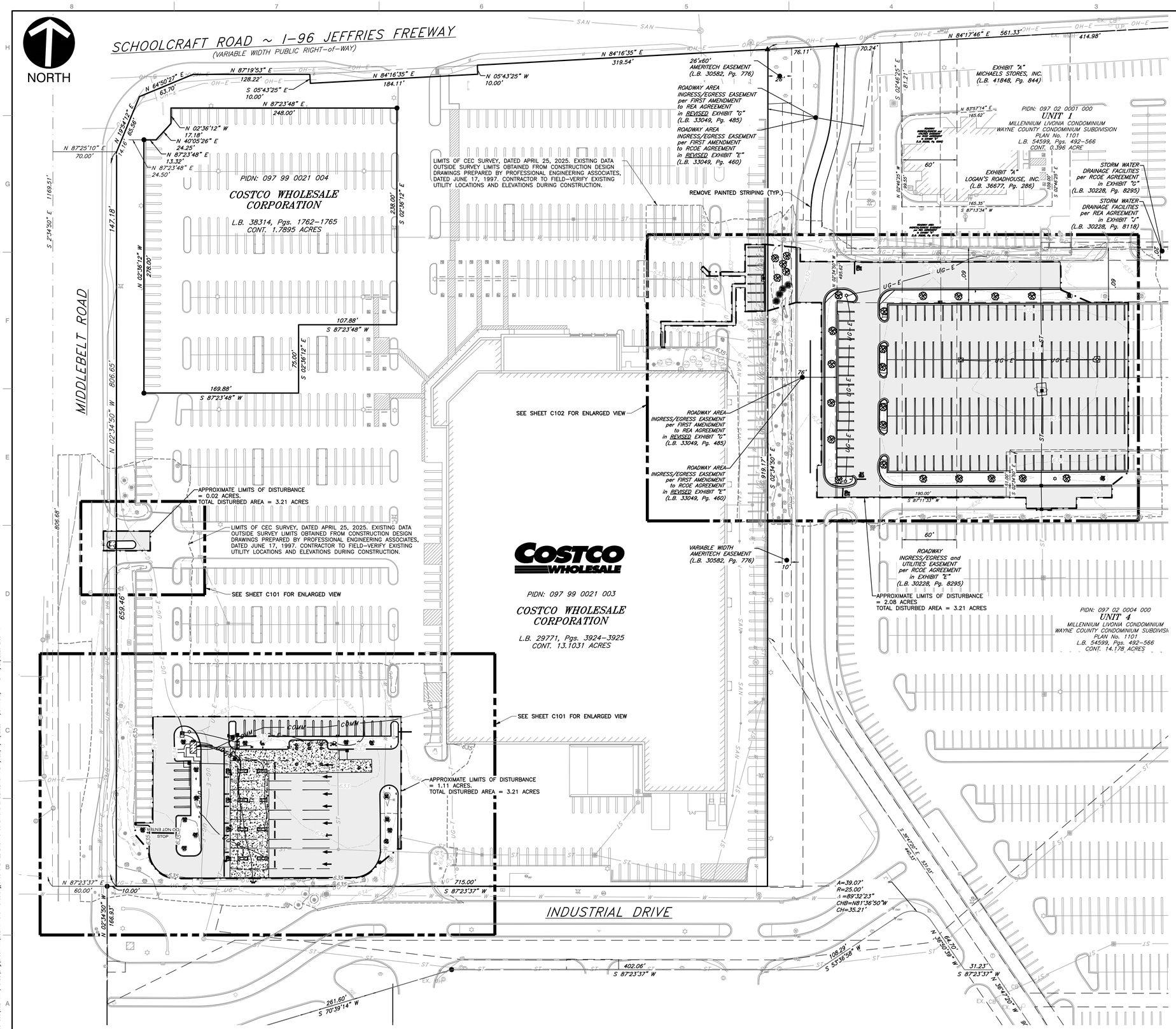
DD32-07

COSTCO WHOLESALE

LIVONIA, MICHIGAN

FUEL FACILITY ELEVATIONS

JANUARY 30, 2026



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- 635 EXISTING INDEX (MAJOR) CONTOUR
- 634 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD WIRE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- COMM EXISTING DATA/COMMUNICATIONS LINE
- C EXISTING CABLE/TV LINE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING AC UNIT
- EXISTING CABLE BOX
- EXISTING GAS METER
- EXISTING VALVE BOX
- EXISTING HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TREE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF LIVONIA AND WAYNE COUNTY STANDARDS – OR – IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	10/30/2025	ISSUED FOR CITY REVIEW

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, INC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

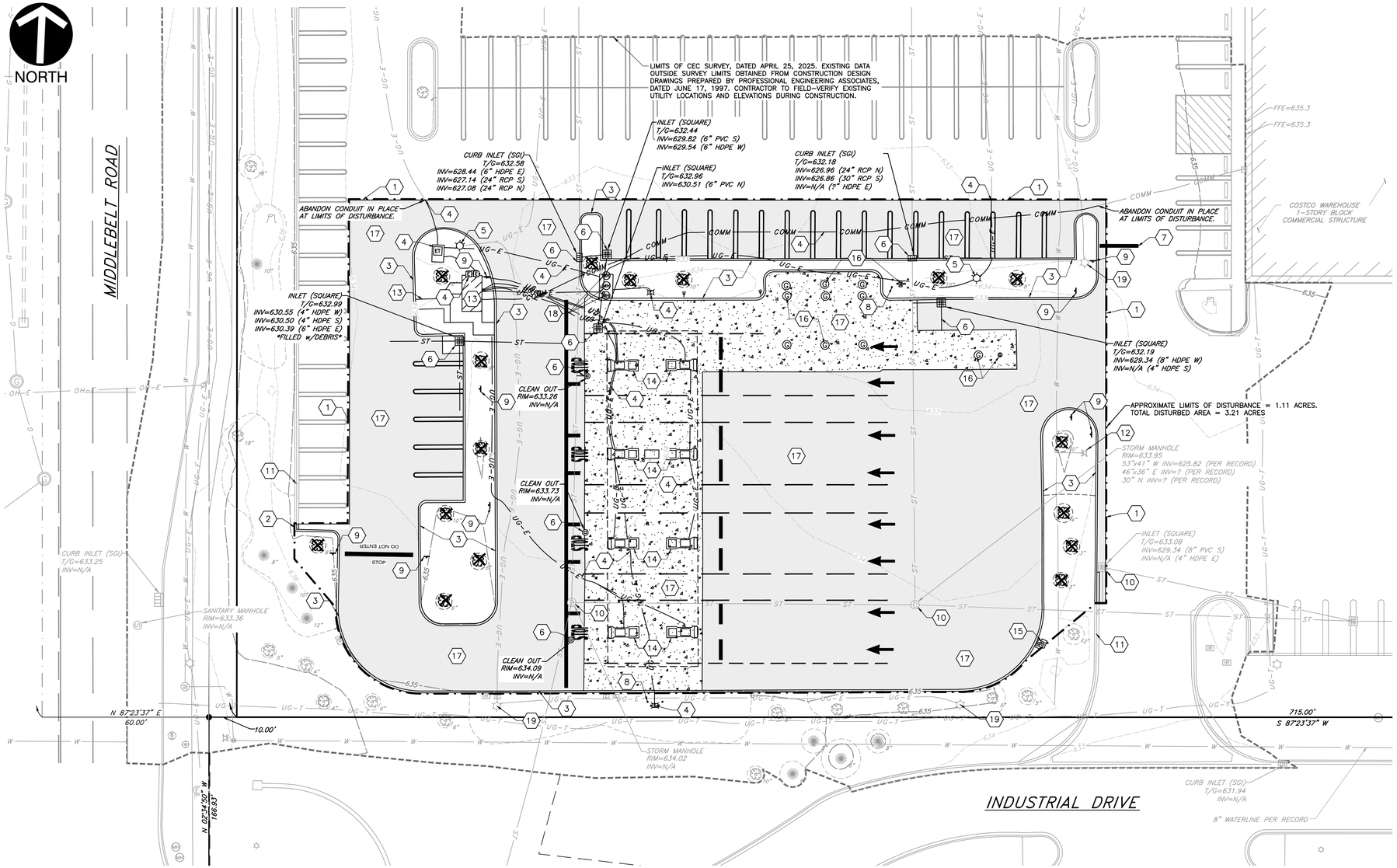
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1"=50'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE.

DRAWING NO.: C100

P:\350-099\352-447\~DATA\Dwg\Green Ink\352447-CV01-C100.dwg|C100 OVERALL EXISTING CONDITIONS & DEMOLITION PLAN LS(11/10/2025 - pjammond) - LP: 1/26/2026 2:08 PM



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
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- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TREE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARKS:

HORIZONTAL DATUM – U.S. STATE PLANE, NAD83, MICHIGAN SOUTH ZONE (2113), GEOID18, ESTABLISHED FROM A STATIC GPS SESSION AND POST PROCESSING UTILIZING NGS OPUS SOLUTION USING CORS BASE STATIONS:

- DK7841 MILI LIVONIA CORS ARP;
- DR3053 MIFW MIFW FORT WAYNE CORS ARP; AND
- DE6350 SIBY SIBY CORS ARP.

STATE PLANE COORDINATES TAKEN TO GROUND AT:

- LATITUDE N42°22'56.42011";
- LONGITUDE W83°19'48.72086";
- PROJECT HEIGHT 521.135';
- GROUND SCALE FACTOR 0.99992020826.

VERTICAL DATUM – NAVD'88 UTILIZING GEOID18.

BENCHMARKS – THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

SOURCE BENCHMARK – TOP OF A SET MAG NAIL IN A CONCRETE SIDEWALK NORTH AND EAST OF THE COSTCO WAREHOUSE. THE ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON APRIL 27, 2025 AND BASED ON AN NGS OPUS SOLUTION USING M.D.O.T. CORS NETWORK, MICHIGAN SOUTH ZONE NAD'83 (2011 ADJUSTMENT), NAVD'88 (GEOID18) DATUM.

CEC POINT #1
NORTHING – 323273.0930
EASTING – 13403376.7350
ELEVATION – 633.15

BENCHMARK 1 – TOP OF A SET MAG NAIL IN A ASPHALT PARKING LOT EAST OF THE NORTHEAST CORNER OF THE COSTCO WAREHOUSE.

CEC POINT #3
NORTHING – 323198.7540
EASTING – 13403423.9310
ELEVATION – 631.56

BENCHMARK 2 – TOP OF A SET MAG NAIL IN CONCRETE NORTH AND WEST OF THE COSTCO GAS STATION AND EAST OF MIDDLEBELT ROAD.

CEC POINT #9
NORTHING – 322919.0680
EASTING – 13402539.5740
ELEVATION – 636.26

BENCHMARK 3 – TOP OF A CUT CROSS NOTCH IN A CONCRETE SIDEWALK SOUTH AND EAST OF THE COSTCO GAS STATION AND NORTH OF INDUSTRIAL ROAD.

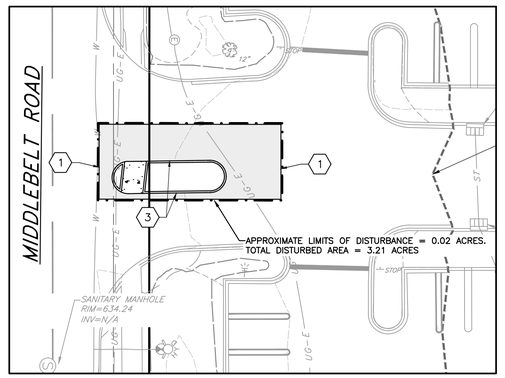
CEC POINT #11
NORTHING – 322601.0420
EASTING – 13402899.7890
ELEVATION – 633.44

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14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

KEY NOTES (#)

1. SAWCUT PAVEMENT EDGE IN NEAT, STRAIGHT LINES TO CREATE A CLEAN BUTT JOINT. REMOVE DAMAGED PAVEMENT AND DISPOSE OFF SITE. REFER TO LAYOUT PLAN FOR ASPHALT PLACING AND SEALING INFORMATION.
2. REMOVE EXISTING CONCRETE CURB & GUTTER.
3. REMOVE EXISTING CONCRETE CURB.
4. REMOVE EXISTING UNDERGROUND ELECTRIC, ELECTRIC BOX, TRANSFORMER AND UNDERGROUND TELECOMM TO EXTENTS SHOWN.
5. REMOVE EXISTING LIGHT POLE. RETAIN FOR RELOCATION PENDING OWNER AND CITY APPROVAL.
6. REMOVE EXISTING STORM STRUCTURE AND UNDERGROUND STORM LINE TO EXTENTS SHOWN. CAP LINE AT END FOR CONNECTION TO NEW STRUCTURE; OR, IF STRUCTURE IS TO REMAIN, PLUG HOLE AT STRUCTURE CONNECTION PER CITY OF LIVONIA STANDARDS.
7. REMOVE EXISTING PAINTED STRIPING.
8. REMOVE EXISTING BOLLARDS.
9. REMOVE EXISTING SIGN. RETAIN FOR RELOCATION.
10. EXISTING STORM STRUCTURE TO REMAIN. ADJUST RIM TO PROPOSED GRADE AS SHOWN ON SHEET C300.
11. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
12. EXISTING FIRE HYDRANT AND VALVE TO REMAIN. PROTECT DURING CONSTRUCTION.
13. REMOVE EXISTING STRUCTURE, CONCRETE BUILDING PAD AND SIDEWALK.
14. REMOVE EXISTING FUEL PUMPS AND FUEL TANKS.
15. REMOVE EXISTING IRRIGATION BOX.
16. REMOVE EXISTING GAS MANHOLES/STRUCTURES.
17. REMOVE EXISTING PAVEMENT.
18. REMOVE EXISTING MANHOLE.
19. EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.



MIDDLEBELT ROAD ENTRANCE ISLAND

SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	01/30/2026	ISSUED FOR CITY REVIEW

PROFESSIONAL SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MICHIGAN WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF KENTUCKY WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF INDIANA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF FLORIDA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF GEORGIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSOURI WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF ILLINOIS WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF KANSAS WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TEXAS WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NEVADA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF ARIZONA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NEW MEXICO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF COLORADO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF UTAH WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF CALIFORNIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OREGON WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WASHINGTON WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF ALASKA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF HAWAII WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF ALABAMA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MISSISSIPPI WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF LOUISIANA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF ARKANSAS WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OKLAHOMA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF SOUTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MARYLAND WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF DELAWARE WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NEW JERSEY WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NEW YORK WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF CONNECTICUT WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF RHODE ISLAND WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MASSACHUSETTS WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF VERMONT WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NEW HAMPSHIRE WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MAINE WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF

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Civil & Environmental Consultants, Inc.

COSTCO WHOLESALE

Livonia I (Middlebelt), Michigan

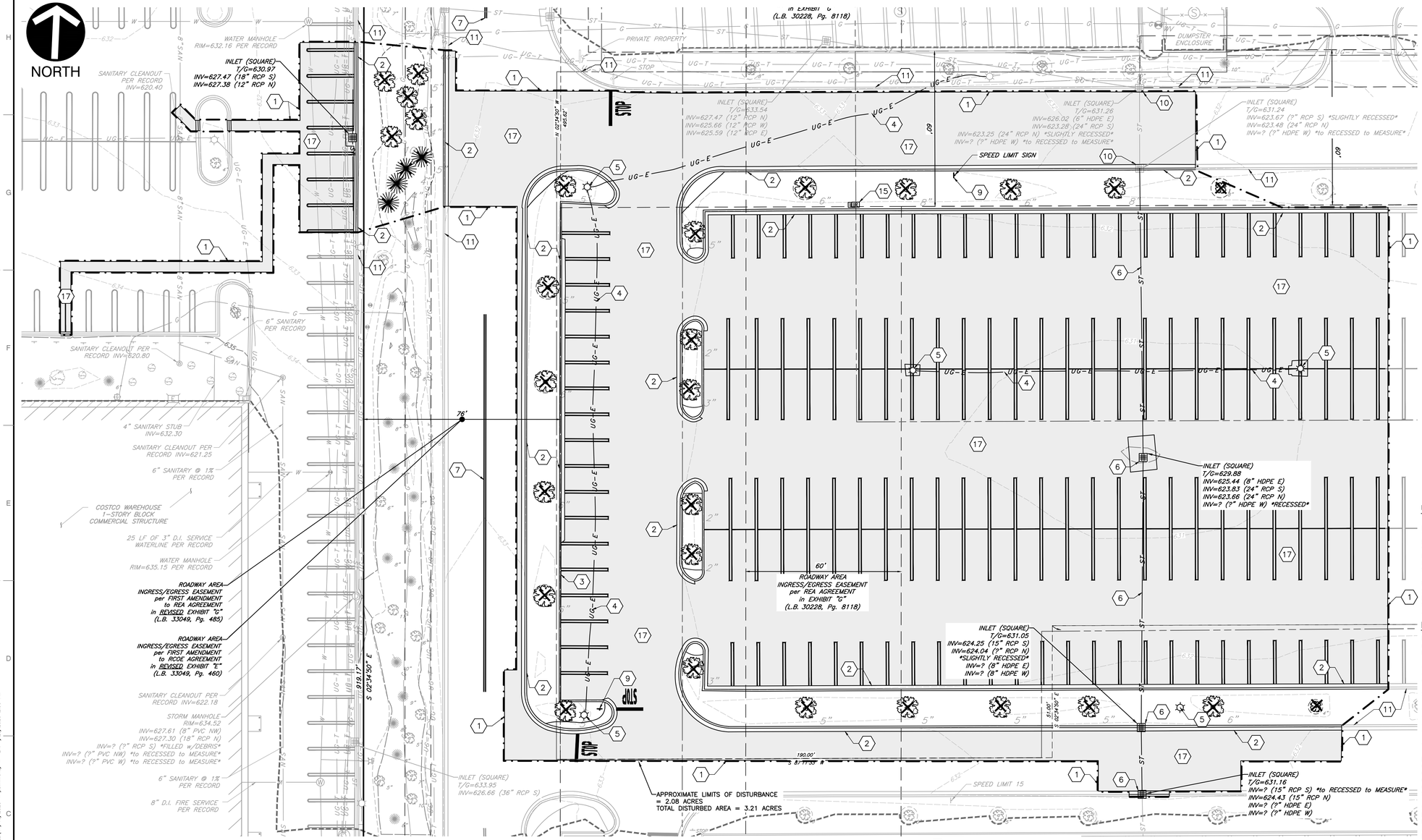
ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1"=20'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	SDD
CHECKED BY:	PES
	352-447
	DRAFT

B *SIGNATURE ON FILE.

DRAWING NO.: C101

P:\352-0001\352-447\-CADD\Dwg\Green Ink\352447-C101-ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN[1/19/2026 - pjohnsong] - LP: 1/26/2026 2:06 PM



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING DATA/COMMUNICATIONS LINE
- EXISTING CABLE/TV LINE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING AC UNIT
- EXISTING CABLE BOX
- EXISTING GAS METER
- EXISTING VALVE BOX
- EXISTING HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TREE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARKS:

HORIZONTAL DATUM – U.S. STATE PLANE, NAD83, MICHIGAN SOUTH ZONE (2113), GEOID18, ESTABLISHED FROM A STATIC GPS SESSION AND POST PROCESSING UTILIZING NGS OPUS SOLUTION USING CORS BASE STATIONS:

- DK7841 MILI LIVONIA CORS ARP;
- DR3053 MIFW MIFW FORT WAYNE CORS ARP; AND
- DE6350 SIBY SIBY CORS ARP.

STATE PLANE COORDINATES TAKEN TO GROUND AT:

- LATITUDE N42°22'56.42011";
- LONGITUDE W83°19'48.72086";
- PROJECT HEIGHT 521.135';
- GROUND SCALE FACTOR 0.99992020826.

VERTICAL DATUM – NAVD'88 UTILIZING GEOID18.

BENCHMARKS – THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

SOURCE BENCHMARK – TOP OF A SET MAG NAIL IN A CONCRETE SIDEWALK NORTH AND EAST OF THE COSTCO WAREHOUSE. THE ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON APRIL 27, 2025 AND BASED ON AN NGS OPUS SOLUTION USING M.D.O.T. CORS NETWORK, MICHIGAN SOUTH ZONE NAD'83 (2011 ADJUSTMENT), NAVD'88 (GEOID18) DATUM.

CEC POINT #1
NORTHING – 323273.0930
EASTING – 13403376.7350
ELEVATION – 633.15

BENCHMARK 1 – TOP OF A SET MAG NAIL IN A ASPHALT PARKING LOT EAST OF THE NORTHEAST CORNER OF THE COSTCO WAREHOUSE.

CEC POINT #3
NORTHING – 323198.7540
EASTING – 13403423.9310
ELEVATION – 631.56

BENCHMARK 2 – TOP OF A SET MAG NAIL IN CONCRETE NORTH AND WEST OF THE COSTCO GAS STATION AND EAST OF MIDDLEBELT ROAD.

CEC POINT #9
NORTHING – 322919.0680
EASTING – 13402539.5740
ELEVATION – 636.26

BENCHMARK 3 – TOP OF A CUT CROSS NOTCH IN A CONCRETE SIDEWALK SOUTH AND EAST OF THE COSTCO GAS STATION AND NORTH OF INDUSTRIAL ROAD.

CEC POINT #11
NORTHING – 322601.0420
EASTING – 13402899.7890
ELEVATION – 633.44

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF LIVONIA AND WAYNE COUNTY STANDARDS – OR – IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
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KEY NOTES (#)

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3. REMOVE EXISTING CONCRETE CURB.
4. REMOVE EXISTING UNDERGROUND ELECTRIC, ELECTRIC BOX, TRANSFORMER AND UNDERGROUND TELECOMM TO EXTENTS SHOWN.
5. REMOVE EXISTING LIGHT POLE. RETAIN FOR RELOCATION PENDING OWNER AND CITY APPROVAL.
6. REMOVE EXISTING STORM STRUCTURE AND UNDERGROUND STORM LINE TO EXTENTS SHOWN. CAP LINE AT END FOR CONNECTION TO NEW STRUCTURE; OR, IF STRUCTURE IS TO REMAIN, PLUG HOLE AT STRUCTURE CONNECTION PER CITY OF LIVONIA STANDARDS.
7. REMOVE EXISTING PAINTED STRIPING.
8. NOT USED ON THIS SHEET.
9. REMOVE EXISTING SIGN. RETAIN FOR RELOCATION.
10. EXISTING STORM STRUCTURE TO REMAIN. ADJUST RIM TO PROPOSED GRADE AS SHOWN ON SHEET C300.
11. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
12. NOT USED ON THIS SHEET.
13. NOT USED ON THIS SHEET.
14. NOT USED ON THIS SHEET.
15. REMOVE EXISTING IRRIGATION BOX.
16. NOT USED ON THIS SHEET.
17. REMOVE EXISTING PAVEMENT.
18. NOT USED ON THIS SHEET.

SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	10/30/2025	ISSUED FOR CITY REVIEW

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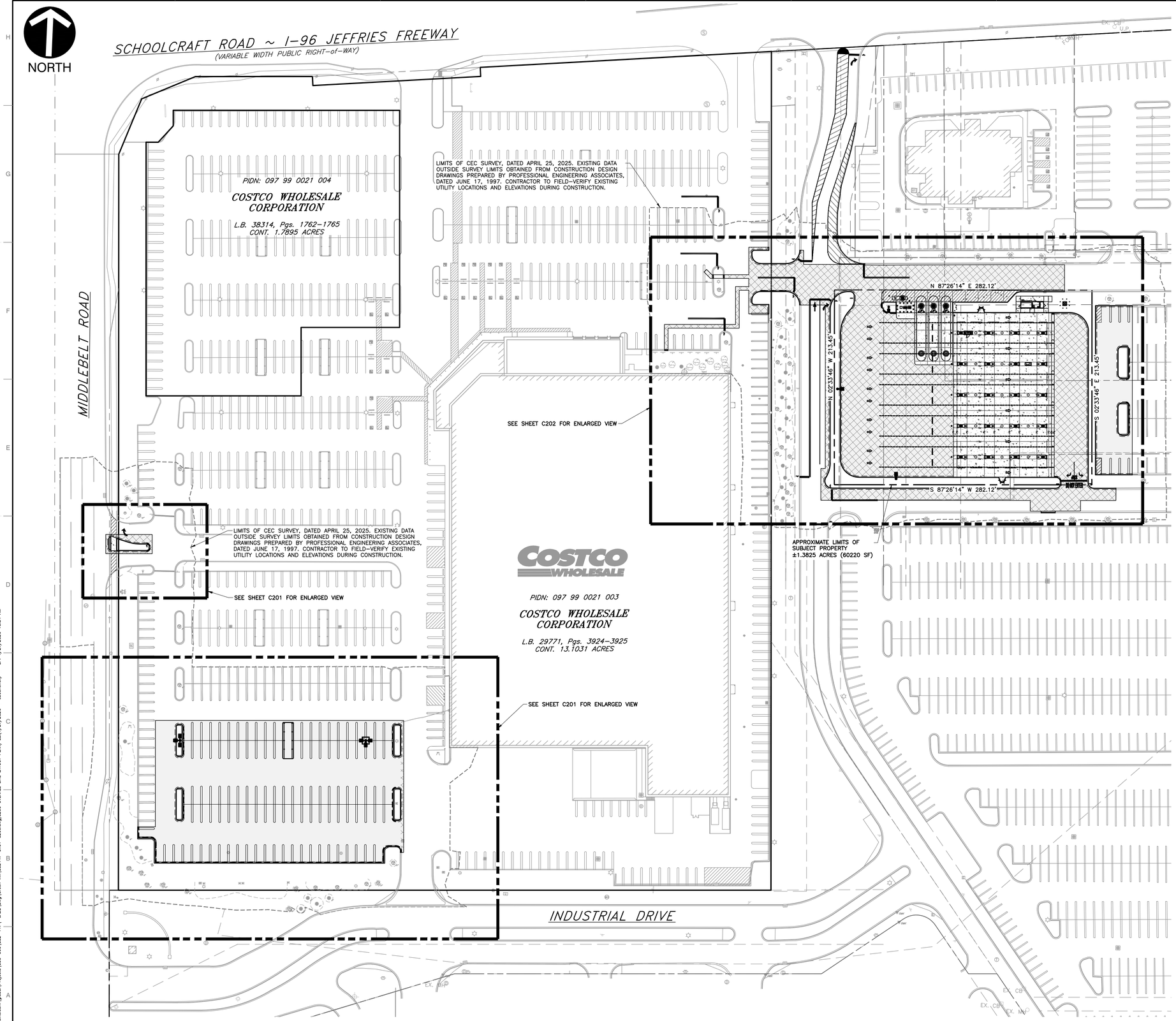
ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	OCTOBER 2025
DRAWN BY:	SDD
DWG SCALE:	1" = 20'
CHECKED BY:	PES
PROJECT NO:	352-447
APPROVED BY:	DRAFT

*SIGNATURE ON FILE

DRAWING NO.: C102

P:\352-447\352-447I-CAD\Dwg\Owen Ind\352447-CV01-C100.dwg[C102 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN] LS(1)/10/2025 - pjammes - LP: 1/26/2026 2:08 PM



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HD ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- (#) PROPOSED STALL COUNT 10' WIDE (TYP.)
- (#) PROPOSED STALL COUNT (ADA)
- (A) CURB ISLAND TYPE (SEE SHEET C201)
- PROPOSED CART CORRAL
- PROPOSED LIGHT POLE, SEE ELECTRICAL PLANS
- INVERTED CURB AND GUTTER

SITE DATA:

ZONING:	C-2 - GENERAL BUSINESS
SITE AREA (EXISTING):	14.89 ACRES (648,713 SF)
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 SF)
SITE AREA (TOTAL):	16.27 ACRES (708,933 SF)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	NORTH 60'-0"
	SOUTH 60'-0"
	EAST 25'-0"
	WEST 100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED MAY 2025.

BUILDING DATA:

EXISTING WARHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA:	130,718 SF
TIRE CENTER:	5,203 SF
	2,962 SF

PARKING DATA (WAREHOUSE):

TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS
INCLUDES:	
(#) 10' WIDE STALLS	800 STALLS
(#) ACCESSIBLE STALLS	19 (4 VAN) STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS
NET GAIN:	88 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.53 STALLS

PARKING DATA (BOB'S):

TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
(#) 10' WIDE STALLS	295 STALLS
(#) ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	134 STALLS
NET LOSS:	169 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	4.05 STALLS

SCALE IN FEET
0 50 100

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	01/30/2026	ISSUED FOR CITY REVIEW

PROFESSIONAL SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, INC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

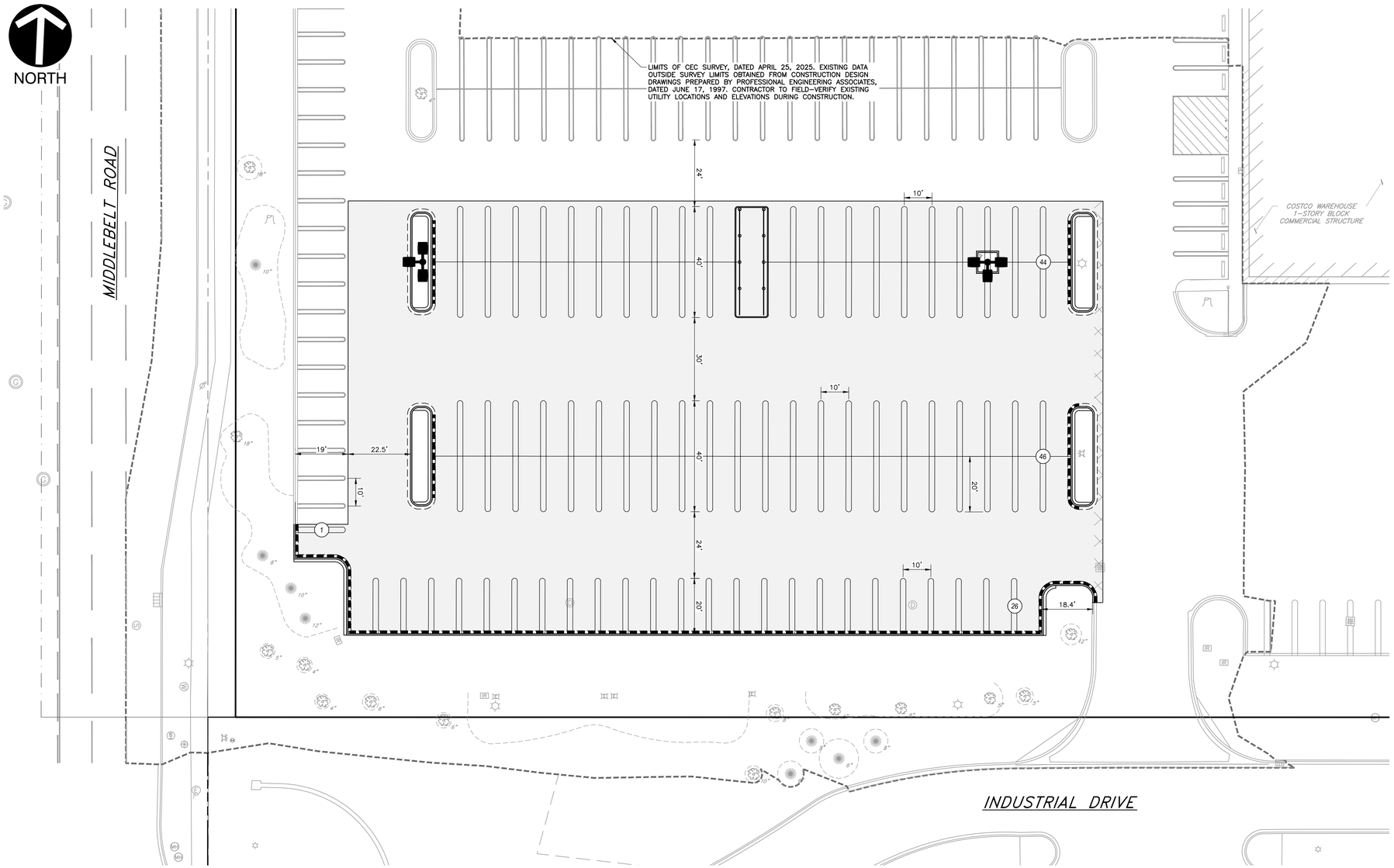
OVERALL SITE LAYOUT PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 50'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE

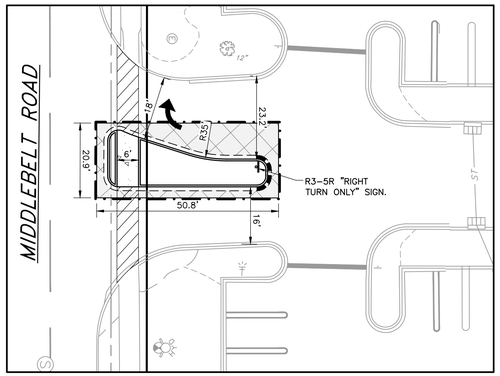
DRAWING NO.:
C200

I:\cecinc.com\global\Projects\350-000\352-447\-CADD\Dwg\Cover Ind\352447-CV01-C200.dwg[C200 OVERALL SITE LAYOUT PLAN] 1/27/2026 - ebochenek) - LP: 1/27/2026 10:54 AM



SITE LAYOUT NOTES

1. ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS, THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVES, PRIOR TO INSTALLATION OF PAVED SURFACES.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS AND/OR COORDINATES SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, EXTERIOR BUILDING WALL, CENTER OF MANHOLE, CENTER AT FACE OF CURB FOR DRAIN INLETS AND CENTERLINE OF PIPE OR FITTING, UNLESS OTHERWISE NOTED. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
7. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, DOORS AND EXIT FEATURES.
8. CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT FEASIBLE THROUGHOUT THE DURATION OF THE PROJECT – COORDINATE WITH NEIGHBORING BUSINESSES AND WITH PUBLIC STREET AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES TO MAINTAIN WORK SITE SAFETY AND TO PROTECT THE TRAVELING PUBLIC IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF MICHIGAN MUTCD, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMMENCE UNTIL APPROVAL TO DO SO IS RECEIVED FROM THE LOCAL JURISDICTION.



MIDDLEBELT ROAD ENTRANCE ISLAND

SCALE IN FEET
0 20 40

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HD ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- (#) PROPOSED STALL COUNT 10' WIDE (TYP.)
- (#) PROPOSED STALL COUNT (ADA)
- (A) CURB ISLAND TYPE (SEE SHEET C201)
- PROPOSED CART CORRAL
- PROPOSED LIGHT POLE, SEE ELECTRICAL PLANS
- INVERTED CURB AND GUTTER

SITE DATA:

ZONING:	C-2 - GENERAL BUSINESS
SITE AREA (EXISTING):	14.89 ACRES (648,713 SF)
SITE AREA (PROPOSED OFF-SITE GAS 5X4):	1.38 ACRES (60,220 SF)
SITE AREA (TOTAL):	16.27 ACRES (708,933 SF)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	NORTH 60'-0"
	SOUTH 60'-0"
	EAST 25'-0"
	WEST 100'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED MAY 2025.

BUILDING DATA:

EXISTING WARHOUSE BUILDING AREA:	138,883 SF
INCLUDES:	
BUILDING AREA:	130,718 SF
TIRE CENTER:	5,203 SF
	2,962 SF

PARKING DATA (WAREHOUSE):

TOTAL EXISTING WAREHOUSE PARKING:	819 STALLS
INCLUDES:	
(#) 10' WIDE STALLS	800 STALLS
(#) ACCESSIBLE STALLS	19 (4 VAN) STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	5.90 STALLS
TOTAL PROPOSED WAREHOUSE PARKING:	907 STALLS
NET GAIN:	88 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883):	6.53 STALLS

PARKING DATA (BOB'S):

TOTAL EXISTING BOB'S PARKING:	303 STALLS
INCLUDES:	
(#) 10' WIDE STALLS	295 STALLS
(#) ACCESSIBLE STALLS	8 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	8.19 STALLS
TOTAL PROPOSED BOB'S PARKING:	134 STALLS
NET LOSS:	169 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000):	4.05 STALLS

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	01/30/2026	ISSUED FOR CITY REVIEW

PROVIDED BY: SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS EMPLOYED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, INC.

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COSTCO WHOLESALE

Livonia I (Middlebelt), Michigan

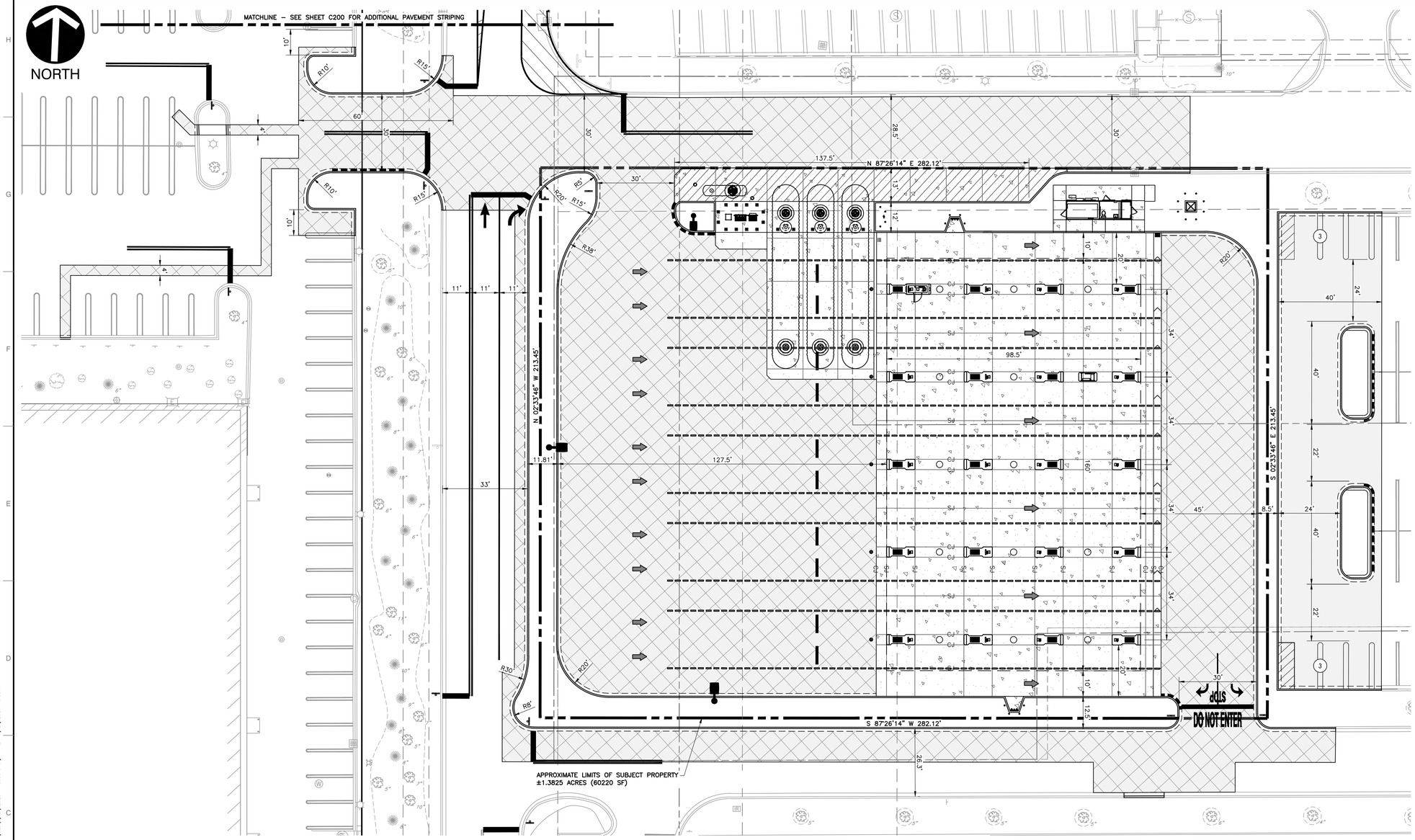
ENLARGED SITE LAYOUT PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1"=20'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE

DRAWING NO.: C201

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LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
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- (#) PROPOSED STALL COUNT (ADA)
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- PROPOSED LIGHT POLE, SEE ELECTRICAL PLANS
- INVERTED CURB AND GUTTER

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SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION RECORD

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COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

ENLARGED SITE LAYOUT PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 20'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE

DRAWING NO.:
C202

\\cecinc.com\global\Projects\350-000\352-447\-CADD\Dwg\Green Ink\352447-CVD1-C200.dwg|C202 ENLARGED SITE LAYOUT PLAN LS(1/27/2026 - abockenek) - LP: 1/27/2026 10:50 AM

NORTH

SCHOOLCRAFT ROAD ~ I-96 JEFFRIES FREEWAY
(VARIABLE WIDTH PUBLIC RIGHT-of-WAY)

MIDDLEBELT ROAD

INDUSTRIAL DRIVE

LIMITS OF CEC SURVEY, DATED APRIL 25, 2025. EXISTING DATA OUTSIDE SURVEY LIMITS OBTAINED FROM CONSTRUCTION DESIGN DRAWINGS PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, DATED JUNE 17, 1997. CONTRACTOR TO FIELD-VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS DURING CONSTRUCTION.

SEE SHEET C302 FOR ENLARGED VIEW

APPROXIMATE LIMITS OF DISTURBANCE
= 0.02 ACRES.
TOTAL DISTURBED AREA = 3.21 ACRES

LIMITS OF CEC SURVEY, DATED APRIL 25, 2025. EXISTING DATA OUTSIDE SURVEY LIMITS OBTAINED FROM CONSTRUCTION DESIGN DRAWINGS PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, DATED JUNE 17, 1997. CONTRACTOR TO FIELD-VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS DURING CONSTRUCTION.

SEE SHEET C301 FOR ENLARGED VIEW

SEE SHEET C301 FOR ENLARGED VIEW

APPROXIMATE LIMITS OF DISTURBANCE
= 1.11 ACRES.
TOTAL DISTURBED AREA = 3.21 ACRES

APPROXIMATE LIMITS OF DISTURBANCE
= 2.08 ACRES
TOTAL DISTURBED AREA = 3.21 ACRES

F.F.E.=632.53

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- INVERTED CURB AND GUTTER
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE DITCH
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED RIDGE LINE
- OVERLAND FLOOD ROUTE

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE. FOR PROPOSED TOP OF CURB ELEVATION, SEE SHEETS C200 AND C201 FOR CURB TYPE AND DETAIL FOR DIMENSIONS.
2. WHERE NOT EXPLICITLY DEFINED BY A SPOT ELEVATION, PAVEMENT AND CURB ELEVATIONS SHALL PRODUCE THE PROPOSED SLOPES AS SHOWN AND PROVIDE POSITIVE DRAINAGE TO INLETS.
3. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL REPORT PROPOSED COSTCO FUEL FACILITY RELOCATION" PREPARED FOR THIS PROJECT BY KLEINFELDER, DATED JULY 2, 2025.
4. ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.
5. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, AND THE LANDSCAPE PLAN, UNLESS NOTED OTHERWISE.
6. EARTHWORK SHALL INCLUDE, STRIPPING AND STOCKPILING AND/OR DISPOSING OF TOPSOIL AND/OR VEGETATED SURFACE SOILS, GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
7. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACTION AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO DEPTH(S) INDICATED ON THE LANDSCAPE DRAWINGS.
9. FINAL PAVEMENT SLOPES SHALL BE MINIMUM 1% AND MAXIMUM 2% UNLESS INDICATED OTHERWISE. FINAL PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
10. ALL UNPAVED SURFACE SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS INDICATED OTHERWISE.
11. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
12. SOFT OR OTHERWISE UNSUITABLE SOILS IN THE BOTTOMS AND BANKS OF ANY SEDIMENT BASINS OR TRAPS SHALL BE REMOVED, SPREAD OUT AND DRIED SUFFICIENTLY TO BE USED AS FILL, SUBJECT TO THE GEOTECHNICAL ENGINEER'S APPROVAL.
13. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA STANDARDS.

SCALE IN FEET
0 50 100

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

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Civil & Environmental Consultants, Inc.

COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

OVERALL GRADING PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 50'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

DRAWING NO.:
C300

*SIGNATURE ON FILE

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NORTH

MIDDLEBELT ROAD

LIMITS OF CEC SURVEY, DATED APRIL 25, 2025. EXISTING DATA OUTSIDE SURVEY LIMITS OBTAINED FROM CONSTRUCTION DESIGN DRAWINGS PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, DATED JUNE 17, 1997. CONTRACTOR TO FIELD-VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS DURING CONSTRUCTION.

EX STORM INLET
REBUILD LID, FRAME, & GRATE
ADJUST TO PROP GRADE
RIM=632.58
INV. IN (24"N)=627.08
INV. OUT (24"S)=627.14
1011

EX STORM INLET
REBUILD LID, FRAME, & GRATE
ADJUST TO PROP GRADE
RIM=632.57
INV. IN (24"N)=626.96
INV. OUT (30"S)=626.86
105

PLUG HOLE AT 8" PIPE CONNECTION.

PROP STORM INLET
CONNECT EX. 30" RCP
RIM=632.50
INV. IN (30"N)=626.56
INV. OUT (30"S)=626.56
104

PROP STORM INLET
CONNECT EX. 30" RCP
RIM=632.50
INV. IN (30"N)=626.00
INV. OUT (30"S)=626.00
103

EX STORM MANHOLE
ADJUST TO PROP GRADE
RIM=634.09
INV. IN (48"E)=625.20
INV. IN (24"N)=625.20
INV. OUT (54"S)=625.20
101

EX STORM MANHOLE
ADJUST TO PROP GRADE
RIM=632.88
INV. IN (30"N)=625.82
INV. IN (48"E)=625.82
INV. OUT (53"x41"W)=625.82
102

36.2 LF 30" RCP @ 0.83%
67.0 LF 30" RCP @ 0.83%
21.6 LF 30" RCP @ 0.83%
123.5 LF 48" 53"x41" BOX CULVERT @ 0.50%

FFE=635.3
FFE=635.3

COSTCO WAREHOUSE
1-STORY BLOCK
COMMERCIAL STRUCTURE

STORM MANHOLE
RIM=633.95
53"x41" W INV=625.82 (PER RECORD)
46"x36" E INV=? (PER RECORD)
30" N INV=? (PER RECORD)

INLET (SQUARE)
T/G=633.08
INV=629.34 (8" PVC S)
INV=N/A (4" HDPE E)

CURB INLET (SGI)
T/G=633.25
INV=N/A

STORM MANHOLE
RIM=634.02
INV=N/A

CURB INLET (SGI)
T/G=631.94
INV=N/A

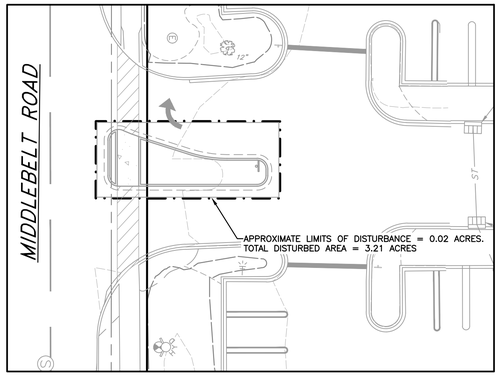
INDUSTRIAL DRIVE

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- 635 EXISTING INDEX (MAJOR) CONTOUR
- 634 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- ST EXISTING STORM PIPE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- 905 PROPOSED INDEX (MAJOR) CONTOUR
- 904 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- ST PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED STORM MANHOLE
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- INVERTED CURB AND GUTTER
- 900.00 EXISTING SPOT ELEVATION
- 900.00 PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE DITCH
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1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE. FOR PROPOSED TOP OF CURB ELEVATION, SEE SHEETS C200 AND C201 FOR CURB TYPE AND DETAIL FOR DIMENSIONS.
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3. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL REPORT PROPOSED COSTCO FUEL FACILITY AND PARKING EXPANSION" PREPARED FOR THIS PROJECT BY KLEINFELDER, DATED JULY 22, 2024.
4. ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.
5. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, AND THE LANDSCAPE PLAN, UNLESS NOTED OTHERWISE.
6. EARTHWORK SHALL INCLUDE, STRIPPING AND STOCKPILING AND/OR DISPOSING OF TOPSOIL AND/OR VEGETATED SURFACE SOILS, GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
7. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACTION AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO DEPTH(S) INDICATED ON THE LANDSCAPE DRAWINGS.
9. FINAL PAVEMENT SLOPES SHALL BE MINIMUM 1% AND MAXIMUM 2% UNLESS INDICATED OTHERWISE. FINAL PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
10. ALL UNPAVED SURFACE SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS INDICATED OTHERWISE.
11. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
12. SOFT OR OTHERWISE UNSUITABLE SOILS IN THE BOTTOMS AND BANKS OF ANY SEDIMENT BASINS OR TRAPS SHALL BE REMOVED, SPREAD OUT AND DRIED SUFFICIENTLY TO BE USED AS FILL, SUBJECT TO THE GEOTECHNICAL ENGINEER'S APPROVAL.
13. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA STANDARDS.



MIDDLEBELT ROAD ENTRANCE ISLAND

SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	10/30/2025	ISSUED FOR CITY REVIEW

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF PERSONNEL PROPERLY LICENSED TO PRACTICE AS PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE, LLC.

10300 Alliance Road
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Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

COSTCO WHOLESALE

Livonia I (Middlebelt), Michigan

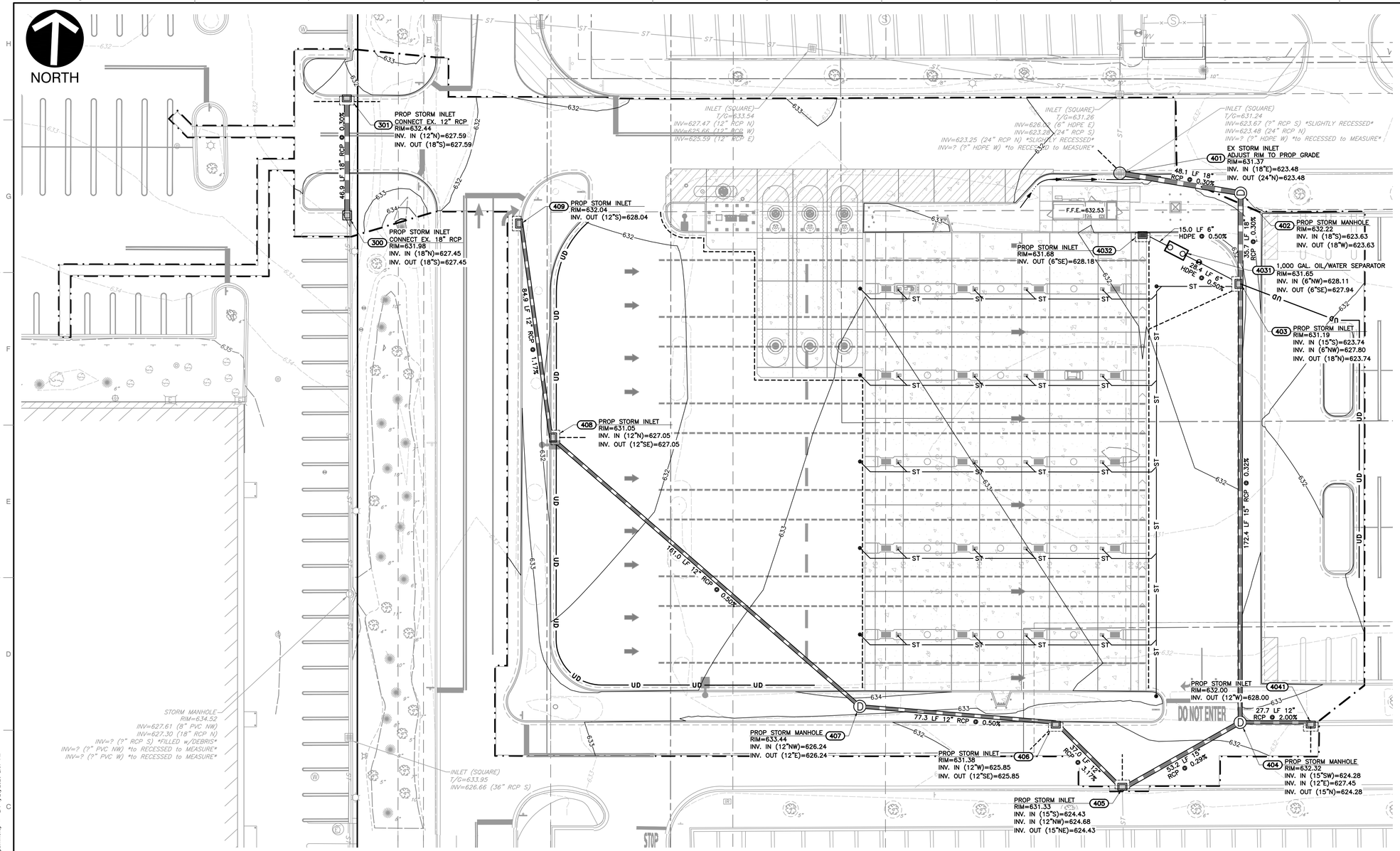
ENLARGED GRADING PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 20'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE

DRAWING NO.:
C301

P:\352-000\352-447\-CAD\Dwg\Green Ind\352447-C001-C200.dwg[C301 ENLARGED GRADING PLAN] LS(10/24/2025 - pammons) - LP: 1/26/2026 2:07 PM



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE. FOR PROPOSED TOP OF CURB ELEVATION, SEE SHEETS C200 AND C201 FOR CURB TYPE AND DETAIL FOR DIMENSIONS.
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SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	10/30/2025	ISSUED FOR CITY REVIEW

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. ENGINEERING IN THE STATE OF MICHIGAN WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC: LANDSCAPE ARCHITECTS, LLC.

10300 Alliance Road
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Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

Civil & Environmental Consultants, Inc.

COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

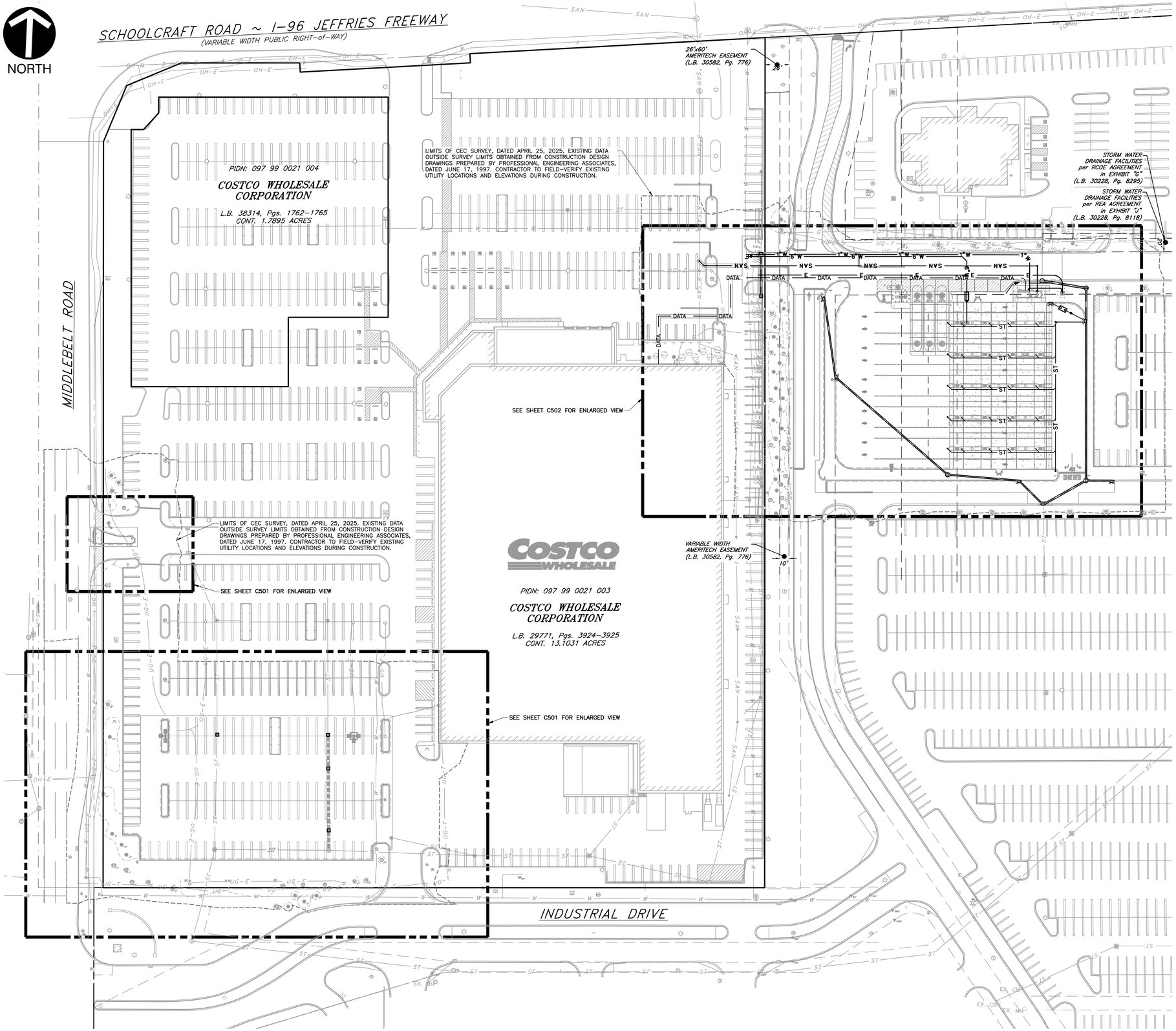
ENLARGED GRADING PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 20'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	SDD
CHECKED BY:	PES
	352-447
	DRAFT

*SIGNATURE ON FILE

DRAWING NO.:
C302

P:\350-001\352-447\-CAD\Dwg\Green Ind\352447-C001-C500.dwg[C302 ENLARGED GRADING PLAN] LS(10/24/2025 - pjammond) - LP: 1/26/2026 2:07 PM



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING DATA/COMMUNICATIONS LINE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING AC UNIT
- EXISTING CABLE BOX
- EXISTING GAS METER
- EXISTING VALVE BOX
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE BOX
- PROPOSED HYDRANT

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS, IF APPLICABLE, WITH THE APPROPRIATE AGENCY.
2. ALL SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO AND BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR UNCHARTED EXISTING UTILITIES ENCOUNTERED. SUBMIT NOTIFICATION SO AS TO ALLOW DESIGN ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN SANITARY SEWER OR STORM SEWER AND WATER SUPPLY PIPING, UNLESS OTHERWISE INDICATED.
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8. ALL UTILITY TRENCH EXCAVATION SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND, IF REQUIRED, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
9. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
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13. ALL WATER MAIN AND WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA WATER & SEWER DEPARTMENT. DETAILED WRITTEN SPECIFICATIONS ARE AVAILABLE UPON REQUEST.
14. ALL WATER MAIN PIPING, HYDRANTS, GATE VALVES, AND FITTINGS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS LISTED ON SHEETS CXXX AND CXXX. ANY MATERIALS OTHER THAN THOSE LISTED ON THE STANDARD DETAIL SHEETS MUST BE APPROVED IN WRITING BY THE CITY OF LIVONIA.
15. CONTRACTOR TO INSTALL CONDUIT SYSTEMS FOR UNDERGROUND ELECTRIC AND TELEPHONE SERVICES IN ACCORDANCE WITH UTILITY COMPANIES' REQUIREMENTS, INCLUDING PULL CORDS INSIDE CONDUITS AND HIGHWAY LOAD-BEARING PULL BOXES AND MANHOLES.
16. CONTRACTOR SHALL INSTALL PAD(S) FOR TRANSFORMER(S) AND CONDUITS FOR UNDERGROUND ELECTRIC SERVICE IN ACCORDANCE WITH ELECTRIC COMPANY'S REQUIREMENTS. ELECTRIC COMPANY TO PLACE TRANSFORMER AND RUN UNDERGROUND ELECTRIC PRIMARY CONDUCTORS TO TRANSFORMER AT OWNER'S COST.
17. ELECTRIC SERVICE CONDUITS SHALL BE MINIMUM SCHEDULE 40 PVC, AND/OR IN ACCORDANCE WITH THE: REQUIREMENTS OF THE UTILITY COMPANY. INSTALL INSULATED WIRE WITH CONDUITS TO FACILITATE LOCATION AFTER CONSTRUCTION.
18. TELEPHONE SERVICE CONDUITS SHALL BE RIGID, NONMETALLIC CONDUITS. NEMA TC 2, SCHEDULE 40 PVC, AND/OR IN ACCORDANCE WITH THE: REQUIREMENTS OF THE UTILITY COMPANY. INSTALL INSULATED WIRE WITH CONDUITS TO FACILITATE LOCATION AFTER CONSTRUCTION.

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
	01/30/2026	ISSUED FOR CITY REVIEW

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

10300 Alliance Road
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Ph: 513.985.0226
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Civil & Environmental Consultants, Inc.

COSTCO WHOLESALE

Livonia I (Middlebelt), Michigan

UTILITY PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 50'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	SDD
CHECKED BY:	PES
	352-447
	DRAFT

*SIGNATURE ON FILE

DRAWING NO.:
C500

P:\352-001\352-447\1-CAD\Dwg\Green Ind\352447-CV01-C500.dwg(C500 OVERALL UTILITY PLAN) LS(10/22/2025 - pdimmons) - LP: 1/26/2026 2:08 PM

NORTH

MIDDLEBELT ROAD

LIMITS OF CEC SURVEY, DATED APRIL 25, 2025. EXISTING DATA OUTSIDE SURVEY LIMITS OBTAINED FROM CONSTRUCTION DESIGN DRAWINGS PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, DATED JUNE 17, 1997. CONTRACTOR TO FIELD-VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS DURING CONSTRUCTION.

COSTCO WAREHOUSE
1-STORY BLOCK
COMMERCIAL STRUCTURE

1011 105 104 103 102 101 100 78

36.2 LF 30" RCP @ 0.83%

67.0 LF 30" RCP @ 0.83%

21.6 LF 30" RCP @ 0.83%

123.5 LF 48" 53"X41" BOX CULVERT @ 0.50%

STORM MANHOLE
RIM=633.95
53"x41" W INV=625.82 (PER RECORD)
48"x36" E INV=? (PER RECORD)
30" N INV=? (PER RECORD)

INLET (SQUARE)
T/G=633.08
INV=629.34 (8" PVC S)
INV=N/A (4" HDPE E)

CURB INLET (SGI)
T/G=633.25
INV=N/A

SANITARY MANHOLE
RIM=633.36
INV=N/A

STORM MANHOLE
RIM=634.02
INV=N/A

CURB INLET (SGI)
T/G=631.94
INV=N/A

INDUSTRIAL DRIVE

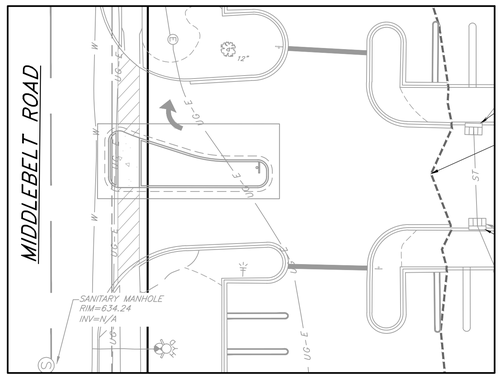
8" WATERLINE PER RECORD

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
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MIDDLEBELT ROAD ENTRANCE ISLAND

SCALE IN FEET
0 20 40

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
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ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC ENTERPRISES, LLC. SURVEYING IN THE STATE OF OHIO WILL BE PERFORMED BY CEC SURVEYORS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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Ph: 513.985.0226
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COSTCO WHOLESALE

Livonia I (Middlebelt), Michigan

ENLARGED UTILITY PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 20'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

*SIGNATURE ON FILE

DRAWING NO.:
C501

P:\352-001\352-447\1_CADD\Dwg\Green Ind\352447-CV01-C003.dwg(C501 ENLARGED UTILITY PLAN) LS:(10/22/2025 - pammond) - LP: 1/26/2026 2:08 PM

NORTH

WATER MANHOLE RIM=632.16 PER RECORD

SANITARY CLEANOUT PER RECORD INV=620.40

WYE CONNECTION TO EX. SANITARY
RIM=632.41
INV. IN (6"SE)=623.89
INV. IN (8"S)=620.34
INV. OUT (8"N)=620.34
503

CLEANOUT
RIM=632.43
INV. IN (6"E)=623.96
INV. OUT (6"NW)=623.96
502

7.1 LF 6" PVC @ 1.04%

8"X8"X1" TEE
LIVE TAP CONNECTION TO EXISTING WATERMAIN PER CITY OF LIVONIA STANDARDS.

8"X8"X6" TEE
LIVE TAP CONNECTION TO EXISTING WATERMAIN PER CITY OF LIVONIA STANDARDS.
301

6" VALVE BOX

±307 LF 6" CLASS 54, CEMENT-LINED DUCTILE IRON PIPE PER CITY OF LIVONIA STANDARDS

360.3 LF 6" PVC @ 1.04%

±88 LF 1" HDPE SDR-9 DOMESTIC WATER LINE

400

SERVICE LINE BEND RADIUS TO FOLLOW MANUFACTURER RECOMMENDATION. NO FITTINGS ALLOWED BETWEEN CURB BOX AND THE METER WITHIN THE BUILDING.

401

501 CLEANOUT
RIM=631.79
INV. IN (6"S)=627.71
INV. OUT (6"W)=627.71

272 LF 6" PVC @ 1.04%

PROPOSED PAD MOUNTED TRANSFORMER PER LOCAL UTILITY STANDARDS.
402

F.F.E.=632.53

PROPOSED ELECTRIC CONNECTION PER DTE REQUIREMENTS. CONNECTION POINT TO BE CONFIRMED WITH DTE ENERGY.

±345 LF TWO (2) 4" SCHEDULE 40 ELECTRIC GRADE UNDERGROUND CONDUIT
300

±502 LF UNDERGROUND DATA/COMMUNICATION CONDUIT EXTENSION FROM WAREHOUSE TO FUEL FACILITY KIOSK.

NIBCO "NIP-1AU E" UPRIGHT POST INDICATOR VALVE, OR APPROVED EQUAL.

F.G.=633.05
ASSE APPROVED 1048 DOUBLE CHECK DETECTOR ASSEMBLY TO BE PROPERLY INSTALLED IN AN APPROVED ABOVE GROUND HEATED ENCLOSURE FOR FIRE PROTECTION SYSTEM. REMOTE FDC TO BE LOCATED AT ENCLOSURE.

4032
4031
500 CONNECT TO KIOSK
RIM=632.49 CK
INV. OUT (6"N)=627.99

403

DRY SPRINKLER RISER. SEE DRAWINGS BY NRG FIRE CONSULTING AND MO2 FOR DETAILS.

CONNECT 1" DOMESTIC TO KIOSK. REFER TO ARCH. DRAWINGS. CONTACT CITY OF LIVONIA FOR 1" METER TO BE INSTALLED WITHIN KIOSK. SEE SHEET C804 FOR DETAILS.

408

407

406

405

404

STOP
DO NOT ENTER

6" SANITARY PER RECORD

SANITARY CLEANOUT PER RECORD INV=620.80

4" SANITARY STUB INV=632.30

SANITARY CLEANOUT PER RECORD INV=621.25

6" SANITARY @ 1% PER RECORD

25 LF OF 3" D.I. SERVICE WATERLINE PER RECORD

WATER MANHOLE RIM=635.15 PER RECORD

SANITARY CLEANOUT PER RECORD INV=622.18

6" SANITARY @ 1% PER RECORD

8" D.I. FIRE SERVICE PER RECORD

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING DATA/COMMUNICATIONS LINE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING AC UNIT
- EXISTING CABLE BOX
- EXISTING GAS METER
- EXISTING VALVE BOX
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE BOX
- PROPOSED HYDRANT

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS, IF APPLICABLE, WITH THE APPROPRIATE AGENCY.
2. ALL SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO AND BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR UNCHARTED EXISTING UTILITIES ENCOUNTERED. SUBMIT NOTIFICATION SO AS TO ALLOW DESIGN ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN SANITARY SEWER OR STORM SEWER AND WATER SUPPLY PIPING, UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
8. ALL UTILITY TRENCH EXCAVATION SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND, IF REQUIRED, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
9. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
10. SITE DIMENSIONS AND/OR COORDINATES SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, EXTERIOR BUILDING WALL, CENTER OF MANHOLE, CENTER AT FACE OF CURB FOR DRAIN INLETS AND CENTERLINE OF PIPE OR FITTING, UNLESS OTHERWISE NOTED. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, DOORS AND EXIT FEATURES.
12. TERMINATE UTILITY SERVICES AND DOWNSPOUT LEADER PIPING 5 FEET FROM BUILDING EXTERIOR WALL UNLESS INDICATED OTHERWISE. INSTALL DETECTABLE UTILITY WARNING TAPE ABOVE ALL UTILITY PIPING OR CONDUITS, 12 INCHES BELOW FINISHED GRADE, EXCEPT 6 INCHES BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.
13. ALL WATER MAIN AND WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LIVONIA WATER & SEWER DEPARTMENT. DETAILED WRITTEN SPECIFICATIONS ARE AVAILABLE UPON REQUEST.
14. ALL WATER MAIN PIPING, HYDRANTS, GATE VALVES, AND FITTINGS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS LISTED ON SHEETS CXXX AND CXXX. ANY MATERIALS OTHER THAN THOSE LISTED ON THE STANDARD DETAIL SHEETS MUST BE APPROVED IN WRITING BY THE CITY OF LIVONIA.
15. CONTRACTOR TO INSTALL CONDUIT SYSTEMS FOR UNDERGROUND ELECTRIC AND TELEPHONE SERVICES IN ACCORDANCE WITH UTILITY COMPANIES' REQUIREMENTS, INCLUDING PULL CORDS INSIDE CONDUITS AND HIGHWAY LOAD-BEARING PULL BOXES AND MANHOLES.
16. CONTRACTOR SHALL INSTALL PAD(S) FOR TRANSFORMER(S) AND CONDUITS FOR UNDERGROUND ELECTRIC SERVICE IN ACCORDANCE WITH ELECTRIC COMPANY'S REQUIREMENTS. ELECTRIC COMPANY TO PLACE TRANSFORMER AND RUN UNDERGROUND ELECTRIC PRIMARY CONDUCTORS TO TRANSFORMER AT OWNER'S COST.
17. ELECTRIC SERVICE CONDUITS SHALL BE MINIMUM SCHEDULE 40 PVC, AND/OR IN ACCORDANCE WITH THE: REQUIREMENTS OF THE UTILITY COMPANY. INSTALL INSULATED WIRE WITH CONDUITS TO FACILITATE LOCATION AFTER CONSTRUCTION.
18. TELEPHONE SERVICE CONDUITS SHALL BE RIGID, NONMETALLIC CONDUITS. NEMA TC 2, SCHEDULE 40 PVC, AND/OR IN ACCORDANCE WITH THE: REQUIREMENTS OF THE UTILITY COMPANY. INSTALL INSULATED WIRE WITH CONDUITS TO FACILITATE LOCATION AFTER CONSTRUCTION.

SCALE IN FEET
0 20 40

MISS DIG 811

PRELIMINARY NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION
1	01/30/2026	ISSUED FOR CITY REVIEW

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INCORPORATED, A CORPORATION. ENGINEERING IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS, A CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com

COSTCO WHOLESALE
Livonia I (Middlebelt), Michigan

ENLARGED UTILITY PLAN

DATE:	OCTOBER 2025
DWG SCALE:	1" = 20'
PROJECT NO:	352-447
APPROVED BY:	DRAFT
DRAWN BY:	SDD
CHECKED BY:	PES

DRAWING NO.:
C502

*SIGNATURE ON FILE

P:\352-001\352-447\1-CAD\1Dwg\Green Ind\352447-C101-C505.dwg(C502 ENLARGED UTILITY PLAN) LS (10/22/2025 - pshimonis) - LP: 1/26/2026 2:08 PM

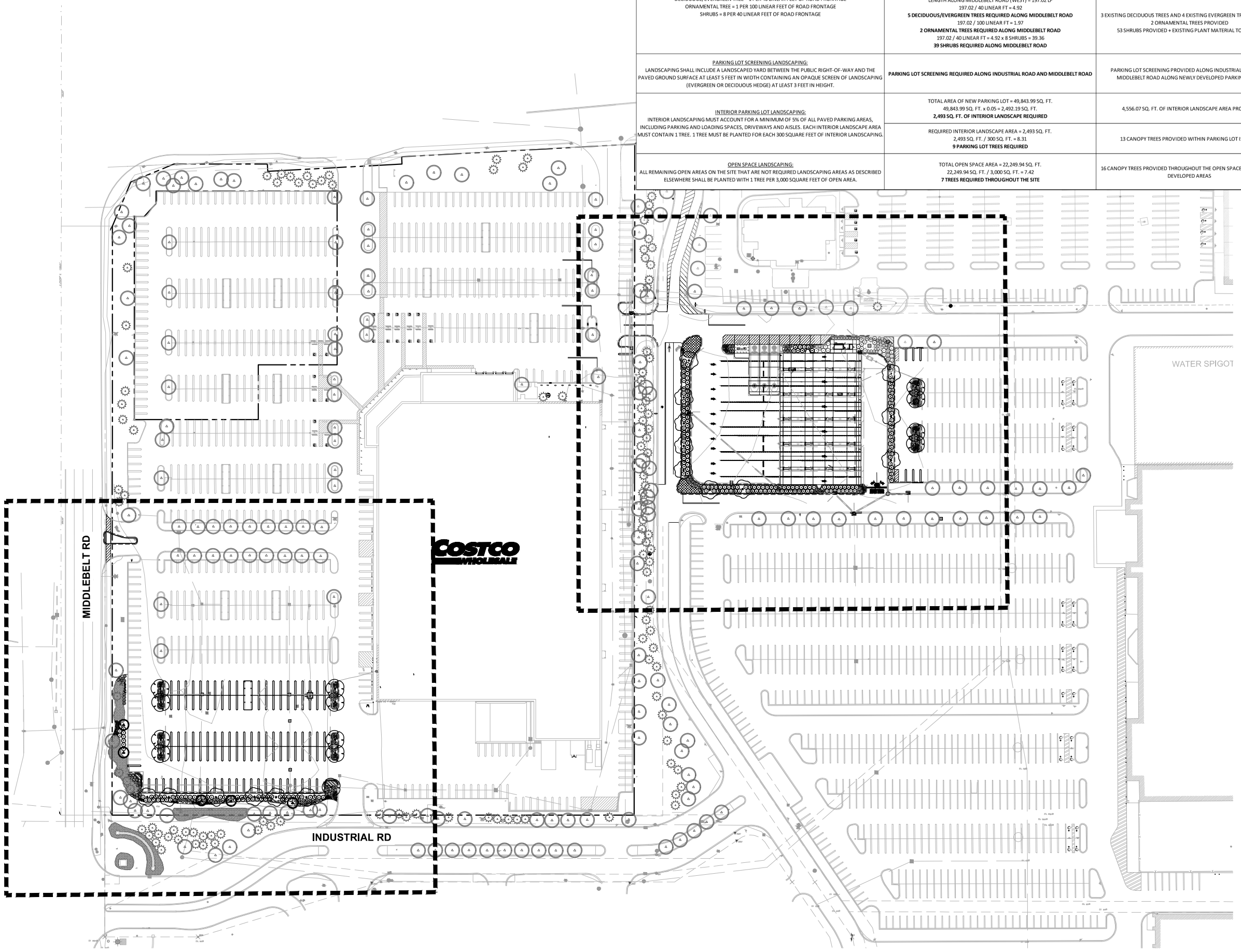
NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: EXISTING TREE LOCATIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM LOCATIONS IN THE FIELD BEFORE PLANTING PROPOSED LANDSCAPE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS AND WILL BE COORDINATED WITH THE EXISTING IRRIGATION SYSTEM.

NOTE: TURF SOD/SEED HATCH NOT SHOWN IN SOME AREAS. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HAND WATER IF IRRIGATION IS NOT AVAILABLE. CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH SOD. IS DISTURBANCE IS LOCATED AT, NEAR AND/OR AROUND MAIN ENTRANCES OR FRONT FACING AREAS, CONTRACTOR SHALL INSTALL SOD.

LIVONIA I, MI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
SECTION 10.03 - LANDSCAPING DESIGN REQUIREMENTS		
FRONTAGE LANDSCAPING: WHERE THE SITE ABUTS A PUBLIC ROAD RIGHT-OF-WAY, THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE ROAD RIGHT-OF-WAY... DECIDUOUS/EVERGREEN TREE = 1 PER 40 LINEAR FEET OF ROAD FRONTAGE ORNAMENTAL TREE = 1 PER 100 LINEAR FEET OF ROAD FRONTAGE SHRUBS = 8 PER 40 LINEAR FEET OF ROAD FRONTAGE	LENGTH ALONG INDUSTRIAL ROAD (SOUTH) = 318.99 LF 318.99 LF / 40 LF = 7.97 **8 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG INDUSTRIAL ROAD** 318.99 / 100 LINEAR FT = 3.18 **3 ORNAMENTAL TREES REQUIRED ALONG INDUSTRIAL ROAD** 318.99 / 40 LINEAR FT = 7.97 x 8 SHRUBS = 63.79 **64 SHRUBS REQUIRED ALONG INDUSTRIAL ROAD**	13 EXISTING DECIDUOUS TREES AND 21 EXISTING EVERGREEN TREES TO REMAIN 3 ORNAMENTAL TREES PROVIDED 103 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN
	LENGTH ALONG MIDDLEBELT ROAD (WEST) = 197.02 LF 197.02 / 40 LINEAR FT = 4.92 **5 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG MIDDLEBELT ROAD** 197.02 / 100 LINEAR FT = 1.97 **2 ORNAMENTAL TREES REQUIRED ALONG MIDDLEBELT ROAD** 197.02 / 40 LINEAR FT = 4.92 x 8 SHRUBS = 39.36 **39 SHRUBS REQUIRED ALONG MIDDLEBELT ROAD**	3 EXISTING DECIDUOUS TREES AND 4 EXISTING EVERGREEN TREES TO REMAIN 2 ORNAMENTAL TREES PROVIDED 53 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN
PARKING LOT SCREENING LANDSCAPING: LANDSCAPING SHALL INCLUDE A LANDSCAPED YARD BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE PAVED GROUND SURFACE AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING (EVERGREEN OR DECIDUOUS HEDGE) AT LEAST 3 FEET IN HEIGHT.	**PARKING LOT SCREENING REQUIRED ALONG INDUSTRIAL ROAD AND MIDDLEBELT ROAD**	PARKING LOT SCREENING PROVIDED ALONG INDUSTRIAL ROAD AND MIDDLEBELT ROAD ALONG NEWLY DEVELOPED PARKING AREAS
INTERIOR PARKING LOT LANDSCAPING: INTERIOR LANDSCAPING MUST ACCOUNT FOR A MINIMUM OF 5% OF ALL PAVED PARKING AREAS, INCLUDING PARKING AND LOADING SPACES, DRIVEWAYS AND AISLES. EACH INTERIOR LANDSCAPE AREA MUST CONTAIN 1 TREE. 1 TREE MUST BE PLANTED FOR EACH 300 SQUARE FEET OF INTERIOR LANDSCAPING.	TOTAL AREA OF NEW PARKING LOT = 49,843.99 SQ. FT. 49,843.99 SQ. FT. x 0.05 = 2,492.19 SQ. FT. **2,493 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED**	4,556.07 SQ. FT. OF INTERIOR LANDSCAPE AREA PROVIDED
	REQUIRED INTERIOR LANDSCAPE AREA = 2,493 SQ. FT. 2,493 SQ. FT. / 300 SQ. FT. = 8.31 **9 PARKING LOT TREES REQUIRED**	13 CANOPY TREES PROVIDED WITHIN PARKING LOT ISLANDS
OPEN SPACE LANDSCAPING: ALL REMAINING OPEN AREAS ON THE SITE THAT ARE NOT REQUIRED LANDSCAPING AREAS AS DESCRIBED ELSEWHERE SHALL BE PLANTED WITH 1 TREE PER 3,000 SQUARE FEET OF OPEN AREA.	TOTAL OPEN SPACE AREA = 22,249.94 SQ. FT. 22,249.94 SQ. FT. / 3,000 SQ. FT. = 7.42 **7 TREES REQUIRED THROUGHOUT THE SITE**	16 CANOPY TREES PROVIDED THROUGHOUT THE OPEN SPACE WITHIN NEWLY DEVELOPED AREAS



CONSULTANT
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WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L1.0
OVERALL LANDSCAPE PLAN

AS INDICATED

NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: EXISTING TREE LOCATIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM LOCATIONS IN THE FIELD BEFORE PLANTING PROPOSED LANDSCAPE.

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CONCEPT PLANT SCHEDULE

	EXISTING CANOPY TREE	
	CANOPY TREE - PARKING LOT 3" CALIPER MINIMUM	13
	CANOPY TREE - OPEN SPACE 3" CALIPER MINIMUM	16
	ORNAMENTAL TREE - FRONTAGE SINGLE STEM, 2" CALIPER MINIMUM	5
	EXISTING EVERGREEN TREE	
	LARGE SHRUB 36" MINIMUM HEIGHT	72
	LARGE EVERGREEN SHRUB 30" MINIMUM HEIGHT	175
	MEDIUM SHRUB 18" MINIMUM HEIGHT	197
	SMALL SHRUB	221
	ORNAMENTAL GRASS	38
	EXISTING SHRUB & PERENNIAL BEDS	
	PERENNIALS	
	TURF SOD	

MIDDLEBELT RD

INDUSTRIAL RD

CONNECT WITH EXISTING BED EDGE

TURF SOD TO ALL DISTURBED AREAS, TYP.

EXISTING TREE TO REMAIN, IF DISTURBED, CONTRACTOR TO REPLACE IN KIND.

TURF SOD TO ALL DISTURBED AREAS, TYP.

SHREDDED HARDWOOD MULCH, TYP.

PROPERTY LINE, TYP.

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED, CONTRACTOR TO REPLACE IN KIND.

CONSULTANT

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SOUTHFIELD, MI 48075
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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L1.1

LANDSCAPE PLAN

AS INDICATED

NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

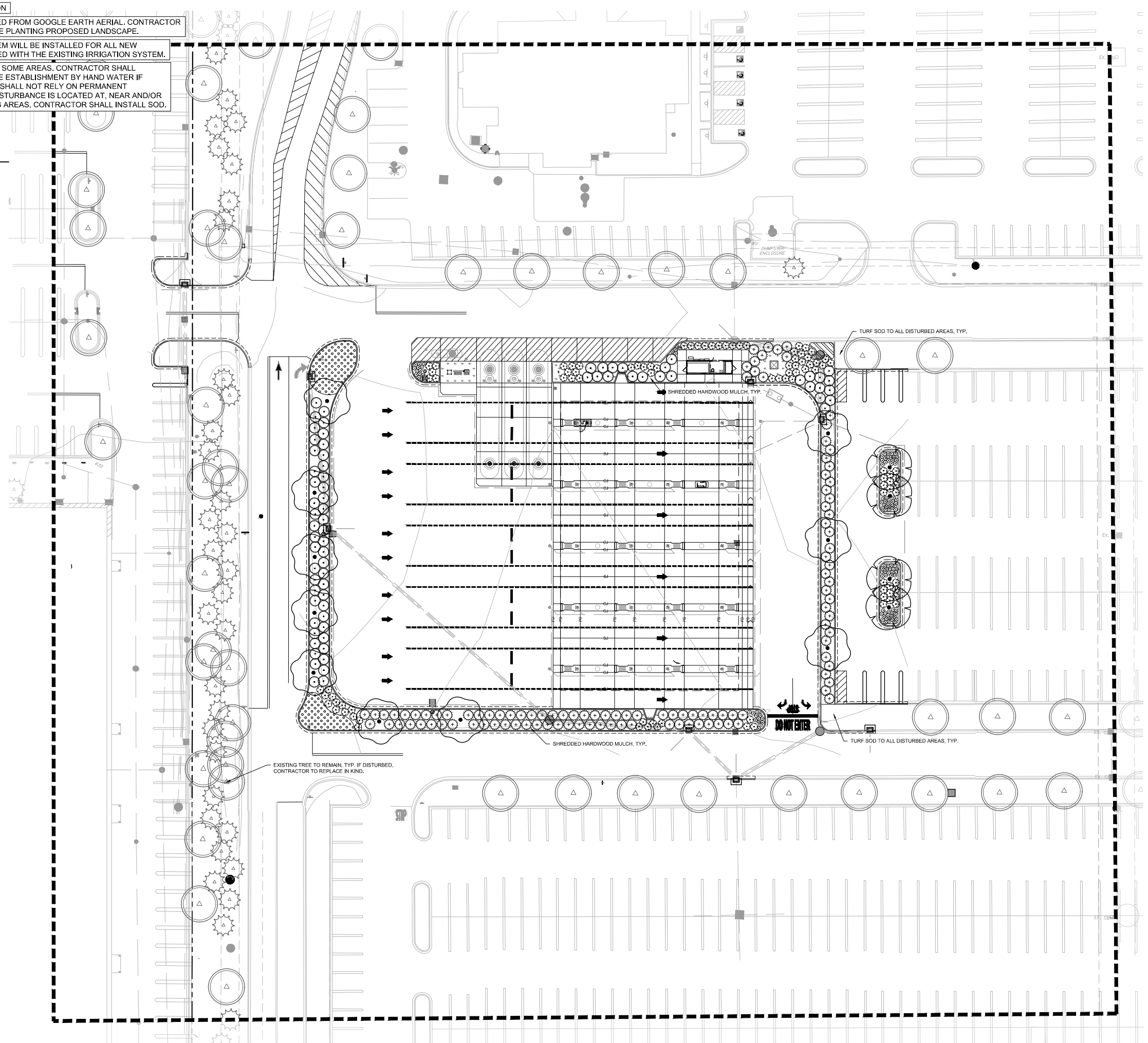
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CONCEPT PLANT SCHEDULE

EXISTING CANOPY TREE		
CANOPY TREE - PARKING LOT 3" CALIPER MINIMUM		13
CANOPY TREE - OPEN SPACE 3" CALIPER MINIMUM		16
ORNAMENTAL TREE - FRONTAGE SINGLE STEM, 2" CALIPER MINIMUM		5
EXISTING EVERGREEN TREE		
LARGE SHRUB 36" MINIMUM HEIGHT		72
LARGE EVERGREEN SHRUB 30" MINIMUM HEIGHT		175
MEDIUM SHRUB 18" MINIMUM HEIGHT		197
SMALL SHRUB		221
ORNAMENTAL GRASS		38
EXISTING SHRUB & PERENNIAL BEDS		
PERENNIALS		
TURF SOD		



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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L1.2

LANDSCAPE PLAN

AS INDICATED

NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

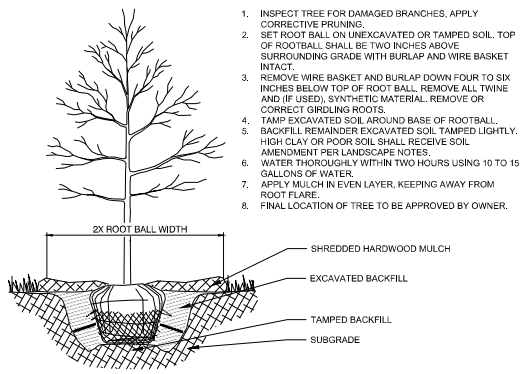
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NOTE: TURF SOD/SEED HATCH NOT SHOWN IN SOME AREAS. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND ENSURE ESTABLISHMENT BY HAND WATER IF IRRIGATION IS NOT AVAILABLE. CONTRACTOR SHALL NOT RELY ON PERMANENT IRRIGATION SYSTEM TO ESTABLISH SOD. IS DISTURBANCE IS LOCATED AT, NEAR AND/OR AROUND MAIN ENTRANCES OR FRONT FACING AREAS, CONTRACTOR SHALL INSTALL SOD.

NOTES:

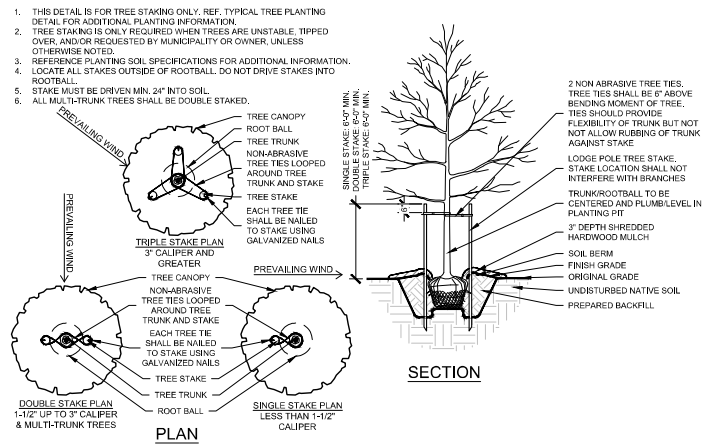
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



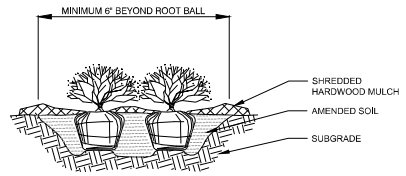
1 TREE PLANTING — NTS

NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.



2 TREE STAKING — N.T.S.



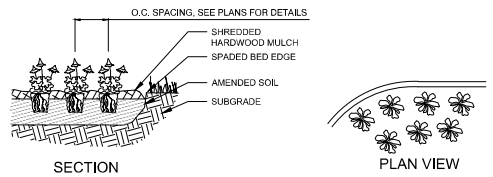
NOTES:

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

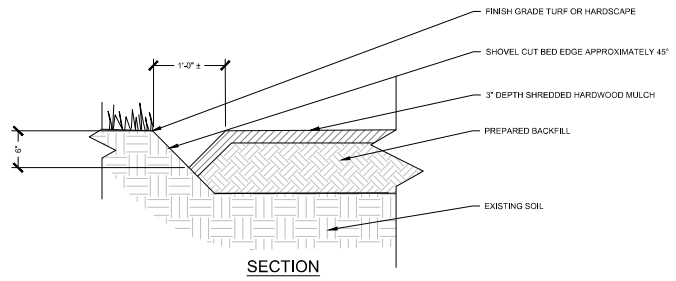
3 SHRUB PLANTING — NTS

NOTES:

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



4 PERENNIAL PLANTING — NTS



5 BED EDGE — N.T.S.

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
    - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
    - OTHER PLANTING AREAS: 4 INCHES
    - LANDSCAPE ISLANDS: 6 INCHES
    - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

CONSULTANT

Kimley»Horn of Michigan, Inc.

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

DATE	ISSUED FOR	REV
8/21/2025	GREEN INK	
1/30/2026	ISSUED FOR CITY REVIEW	

L2.0
LANDSCAPE NOTES AND DETAILS

AS INDICATED

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

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

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

March 2, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-03 – #13550 Middlebelt Road (Costco Gas Station)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13550 Middlebelt Road**. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approval shave been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The proposed development will need to obtain construction easement from the neighboring condominium units to be able to complete the drive aisle and parking lot work that is shown. Easements should be provided prior to the permits being issued.

4. Once site plan approval has been granted, Engineering drawings should be submitted to this department to determine is permits will be required. Permits will be required from the Wayne County Department of Public Service for the proposed work In the Middlebelt Road right-of-way.

Should you have any additional questions on this matter, please feel free to contact me 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: 2026 Petition File

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: March 5, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition #2026-01-02-03, New Costco Gas 13550 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

- Does the removal of below ground structures in the Demolition Notes include the underground gasoline and diesel fuel tanks? Please advise in official plan set.
- Follow all State of Michigan compliance code requirements and required inspections for gas/fueling stations.

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

February 25th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2026-01-02-03 - 13550 Middlebelt Road

Mr. Canty,

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. Badams

Brendan Adams, 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: March 23, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-02-03 – 13550 Middlebelt Road revised

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

1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required.

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

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

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

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-03 – 13550 Middlebelt Rd. (Costco)

Dear Kristoffer,

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,

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

February 23, 2026

RE: 13700 Midlebelt Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

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: _____ Petition _____

Site Address: 13000 Middlebelt Rd Sidwell 09-799-002-10-24 Zoning of Property C-2

Requesting Approval To Construct 3,650 sf Meijer gas station & convenience store

Applicant: Matt Levitt Business/Company: Meijer, Inc.

Applicant's Address: 2350 3 Mile Rd, NW City: Grand Rapids State: MI Zip Code: 49544

Applicant's Phone # (616) 735-8422 Applicant's Email Matt.Levitt@meijer.com

Contact Person: Jason Vander Kodde Business/Company: Fishbeck

Contact's Address: 1515 Arboretum Dr, SE City: Grand Rapids State: MI Zip Code: 49546

Contact's Phone # (616) 464-3938 Contact's Email jtvanderkodde@fishbeck.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) Two (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 one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

_____ sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction. Total Amount Due $ _____

Owner of Property: Meijer, Inc.

Owner's Address: 2350 3 Mile Rd NW City: Grand Rapids State: MI Zip Code: 49544

Owner's Phone # (616) 735-8422 Owner's Email matt.levitt@meijer.com

Signature of Owner: Matt Levitt Print Name: Matt Levitt, Real Estate Manager

Subscribed and sworn to before me, a Notary Public in and for the County of ~~Kent~~ Ottawa State of Michigan

on this 25th day of November 20 25.

Signature of Notary _____ My commission expires June 28, 2029

Acting in the County of Kent.

BRYAN HEYBOER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires June 28, 2029
Acting in the County of Kent

Waiver Use Approval Process for the City of Livonia, Michigan:

1) You are invited and encouraged to review your plans (site, landscape, elevation & floor plans) with the Planning Staff subsequent to the filing of this application.
   - What is to be included on the submitted plans is outlined on application.

2) If acceptable, petitioner submits the application (three copies) , 3 sets of plans (plus a reduced set of plans or digital file) and filing fee to City Clerk's Office.

3) The proposal is scheduled to be heard at the next appropriate Study Meeting and Public Hearing of the Planning Commission.

4) The Planning Staff reviews plans for compliance with the requirements prescribed in the zoning ordinance.

5) The plans are sent to appropriate city departments (Police, Fire, Engineering & Inspection) for review and comments.

6) A background report and packet is compiled and distributed to the Planning Commission members.

7) The proposal is presented to the Planning Commission at a **Study Meeting**.
   - A Study Meeting is an informal session to provide the Planning Commission with a review of what is being proposed and provides information that will help each member envision the proposal when they tour the site. It also allows the petitioner an opportunity to make changes, based on comments expressed by the Commission, before the Public Hearing.

8) It is strongly suggested that revised plans be submitted to the Planning Department prior to the Public Hearing for review.

9) The proposal is presented to the Planning Commission at a **Public Hearing**.
   - A Public Hearing is a formal meeting where minutes are taken for public record and the entire proceedings are shown live on the City-wide cable channel. Comments are welcome from the Commission, petitioner and anyone else interested in this particular petition.

10) The Planning Commission renders a decision on the proposal.

11) The Planning Commission's recommendation is forwarded to the City Council.

12) The proposal is scheduled to be heard at the next appropriate Study and Regular Meetings of the City Council.

13) The proposal is presented to the City Council at a **Study Meeting**.
   - No vote is taken at a Study Meeting; the public may speak on any issue on or off the agenda. Council Members ask questions and gather information required for decision making.

14) The proposal is presented to the City Council at a **Regular Meeting**.
   - After the Council has received input on agenda items at the Study Meeting, or at a Public Hearing or Committee Meeting, then they take action-vote-on the issue.

15) City Council renders decision on the proposal.

16) If the proposal does not conform to the requirements of the ordinance, then the petitioner must apply for and obtain a variance from the Zoning Board of Appeals.
   - A variance permits, to a specific property, a certain use when the provisions of the ordinance does not and is based on undue hardship or practical difficulty.

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER... HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

302148

fishbeck
1515 Arboretum Drive SE
Grand Rapids MI 49546
616-575-3824

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
9-32/720

CHECK DATE
December 8, 2025

PAY
Seven Hundred Seventy Three and 00/100 Dollars

AMOUNT
773.00

TO
City of Livonia
33000 Civic Center Dr
Livonia, MI 48154

Two Signatures Required

Virginia Hofert

AUTHORIZED SIGNATURE

Security features. Details on back.

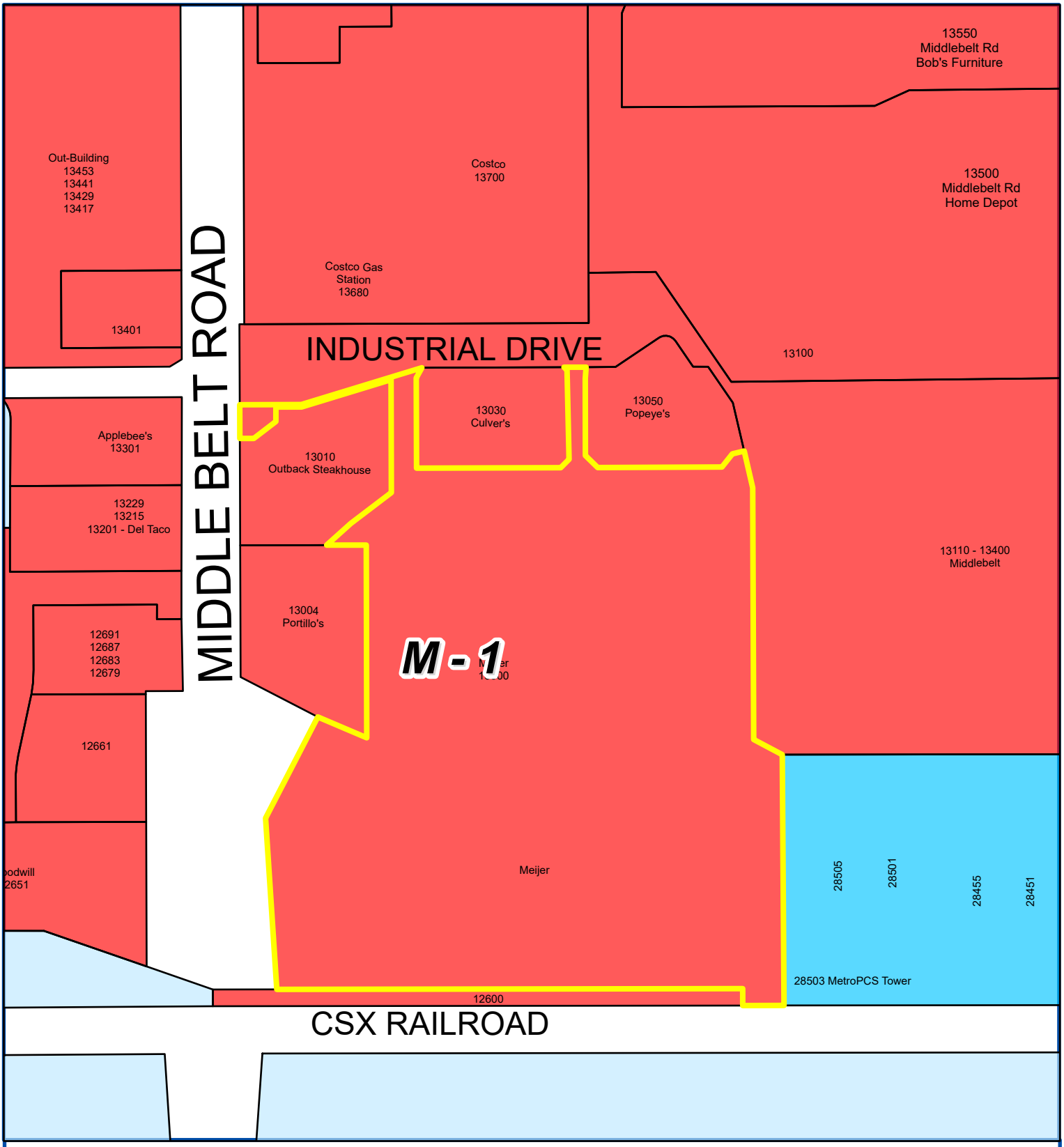
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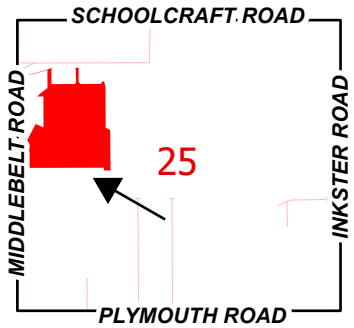
Fishbeck

302148

Check Date: 12/8/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
0	12/2/2025	000000038351	773.00			773.00
City of Livonia		TOTAL	773.00			773.00
Corporate	18	005527				





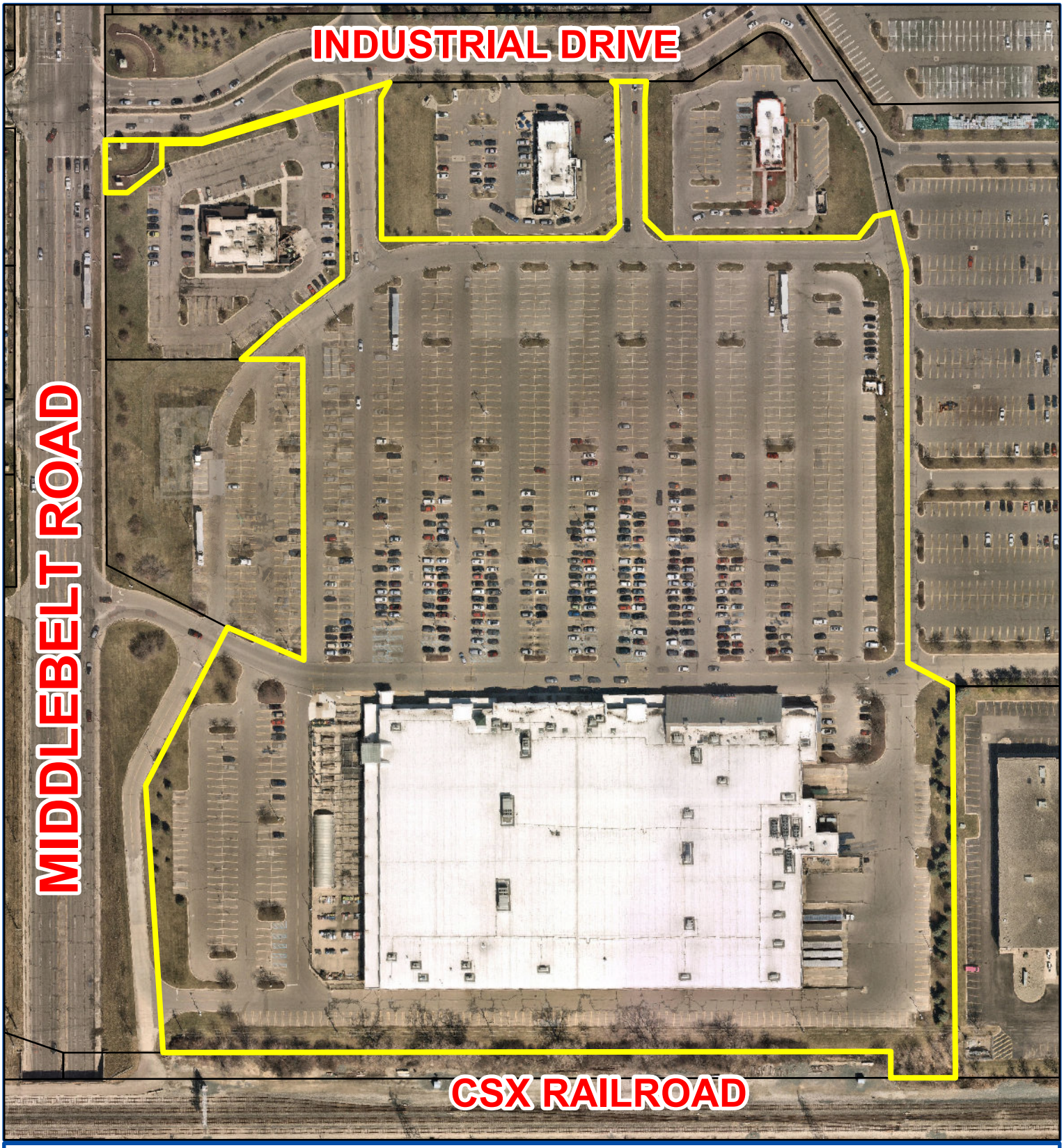
Address & Zoning Map

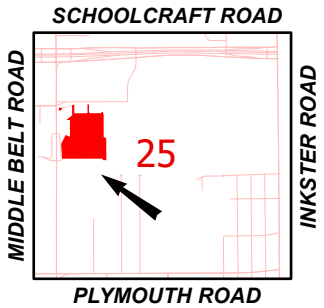
Petition 2026-01-02-04
Meijer Gas Middlebelt
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-01-02-04
Costco Gas Middlebelt
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE-HEARING MEETING

ITEM 2

Petition 2026-01-02-04 submitted by Meijer, Inc., requesting waiver use approval under Sections 3.11 and 6.26 of the Livonia Zoning Ordinance, as amended, to construct a gas station and convenience store, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

April 7, 2026, Study Meeting:

This petition requests the construction of a gasoline service station and convenience store on property located directly west of the existing Meijer. The proposed development will be situated on the current Meijer site and will occupy an area currently used as a surface parking lot. The proposed gasoline service station and convenience store will replace the existing 140-space parking lot located west of the Meijer building. The redevelopment of this portion of the site will introduce fueling pumps, a canopy structure, and a small convenience retail component intended to serve both Meijer customers and the general public. Although the project will remove the existing parking area, the gasoline station is proposed as an accessory commercial use that is consistent with the existing retail character of the property.

The subject property is located within the C-2 (General Business) zoning district. Gasoline service stations are permitted in the C-2 district as a waiver use, subject to review and approval by the City Council in accordance with the provisions of the Livonia Zoning Ordinance.

The surrounding land uses are consistent with the commercial character of the C-2 district. To the west, across Middlebelt Road, are Goodwill and Goodyear Auto Service, both located within the C-2 (General Business) zoning district. To the south, across the CSX Railroad corridor, are industrial properties zoned M-2 (General Manufacturing). To the east is the existing Meijer store, also zoned C-2 (General Business). To the north is the Portillo's restaurant, which is similarly located within the C-2 zoning district.

The existing Site Plan (Sheet C200) indicates that the current parking lot will be removed to accommodate the construction of a gasoline service station and a 3,650-square-foot convenience store. The redevelopment of the site will reconfigure circulation patterns and vehicular access to support the proposed fueling operations and retail use. The proposed development will include six (6) access points providing ingress and egress to the site. These access drives are designed to accommodate both passenger vehicles and fuel delivery trucks accessing the station and convenience store. The access drives vary in width to support efficient traffic circulation throughout the property. Specifically, the access

points measure 31.5 feet, 39 feet, 32 feet, 30 feet, 33 feet, and 42 feet in width. The varying widths allow for adequate turning movements, stacking space, and safe entry and exit from the site.

Overall, the proposed access configuration is intended to maintain appropriate circulation between the convenience store, the fueling canopy, and the surrounding commercial developments while accommodating the anticipated traffic associated with the gasoline service station.

According to the gasoline service station standards outlined in Section 6.26 of the Livonia Zoning Ordinance, gasoline service stations, including any portion of the building façade, shall not exceed thirty-five (35) feet in height. The petitioner did not provide the proposed height of either the fueling canopy or the 3,650-square-foot convenience store, and this information will need to be provided to ensure compliance with the ordinance requirements.

The proposed fueling center will include six (6) fuel pump islands, accommodating a total of twelve (12) fueling positions, allowing vehicles to access the pumps from both sides. The pump islands are arranged parallel to the Middlebelt Road frontage, which will help maintain an organized circulation pattern within the site while providing convenient access for vehicles entering from the adjacent drive approaches. An overhead canopy is proposed to cover the fuel dispensers.

An overhead canopy is proposed to cover the fuel dispensers associated with the gasoline service station. Pursuant to Section 6.26 of the Livonia Zoning Ordinance, fueling canopies are subject to specific design and dimensional requirements, including a maximum height limitation of eighteen (18) feet.

The petitioner is proposing a canopy height of nineteen (19) feet, which exceeds the maximum height permitted by the ordinance. As such, the proposed canopy does not conform to the requirements set forth in Section 6.26. Based on prior interpretations and enforcement of this section, canopies that exceed the eighteen (18) foot height limit are required to be revised to achieve compliance or otherwise seek relief through the Zoning Board of Appeals approval process.

According to the off-street parking requirements for gasoline service stations, one (1) parking space is required for each fueling pump. With the proposed development including twelve (12) fueling positions, the site is required to provide a minimum of twelve (12) parking spaces. The petitioner has proposed a total of thirty-one (31) parking spaces. Specifically, twelve (12) parking spaces are located to the north of the building, fifteen (15) spaces are located in front of the building, and four (4) spaces are located along the south side of the building. The proposed parking supply satisfies the ordinance requirements and provides additional parking capacity for patrons of the convenience store and fueling station.

According to the barrier-free parking requirements outlined in Section 9.06, properties containing twenty-five (25) or fewer parking spaces are required to provide at least one (1) accessible, barrier-free parking space. The site plan shows one (1) van-accessible space located adjacent to the front entrance of the building.

The Lighting Plan (Sheet C800) indicates that some light spillover extends onto the surrounding properties. However, the adjacent properties are part of the existing Meijer parking lot, which is already characterized by commercial lighting conditions. Given the commercial nature of the surrounding area, the proposed lighting levels appear to be consistent with the existing lighting environment and are considered adequate for the safe operation of the gasoline service station and convenience store.

The lighting plan is intended to provide sufficient illumination for vehicular circulation, fueling areas, and pedestrian safety throughout the site. Because the surrounding land uses are commercial in nature, the minor amount of light bleed shown on the plan does not appear to adversely impact nearby properties. All exterior lighting on the property, including illuminated signage, must comply with the applicable ordinance requirements. Lighting fixtures shall be erected and hooded, shielded, and recessed so that the light source is directed downward and deflected away from any adjacent or neighboring residential properties.

The petitioner provides a Grading Plan (Sheet C300), a Stormwater Management Plan (Sheet C310), and an Irrigation Plan (Sheet C610). According to the surfacing and drainage requirements in Section 9.10, stormwater runoff generated as a result of improvements to parking areas and other paved surfaces must be properly managed on-site. The ordinance requires that stormwater be controlled in a manner that reduces and/or eliminates drainage onto neighboring properties, thereby preventing potential flooding, erosion, or other adverse impacts.

Gasoline service stations are permitted to install one (1) ground sign on the property. The ordinance limits the size of the ground sign to no more than forty (40) square feet in area, with a maximum height of twelve (12) feet per one linear feet of frontage. The petitioner has provided a Sign Plan (Sheet C501) shows a ground sign measured at 39.95 square feet. The petitioner also requests two (2) canopy signs measured at 22.3 square feet each, and two (2) wall signs for the convenience store measured at 31.4 square feet and 24 square feet respectively.

The Interior Floor Plan submitted with the petition illustrates the layout and functional components of the proposed convenience store. The plan includes a large sales area, along with designated spaces for a cooler, freezer, utility room, and attendant area. The building will also include separate men’s and women’s restrooms to accommodate customers and staff. In addition to the interior features,

the plan indicates several exterior accessory elements located along the south side of the building, including two (2) propane tank exchange cases and one (1) ice case. The Zoning Ordinance prohibits the display and sale of merchandise outdoors. Section 6.26 of the zoning ordinance requires that gasoline service stations provide free air at all times when open. The site plan shows an air compressor and vacuum station located in the northwest of the site.

The Elevation Plan incorporates a contemporary commercial architectural style featuring a mix of masonry and panel materials with horizontal and vertical articulation elements.

The Landscape Plan (Sheet C600) indicates that the property has approximately 324.8 feet of frontage along the Service Drive, which requires a total of eight (8) deciduous trees, sixty-five (65) shrubs, and three (3) ornamental trees. The petitioner proposes to satisfy these requirements by preserving three (3) existing deciduous trees on the site and planting five (5) additional deciduous trees, thereby meeting the required total of eight (8) deciduous trees along the frontage. The plan also shows sixty-eight (68) shrubs and four (4) ornamental trees, which exceeds the minimum ordinance requirements for shrubs and ornamental trees.

In addition, the plan proposes four (4) parking lot trees within the parking area. The proposed parking lot trees appear to provide an appropriate level of interior landscaping consistent with the intent of the ordinance.

The plan also shows a proposed utility concrete pad which is screened with landscaping to reduce its visual impact from the surrounding areas. Similarly, the trash enclosure should be screened with appropriate landscaping materials to ensure that service elements are adequately buffered from view and to maintain the overall appearance of the site in accordance with the landscaping and screening standards of the Livonia Zoning Ordinance.

meijer

MEIJER C-STORE #188
13000 MIDDLEBELT ROAD
LIVONIA, WAYNE COUNTY, MI 48150
1.61 ACRES

PARCEL DESCRIPTION AS FURNISHED:

PART OF THE NORTH 1/2 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 09-799-002-10-24, 13000 MIDDLEBELT ROAD: COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND RUNNING THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1,665.01 FEET TO A POINT; THENCE SOUTH 88 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 600.00 FEET TO A POINT ON THE CENTERLINE LINE OF MIDDLEBELT ROAD (WIDTH VARIES); THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 370.04 FEET (ALONG A RADIAL LINE AT RIGHT-ANGLES TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED); PROCEEDING THENCE FROM SAID POINT SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, ALONG SAID CENTERLINE, 400.00 FEET (ALONG THE EAST LINE OF THE SITE HEREIN DESCRIBED); THENCE SOUTH 89 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 594.29 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.86 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 35 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 52.95 FEET; THENCE SOUTH 66 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 52.23 FEET; THENCE SOUTH 06 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 25 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 117.21 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE NORTHERN DIVERSION OF THE CHESAPEAKE AND OHIO RAILROAD (WIDTH VARIES); THENCE NORTH 88 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID RAILROAD R.O.W., 540.12 FEET TO A POINT ON THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 26; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST ALONG SAID 1/8 LINE, 894.50 FEET TO A POINT, AS MEASURED ALONG A RADIAL LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 26; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 264.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 185.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST, 336.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST, 95.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 829.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 133.79 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 427.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET (ON A RADIAL LINE); THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 55 SECONDS EAST, 324.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 68.00 FEET TO THE NORTHWEST CORNER OF LOT 63, 'GRAFTON SUBDIVISION', AS RECORDED IN LIBER 39 OF PLATS, PAGE 88, WAYNE COUNTY RECORDS; THENCE SOUTH 89 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED; CONTAINING 553,714 SQUARE FEET OR 50.617 ACRES AND NET ACRES OF LAND, MORE OR LESS.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT WILL BE USED FOR A 3,700 +/- SQUARE FOOT GAS STATION AND CONVENIENCE STORE WITH 6 FUEL DISPENSERS, ASSOCIATED WEATHER PROTECTION CANOPY, VEHICLE CIRCULATION DRIVES AND PARKING SPACES. THE SITE WILL BE ACCESSED VIA SIX DRIVEWAYS TO THE PRIVATE ROADS ESTABLISHED ADJACENT TO THE SITE. THE FACILITIES WILL BE SERVICED BY FULL UNDERGROUND UTILITIES INCLUDING WATER, SANITARY, STORM, GAS, ELECTRIC, COMMUNICATIONS, AND LIGHTING. THE SITE WILL ALSO HAVE ATTRACTIVE SIGNAGE AND LANDSCAPING FOR GREAT CUSTOMER AND NEIGHBOR EXPERIENCE.

CIVIL

●	12/12/25	C001	COVER
●	12/12/25	C100	EXISTING CONDITIONS PLAN
●	12/12/25	C200	SITE LAYOUT PLAN
●	12/12/25	C201	SITE LAYOUT OVERVIEW
●	12/12/25	C300	GRADING PLAN
●	12/12/25	C310	STORMWATER MANAGEMENT PLAN
●	12/12/25	C400	UTILITY PLAN
●	12/12/25	C500	SIGN & STRIPING PLAN
●	12/12/25	C501	SIGN DETAILS
●	12/12/25	C600	LANDSCAPE PLAN
●	12/12/25	C610	IRRIGATION PLAN
●	12/12/25	C611	IRRIGATION DETAILS
●	12/12/25	C700	DETAILS
●	12/12/25	C800	SITE LIGHTING PLAN

CIVIL SITE ADAPTATION
CONVENIENCE STORE
ISSUE DESCRIPTION: MEIJER C-STORE #188 - SITE PLAN APPROVAL
ISSUE DATE: 12/12/2025
PROJECT NUMBER: NS-XX-00188

SUMMARY OF BID ALTERNATES

NUMBER	SHEET	DESCRIPTION
1	C-400	PROVIDE 12" CONCRETE COLLAR AT CATCH BASINS AND MANHOLES. (MATCH PAVEMENT THICKNESS OF ADJACENT PAVEMENT SECTION)
2	C-600	REPLACE SEED MIX A WITH SOD.
3	C-500	PROVIDE THIRD COAT OF PAINT ON STOP BARS AND TURN ARROWS.

GENERAL NOTES

1. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
2. PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
3. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
4. UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MEIJER STANDARD SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.
6. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
7. ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.
8. ELECTRONIC FILE USE TERMS AND CONDITIONS:
   - 8.A. RECIPIENT ACKNOWLEDGES THAT ANY USE OF THE TRANSFERRED DATA IS FOR INFORMATION ONLY AND NOT GUARANTEED OR WARRANTED BY MEIJER OR ITS CONSULTANTS. USE OF TRANSFERRED DATA BY THE RECIPIENT SHALL BE AT RECIPIENT'S SOLE RISK. RECIPIENT ACKNOWLEDGES THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM THE ORIGINAL FORMAT AND SYSTEM TO AN ALTERNATE FORMAT OR SYSTEM CAN NOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDES, ANOMALIES, AND ERRORS. RECIPIENT FURTHER ACKNOWLEDGES THAT THE ELECTRONIC DATA MAY NOT BE FULLY COMPATIBLE WITH RECIPIENT'S COMPUTER SYSTEM AND NEITHER MEIJER NOR ITS CONSULTANTS MAKE NO REPRESENTATIONS REGARDING SUCH COMPATIBILITY.
   - 8.B. ACCORDINGLY, WITH RESPECT TO THE CONVERSION AND USE OF SUCH ELECTRONIC DATA. RECIPIENT AGREES TO ASSUME ALL RISKS ASSOCIATED THEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY MEIJER AND THEIR CONSULTANTS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS, WHETHER OR NOT SUIT HAS BEEN FILED, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY RECIPIENT OR OTHERS OF THE ELECTRONIC DATA WHICH IS PROVIDED BY MEIJER OR ITS CONSULTANTS UNDER THESE TERMS AND CONDITIONS.
   - 8.C. THESE TERMS AND CONDITIONS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE PARTIES.

UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPIENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, MEIJER AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY MEIJER OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.

LOCAL UTILITY LOCATING AGENCY

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 1-248-693-8391.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SURVEY

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY FISHBECK IN SEPTEMBER OF 2025 AND REPRESENTS CONDITIONS AT THAT TIME. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

GEOTECHNICAL

REFER TO GEOTECHNICAL REPORT AND SOIL BORING LOGS PREPARED BY G2 CONSULTING GROUP ON OCTOBER 20, 2025

SHEET KEYNOTE INSTRUCTIONS

SHEET KEYNOTES ARE NOTED WITHIN THE GRAPHIC AREA OF THE DRAWING. THESE ARE REPRESENTED BY A NUMBER SURROUNDED BY A HEXAGON, WITH OR WITHOUT A LEADER. A LEGEND ON THE RIGHT SIDE OF THE PAGE LISTS THE NOTES IN NUMERICAL ORDER.

EXAMPLE: 1

1. ALIGN NEW CONSTRUCTION WITH THE FACE OF EXISTING CONSTRUCTION.

AGENCIES

CITY OF LIVONIA DPW
DONALD ROHRAFF
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2571

WAYNE COUNTY ROAD COMMISSION
OLADAYO (DAYO) AKINYEMI
33809 MICHIGAN AVE
WAYNE, MI 48184
(313)-224-7600

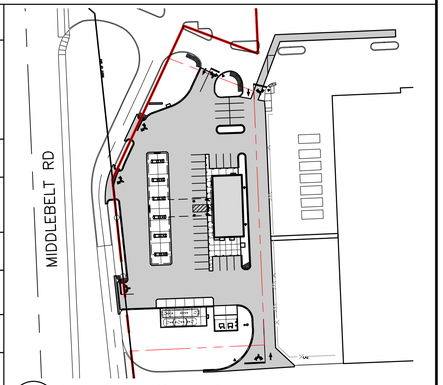
WAYNE COUNTY DRAIN COMMISSIONER
400 MONROE STREET, SUITE 400
DETROIT, MI 48226
(313)-320-4784

CITY OF LIVONIA ENGINEERING
TODD ZILINCIK
12973 FARMINGTON ROAD
LIVONIA, MI 48150
(734)-466-2561

DTE ENERGY (ELECTRIC)
JENNIFER POUTTU
1 ENERGY PLAZA
DETROIT, MI 48226
(313)-235-6421

AT&T (TEL/FIBER OPTIC)
MICHAEL BROUGHTON
444 MICHIGAN AVE
DETROIT, MI 48226
(248)-701-6735

CONSUMERS ENERGY COMPANY
(NATURAL GAS)
MAISHA LINDSEY
11801 FARMINGTON ROAD
LIVONIA, MI 48150
(313)-648-0831



C5 OVERALL SITE PLAN
1" = 100'

LOCATION MAP
MICHIGAN



CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

SYMBOL LEGEND

- EXISTING MAJOR CONTOUR (730)
- EXISTING MINOR CONTOUR (731)
- NEW MAJOR CONTOUR (730)
- NEW MINOR CONTOUR (731)
- CENTER OF DITCH
- LOT LINE (AS PLATTED)
- R.O.W. LINE
- SECTION LINE
- FENCE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- TURN DOWN CONCRETE SLAB
- SIGN
- SITE LIGHT POLES
- BENCH MARK
- SECTION CORNER
- EASEMENT LINE
- PROPOSED PAVEMENT/GUTTER ELEVATION (855.00)
- PROPOSED PAVEMENT MARKING (PAINTING)
- PROPOSED BARRIER FREE PARKING
- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- VALVE & BOX
- METER (M)
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- CONCRETE SLAB
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT

WAYNE COUNTY STORM WATER SUMMARY

Pervious Area Land Use Data

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Improved areas (turf grass, landscape, row crops)	0.46 ACRES	0.24 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Wooded Areas	0.00 ACRES	0.00 ACRES
Predominant NRCS Soil Type (A, B, C, or D)	D	D
Calculated CPVC Volume (cubic feet)		1,025
CPVC Volume ***Provided*** (cubic feet)		ZERO
CPRC Volume Provided (cubic feet)		1,950

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the Wayne County stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

ABBREVIATIONS

A	AREA	RCP	REINFORCED CONCRETE PIPE
ALT	ALTERNATE	RE;	REFERENCE
AMP	AMPERE	REQ'D	REQUIRED
ARCH	ARCHITECTURAL	ROW	RIGHT-OF-WAY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	RW	RETAINING WALL
		(S)	SOUTH
B/C	BACK OF CURB	SAN	SANITARY SEWER
BIT	BITUMINOUS PAVEMENT	SB	SOIL BORING
BM	BENCH MARK	SF, SQFT	SQUARE FEET
BP	BID PACKAGE	SQ	SQUARE
C	CONDUIT	STM	STORM SEWER
CAL	CALIPER	STRUC	STRUCTURE
CB	CATCH BASIN	TC	TOP OF CURB
CFH	CUBIC FEET PER HOUR	TEL	TELEPHONE
C.I.	CURB ISLAND	TP	TOP OF PAVEMENT
CIR	CIRCUIT	TRNF	TRANSFORMER
CONC	CONCRETE	TS	TOP OF SLAB
DIA	DIAMETER	TW	TOP OF WALL
(E)	EAST	TYP	TYPICAL
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM	UC	UTILITY CROSSING
		UD	UNDER DRAIN
EL. ELEV	ELEVATION	W	WIRE
EQ	EQUIVALENT	(W)	WEST
ES	END SECTION	W/	WITH
ETC	ETCETRA	WC	WATER COLUMN
FH	FIRE HYDRANT	WTR	WATER
FF.	FINISHED FLOOR	WWF	WELDED WIRE FABRIC
FT²	FOOT SQUARE		
GND. GRD	GROUND		
GP	GUTTER PAN		
GPD	GALLONS PER DAY		
GPM	GALLONS PER MINUTE		
GV&BOX	GATE VALVE AND BOX		
HC	HIGH CAPACITY		
HD	HEAVY DUTY		
HT	HEIGHT		
IE	INVERT ELEVATION		
KVA	KILAVOLT AMPERE		
LBS	POUNDS		
LD	LIGHT DUTY		
LED	LIGHT EMITTING DIODE		
LF	LINEAR FEET		
LG	LARGE		
MANUF	MANUFACTURE		
MAT'L	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MH	MANHOLE		
(N)	NORTH		
OC	ON CENTER		
OH	OVERHEAD		
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATON		
PC	POINT OF CURVATURE		
PE	POLYETHYLENE		
PH	PHASE		
PSI	POUNDS PER SQUARE INCH		
PT	POINT OF TANGENCY		
PVC	POLYVINYL CHLORIDE		
PVMT	PAVEMENT		
R	RADIUS		

VICINITY MAP



A5 LOCATION MAP
NTS

NORTH

fishbeck
Engineers | Architects | Scientists | Constructors

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3 full working days before
Michigan's One-Call System: Utility Notification Organization
1-800-482-7171
on the net at: www.missdig.org

meijer
Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150
Cover

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

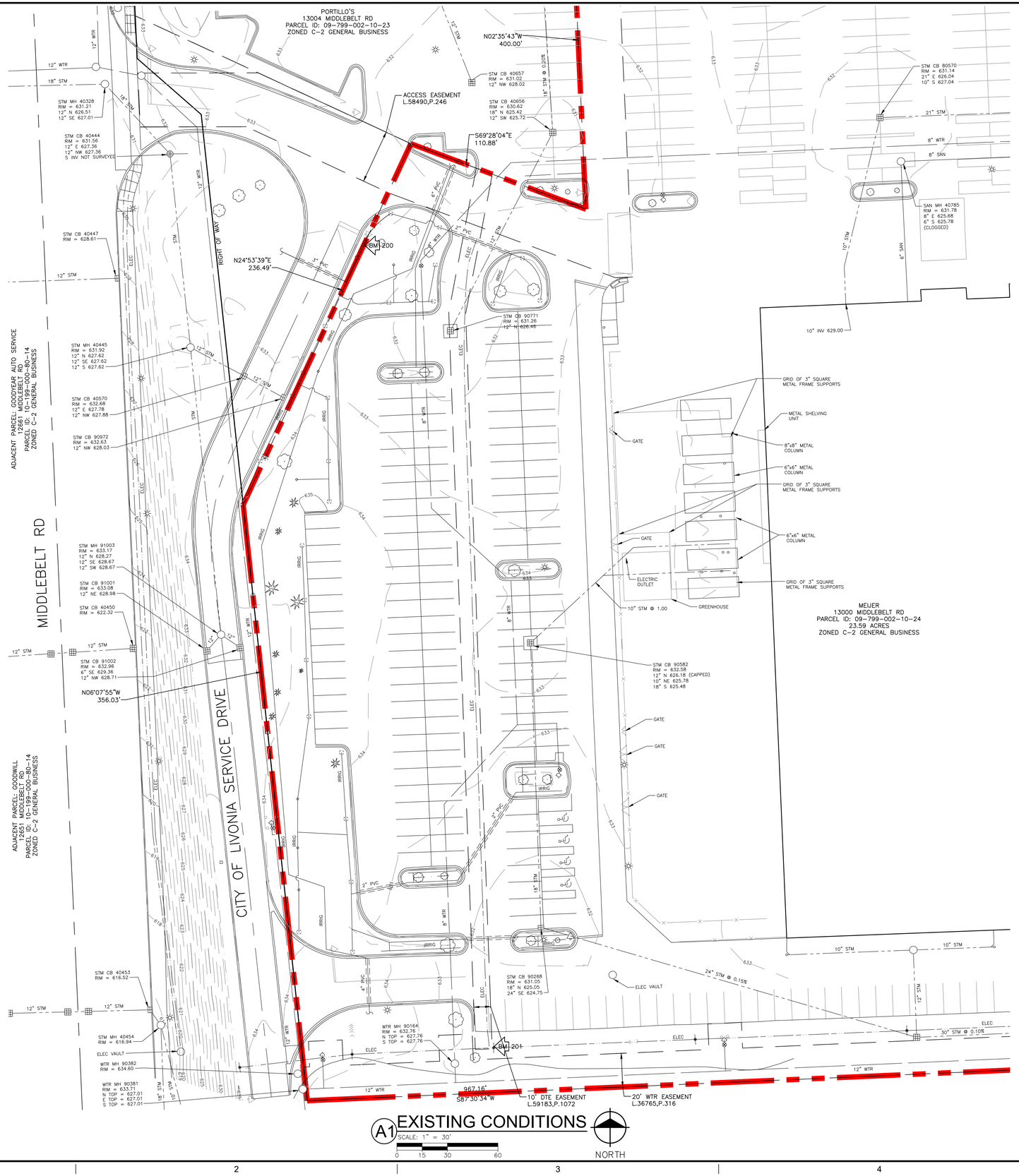
PROJECT NO.
NS-XX-00188

SHEET NO.
C001

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\186GS_C001.DWG LAYOUT: COVER DATE: 12/12/2025 TIME: 12:45:16 PM USER: MVANZEELT



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- BENCH MARK
- MEIJER PROPERTY LINE
- PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- SOIL BORING
- SHRUBS
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- EDGE OF WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- LIGHT
- UTILITY POLE
- SIGN
- FENCE LINE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- WATER MAIN
- PLUG
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMM
- TELEPHONE PEDESTAL

SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK ON 9/15/2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.
4. IRRIGATION ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT & PIPE ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

FLOOD PLAIN AND WETLAND NOTES

1. THERE ARE NO FLOOD PLAINS ON SITE AS SHOWN ON FEMA FIRM PANEL 26163C0064E
2. THERE ARE NO REGULATED WETLANDS LOCATED ONSITE

fishbeck
Engineers | Architects | Scientists | Constructors

Call MISS DIG
3 full working days before
Michigan's One-Call Utility Notification Organization
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on the net at: www.missdig.org

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Livonia, MI 48150
Existing Conditions

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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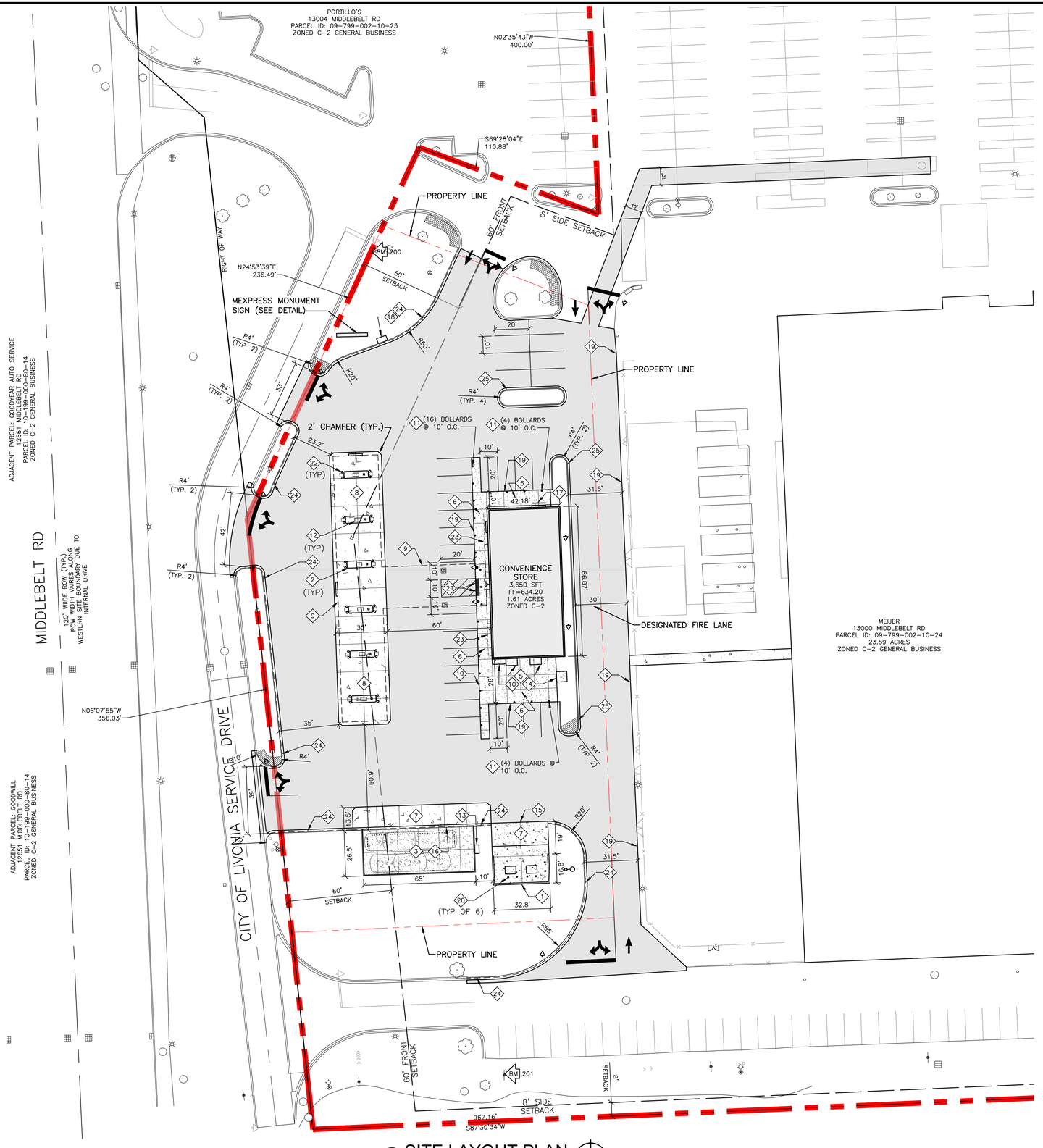
PROJECT NO.
NS-XX-00188

SHEET NO.
C100

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C01\188GS_C100.DWG LAYOUT: EXISTING CONDITIONS DATE: 12/12/2025 TIME: 12:46:02 PM USER: MVANZEELT



A1 SITE LAYOUT PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

mEXPRESS KEY NOTES

1	TRASH DUMPSTER ENCLOSURE AND PAD (REFER TO ARCH mEXPRESS DRAWING FOR DETAILS).
2	DISPENSER ISLANDS AND CONCRETE PAD (TYP).
3	FUEL TANKS AND CONCRETE PAD.
4	NOT USED
5	PROPANE EXCHANGE BIN AND BOLLARDS REFER TO mEXPRESS ARCHITECTURAL DRAWINGS.
6	4" CONCRETE SIDEWALK ON 4" BASE MATERIAL – SEE DETAIL
7	8" CONCRETE ON 4" AGGREGATE.
8	6" CONCRETE ON 4" AGGREGATE.
9	FUEL ISLAND CANOPY.
10	ICE STORAGE CHEST.
11	S10 BOLLARD – DOVE GRAY, SEE ARCHITECTURAL
12	DIESEL/GASOLINE DISPENSER BY OTHERS.
13	UST VENT RISER, BY FUEL SYSTEM CONTRACTOR.
14	CONCRETE TRANSFORMER PAD.
15	CONCRETE APRON FOR ENCLOSURE, REFER TO STRUCTURAL DRAWINGS.
16	CURB ACROSS THE FUEL STORAGE TANK PAD TO BE PLACED BY THE FUEL CONTRACTOR. ALL OTHER CURB BY SITE CONTRACTOR.
17	BIKE RACK (CHALLENGER PLUS WAVE CHP-5)
18	AIR COMPRESSOR/VACUUM
19	THICKENED BITUMINOUS PAVEMENT EDGE, SEE DETAIL
20	EP-3 BOLLARD, SEE ARCHITECTURAL
21	TRUNCATED DOMES – SEE DETAIL
22	EP-4 BOLLARD (SETS OF FOUR), SEE ARCHITECTURAL
23	2' WIDE SEASONAL OUTDOOR SALES AREA (HEIGHT NOT TO EXCEED 5')
24	STRAIGHT CURB AND GUTTER – SEE DETAIL
25	ROLLED CURB AND GUTTER – SEE DETAIL

SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
4. REFER TO SHEET C500 AND C501 FOR STRIPING/SIGNAGE, AND PARKING COUNT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
6. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
7. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
8. WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, AND GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
9. EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL BASE, UNLESS NOTED OTHERWISE. DESIGNER SHALL VERIFY THICKNESS OF CRUSHED STONE FILL IS ADEQUATE BELOW PAVEMENT SECTIONS BASED ON THE GEOTECHNICAL REPORT FOR THE SPECIFIC SITE. REFER TO THE STRUCTURAL DRAWINGS FOR INFORMATION ON THE GARDEN CENTER SLAB.
10. AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE DETAIL ON SHEET C701.
11. SITE PROXIMITY TO MAJOR THOROUGHFARES:
    MIDDLEBELT AVE: SITE ADJACENT
    I-96 ON RAMP: 0.5 MILES
12. ALL WORK WITHIN THE PUBLIC ROW REQUIRES A ROW WORK PERMIT FROM THE APPROPRIATE AHJ

SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

PROPOSED DEVELOPEMNT SIZE: 1.61 ACRES (SUB-COMPONENT OF FULL MEIJER SITE, 23.59 ACRES)

PARCEL ADDRESS: 13000 MIDDLEBELT ROAD, LIVONIA, MI 48150
ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

EXTERIOR SALES SUMMARY

SEASONAL OUTDOOR SALES AREA (SEE KEYNOTE 23)

1. WINDSHIELD WASH SOLVENT
2. WATER SOFTENER & THAWING SALT
3. FIREWOOD BUNDLES
4. WATER BOTTLES (24 PACKS)

STORAGE CHESTS AND BINS (SEE KEYNOTE 5 & 10)

1. BAGGED ICE
2. PROPANE IN CAGES

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Livonia, MI 48150

meijer

Site Layout Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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SHEET NO.
C200

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C200.DWG LAYOUT: SITE LAYOUT PAVEMENT PLAN DATE: 12/12/2025 TIME: 12:46:21 PM USER: MVANZEELT



MEIJER SYMBOL LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT (STRUCTURAL REINFORCED)
- CONCRETE PAVEMENT (UNREINFORCED)
- 4" THICK CONCRETE SIDEWALK
- LANDSCAPED PAVERS
- ROLLED CURB & GUTTER – POSITIVE
- STRAIGHT CURB & GUTTER
- SITE LIGHT POLE
- SIGN – SEE C500 FOR SIGN PLAN
- BOLLARD

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING (FACE OF PRECAST), AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
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ZONING DISTRICT: C-2

BUILDING SETBACKS:
FRONT: 60'
SIDE: 8'

A1 SITE LAYOUT OVERVIEW
SCALE: 1" = 60'
0 30 60 120
NORTH

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Site Layout Overview

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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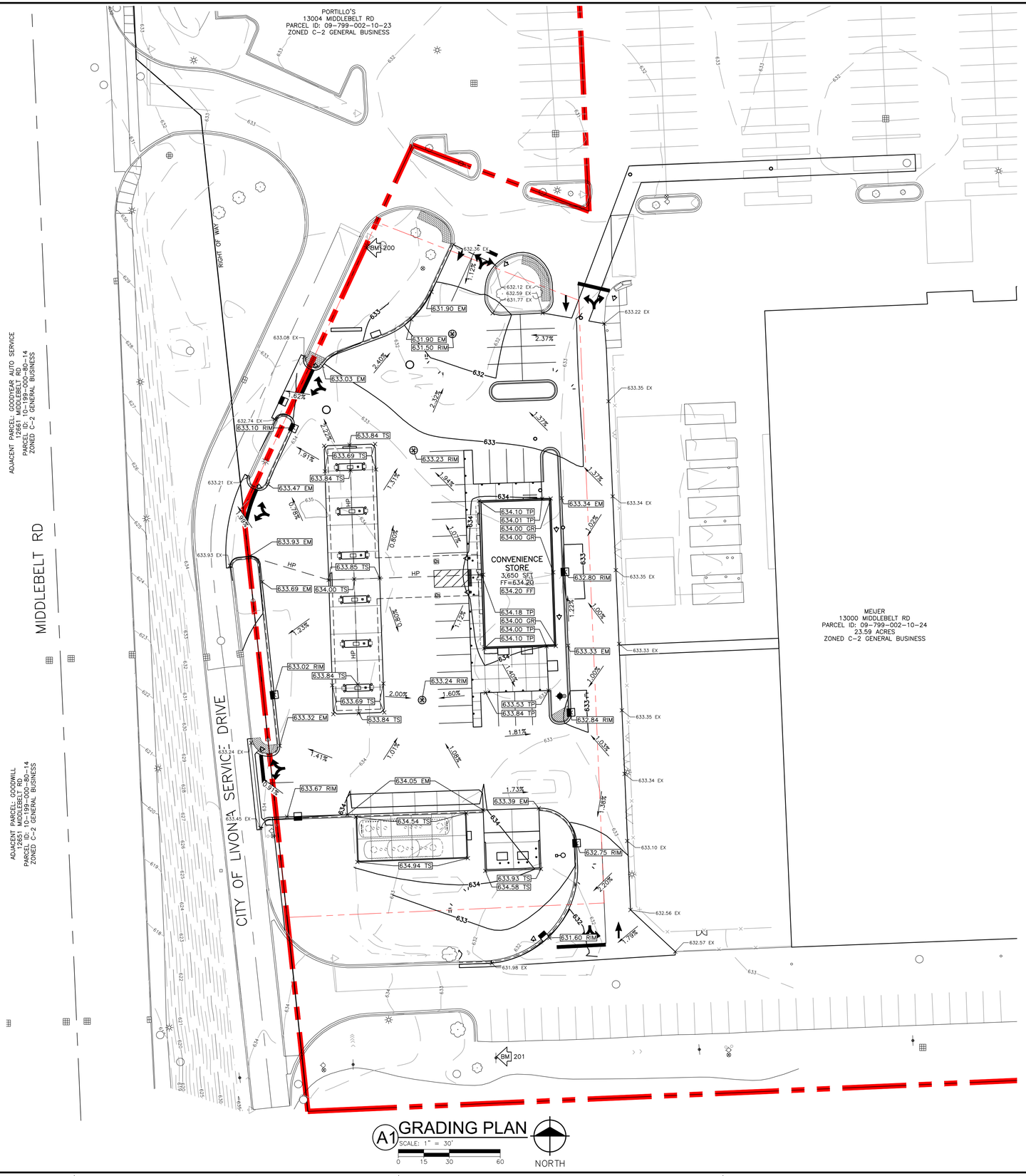
PROJECT NO.
NS-XX-00188

SHEET NO.
C201

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\GD\188GS_C201.DWG LAYOUT: SITE LAYOUT OVERVIEW DATE: 12/12/2025 TIME: 12:46:49 PM USER: MVANZEELT



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

LOD	LIMITS OF EARTH DISTURBANCE
xx	SILT FENCE
725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
	DRAINAGE FLOW ARROW

GRADING NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. CONTOURS SHOWN ARE FOR REFERENCE ONLY.
9. PROVIDE POSITIVE DRAINAGE IN ALL AREAS TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
10. SEE "TYPICAL BITUMINOUS PAVEMENT AT MH AND CB" DETAIL ON C701 FOR SPECIAL GRADING REQUIREMENTS AROUND STRUCTURES.
11. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
12. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
13. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
14. ENTRY LANDINGS PART OF AN ACCESSIBLE ROUTE SHALL MAINTAIN A MAXIMUM SLOPE OF 1.50% IN ALL DIRECTIONS. THIS IS INTENDED TO ALLOW FOR CONSTRUCTION TOLERANCES. SLOPES STEEPER 1:48 SHALL NOT BE PERMITTED THUS MEETING THE REQUIREMENTS OF THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
15. SEE LANDSCAPE DRAWINGS ON C600 FOR FINAL RESTORATION ALL NON PAVEMENT AREAS

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Grading Plan

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12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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PROJECT NO.
NS-XX-00188

SHEET NO.
C300

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C300.DWG LAYOUT: GRADING PLAN DATE: 12/12/2025 TIME: 12:47:15 PM USER: MVANZEELT

Volume Summary

Charecteristic	Value	Unit
Total Detention Volume Required	2316	cf
Flood Control Volume Required = V_c	2316	cf
BMP (CPVC) Volume Credit = V_{CPVC} (unless waived)	0	cf
CPR Volume Required = V_{CPRC}	1948	
CPRC Low Flow Orifice Release Rate = $Q_{orifCPRC}$	0.01	cfs
Total Allowable Release Rate = Q_a	0.46	cfs

Land Use Summary

Charecteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac) = A	0.46	0.46
Impervious Area (ac)	0.00	0.22
Total Pervious Area (ac)	0.46	0.24
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated) [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Improved areas (turf grass, landscape, row crops) [ac] = A_i	0.46	0.24
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Wooded Areas [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.30	0.30
Impervious Area Breakdown by Cover Type		
Water Surfaces [ac] = A_i	0.00	0.00
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	1.00	1.00
Roofs, Asphalt, Concrete, Gravel, or Brick [ac] = A_i	0.00	0.22
Predominant NRCS Soil Type (A, B, C, D)	D	D
Runoff Coefficient = C_i	0.95	0.95
Composite Runoff Coefficient = $C = \sum[(A_i \times C_i)/A]$	0.30	0.61

Time of Concentration & Rainfall Intensity

Total Time of Concentration = t_c = $3t_o$ (10 min for sites < 2 ac)	10	minutes
1-Year Rainfall Intensity = i_1 (Per NOAA @ 14, duration = t_c	2.74	in / hour
10-Year Rainfall Intensity = $i_{10} = 63 / [(12.33 + t_c)^{0.84}]$	4.64	in / hour
100-Year Rainfall Intensity = $i_{100} = 101 / [(12.33 + t_c)^{0.84}]$	7.43	in / hour

Flood Control Calculations

Step 1: Calculate 100-Year Allowable Discharge Rate, Q_{allow}

Charecteristic	Q_{allow}	Unit
Site Developments >= 100 acres	0.15	cfs/acre
Site Developments <= 2 acres	1.00	cfs/acre
2 <= Site Developments <= 100 acres	1.1055 - 0.207ln(A)	cfs/acre
Current Site Development < 2 ac	1.00	cfs/acre

Step 2: Calculate the Total Site Allowable Discharge, Q_a

Charecteristic	$Q_a = Q_{allow} \times A$	Unit
Current Site Development	0.46	cfs

Step 3: Calculate the Required 100-Year Storage Volume, V_s

Charecteristic	Value	Unit
100-year developd site runoff volume = V_r ($V_r = A \times C \times 18,900$)	5339	cf
100-year developed site peak inflow into pond ($Q_i = C \times i_{100} \times A$)	2.10	cfs
Required 100-Year Storage Volume = $V_s = V_r \times [0.206 - 0.15 \ln(Q_a/Q_i)]$	**2316**	cf

Water Quality Calculations

Step 1: Calculate Water Quality Peak Flow Rate Rainfall Intensity = I_1

Charecteristic	I_1	Unit
Site Developments with T_c >= 60 minutes	1.00	in/hour
Site Developments with T_c <=15 minutes	2.00	in/hour
Site Developments with 15 min <= T_c <= 60 min	2.74	in/hour
Current Site Development Tc <= 15 minutes	2.00	in/hour

Step 2: Calculate Required First Flush Treatment Flow Rate = $Q_{mech,ff}$

Charecteristic	Value	Unit
First Flush Treatment Flow Rate = $Q_{mech,ff}$ = C x I_1 x A	**0.56**	cfs

Channel Protection Volume Control Calculations

Step 1: Calculate Chanel Protection Volume Control = V_{CPVC}

Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPVC} = A^* C^* 3630$	**1025**	cf

Note: The CPVC requirement is waived as the applicant can demostrate that the infiltrate rate of in-situ soils is less than 0.24 inches per hour.

Channel Protection Rate Control

Step 1: Calculate Chanel Protection Rate Control = V_{CPRC}

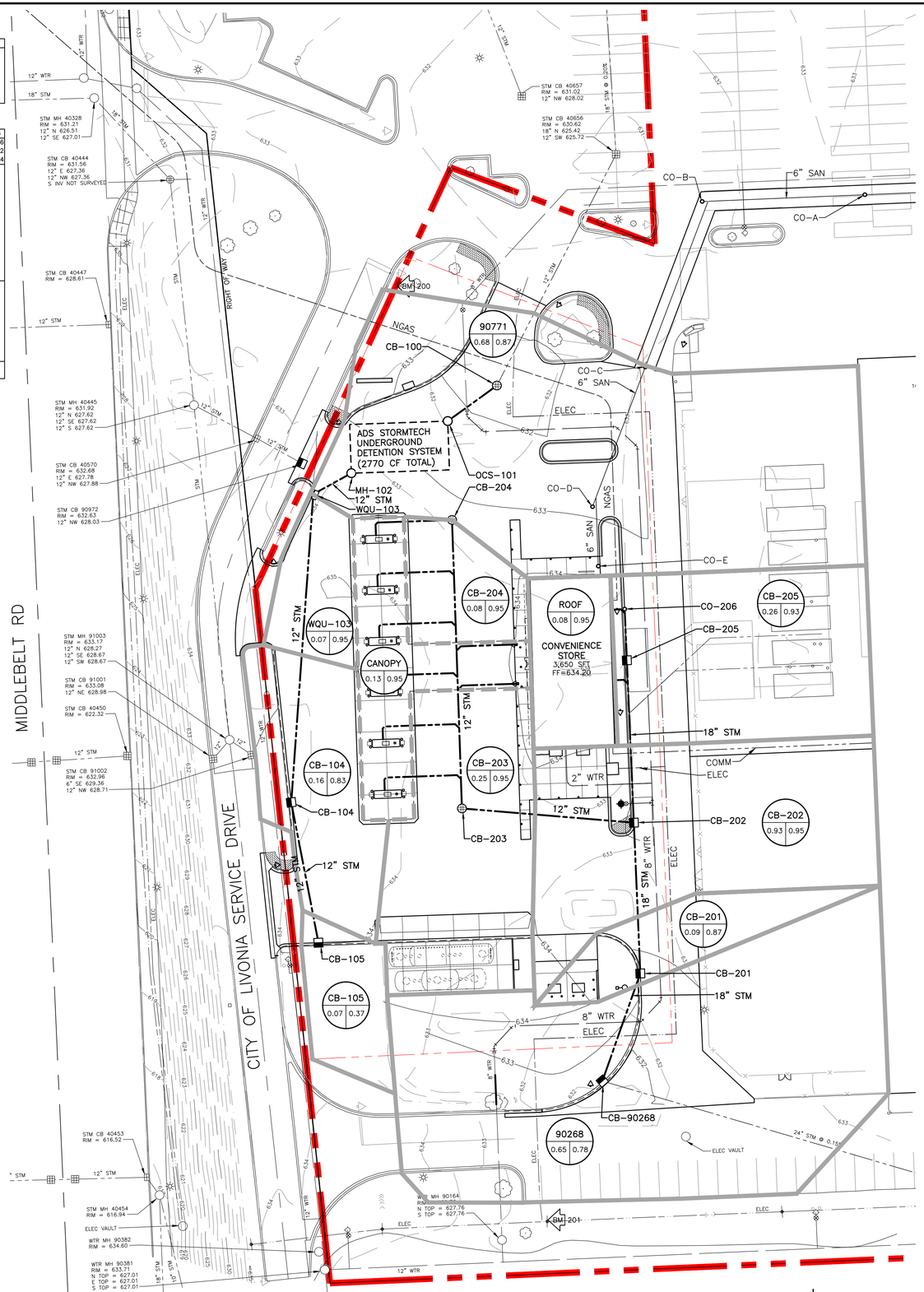
Charecteristic	Value	Unit
Channel Protection Volume Control = $V_{CPRC} = A^* C^* 6,897$	1948	cf

Step 2: Calculate the Restrictor Release Rate from Pond

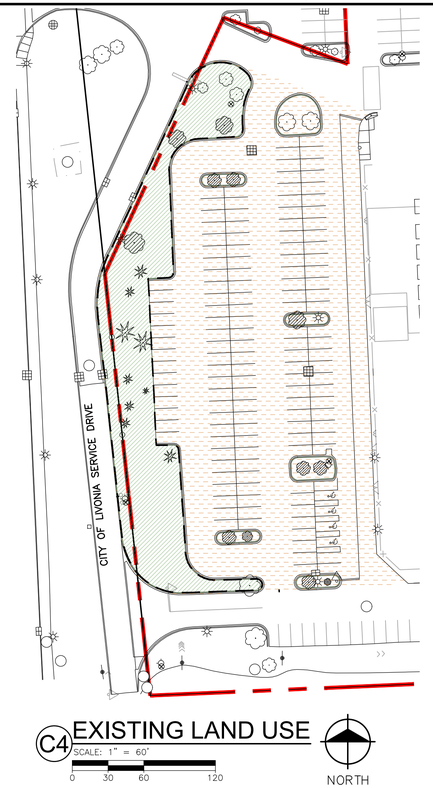
Charecteristic	Value	Unit
48-Hour Average Allowable Outlet Flow = $Q_{avg,CPRC} = V_{CPRC} / 172,800$	0.01	cfs

Note: If the resulting orifice diameter needed to provide the calcuated cfs is less than 1.0", a 1.0" diameter will be specified to prevent chronic blockage at the outlet

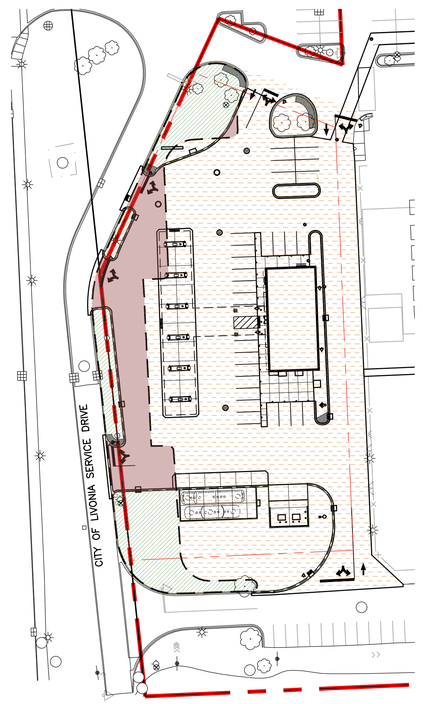
Note: For detention systems that are intended to meet both the flood control and CPRC standard, the lower portion of the flood control storage can be used to capture and release the CPRC volume



A1 STORM WATER MANAGEMENT PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH



C4 EXISTING LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH



A4 PROPOSED LAND USE
SCALE: 1" = 60'
0 30 60 120
NORTH

SYMBOL LEGEND

- PERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- IMPERVIOUS LAND USE WITHIN PROPOSED DEVELOPMENT AREA
- DOWNSTREAM DETENTION AVAILABLE (PROPOSED IMPERVIOUS AREA IS LESS THAN EXISTING IMPERVIOUS AREA)
- PROPOSED DEVELOPMENT AREA (EXCLUDES PROJECT AREA WITH EXISTING DOWNSTREAM DETENTION AVAILABLE
- 12" STORM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- TRIBUTARY DRAINAGE BOUNDARY
- CANOPY DRAINAGE BOUNDARY
- AREA / ACRE / "C" — TRIBUTARY AREA TAG

STORMWATER MANAGEMENT SUMMARY

LAND USE SUMMARY (PROPOSED DEVELOPMENT AREA)
EXISTING AREA TOTAL:
IMPERVIOUS AREA: 0.00 AC @ C = 0.95
PERVIOUS AREA: 0.46 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.30

PROPOSED AREA TOTAL:
IMPERVIOUS AREA: 0.22 AC @ C = 0.95
PERVIOUS AREA: 0.24 AC @ C = 0.30

TOTAL AREA: 0.46 AC @ C = 0.61

OUTLET FLOW RATES (FULL TRIBUTARY AREAS)

EFFORT WAS MADE TO MATCH EXISTING FLOW PATTERNS AND FLOW RATES TO EXISTING DOWNSTREAM INFRASTRUCTURE. MINIMAL VARIANCE (+/- 0.03 CFS) IS DUE TO REGRADING EFFORTS.

EXISTING 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.839
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-EX = CIA = 0.85 CFS

PROPOSED 2-YEAR FLOW TO SOUTHERN INFRASTRUCTURE
C = 0.873
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.88 ACRES

Q-SOUTH-PR = CIA = 0.88 CFS

EXISTING 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.840
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 1.08 ACRES

Q-NORTH-EX = CIA = 0.49 CFS

PROPOSED 2-YEAR FLOW TO NORTHERN INFRASTRUCTURE
C = 0.814
I = 0.539 ASSUMING TOC = 10 MINUTES
A = 0.98 ACRES

Q-NORTH-PR = CIA = 0.43 CFS

SEWER CONVEYANCE
THE DESIGN CRITERIA FOR THE STORM WATER CONVEYANCE SYSTEM IS TO CONVEY AT MINIMUM THE 10-YEAR, 24-HOUR STORM EVENT WITH A STARTING TIME OF CONCENTRATION OF 10 MINUTES PER HOUR PER WAYNE COUNTY STANDARDS. ALL STORM SEWERS ARE TO BE ADS, N-12 OR EQUAL AND ALL DRAINAGE STRUCTURES ARE TO HAVE 2' SUMPS MINIMUM.

STORMWATER STORAGE
WATER QUALITY, CHANNEL PROTECTION, AND FLOOD CONTROL STORMWATER DESIGN REQUIREMENTS ARE PROVIDED PER WAYNE COUNTY REQUIREMENTS. SEE CALCULATIONS THIS SHEET.

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meijer
Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150
Storm Water Management Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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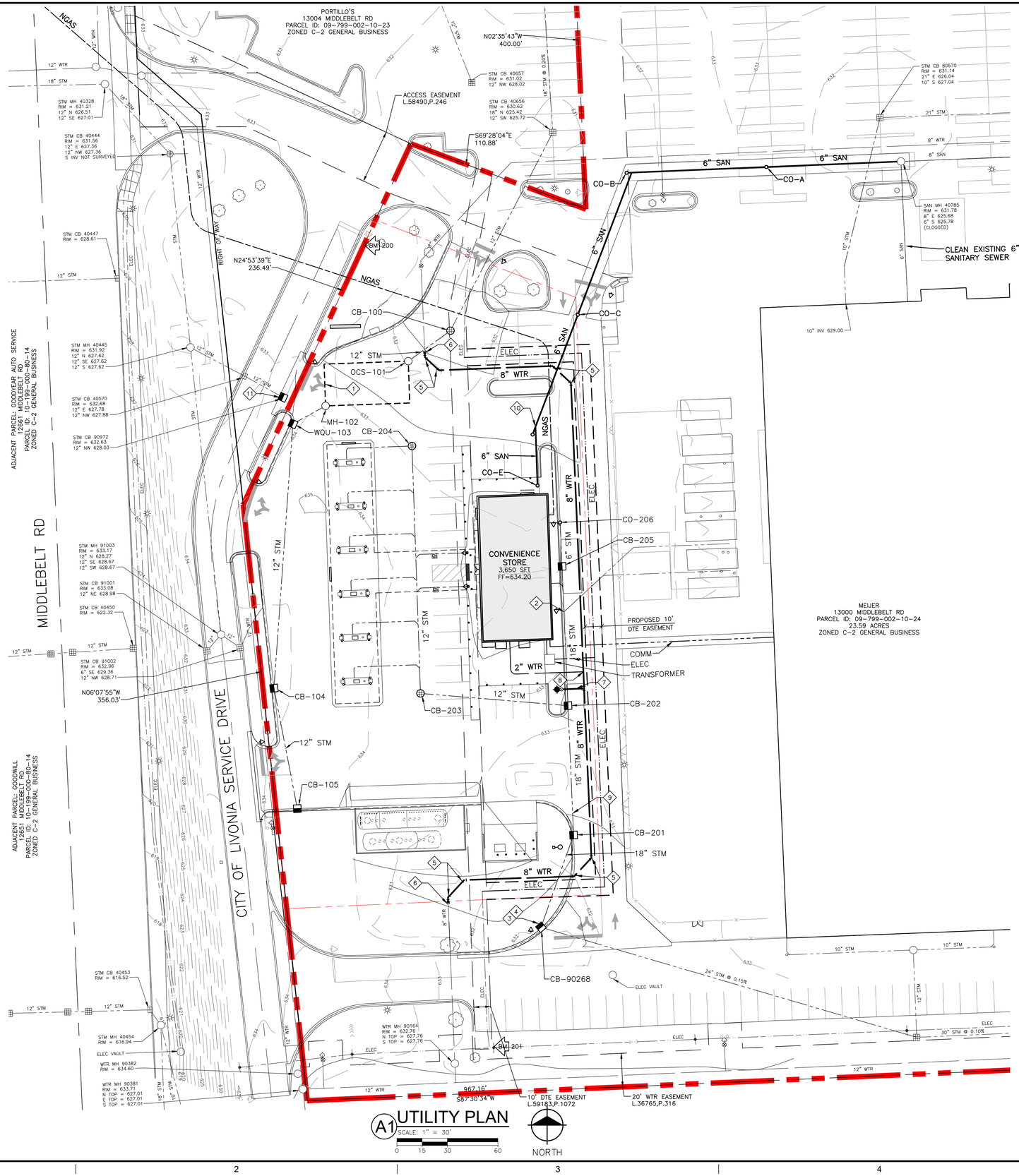
PROJECT NO.
NS-XX-00188

SHEET NO.
C310

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C310.DWG LAYOUT: STORMWATER MANAGEMENT PLAN DATE: 12/12/2025 TIME: 12:47:43 PM USER: MVANZEELT



BENCH MARKS

BENCH MARK 200 ELEVATION: 635.83
SQUARE ON SOUTHWEST SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR ENTRANCE TO LOT FROM MIDDLEBELT ROAD, 235' WEST-NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 201 ELEVATION: 633.39
BENCH TIE ON NORTH SIDE OF UTILITY POLE AT SOUTH SIDE OF LOT, 185' WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 202 ELEVATION: 634.47 (NOT SHOWN)
MAG NAIL IN SOUTH SIDE OF CONCRETE BASE OF LIGHTPOLE NEAR CENTER OF PARKING LOT NORTH OF MEIJER, 415' NORTHEAST OF THE NORTHWEST CORNER OF BUILDING #13000 MIDDLEBELT ROAD (MEIJER)

BENCH MARK 203 ELEVATION: 633.94 (NOT SHOWN)
CHISELED X ON NORTH UPPER FLANGE BOLT ON HYDRANT ON EAST SIDE OF MIDDLEBELT ROAD, 95' NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #13004 MIDDLEBELT ROAD (PORTILLO'S)

SYMBOL LEGEND

- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

GENERAL UTILITY NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITIES SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE.
3. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
4. ALL DIMENSIONS ARE TO COLUMN LINE, CENTERLINE OF PIPE, CENTER OF MANHOLE, EDGE OF PAVEMENT OR BACK OF CURB WHERE APPLICABLE. DIMENSIONS TO COLUMN LINE ASSUME 9" THICK BUILDING WALL.
5. ALL MATERIAL, SPECIFICATIONS, AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH MEIJER STANDARD SPECIFICATIONS AND DETAILS AND CITY OF GRAND RAPIDS STANDARDS.
6. FOR TYPICAL PIPE TRENCH SEE DETAIL D4 ON C702.
7. COORDINATE LIGHT POLE FOUNDATIONS WITH SITE UTILITY ROUTING TO AVOID CONFLICTS. MODIFY LOCATIONS OF LIGHT POLES AS NECESSARY TO AVOID CONFLICTS.
8. ALL WORK DONE ON PUBLIC WATER/SEWER SYSTEM SHALL ONLY BE PERFORMED BY A REGISTERED UNDERGROUND CONTRACTOR (RUC) WITH THE CITY OF LIVONIA. ONLY RUC MAY PULL PERMITS AND SCHEDULE INSPECTIONS FOR THIS UTILITY WORK.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. FERNCO COUPLINGS SHALL NOT TO BE USED ALONG THE SERVICE LATERALS FROM THE FRONT OF THE BUILDING TO THE SANITARY MANHOLE OR MAIN.
3. SANITARY LATERALS SHALL BE SDR-26.

GAS MAIN NOTES

1. GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

WATER MAIN NOTES

1. INSTALL WATER MAIN WITH A MINIMUM OF 5.0 FEET OF COVER TO ℄ OF PIPE.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

KEY NOTES

1. SC-800 ADS STORMTECH UNDERGROUND DETENTION SYSTEM TOTAL STORAGE: 2,770 CF; TOP OF STONE: 631.00 BOTTOM OF STONE: 627.75
2. 18"X10" ADS N-12 DUAL WALL WYE (OR EQUAL) CONNECTING EXISTING 10" SEWER TO PROPOSED 18" SEWER AT INV. 626.05
3. ROTATE TOP SECTION OF EXISTING STRUCTURE AS NEEDED TO ACCOMMODATE PROPOSED CURB. REMOVE AND REPLACE CASTING WITH AN EJIW 7045 OR EQUAL. CAP EXISTING 18" CONNECTION AND CORE AND BOOT NEW 18" CONNECTION.
4. ADJUST RIM TO FINISHED GRADE
5. 45° DEGREE 8" D.I.P. BEND (PROVIDE 15' OF PIPE RESTRAINT IN EITHER DIRECTION OF BEND LOCATION)
6. CONNECT TO EXISTING WATER MAIN USING 8" SLEEVE
7. 8"X8"X6" TEE, 6" HYDRANT LEAD AND HYDRANT ASSEMBLY
8. 8"X2" TAPPING SLEEVE
9. DEFLECT WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE FROM ALL SANITARY AND STORM INFRASTRUCTURE
10. 6" SANITARY WYE AT INV 628.74
11. REMOVE AND REPLACE CASTING WITH GUTTER CASTING

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Utility Plan

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12/12/2025 SITE PLAN APPROVAL

Drawn By	MVANZEELT
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

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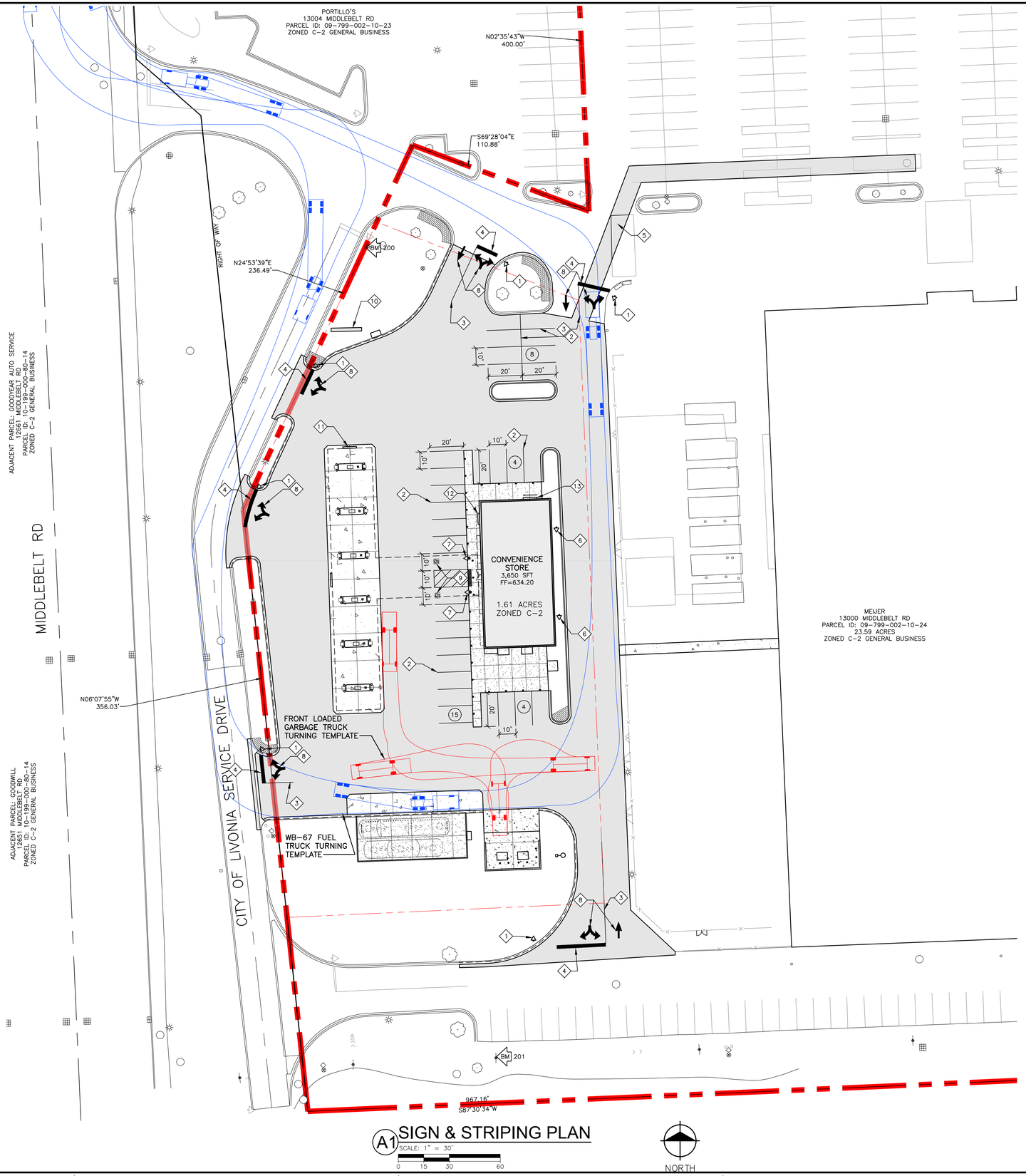
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SHEET NO.
C400

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C400.DWG LAYOUT: UTILITY PLAN DATE: 12/12/2025 TIME: 12:48:07 PM USER: MVANZEELT



A1 SIGN & STRIPING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

▷	SIGN – SEE C500 FOR SIGN PLAN
(X)	PARKING SPACE COUNT

KEYNOTES

1	"STOP" SIGN
2	4" SINGLE SOLID LINE, WHITE
3	4" DOUBLE SOLID LINE, YELLOW
4	12" STOP LINE, WHITE
5	CROSSWALK – RESTORE AREA IMPACTED BY UTILITY TRENCH
6	"NO PARKING – FIRE LANE" SIGN
7	ADA COMPLIANT "VAN ACCESSIBLE" SIGN
8	LANE ARROWS – WHITE
9	ADA GRAPHIC W/ BLUE PAINT STRIPING AT ADA PARKING STALL
10	mEXPRESS MONUMENT SIGN – SEE DETAIL C1 ON C501
11	MEIJER GAS CANOPY SIGN – SEE DETAIL C4 ON C501
12	MEIJER WALL SIGN – SEE DETAIL A4 ON C501
13	MEIJER WALL SIGN – SEE DETAIL D4 ON C501

PARKING SUMMARY

PARKING REQUIRED BY ORDINANCE	25
STANDARD PROPOSED PARKING	29
ADA BARRIER FREE PARKING	2
TOTAL PARKING PROPOSED	31

PARKING REQUIREMENTS

1. THE NUMBER OF REQUIRED OF PARKING SPACES FOR THE SITE WAS DERIVED FROM SECTION 9.04 OF THE CITY OF LIVONIA ZONING ORDINANCE:
   A.) GASOLINE SERVICE STATIONS SHALL PROVIDE ONE (1) PARKING SPACE PER FUELING PUMP. THE SITE CONTAINS 12 PUMPS, THEREFORE 12 SPACES ARE REQUIRED.
   B.) RETAIL SALES SHALL PROVIDE ONE (1) PARKING SPACES FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR SPACE. THE PROPOSED CONVENIENCE STORE IS 3,650 SQUARE FEET, THEREFORE 25 SPACES ARE REQUIRED
2. CONSIDERING REQUIREMENT 1B IS MORE RESTRICTIVE (I.E. ENCAPSULATES THE QUANTITY OF REQUIREMENT 1A), A REQUIREMENT OF 25 TOTAL SPACES WAS TAKEN TO BE THE BASIS OF DESIGN
3. WHEN 1–25 TOTAL SPACES ARE REQUIRED, A MINIMUM OF 1 BARRIER–FREE SPACE IS REQUIRED

PAVEMENT STRIPING NOTES

1. ALL DIMENSIONS MEASURED FROM FACE OF BUILDING
2. REFER TO SHEET C501 FOR SIGN DETAILS
3. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.

BUILDING & SITE SIGNAGE NOTES

1. MONUMENT SIGN WILL BE INTERNALLY ILLUMINATED AND HAVE POWER SUPPLIED FROM THE SITE LIGHTING CIRCUITRY. GAS PRICE POINTS WILL ALSO HAVE WIRELESS DATA CONNECTIONS TO GAS STATION.

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Sign & Striping Plan

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12/12/2025 SITE PLAN APPROVAL

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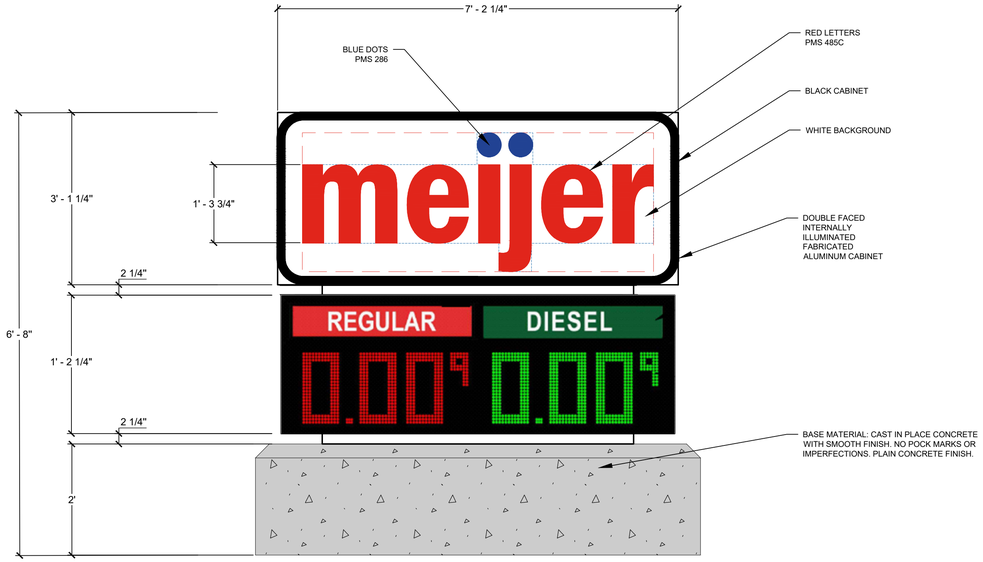
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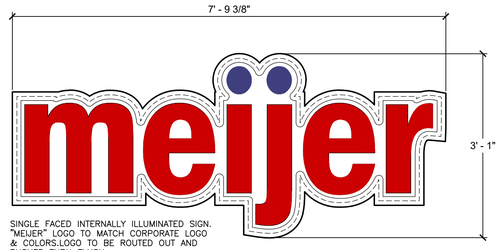


C1 — C1.7 – MONUMENT SIGN WITH GAS PRICERS (2)

NTS

CALCULATED 39.95 S.F.
TOTAL 39.95 S.F.

DOUBLE FACED INTERNALLY ILLUMINATED LED LOGO CABINET. CABINET MATERIAL IS ALUMINUM, COLOR: BLACK

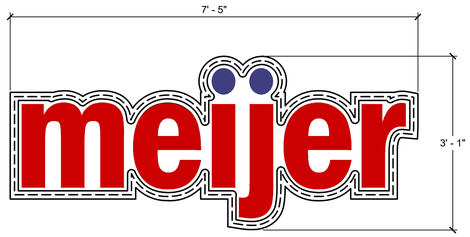


SINGLE FACED INTERNALLY ILLUMINATED SIGN. "MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

D4 — A1.1 – ILLUMINATED BUILDING WALL SIGN

NTS

CALCULATED 24 S.F.
TOTAL 24 S.F.

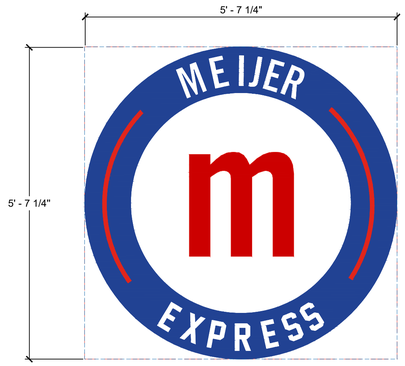


C4 — B2 – GAS CANOPY SIGN LAYOUT

NTS

CALCULATED 15.7 S.F.
TOTAL 22.3 S.F.

INTERNALLY ILLUMINATED (FLORESCENT) 2" DEEP PAN FORMED AND EMBOSSED CLOUD-CUT PUSH THRU LOGO WITH TRANSLUCENT POLYCARBONATE BODY. 2ND SURFACE TO BE DIGITALLY PRINTED VINYL TO MATCH. COLOR BLUE (PMS 286C) RED (485C)



INTERNALLY ILLUMINATED LED, 5" DEEP POLY-CARBONATE SIGN TO BE FLUSH MOUNTED. ALUMINUM SIDES TO MATCH FACE COLOR. COLOR: BLUE (PMS 286C) & RED (PMS 485C)

A4 — B1.0 – mEXPRESS WALL SIGN FLUSH MOUNTED

NTS

CALCULATED 31.4 S.F.
TOTAL 31.4 S.F.

GENERAL NOTES

1. SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C-501 AND C-501a FOR THE RESPECTIVE SIGNS.
2. ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
3. FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

mEXPRESS STORE SIGNAGE

SITE SIGNAGE

DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
C1	1	MONUMENT	39.95	39.95

BUILDING SIGNAGE

DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
A4	1	mEXPRESS WALL	31.4	31.4
C4	2	GAS CANOPY	22.3	44.6
D4	1	mEXPRESS WALL	24	24
				100 SF TOTAL

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Sign Details

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SHEET NO.
C501

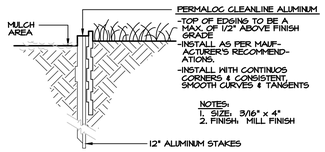
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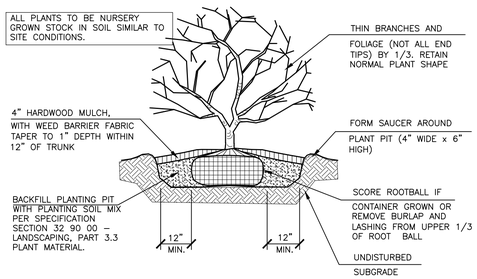
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LEGEND & PLANT LIST

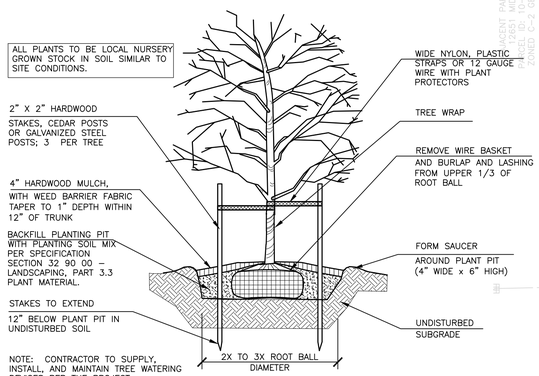
KEY	QUANTITY	PLANT NAME – LATIN	PLANT NAME – COMMON	MIN. SIZE	REMARKS
TREES					
MS	5	MALUS X 'SUTYZAM'	SUGAR TYME CRABAPPLE	2.5" CAL	B&B
NS	4	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B 6' HT MIN. BRANCH
TR	4	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5" CAL.	B&B 6' HT MIN. BRANCH
SHRUBS AND GRASSES					
CR	8	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	5 GAL	
CI	27	CORNUS SERICEA 'SMNCSBD'	ARCTIC FIRE YELLOW DOGWOOD	5 GAL	
JF	25	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
JO	6	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	
NX	28	NEPETA X FAASSENII 'CATS MEOW'	CAT'S MEOW CATMINT	1 GAL	
PH	38	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3 GAL	
PB	29	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
SX	37	SYRINGA x 'SMSDTL'	LITTLE DARLING LILAC	5 GAL	
GROUND COVE					
JB2	38	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	SPACE 48" O.C.



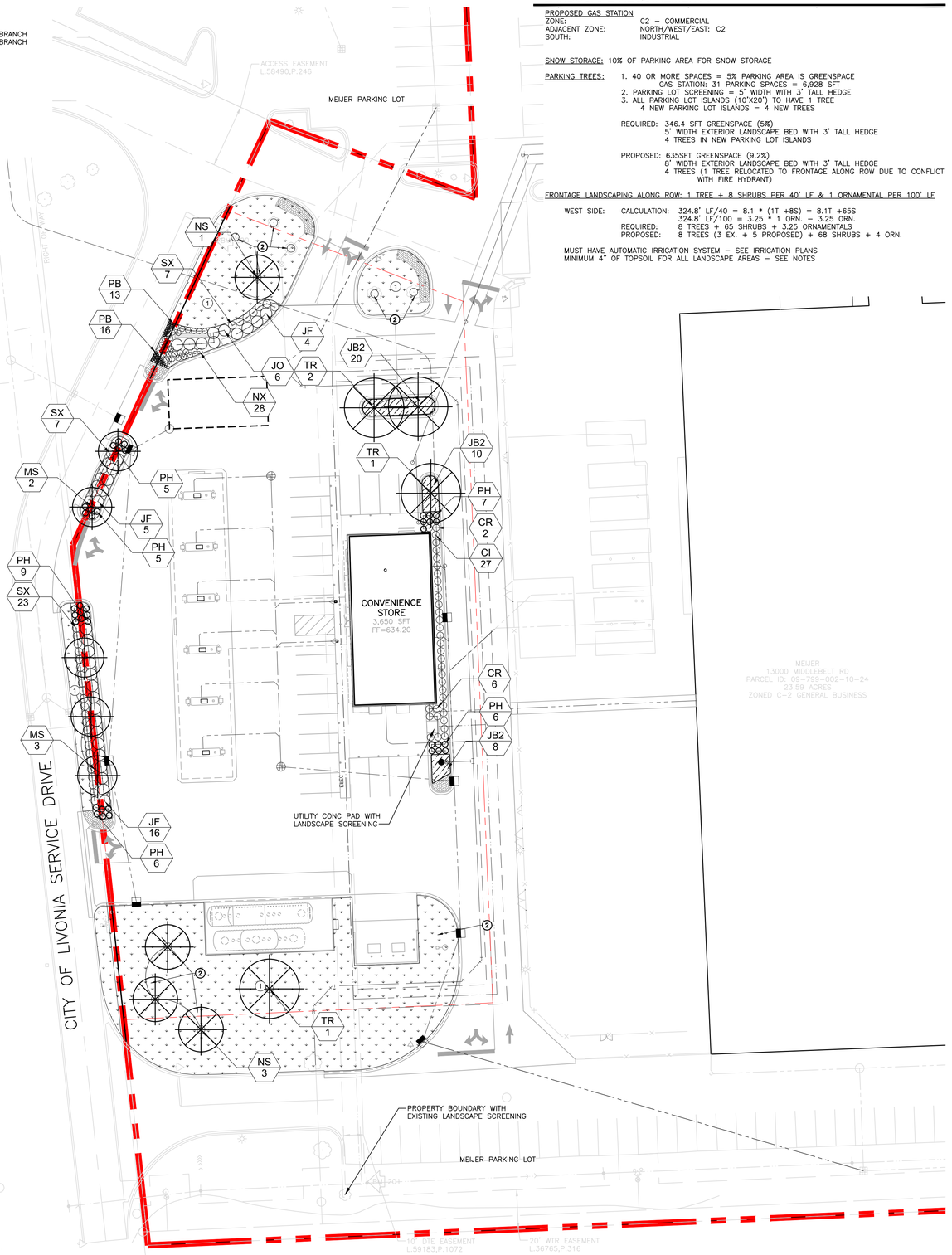
A1 ALUMINUM EDGING DETAIL
NTS



B1 SHRUB PLANTING
NTS



B2 DECIDUOUS TREE PLANTING
NTS



A1 LANDSCAPE PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

LANDSCAPE REQUIREMENTS

PROPOSED GAS STATION
ZONE: C2 – COMMERCIAL
ADJACENT ZONE: NORTH/WEST/EAST: C2
SOUTH: INDUSTRIAL

SNOW STORAGE: 10% OF PARKING AREA FOR SNOW STORAGE

PARKING TREES:
1. 40 OR MORE SPACES = 5% PARKING AREA IS GREENSPACE
GAS STATION: 31 PARKING SPACES = 6,928 SFT
2. PARKING LOT SCREENING = 5' WIDTH WITH 3' TALL HEDGE
3. ALL PARKING LOT ISLANDS (10'X20') TO HAVE 1 TREE
4 NEW PARKING LOT ISLANDS = 4 NEW TREES

REQUIRED: 346.4 SFT GREENSPACE (5%)
5' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES IN NEW PARKING LOT ISLANDS

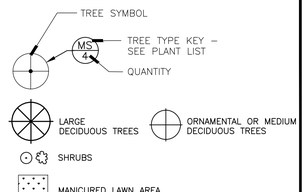
PROPOSED: 6355FT GREENSPACE (9.2%)
8' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES (1 TREE RELOCATED TO FRONTAGE ALONG ROW DUE TO CONFLICT WITH FIRE HYDRANT)

FRONTAGE LANDSCAPING ALONG ROW: 1 TREE + 8 SHRUBS PER 40' LF & 1 ORNAMENTAL PER 100' LF

WEST SIDE: CALCULATION: 324.8' LF/40 = 8.1 * (1T +8S) = 8.1T +65S
324.8' LF/100 = 3.25 * 1 ORN. – 3.25 ORN.
REQUIRED: 8 TREES + 65 SHRUBS + 3.25 ORNAMENTALS
PROPOSED: 8 TREES (3 EX. + 5 PROPOSED) + 68 SHRUBS + 4 ORN.

MUST HAVE AUTOMATIC IRRIGATION SYSTEM – SEE IRRIGATION PLANS
MINIMUM 4" OF TOPSOIL FOR ALL LANDSCAPE AREAS – SEE NOTES

PLANT KEY



NOTE KEY: (1)

(1) 4" TOPSOIL AREA AND SOD LAWN
(2) 3'-4" DIA TREE RING WITH ALUMINUM EDGER AND 3-4" OF HARDWOOD MULCH

LAWN SEED

15% PARK KENTUCKY BLUEGRASS
30% BOREAL CREEPING RED FESCUE
40% TALL FESCUE
15% VIBRANT PERENNIAL RYEGRASS
SEEDING RATE 5.5 LBS/1000 SFT

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

1 6 CU FT. BALE CANADIAN PEAT

1 40LB BAG DRIMANURE

1 10LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A MINIMUM DEPTH OF 12"

GENERAL LANDSCAPE NOTES:

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

B ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.

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

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

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

F NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.

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

H IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.

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

J PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL BE AS PER APPROPRIATE DETAIL AND SPECIFICATIONS.

K TREES AND SHRUBS SHALL BE MULCHED AND INSTALLED AS PER DETAILS AND SPECIFICATIONS, AND MEIJER TREE AND SHRUB PLANTING STANDARDS. SEE SHEET C701 FOR PLANTING DETAILS.

L MULCH ALL PLANTING BEDS, SHRUB BEDS, & TREES WITH 4" SHREDDED HARDWOOD BARK MULCH. SUBMIT TO LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

M COORDINATE ALL WORK WITH SITE CONTRACTORS.

N VERIFY LOCATION OF ALL NEW AND EXISTING UTILITIES PRIOR TO ANY GRADING OR PLANTING WORK.

O SUPPLY AND INSTALL TOPSOIL. PLACE TOPSOIL IN ALL NEW TURF AREAS PER PLAN. PLACE 4" TOPSOIL IN ALL SHRUB BEDS.

P FINE GRADE AND SOD ALL NEW AND DAMAGED TURF AREAS EXCEPT AS NOTED OTHERWISE. ALL SODDED LAWN AREAS SHALL BE IRRIGATED.

Q ALL TURF AND PLANT BED EDGING SHALL BE PERMALOC ALUMINUM EDGING 3/16" x 4". INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.

R APPLY A MYCHORRIZAL INNOCULANT INTO PLANTING SOIL OF ALL TREES,SHRUBS, AND PERENNIALS AS PER MANUFACTURER'S RECOMMENDATIONS.

S SUPPLY SAMPLES OF INNOCULANT, FERTILIZER TABLETS, MULCH, TOPSOIL AND TOPSOIL TEST RESULTS.

T NEW TOPSOIL SHALL HAVE A LOAMY TEXTURE AND SHALL BE TESTED BY CONTRACTOR AS PER SPECIFICATIONS.

U TREE WRAP SHALL NOT BE INSTALLED UNTIL AFTER LANDSCAPE ARCHITECT/CIVIL ENGINEER HAS APPROVED CONDITION OF TREE TRUNK.

V REMOVE TREE WRAP AND STAKES AT END OF WARRANTY PERIOD.

W ELEVATE TREE PLANTINGS SLIGHTLY (6") WHERE HEAVY CLAY OR HARDPAN SUBSURFACE CONDITIONS EXIST UNDER ROOT BALL TO MINIMIZE POOR DRAINAGE AROUND THE TREE ROOT AREA.

X REVIEW THE SITE FOR COMPACTION PROBLEMS PRIOR TO BEGINNING HIS WORK AND NOTIFY OWNER FOR NECESSARY IMPROVEMENT (BY OTHERS). CONTRACTOR SHALL AVOID COMPACTING THE SOILS IN TURF OR PLANTING AREAS GREATER THAN 90% MAXIMUM DENSITY AND SHALL NOTIFY OWNER WHEN HE SUSPECTS THIS HAS OCCURRED. CONTRACTOR SHALL CORRECT AT HIS EXPENSE THOSE AREAS OF COMPACTION CAUSED BY HIS ACTIONS.

Y STAKE HIGH WATER LINE IN EACH STORM WATER BASIN A–E TO ENSURE THAT ALL PLANT MATERIAL IS PLANTED ABOVE HIGH WATER LINE.

Z PLANT ALL TREES 12' OFF CURB LINES AND CONCRETE WALKS UNLESS SHOWN OTHERWISE.

BB ALL SOD AND LANDSCAPING AREAS SHALL BE IRRIGATED

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Landscape Plan

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12/12/2025 SITE PLAN APPROVAL

Drawn By	
Designer	SVANDYKE
Reviewer	NABARTON
Manager	JTVANDERKODDE

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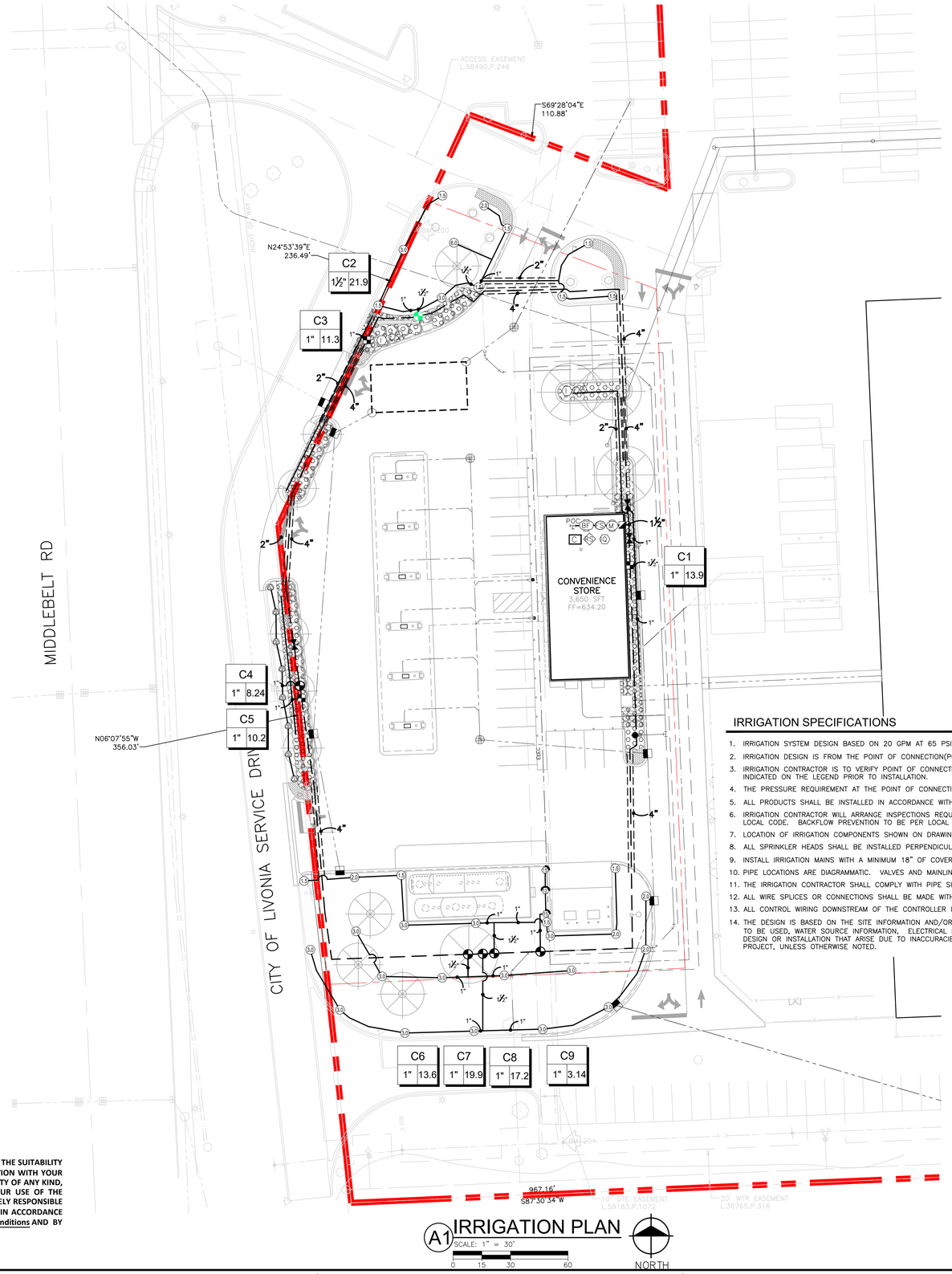
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NS-XX-00188

SHEET NO.
C600

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C600.DWG LAYOUT: LANDSCAPE PLAN DATE: 12/12/2025 TIME: 12:49:04 PM USER: MVANZEELT



A1 IRRIGATION PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
EST LCS RCS CST SST	Rain Bird RD-04-P30-F-U** 15 Strip Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U12 Series
Q T H TT TQ F	Rain Bird RD-04-P30-F-U** U15 Series

SYMBOL	MANUFACTURER/MODEL
1.5	Rain Bird 5004-PC-SAM 1.5
2.0	Rain Bird 5004-PC-SAM 2.0
3.0	Rain Bird 5004-PC-SAM 3.0
6.0	Rain Bird 5004-PC-SAM 6.0

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-100-PRB-COM 1"
	Flush Valve
A	Drip Air Relief Valve
I	Rain Bird OPERIND
	Area to Receive Dripline Rain Bird XFS-CV-06-12-12

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe 1-1/2"
	Rain Bird PGA Globe 1"
	Hunter HQ-44RC 1"
	Isolation Valve Line Size
M	Rain Bird PEB 1-1/2"
BF	Febco 765 1-1/2"
C	Rain Bird ESPLXME2
IQ	Rain Bird IQ-NCC-EN
WR2	Rain Bird WR2-RFC
UFS	Rain Bird UFS-150
POC 1"	POC 1 1/2"

- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"
- Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"
- Irrigation Mainline: PVC Class 160 SDR 26 1 1/2"
- Pipe Sleeve: PVC Class 160 SDR 26 2"
- Pipe Sleeve: PVC Class 160 SDR 26 4"

Valve Callout
— Valve Number
#" # — Valve Flow / Valve Size

IRRIGATION SPECIFICATIONS

1. IRRIGATION SYSTEM DESIGN BASED ON 20 GPM AT 65 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PSI)FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
9. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
10. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
13. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
14. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

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MEIJER #188 LIVONIA
LIVONIA, MI, 48154
Design Date: 12/04/25
Checked By: C.BEST

SCALE: 1" = 30' - 0"
0' 15' 30' 60'

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Irrigation Plan

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12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

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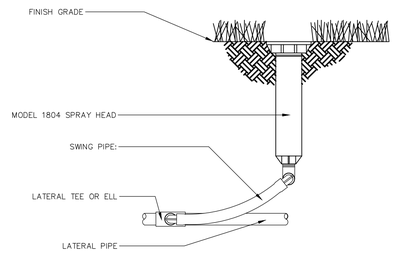
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SHEET NO.
C610

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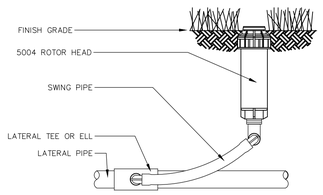
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1 1804 SPRAY HEAD WITH SWING PIPE

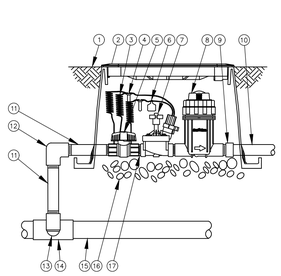
S1-SP-RAI-01



2 5004 ROTOR HEAD WITH SWING PIPE

NTS

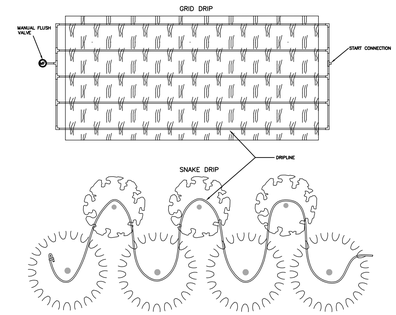
S1-RO-RAI-01



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100)

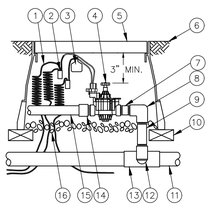
3 Rain Bird XCZ-100-PRB-COM 1"

NTS



4 TYPICAL DRIP TUBING LAYOUT

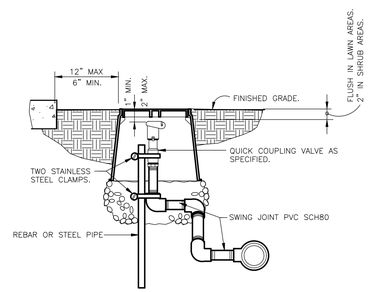
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1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PGA
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

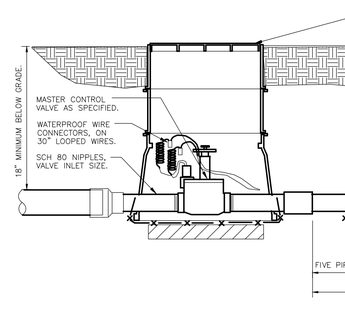
5 PGA SERIES ELECTRIC VALVE

S1-VA-RAI-02



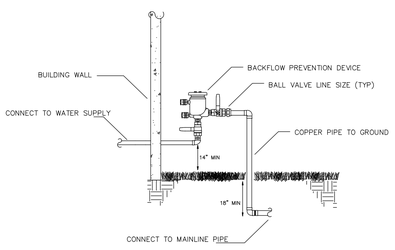
6 QUICK COUPLING VALVE IN BOX

S1-QU-01



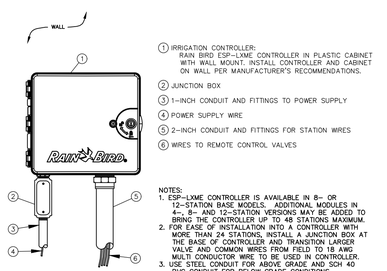
7 MASTER VALVE/FLOW SENSOR ASSEMBLY

S1-MI-03



NO SCALE

8 PRESSURE VACUUM BREAKER

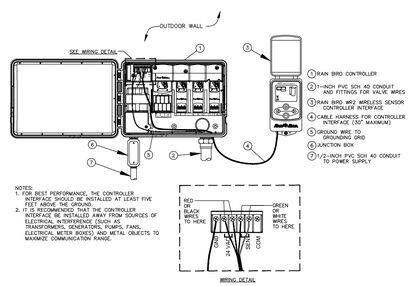


1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

9 ESP-LXME CONTROLLER

NTS



1. RAIN BIRD CONTROLLER
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
3. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
5. GROUND WIRE TO GROUNDING GRID
6. JUNCTION BOX
7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET FROM THE CONTROLLER.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

10 WR2 WIRELESS RAIN SENSOR

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Design Date: **12/04/25**
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Irrigation Details

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12/12/2025 SITE PLAN APPROVAL

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Designer	CBEST
Reviewer	NABARTON
Manager	JTVANDERKODDE

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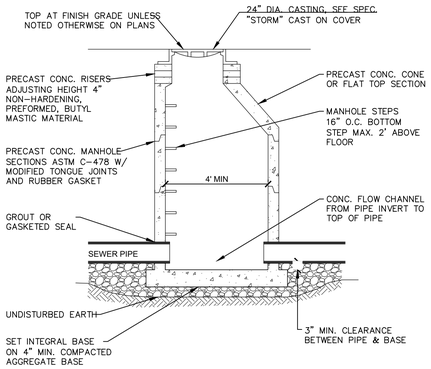
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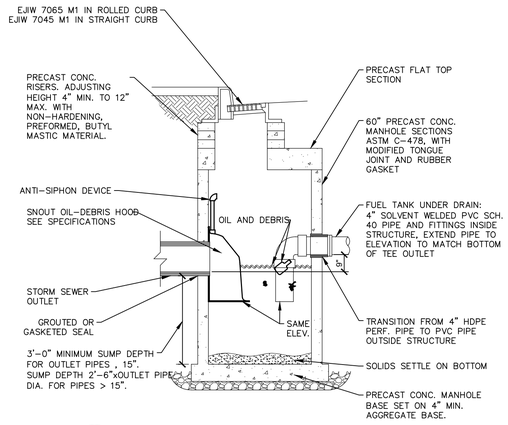
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FISHBECK PROJECT NO. 2501353

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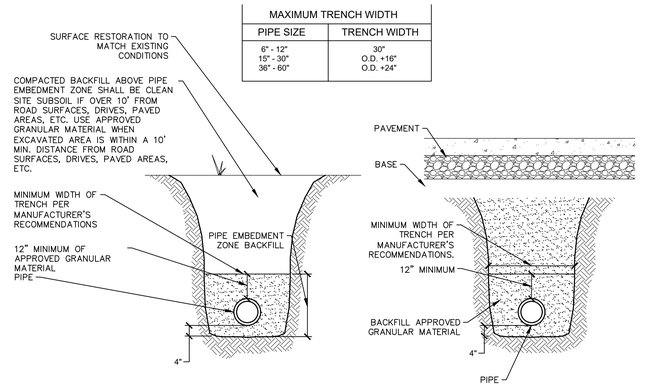


C1 TYP STORM MANHOLE
NTS

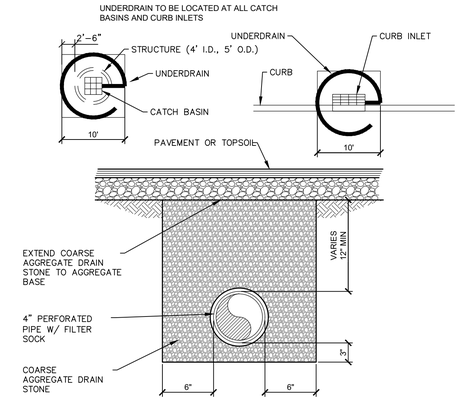


C2 ENVIRONMENTAL CATCH BASIN (mEXPRESS)
NTS

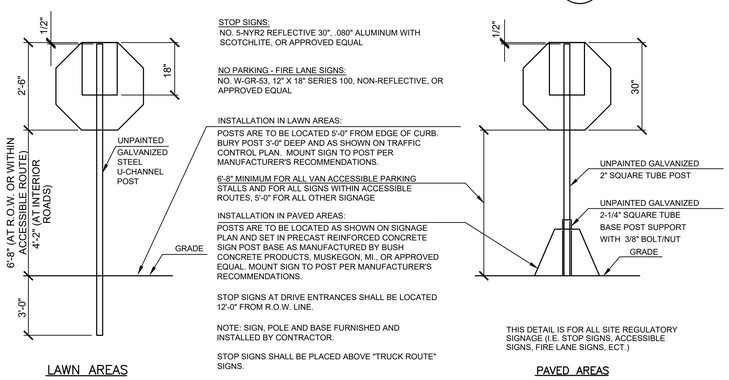
MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12" 15" - 30" 36" - 60"	30" O.D. +16" O.D. +24"



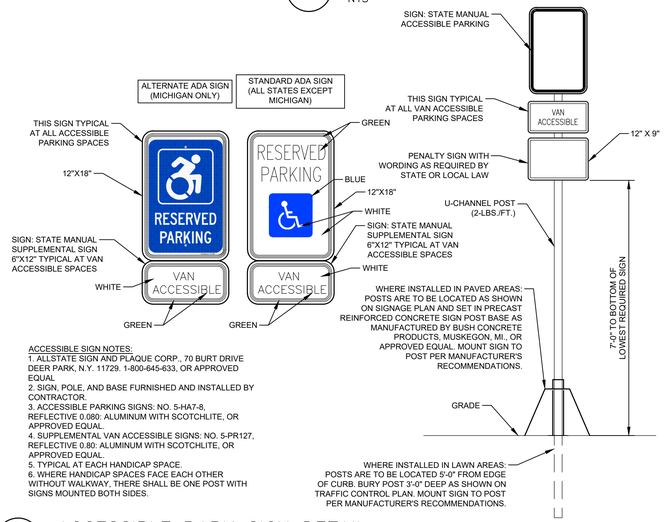
C3 PIPE TRENCH TYP
NTS



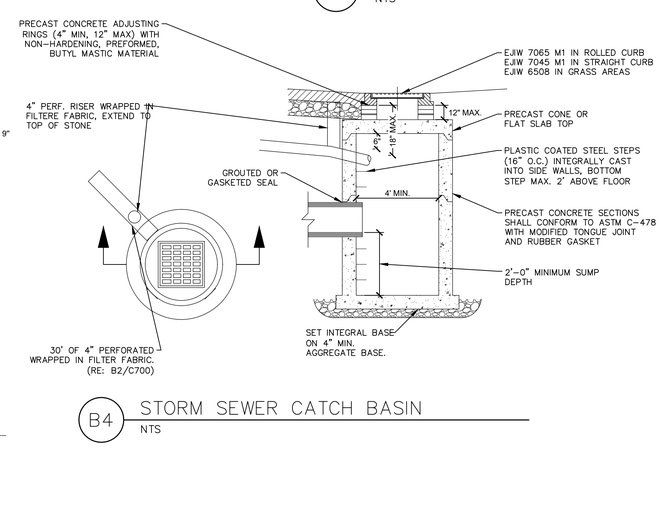
C5 PERFORATED UNDERDRAIN
NTS



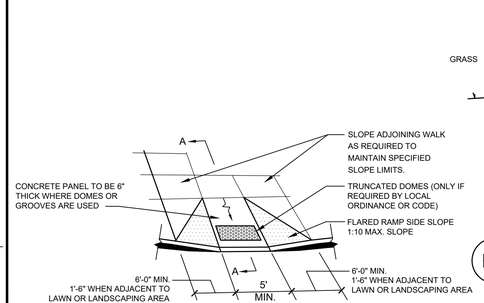
B1 TRAFFIC CONTROL SIGNAGE
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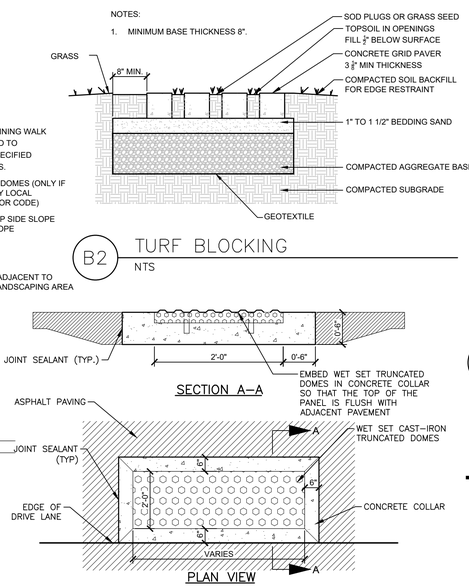
B3 ACCESSIBLE PARK SIGN DETAIL
NTS



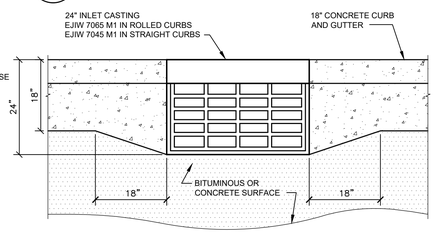
B4 STORM SEWER CATCH BASIN
NTS



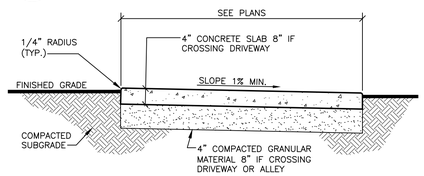
A1 SIDEWALK RAMP DETAILS
NTS



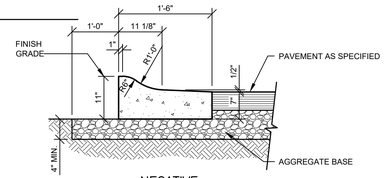
B2 TURF BLOCKING
NTS

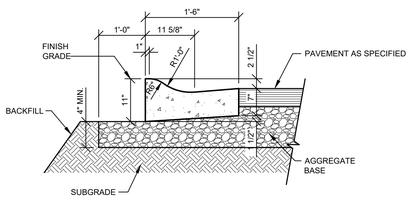


A3.2 CURB TRANSITION DETAIL
NTS



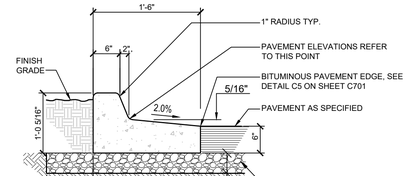
A3.1 CONCRETE SIDEWALK DETAIL
NTS

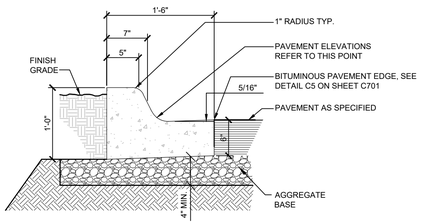




1. FOR USE OUTSIDE O.C.R.C. RIGHT-OF-WAY INFLUENCE.
2. CURBS MAY BE INSTALLED INTEGRALLY WITH SLAB POUR AT CONTRACTORS OPTION.

A4 ROLLED CURB & GUTTER DETAIL
NTS





A5 STRAIGHT CURB AND GUTTER
NTS

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Call MISS DIG
3 full working days before
Michigan's One-Call System: Utility Notification Organization
1-800-482-7171
on the net at: www.missdig.org

Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150

meijer

Details

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	AODDO
Designer	MVANZEELT
Reviewer	NABARTON
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

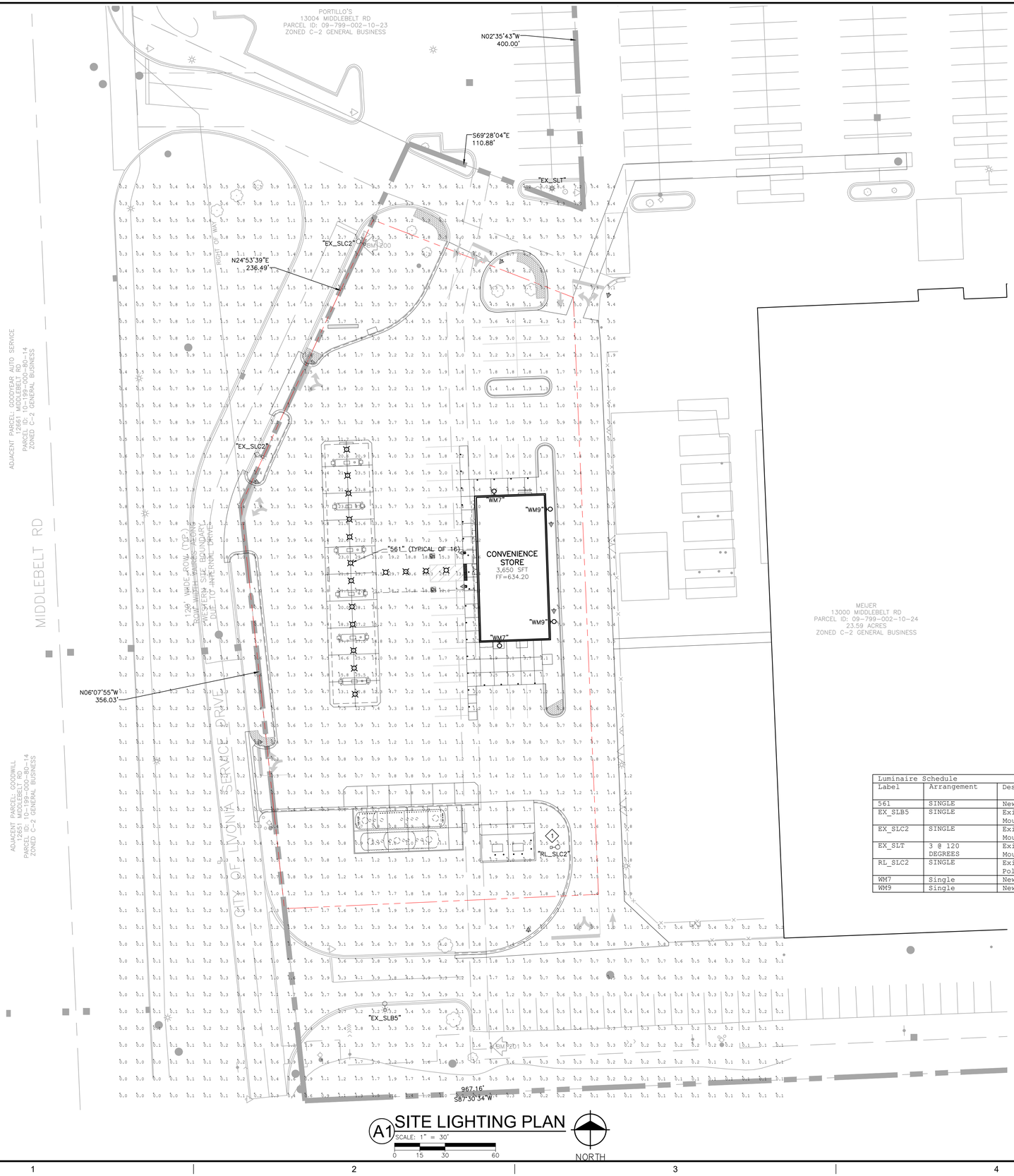
PROJECT NO.
NS-XX-00188

SHEET NO.
C700

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FISHBECK PROJECT NO. 2501353

PLOT INFO: Z:\2025\2501353\CAD\C0\188GS_C700.DWG LAYOUT: DETAILS DATE: 12/12/2025 TIME: 12:50:03 PM USER: MVANZEELT



A1 SITE LIGHTING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND

- EXISTING POLE AND LUMINAIRE(S)
- EXISTING POLE AND LUMINAIRE(S)
- NEW CANOPY LUMINAIRE
- NEW WALL MOUNT LUMINAIRE

NOTES

1. EXISTING POLES ARE APPROXIMATELY 37' TALL ON A 30" RAISED CONCRETE POLE BASE.
2. CANOPY LIMUNIARES ARE MOUNTED FLUSH IN THE BOTTOM OF THE FUEL CANOPY APPROXIMATELY 16' ABOVE GRADE.
3. WALL MOUNTED AREA LIGHTS SHALL BE MOUNTED AT APPROXIMATELY 13'-6" ABOVE GRADE.

KEY NOTES

1. POLE AND LUMINAIRE TO BE RELOCATED FROM NEARBY ISLAND BEING REMOVED BY THE PROJECT. NEW POLE BASE WILL BE FED FROM EXISTING SUPERCENTER SITE LIGHTING.

Luminaire Schedule

Label	Arrangement	Description	Qty	LLF	Luminaire Lumens	Total Watts	IES Class
561	SINGLE	New Flush Canopy Mounted Luminaire	16	0.880	12532	1341.68	Type VS
EX_SLB5	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	1	0.903	51571	420	Type III
EX_SLC2	SINGLE	Existing to Remain - Single LED Pole Mounted Area Luminaire	2	0.941	48031	840	Type VS
EX_SLT	3 @ 120 DEGREES	Existing to Remain - Three LED Pole Mounted Area Luminaire	1	0.922	65953	1650	Type VS
RL_SLC2	SINGLE	Existing to be Relocated - Single LED Pole Mounted Area Luminaire	1	0.941	48031	420	Type VS
WM7	Single	New Wall Mounted LED Area Luminaire	2	0.950	7753	102.343	Type IV
WM9	Single	New Wall Mounted LED Area Luminaire	2	0.950	7524	102.343	Type III

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1-800-482-7171
on the net at: www.missdig.org

meijer

Store No. 188GS
13000 Middlebelt Road
Livonia, MI 48150

Site Lighting Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

Drawn By	TKUHTZ
Designer	TKUHTZ
Reviewer	
Manager	JTVANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-XX-00188

SHEET NO.
C800

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FISHBECK PROJECT NO. 2501353

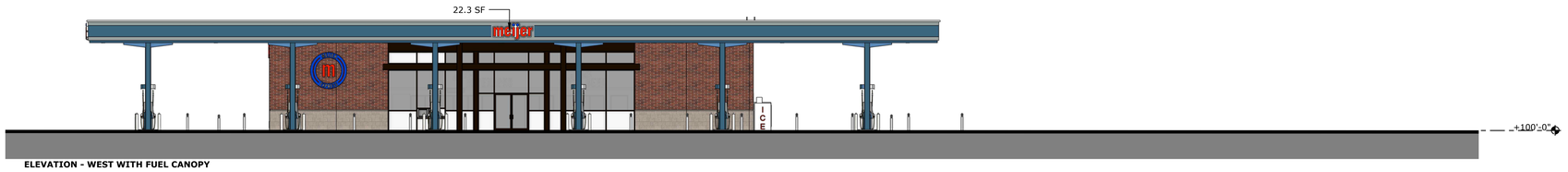
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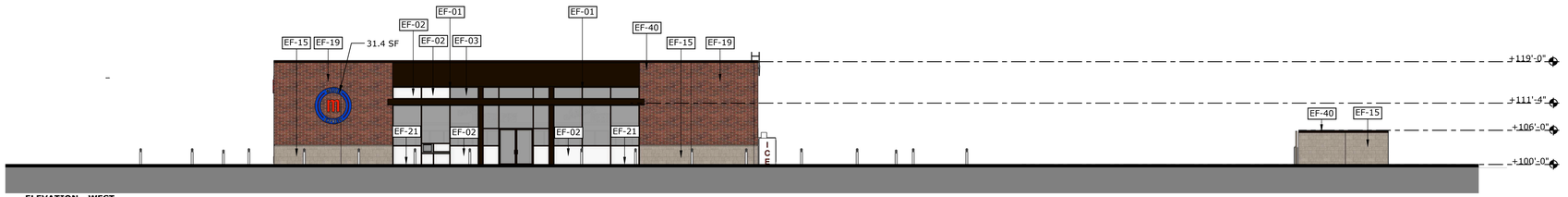


RENDERING FINISH LEGEND

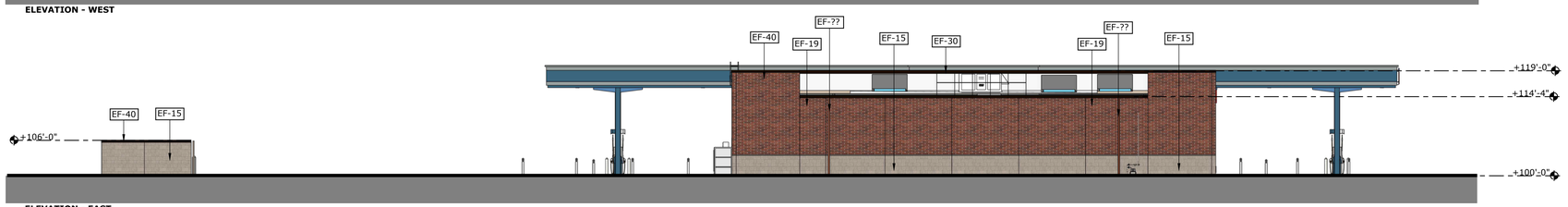
CODE	FINISH	COLOR	MANUFACTURER/NOTES
EF-01	ENTRANCE DOORS AND STOREFRONT FRAMES	DARK BRONZE FRAME	GUARDIAN GLASS GLAZING
EF-02	TINTED SPANDREL PANEL	DARK BRONZE ANODIZED ALUMINUM FRAME SN68 CRYSTAL GRAY GLAZINGWITH MEDIUM GRAY CERAMIC SPANDREL #4	GUARDIAN GLASS GLAZING
EF-03	WINDOW FILM ON GUARDIAN GLASS GLAZING	DARK BRONZE ANODIZED FRAME SN86 CRYSTAL GRAY GLAZING	3M SUN CONTROL NIGHT VISION SERIES
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-21	FIELD PAINTED CONCRETE *FOUNDATION WALL *CURBS	SW 7015 REPOSE GRAY	SHERWIN WILLIAMS
EF-30	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURGACE ACRYLIC
EF-31	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-40	SHEET METAL FLASHING AND TRIM, COPING AND EDGE FLASHING CANOPIES, PARAPET, AND ROOF	DARK BRONZE	-
EF-41	METAL PANELS	DARK BRONZE ANODIZED ALUMINUM	FIRESTONE UC-500 FLUSH PANEL
EF-43	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM TO MATCH ADJACENT WALL	SHERWIN WILLIAMS
EF-70	CORRUGATED STEEL PANEL GATE	FINISHED TO MATCH SW 7026 GRIFFIN	SHERWIN WILLIAMS
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	SHADOW BLUE 177	3M
EF-72	FUEL ISLAND CANOPY	SOG GREY	ALPOLIC
EF-73	EYEBROW LIGHTING	SOG GREY	ALPOLIC
EF-75	FUEL CANOPY COLUMNS	SW 9150 ENDLESS SEA	SHERWIN WILLIAMS
EF-76	FUEL CANOPY COLUMNS	MEIJER BRONZE	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURFACE ACRYLIC



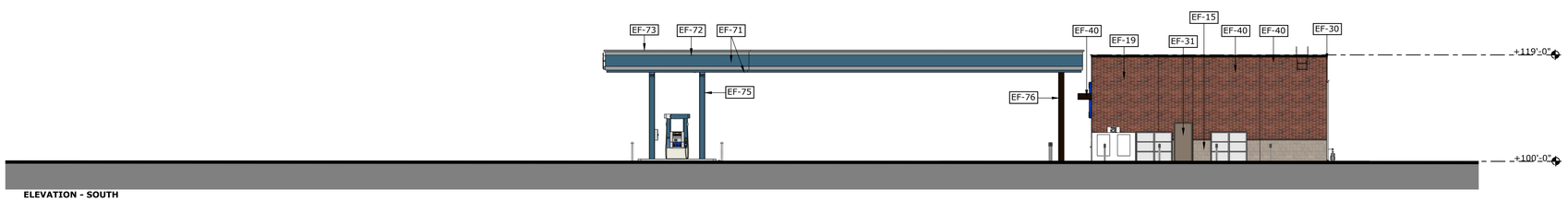
ELEVATION - WEST WITH FUEL CANOPY



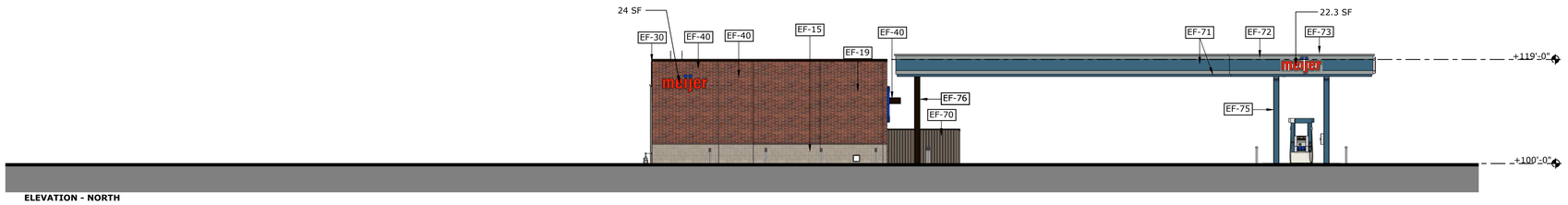
ELEVATION - WEST



ELEVATION - EAST



ELEVATION - SOUTH



ELEVATION - NORTH

MEIJER 188 - mEXPRESS - ELEVATIONS AND RENDERINGS

LIVONIA, MI

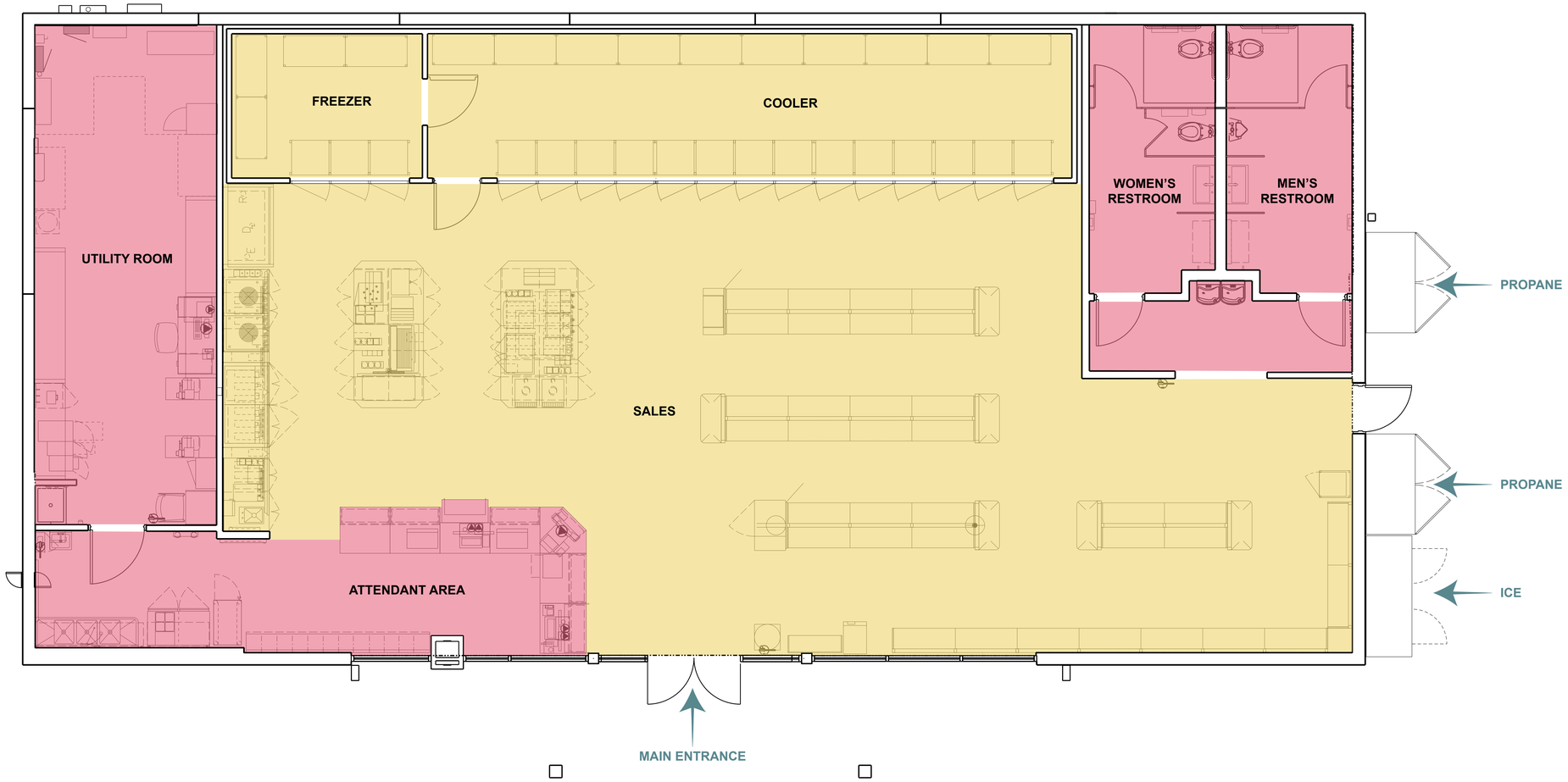
DATE: 12/15/2025

DISCLAIMER: RENDERING IS INTENDED TO DISPLAY BUILDING ATTRIBUTES. GRADING, LANDSCAPING, AND LIGHTING WILL BE PROVIDED PER PUD DRAWINGS.
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

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MEIJER mEXPRESS: 3,330 SF

OFFICE/SERVICE:	**1,033 SF**
UTILITY ROOM	377 SF
ATTENDANT AREA	297 SF
RESTROOM AREA	359 SF
SALES:	**2,297 SF**
SALES	1,793 SF
FREEZER	115 SF
COOLER	389 SF



MEIJER 188 - mEXPRESS - COLORED BLOCK PLAN

DATE: 12/15/2025

LIVONIA, MI

DISCLAIMER: RENDERING IS INTENDED TO DISPLAY BUILDING ATTRIBUTES. GRADING, LANDSCAPING, AND LIGHTING WILL BE PROVIDED PER PUD DRAWINGS.
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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meijer

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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

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

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

March 2, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-04 – #13000 Middlebelt Road (Meijer Gas Station)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13000 Middlebelt Road**. The proposed gas station will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the gas station once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities, and the existing private storm system was designed to provide detention for the site. Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The proposed drawings indicate three entrances to service the property along the existing frontage road. This seems to be excessive for the site, since there will also be three entrances within the site as well. We would like to see the middle approach eliminated and to have at most, only two entrances out to the frontage road.

4. Once site plan approval has been granted, Engineering drawings should be submitted to this department for permitting.

Should you have any additional questions on this matter, please feel free to contact me 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: 2026 Petition File

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: March 5, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition #2026-01-02-04, Meijer Gas/Convenience Store 13000 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

For final submitted plan set, please clearly indicate nearest fire hydrant location(s).

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

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: March 23, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-01-02-04 – 13000 Middlebelt

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

1. All parking spaces are required to be 10’ x 20’ and double-striped.
2. Proposed signage shall conform to the ordinance for size, number, and setbacks, or a variance from the Zoning Board of Appeals would be required.
3. Barrier-free parking spaces shall be provided and be properly sized, signed, and marked.

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

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

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

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-04 – 13000 Middlebelt Rd. (Meijer, Inc.)

Dear Kristoffer,

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,

Benjamin N. Grier

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

February 23, 2026

RE: 13000 Middlebelt Rd

Attention: Planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

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: 1/30/26 Petition 2026-01-02-05

Site Address: 13000 Middlebelt Road Sidwell 097-99-0021-024 Zoning of Property C-2

Requesting Approval To Proposed Car Wash within Proposed Meijer outlot

Applicant: Samantha Burgner Business/Company: EL Car Wash Mid-West, LLC

Applicant's Address: 2753 NW 87th Ave City: Doral State: FL Zip Code: 33172

Applicant's Phone # (413) 464-2267 Applicant's Email sburgner@elcarwash.com & sbarrett@alrigusa.com

Contact Person: Mitchell Harvey Business/Company: Stonefield

Contact's Address: 555 S Old Woodward Suite 12L City: Birmingham State: MI Zip Code: 48009

Contact's Phone # (248) 247-1115 Contact's Email mharvey@stonefieldeng.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) Two (3) completed application forms & **three (3)** sets of full-size drawings

AVOID SCAMS! PLEASE BE AWARE THAT THE CITY OF LIVONIA PLANNING COMMISSION DOES NOT SEND INVOICES EITHER BY REGULAR MAIL OR EMAIL. WHEN YOU APPLY, YOU WILL BE REQUIRED TO PAY IN FULL AT THAT TIME. IF YOU RECEIVE AN INVOICE, PLEASE CONTACT US IMMEDIATELY.

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

5,000 sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction.

Total Amount Due $ $800.00 (To avoid scams, please see note above regarding invoices)

Owner of Property: Meijer, INC

Owner's Address: 2929 Walker Avenue N.W City: Grand Rapids State: MI Zip Code: 49544

Owner's Phone # (616) 735-8422 Owner's Email matt.levitt@meijer.com

Signature of Owner: Matt Levitt Print Name: MATT LEVITT, REAL ESTATE MGR

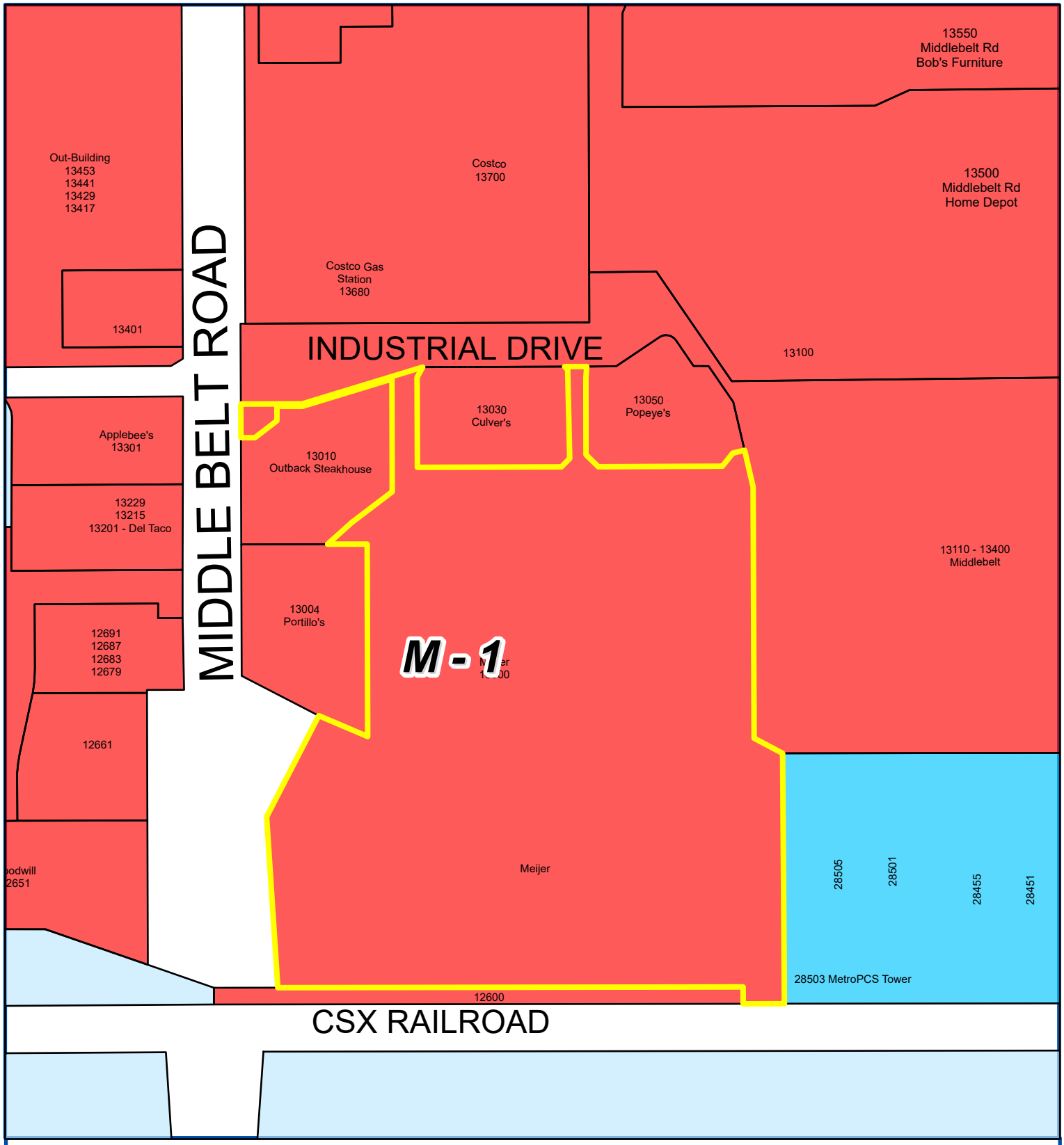
Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of MI

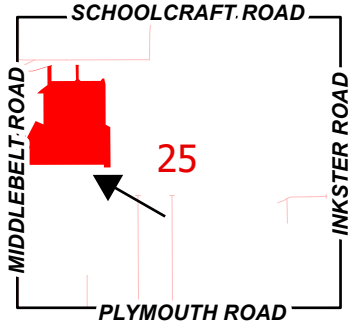
on this 28th day of JANUARY 20 26.

Signature of Notary Bryan Heyboer My commission expires June 28, 2029.

Acting in the County of Kent.

BRYAN HEYBOER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires June 28, 2029
Acting in the County of Kent





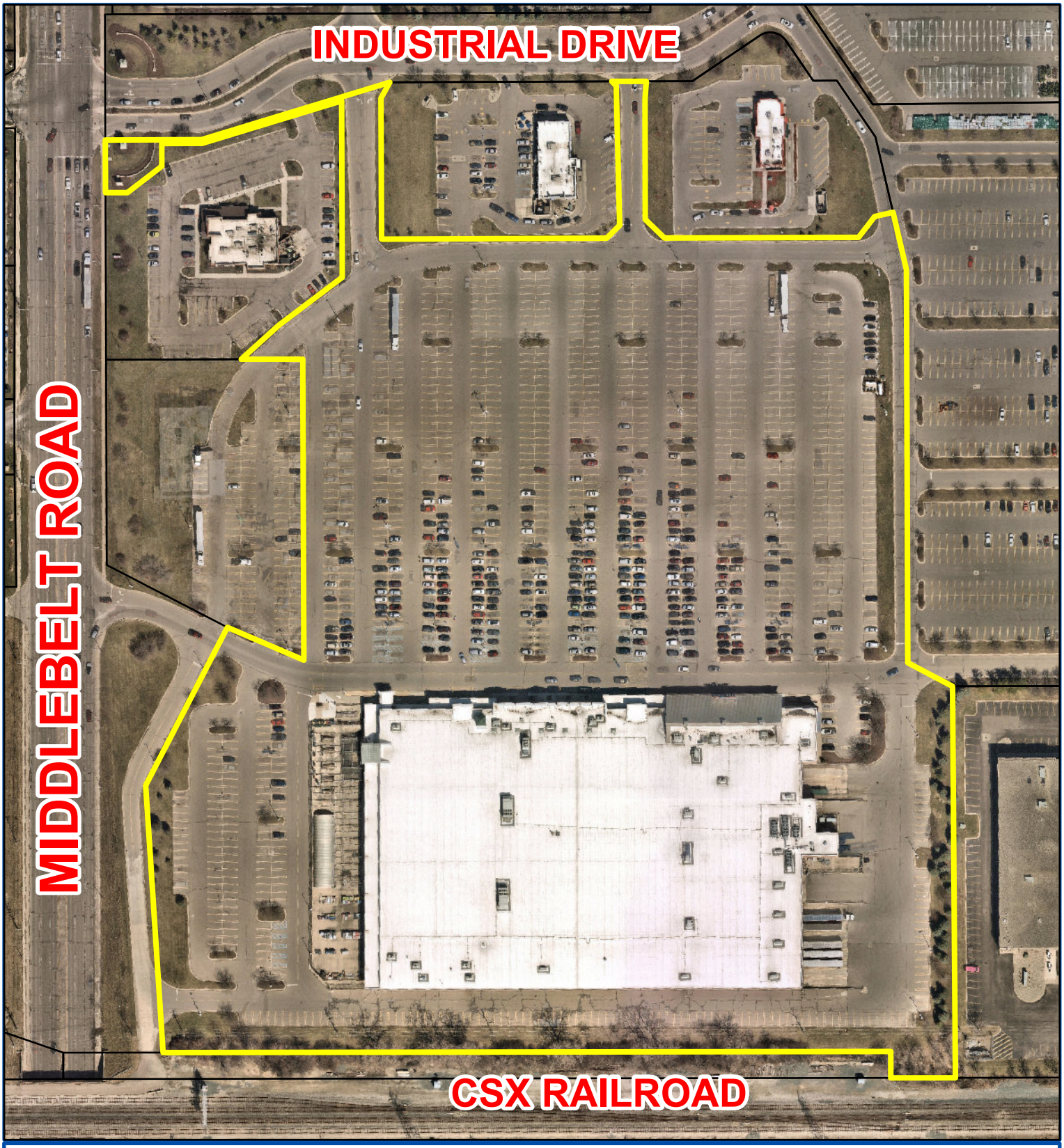
Address & Zoning Map

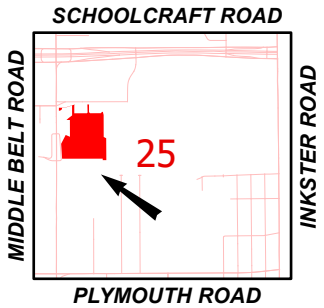
Petition 2026-01-02-05
Meijer Car Wash
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-01-02-05
Meijer Car Wash
13000 Middlebelt Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PRE-HEARING

ITEM 3

Petition 2026-01-02-05 submitted by El Car Wash Mid-West LLC, requesting waiver use approval under Sections 3.11 and 6.07 of the Livonia Zoning Ordinance, as amended, to construct an auto wash establishment, at 13000 Middlebelt Road, located on the east side of Middlebelt Road between Schoolcraft Road and the CSX Railroad in the Northwest 1/4 of Section 25.

April 7, 2026 Study Meeting:

The petitioner proposes to construct a 4,500 square-foot car wash in the northernmost edge of the Meijer parking lot at 13000 Middlebelt Road. The Livonia Zoning Ordinance treats car washes as a waiver (special land use) in C-2, General Commercial zones. Approving a waiver requires a public hearing and recommendation by the Planning Commission, followed by the approval of the City Council. Section 13.13 of the Livonia Zoning Ordinance establishes the general requirements the Planning Commission uses to review waiver petitions. The subject property measures 1.35 acres in size and is currently a parking lot. The petition parcel has approximately 321 feet of frontage along the north access road.

To the north of the site is a commercial property occupied by Culver's fast-food restaurant. To the south and east of the parcel are the Meijer store and its associated parking lot. To the west there are two commercial properties occupied by Outback Steakhouse and Portillo's restaurant. All surrounding properties are developed with commercial uses consistent with the area's general retail and restaurant character.

The proposed car wash building will be located approximately 131.8 feet from the north access drive, providing substantial separation between the structure and the primary internal roadway serving the surrounding commercial properties. Along the west side of the parcel, once the property is reconfigured and the proposed landscape buffer is installed, the car wash building will be located approximately 120.3 feet from the new west access drive.

Pursuant to the Livonia Zoning Ordinance for the C-2 (General Business) zoning district, buildings must comply with the minimum yard setback requirements established for commercial developments. Based on the submitted site plan, the proposed building placement satisfies the required setbacks and provides significant separation from adjacent drives and neighboring commercial uses. The generous setbacks also allow for the installation of required landscaping and buffering consistent with the intent of the ordinance to maintain an orderly and attractive commercial environment.

The proposed car wash building will measure approximately 150 feet in length and 30.5 feet in width, which is consistent with other modern tunnel-style car wash facility. The structure is designed to accommodate the wash tunnel, equipment areas, and associated operational components necessary for the facility to function efficiently while maintaining proper internal vehicle circulation. The maximum permitted height in the C-2 (General Business) zoning district is thirty-five (35) feet. The petitioner proposes a building height of 34.8 feet, which complies with the ordinance and remains below the maximum allowable height.

The existing parking lot including eight (8) parking lot islands on the subject property, will be demolished to accommodate construction of the proposed car wash facility. The parking lot islands will be replaced by a single C-shaped island wrapping around the building and car wash parking lot. Vehicular access to the site will be provided by one (1) new driveway located along the east side of the property. The driveway will be approximately thirty-three (33) feet in width and designed to accommodate two-way traffic for both ingress and egress. The driveway width is consistent with the standards of the Livonia Zoning Ordinance for commercial access drives and is intended to provide adequate maneuvering space for entering and exiting vehicles while maintaining safe circulation on the site.

The site circulation plan provides three (3) vehicle stacking lanes designed to accommodate vehicles waiting to enter the car wash. Each stacking lane is approximately 1,217 feet in total length. Vehicles will enter the stacking lanes from the east side of the property and proceed west along the north side of the site. The lanes then turn south toward the automated pay stations. The stacking lanes are designed to prevent vehicles from queuing onto the access drive or adjacent properties, which is consistent with the intent of the Livonia Zoning Ordinance to maintain safe and efficient internal circulation and to minimize impacts on surrounding commercial uses.

After completing payment at the automated pay stations, vehicles will proceed east and merge into a single lane leading to the entrance of the car wash tunnel. This merging area allows for orderly vehicle movement and reduces potential congestion near the wash entrance. The internal circulation pattern has been designed to maintain continuous vehicle flow while separating entering and exiting traffic. Upon exiting the car wash tunnel, vehicles will proceed north and utilize the same driveway on the east side of the site for exiting the property. The circulation pattern provides a clear and efficient traffic flow that minimizes conflicts between vehicles entering the stacking lanes and vehicles exiting the facility. The proposed layout is consistent with the operational needs of a car wash facility and aligns with the intent of the Livonia Zoning Ordinance to ensure safe site access, adequate vehicle maneuverability, and proper traffic circulation within commercial developments.

According to the off-street parking requirements in Section 9.03 of the Livonia Zoning Ordinance, automobile wash establishments are required to provide a minimum of twenty (20) parking spaces. The petitioner's site plan shows a total of twenty-six (26) parking spaces, which exceeds the minimum parking requirement established by the ordinance. Of the twenty-six (26) spaces provided, two (2) spaces are designated as barrier-free parking spaces. Pursuant to Section 9.06 – Barrier-Free Parking, developments providing between twenty-five (25) and fifty (50) parking spaces are required to provide at least two (2) barrier-free spaces. The parking spaces will be utilized as vacuum stalls for customers after exiting the car wash. Both sides of the parking lot will be covered by a steel canopy. Section 9.03 states all parking spaces shall be clearly marked using double striping. Except for parallel parking, all parking spaces should be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. The petitioner has complied with the zoning ordinance regarding parking.

The Floor Plan (Sheet A.101.A) illustrates the internal layout of the proposed car wash facility. The building includes an office area, a restroom, an equipment room, and the wash tunnel, which are typical operational components for an automated tunnel-style car wash. The office and support spaces will accommodate staff operations and mechanical systems necessary to operate the facility, while the wash tunnel is designed to allow vehicles to pass through the structure in a controlled and efficient manner.

The building elevations (Sheets A.200.A and A.201.A) show a modern architectural design featuring two vertical tower elements, one located on each side of the wash tunnel entrance and exit. These architectural towers serve as visual features that help define the building façade and enhance the overall appearance of the structure along the access drive. The elevations indicate that the building will be constructed using split-face concrete masonry units (CMU), EIFS, and aluminum composite metal panels.

The Lighting Plan (Sheet C-5) indicates that several existing parking lot light fixtures associated with the surrounding outlot development will remain in place. As a result, the photometric plan does not show zero (0.0) footcandle measurements at all the property lines of the subject parcel. It should be noted that the adjacent restaurant outlots in the same commercial development also contain existing lighting fixtures that produce some illumination near or across the internal property boundaries. Given the integrated nature of the outlot development and shared commercial character of the site, some overlap in lighting levels is typical within large retail centers. Pursuant to Section 7.22 of the Livonia Zoning Ordinance, exterior lighting is required for parking areas, walkways, driveways, building entrances, loading areas, and other public common areas in order to

ensure the safety of people and security of property. Adequate lighting is therefore expected within commercial developments to provide safe vehicle circulation and pedestrian visibility during evening hours.

The ordinance further requires that exterior lighting fixtures be shielded, hooded, and directed downward so that light is deflected away from adjacent properties and does not create glare or nuisance conditions. Based on the submitted plans, the proposed lighting fixtures appear to be consistent with these standards and are intended to illuminate only the operational areas of the site, including the vehicle circulation areas and vacuum stalls. Given that the surrounding properties are all part of a commercial retail center and consist of existing restaurant and retail out lot developments, the Planning Department does not anticipate the proposed lighting will create adverse impacts on nearby land uses. Provided that the lighting fixtures are properly shielded and installed in accordance with Section 7.22.

A dumpster enclosure is shown at the southwest corner of the property. Details of the enclosure are not provided. A single dumpster would need to be consistent with the City's policy of requiring durable, long-lasting solid panel material. enclosed on three (3) sides by masonry walls that would be 6 feet tall.

The Landscape Plan (Sheet C-6) has been reviewed in accordance with the requirements of the Livonia Zoning Ordinance (2026), particularly Section 10.04 – Standards for Plant Materials and applicable site landscaping provisions. The plan incorporates existing curb island trees within the Meijer outlot, which contributes to preserving established vegetation and maintaining continuity with the overall development. In addition, the petitioner proposes five (5) new trees within the remaining open space areas. Based on the ordinance requirement of one (1) tree per 3,000 square feet of open space, the provided calculation of 13,436 square feet results in a minimum requirement of approximately five (5) trees, which the petitioner satisfies. Three (3) trees along the west side of the property and two (2) trees along the north side of the property.

Further, the plan proposes a combination of twelve (12) evergreen trees and sixteen (16) deciduous trees distributed throughout the site. The inclusion of seventy-one (71) evergreen shrubs along the parking lot perimeter serves as effective screening, consistent with the intent of the ordinance to buffer vehicular areas and improve site aesthetics.

According to Surface and Drainage ordinances in Section 9.10, all off-street parking areas shall be continually maintained in satisfactory condition to be safe, attractive, and free of any hazard, nuisance, or other unsafe conditions. When building permit applications are made, the City Engineering Department will determine the need for detention or water quality treatment structures.

Additional details are needed to determine compliance with the city's sign regulations. The maximum height for a monument sign in the C-2 General Business District is six feet (6'). The maximum area for a sign in the C-2 General Business District is thirty (30) square feet. According to Section 11.04, no sign shall be permitted at any location that creates any type of safety hazard or visual impediment to pedestrian or vehicular traffic. The petitioner says the sign plans will be submitted separately.

SITE DEVELOPMENT PLANS

FOR

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN



SOURCE: USGS ONLINE MAPS

LOCATION MAP

SCALE: 1" = 2000'±



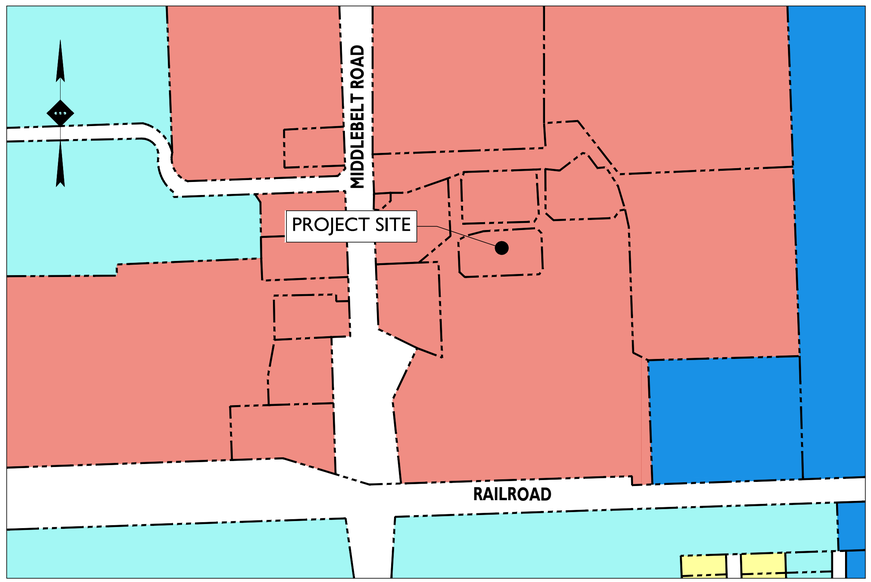
SOURCE: NEARMAPS

AERIAL MAP

SCALE: 1" = 300'±

ZONING KEY

- B-2, GENERAL BUSINESS
- M-1, LIGHT MANUFACTURING
- M2, GENERAL MANUFACTURING
- N1, NEIGHBORHOOD



SOURCE: LIVONIA GENERAL CITY MAP

ZONING MAP

SCALE: 1" = 300'±

PLANS PREPARED BY:

811 Know what's **below** **Call** before you dig.

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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA/TOPOGRAPHIC SURVEY BY KEM-TEC DATED 07/11/2025
   - ARCHITECTURAL PLANS BY KREIGER KLATT ARCHITECTS DATED 12/04/2025
2. AERIAL MAP PER NEARMAPS
3. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2 & C-2.1
GRADING & STORMWATER MANAGEMENT PLAN	C-3
UTILITY PLAN	C-4
LIGHTING PLAN	C-5
LANDSCAPING PLAN & DETAILS	C-6 & C-6.1
CONSTRUCTION DETAILS	C-7 & C-7.1

ADDITIONAL SHEET INDEX

DRAWING TITLE	SHEET #
ALTA/TOPOGRAPHIC SURVEY	1 OF 1

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS
13000 MIDDLEBELT ROAD
PROPOSED AUTO WASH
PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
MITCHELL HARVEY ENGINEER
No. 6201310264
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

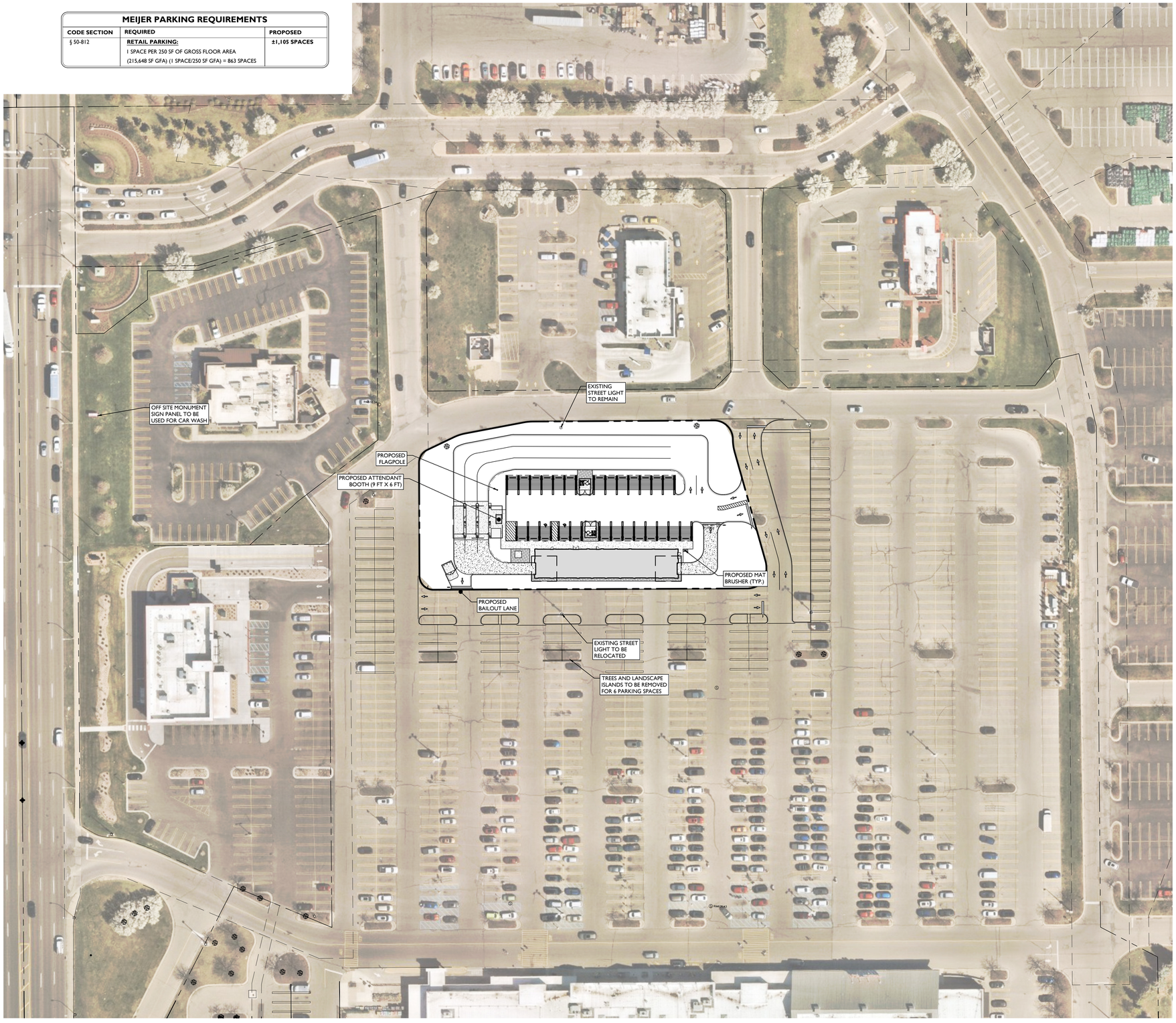
SCALE: AS SHOWN | PROJECT ID: DET-250058

TITLE: COVER SHEET

DRAWING: C-1

V:\DET\2025\DET-250058 ALBO & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PLOTS\DP-A1-COVER.DWG

MEIJER PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-812	**RETAIL PARKING:** 1 SPACE PER 250 SF OF GROSS FLOOR AREA (215,648 SF GFA) (1 SPACE/250 SF GFA) = 863 SPACES	**±1,105 SPACES**



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED GUIDERAIL
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
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6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
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11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
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50' 0' 50' 100'

GRAPHIC SCALE IN FEET
1" = 50'

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

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SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
MITCHELL HARVEY
ENGINEER
6201310264
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 50' | PROJECT ID: DET-250058

TITLE:
SITE PLAN (OVERALL)

DRAWING:
C-2

V:\DET\2025\DET-250058 AUNC & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PLOT\SP-OVERALL.DWG

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 9.05	**AUTO-WASH ESTABLISHMENT:** MINIMUM OF 20 SPACES	26 SPACES
§ 9.03.5	**ADDITIONAL ALLOWABLE PARKING SPACE:** MAXIMUM OF 20% OF REQUIRED SPACE TOTAL: (20 SPACES) (1.20) = 24 SPACES	26 SPACES (W)
§ 9.03.7	**SNOW STORAGE SPACE:** MINIMUM OF 10% OF REQUIRED SPACES TOTAL: 20 X 0.1 = 2 SPACES OR TOTAL: 10 FT X 20 FT X 2 SPACES = 400 SF	LOCATED IN LANDSCAPED AREA
N/A	**AUTO-WASH STACKING:** N/A	60 SPACES
§ 9.04.1	**90° PARKING:** 10 FT X 20 FT W/ 24 FT AISLE	12 FT X 20 FT W/ 28 FT AISLE
§ 9.04.1	**LOADING AREA:** ONE 10 FT X 50 FT AREA W/14 FT CLEARANCE TO BE LOCATED IN SIDE OR REAR	TO OCCUR OFF HOURS
§ 10.03.2.B	**INTERIOR LANDSCAPE ISLANDS:** A MINIMUM OF 300 SF AND 10 FT IN WIDTH	PROVIDED
§ 10.03.2.B	**MAXIMUM PARKING SPACES IN ROW:** 20 SPACES	8 SPACES

(W) WAIVER

(1) § 9.04.2 - THE REQUIREMENTS FOR PARKING STALL LENGTH MAY BE REDUCED BY 2 FT WHERE 90-DEGREE PARKING ABUTS A SIDEWALK, OTHER PAVEMENT, OR SODDED AREA AT THE FRONT OF THE STALLS PROVIDED SUCH PAVEMENT OR SIDEWALK MEASURES A MINIMUM OF 8 FT IN WIDTH OF AT LEAST 2 FT OF LANDSCAPED AREA ARE PROVIDED. THIS IS TO ACCOUNT FOR VEHICLE OVERHANG

LAND USE AND ZONING

PARCEL ID: 097-99-0021-024

GENERAL BUSINESS DISTRICT (C-2)

PROPOSED USE

AUTO-WASH ESTABLISHMENT — WAIVER USE

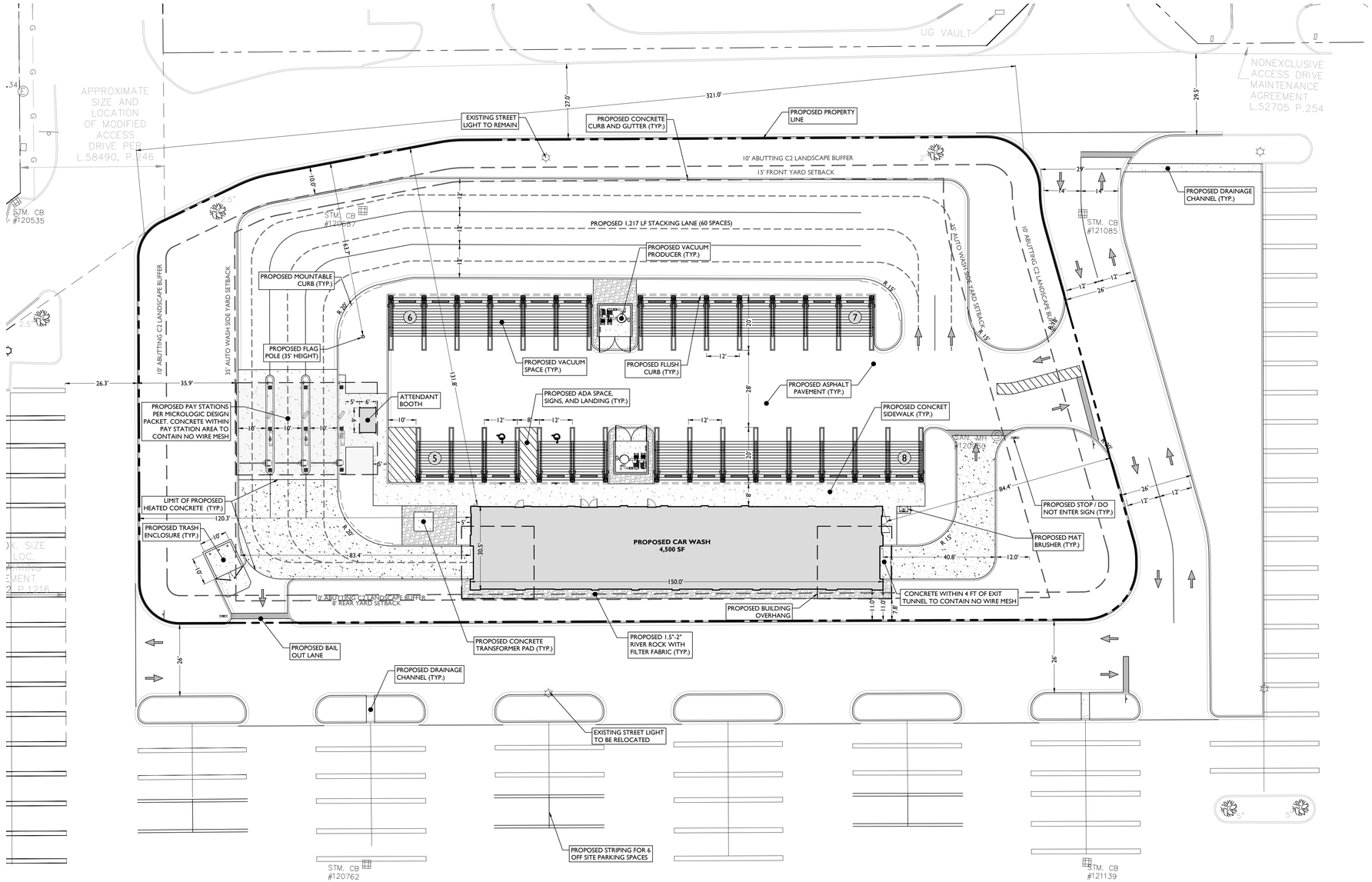
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	34.84 FT
MINIMUM AUTO WASH LOT AREA(1)	8,000 SF (0.18 AC)	58,767 SF (1.35 AC)
MINIMUM AUTO WASH LOT WIDTH(1)	100 FT	321.0 FT
MINIMUM COMMERCIAL BUILDING AREA	400 SF	4,854 SF
MAXIMUM BUILDING COVERAGE	35% (19,581 SF)	8.3% (4,854 SF)
MINIMUM FRONT YARD SETBACK	15 FT	131.8 FT
MINIMUM AUTO WASH SIDE YARD SETBACK(1)	35 FT	84.4 FT
MINIMUM REAR YARD SETBACK(3)	8 FT	11.0 FT
MINIMUM OVERHANG REAR YARD SETBACK(3)	6 FT	7.8 FT
MINIMUM AUTO WASH R.O.W. WIDTH(1)	120 FT	PROVIDED
MINIMUM ABUTTING C2 LANDSCAPE BUFFER	10 FT	10.0 FT
MAXIMUM FLAGPOLE HEIGHT	35 FT	35 FT
MINIMUM FLAGPOLE SETBACK	35 FT(2)	63.7 FT
MINIMUM SIDEWALK WIDTH ABUTTING PARKING	8 FT	8.0 FT
PERMITTED TRASH LOCATION	SIDE/REAR	SIDE

LAND USE AND ZONING TABLE NOTES

(1) §6.07. AUTO WASH SPECIFIC REGULATIONS
AUTO-WASH ESTABLISHMENTS AND AUTO-WASH ESTABLISHMENTS OPERATED WITH ACCESSORY GASOLINE PUMPS, PROVIDED THAT:
- DISTRICTS PERMITTED. THE FOLLOWING STANDARDS APPLY IN THE C-2 DISTRICT AS A WAIVER USE AND IN THE C-3 DISTRICT AS A PERMITTED USE.
- ENCLOSURE. ALL WASHING FACILITIES (EXCEPT STEAMING) ARE TO BE ENCLOSED WITHIN A BUILDING.
-SIDE YARD SETBACK. THE BUILDING IS SITUATED NO CLOSER THAN THIRTY-FIVE (35) FEET FROM ONE SIDE PROPERTY LINE.
- PARKING LOT LAYOUT. THE BUILDING AND OFF-STREET PARKING (WAITING) AREAS SHALL BE SO LOCATED AND ARRANGED SO THAT MOTOR VEHICLES SHALL NOT PARK UPON OR OVERHANG ANY PUBLIC SIDEWALK, STREET, OR RIGHT-OF-WAY.
- LOCATION. AUTO-WASH ESTABLISHMENTS SHALL NOT BE LOCATED NEARER THAN ONE HUNDRED FIFTY (150) FEET AS MEASURED FROM ANY POINT ON THE PROPERTY TO ANY POINT ON THE PROPERTY OF ANY CHURCH, PUBLIC OR PAROCHIAL SCHOOL, OR PLAYGROUND.
- MINIMUM LOT SIZE AND LOT WIDTH. AUTO-WASH ESTABLISHMENTS SHALL BE LOCATED ON A PARCEL OF LAND CONTAINING AT LEAST EIGHT THOUSAND (8,000) SQUARE FEET AND HAVING A WIDTH OF AT LEAST ONE HUNDRED (100) FEET AT THE FRONT PROPERTY LINE.
- SCREENING. WHERE SUCH A USE ADJOINS ANY PROPERTY LOCATED IN ANY RESIDENTIAL DISTRICT OR IS SEPARATED FROM SUCH PROPERTY BY A PUBLIC ALLEY, A PROTECTIVE WALL SHALL BE ERECTED AND MAINTAINED AS PROVIDED IN ARTICLE X OF THIS ORDINANCE.
- LIGHTING. ALL EXTERIOR LIGHTING, INCLUDING ILLUMINATED SIGNS, SHALL BE ERECTED AND HOODED OR SHIELDED SO AS TO BE DEFLECTED AWAY FROM ANY ADJACENT OR NEIGHBORING RESIDENTIAL PROPERTY.
- ACCESS. INGRESS AND EGRESS SHALL BE AVAILABLE FROM A PUBLIC STREET HAVING A RIGHT-OF-WAY WIDTH OF AT LEAST ONE HUNDRED TWENTY (120) FEET OR MORE AS INDICATED ON THE FUTURE TRANSPORTATION MAP.

(2) §11.06.3 THE DISTANCE BETWEEN THE BASE OF THE POLE AND ANY LOT LINE CANNOT BE LESS THAN THE HEIGHT OF THE FLAGPOLE.

(3) §11.06.3 CHIMNEYS, FIREPLACES, EAVES, OVERHANGS, AND CORNICES MAY ENCROACH UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SIDE, REAR OR FRONT YARD SETBACK AREA ON ANY LOT, PROVIDED THAT IN THE CASE OF A SIDE YARD, A MINIMUM SETBACK OF FOUR (4) FEET SHALL BE MAINTAINED.



SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED MOUNTABLE CURB
- PROPOSED SIGNS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED HEATED CONCRETE
- PROPOSED BUILDING DOORS

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20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
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13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

SITE DEVELOPMENT PLANS

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN — MITCHELL HARVEY — ENGINEER — 62013310264 — LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

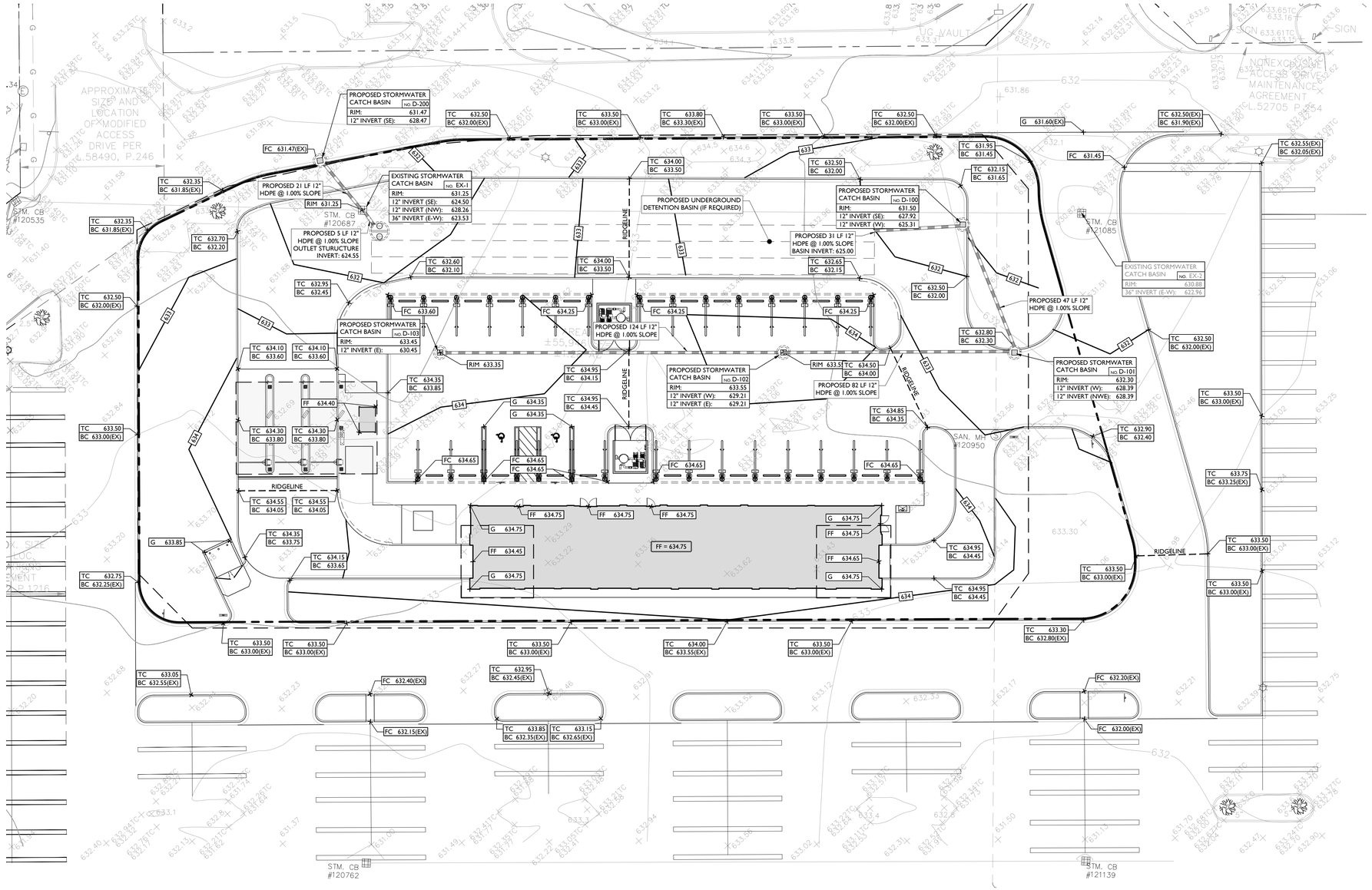
TITLE: SITE PLAN

DRAWING: C-2.1

V:\DET\2025\DET-250058 AUTO & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PDF\DET-250058 SITE.DWG

MANHOLE SCHEDULE

POINT#	TYPE	RIM (FT)	SIZE (IN)	DIR	INV (FT)
120950	SMH	632.60	8	N	622.05
			8	S	622.10
125376	SMH	631.43	8	N	622.98
			8	E	622.93
			8	W	624.48
			6	S	627.43
121085	SQ CB	630.76	36	E	622.96
			36	W	622.96
120687	SQ CB	630.88	36	E	623.53
			36	W	623.53
120535	SQ CB	630.55	36	E	623.80
			30	SW	623.65
			30	NW	624.40
120542	STMH	633.10	30	SE	624.30
120467	SQ CB	630.53	30	NE	624.03
			15	S	624.28
			15	W	624.28
120468	STMH	630.72	15	E	624.37
120469	STMH	630.87	15	W	624.42
120762	SQ CB	630.89	18	E	625.74
121139	SQ CB	630.94	18	W	625.29
			24	E	624.84



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 / BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 077-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN · MITCHELL HARVEY · ENGINEER · 6201310264 · REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: GRADING & STORMWATER MANAGEMENT PLAN

DRAWING: C-3

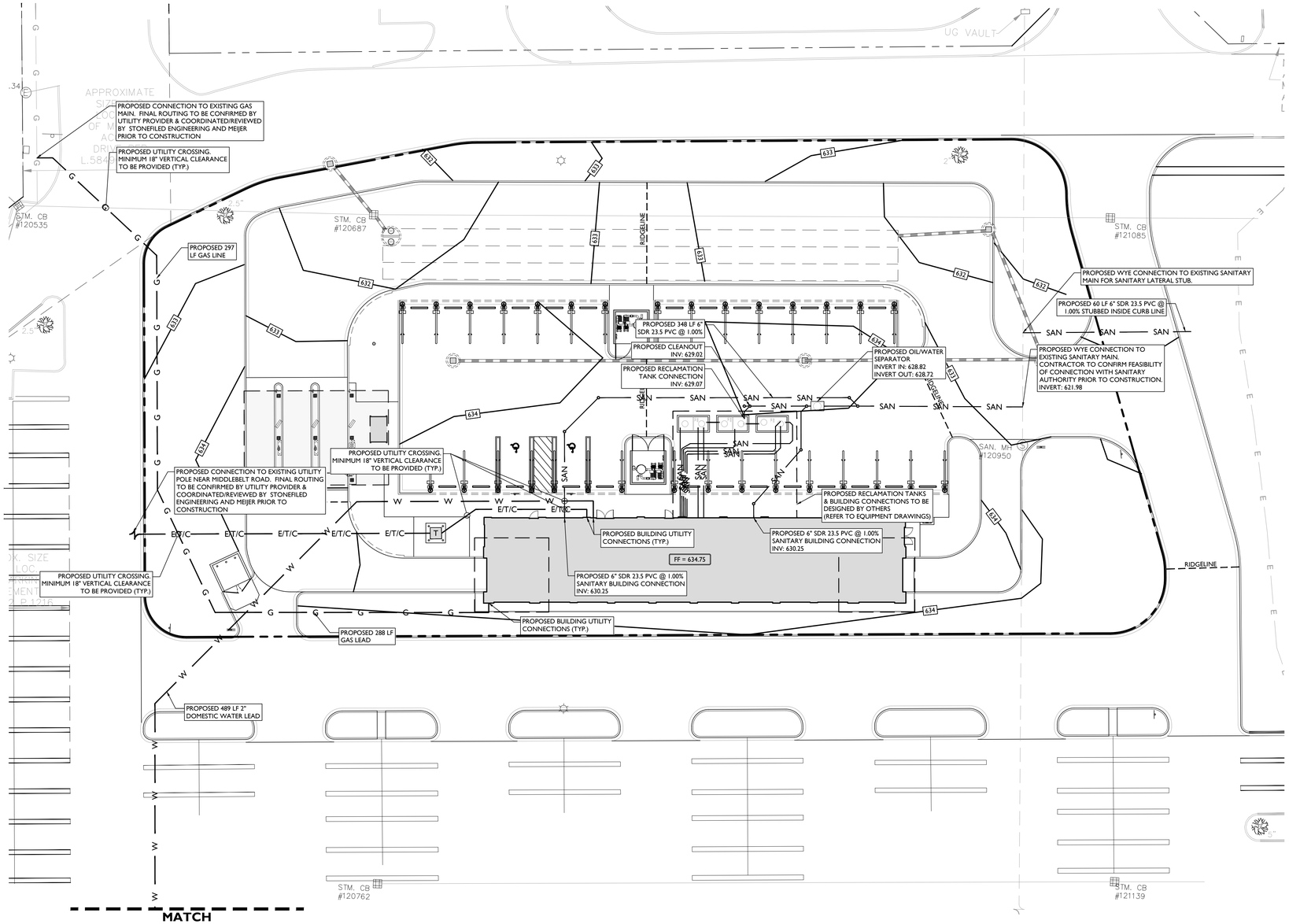
V:\DET\2025\DET-250058 AUTO & TL CAR WASH - 13000 MIDDLEBELT ROAD, LIVONIA, MI\CAD\PLOT\DP-01-GRADING

MANHOLE SCHEDULE

POINT#	TYPE	RIM (FT)	SIZE (IN)	DIR	INV (FT)
120950	SMH	632.60	8	N	622.05
			8	S	622.10
125376	SMH	631.43	8	N	622.98
			8	E	622.93
			8	W	624.48
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			36	W	623.53
120535	SQ CB	630.55	36	E	623.80
			30	SW	623.65
			30	NW	624.40
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			15	S	624.28
			15	W	624.28
120468	STMH	630.72	15	E	624.37
120469	STMH	630.87	15	W	624.42
120762	SQ CB	630.89	18	E	625.74
121139	SQ CB	630.94	18	W	625.29
			24	E	624.84

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.





PROPOSED WATER MAIN CONNECTION

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
G	PROPOSED GAS LINE
	PROPOSED SANITARY MANHOLE / CLEANOUT
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-034
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN · MITCHELL HARVEY · ENGINEER · 6201310264 · REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: UTILITY PLAN

DRAWING: C-4

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LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 7.22(2)A	LIGHTING SHALL BE SHIELDED TO NOT BE VISIBLE FROM ADJACENT RESIDENTIAL DISTRICTS, ADJACENT RESIDENCES, AND PUBLIC RIGHT-OF-WAY	**PROVIDED**
§ 7.22(2)E	MAXIMUM LIGHTING HEIGHT: 20 FT	**20 FT**
§ 7.22(2)B TABLE	MAXIMUM LEVEL OF ILLUMINATION:	
	MAXIMUM AVERAGE OFF-STREET PARKING AREA ILLUMINATION: 1.0 FC	**1.0 FC**
	MAXIMUM AVERAGE LOADING AREA ILLUMINATION: 1.0 FC	**N/A**
	MAXIMUM AVERAGE SIDEWALK ILLUMINATION: 1.0 FC	**1.0 FC**
	MAXIMUM AVERAGE BUILDING ENTRANCE (FREQUENT USE) ILLUMINATION: 5.0 FC	**2.50 FC**
	MAXIMUM AVERAGE BUILDING ENTRANCE (INFREQUENT USE) ILLUMINATION: 1.0 FC	**1.0 FC**
	MAXIMUM AVERAGE LIGHTING IN ANY AREA: NOT TO EXCEED 20.0 FC	**1.5 FC**

(1) § 7.22(5) - THE CITY COUNCIL HAS THE ABILITY TO WAIVE ANY OF THE LIGHTING REQUIREMENTS UPON EVIDENCE THAT THE REQUIRED LIGHTING WOULD HAVE A NEGATIVE IMPACT ON NEIGHBORING PROPERTIES

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	1	EATON LUMARK PREVAIL AND FIXTURE COMBO AREA LIGHT WITH SHIELD 7,100 LUMENS	IV	0.9	EATON	PRV-C15-D-UNV-T4-BZ-7030-HSS.ies
	B	3	EATON LUMARK PREVAIL AND FIXTURE COMBO AREA LIGHT - TRIPLE @ 120° - 7,100 LUMENS	IV	0.9	EATON	PRV-C40-D-UNV-T4-BZ-7030.ies
	C	1	EATON LUMARK PREVAIL AND FIXTURE COMBO AREA LIGHT - QUAD - 7,100 LUMENS	IV	0.9	EATON	PRV-C40-D-UNV-T4-BZ-7030.ies
	EX	1	EATON LUMARK PREVAIL AND FIXTURE COMBO AREA LIGHT - TRIPLE @ 120° - 7,100 LUMENS	IV	0.9	EATON	PRV-C40-D-UNV-T4-BZ-7030.ies

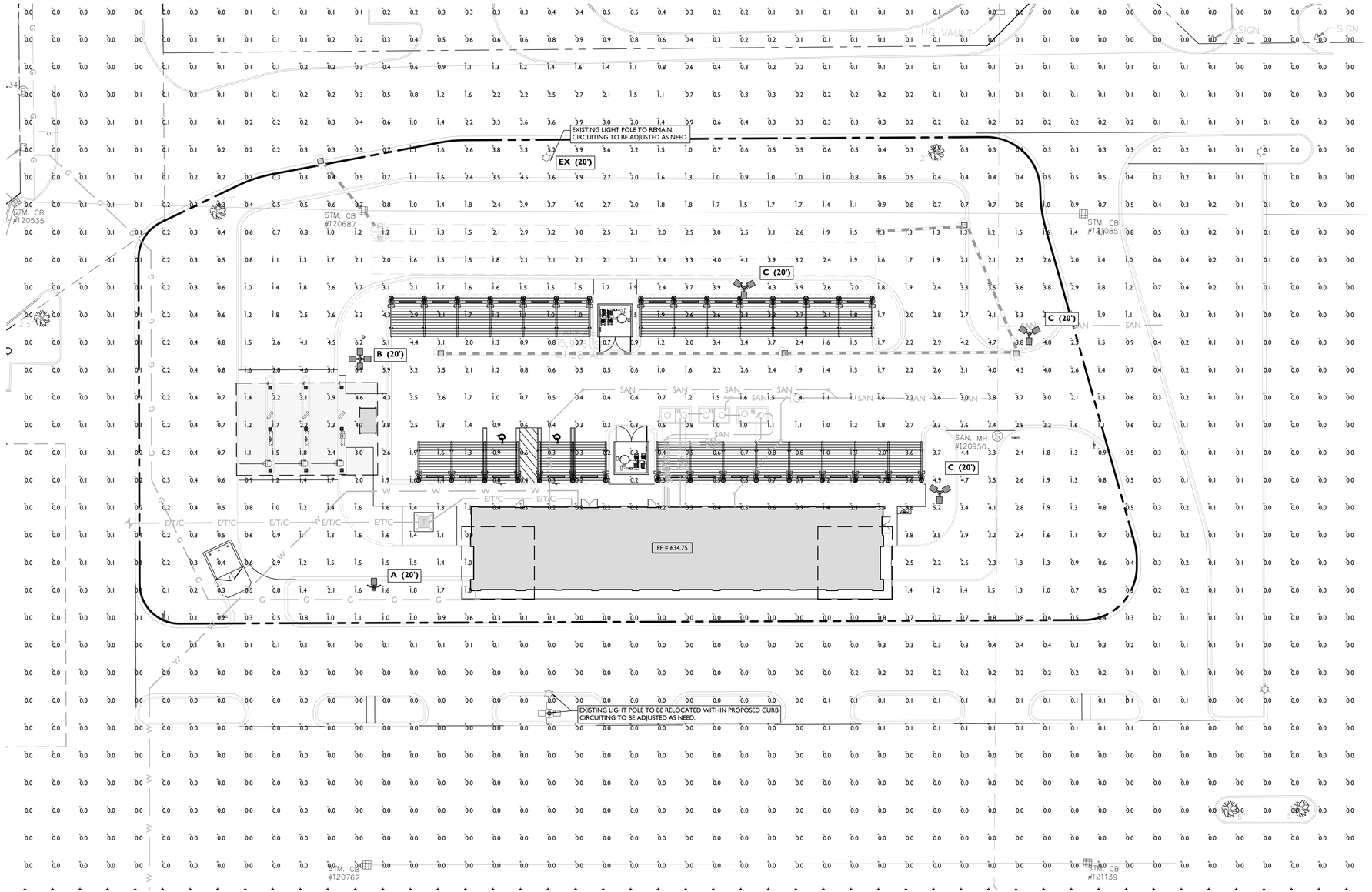
ALL EXISTING AREA LIGHTS HAVE BEEN MODELED ASSUMING THE FIXTURE DEPICTED IN THE TABLE FOR REFERENCE. EXISTING FIXTURES ARE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION

MEIJER SHALL MAINTAIN EASEMENT RIGHTS FOR THE MAINTENANCE & OPERATIONS OF THE EXISTING RING ROAD LIGHTS AND CIRCUITING



FIXTURES A,B,C & EX

SYMBOL	DESCRIPTION
	PROPERTY LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)



GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

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1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

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SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 097-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN · MITCHELL HARVEY · ENGINEER · 62013310264 · LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

TITLE: **LIGHTING PLAN**

DRAWING: **C-5**

V:\DET\2025\DET-250058 AUTO & EL CAR WASH - 13000 MIDDLEBELT ROAD, DAYLIGHT & LIVONIA, MI\CAD\PDF\DET-250058 LIGHT.DWG

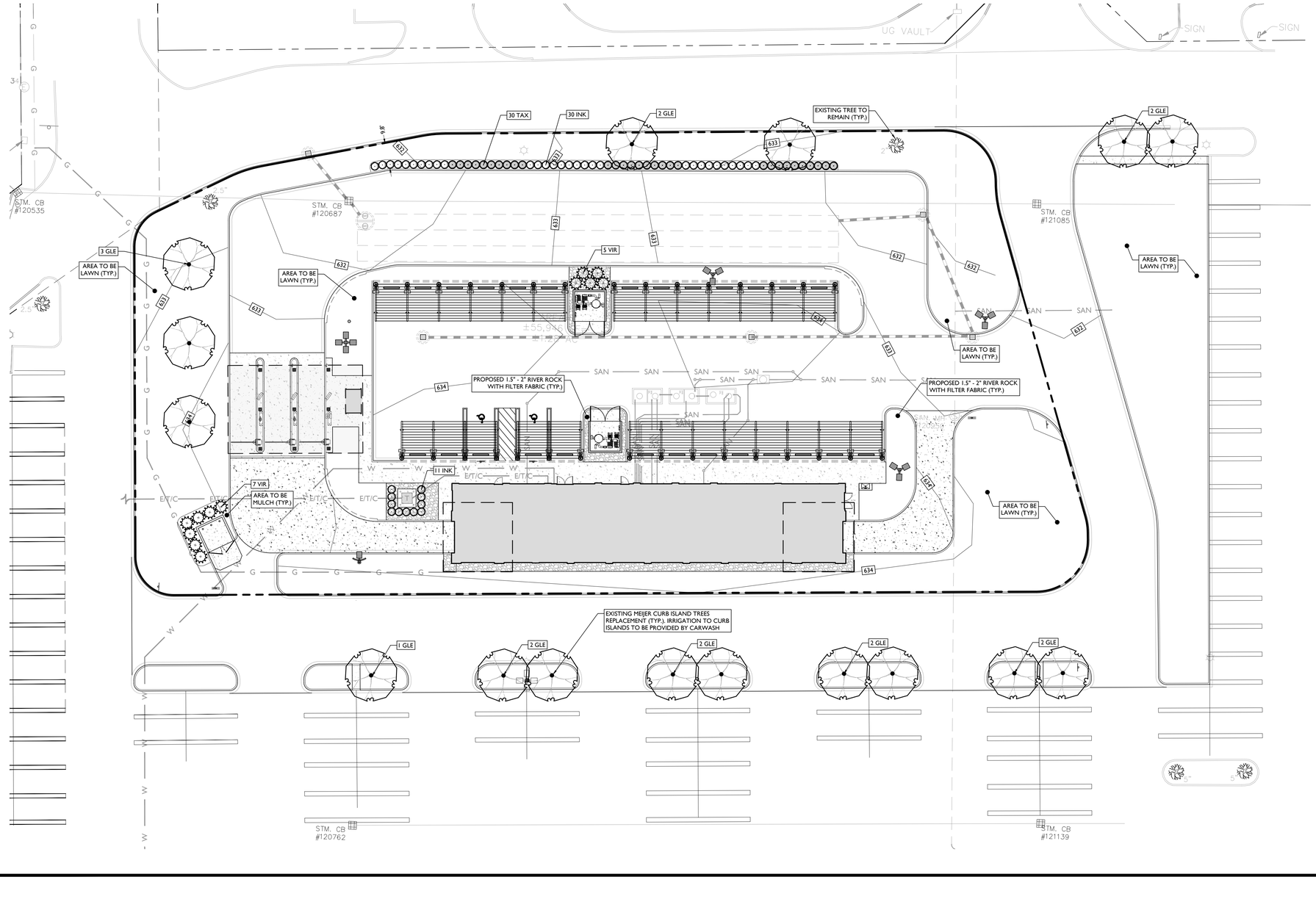
LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	PERIMETER PARKING LOT LANDSCAPING	
§ 10.03.(2).(A)	LANDSCAPED YARD SHALL BE PROVIDED BETWEEN THE PUBLIC R.O.W. AND THE PAVED SURFACE AREA	COMPLIES
§ 10.03.(2).(A).(i)	MINIMUM LANDSCAPE YARD WIDTH: 5 FT	9.8 FT
	CONTINUOUS OPAQUE SCREEN OF EVERGREEN OR DECIDUOUS HEDGE	COMPLIES
	HEDGE SHALL BE PLANTED A MINIMUM 2 FT FROM THE FRONT OF A PARKING SPACE CURB	COMPLIES
	OPEN SPACE LANDSCAPING	
§ 10.03.(6)	1 TREE FOR EVERY 3,000 SF OF REMAINING OPEN AREA	
	(13,436 SF) * (1 TREE / 3,000 SF) = 5 TREES	5 TREES
	EQUIPMENT SCREENING	
§ 10.03.(9)	ALL UTILITY, AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM OFF-SITE VIEW	COMPLIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" - 3.5" CAL	B&B
EVERGREEN TREES						
	VIR	12	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER™ EASTERN REDCEDAR	5' - 6' HT	B&B
EVERGREEN SHRUBS						
	INK	41	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	36" - 42"	POT
	TAX	30	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	36" - 42"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



811 Know what's **below** **Call** before you dig.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

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STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-250058

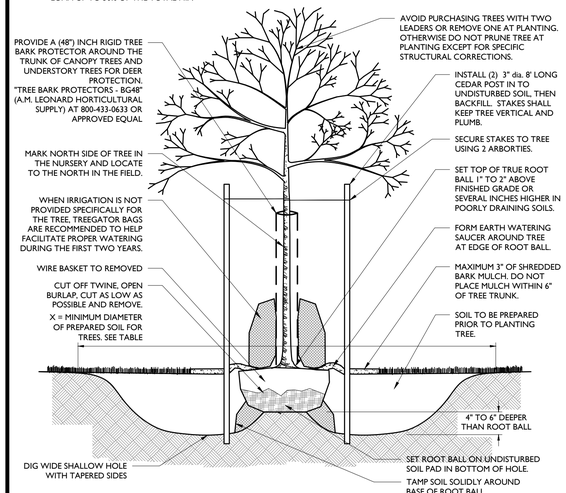
TITLE: **LANDSCAPING PLAN**

DRAWING: **C-6**

V:\DET\2025\DET-250058 ALANG & EL CAJI WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PDF\SITE\SP-PAVLANDSCAPING

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



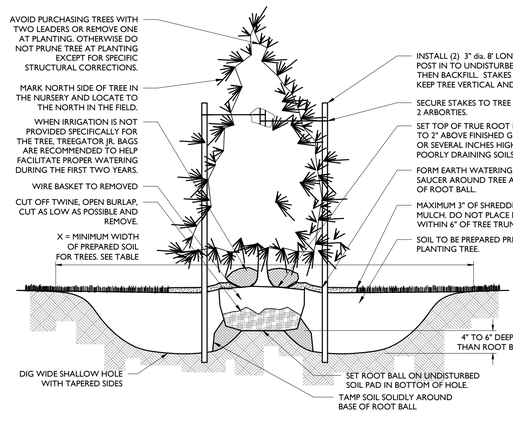
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES WITHIN EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED OR GRAVEL FROM ONE TO TWO INCHES (1" – 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.6 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILLING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
    MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
    - DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
    - MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL WHICH REQUIRE ERICOID MYCORRHIZAE.
    - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
    - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
    - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

    HEALTHY START MACRO TABS 12-8-8
    - FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
    - TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

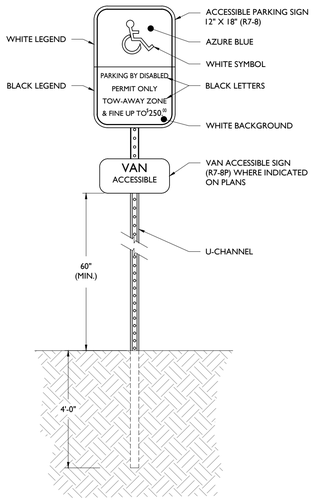
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, AN IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE. WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

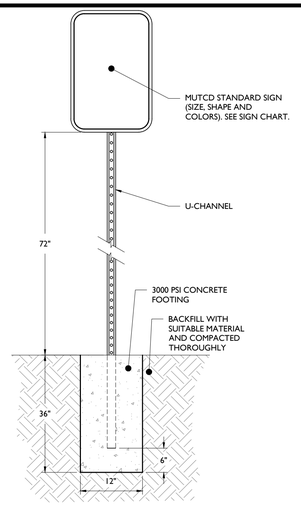
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REP



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

1



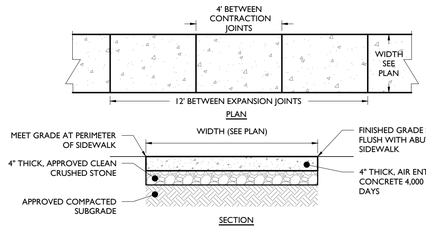
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN POST DETAIL & SIGN DATA TABLE

NOT TO SCALE

2

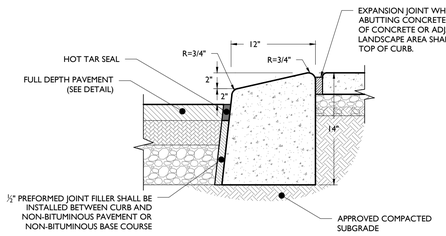


CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ¾" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

3

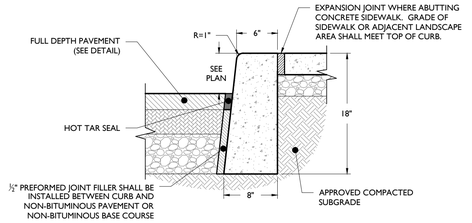


MOUNTABLE CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

4



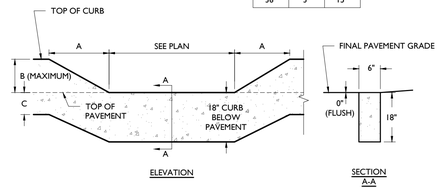
CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

5

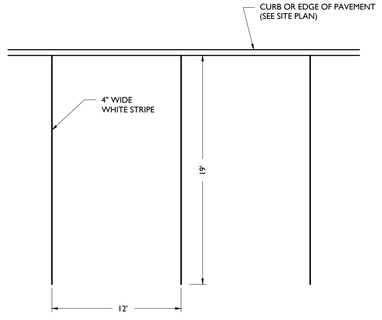
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

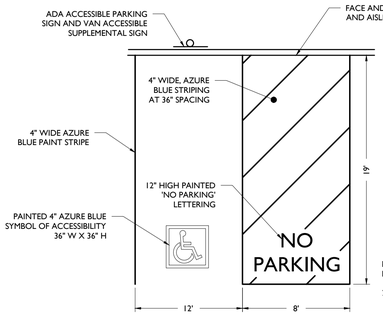
6



VACUUM PARKING STALL MARKINGS

NOT TO SCALE

7

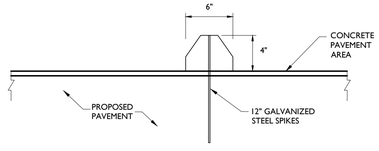


NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.

VACUUM ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

8

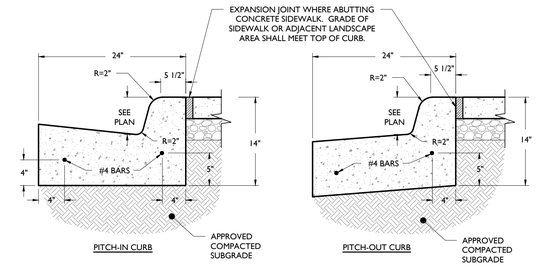


RUBBER WHEEL STOP DETAIL

NOT TO SCALE

NOTES:
1. WHEEL STOP SHALL BE 6' LONG.
2. WHEEL STOP SHALL BE PREFABRICATED TRAFFIC SAFETY STORE 6' RECYCLED RUBBER PARKING BLOCK WITH HARDWARE OR APPROVED EQUIVALENT.

9

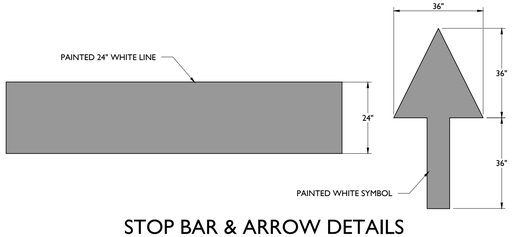


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

10



STOP BAR & ARROW DETAILS

NOT TO SCALE

11

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

12

NO.	DESCRIPTION	DATE	BY
1	FOR SITE PLAN & WAIVER USE APPROVAL	01/23/2026	VF/MH

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 077-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

MITCHELL HARVEY ENGINEER 6201310264 REGISTERED PROFESSIONAL ENGINEER STATE OF MICHIGAN

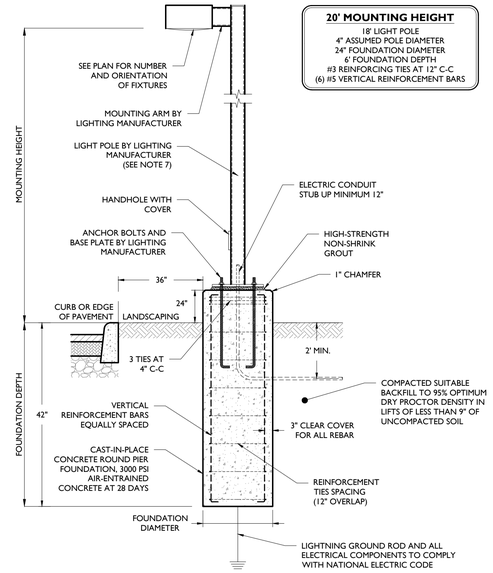
STONEFIELD engineering & design

SCALE: NTS | PROJECT ID: DET-250058

TITLE: CONSTRUCTION DETAILS

DRAWING: C-7

V:\DET\2025\DET-250058 AUTO & FL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PLOT\DP-03 DETL.DWG



20' MOUNTING HEIGHT
18' LIGHT POLE
4" ASSUMED POLE DIAMETER
24" FOUNDATION DIAMETER
6' FOUNDATION DEPTH
#3 REINFORCING TIES AT 12" C-C
(6) #5 VERTICAL REINFORCEMENT BARS

LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

1

Lumark

Catalog #		Type	
Project			
Comments		Date	
Prepared by			



PFPRV PREVAIL POLE AND FIXTURE COMBO

LED

POLE AND FIXTURE COMBO

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/50,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

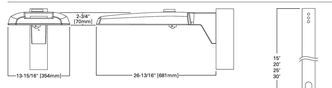
Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

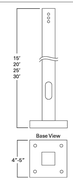
Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

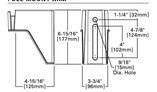
Warranty
Five-year warranty.

DIMENSIONS





POLE MOUNT ARM



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277VAC and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75 (1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. (9.09 kgs.) **(1 fixture)**

EATON
Powering Business Worldwide

TD500029EN
October 15, 2019 11:09 AM

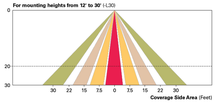
CONTROL OPTIONS

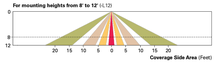
0-10V (D)
This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)
Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MSP/DIM-LXX)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.





POWER AND LUMENS

Light Engine		C15	C25	C40	C60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Type III	Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
Type IV	Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
25°C	> 91.35%	> 194,000
40°C	> 87.59%	> 134,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

Sample Number: PFPRV-1-C25-T3-15-NABB

Series 1,2	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	1=1 2=2 3=3 4=4	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(1 LED) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**T3**=Type III **T4**=Type IV	**15**=15' **20**=20' **25**=25' **30**=30'	**Blank**=90 **9**=90 **6**=100	**N/A/B**=No Anchor Bolts (Used when ordered separately) **HSS**=House Side Shield 3 **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **PER**=NEMA 3PIN Twistlock Photocontrol Receptacle 4 **PER7**=NEMA 7PIN Twistlock Photocontrol Receptacle 4	**HS/VERD**=House Side Shield 3

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. 2 Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. 3 HSS not available with C60 lumen package. Ordered as an option, it will come factory-installed. Ordered as a field-installable accessory, must order quantity one per optic/LED. 4 Not available with MSP options.

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Powering Business Worldwide

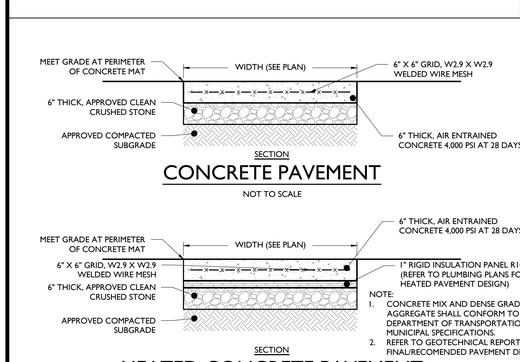
Eaton
1121 Highway 74 South
Peachtree City, GA 30269
800.386.1000
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD500029EN
October 15, 2019 11:09 AM

LIGHT FIXTURE SPECIFICATION (A, B, & C)

2



FLAG POLE FOOTING DETAIL

NOT TO SCALE

3

SECTION

CONCRETE PAVEMENT

NOT TO SCALE

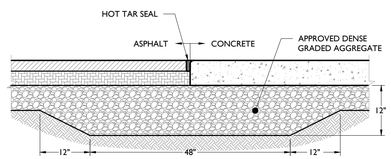
NOTE:
1. CONCRETE MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION OR MUNICIPAL SPECIFICATIONS.
2. REFER TO GEOTECHNICAL REPORT FOR FINAL/RECOMENDED PAVEMENT DESIGN

SECTION

HEATED CONCRETE PAVEMENT

*HEATED PAVEMENT TO BE DESIGN BY OTHERS
NOT TO SCALE

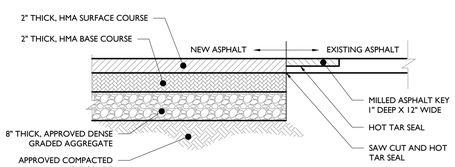
4



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

5

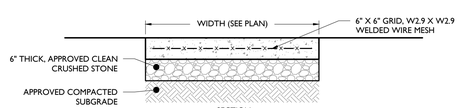


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
- HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- FINAL PAVEMENT DESIGN BY GEOTECHNICAL ENGINEER

6



SECTION

REINFORCED 6" CONCRETE MAT

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

NOT TO SCALE

7

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2026	VF/MH	FOR SITE PLAN & WAIVER USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
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www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

13000 MIDDLEBELT ROAD

PROPOSED AUTO WASH

PID: 077-99-0021-024
13000 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
MITCHELL HARVEY
ENGINEER
24440
6201310264
REGISTERED PROFESSIONAL ENGINEER

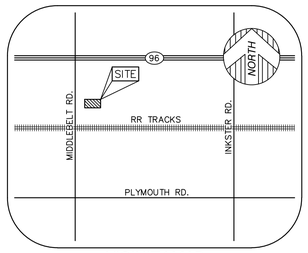
STONEFIELD engineering & design

SCALE: NTS | PROJECT ID: DET-250058

TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-7.1

V:\DET\2025\DET-250058 AUTO & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT 5, LIVONIA, MI\CAD\PLOTS\PLOT-07-OUTLOT5.PLT



VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 0 STALLS
STANDARD PARKING = 335 STALLS

BASIS OF BEARING
SOUTH 00°27'00" WEST, BEING THE WEST LINE OF SECTION 25, AS DESCRIBED.

PARCEL AREA
OUTLOT E= ±58,774 SF= ±1.35 AC

BENCHMARK
SITE BENCHMARK #4
CUT SQUARE ON E SIDE OF LIGHT POLE BASE BY NORTHWEST DRIVE.
ELEVATION = 634.99' (NAVD 88)

SITE BENCHMARK #5
CUT SQUARE ON WEST SIDE OF LIGHT POLE BASE, SOUTH SIDE OF "POPEYES CHICKEN"
ELEVATION = 635.07' (NAVD 88)

SITE BENCHMARK #6
CUT SQUARE ON WEST SIDE LIGHT POLE BASE, NORTH OF CURB ISLAND BY SE TOPO AREA.
ELEVATION = 634.92' (NAVD 88)

ZONING REGULATIONS
C2 – GENERAL BUSINESS DISTRICT

*REQUIRED MINIMUM SETBACK LINES –
FRONT – 15 FEET
SIDE – 8 FEET
TOTAL OF TWO SIDES – 16 FEET
REAR – 8 FEET

*MAXIMUM HEIGHT – 35 FEET/2 STORIES

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF LIVONIA WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

PROPERTY DESCRIPTION
OUTLOT E
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S 00°27'00" W 1169.51 FEET ALONG THE WEST LINE OF SAID SECTION 25; THENCE S 89°34'33" E 60.00 FEET TO A POINT ON THE EASTERLY LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID EASTERLY LINE S 00°27'00" W 166.93 FEET; THENCE S 89°34'33" E 127.81 FEET; THENCE N 73°41'04" E 261.60 FEET; THENCE S 29°33'27" W 24.09 FEET; THENCE S 00°25'27" W 187.43 FEET; THENCE S 89°34'33" E 299.31 FEET; THENCE S 01°32'47" W 33.24 FEET TO THE POINT OF BEGINNING; THENCE 30.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 19.50 FEET, CHORD BEARS S 44°20'12" E, 27.62 FEET; THENCE 13.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 50.50 FEET, CHORD BEARS S07°03'58"E, 13.72 FEET; THENCE S14°52'33"E, 118.57 FEET; THENCE 6.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 23.50 FEET, CHORD BEARS S07°13'19"E, 6.26 FEET; THENCE S00°25'55"W, 2.62 FEET; THENCE 30.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 19.50 FEET, CHORD BEARS S45°33'56"W, 27.64 FEET; THENCE N89°18'04"W, 328.22 FEET; THENCE 22.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 14.50 FEET, CHORD BEARS N44°16'48"W, 20.51 FEET; THENCE N00°44'27"E, 118.21 FEET; THENCE 16.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 14.50 FEET, CHORD BEARS N33°01'34"E, 15.49 FEET; THENCE N65°18'41"E, 30.99 FEET; THENCE 12.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 49.50 FEET, CHORD BEARS N72°46'05"E, 12.85 FEET; THENCE N80°13'29"E, 62.13 FEET; THENCE 8.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 49.50 FEET, CHORD BEARS N85°24'15"E, 8.94 FEET; THENCE S89°25'00"E, 189.59 FEET TO THE POINT OF BEGINNING. CONTAINING 58,774 SQUARE FEET OR 1.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

3. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

4. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

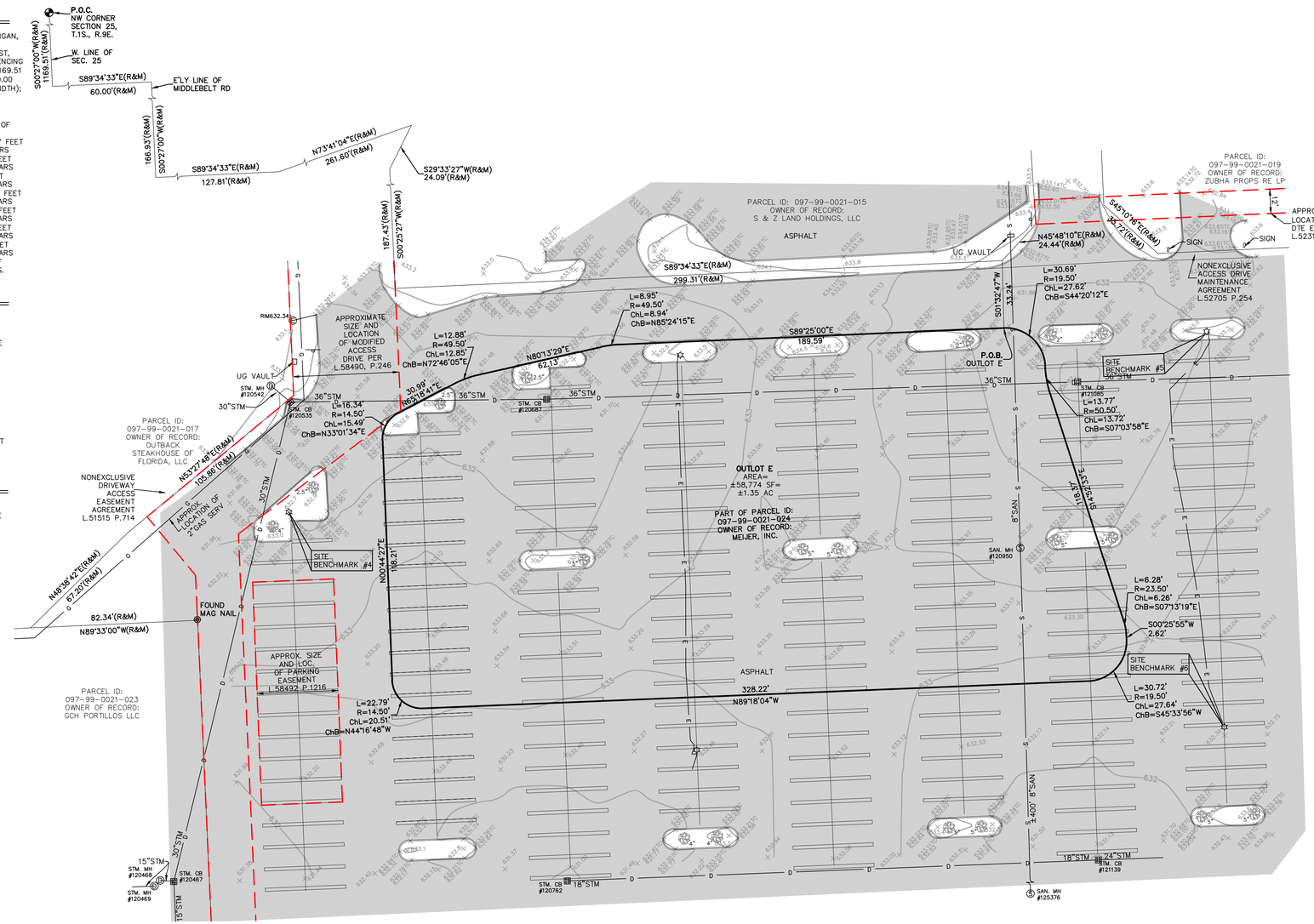
FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:

(ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP; MAP NUMBER 26163C0064E, DATED 2/2/201, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MANHOLE SCHEDULE

POINT#	TYPE	RIM (FT)	SIZE (IN)	DIR	INV (FT)
120950	SMH	632.60	8	N	622.05
			8	S	622.10
125376	SMH	631.43	8	N	622.98
			8	E	622.93
			8	W	624.48
			6	S	627.43
121085	SQ CB	630.76	36	E	622.96
			36	W	622.96
120687	SQ CB	630.88	36	E	623.53
			36	W	623.53
120535	SQ CB	630.55	36	E	623.80
			30	SW	623.65
			30	NW	624.40
120542	STMH	633.10	30	SE	624.30
120467	SQ CB	630.53	30	NE	624.03
			15	S	624.28
			15	W	624.28
120468	STMH	630.72	15	E	624.37
120469	STMH	630.87	15	W	624.42
120762	SQ CB	630.89	18	E	625.74
121139	SQ CB	630.94	18	W	625.29
			24	E	624.84



LEGEND
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- X=0.00 GROUND ELEVATION
- ELECTRIC MANHOLE
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- ADJOINER PARCEL LINE
- EASEMENT (AS NOTED)
- CONCRETE CURB
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- E ELECTRIC LINE
- S SANITARY LINE
- D STORM LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- ASPHALT
- CONCRETE

811 Know what's below. 811 before you dig.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE TITLE CONNECT LLC COMMITMENT No. TC13-116357, DATED OCTOBER 30, 2024, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

21. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF ROADWAY EASEMENT RECORDED IN LIBER 24691, PAGE 181, AS AFFECTED BY RELEASE AND AFFIRMATION OF TERMINATION OF EASEMENTS RECORDED IN LIBER 33049, PAGE 452. (DOES NOT AFFECT SURVEYED AREA)

22. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN BERM EASEMENT AGREEMENT RECORDED IN LIBER 26354, PAGE 469, AS AFFECTED BY RELEASE AND AFFIRMATION OF TERMINATION OF EASEMENTS RECORDED IN LIBER 33049, PAGE 452. (DOES NOT AFFECT SURVEYED AREA)

23. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN STORM SEWER EASEMENT AGREEMENT RECORDED IN LIBER 26915, PAGE 187. (DOES NOT AFFECT SURVEYED AREA)

24. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 30228, PAGE 8118 AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 33049, PAGE 485. (DOES NOT AFFECT SURVEYED AREA)

25. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED IN LIBER 30228, PAGE 8295, FIRST AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED IN LIBER 33049, PAGE 460, SECOND AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED IN LIBER 51515, PAGE 691 AND THIRD AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED IN LIBER 58471, PAGE 1251. (DOES NOT AFFECT SURVEYED AREA)

26. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE OVERHEAD ELECTRIC UTILITY EASEMENT GRANTED TO THE DETROIT EDISON COMPANY RECORDED IN LIBER 32748, PAGE 181. (DOES NOT AFFECT SURVEYED AREA)

27. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE WATER MAIN EASEMENT RECORDED IN LIBER 36765, PAGE 316. (DOES NOT AFFECT SURVEYED AREA)

28. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN LIBER 51309, PAGE 1477. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

29. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE ACCESS DRIVE MAINTENANCE AGREEMENT RECORDED IN LIBER 51309, PAGE 1488. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

30. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN LIBER 51515, PAGE 703. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

31. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED IN LIBER 51515, PAGE 714. (AS SHOWN)

32. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE UTILITY EASEMENT AGREEMENT RECORDED IN LIBER 51515, PAGE 726. (DOES NOT AFFECT SURVEYED AREA)

33. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AT&T EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 51590, PAGE 1093. (DOES NOT AFFECT SURVEYED AREA)

34. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED IN LIBER 51793, PAGE 240. (DOES NOT AFFECT SURVEYED AREA)

35. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN PERMANENT EASEMENT IN FAVOR OF THE COUNTY OF WAYNE RECORDED IN LIBER 52310, PAGE 910. (DOES NOT AFFECT SURVEYED AREA)

36. DTE OVERHEAD AND UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF DTE ELECTRIC COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 52317, PAGE 270. (AS SHOWN)

37. NOTICE OF COMMENCEMENT RECORDED OCTOBER 28, 2015 IN LIBER 52550, PAGE 1299. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

38. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN LIBER 52705, PAGE 243. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

39. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE ACCESS DRIVE MAINTENANCE AGREEMENT RECORDED IN LIBER 52705, PAGE 254. 28. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN LIBER 51309, PAGE 1477. (AS SHOWN)

40. DTE ELECTRIC COMPANY UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF DTE ELECTRIC COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 54046, PAGE 1157. (DOES NOT AFFECT SURVEYED AREA)

41. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN LIBER 58490, PAGE 234. (AFFECTS ENTIRETY OF SURVEYED AREA; SEE DOCUMENT FOR TERMS AND CONDITIONS)

42. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE ACCESS DRIVE MAINTENANCE AGREEMENT RECORDED IN LIBER 58490, PAGE 246. (AS SHOWN)

43. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE STORM WATER DISCHARGE AGREEMENT RECORDED IN LIBER 58490, PAGE 262. (DOES NOT AFFECT SURVEYED AREA)

44. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE PARKING EASEMENT AGREEMENT RECORDED IN LIBER 58492, PAGE 1216. (AS SHOWN)

45. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NONEXCLUSIVE SIGN EASEMENT AGREEMENT RECORDED IN LIBER 58492, PAGE 1228. (DOES NOT AFFECT SURVEYED AREA)

46. NOTICE OF COMMENCEMENT RECORDED APRIL 4, 2024 IN LIBER 58801, PAGE 508. (DOES NOT AFFECT SURVEYED AREA)

47. DTE ELECTRIC COMPANY UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR DTE ELECTRIC COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 59183, PAGE 1072. (DOES NOT AFFECT SURVEYED AREA)

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S 89°34'33" E 60.00 FEET TO A POINT ON THE EASTERLY LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID EASTERLY LINE S 00°27'00" W 1169.51 FEET ALONG THE WEST LINE OF SAID SECTION 25; THENCE S 89°34'33" E 127.81 FEET; THENCE N 73°41'04" E 261.60 FEET; THENCE S 29°33'27" W 24.09 FEET; THENCE S 00°25'27" W 187.43 FEET; THENCE S 89°34'33" E 299.31 FEET; THENCE N 45°48'10" E 24.44 FEET; THENCE N 00°46'00" W 185.36 FEET; THENCE N 45°10'17" W 8.57 FEET; THENCE S 89°34'33" E 46.01 FEET; THENCE S 04°55'31" W 23.87 FEET; S 00°32'08" W 159.68 FEET; THENCE S 45°10'16" E 35.72 FEET; THENCE S 89°34'33" E 257.98 FEET; THENCE N 38°43'02" E 35.00 FEET; THENCE N 77°26'09" E 25.00 FEET; THENCE S 12°33'51" E 78.35 FEET; THENCE S 00°26'49" W 522.53 FEET; THENCE S 61°31'39" E 67.18 FEET; THENCE S 00°13'23" W 520.52 FEET TO THE NORTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY (99 FEET WIDE); THENCE LONG SAID LINE, NORTH 89°26'43" W 85.78 FEET; THENCE N 00°27'00" E 35.00 FEET; THENCE N 89°26'43" W 967.16 FEET; THENCE N 03°05'12" W 356.03 FEET; THENCE N 27°56'22" E 236.49 FEET; THENCE S 66°25'21" E 110.88 FEET; THENCE N 00°27'00" E 400.00 FEET; THENCE N 89°33'00" W 82.34 FEET; THENCE 67.27 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 09°38'11", AND A CHORD BEARING N 48°38'42" E 67.20 FEET; THENCE N 53°27'48" E 105.86 FEET; THENCE N 00°27'00" E 234.54 FEET; THENCE S 73°41'04" W 194.01 FEET; THENCE N 89°34'33" W 53.55 FEET; THENCE S 00°27'00" W 30.00 FEET; THENCE S 53°10'02" W 57.81 FEET; THENCE N 89°34'33" W 29.00 FEET TO THE EASTERLY LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID LINE N 00°27'00" E 70.00 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATION
TO EL CAR WASH; TITLE CONNECT LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11A, 11B, 13, 14, 16, 17, 18, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/27/25.

DATE OF PLAT OR MAP: 07/11/25

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
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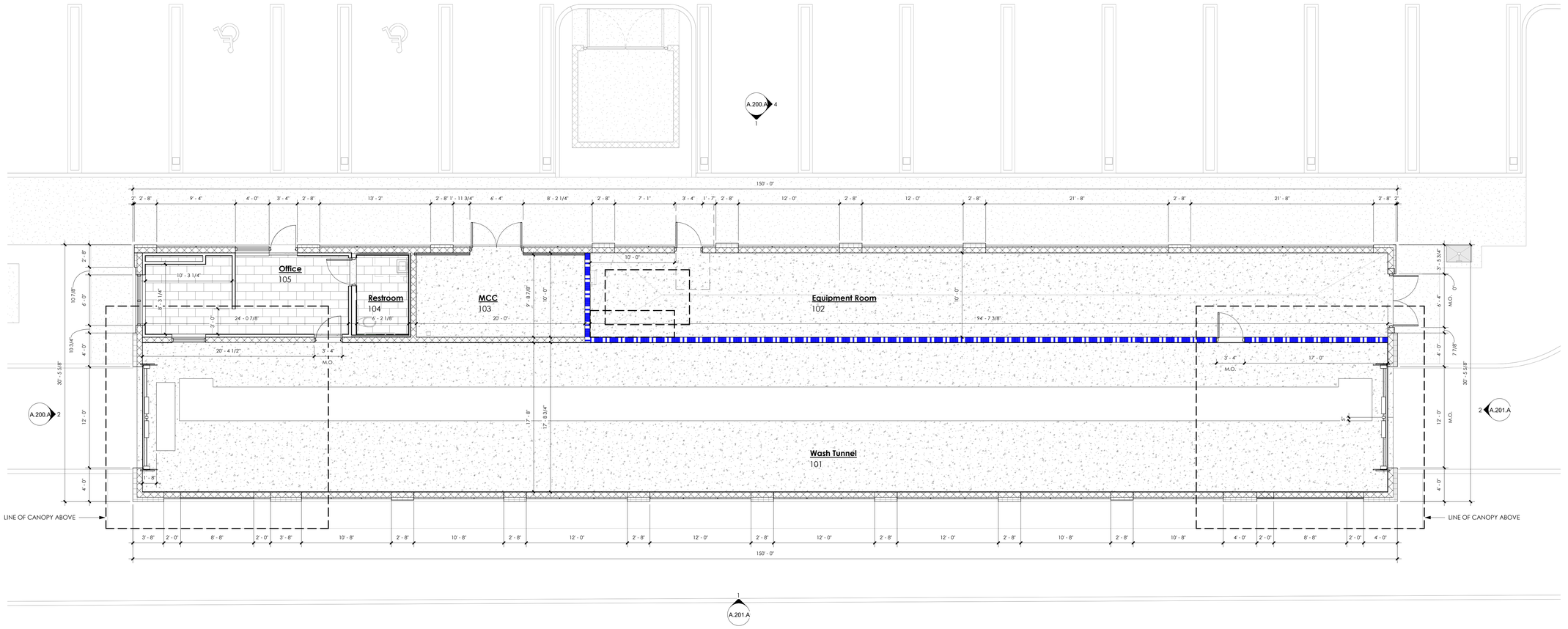
ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: EL CAR WASH
13000 MIDDLEBELT ROAD, LIVONIA, MICHIGAN,
PART OF SECTION 25,
TOWN 1 SOUTH, RANGE 9 EAST

REVISION	DATE	BY
4	1/20/26	PJK
3	8/12/25	ATS
2	8/7/25	JO
1	7/28/25	JDM

REVISED OUTLOT E
ADD UNDERGROUND ELECTRIC PER MARKINGS
WATERMAIN ADDED
ADD OUTLOT E
DESCRIPTION

DRAWN BY: JDM 07/02/25
CHECKED BY: ATS 07/11/25
DATE: JULY 11, 2025
SCALE: 1" = 30'
PROJECT NO. 25-01202

1
1 OF 1 SHEETS



Floor Plan - Site Plan Approval

3/16" = 1'-0"

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Floor Plan - Site Plan Approval

Project Number:

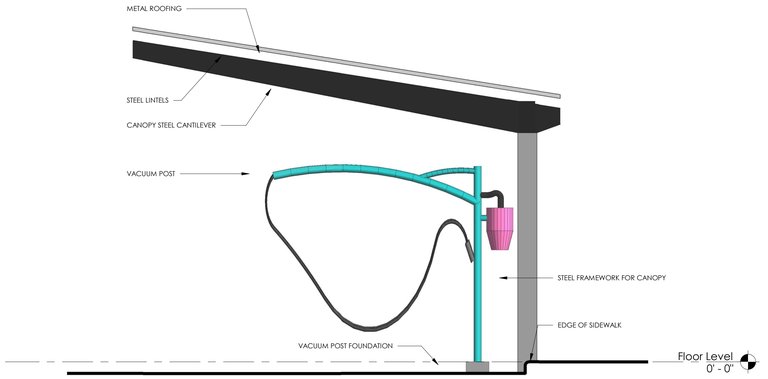
24-124

Scale:

3/16" = 1'-0"

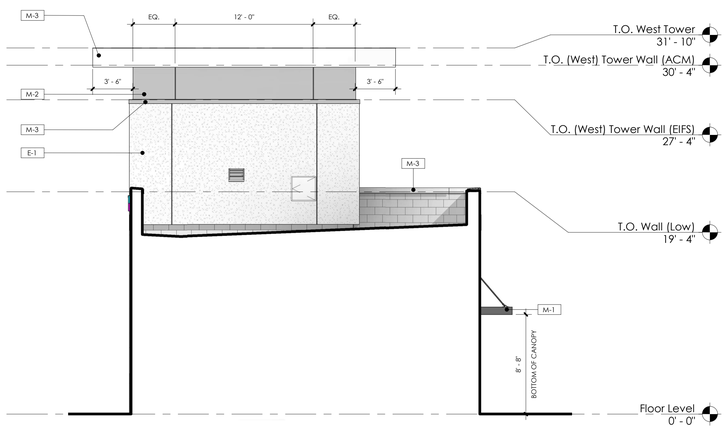
Sheet Number:

A.101.A



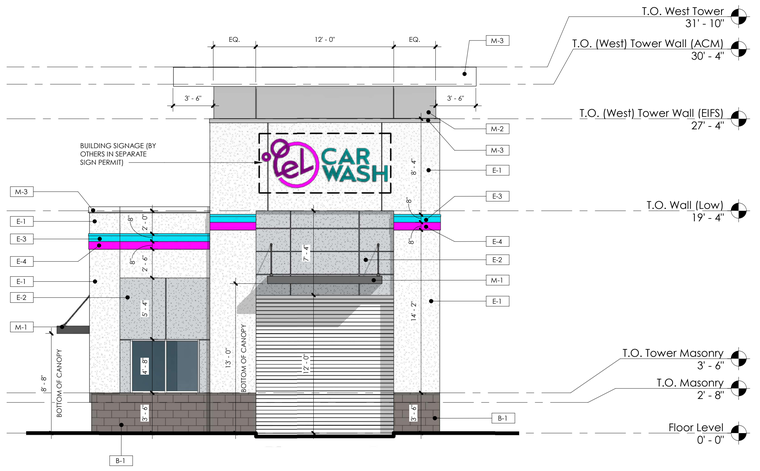
4 A.101 Canopy Section

3/8" = 1'-0"



3 A.101 West Exterior Elevation (@ East Tower) - Site Plan Approval

3/16" = 1'-0"



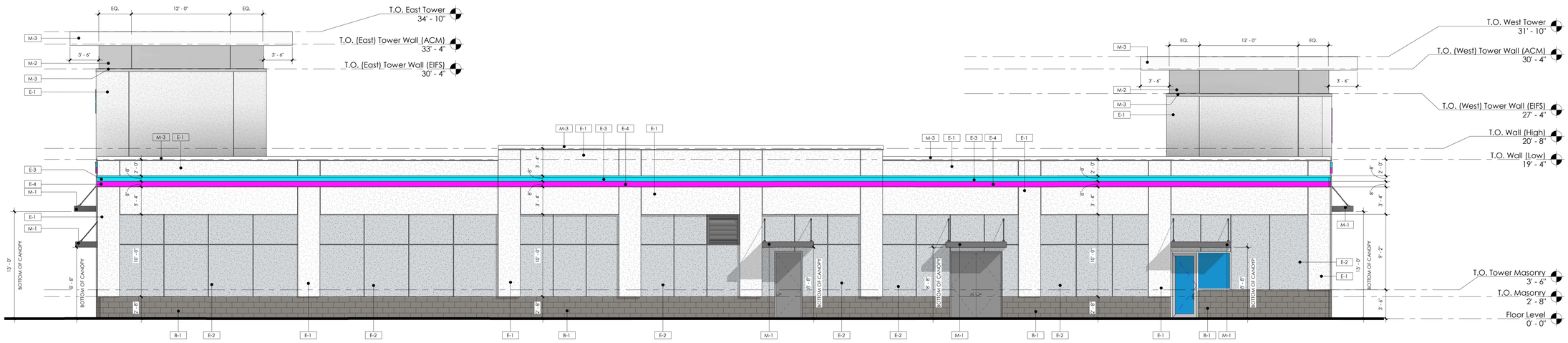
2 A.101.A East Exterior Elevation - Site Plan Approval

3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE :

B-1	DESCRIPTION:	SPLIT FACE CMU
	FINISH / COLOR:	(PAINTED) GAUNTLET GRAY SW7019
	COMMENTS:	MORTAR: LATICRETE PERMACOLOR SELECT, 78 STERLING SILVER
M-1	DESCRIPTION:	PRE-FAB CANOPY
	BASIS OF DESIGN:	MASA
	FINISH / COLOR:	EXTRUDECK 8" J 366 FLAT SOFFIT FEDERAL STANDARD GREY
M-2	DESCRIPTION:	ALUM. COMPOSITE METAL PANEL
	BASIS OF DESIGN:	ALPOLIC
	FINISH / COLOR:	REFLECTIVE MIRROR
M-3	DESCRIPTION:	METAL FLASHINGS
	BASIS OF DESIGN:	PAC-CLAD (24 GA)
	FINISH / COLOR:	SILVER
M-4	DESCRIPTION:	HORIZONTAL, FLAT FW METAL SIDING PANELS
	BASIS OF DESIGN:	MCELROY
	FINISH / COLOR:	SLATE GRAY
M-5	DESCRIPTION:	METAL PLATE
	FINISH / COLOR:	PANTONE 3252 (CYAN)
M-6	DESCRIPTION:	METAL PLATE
	FINISH / COLOR:	PAINTED LOGO COLOR (MAGENTA)
E-1	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP. (STOTHERM CI XPS)
	FINISH / COLOR:	HIGH REFLECTIVE WHITE SW 7757 (WHITE)
E-2	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP.
	FINISH / COLOR:	STO CORP. (STOTHERM CI XPS) EVENING SHADOW SW 7662 (MEDIUM GREY)
E-3	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP.
	FINISH / COLOR:	STO CORP. (STOTHERM CI XPS) PANTONE 3252 (CYAN)
E-4	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP. (STOTHERM CI XPS)
	FINISH / COLOR:	PAINTED LOGO COLOR (MAGENTA)
G-1	DESCRIPTION:	SPANDREL GLASS
	FINISH / COLOR:	TBD

NOTE: SUBMIT SAMPLES OF ALL SELECTED MATERIALS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



1 A.101 South Interior Elevation - Site Plan Approval

3/16" = 1'-0"

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

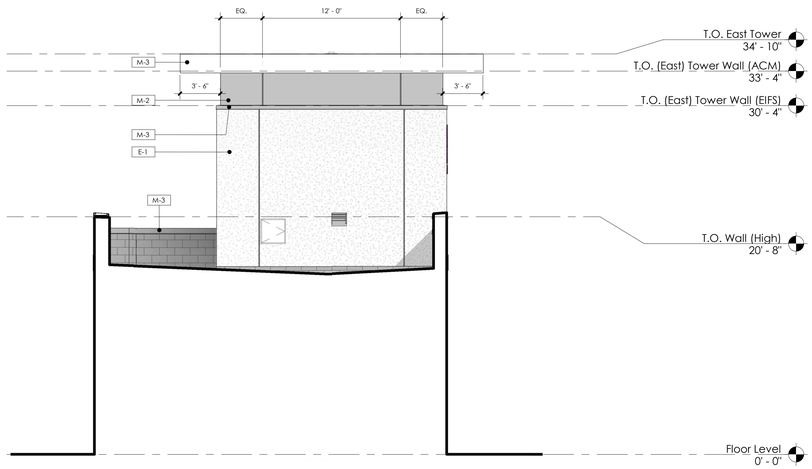
North Arrow:

Sheet Title:
Exterior Elevations - Site Plan Approval

Project Number:
24-124

Scale:
As indicated

Sheet Number:
A.200.A



3 A.101 East Exterior Elevation (@ West Tower) - Site Plan Approval

3/16" = 1'-0"



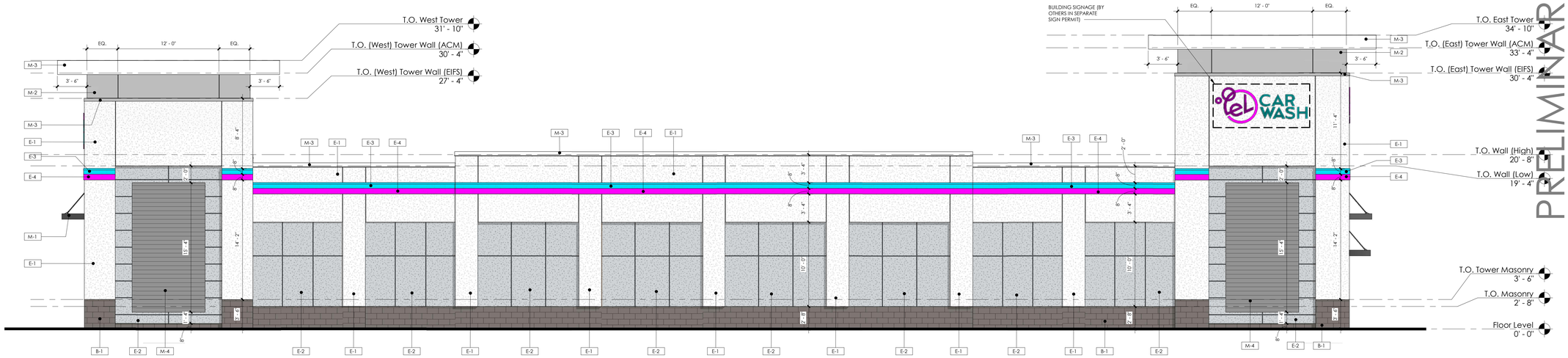
2 A.101 West Exterior Elevation - Site Plan Approval

3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE:

B-1	DESCRIPTION:	SPLIT FACE CMU
	FINISH / COLOR:	(PAINTED) GAUNTLET GRAY SW7019
	COMMENTS:	MORTAR: LATICRETE PERMACOLOR SELECT, 78 STERLING SILVER
M-1	DESCRIPTION:	PRE-FAB CANOPY
	BASIS OF DESIGN:	MASA
	FINISH / COLOR:	EXTRUDECK 8" J 366 FLAT SOFFIT FEDERAL STANDARD GREY
M-2	DESCRIPTION:	ALUM. COMPOSITE METAL PANEL
	BASIS OF DESIGN:	ALPOLIC
	FINISH / COLOR:	REFLECTIVE MIRROR
M-3	DESCRIPTION:	METAL FLASHINGS
	BASIS OF DESIGN:	PAC-CLAD (24 GA)
	FINISH / COLOR:	SILVER
M-4	DESCRIPTION:	HORIZONTAL, FLAT FW METAL SIDING PANELS
	BASIS OF DESIGN:	MCELROY
	FINISH / COLOR:	SLATE GRAY
M-5	DESCRIPTION:	METAL PLATE
	FINISH / COLOR:	PANTONE 3252 (CYAN)
M-6	DESCRIPTION:	METAL PLATE
	FINISH / COLOR:	PAINTED LOGO COLOR (MAGENTA)
E-1	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP. (STOTHERM CI XPS)
	FINISH / COLOR:	HIGH REFLECTIVE WHITE SW 7757 (WHITE)
E-2	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP.
	FINISH / COLOR:	STO CORP. (STOTHERM CI XPS) EVENING SHADOW SW 7662 (MEDIUM GREY)
E-3	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP.
	FINISH / COLOR:	STO CORP. (STOTHERM CI XPS) PANTONE 3252 (CYAN)
E-4	DESCRIPTION:	EIFS
	BASIS OF DESIGN:	STO CORP. (STOTHERM CI XPS)
	FINISH / COLOR:	PAINTED LOGO COLOR (MAGENTA)
G-1	DESCRIPTION:	SPANDREL GLASS
	FINISH / COLOR:	TBD

NOTE: SUBMIT SAMPLES OF ALL SELECTED MATERIALS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



1 A.101 North Exterior Elevation - Site Plan Approval

3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS

400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations - Site Plan Approval

Project Number:

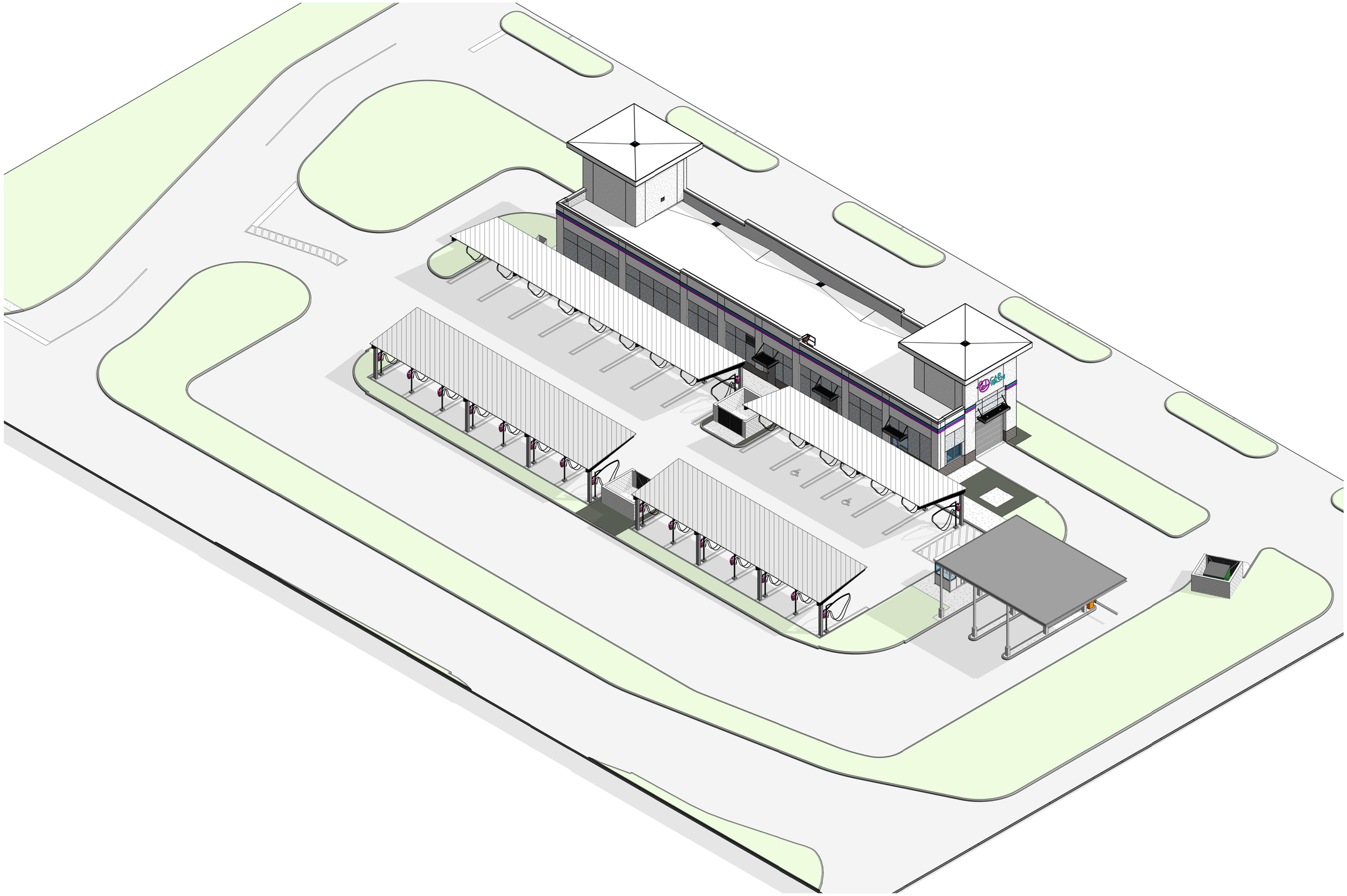
24-124

Scale:

As indicated

Sheet Number:

A.201.A



Southeast Isometric

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:
El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
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Project:
El Car Wash - Livonia
13000 Middlebelt Road
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Issued	Description	By
08.13.2025	Site Plan Approval	
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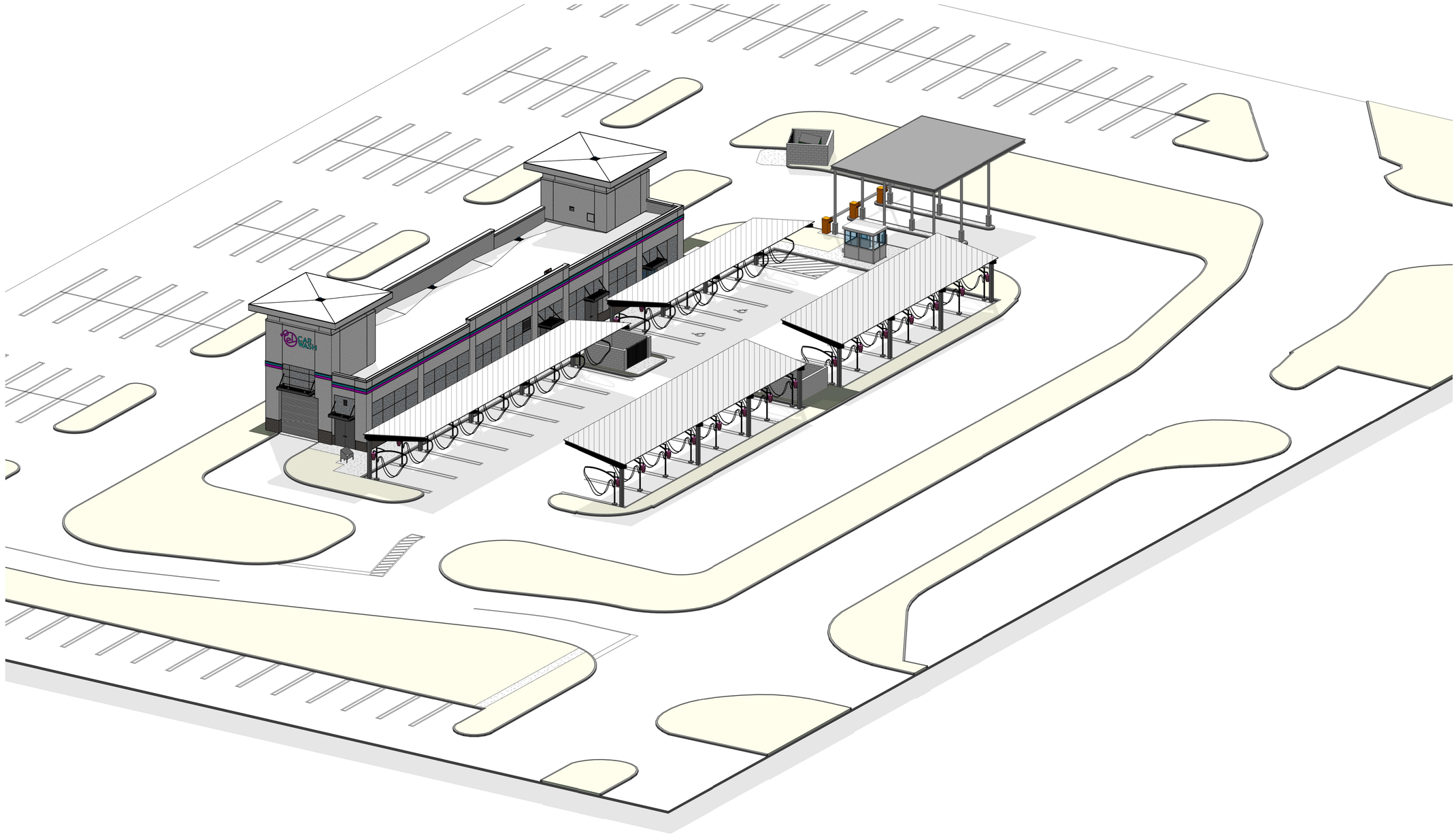
North Arrow:

Sheet Title:
Southeast Isometric

Project Number:
24-124

Scale:

Sheet Number:
A.202.A



Southwest Isometric

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:
El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:
El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Southwest Isometric

Project Number:
24-124

Scale:

Sheet Number:
A.203.A



Northeast Isometric

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:
El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:
El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
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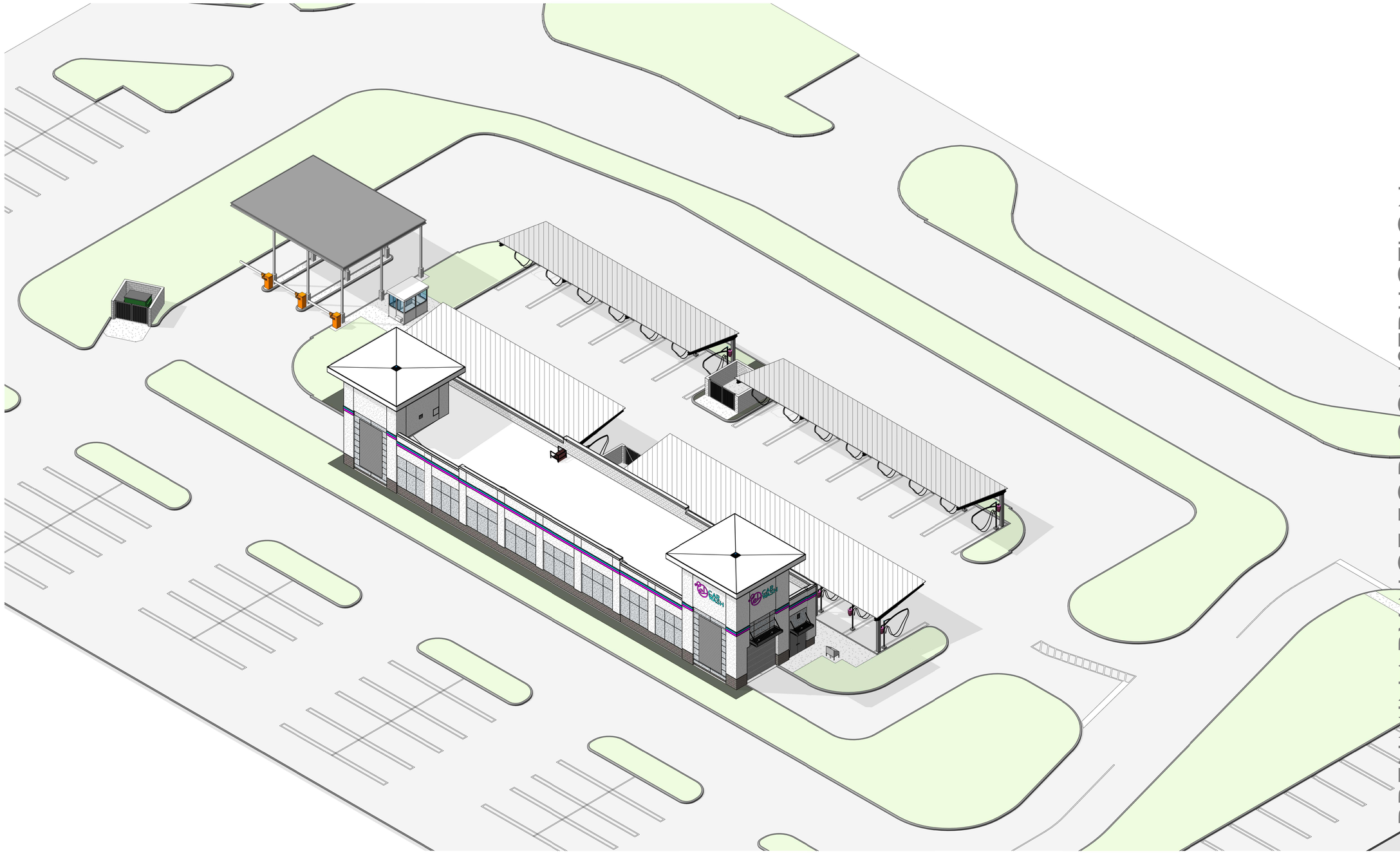
North Arrow:

Sheet Title:
Northeast Isometric

Project Number:
24-124

Scale:

Sheet Number:
A.204.A



Northwest Isometric

KRIEGER KLATT
ARCHITECTS
400 E. Lincoln Ave. Ste. A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:
El Car Wash Livonia LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025

Project:
El Car Wash - Livonia
13000 Middlebelt Road
City of Livonia, Michigan

Issued	Description	By
08.13.2025	Site Plan Approval	
12.04.2025	Site Plan Approval	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Northwest Isometric

Project Number:
24-124

Scale:

Sheet Number:
A.205.A

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

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

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

March 3, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-01-02-05 – #13000 Middlebelt Road (El Car Wash)

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the waiver petition at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#13000 Middlebelt Road**. The proposed car wash will be added onto the property in addition to the existing building, so the owner will need to request an additional address for the car wash once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not indicate any changes to the existing public utilities Based on the submittal, we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. The water service to the proposed car wash is planned to be tapped into a private water main. It also appears that the proposed car wash will be on a separate parcel based on the proposed legal description for "outlot E". If property for the car wash is to be a separate parcel, the water service cannot be connected to the private main, and a new tap location to a public main will be required.

4. If a lot split is planned for a proposed outlot, the owner will need to start the process by contacting the Assessor's Office prior to any permitting.

5. The landscape plan is currently showing placing 6 trees, all Honey Locust. This should be changed to a variety of trees, preferably 3 different species, picked from the approved medium/large species list. Also, the proposed Japanese Yews should be switched with a more salt-tolerant plant (English Yew, Holly, Chamaecyparis, etc.) or moved away from the edge of parking lot, as salt usage will limit any long-term success.

6. Once site plan approval has been granted, Engineering drawings will need to be submitted to this department for permitting.

Should you have any additional questions on this matter, please feel free to contact me 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: 2026 Petition File

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: February 24, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition 2026-01-02-05, Meijer Carwash 13000 Middlebelt Rd.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

On final plan set that will be submitted for review, please provide nearest fire hydrant location. The south side of the structure appears to be the best location in case aerial truck firefighting operations should occur, access road width dimensions to the south of the structure need to be at least 22 feet due to the potential of snow removal piles.

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

February 25th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2026-01-02-05 - 13000 Middlebelt Road

Mr. Canty,

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. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

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

February 26th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2026-01-02-05 – 13000 Middlebelt Rd. (El Car Wash Mid-West, LLC.)

Dear Kristoffer,

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.

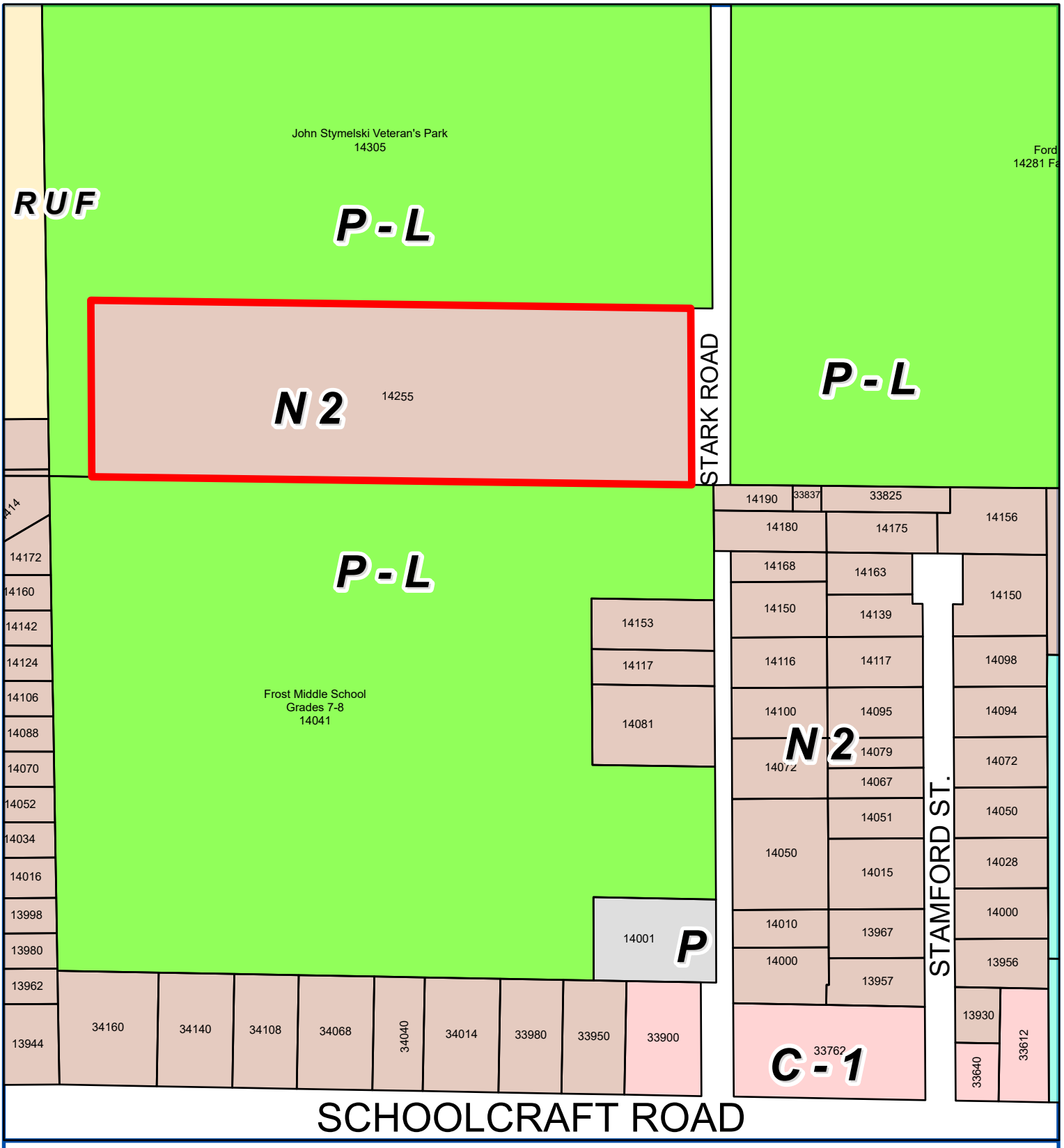
Please contact me if you have any further questions.

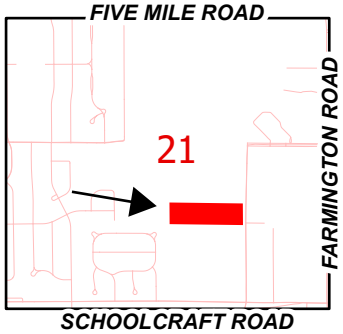
Very truly yours,

Benjamin N. Grier
Director of Finance

BG: sc

Petition 2025-11-02-21 submitted by Livonia Athletic District requesting waiver use approval under Sections 3.05 and 6.48 of the Livonia Zoning Ordinance, as amended, to construct a new 96,200 square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road, located in the southeast ¼ of Section 21.





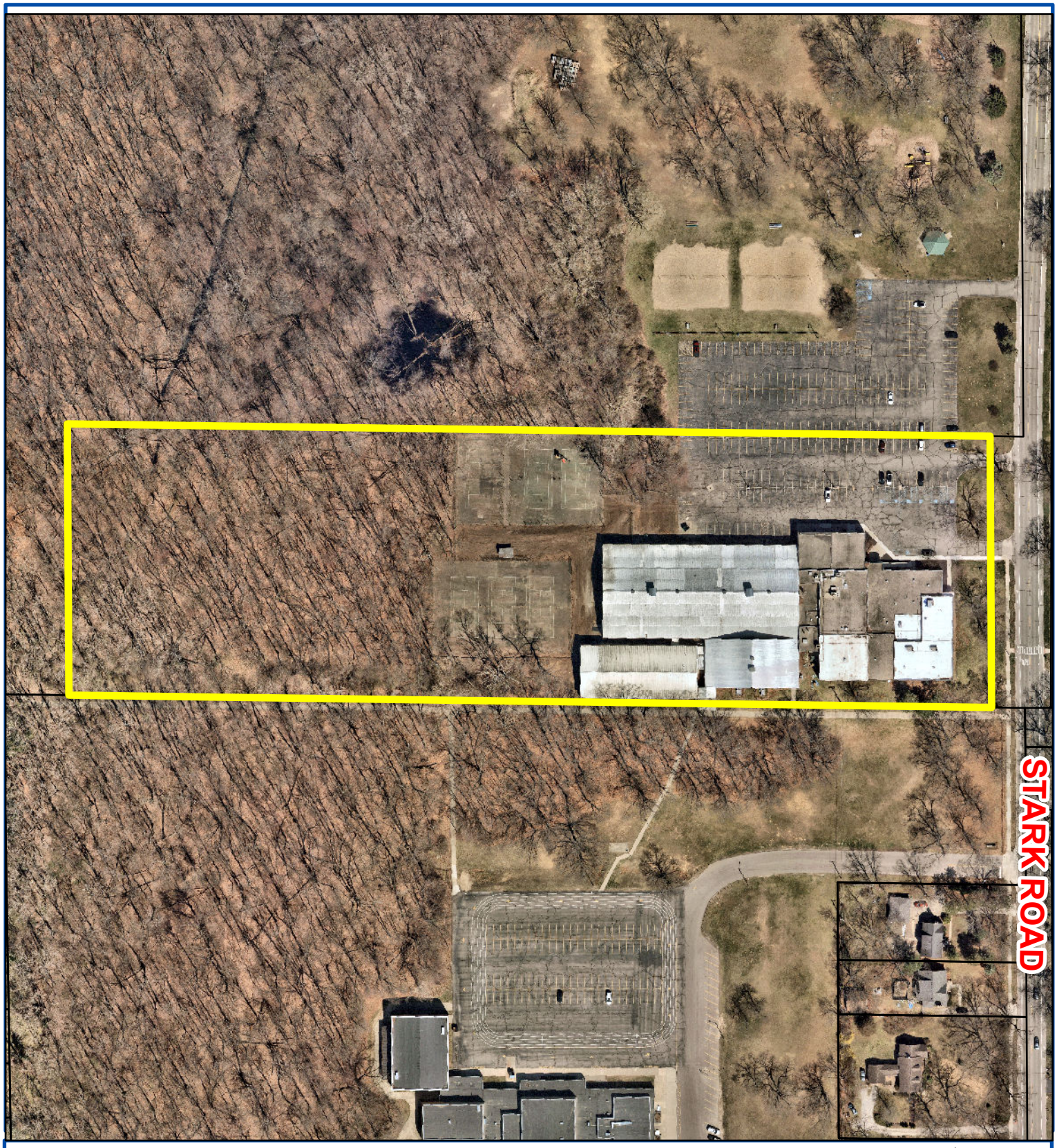
Address & Zoning Map

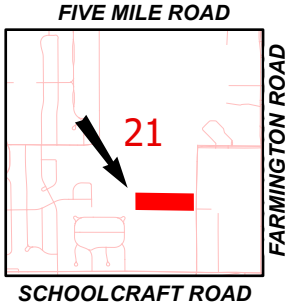
Petition 2025-11-02-21
LAD
14255 Stark Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2025-11-02-21
LAD
14255 Stark Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2025-11-02-21 submitted by Livonia Athletic District requesting waiver use approval under Sections 3.05 and 6.48 of the Livonia Zoning Ordinance, as amended, to construct a new 96,200-square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road, located in the Southeast ¼ of Section 21.

December 9, 2025, Study Meeting:

Currently the site contains a 95,531 square foot Livonia Athletic District athletic building. The former YMCA building includes several health and sports related tenants, a cafe, an arcade, indoor soccer space, putting green & golf lounge, and indoor pickle ball courts. Livonia Athletic Group is requesting to construct a new sports dome and facility building totaling 98,841 square feet. The new 66-foot tall dome and facility building will incorporate a regulation size soccer field, men's and women's bathrooms, storage closet, and janitor's closet.

The subject property is zoned N-2, Neighborhood. Under Section 6.48 of the Zoning Ordinance a privately owned. To the north and west is John Stymelski Veteran's Park, zoned P-L, Public Lands. To the south is Frost Middle School, zoned P-L, Public Lands. To the east, across Stark Road, is Ford Field zoned P-L, Public Lands.

According to specific use standards in the Zoning Ordinance, the use shall be erected and located on a satisfactory site that is at least four (4) acres in area. Per the site plan, submitted November 21, 2025 (Sheet L1-0), the site is approximately 9.56 acres. Front, side, and rear yards shall each be at least twenty (20) feet wide. According to the submitted site plan, the rear setback will be approximately 300 feet, and the side setbacks will be at least twenty (20) on the north side of the dome, and sixty-one (61) feet on the south side of the dome.

Section 6.48 of the Zoning Ordinance requires a parking and traffic plan showing the planned provision for parking and ingress and egress for pedestrian and motor vehicle traffic approved by the Police and Fire Departments shall be filed with the Inspection Department as a condition precedent to the issuance of the permit. The petitioner provided a site plan of the entire site demonstrating how the development will accommodate on-site parking demand as well as safe and efficient ingress and egress for both vehicles and pedestrians. According to the site plan provided (Sheet L1-1), there will be a new 20-foot-wide reinforced concrete emergency vehicle drive along the north side of the proposed indoor soccer field. A new 18.5-foot wide gravel drive for service vehicles will be along the west, east, and south of the proposed indoor soccer field. Two (2) new 30-ft

wide HVAC equipment pads are proposed on the south side of the indoor soccer field.

The plan must illustrate internal traffic flow patterns, access points to and from the public right-of-way, turning radii, and any proposed modifications to driveways or curb cuts. Pedestrian circulation should also be addressed through the inclusion of designated walkways, crossings, barrier-free routes, and connectivity to adjacent sidewalks or public pathways. Providing this information is essential to ensure that the project meets City standards and maintains safe, coordinated movement throughout the site.

According to minimum parking requirements for privately owned and operated recreational uses in Section 9.05 of the zoning ordinance, off-street parking facilities shall be provided on the premises to accommodate one-third (⅓) of the total member families and/or individual members of the organization. Given the intensity and event-based nature of the proposed indoor soccer facility, a detailed parking analysis that goes beyond a rough estimate and is supported by expected player, staff, and spectator counts during peak operations. The analysis should consider both the existing building and the proposed field, identify any potential overflow conditions, and propose strategies—such as shared parking, off-site arrangements, or scheduling practices—to ensure adequate parking and safe vehicle and pedestrian circulation.

Parking at the site is provided via the paved area located to the north of the existing building. The lot spans the property line of the LAD site and the John Stymelski Veteran's Park to the north. The parking allocation plan shows that the petition parcel has 103 existing parking spaces. Per the plan fifty-seven (57) spaces are allocated to existing site uses. The plan estimates a max of forty (40) families for the two teams. At this capacity the proposed building would require fifteen (15) parking spaces. The expected parking requirement for the entire site is a total of seventy-two (72) spaces.

Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25) percent of the total number of required parking spaces to be reserved for future consideration.

The ordinance also requests buildings erected on the premises in connection with privately owned and operated recreational uses shall in no case exceed one (1) story in height except where, as a result of the peculiar topography of the premises, a lower level can be constructed entirely below the grade of the public street abutting or adjacent to such premises, in which case the same shall be permitted,

and lighting facilities erected on the premises shall not exceed twenty (20) feet in height.

Elevation plans for the soccer field show a standing seam pitched metal roof with a peak height measuring sixty-six (66) feet and forty-five (45) to the eaves. The façade is made of insulated metal panel wall system with metal storefront doors and a metal rollup garage door on the east/west walls to accommodate service vehicles.

Elevation plans for the facility building show a building height of fourteen (14) feet. The exterior walls are listed as a brink veneer wall partition stack pattern. The main entrance shows double metal storefront doors with metal storefront windows on both sides. A metal panel canopy extends almost twenty-nine (29) feet along the east façade and approximately forty (40) feet along the south wall. The canopy is eight and one half (8’ 6”) feet to the bottom of the fascia and measures three (3) feet in height.

According to the submitted planting plan, submitted November 21, 2025 (Sheet L2-1), three (3) Silver Birch canopy trees. Ornamental trees include four (4) Autumn Brillance Serviceberry trees, two (2) Amur Maple trees, two (2) Appalachian Red Redbud trees, seven (7) Winter King Hawthorn trees, and three (3) Espresso Kentucky Coffeetrees. Shrubs include ten (10) Gro-Low Fragrant Sumac, nineteen (19) Berry Poppins Winterberries, and three (3) Mr. Poppins Winterberries. The plan also proposes 220 perennials.

Although the applicant has submitted separate dumpster enclosure construction details, staff notes that no dumpster enclosure location is depicted on the submitted site plan. For review purposes, the site plan must clearly identify the proposed location of the dumpster enclosure, including dimensions, setbacks, access for service vehicles, screening materials, and integration with on-site circulation patterns. Staff requests that the applicant revise the site plan to include the dumpster enclosure in its proper location to ensure compliance with City requirements and to confirm that adequate maneuvering space and screening are provided.

According to the Site Lighting Plan, submitted November 21, 2025 (Sheet L4-1), nine (9) lights will be mounted on the side of the building. The lights coincide with the nine (9) egress doors.

Three (3) lights along the north side of the building, three (3) lights along the south side of the building, one (1) on the west side of the building, and two (2) on the east side of the building. Ceiling mounted lighting will be placed on the new facility building, and seven (7) 2-foot tall ground mounted bollard-style lights are also proposed.

As part of the submission package the petitioner submitted a wetland delineation report and an EGLE preapplication meeting showing that no wetland permits are required.

December 16, 2025, Public Hearing:

At the study session the petitioner stated the dumpster enclosure will be made of materials that match the existing building. The dumpster will be located against the northern wall at the rear of the existing fieldhouse building.

The petitioner described that runoff from the proposed fieldhouse would be handled via underground stormwater detention located between the proposed fieldhouse and southern property line. Parking runoff would drain to rain gardens located around the facility building.

April 7, 2026, Study Meeting:

The petitioner has submitted revised site plans for the proposed indoor soccer facility, significantly reducing the overall building footprint from 96,200 square feet to approximately 84,000 square feet. This reduction is achieved by removal of the separate facilities originally shown at the entrance. The reduction in building size results in improved site compatibility and allows for enhanced buffering from adjacent properties.

The building is now setback in excess of 300 feet from the western property line, which exceeds typical setback expectations within comparable districts and provides a substantial transition between the proposed development and any adjacent uses. In addition, approximately 2.27 acres of existing wooded area are proposed to remain undisturbed up from the 2.16 acres originally shown.

The petitioner has provided 20-foot-wide reinforced concrete emergency drive along the north and west sides of the building, as well as a 20-foot-wide gravel service drive along the south and east sides. The petitioner also adds a 9.3-foot apron to the 20-foot drive creating a better turning radius for fire trucks at the northwest corner of the building.

The architectural elevations indicate a pitched metal roof with a peak height of approximately 50 feet and 40 feet at the eaves. The submitted floor plan includes eight (8) interior rooms along the east wall and restroom facilities consisting of a women’s restroom with three stalls and two sinks, and a men’s restroom with one stall, three urinals, and associated sinks.

The new landscape plan shows an additional rain garden to further address stormwater. Along the southern border of the proposed building now shows supplementary evergreen trees to increase pathway screening.

A photometric plan was provided showing the overall exterior of the site would average 0.5 foot-candles and have a max of 13.7 foot-candles just outside of the main entryway.

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2025-11-02-21 submitted by Livonia Athletic District requesting waiver use approval under Sections 3.05 and 6.48 of the Livonia Zoning Ordinance, as amended, to construct a new 96,200-square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road, located in the Southeast ¼ of Section 21.

December 9, 2025, Study Meeting:

Currently the site contains a 95,531 square foot Livonia Athletic District athletic building. The former YMCA building includes several health and sports related tenants, a cafe, an arcade, indoor soccer space, putting green & golf lounge, and indoor pickle ball courts. Livonia Athletic Group is requesting to construct a new sports dome and facility building totaling 98,841 square feet. The new 66-foot tall dome and facility building will incorporate a regulation size soccer field, men's and women's bathrooms, storage closet, and janitor's closet.

The subject property is zoned N-2, Neighborhood. Under Section 6.48 of the Zoning Ordinance a privately owned. To the north and west is John Stymelski Veteran's Park, zoned P-L, Public Lands. To the south is Frost Middle School, zoned P-L, Public Lands. To the east, across Stark Road, is Ford Field zoned P-L, Public Lands.

According to specific use standards in the Zoning Ordinance, the use shall be erected and located on a satisfactory site that is at least four (4) acres in area. Per the site plan, submitted November 21, 2025 (Sheet L1-0), the site is approximately 9.56 acres. Front, side, and rear yards shall each be at least twenty (20) feet wide. According to the submitted site plan, the rear setback will be approximately 300 feet, and the side setbacks will be at least twenty (20) on the north side of the dome, and sixty-one (61) feet on the south side of the dome.

Section 6.48 of the Zoning Ordinance requires a parking and traffic plan showing the planned provision for parking and ingress and egress for pedestrian and motor vehicle traffic approved by the Police and Fire Departments shall be filed with the Inspection Department as a condition precedent to the issuance of the permit. The petitioner provided a site plan of the entire site demonstrating how the development will accommodate on-site parking demand as well as safe and efficient ingress and egress for both vehicles and pedestrians. According to the site plan provided (Sheet L1-1), there will be a new 20-foot-wide reinforced concrete emergency vehicle drive along the north side of the proposed indoor soccer field. A new 18.5-foot wide gravel drive for service vehicles will be along the west, east, and south of the proposed indoor soccer field. Two (2) new 30-ft

wide HVAC equipment pads are proposed on the south side of the indoor soccer field.

The plan must illustrate internal traffic flow patterns, access points to and from the public right-of-way, turning radii, and any proposed modifications to driveways or curb cuts. Pedestrian circulation should also be addressed through the inclusion of designated walkways, crossings, barrier-free routes, and connectivity to adjacent sidewalks or public pathways. Providing this information is essential to ensure that the project meets City standards and maintains safe, coordinated movement throughout the site.

According to minimum parking requirements for privately owned and operated recreational uses in Section 9.05 of the zoning ordinance, off-street parking facilities shall be provided on the premises to accommodate one-third (⅓) of the total member families and/or individual members of the organization. Given the intensity and event-based nature of the proposed indoor soccer facility, a detailed parking analysis that goes beyond a rough estimate and is supported by expected player, staff, and spectator counts during peak operations. The analysis should consider both the existing building and the proposed field, identify any potential overflow conditions, and propose strategies—such as shared parking, off-site arrangements, or scheduling practices—to ensure adequate parking and safe vehicle and pedestrian circulation.

Parking at the site is provided via the paved area located to the north of the existing building. The lot spans the property line of the LAD site and the John Stymelski Veteran's Park to the north. The parking allocation plan shows that the petition parcel has 103 existing parking spaces. Per the plan fifty-seven (57) spaces are allocated to existing site uses. The plan estimates a max of forty (40) families for the two teams. At this capacity the proposed building would require fifteen (15) parking spaces. The expected parking requirement for the entire site is a total of seventy-two (72) spaces.

Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25) percent of the total number of required parking spaces to be reserved for future consideration.

The ordinance also requests buildings erected on the premises in connection with privately owned and operated recreational uses shall in no case exceed one (1) story in height except where, as a result of the peculiar topography of the premises, a lower level can be constructed entirely below the grade of the public street abutting or adjacent to such premises, in which case the same shall be permitted,

and lighting facilities erected on the premises shall not exceed twenty (20) feet in height.

Elevation plans for the soccer field show a standing seam pitched metal roof with a peak height measuring sixty-six (66) feet and forty-five (45) to the eaves. The façade is made of insulated metal panel wall system with metal storefront doors and a metal rollup garage door on the east/west walls to accommodate service vehicles.

Elevation plans for the facility building show a building height of fourteen (14) feet. The exterior walls are listed as a brink veneer wall partition stack pattern. The main entrance shows double metal storefront doors with metal storefront windows on both sides. A metal panel canopy extends almost twenty-nine (29) feet along the east façade and approximately forty (40) feet along the south wall. The canopy is eight and one half (8’ 6”) feet to the bottom of the fascia and measures three (3) feet in height.

According to the submitted planting plan, submitted November 21, 2025 (Sheet L2-1), three (3) Silver Birch canopy trees. Ornamental trees include four (4) Autumn Brillance Serviceberry trees, two (2) Amur Maple trees, two (2) Appalachian Red Redbud trees, seven (7) Winter King Hawthorn trees, and three (3) Espresso Kentucky Coffeetrees. Shrubs include ten (10) Gro-Low Fragrant Sumac, nineteen (19) Berry Poppins Winterberries, and three (3) Mr. Poppins Winterberries. The plan also proposes 220 perennials.

Although the applicant has submitted separate dumpster enclosure construction details, staff notes that no dumpster enclosure location is depicted on the submitted site plan. For review purposes, the site plan must clearly identify the proposed location of the dumpster enclosure, including dimensions, setbacks, access for service vehicles, screening materials, and integration with on-site circulation patterns. Staff requests that the applicant revise the site plan to include the dumpster enclosure in its proper location to ensure compliance with City requirements and to confirm that adequate maneuvering space and screening are provided.

According to the Site Lighting Plan, submitted November 21, 2025 (Sheet L4-1), nine (9) lights will be mounted on the side of the building. The lights coincide with the nine (9) egress doors.

Three (3) lights along the north side of the building, three (3) lights along the south side of the building, one (1) on the west side of the building, and two (2) on the east side of the building. Ceiling mounted lighting will be placed on the new facility building, and seven (7) 2-foot tall ground mounted bollard-style lights are also proposed.

As part of the submission package the petitioner submitted a wetland delineation report and an EGLE preapplication meeting showing that no wetland permits are required.

December 16, 2025, Public Hearing:

At the study session the petitioner stated the dumpster enclosure will be made of materials that match the existing building. The dumpster will be located against the northern wall at the rear of the existing fieldhouse building.

The petitioner described that runoff from the proposed fieldhouse would be handled via underground stormwater detention located between the proposed fieldhouse and southern property line. Parking runoff would drain to rain gardens located around the facility building.

Approving Resolution: That the request to construct a new 96,200-square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road is hereby approved, subject to the following conditions:

1. That the Overall Site Plan marked Sheet L1-0 dated December 15, 2025, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

2. That the Demolition Plan marked Sheet LD1-0 dated December 15, 2025, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

3. That the Landscape Plan marked Sheet L2-1 and L3-1 dated December 15, 2025, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

4. That the Lighting Plan marked Sheet L4-1 dated December 15, 2025, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

5. That the Facilities Building Exterior Elevations and Wall Section Plan marked Sheets A1-2 and A1-3 dated December 4, 2025, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

6. 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;

7. 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

8. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: That the request to construct a new 96,200-square-foot indoor soccer field structure and 2,641-square-foot facility building at 14255 Stark Road is hereby denied due to the following conditions:

1. That the petitioner has failed to affirmatively show that the proposed use is in compliance with all the special and general waiver use standards and requirements as set forth in Sections 6.48 and 13.13 of the Zoning Ordinance, as amended;

2. That the proposed development would have a detrimental effect upon the neighboring properties;

3. That the petitioner has failed to demonstrate that proper and adequate parking would be provided for the proposed use;

4. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property; and

5. That the petitioner has failed to sufficiently demonstrate that the site has the capacity to accommodate the proposed use.

Construction Notes

1. Notify the Design Engineer 48 hours prior to the start of construction.
2. Cut sheets are to be provided for the Design Engineer prior to installation of the utility.
3. Notify "Miss Dig" at 800-482-7171 72 hours prior to any excavations and any other representatives of other utilities.
4. All pipes buried under asphalt or concrete shall be sand back-filled in maximum of 6" lifts and compacted to 95% maximum density.
5. Maintain a minimum of 18" separation between all underground piping.

General Notes

1. To the very best of our knowledge, these plans and specifications comply with applicable building codes.
2. Any variation of these documents are strictly prohibited unless written consent is obtained from Architect.
3. The Architect shall not be responsible for the acts of omissions of the contractor or his subcontractor, agents or employees.
4. Each bidder shall visit the site and familiarize himself with all conditions under which the work is to be performed.
5. All work shall be done in accordance with state, local and all applicable codes.
6. All soils under building must be compacted to 95% or higher. Fill must be clean, free of vegetation and debris. It is recommended that soil test and compaction tests be made by a soil engineer.
7. Assumed soil bearing capacity: 2500 p.s.i.
8. All underground utilities construction shall be in accordance with the standards established by the governing authority having jurisdiction.
9. Walkway accessibility to and in building shall be in accordance with Michigan Construction Code Commission.
10. Handicapped parking and access are subject to the approval of the Building Department. Handicapped parking shall be posted above the grade. All parking spaces shall be traffic striped and equipped with tire stops or curbing, if required by governing agency.
11. Curb breaks, skirts, curbs and sidewalks in the right-of-way to be design and constructed according to the governing authority having jurisdiction.
12. Electrical distribution and transformer location, if any, to be designed by the Detroit Edison Company. All on- site distribution lines and service to the building to be underground.
13. Drawings and specifications are and shall remain the property of the Architect.

SITE AND BUILDING DATA

BUILDING AREA

FACILITY BUILDING	2,641 SF
INDOOR SOCCER FIELD	96,200 SF

SITE AREA : 26.12 ACRES

ZONED: 'N-2'
NEIGHBORHOOD

1. SETBACKS: FRONT 20 FEET
REAR 20 FEET
EACH SIDE 20 FEET

BUILDING HEIGHT: MAXIMUM BUILDING: 20 FEET / 1 STORY

OCCUPANT LOAD

USE:
FACILITY BUILDING: B (BUSINESS AREA): 100 GROSS
2641 SF/ 100 = 26.41 = 27 PERSONS

SOCCER DOME: A-4 (INDOOR SPORTING EVENTS):
FIELD AREA: 1 PER 50 GROSS
2 TEAMS OF 20 PERSONS = 40 PERSONS

SEATING AREA: 1 PER SEAT
60 SEATS ALONG SIDE OF FIELD = 60 PERSONS
TOTAL INDOOR SOCCER FIELD = 100 PERSONS

TOTAL OCCUPANT LOAD = 127 PERSONS

PARKING DATA

PARKING REQUIRED

PRIVATELY OWNED AND OPERATED RECREATIONAL USES
ONE THIRD (1/3RD) OF THE TOTAL MEMBER FAMILIES AND / OR INDIVIDUAL MEMBERS OF THE ORGANIZATION

NO. MEMBERS = 40 FAMILIES (2 TEAMS) / 3 = 13.33 SPACES

HANDICAP SPACES REQUIRED = 2 SPACES

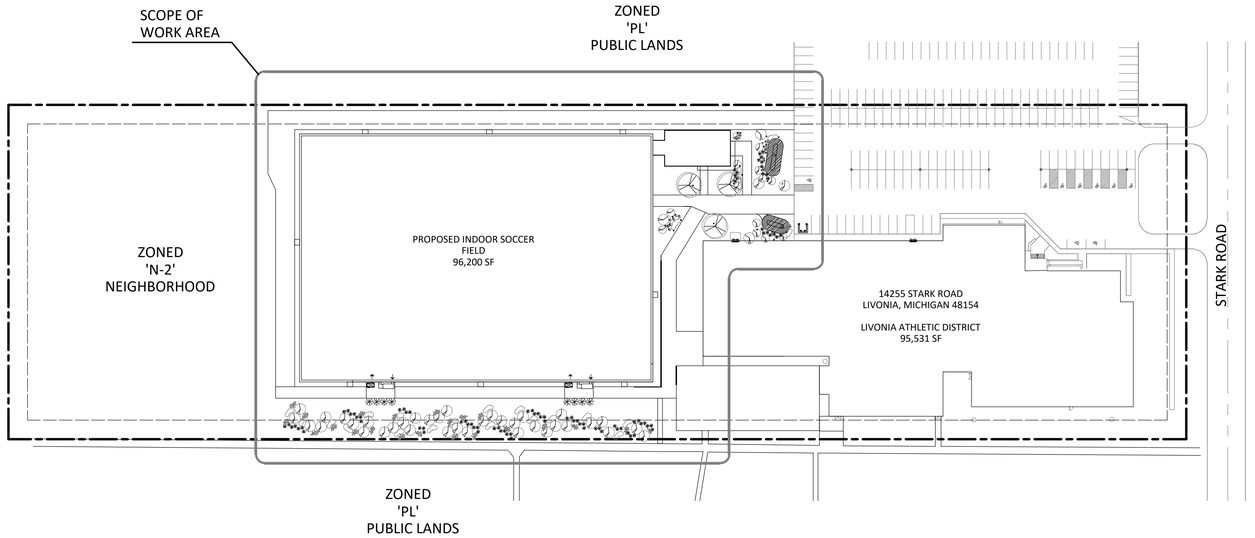
TOTAL PARKING REQUIRED FOR NEW BUILDINGS = 15 SPACES

PROVIDED PARKING

EXISTING AND NEW TENANT PARKING ALLOCATION

HEALTHQUEST PHYSICAL THERAPY (3,677 SF)	= 15 SPACES
CHIROPRACTOR (608 SF)	= 4 SPACES
OPTIMUS SPORTS PERFORMANCE (3,571 SF)	= 15 SPACES
SOGILITY SOCCER TRAINING (7,883 SF)	= 15 SPACES
NEW FACILITY	= 15 SPACES
HANDICAP SPACES	= 8 SPACES
TOTAL PARKING REQUIRED FOR NEW BUILDINGS	= 72 SPACES
EXISTING PARKING LOT SPACES	= 103 SPACES

VISITOR SPACES (REMAINDER AFTER NEW REQUIRED) = 31 SPACES

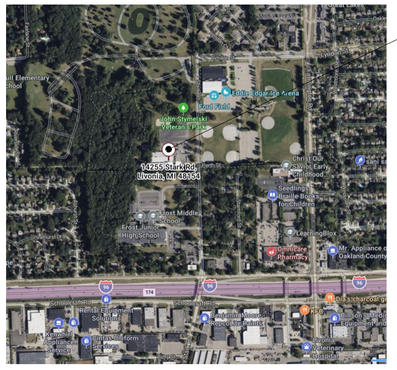


1 L1-0 OVERALL SITE PLAN
NTS

GENERAL NOTES

1. NEW STRIPING FOR ALL PARKING SPACES AND STANDARD PARKING BOLLARDS.
2. ALL ENTRY / EXIT DOORS TO HAVE SECURITY LIGHTING .
3. PROVIDE HANDICAP SIGNAGE AT PARKING SPACES. REFER TO SHEET L2-1 FOR DETAIL.
4. REFER TO SHEET L2-1 FOR DUMPSTER ENCLOSURE PLANS, SECTIONS AND DETAILS.

VICINITY MAP



DRAWING LIST

C1-0	COVER SHEET
	SURVEY 1 of 2
	SURVEY 2 of 2
L1-0	OVERALL SITE PLAN
LD-1	SITE DEMOLITION
L1-1	SITE PLAN
L2-1	PLANTING PLAN
L3-1	PLANTING DETAILS
L3-2	SITE DETAILS
L4-1	SITE LIGHTING PLAN
I1-1	IRRIGATION PLAN
A1-1	FLOOR PLANS
A1-2	FACILITIES BUILDING ELEVATIONS AND WALL SECTION
A1-3	INDOOR SOCCER FIELD ELEVATIONS AND WALL SECTION
FP1-1	FIRE SUPPRESSION PLANS
C1.1	CIVIL PRELIMINARY SITE PLAN - STORM WATER MANAGEMENT

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Date	By	Description
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12-5-25	HK	UPDATED SITE PLAN SUBMITTAL
12-15-25	HK	UPDATED PLANNING COMMENTS

Michigan
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Designed by:
Drawn by:
Checked by:
Date:

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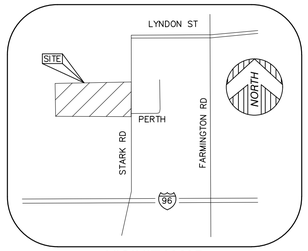
Do not scale drawings. Noted dimensions take precedence over scaled measurements. In case of a conflict, larger scale drawings shall take precedence over smaller scale drawings.

Title
COVER SHEET

N

Project Number
276-001

Drawing Number
C1-0



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

416,431± SQUARE FEET = 9.56± ACRES

BENCHMARK

SITE BENCHMARK #1
NORTH SIDE OF STORM MANHOLE RIM 60± FEET NORTHWEST FROM WHEELCHAIR RAMP.
ELEVATION = 667.70' (NAVD 88)

SITE BENCHMARK #2
NORTH SIDE OF SANITARY MANHOLE RIM 15± FEET SOUTH OF SOUTH APPROACH.
ELEVATION = 666.64' (NAVD 88)

SITE BENCHMARK #3
NORTH SIDE OF STORM MANHOLE RIM 80± FEET SOUTHEAST OF SOUTHEAST CORNER OF BUILDING.
ELEVATION = 665.13' (NAVD 88)

SURVEYOR'S NOTE

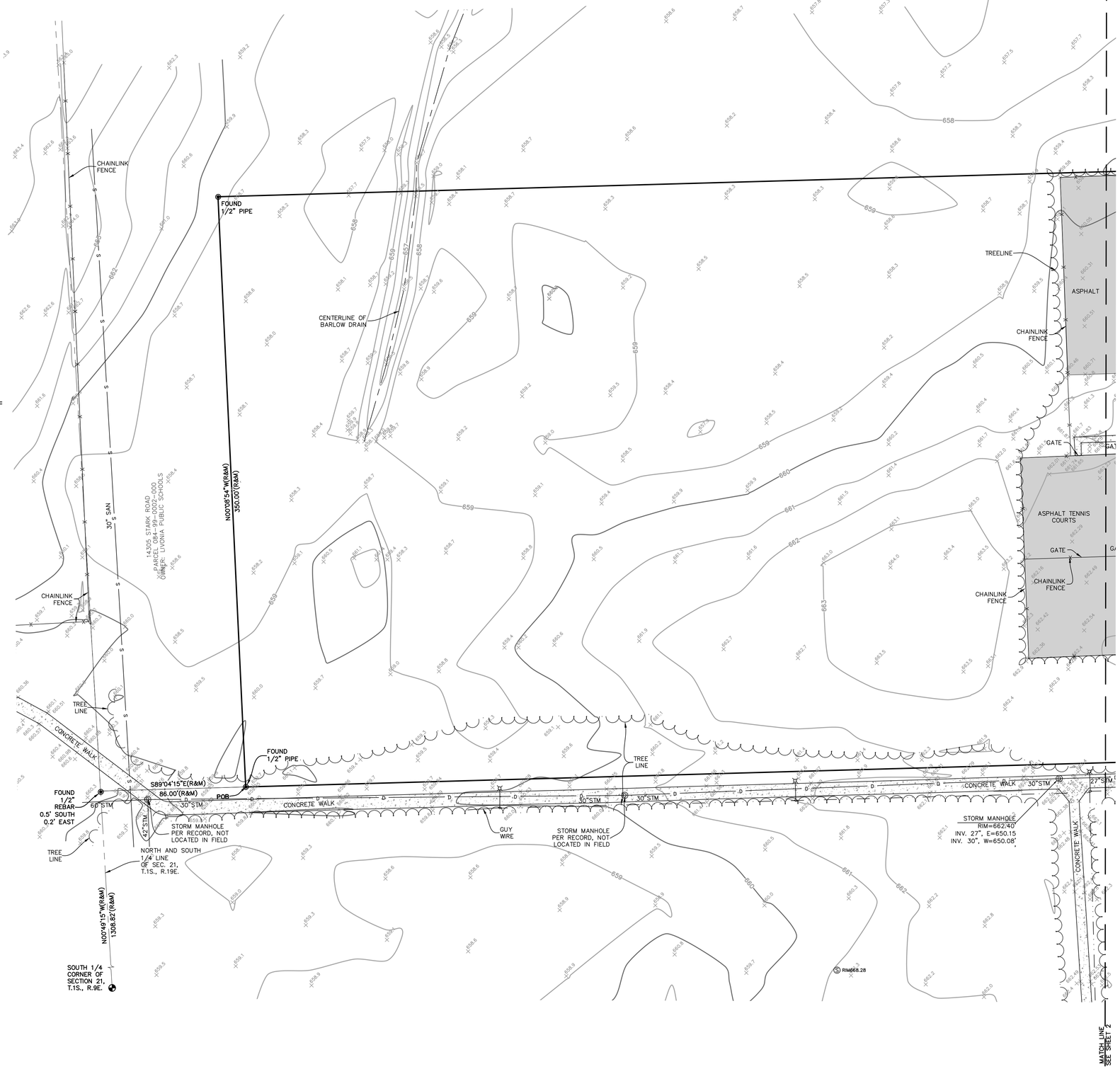
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 0.00 GROUND ELEVATION
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- CLEANOUT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER GATE MANHOLE
- WATER VALVE
- FLAGPOLE
- LIGHTPOST/LAMP POST
- MAIL BOX
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- ADJOINER PARCEL LINE
- SECTION LINE
- BUILDING
- BUILDING OVERHANG
- CENTERLINE DITCH
- CONCRETE CURB
- RAISED CONCRETE
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- G GAS LINE
- S SANITARY LINE
- D STORM LINE
- W WATER LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXITING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

811 Know what's below. 811 before you dig.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROPERTY DESCRIPTION

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

THAT PART OF THE SOUTHEAST 1/4 OF SEC 21 T1S R9E DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 0 DEGREES 49 MINUTES 15 SECONDS WEST ALONG THE NORTH AND SOUTH 1/4 LINE 1308.82 FEET AND SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST 86.00 FEET FROM THE SOUTH 1/4 CORNER OF SEC 21 AND PROCEEDING THENCE NORTH 0 DEGREES 08 MINUTES 54 SECONDS WEST 350.00 FEET. THENCE SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST 1233.02 FEET. THENCE SOUTH 0 DEGREES 08 MINUTES 54 SECONDS EAST 350.00 FEET. THENCE NORTH 89 DEGREES 04 MINUTES 15 SECONDS WEST 1233.02 FEET TO THE POB EXCEPT THE EAST 43.00 FEET THEREOF

TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR
PROFESSIONAL SURVEYOR
No. 4001047976
LICENSED PROFESSIONAL SURVEYOR

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222
Ann Arbor (734) 994.0888
Detroit (313) 758.0677
Grand Blanc (888) 694.0001
www.kemtecgroupofcompanies.com

BOUNDARY/TOPOGRAPHIC SURVEY

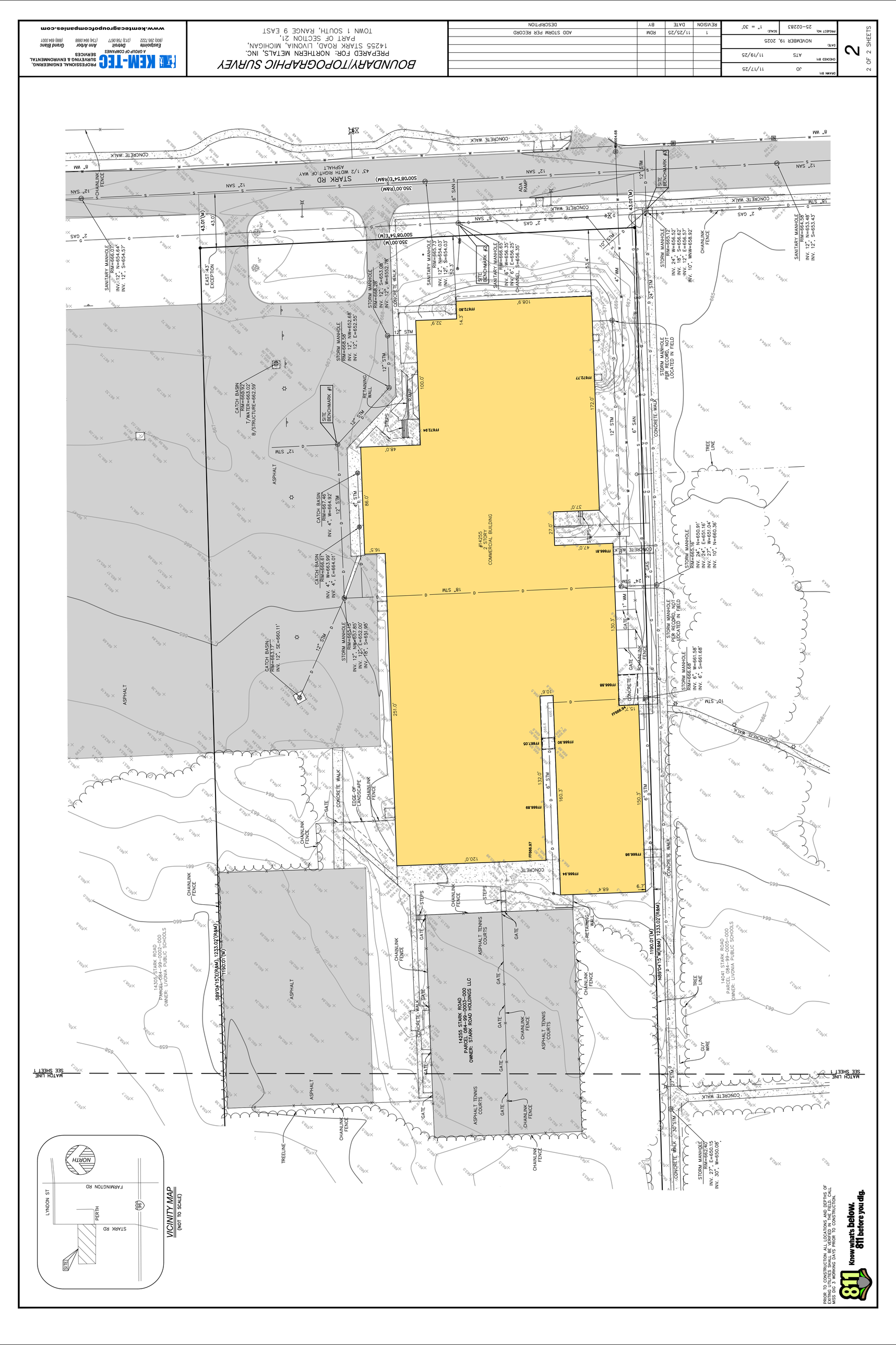
PREPARED FOR: NORTHERN METALS, INC.
14255 STARK ROAD, LIVONIA, MICHIGAN,
PART OF SECTION 21,
TOWN 1 SOUTH, RANGE 9 EAST

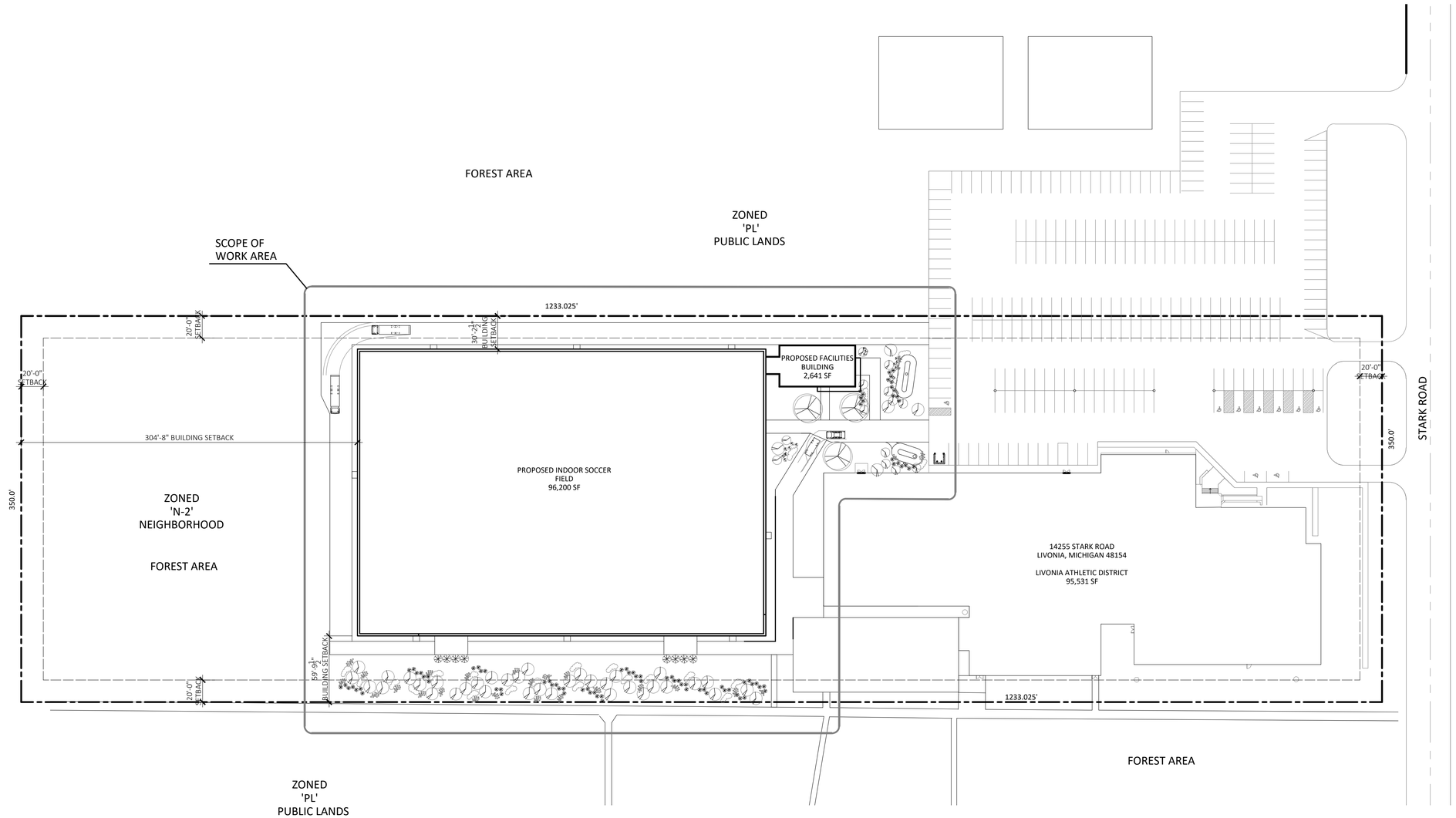
NO.	REVISION	DATE	BY	DESCRIPTION
1		11/25/25	RDM	ADD STORM PER RECORD

DRAWN BY: JO 11/17/25
CHECKED BY: ATS 11/19/25
DATE: NOVEMBER 19, 2025
PROJECT NO. 25-02283
SCALE: 1" = 30'

1

1 OF 2 SHEETS


BOUNDARY/TOPOGRAPHIC SURVEY
PREPARED FOR: NORTHERN METALS, INC.
14255 STARK ROAD, LIVONIA, MICHIGAN,
PART OF SECTION 21,
TOWN 1 SOUTH, RANGE 9 EAST
KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (810) 772-2222
Detroit (313) 730-8777
Ann Arbor (734) 994-0000
Grand Blanc (888) 694-0001
www.kemtecagroupofcompanies.com
DRAWN BY: JO 11/17/25
CHECKED BY: ATS 11/19/25
DATE: NOVEMBER 19, 2025
PROJECT NO: 25-02283 SCALE: 1" = 30'
REVISION 1 DATE 11/25/25 BY RDM
DESCRIPTION ADD STORM PER RECORD
2 OF 2 SHEETS
STARK RD
ASPHALT
CONCRETE WALK
CHAINLINK FENCE
SANITARY MANHOLE RIM=654.64' INV. 12", N=654.64' INV. 12", S=654.57'
SANITARY MANHOLE RIM=655.75' INV. 12", N=654.03' INV. 12", S=654.03'
SANITARY MANHOLE RIM=656.35' INV. 6", E=656.35' INV. 6", S=656.35'
SANITARY MANHOLE RIM=653.12' INV. 12", N=653.48' INV. 12", S=653.43'
STORM MANHOLE RIM=653.08' INV. 12", S=653.08' INV. 12", W=652.76'
STORM MANHOLE RIM=652.68' INV. 12", NW=652.68' INV. 12", E=652.55'
STORM MANHOLE RIM=665.12' INV. 24", N=655.93' INV. 18", S=656.62' INV. 12", E=656.57' INV. 10", WNW=658.92'
STORM MANHOLE PER RECORD, NOT LOCATED IN FIELD
CATCH BASIN RIM=666.92 T/WALL=662.92 B/STRUCTURE=662.59
CATCH BASIN RIM=667.48' INV. 4", W=664.92'
CATCH BASIN RIM=666.81 INV. 4", N=663.98' INV. 4", E=664.01'
CATCH BASIN RIM=667.11 INV. 12", SE=660.11'
STORM MANHOLE RIM=668.75 INV. 12", NW=657.85' INV. 12", E=657.60' INV. 18", S=656.98'
STORM MANHOLE RIM=665.16' INV. 24", N=650.91' INV. 24", E=651.16' INV. 27", W=651.04' INV. 10", N=660.36'
STORM MANHOLE RIM=665.16' INV. 6", W=661.58' INV. 6", S=661.68'
STORM MANHOLE RIM=665.16' INV. 27", E=650.15' INV. 30", W=650.08'
SITE BENCHMARK #1
SITE BENCHMARK #2
SITE BENCHMARK #3
#14255 2 STORY COMMERCIAL BUILDING
RAMP
STEPS
RETAINING WALL
CONCRETE WALK
EDGE OF LANDSCAPE
ASPHALT TENNIS COURTS
14255 STARK ROAD PARCEL #46-21-400-000 OWNER: STARK ROAD HOLDINGS LLC
14305 STARK ROAD PARCEL #46-21-400-000 OWNER: LIVONIA PUBLIC SCHOOLS
14251 STARK ROAD PARCEL #46-21-484-999-0005-000 OWNER: LIVONIA PUBLIC SCHOOLS
TREE LINE
GUY WIRE
EAST 4.5' EXCEPTION
S89°04'15"E(R&M) 1233.02'(R&M)
N89°04'15"W(R&M) 1233.02'(R&M)
S00°08'54"E(R&M) 350.00'(R&M)
S00°08'54"E(M) 350.00'(M)
N89°04'15"W(M) 1190.01'(M)
43.01'(M)
MATCH LINE SEE SHEET 1
VICINITY MAP
(NOT TO SCALE)
NORTH
FARMINGTON RD
LYNDON ST
PERTH
STARK RD
(96)
SITE
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.
811 Know what's below. 811 before you dig.



1 L1-0 OVERALL SITE PLAN
1" = 50'-0"

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Pontiac, MI 48342
248.203.5937o www.studio5inc.com

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Livonia Athletic District

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Livonia, MI 48154

Project
New Indoor Soccer
Field and Facilities
Building

14255 Stark Road.
Livonia, MI 48154

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Date	By	Description
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12-4-25	HK	UPDATED SITE PLAN SUBMITTAL
12-15-25	HK	UPDATED PLANNING COMMENTS

Michigan
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

Designed by:
Drawn by:
Checked by:
Date:

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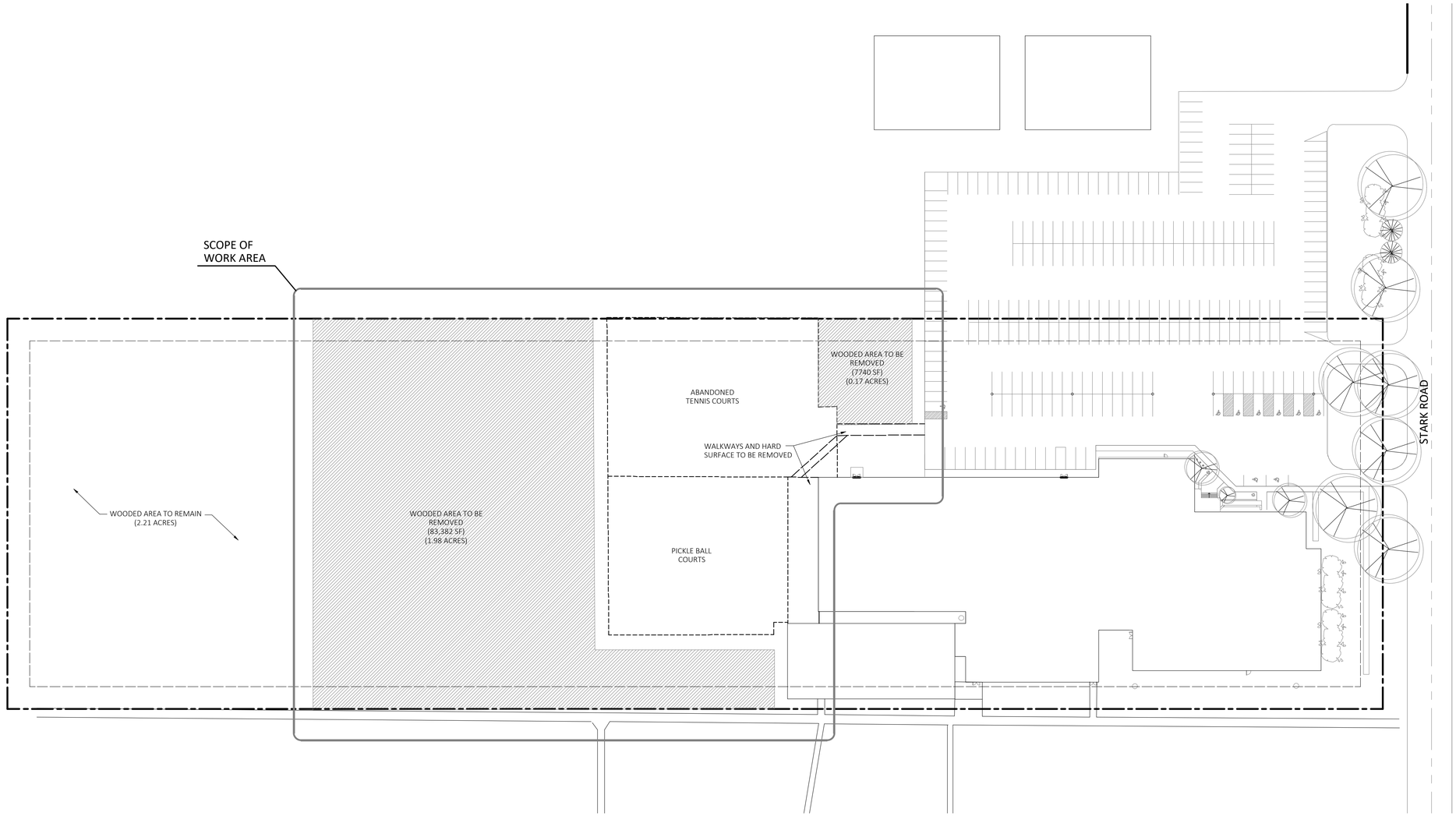
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Title
OVERALL SITE PLAN

N

Project Number
276-001

Drawing Number
L1-0



1 LD1-1 DEMOLITION WORK SITE PLAN
1" = 50'-0"

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Date:

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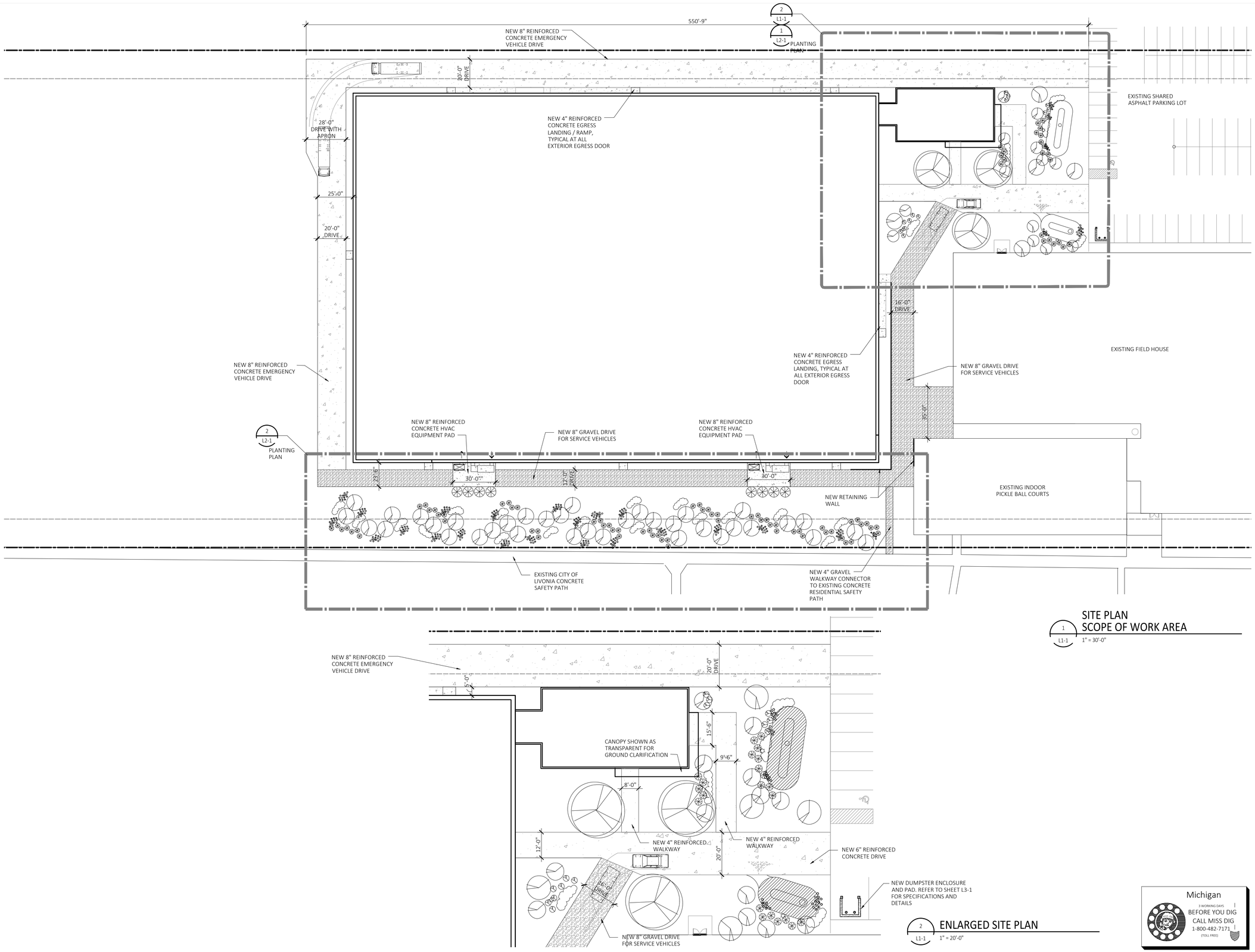
Do not scale drawings. Noted dimensions take precedence over scaled measurements. In case of a conflict, larger scale drawings shall take precedence over smaller scale drawings.

Title
DEMOLITION WORK
SITE PLAN

N

Project Number
276-001

Drawing Number
LD1-0



1 L1-1 SITE PLAN
SCOPE OF WORK AREA
1" = 30'-0"

2 L1-1 ENLARGED SITE PLAN
1" = 20'-0"

Michigan
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
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STUDIO 5
40 West Howard Street, Suite 405
Pontiac, MI 48342
248.203.5937o www.studio5inc.com

Client
Livonia Athletic District

14255 Stark Road.
Livonia, MI 48154

Project
New Indoor Soccer Field and Facilities Building

14255 Stark Road.
Livonia, MI 48154

Drawings Issued

Date	By	Description
11-14-25	HK	SITE PLAN SUBMITTAL
12-4-25	HK	UPDATED SITE PLAN SUBMITTAL
12-15-25	HK	UPDATED PLANNING COMMENTS

Designed by:
Drawn by:
Checked by:
Date:

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Title
SITE PLANS
SCOPE OF WORK AND ENLARGED PLAN

N

Project Number
276-001

Drawing Number
L1-1

PLANT SPECIFICATIONS

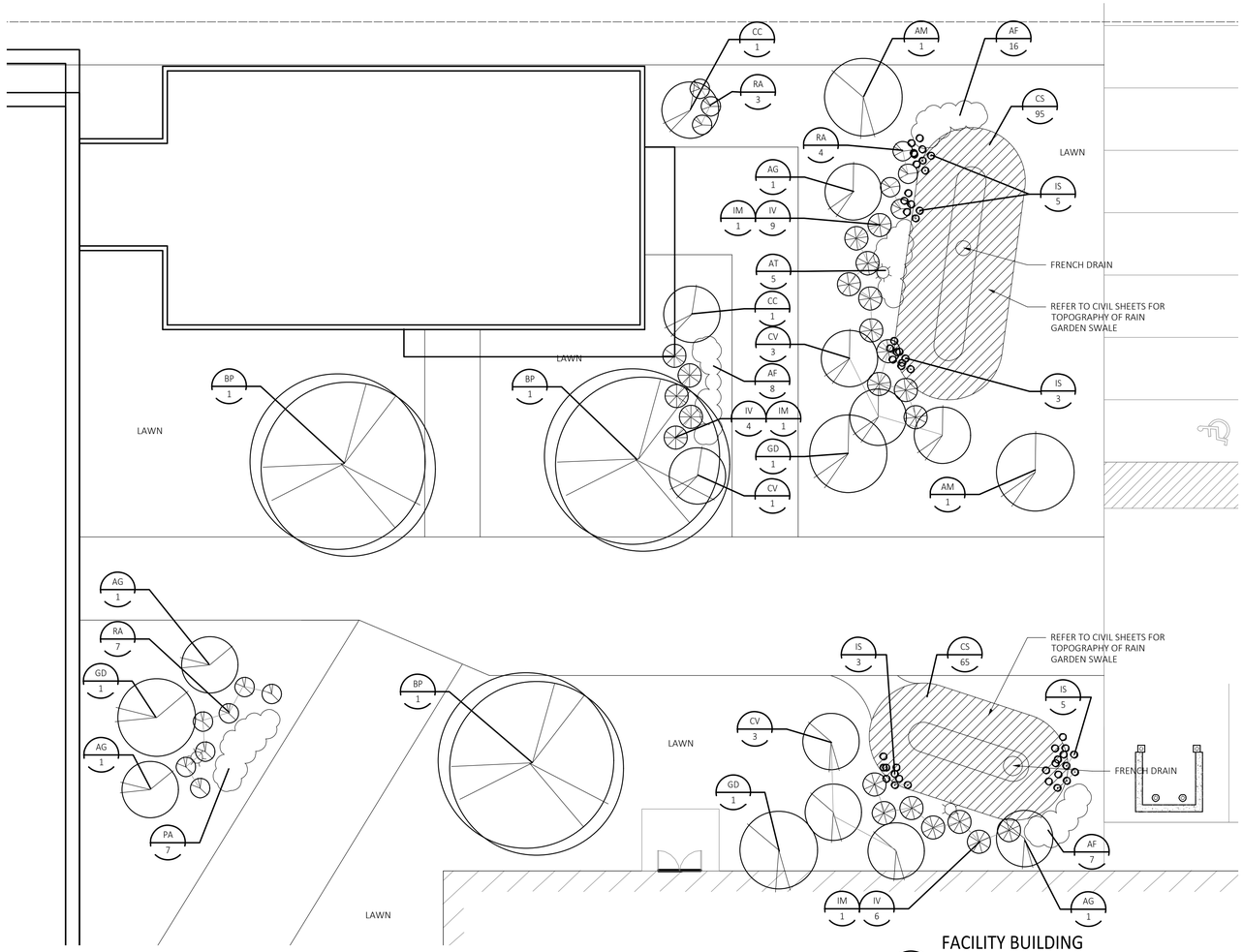
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE / SPEC
CANOPY TREES				
BP	3	SLIVER BIRCH	Betula pendula	2.5" CAL/ B&B
EVERGREEN TREES				
JV	8	RED CEDAR	Juniperis virginiana	2.5" CAL/ B&B
ORNAMENTAL TREES				
AG	17	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brillance'	7' CLUMP / B&B
AM	7	AMUR MAPLE	Acer ginnala	6' CLUMP /specium B&B
CC	7	APPALACHIAN RED REDBUD	Cercis canadensis 'Appalachian Red'	1 1/2" CAL / B&B
CV	13	WINTER KING HAWTHORN	Crataegus virdis 'Winter King'	1 1/2" CAL / B&B
GD	9	ESPRESSO KENTUCKY COFFEETREE	Gymnociadus diocus 'Espresso'	2 1/2" CAL / B&B
SHRUBS				
RA	38	GRO-LOW FRAGANT SUMAC	hus aromatica 'Gro-Low'	#3 CONT
IV	19	BERRY POPPINS WINTERBERRY	Iex verticillata 'Berry Poppins'	#3 CONT
IM	3	MR. POPPINS WINTERBERRY	Ilex vericillata 'Mr Poppins'	#3 CONT
PERENNIALS				
AT	39	BUTTERFLY WEED	Asclepias tuberosa	#1 CONT
CS	155	BROWN FOX SEDGE	Carex vulpinoidea	38 CELL TRAY
IS	71	SIBERIAN IRIS	Isis siberica	#1 CONT
AF	86	MONCH HYBRID ASTER	Aster x frikartii 'Monch'	#1 CONT
PA	32	HAMEIN DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamein'	#1 CONT
AC	70	MEADOW WINDFLOWER	Anemone canadensis 'Meadow Windflower'	#1 CONT

PLANTING

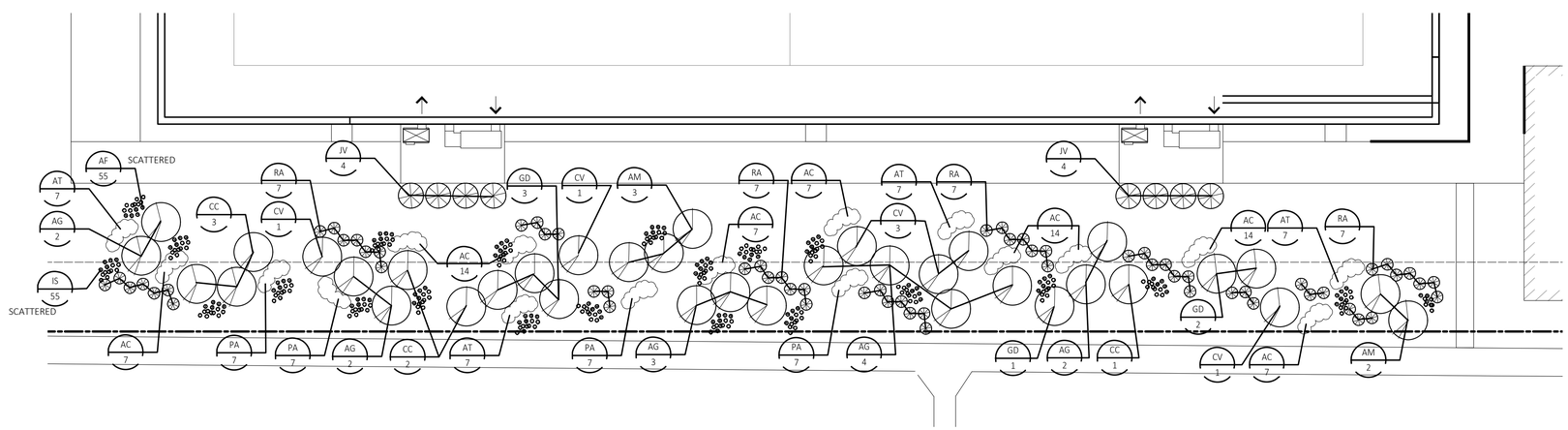
1. REFER TO SHEET L2-1 FOR IRRIGATION, PLANTING DETAILS

Soil Erosion and Sedimentation Control

1. All erosion and sediment control work shall conform to standards and specifications of the City / County.
2. Daily inspections shall be made by the contractor to determine effectiveness of erosion and sediment control measures, and necessary repairs shall be performed without delay.
3. Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any off-site areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds.
4. Erosion and sediment control measures are to be placed prior to, or as the first step in construction. Sediment control practices will be applied as a perimeter defense against any transporting of silt off site.
5. Contractor shall comply temporary erosion and sedimentation control measures as required and as directed on these plans. He shall remove temporary measures as soon as permanent stabilization of sloped ditches, and other earth changes have been accomplished.
6. Permanent soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 15 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after an earth change has been completed or where significant earth change activity ceases, temporary soil erosion, control measures shall be implemented within 30 calendar days. All temporary soil erosion control measures shall be maintained until permanent soil erosion control measures are implemented. All permanent soil erosion control measures shall be implemented and established before a certificate of compliance is issued.
7. All mud/dirt tracked unto existing City/County roads from this site, due to construction, shall be promptly removed by the Contractor/Builder. All mud/dirt tracked or spilled on paved roads/surfaces within this site shall be promptly removed by the Contractor/Builder.



FACILITY BUILDING
ENLARGED PLANTING PLAN
1 L2-1 1" = 10'-0"



STORMWATER MANAGEMENT AREA
ENLARGED PLANTING PLAN
2 L2-1 1" = 10'-0"

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STATE OF MICHIGAN
SCOTT ANDREW MAYNARD
ARCHITECT
No. 1301055492
LICENSED ARCHITECT

Title
PLANTING PLAN

N

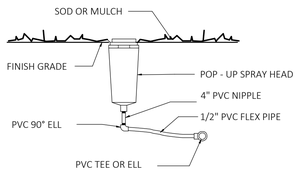
Project Number
276-001

Drawing Number
L2-1

IRRIGATION AND LANDSCAPE MANAGEMENT REQUIREMENTS

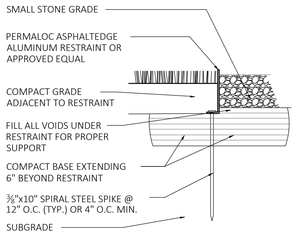
IRRIGATION:
1. LANDSCAPE AREAS TO BE FULLY SPRINKLED WITH AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
2. SPRINKLER SYSTEM WILL BE ZONED AND ON A TIMER THAT WILL TURN ON THE SYSTEM AT 5:30 AM TO MAXIMIZE WATER ABSORPTION DOWN TO THE PLANT ROOT SYSTEM.
3. A RAINWATER MONITORING SYSTEM WILL BE IMPLEMENTED TO STOP ANY OVER WATERING OF THE LAWN AND PLANT MATERIAL.
4. THE SYSTEM WILL HAVE A COMPLETE SHUT OFF AND THE LINES WILL BE "BLOWN OUT" EACH FALL.
5. THE SYSTEM WILL BE CHECKED EACH SPRING FOR ANY HEAD AND LINE DAMAGE THAT MAY EXIST.

LANDSCAPE MAINTENANCE:
1. THE OWNER WILL CONTRACT A COMMERCIAL LAWN AND LANDSCAPE CONTRACTOR TO MOW THE LAWN ON A WEEKLY BASIS IF NECESSARY.
2. THE CONTRACTOR WILL MAINTAIN THE PLANTING BEDS, PLANT MATERIAL AND PREFORM ALL FALL CLEANUP AND SNOW REMOVAL THROUGH THE WINTER MONTHS.



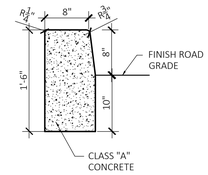
POP UP DETAIL

NO SCALE



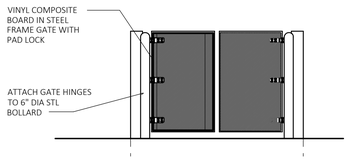
LANDSCAPE EDGE DETAIL

NO SCALE



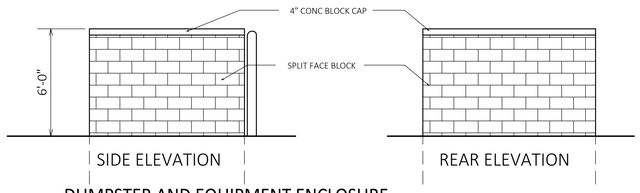
6 L2-1 **CONCRETE CURB DETAIL**

NTS



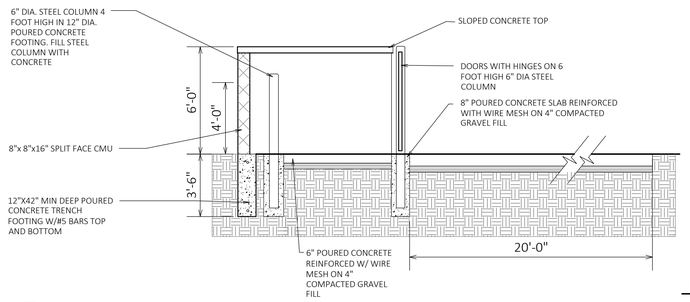
5 L2-1 **DUMPSTER FRONT ELEVATION**

1/4" = 1'-0"



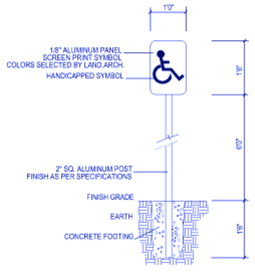
4 L2-1 **DUMPSTER AND EQUIPMENT ENCLOSURE SIDE & REAR ELEVATIONS**

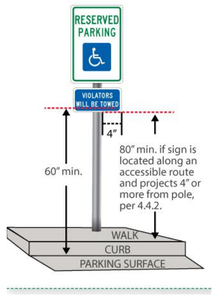
1/4" = 1'-0"



3 L2-1 **DUMPSTER ENCLOSURE SECTION**

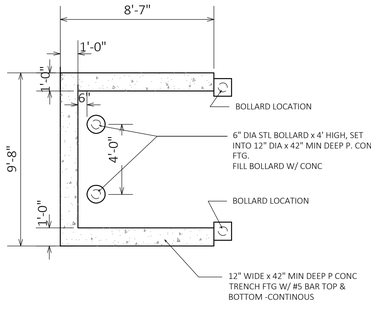
1/4" = 1'-0"





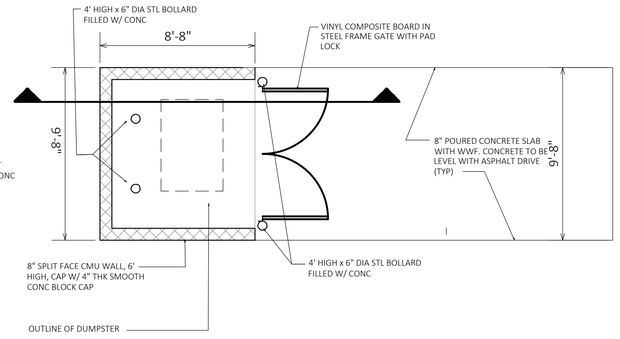
HANDICAP PARKING SIGNS

NO SCALE



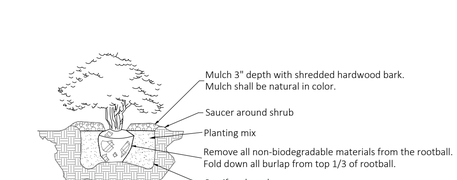
2 L2-1 **DUMPSTER FOUNDATION PLAN**

1/4" = 1'-0"



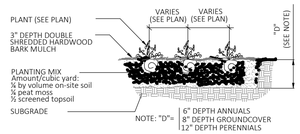
1 L2-1 **DUMPSTER FLOOR PLAN**

1/4" = 1'-0"



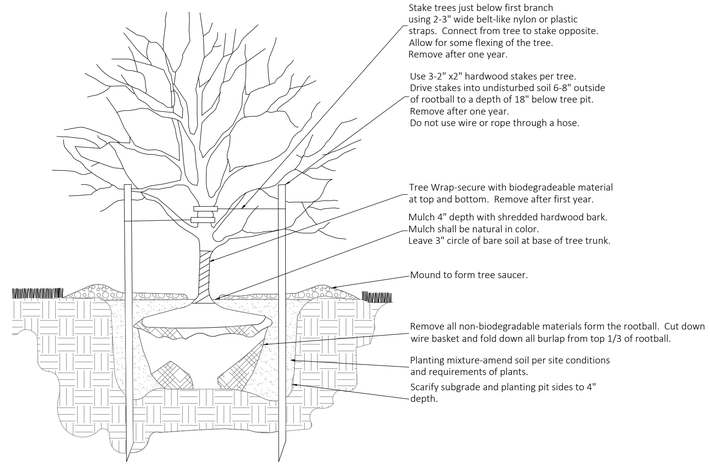
Notes:
1. Shrub shall bear same relation to finish grade as it bore originally or slightly higher up to 4" above grade, if directed by the Landscape Architect for heavy clay soils.
2. Prune only dead or broken branches.
3. Remove all tags, string, plastics, and other materials that are unsightly and could cause girdling.

SHRUB DETAIL



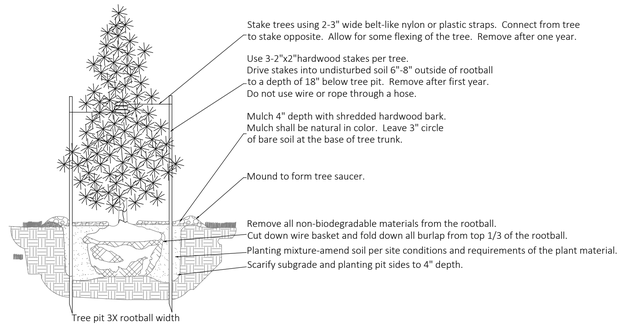
NOTE:
-Plant per planting plan layout
-Perennials to be planted up to saucer around tree or shrub in the area.

PERENNIAL / GROUND COVER DETAIL



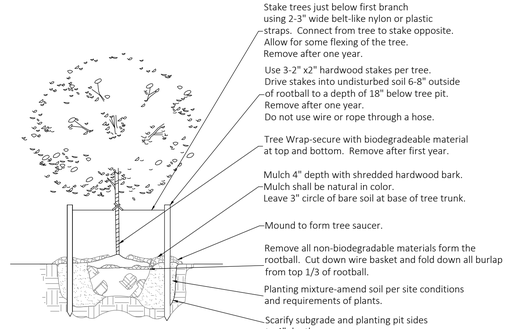
Notes:
1. Tree shall bear same relation to finish grade as it bore originally or slightly higher than finish grade up to 6" above grade, if directed by Landscape Architect for heavy clay soil areas.
2. Do not prune terminal leader. Prune only dead or broken branches.
3. Remove all tags, string, plastics, and other materials that are unsightly and could cause girdling.

DECIDUOUS TREE DETAIL



Notes:
1. Tree shall bear same relation to finish grade as it bore originally or slightly higher than finish grade up to 6" above grade, if directed by Landscape Architect for heavy clay soil areas.
2. Do not prune terminal leader. Prune only dead or broken branches.
3. Remove all tags, string, plastics, and other materials that are unsightly and could cause girdling.

EVERGREEN DETAIL



Notes:
1. Tree shall bear same relation to finish grade as it bore originally or slightly higher than finish grade up to 6" above grade, if directed by Landscape Architect for heavy clay soil areas.
2. Do not prune terminal leader. Prune only dead or broken branches.
3. Remove all tags, string, plastics, and other materials that are unsightly and could cause girdling.

ORNAMENTAL TREE DETAIL

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Pontiac, MI 48342
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Client

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Drawings Issued

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11-14-25	HK	SITE PLAN REVIEW
12-4-25	HK	UPDATED SITE PLAN SUBMITTAL

Designed by:
Drawn by:
Checked by:
Date:

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Title

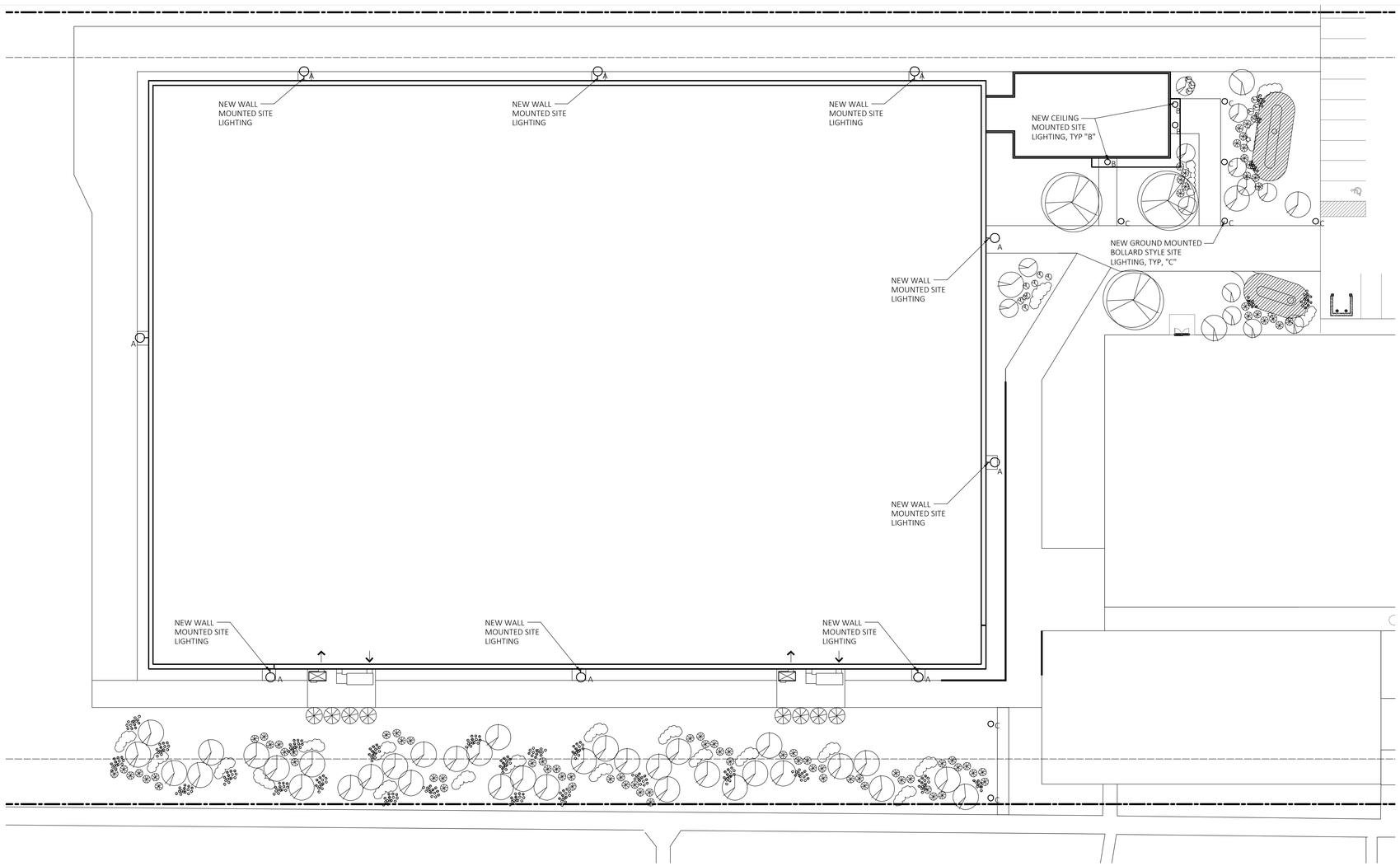
PLANTING SECTIONS

Project Number

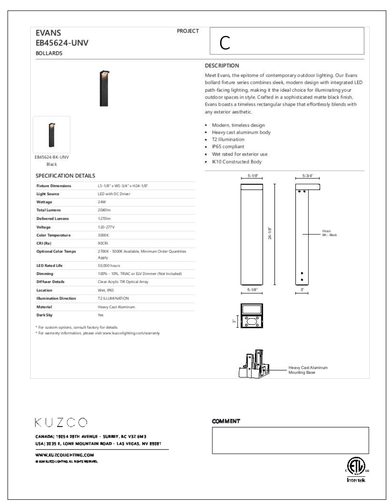
276-001

Drawing Number

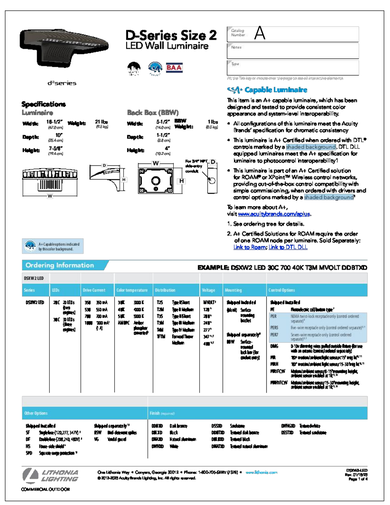
L3-1



1 SITE PLAN
L1-1 1" = 20'-0"







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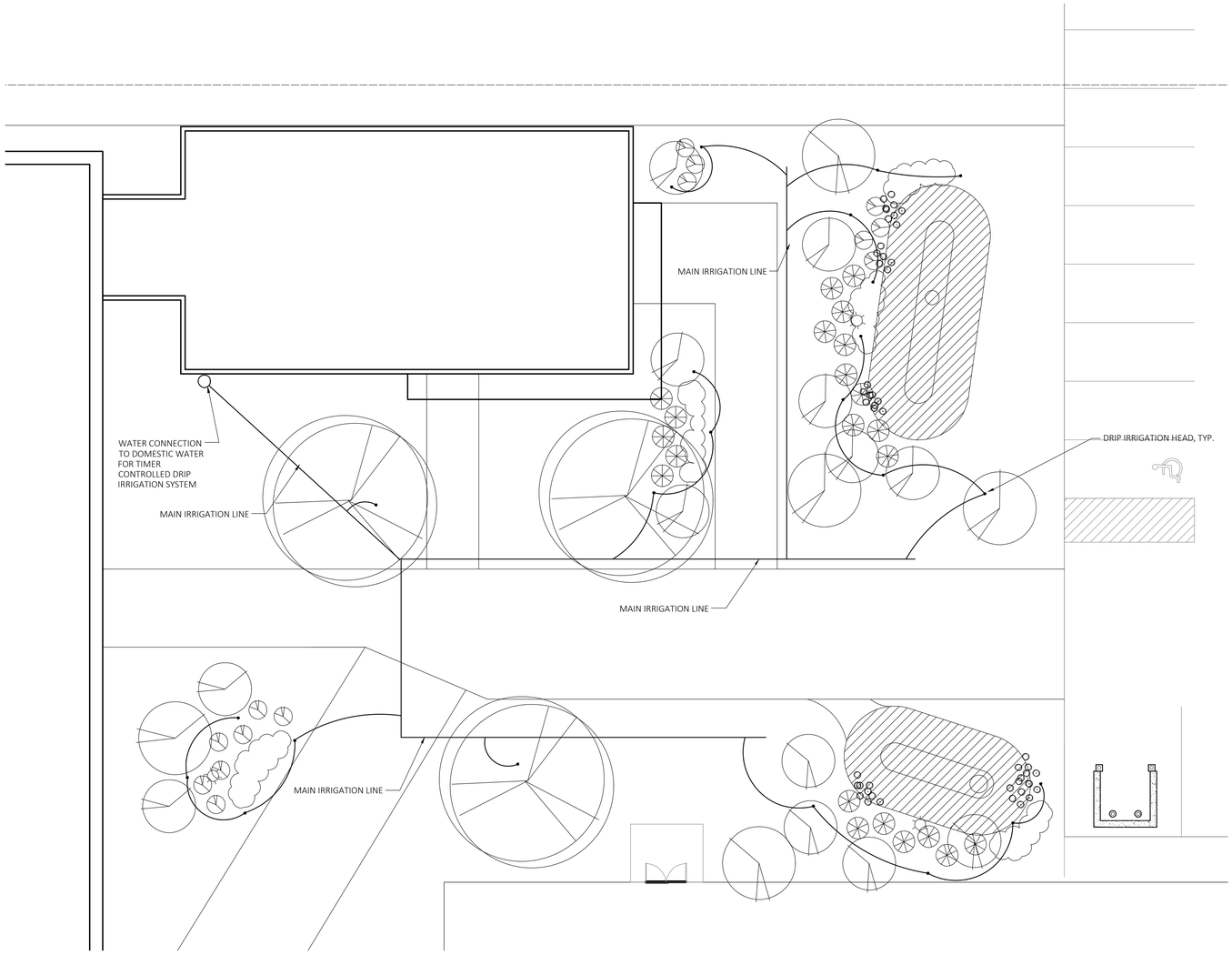
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Title
SITE LIGHTING PLAN

N

Project Number
276-001

Drawing Number
L4-1



FINAL IRRIGATION PLAN TO DONE BY IRRIGATION CONTRACTOR.

1 / I1-1 IRRAGATION PLAN

1" = 10'-0"

Michigan
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STATE OF MICHIGAN
SCOTT ANDREW MAYNARD
ARCHITECT
No. 1301055492
LICENSED ARCHITECT

Title

IRRIGATION PLAN

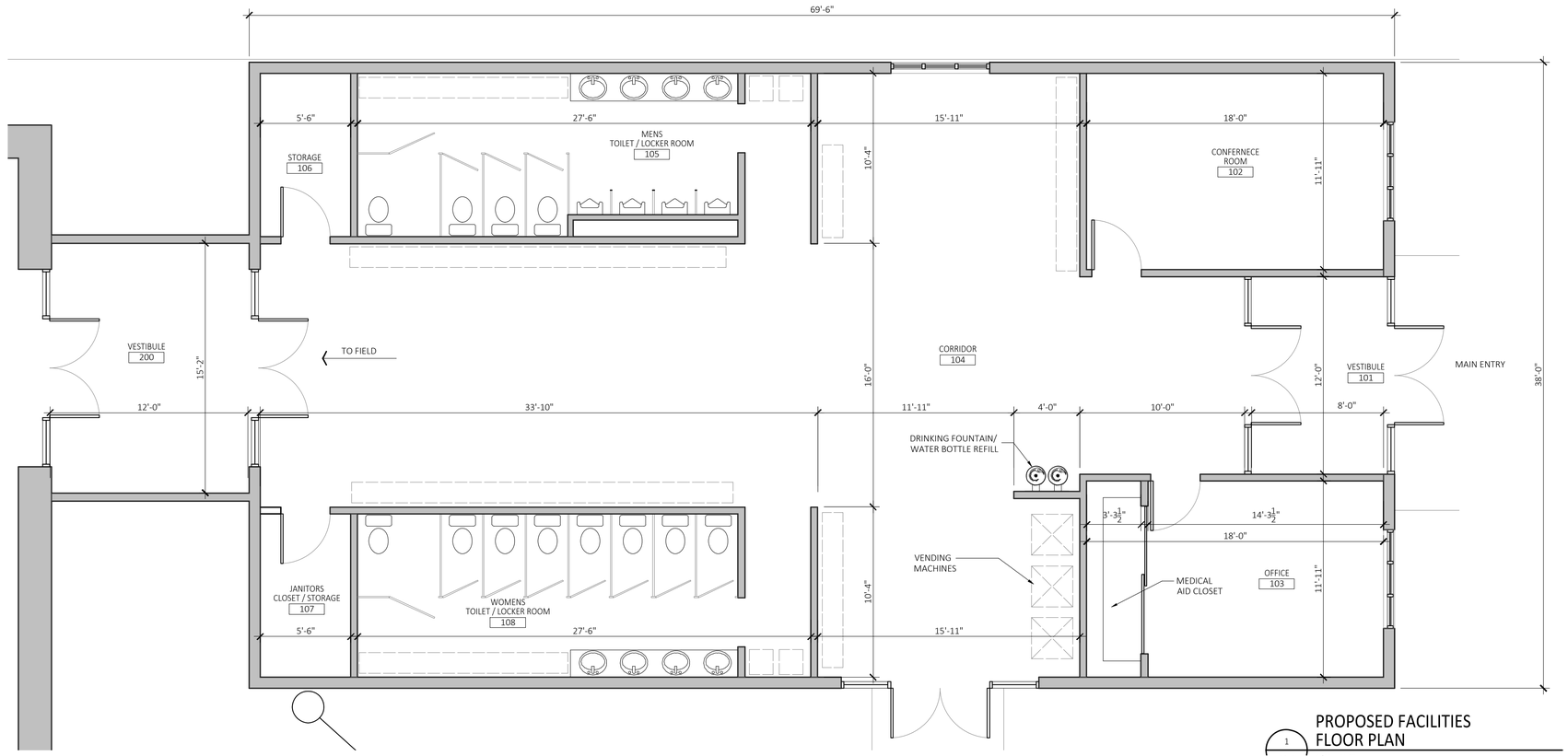
N

Project Number

276-001

Drawing Number

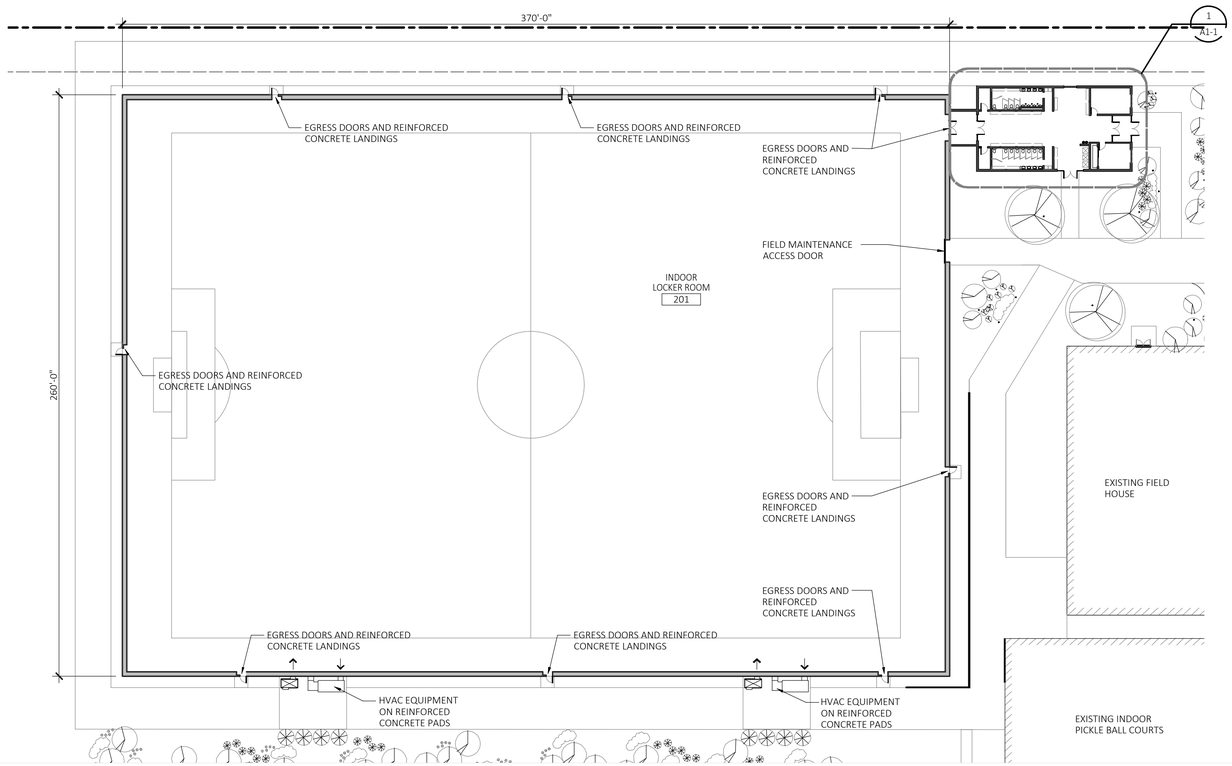
I1-1



PROPOSED FACILITIES
FLOOR PLAN

1
A1-1

1/4" = 1'-0"



PROPOSED
SOCCER FIELD

2
A1-1

1/32" = 1'-0"

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Title

FLOOR PLANS

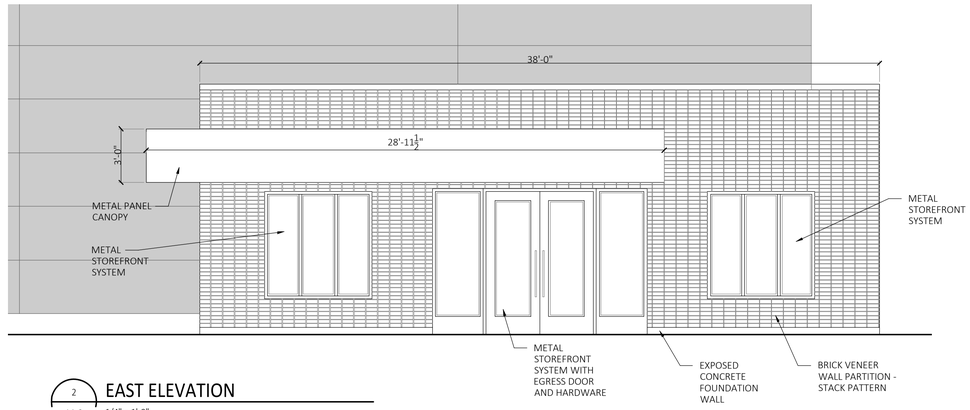
N

Project Number

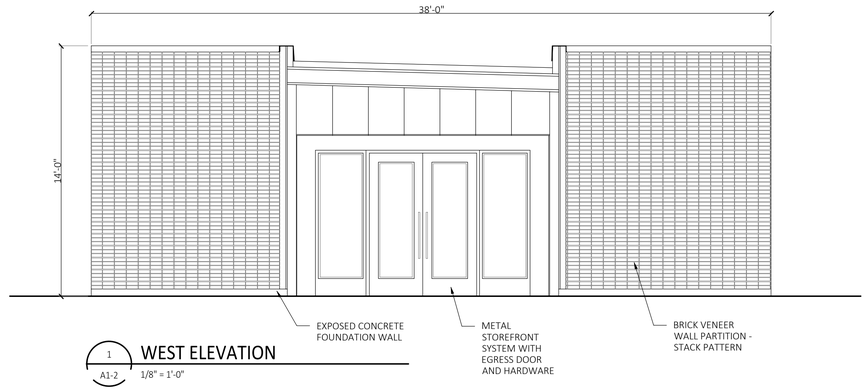
276-001

Drawing Number

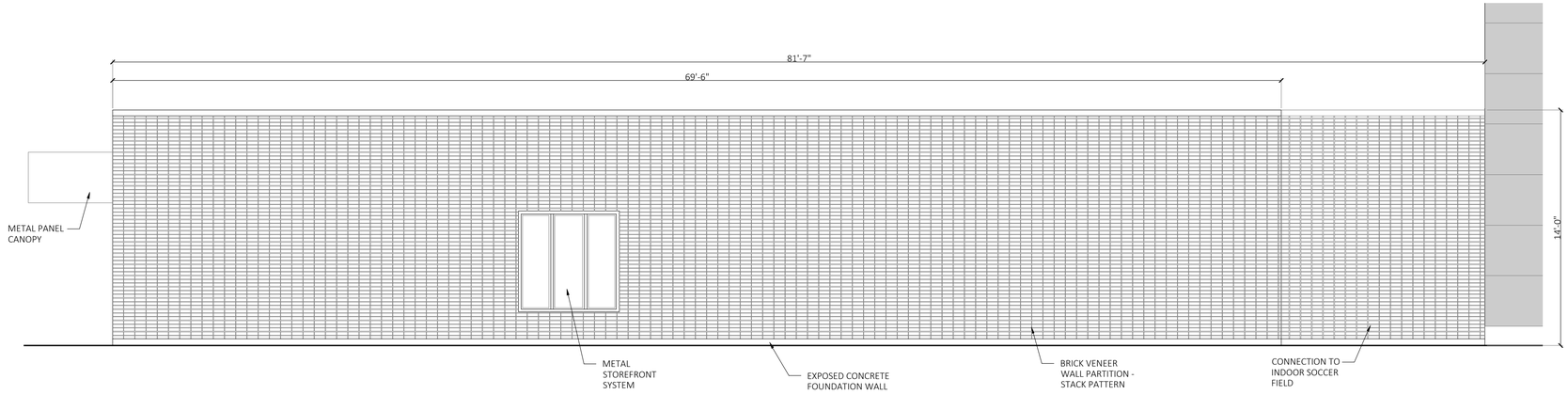
A1-1



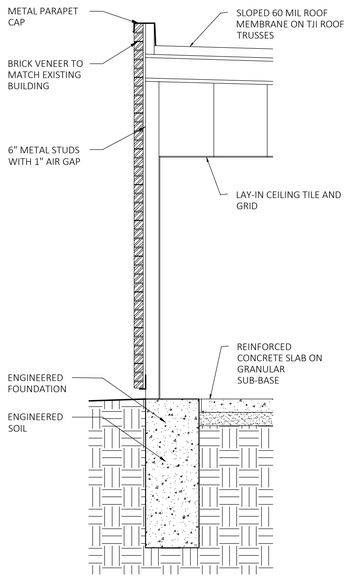
2 A1-2 **EAST ELEVATION**
1/4" = 1'-0"



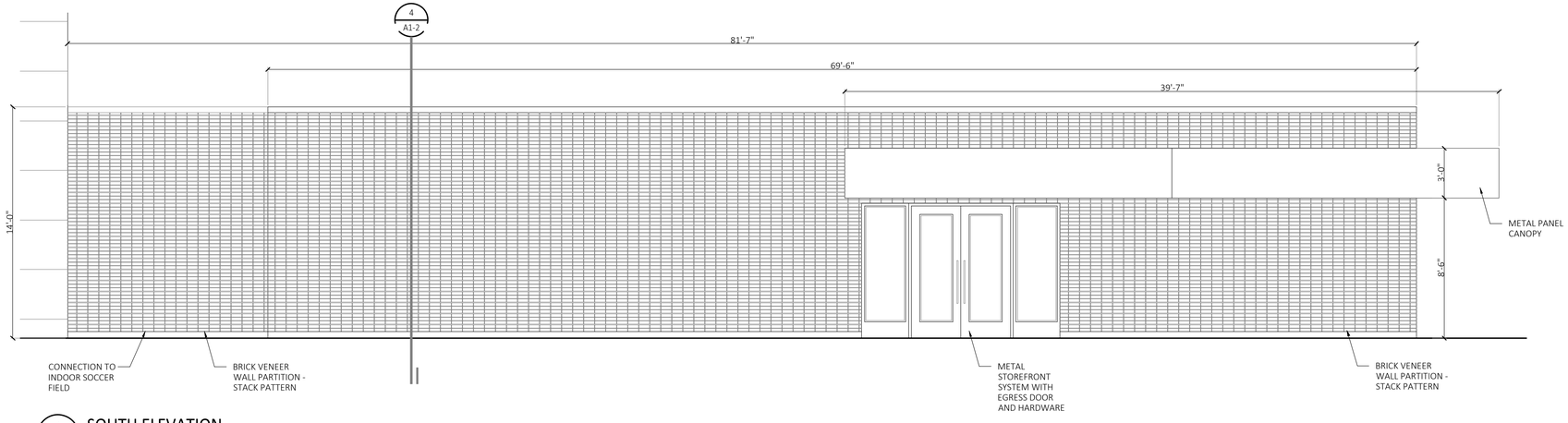
1 A1-2 **WEST ELEVATION**
1/8" = 1'-0"



3 A1-2 **NORTH ELEVATION**
1/4" = 1'-0"



4 A1-2 **WALL SECTION**
3/8" = 1'-0"



4 A1-2 **SOUTH ELEVATION**
1/4" = 1'-0"

STUDIO 5
40 West Howard Street, Suite 405
Pontiac, MI 48342
248.203.5937o www.studio5inc.com

Client
Livonia Athletic District

14255 Stark Road.
Livonia, MI 48154

Project
New Indoor Soccer Field and Facilities Building

14255 Stark Road.
Livonia, MI 48154

Drawings Issued

Date	By	Description
11-14-25	HK	SITE PLAN SUBMITTAL
12-4-25	HK	UPDATED SITE PLAN SUBMITTAL

Designed by:
Drawn by:
Checked by:
Date:

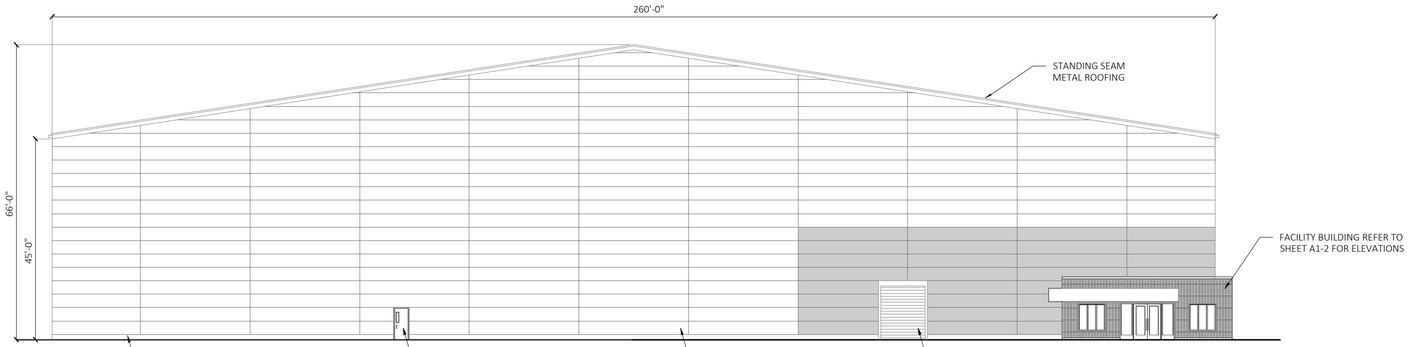
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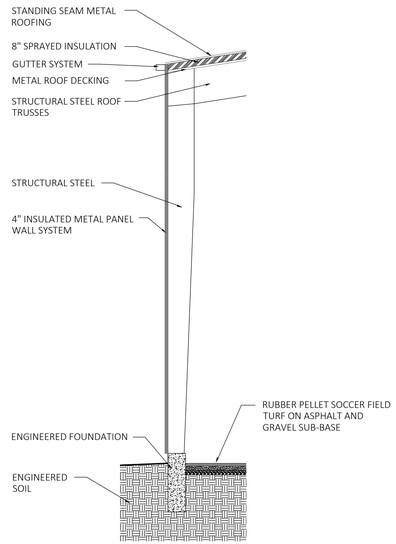
Title
FACILITIES BUILDING EXTERIOR ELEVATIONS AND WALL SECTION

Project Number
276-001

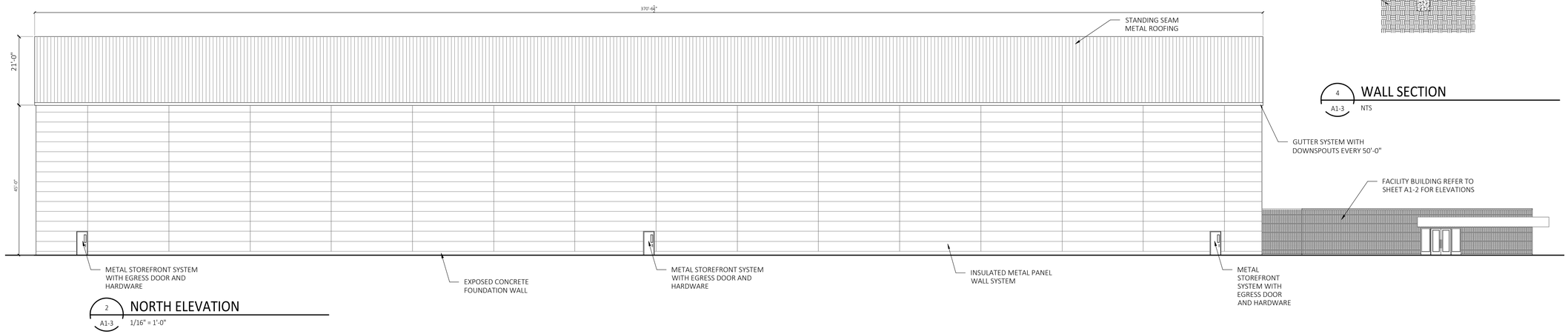
Drawing Number
A1-2



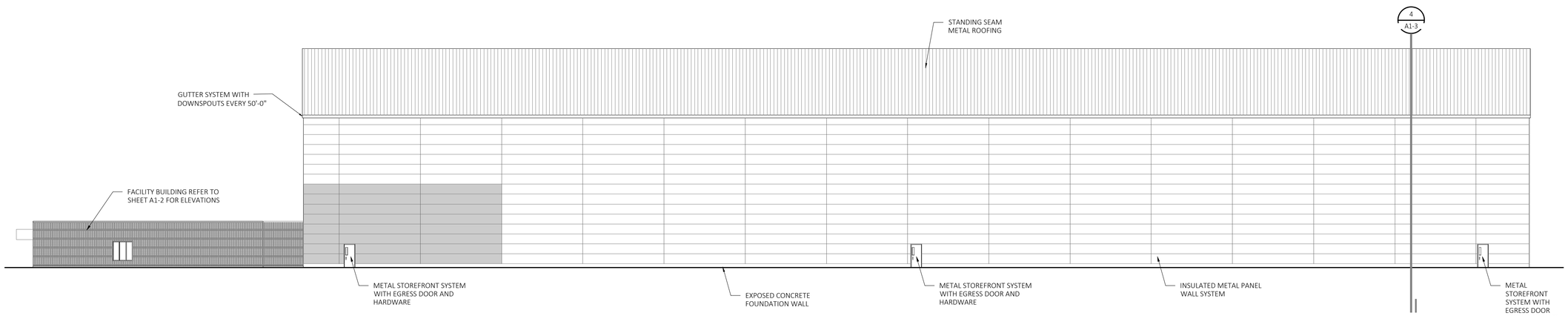
1 A1-3 **EAST ELEVATION**
SIMIALR WEST ELEVATION
1/16" = 1'-0"



4 A1-3 **WALL SECTION**
NTS



2 A1-3 **NORTH ELEVATION**
1/16" = 1'-0"



3 A1-3 **NORTH ELEVATION**
1/16" = 1'-0"

STUDIO 5
40 West Howard Street, Suite 405
Pontiac, MI 48342
248.203.5937o www.studio5inc.com

Client
Livonia Athletic District

14255 Stark Road.
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Project
New Indoor Soccer Field and Facilities Building

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Drawings Issued

Date	By	Description
11-14-25	HK	SITE PLAN SUBMITTAL
12-4-25	HK	UPDATED SITE PLAN SUBMITTAL

Designed by:
Drawn by:
Checked by:
Date:

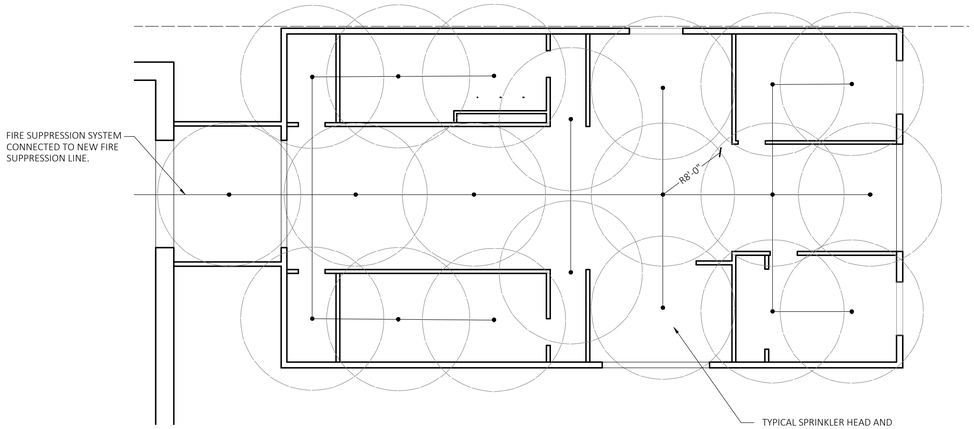
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Title
INDOOR SOCCER FIELD EXTERIOR ELEVATIONS AND WALL SECTION

Project Number
276-001

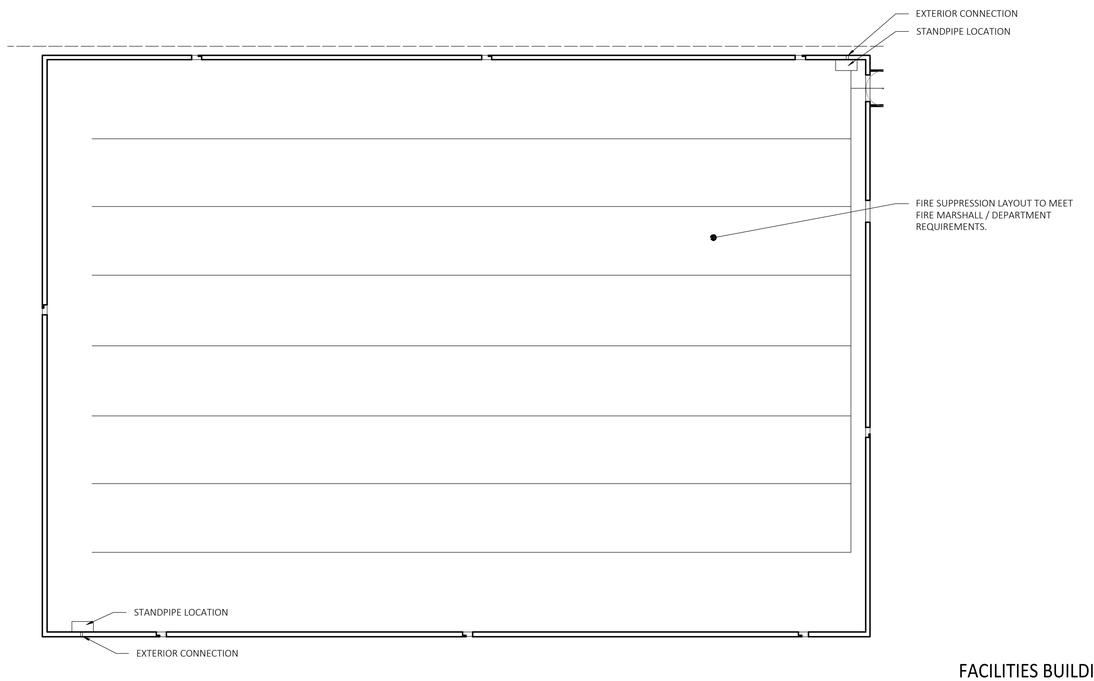
Drawing Number
A1-3



FACILITIES BUILDING
FIRE SUPRESSION LAYOUT
FLOOR PLAN

1
FP1-1

1/4" = 1'-0"



FACILITIES BUILDING
FIRE SUPRESSION LAYOUT
FLOOR PLAN

1
FP1-1

1/32" = 1'-0"

STUDIO 5
40 West Howard Street, Suite 405
Pontiac, MI 48342
248.203.5937o www.studio5inc.com

Client

Livonia Athletic District

14255 Stark Road.
Livonia, MI 48154

Project

New Indoor Soccer
Field and Facilities
Building

14255 Stark Road.
Livonia, MI 48154

Drawings Issued

Date	By	Description
11-14-25	HK	SITE PLAN SUBMITTAL
12-4-25	HK	UPDATED SITE PLAN SUBMITTAL

Designed by:
Drawn by:
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Date:

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Title

FIRE SUPRESSION SYSTEM
FLOOR PLANS

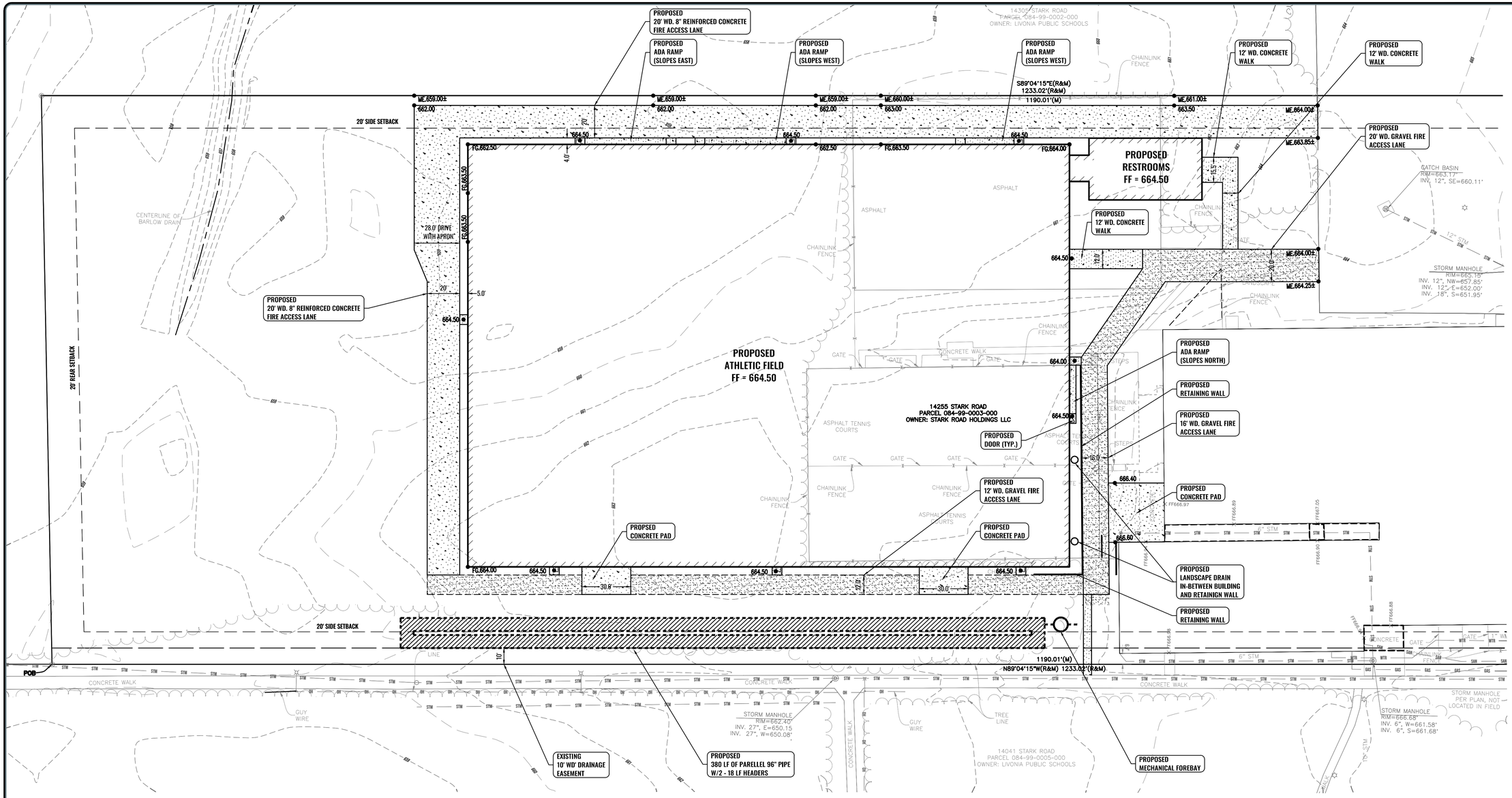
N

Project Number

276-001

Drawing Number

FP1-1



PRELIM STORMWATER MANAGEMENT CALCS

The site drains 3.76 acres with approximately 90% impervious cover. Based on Wayne County stormwater criteria, the following preliminary storage volumes are required:

Water Quality Volume (CPVC, 1.0"): ≈ 11,700 ft³

Extended Detention Volume (CPRC, 1.9"): ≈ 22,300 ft³

Preliminary Detention Volume (10-yr, 24-hr – controlling): ≈ 38,900 ft³

Because the site is less than 5 acres, the 10-year storm establishes the controlling detention requirement. The allowable peak discharge under the Wayne County variable release method is approximately 3.1 cfs.

The planned underground system—two parallel 96-inch pipes, each 380 feet in length—provides ≈ 38,200 ft³ of storage and serves as the basis for the preliminary detention concept.

SITE LAYOUT NOTES:

- ALL WORK SHALL COMPLY WITH VILLAGE/COUNTY /STATE/FEDERAL REGULATIONS, CODES & STANDARDS.
- ALL DIMENSIONS & RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE APPROVED ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS & UTILITY ENTRANCE LOCATIONS.
- ALL PROPOSED ADA RAMPS, PARKING AREAS & ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA (AMERICANS WITH DISABILITIES ACT) ACCESSIBILITY GUIDELINES (ADAAG).
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SEE LANDSCAPING PLANS FOR PLANTINGS & DETAILS.

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT (AS NOTED)
- RIGHT OF WAY LINE
- SETBACK LINE
- PROPOSED HMA PAVEMENT SECTION
- PROPOSED CONCRETE PAVEMENT SECTION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB & GUTTER
- FURNISH AND INSTALL WOOD FENCE
- FURNISH AND INSTALL CHAIN LINK FENCE
- PROPOSED STORM SEWER STRUCTURE AS NOTED
- PROPOSED DOWNSPOUT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- HYDRANT
- GATE VALVE
- PROPOSED SIGN
- FURNISH AND INSTALL WHEEL STOP
- FURNISH AND INSTALL BOLLARD
- TRUNCATED DONE INSERT
- PROPOSED PARKING COUNT

PRIORITY ENGINEERING LLC

Engineer's Seal

Certification

North

SCALE 0' 30' 60'

GRAPHIC SCALE: 1" = 30'

Project
INDOOR SOCCER FIELD AND FACILITIES

Project Location
14255 STARK ROAD
LIVONIA, MICHIGAN, 48154

Sheet Name
PRELIMINARY SITE PLAN

ISSUED FOR SITE PLAN SUBMITTAL

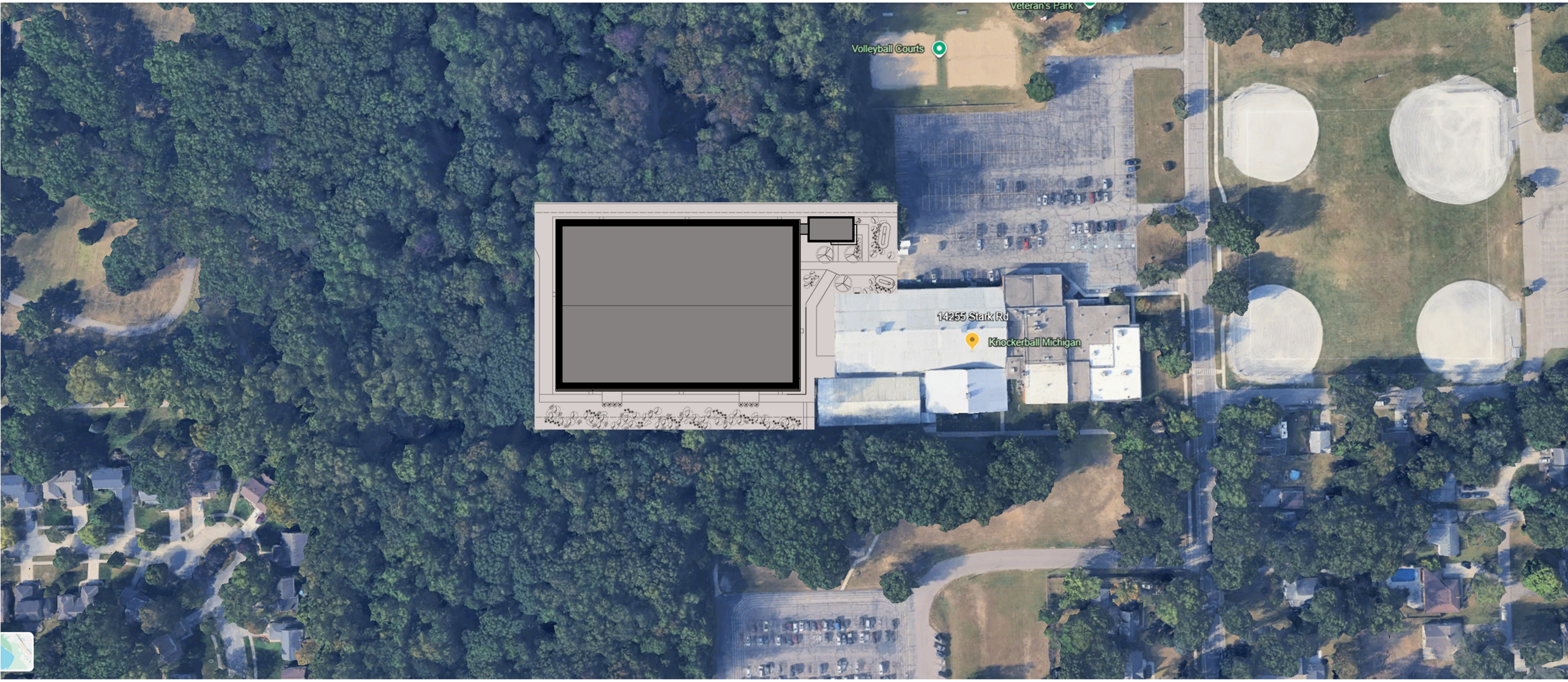
Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date:	11-14-2025
Reviewed By:	TCS
ENG/CADD:	BH
Checked By:	TCS
PE Project No.	25-0114
Sheet No.	C-1.1

DRAWING NOTE: SCALE SHOWN IS MEANT FOR 24" X 36" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA REGARDLESS OF X-Y

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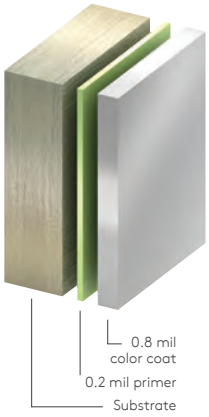
LIVONIA LAD ATHLETIC DISTRICT

PROXIMITY SITE PLAN

DISTANCE FROM:
WEST ELEVATION TO CEMETERY FENCE = 398 FEET

STUDIO 5 · pre-development · architecture · interiors · space planning · landscape

Standard Colors



Sherwin-Williams® WeatherXL™ – Siliconized Modified Polyester (SMP)

WeatherXL™ coating systems utilize ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

SMP

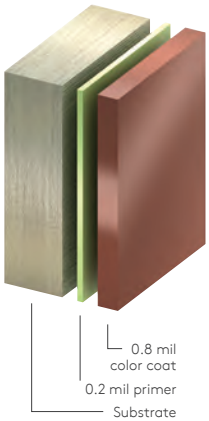
Driftwood
SR:0.55 E:0.86 SRI:64

Sandstone
SR:0.49 E:0.86 SRI:56

Surrey Beige
SR:0.41 E:0.86 SRI:45

MP (Modified Polyester)

Imperial White
SR:0.62 E:0.86 SRI:74



Sherwin-Williams® Fluropon® Solid PVDF Colors (Unless otherwise noted as Illumipon™ FEVE*)

Fluropon® coatings are durable polyvinylidene coating system containing 70% PVDF resins, ceramic and inorganic pigments. This system provides a powerful chemical bond, superior resistance to ultraviolet radiation resulting in exceptional color retention, resistance to chalking and chemical degradation.

Category 1

Regal White
SR:0.70 E:0.86 SRI:85

Ascot White
SR:0.69 E:0.85 SRI:83

Bone White
SR:0.69 E:0.84 SRI:83

Driftwood
SR:0.45 E:0.86 SRI:50

Sandstone
SR:0.61 E:0.85 SRI:72

Surrey Beige
SR:0.48 E:0.86 SRI:54

Category 2

Dove Gray
SR:0.49 E:0.86 SRI:56

Zinc Gray
SR:0.35 E:0.86 SRI:37

Rawhide
SR:0.55 E:0.85 SRI:64

Parchment
SR:0.53 E:0.85 SRI:61

Rock Tan
SR:0.62 E:0.86 SRI:74

Taupestone
SR:0.27 E:0.86 SRI:26

Spartan Bronze
SR:0.31 E:0.85 SRI:31

Redwood*
SR:0.39 E:0.87 SRI:43

Slate Blue
SR:0.28 E:0.85 SRI:27

Category 3

Colonial Red*
SR:0.33 E:0.87 SRI:35

Evergreen
SR:0.26 E:0.85 SRI:24

Regal Blue
SR:0.26 E:0.85 SRI:24

Tahoe Blue
SR:0.26 E:0.85 SRI:24

SR (Solar Reflectivity)
This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.

E (Emissivity)
Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.

SRI (Solar Reflective Index)
This is used to determine compliance with LEED® requirements and is calculated according to ASTM E 1980 using values for reflectance and the material's ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

* Illumipon™ is a FEVE (FluoroEthylene Vinyl Ether) resin-based coating that is highly resistant to weathering, airborne chemicals, acid rain and most cleaning solvents used to remove graffiti. It is a two-coat system that can be formulated in a wide range from low to high gloss.

EXPANSION

LIVONIA LAD ATHLETIC
DISTRICT



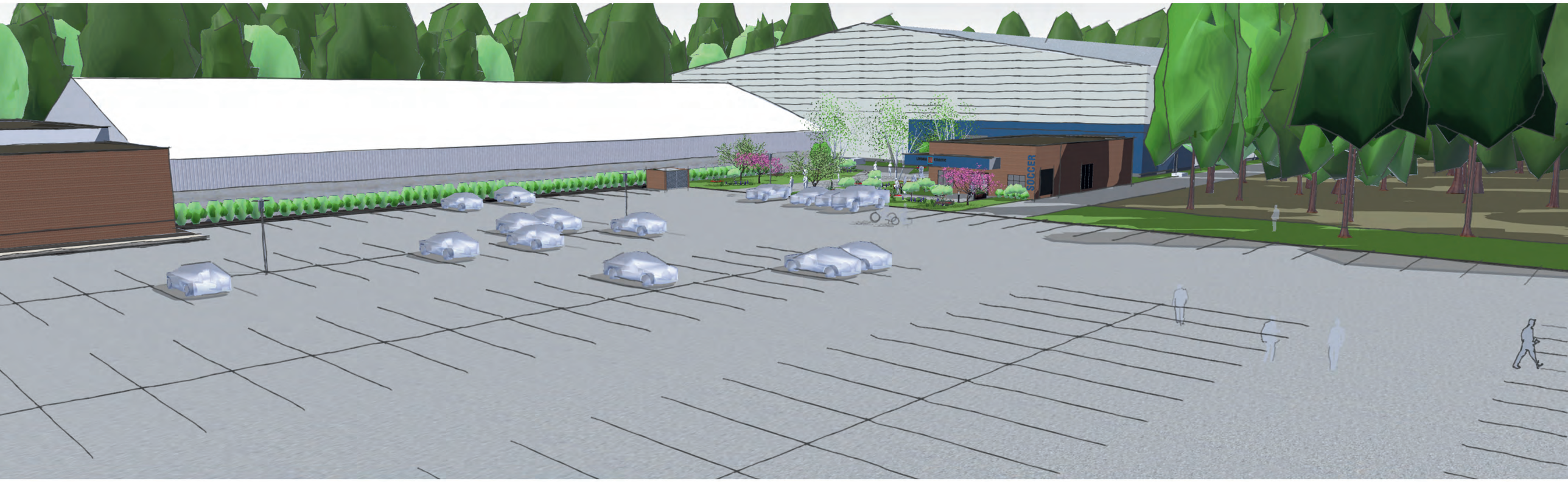
NEW INDOOR SOCCER TRAINING FACILITY

14255 STARK, LIVONIA

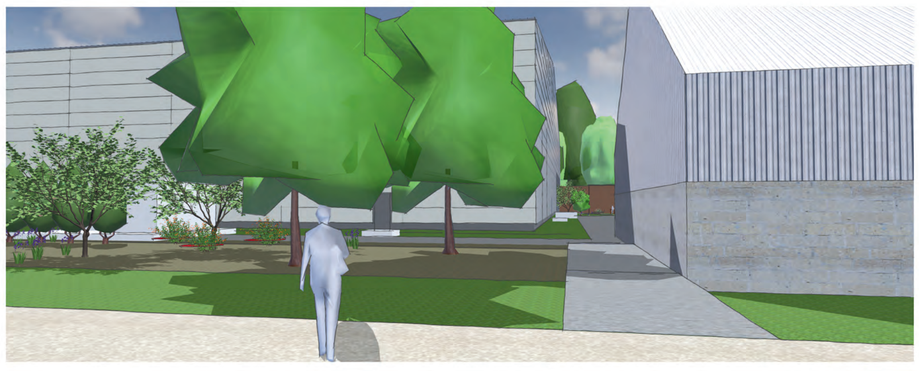


LIVONIA LAD ATHLETIC DISTRICT

COMMUNITY RECREATION







IMPROVED WILDLIFE HABITAT FOR MIGRATION

TRAINING

LIVONIA LAD ATHLETIC DISTRICT

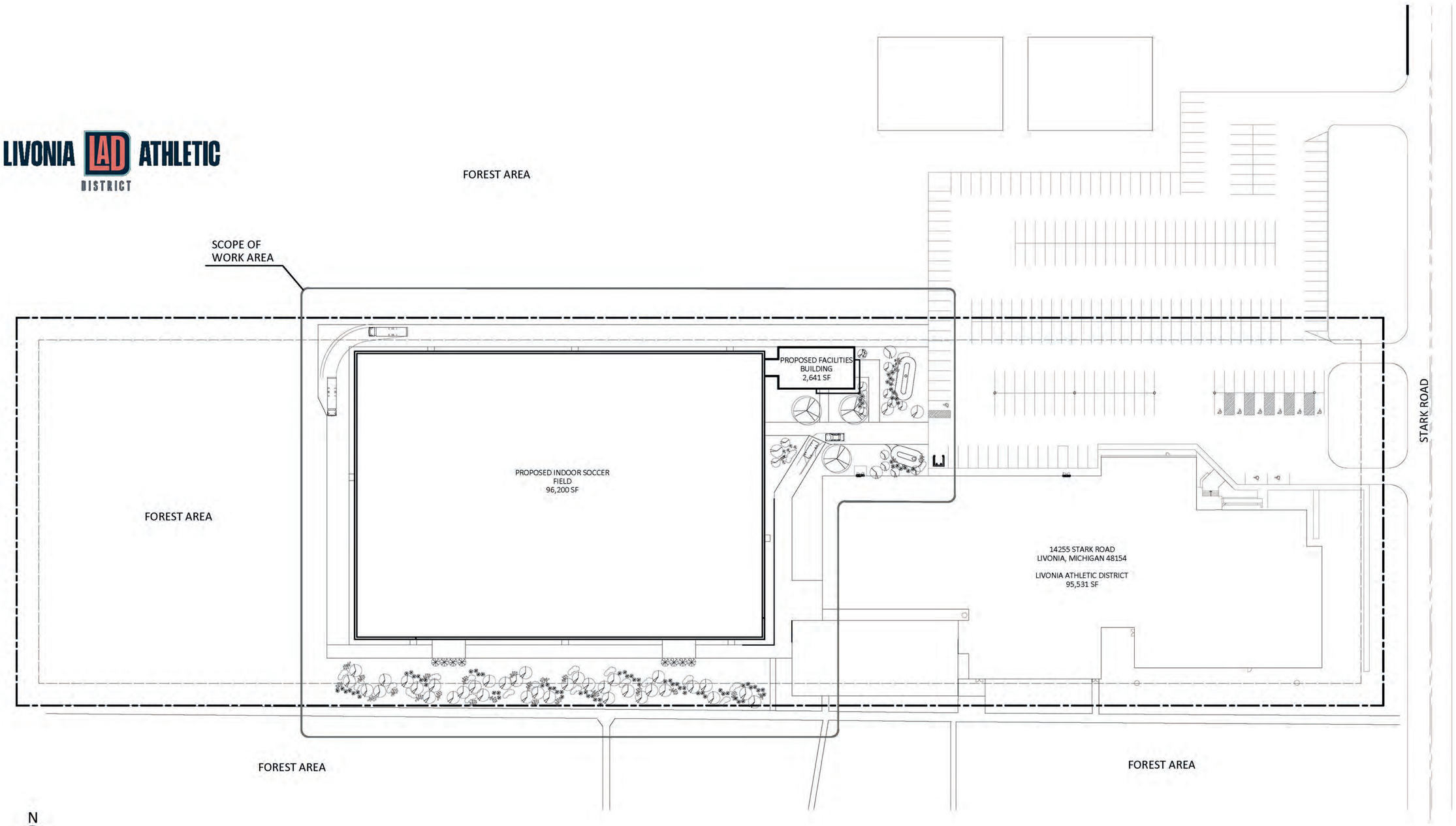


NEW INDOOR SOCCER TRAINING FACILITY

14255 STARK, LIVONIA



LIVONIA LAD ATHLETIC DISTRICT



NEW INDOOR SOCCER TRAINING FACILITY

PROPOSED SITE PLAN

STUDIO 5 · pre-development · architecture · interiors · space planning · landscape

PARKING CALCULATIONS

Existing Facility

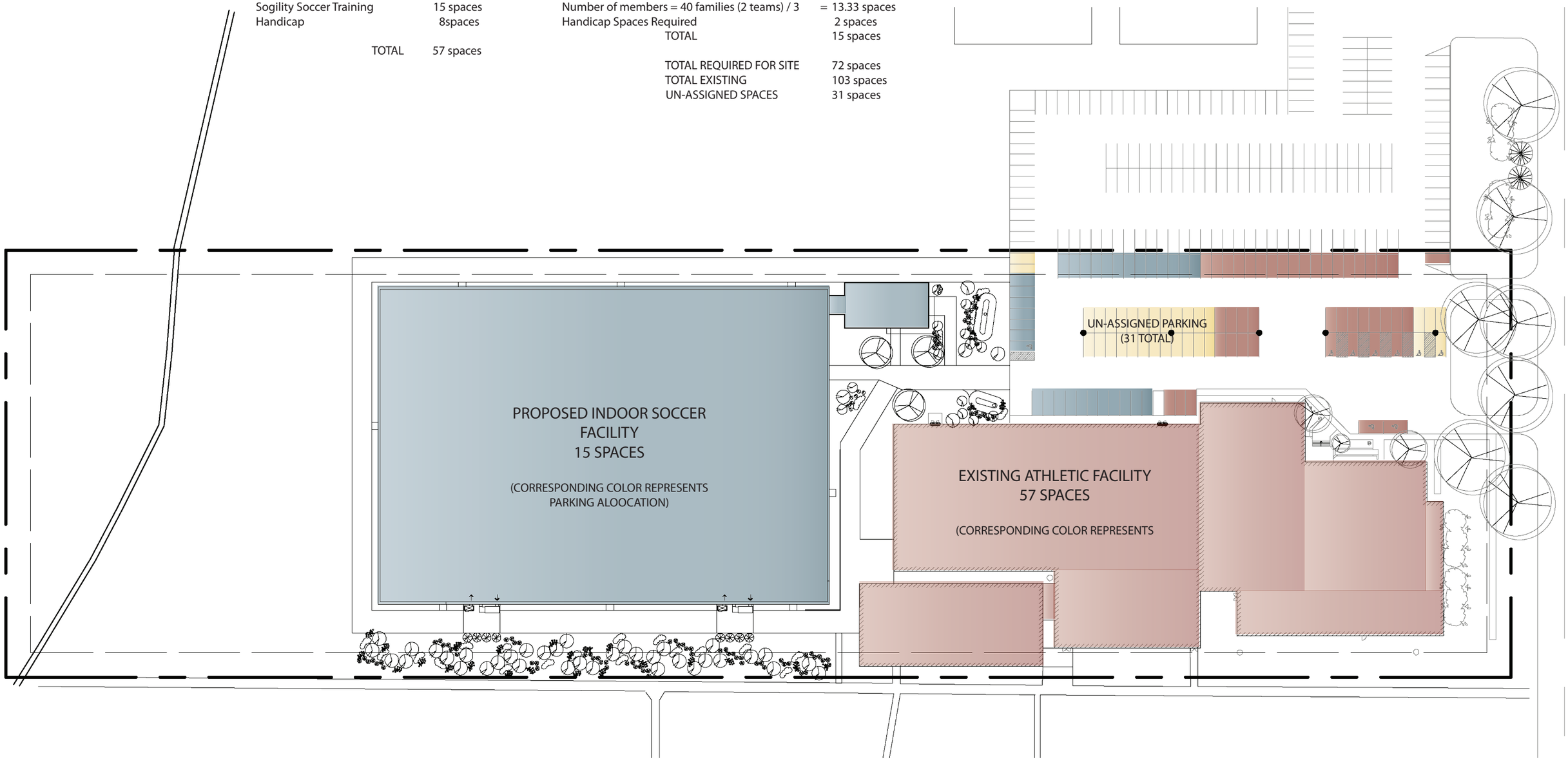
Healthquest Physical Therapy	15 spaces
Chirporactor	4 spaces
Optimus Sports Preformance	15 spaces
Sogility Soccer Training	15 spaces
Handicap	8spaces
TOTAL	57 spaces

New Facility

Privately Owned and Operated Recreational Uses:

1/3rd of the total member families and / or individual members of the organization.

Number of members = 40 families (2 teams) / 3	= 13.33 spaces
Handicap Spaces Required	2 spaces
TOTAL	15 spaces
TOTAL REQUIRED FOR SITE	72 spaces
TOTAL EXISTING	103 spaces
UN-ASSIGNED SPACES	31 spaces



LIVONIA LAD ATHLETIC DISTRICT

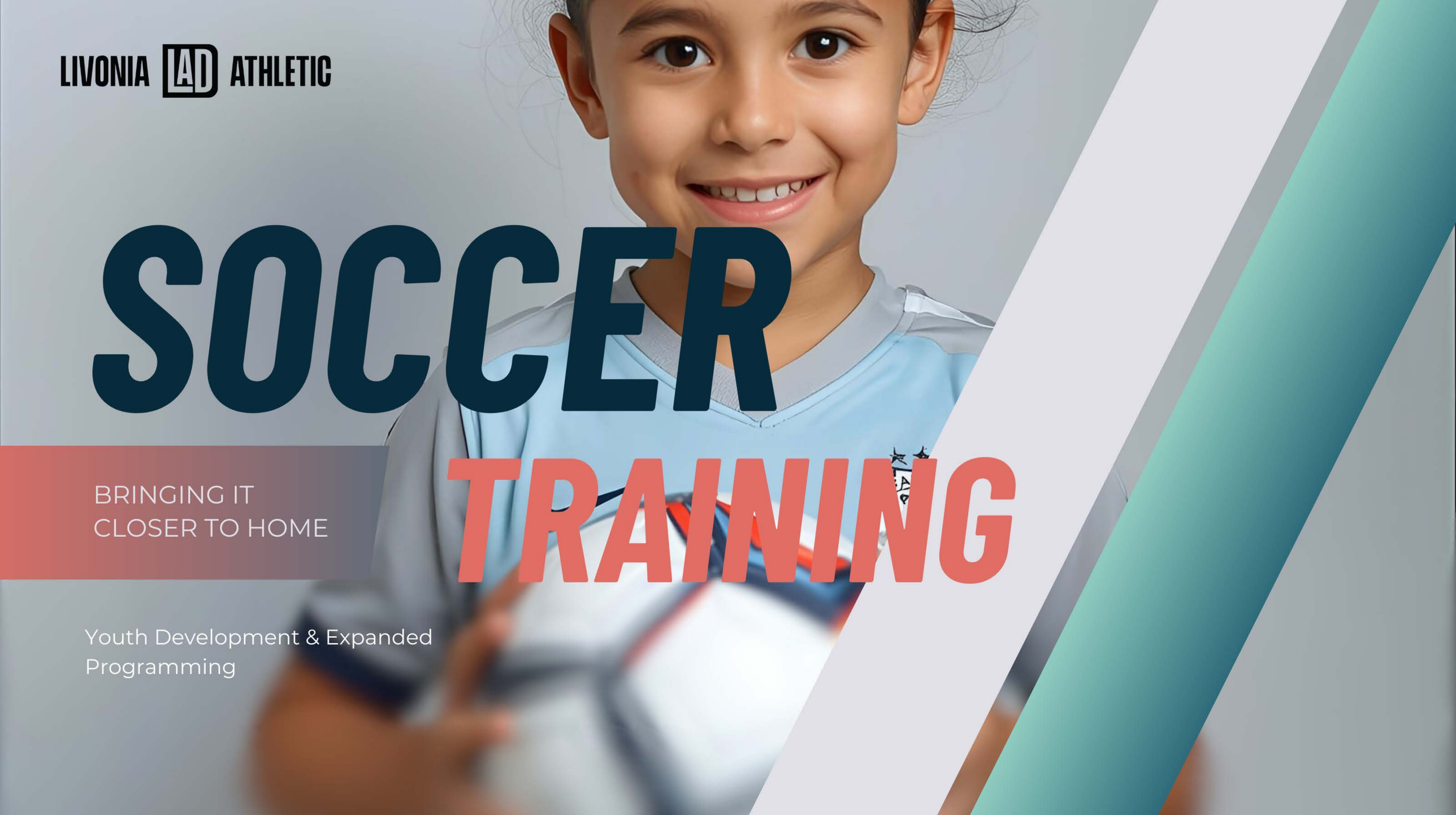
PARKING ALLOCATION PLAN

LIVONIA LAD ATHLETIC

SOCCER TRAINING

BRINGING IT
CLOSER TO HOME

Youth Development & Expanded
Programming



LIVONIA LAD ATHLETIC



WELCOME TO THE
LIVONIA ATHLETIC DISTRICT

Youth soccer leagues

We are a 95,000+ sq. ft. indoor sports complex at the heart of Livonia. LAD brings our community together through a wide range of sports, health, and wellness offerings, from indoor pickleball courts to turf fields, studio spaces, a kids' arcade, and a welcoming café. Home to local businesses sharing a common philosophy, LAD is dedicated to providing programs that inspire active, healthy lifestyles, strengthen social connections, and build a true sense of belonging for all.

LIVONIA LAD ATHLETIC

COMMUNITY PARTNERSHIP



We're excited to propose a collaborative opportunity between Livonia Athletic District (LAD) and Livonia Public Schools (LPS) that would bring lasting value to students, families, and the broader school community. With your support, we are seeking approval to utilize a designated area of LPS/Livonia City-owned property to construct a sports facility.

This facility would be more than just an athletic venue, it would be a year-round, climate-controlled resource for student development, school programming, and community enrichment. Here's how:

Unified Sports & Inclusion
The facility could serve as a central hub for Unified Sports programming, promoting inclusive athletic opportunities for students of all abilities.

Summer Enrichment for Students
During summer months, the facility would allow LPS to host youth camps that support both academic and physical development.



LIVONIA LAD ATHLETIC





HEALTH & WELNESS PARTNERSHIPS

With access to high-quality indoor facilities

LPS would be able to enhance its wellness and athletic curriculum. We're also prepared to help coordinate grant funding through Milk Means More and USA Pickleball to support athletic initiatives across the district.

Dedicated Space for LPS Programs

The facilty would be available for use by LPS schools for physical education, after-school activities, student council events, and special programming. Frost Middle School could use it as a designated reunification site in emergency planning in case our small and large turf fields are occupied due to a new tenant lease taking that space.

LIVONIA LAD ATHLETIC

OUR PRIVATE AND PUBLIC SERVICES

This facility was designed to have the whole community in mind. Winter soccer for more accessible use by local clubs and summer public amenities for a community focused mission.

01

A True Community Asset

The facility will offer residents walking trails, and spaces for year-round recreation. It will serve as a destination for residents of all ages, promoting healthy lifestyles and building community connections.

02

Support for City Events & Public Services

LAD has a long-standing relationship with the city, including support for events like the Livonia Spree, where we provide Lamplighter 5k parking, and assist with police/fire staging and safety coordination. We also support Parks & Rec's holiday parade logistics. The facility would continue and expand this collaboration.

03

Youth Development & Expanded Programming

The facility would host city / LAD-run youth camps during summer months, creating new revenue streams while offering children a safe, engaging place to learn and grow. We will also open the facility for local tournaments and youth leagues, developing Livonia's next generation of athletes.

LIVONIA LAD ATHLETIC

ECONOMIC & CIVIC IMPACT



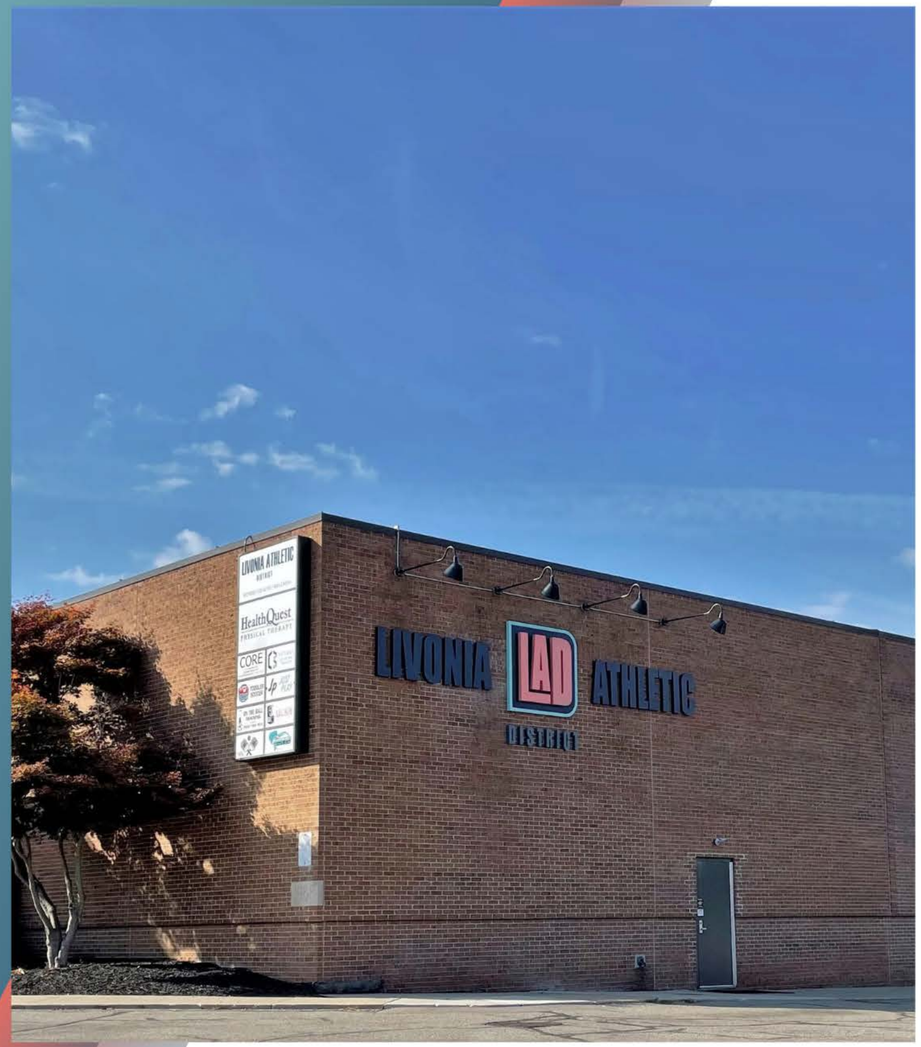


The new facility is poised to become a major driver of economic growth and community engagement in Livonia. The facility will attract valuable foot traffic to nearby restaurants, hotels, and small businesses.

This increased activity will help stimulate local revenue, support job creation, and further establish Livonia as a premier destination for youth and amateur sports in southeast Michigan.

Together, these initiatives represent a forward-thinking investment in Livonia's future, promoting a vibrant, connected, and thriving community.

LIVONIA LAD ATHLETIC



PARTNERSHIP-DRIVEN GROWTH

The project is designed to be community-first and partnership-based. We want to work hand-in-hand with the city to align this development with Livonia's master plan and community vision.

With your partnership

This facility will stand as a beacon of Livonia's commitment to innovation, wellness, and community unity. We're not just building a facility, we're creating an inclusive space where the city of Livonia and its families can thrive together.

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

November 26, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-11-02-21 – 14255 Stark Road (Livonia Athletic District)

Dear Mr. Canty:

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, but would like to note the following items:

1. The subject parcel is assigned the address of **#14255 Stark Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted does not include any proposed utility information or calculations, so we are unable to comment on proposed impacts to the existing systems at this time. Should approvals be granted, the developer will need to submit full engineering drawings to this department for permitting.

3. The proposed development will need to comply with the latest version of the Wayne County Stormwater Ordinance, including detention requirements.

4. Per the State's preliminary wetland inventory map, a portion of the proposed site appears to be within regulated wetlands. The Developer will need to have a survey conducted to delineate any wetlands on the site and obtain permits from the State for any disturbances or impacts.

5. The Developer will need to obtain a Soil Erosion and Sedimentation Control permit from this Department due to the proximity to the existing wetlands.

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: 2025 Petition File

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: December 13, 2025

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: **Petition 2025-11-02-21 New Soccer facility 14255 Stark Rd.**

This office has reviewed the site plan submitted in connection with the construction of a new building and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

1. If a sprinkler fire suppression system and fire alarm or alarm monitoring system is required, permits and plans shall be submitted for review.

2. Fire Department access roads shall be designed and maintained to support the imposed loads of fire apparatus and provide an adequate all-weather driving surface.

3. Due to the footprint size of the facility, emergency vehicle access roads shall have proper widths (per code) and the ability to fully access with no obstacles at least 2 full sides of the building within proximity to fire hydrants for water supply.

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

November 21th 2025

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2025-11-02-21 – 14255 Stark Road

Mr. Canty,

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,

Paul Walters, 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: December 8, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-11-02-21 – 14255 Stark Road

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

1. The proposed parking calculations appear to be very light. Any excess or overflow parking that may occur at this facility would require a cross-parking agreement with the City of Livonia.
2. A variance from the Zoning Board of Appeals would be required for the proposed excess building height.
3. Parking spaces shall be 10’ x 20’ and double-striped.

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

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

MAUREEN MILLER BROSNAN
MAYOR

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

December 5th, 2025

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2025-11-02-21 – 14255 Stark Road (Livonia Athletic District)

Dear Kristoffer,

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,

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

December 12, 2025

RE: 14255 Stark

Attention: planning Commissioners

All taxes are paid on this property

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

DEPARTMENT OF PARKS & RECREATION

PARKS AND RECREATION COMMISSION

MARK JOHNSON
CHAIRPERSON

KATHERINE JOLLY
CATHY KEVRA
ERIC LADWIG
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
PHONE: (734) 466-2900
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT

December 15, 2015

Livonia Planning Commission
City of Livonia

Re: Livonia Athletic District – Proposed Expansion

Dear Chair and Members of the Planning Commission,

The Department of Parks and Recreation appreciates the opportunity to provide formal comment regarding the proposed expansion of the Livonia Athletic District. While we recognize the value that athletic and recreation-based facilities can bring to the community, we feel it is essential to outline several operational and logistical concerns related to the proposed expansion that directly impact City parks, facilities, and programming.

First, the Department has ongoing concerns regarding the lack of adequate on-site parking associated with the proposed expansion. Based on our understanding of the project, the applicant does not currently have sufficient parking capacity on their property to support expanded operations. This shortfall has the potential to place increased pressure on nearby City-owned parking facilities, which are intended to support public park use, recreation programming, and community events. At this time, there is no formal agreement in place permitting the use of City parking assets for the Athletic District's operations or expansion. Without such an agreement, unmanaged overflow parking could negatively affect park access, public safety, and user experience for residents and visitors.

Second, Parks and Recreation has neither been presented with nor agreed to any shared-use or joint parking arrangement. City parking lots in this area are heavily utilized to support park patrons, seasonal programming, and large-scale community events. Any expectation of routine or event-related reliance on City parking would require a clearly defined, formally approved agreement that addresses capacity, maintenance, scheduling conflicts, and liability. Absent such an agreement, the

Department cannot support assumptions that City parking will be available to offset private parking needs.

Finally, we are concerned by ongoing complaints raised by the applicant regarding established community events, including the Merry and Bright Holiday Parade and Livonia Spree, both of which take place in proximity to the proposed expansion site. These long-standing events are core to Livonia's community identity and are significant drivers of public engagement, tourism, and economic activity. Any future development in this area must acknowledge and accommodate these events, rather than create ongoing conflicts or operational challenges related to their presence.

In summary, the Department of Parks and Recreation respectfully requests that the Planning Commission carefully consider parking adequacy, the absence of formal parking agreements, and the compatibility of the proposed expansion with long-established community events during its review. We believe these issues are critical to ensuring that private development does not adversely impact public assets, City operations, or community traditions.

Thank you for the opportunity to provide input. Please do not hesitate to contact our department if you require additional information or clarification.

Sincerely,

Edward Davis, Superintendent
Livonia Parks and Recreation

Outlook

Opposition to Petition 2025-11-02-21

From Lauren <laurenvbernhardt@gmail.com>
Date Tue 12/16/2025 1:32 PM
To Planning <Planning@Livonia.gov>

Hello,

I am writing to express my **strong opposition to Petition 2025-11-02-21**, to bulldoze the forest near Frost Middle School. Beyond the negative impacts of soccer fields made with artificial turf, the existing forest provides significant educational and psychological value to Frost students such as former students like myself, and similar benefits in addition to property/neighborhood value benefits to those in the surrounding community.

Soccer fields with artificial turf are toxic in nature, especially for young children. A 2015 Yale study found that 20% of tested chemicals in tire crumbs used in soccer fields/artificial turf are probable carcinogens, and 40% cause breathing problems or skin irritation (https://medicine.yale.edu/lab/vasiliou/projects/crumb-rubber and https://www.sciencedirect.com/science/article/abs/pii/S0045653512009848). **Do we really want to expose youth to this, or anyone else in Livonia?**

We must also consider the significant loss to the Frost Middle School students and surrounding community that would result from even a portion of the loss of this forest.

This forest improved the quality of my education and positively impacts many Frost students, especially in STEM topics. As a Frost student from 2009-2011, I have fond memories of conducting science and physics experiments in groups in the woods, learning about the water cycle on a day after rain, taking portions of classes sitting or walking through the forest, going for walks with friends, running and walking through the area for cross country, track, and basketball practices. While many of my memories of childhood and of initial schooling are harder to recall freely, being outside for these classes cemented the lessons from my coursework.

Beyond academic benefit, **the physiological and psychological benefits of green spaces are well-documented.** From an air quality standpoint, research indicates that green spaces and forests lower pollution in the surrounding area (https://pubmed.ncbi.nlm.nih.gov/39393695/) and tree-covered green space is linked with a higher improvement in air quality benefits (https://research.fs.usda.gov/treesearch/52881) -- and the surrounding area currently includes a school serving 650+ children. As a Livonia community member for over two decades, I recall running through the area on charity 5Ks and going on walks on weekends through the area. Studies show that access to nature enhances children's emotional well-being and commitment to their community; to quote one, "individuals, who as children actively interact with nature, are likely to have a better quality of life and tend to live longer" (https://pmc.ncbi.nlm.nih.gov/articles/PMC7424505/). And, there is a difference in impact on children between a natural area and one that has been developed - a study found that "transforming an elementary schoolyard in Berkeley, California, from an asphalt playground to a

natural area with woodland, gardens, and ponds resulted in children having more positive relationships with each other." (https://pmc.ncbi.nlm.nih.gov/articles/PMC3162362/).

Furthermore, these benefits also apply to others in the neighborhood, **as well as maintaining/enhancing property values.** Green, tree-covered spaces are valuable assets, attracting families seeking a wholesome environment for their children. I have seen a pattern in Livonia of extensive overdeveloping that my childhood friends have also noted - if we keep bulldozing forests and green spaces, people are left with fewer things to do outside and especially things that are free. As an adult considering purchasing a home now, **I am not willing to purchase a home in an area where there are not parks or green spaces.**

I also strongly recommend you seriously consider the opposition you hear from the community when making this decision - otherwise, it is likely that that community will not stay in Livonia if their voice is continually not heard.

For these reasons, I strongly urge the Planning Commission to reconsider this petition given the **health risks of artificial turf fields, the invaluable contributions forest makes to the wellbeing of the surrounding community and quality of life, and the long-term draw of green spaces for people to move to or stay in Livonia.**

Thank you,
Lauren Bernhardt

Outlook

Public comment re: petition 2025-11-02-21

From Megan Holmes <mbholmes@gmail.com>
Date Tue 12/9/2025 8:49 AM
To Planning <Planning@Livonia.gov>

To the members of the City Planning Committee,

I am writing to express my significant concern regarding the proposed waiver requested from the Livonia Athletic District to build two large structures on the wooded land behind the current LAD building. I am a resident of the adjoining neighborhood. I have grown up in Livonia and have chosen to raise my children here. One of the most attractive parts of this suburban city are the many green spaces that have been protected through the years. My family and neighbors frequently walk in those woods and enjoy spotting all the deer who live there. Our children walk home from Frost Middle School with their friends and play in the woods. My favorite part of living in my neighborhood is the easy access to those woods for peaceful walks in nature. Our city doesn't need to expand into well-loved nature trails. I would imagine there are other spaces with run-down or empty buildings that could be repurposed for the LAD's goal of an indoor soccer facility. My children play soccer and the idea isn't a bad one, but tearing up existing green spaces isn't worth it.

Thank you for your time,
Megan Holmes

From: Karlie Kondrath
To: Planning
Subject: Petition 2025–11 – 02 – 21
Date: Tuesday, December 16, 2025 6:43:48 PM

To whom it may concern,

I have strong core memories from my childhood originating from the wooded area next to frost middle school. Summer time growing up riding my bike through there to get all the way to looney bakery. Headed back to the woods to find a good stump to eat those on. Id have friends in different parts of the neighborhood that would all meet there. It would be such a disappointment to see such an area be converted into yet another indoor spot facility.

I would question safety and traffic with the middle school right there, that adding another high-traffic place in the area would bring danger to our children. There is already a problem with speeding down Stark rd.

Overall Im sending a notice of opposition to petition 2025–11 – 02 – 21.

Sincerely a Livonia resident,
Karlie Kondrath.

From: D"Arcy Pryciak
To: Planning
Subject: Please don't tear down Frost's forest
Date: Wednesday, December 17, 2025 10:34:41 PM

Please!

For many reasons, don't tear down the forest near frost.

We are a suburban town. Proud of our relaxing avenues as well as our spotty centers of business. We are not rural, but we aren't a soulless metropolis either, paved in endless cement.

Trees mean prosperity. Forests mean freedom and richness, and not just for wildlife (who will definitely be forced out into public domain and cause accidents and trouble).

They mean clean air and a healthy environment. People who live near trees are more relaxed, healthier mentally and physically. They dampen sound pollution and give people a way to be "away" from the world with walks to "touch grass."

Forests clean air and water, as well as manage storm water, reducing costs on sewer systems. They also prevent erosion.

Homes with mature trees or tree lined areas or those by forests have higher property values.

Other cities have seen this benefit.

Removing the forest and putting in an exercise center will be detrimental for the school, Frost. Increased business would be distracting to the students and kore problematic for parents driving their students. It removes the aesthetics.

https://content.govdelivery.com/accounts/MIDNR/bulletins/33418de#:~:text=Besides%20the%20value%20of%20employment,from%20the%20neighboring%20gas%20station.

https://www.macombgov.org/planning-and-economic-development/parks-and-natural-resources/green-macomb/urban-forest-partnership#:~:text=The%20area%20is%20in%20need%20of%20the,planting%20and%20management%20solutions%20*%20Engaging%20citizens

https://seas.umich.edu/sites/default/files/2022-08/Detroit%27s%20shadiest%20neighborhoods%2C%20tree%20inequity%20and%20its%20effects.pdf

Sincerely,
D'Arcy Pryciak

Sent from my iPhone

From: rosannes314@aol.com
To: Planning
Subject: Waiver LAD
Date: Tuesday, December 9, 2025 9:04:33 PM

To Whom It May Concern,
Ladies and Gentlemen. I am writing to express my objection to the proposed monstrosity being planned for 14255 Stark Rd Livonia. I live in the area and have been in my home for 45 years. I strongly oppose this waiver. There is very little Greenspace available here. What is going to happen to the wildlife here when we take what little habitat they have left? There are plenty of empty buildings in the area which would be better suited for this and not interfere with the quiet enjoyment of our peaceful residential neighborhood. The area is already having an issue with cars speeding down Stark Rd. The increased traffic would be awful here. Please consider that the neighborhood does not want this here.
Thank you for your time.
Rosanne Scheibelhut
14067 Stamford
Livonia, MI 48154

Sent from the all new AOL app for iOS

Outlook

LAD

From Flower Bunny <flowerbunny6@gmail.com>
Date Mon 12/29/2025 11:01 AM
To Planning <Planning@Livonia.gov>

JACOB UHAZE

JANET SCHNEIDER 47 YEARS ORIGINAL OWNER AND 30 PERCENT OF THE PEOPLE ARE ORIGINAL WITH MANY OTHERS LIVING 10 TO 30 YEARS.

ONE OF THE REASONS WE PURCHASED OUR HOME HERE WAS THAT IT IS A QUIET NEIGHBORHOOD. NO ONE ENTERS OUR SUB EXCEPT THE PEOPLE THAT LIVE HERE. THIS IS A POPULAR SUB-DIVISION. HOMES SELL IN A COUPLE OF DAYS NO FOR SALE SIGN NEEDED. I AM CONCERENED THIS WILL CHANGE AND OUR PROPERTY VALUES WILL GO DOWN.

BY CUTING THE TREES AND BUILDING A LARGE SOCCER STADIUM IT WILL CHANGE THE WHOLE APPEARANCE OF OUR SUBDIVISIION. WE ENJOY WALKING THE PATH. RIDING OUR BIKES AND SEEING THE DEER, OTHER WILDLIFE AND BIRDS, IT GIVES YOU THE FEELING THAT WE ARE LIVING IN A RURAL AERA.

THIS WILL ALL CHANGE AND NOT FOR THE BETTER. IF THE STADIUM BRINGS IN PEOPLE S FROM ALL OVER LIVONIA AND SURROUNDING CITIES. DURING THE SPREE LAST SUMMER WE HAD MANY CARS PARKED IN OUR SUB AND THE NIGHT OF THE FIREWORK WE WERE PACKED WITH PARKED CARS AND OTHERS SPEEDING THRU THE STREETS HOPING TO FIND A PLACE TO PARK. I WAS CONCERENED SOMEONE WOULD BE HIT. LAD I UNDERSTAND THINKS THEIR IS PARKING AT THE BALL FIELD AND FROST SCHOOL. HAVE THEY MADE ANY ARRANGEMENTS FOR THIS? WHAT ABOUT WHEN THERE ARE BASEBALL GAMES, HOCKEY GAMES AND MEETING AT THE SCHOOL.

WHEN LAD SEARCHED FOR A BUILDING FOR THEIR BUSINESS THEY SHOULD HAVE KNOWN THAT THE Y CLOSED BECAUSE THEY COULD NOT COMPETE WITH THE REC CENTER. I UNDERSTAND THAT LAD IS NOT AS SUGSESFUL AND THEY HOPPED AND NEEDS THE SOCCER STADIUM TO BE SOLVENT. WAS THE ORIGINAL PLAN TO START OUT SLOW THEN GET THE ZONING CHANGED AFTER A FEW YEARS.

LAD NEEDS TO FIND ANOTHER PLACE TO PUT THEIR STADIUM WHERE THEY WILL NOT DESTROY THE WOODS AND OUR SUBDIVISION.

JANET SCHNEIDER
13934 RIVERSIDE ST
LIVONIA, MI 48154
flowerbunny6@gmaiil.com
734-525-0615

Outlook

Opposition to LAD Waiver Use Request – 14255 Stark Road

From Christina Zeoli <czeoli@emich.edu>
Date Mon 12/15/2025 6:15 PM
To Planning <Planning@Livonia.gov>

Dear Members of the Planning Commission,

I am writing as a nearby resident to express my opposition to the waiver use approval requested for the proposed LAD expansion at 14255 Stark Road.

I have reviewed the materials presented for this project and also spoke with the City's Assistant Director of Planning to better understand the process. While I understand that this type of facility can be considered under the current zoning with a waiver, I do not believe this proposal is appropriate for this location or compatible with the surrounding residential neighborhood.

The proposed project includes a very large indoor soccer training facility adjacent to homes, a school, and heavily used walking paths. My primary concerns are traffic, parking, noise, and safety.

Our neighborhood already experiences significant disruption during large events held nearby, particularly during the annual Livonia Spree, which takes place in the field close to our homes. During that week each summer, traffic and noise increase dramatically, and visitors routinely park on our residential streets. Because these are public streets, residents have no ability to restrict parking or manage congestion.

On one occasion during the Livonia Spree, the street was so congested with parked cars that an ambulance was unable to get through. This was alarming and made it very clear how quickly safety can become an issue when large volumes of traffic spill into a residential area.

The proposed LAD expansion would create similar conditions, not for one week a year, but on an ongoing basis during after-school hours, evenings, and weekends. This area already sees overlapping use from the school, park, ice rink, and athletic fields, and additional traffic and parking demand would only worsen existing congestion and safety risks.

At this time, a clear and detailed parking plan for the expanded facility has not been presented. The possibility of relying on nearby school and city lots raises concerns about overflow parking, which based on our experience will inevitably spill into residential streets. Increased vehicle traffic near pedestrian routes and a school further heightens safety concerns for residents and students.

In addition to traffic and parking, the intensity of use associated with an indoor athletic facility would bring sustained noise and activity during hours when the surrounding neighborhood is typically quiet. This level of ongoing use is not consistent with the character of a residential area.

For these reasons, I respectfully request that the Planning Commission deny the waiver use approval for this proposal. The impacts of increased traffic, parking congestion, noise, and safety risks would fall entirely on nearby residents and the school community, and those impacts outweigh any benefit this expansion may provide.

Thank you for your time and consideration.

Sincerely,
Christina and Joseph Zeoli
14034 Ashurst Street (Stoneleigh Village)

2037th Regular Meeting Agenda of the Council of the City of Livonia - Revised
Monday, March 23, 2026

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
View meeting packet here: https://livoniami.portal.civicclerk.com/

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of March 9, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

a. Communication from the Department of Finance dated March 2, 2026, re: forwarding the Departmental Purchases Report, for the month ending February 28, 2026.

CONSENT AGENDA

Planning Commission

1. WAIVER PETITION: Petition 2026-02-02-07, submitted by Greg Marselis of Livonia Properties, LLC, requesting waiver use approval to operate a full-service restaurant and outdoor seating at 35841 Plymouth Road, located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32. (Approving)

2. SITE PLAN PETITION: Petition 2026-01-08-01, submitted by Marwan Haidar on behalf of M Corp Holdings LLC. requesting site plan approval to demolish the existing gas station and fuel pumps at 29230 Five Mile Road and construct a new gas station convenience store and fuel pumps, located the northeast corner of Middle Belt Road and Five Mile Road in the southwest ¼ of Section 13. (Approving)

Office of the Mayor

3. APPOINTMENT OF BENJAMIN GRIER TO THE LIVONIA ECONOMIC DEVELOPMENT CORP.: for a three-year term, which will expire on June 7, 2029. (Approving)

4. APPOINTMENT OF ROBERT DONOVIC TO THE LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY: to complete a vacated three-year term, which will expire on November 24, 2028. (Approving)

5. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. (Approving)

Department of Civil Service

6. REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 192 CONTRACT AGREEMENT FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. (Approving)

7. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-REPRESENTED CITY OF LIVONIA EMPLOYEES FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. (Approving)

8. REQUEST TO APPROVE ADJUSTMENTS IN SALARY AND BENEFITS FOR NON-APPOINTED DEPARTMENT HEADS FOR THE PERIOD DECEMBER 1, 2025, THROUGH NOVEMBER 30, 2028. (Approving)

9. REQUEST TO APPROVE PROPOSED UPDATES TO VARIOUS UNREPRESENTED EMPLOYEE CLASSIFICATIONS. (Approving)

10. REQUEST TO APPROVE HOURLY RATE INCREASE: for the professional services provided by Schultz and Young, P.C. (Approving)

Department of Public Works

11. REQUEST TO ADOPT A RESOLUTION PROCLAIMING FRIDAY, APRIL 24, 2026, AS ARBOR DAY IN THE CITY OF LIVONIA: to be celebrated at Riley Elementary, 15555 Henry Ruff, Livonia, Michigan. (Approving)

12. REQUEST TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE: for the Livonia (Glendale) Type III Landfill and Underground Storage Tank Investigations, in the amount of $27,000.00, from budgeted funds. (Approving)

Engineering Division

13. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Early Childhood Center (ECC) in construction of a storm drain system that provides adequate drainage at 18000 Newburgh Road, in the S.W. 1/4 of Section 8. (Approving)

14. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Livonia Public Schools Career Technical Center (CTC) in construction of a storm drain system that provides adequate drainage at 8985 Newburgh Road, in the S.E. 1/4 of Section 31. (Approving)

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEES

15. CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETINGS OF MARCH 2, 2026 AND MARCH 11, 2026.
    a. The subject matter of the construction of a new police station. (CR 38-26)

16. LAW AND EDUCATION COMMITTEE MEETING OF MARCH 16, 2026
    a. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)
    b. The subject matter of proposed ordinance amendment(s) to the City's Noxious Weed Ordinances to include non-enforcement language for residents who maintain native plant-based gardens and meadows in lieu of conventional lawns. (CR 308-24)
    c. The subject matter of Charter process improvement. (CR 36-26)
    d. The subject matter of residential property enforcement. (CR 37-26)
    e. The subject matter of exterior lighting and luminosity from businesses. (CR 66-26)

UNFINISHED BUINESS

Planning Commission

17. SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

18. WAIVER PETITION: Petition 2026-01-02-01, submitted by Great Lakes Pawn, requesting waiver use approval for outdoor display of merchandise, at 27675 Grand River Avenue, located on the south side of Grand River Avenue between Eight Mile Road and Antago Street, in the northeast ¼ of Section 1.

Department of Parks and Recreation

19. AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

Engineering Division

20. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2026 LANE LINE MARKING PROGRAM BY EXTENDING CONTRACT 25-H UNIT PRICES WITH PK CONTRACTING, INC.: for Contract 26-H in the amount of $125,000.00 (CR 281-25)

Department of Law

21. REQUEST APPROVAL OF CHARTER AMENDMENTS AND CONSIDERATION OF PLACING PUBLIC SAFETY RENEWAL AND CULTURAL/SENIOR SERVICES MILLAGES ON THE AUGUST 2026 PRIMARY ELECTION BALLOT.

NEW BUSINESS

AUDIENCE COMMUNICATION

NOTICE(S)

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 disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.