**AGENDA**
**CITY PLANNING COMMISSION**
**CITY OF LIVONIA**
**TUESDAY, APRIL 14, 2026**

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**1,244th Public Hearing and Regular Meeting** **7 p.m.**

## PUBLIC HEARING ITEMS

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.

## APPROVAL OF MINUTES

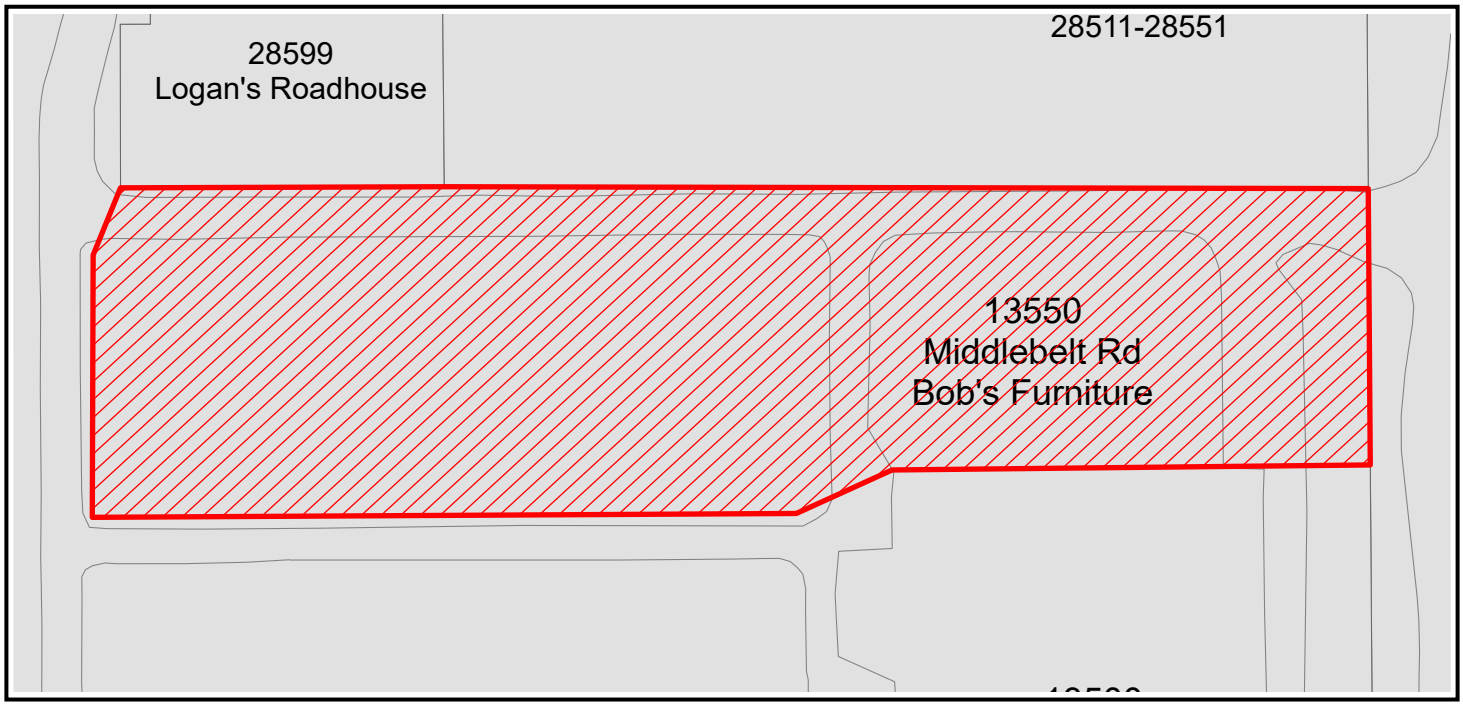
5. **Approval of the Minutes of the 1,243rd Public Hearings and Regular Meeting** held by the Planning Commission on March 24, 2026.

*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. If you need assistance, please call (734) 466-2236 or email: Clerk@livonia.gov as soon as possible.*

# NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

**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.**




YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

# 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.

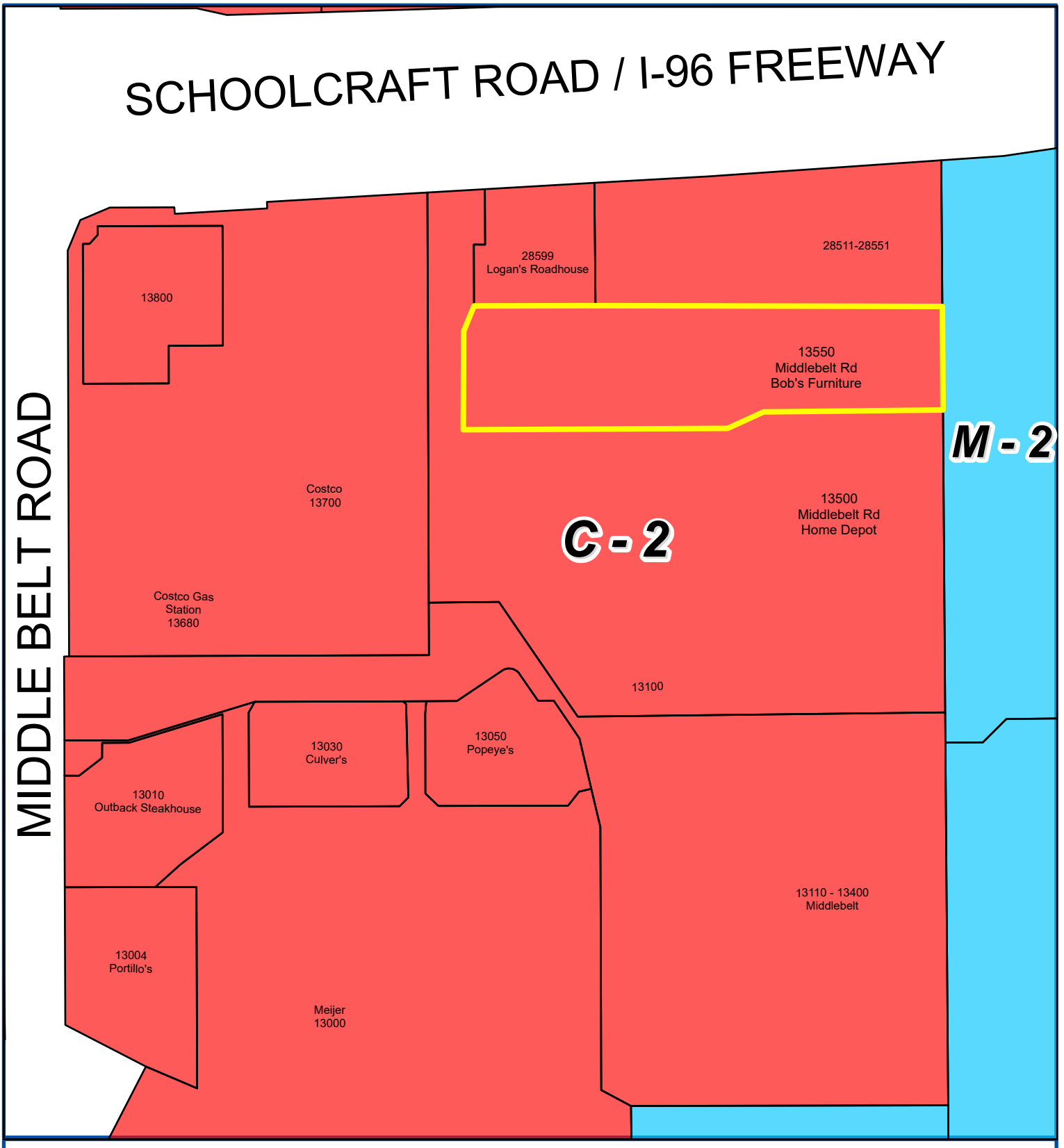
KRISTIN TAMBURO
NOTARY PUBLIC #178954
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 29, 2027

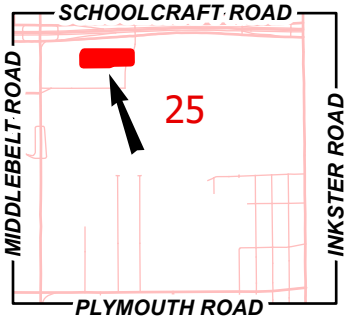
(Stamp)

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

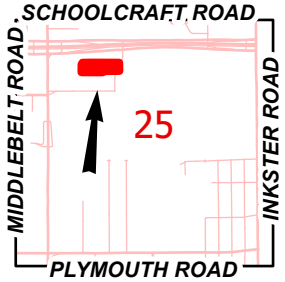
**Petition 2026-01-02-03**
**Costco Gas Middlebelt**
**13550 Middlebelt Road**

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

## PUBLIC HEARING

## ITEM 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.

### 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.

## April 14, 2026: Public Hearing:

At the Study Meeting, the Planning Commission discussed the possibility of studying the petition area further to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area either through improved geometrics, parking, and signage.

**Approving Resolution:** The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby approved, subject to City Council approval and the following conditions:

1. The Overall Site Plans identified as Sheets C200, C201, and C202, dated October 2025, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30, 2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. 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;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

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

10. 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;

11. 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:** The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby denied for the following reasons:

1. That the proposed development would have a detrimental effect upon the neighboring properties;

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

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

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;

5. That this proposed use would confer a special benefit on the property owner that is not available to others in the vicinity.

J EPPINK
PARTNERS INC
Traditional Town Planning
Landscape Architecture

27 S. Squirrel – Ste 104
Auburn Hills, MI 48326
248 922 0789 - t

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

April 10, 2026

Mr. Mark Taormina
Planning & Economic Development Director
City of Livonia, Planning Department
33000 Civic Center Dr.
Livonia, MI 48154

**RE: Millennium Park**
**Proposed Site Development Update**

Dear Mr. Taormina:

Thank you for coordinating the opportunity to meet with the Planning Commission at the April 7, 2026, study session. We received helpful feedback from the commissioners related to continued refinement of the center's layout, circulation, architecture, and landscape. Our team has worked quickly to address these comments, and I am happy to say that we've made modifications to the site which address the points raised at the study session. We're excited to make significant investment in Millennium Park, which will bring additional jobs, convenience, and services to the City of Livonia.

We will be submitting updated site plans for the Costco, Meijer, and El Car Wash projects, but I wanted to provide a summary of the improvements here. We'll be prepared to present these updates at the April 14th Planning Commission meeting in detail.

## Costco Fuling Station:

1. **Queuing comparison & time through the pump data:**
    a. Costco has completed an analysis of the average gas line queue during peak hours at Millennium Park and similar locations. A typical eight-pump fueling facility (current size) sees 7-8 cars stacked behind each pump at its busiest time, causing long lines and congestion. The average stacking cuts to just three cars per pump at its busiest times at locations with the new twenty-pump fueling station configuration (proposed here). This increase in the average "speed through the pump" results in significantly less stacking and congestion which prevents traffic backups and blockage.
    b. Operational management: a minimum of one (1) Costco gas attendant will always be on the property, ensuring that traffic flow and operations are maintained. Two (2) gas attendants will be on the property during holidays and peak days throughout the year to ensure traffic flow and ensure operational excellence and customer service.

2. **Site Plan Updates which address study session feedback include:**
    c. Design improvements to the new 4-way stop intersection at the northeast corner of the Costco building.
    d. Addition of a dedicated left-turn lane on the north-south internal drive lane to better facilitate thru-traffic as well as left hand turning into the fueling station.
    e. Enlargement of the driveway entrance into the fueling station and modifications to pavement markings to prevent misaligned or stopped vehicles from blocking the fueling entrance.
    f. The canopy will be lowered to an 18' maximum height.
    g. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.

## Meijer Express:

3. The canopy will be lowered to an 18' maximum height.
4. Decorative masonry materials matching the building will be added to the fuel canopy pillars.
5. The dumpster enclosure has been rotated to minimize conflict and provide optimal pick-up orientation. Additional landscape screening has been added.
6. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.
7. Outside sales items will be removed: i.e.: propane & ice.
8. We have confirmed that there will be no beer or wine sales within the C-store.

## El Car Wash:

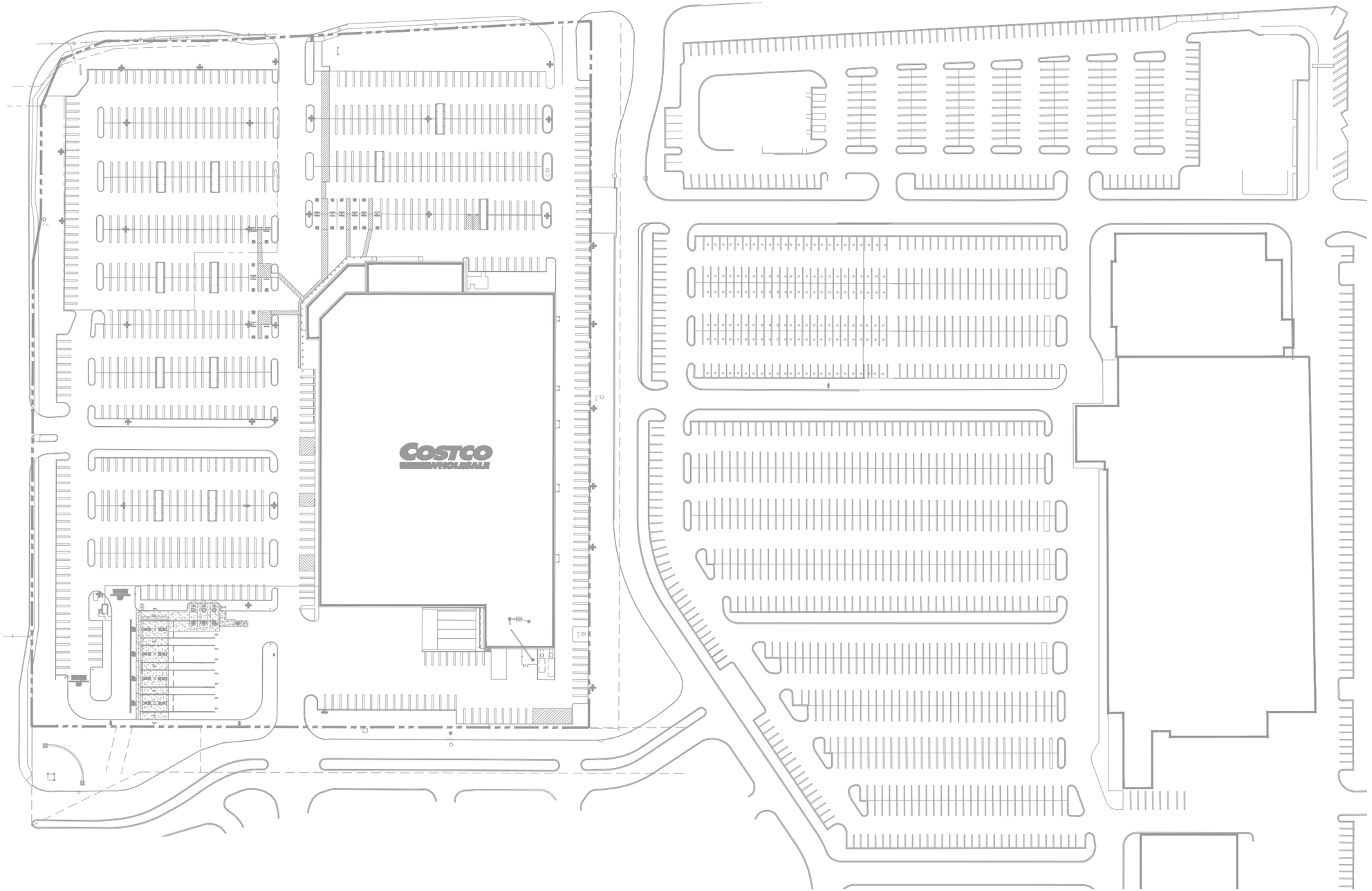
1. The vacuum facility adjacent to the car wash has been fully enclosed within an expanded building.
2. The architecture has been redesigned to feature decorative masonry and more durable materials throughout, with the amount of EIFS significantly reduced.
3. The green area & landscape space at the western side of the El Car Wash facility has been enlarged to enhance safe circulation management and provide vehicular organization adjacent to Portillo's, El Car Wash, and leading into Meijer.
4. The escape lane has been relocated to the east for easier movement patterns.
5. The dumpster pick-up access has been isolated from the escape lane to avoid conflict and additional landscape screening has been added.
6. The placeholder signage & building colors have been adjusted, and the fluorescent neon has been removed.
7. Seven additional out-door vacuum stations have been added off-site in the adjacent Meijer parking lot.

Our entire team is committed to working closely with City stakeholders and appreciative of the ability to incorporate this recent feedback. We look forward to presenting the details of the project at the April 14th public hearing.

Sincerely,
*J EPPINK PARTNERS, INC*



Jim Eppink, RLA*, ASLA*
President




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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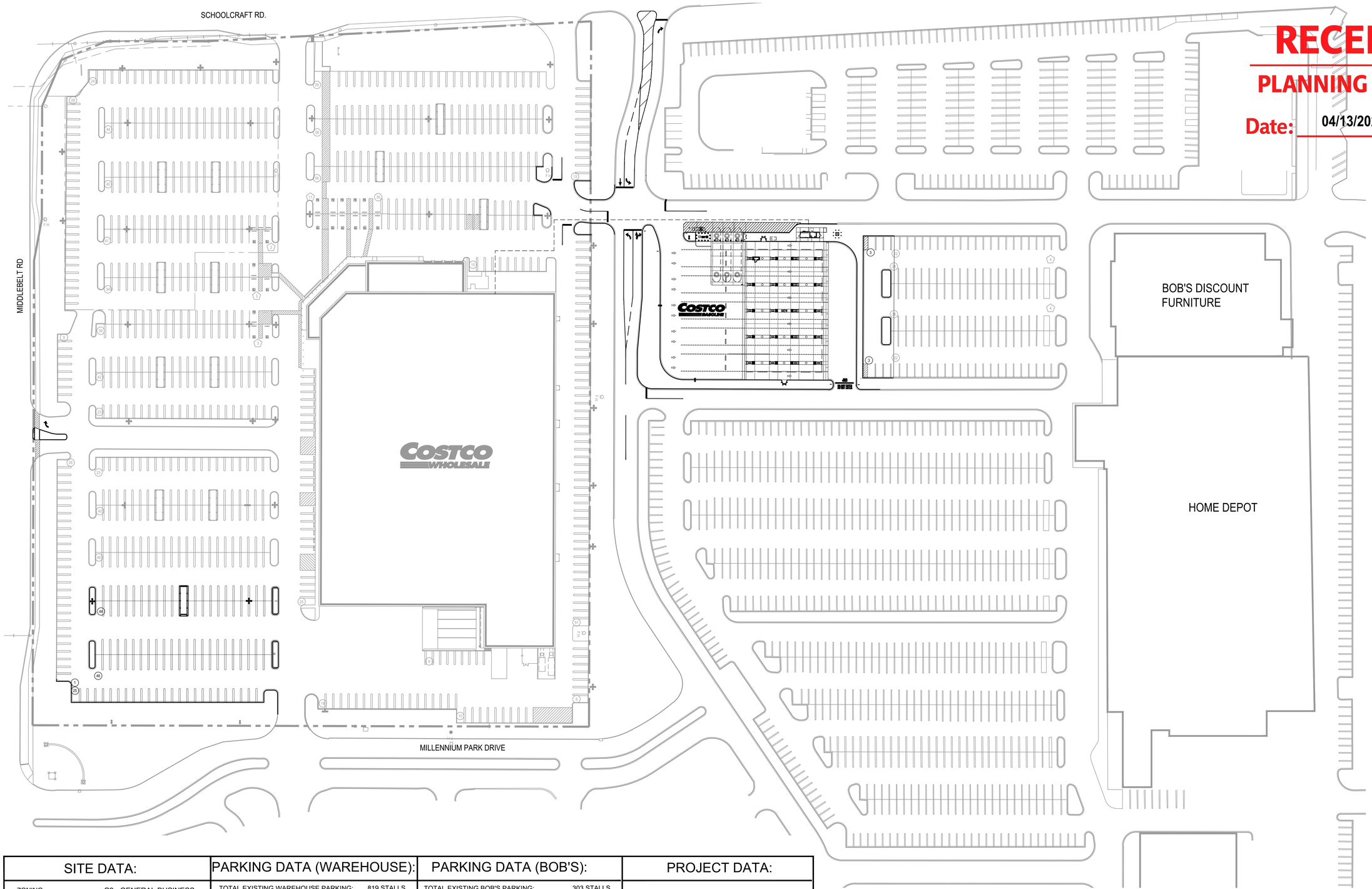
# COSTCO WHOLESALE

LIVONIA, MICHIGAN

# OVERALL EXISTING SITE PLAN

JANUARY 30, 2026

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026




## 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"<br>SOUTH 60'-0"<br>EAST 25'-0"<br>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: | 904 STALLS |
| NET GAIN : | 85 STALLS |
| NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883): | 6.51 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 |

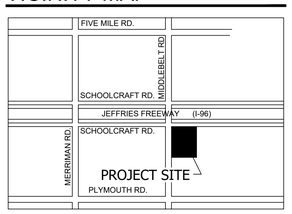
## PROJECT DATA:

| | |
|---|---|
| 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

APRIL 10, 2026

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

COSTCO WHOLESALE
LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

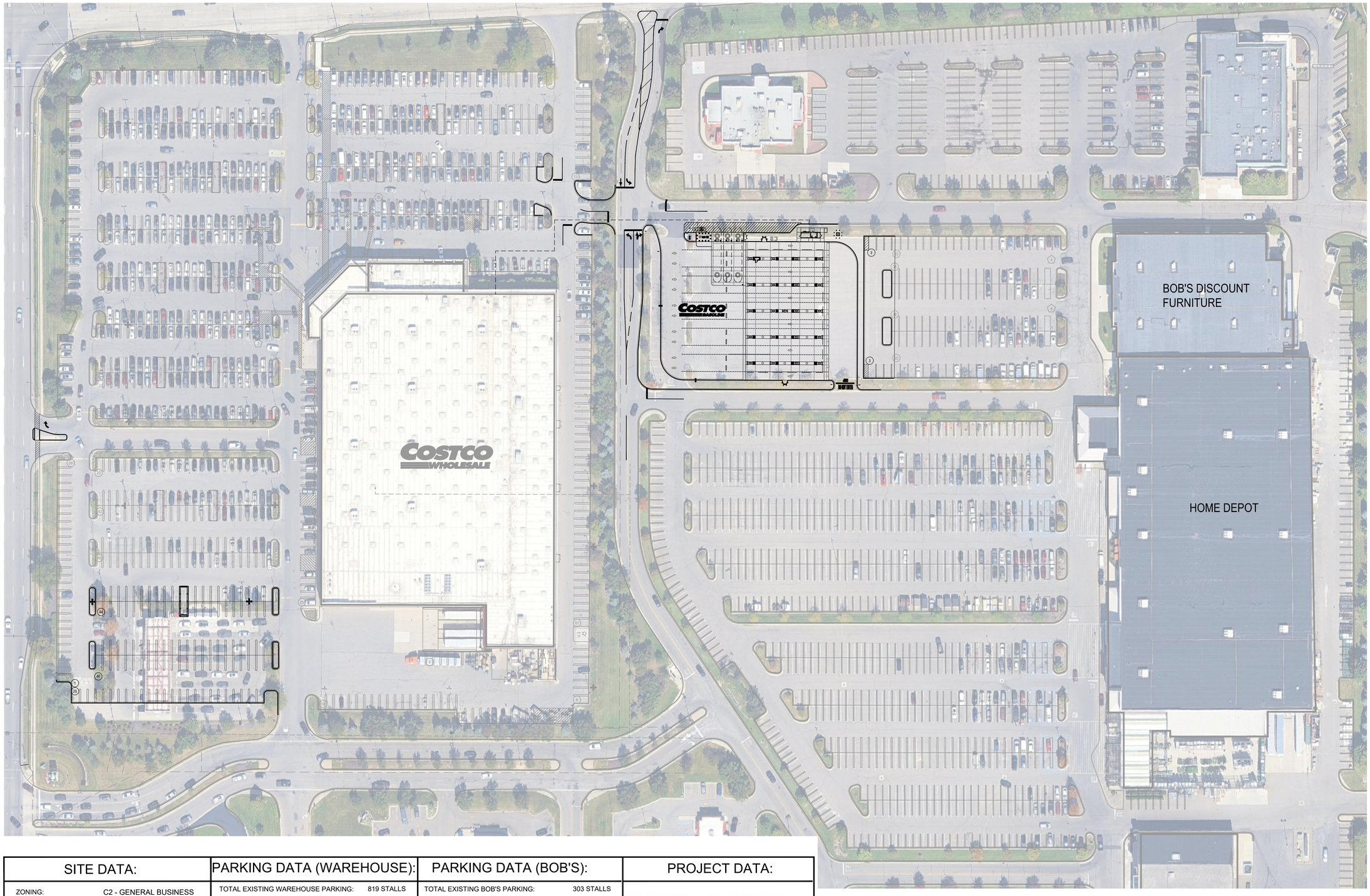
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

96-0420-24
APRIL 10, 2026

OVERALL SITE PLAN

DD11-09

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## 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: | |
| 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: | 904 STALLS |
| NET GAIN : | 85 STALLS |
| NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883): | 6.51 STALLS |

## PARKING DATA (BOB'S):

| | |
|---|---|
| TOTAL EXISTING BOB'S PARKING: | 303 STALLS |
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| 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 |

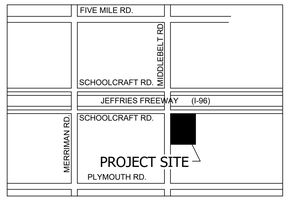
## PROJECT DATA:

| | |
|---|---|
| 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: INCLUDES: | 138,883 SF |
| BUILDING AREA | 130,718 SF |
| TIRE CENTER | 5,203 SF |
| ENCLOSED CANOPY | 2,962 SF |

## VICINITY MAP




# COSTCO WHOLESALE

LIVONIA, MICHIGAN

# AERIAL SITE PLAN

APRIL 10, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

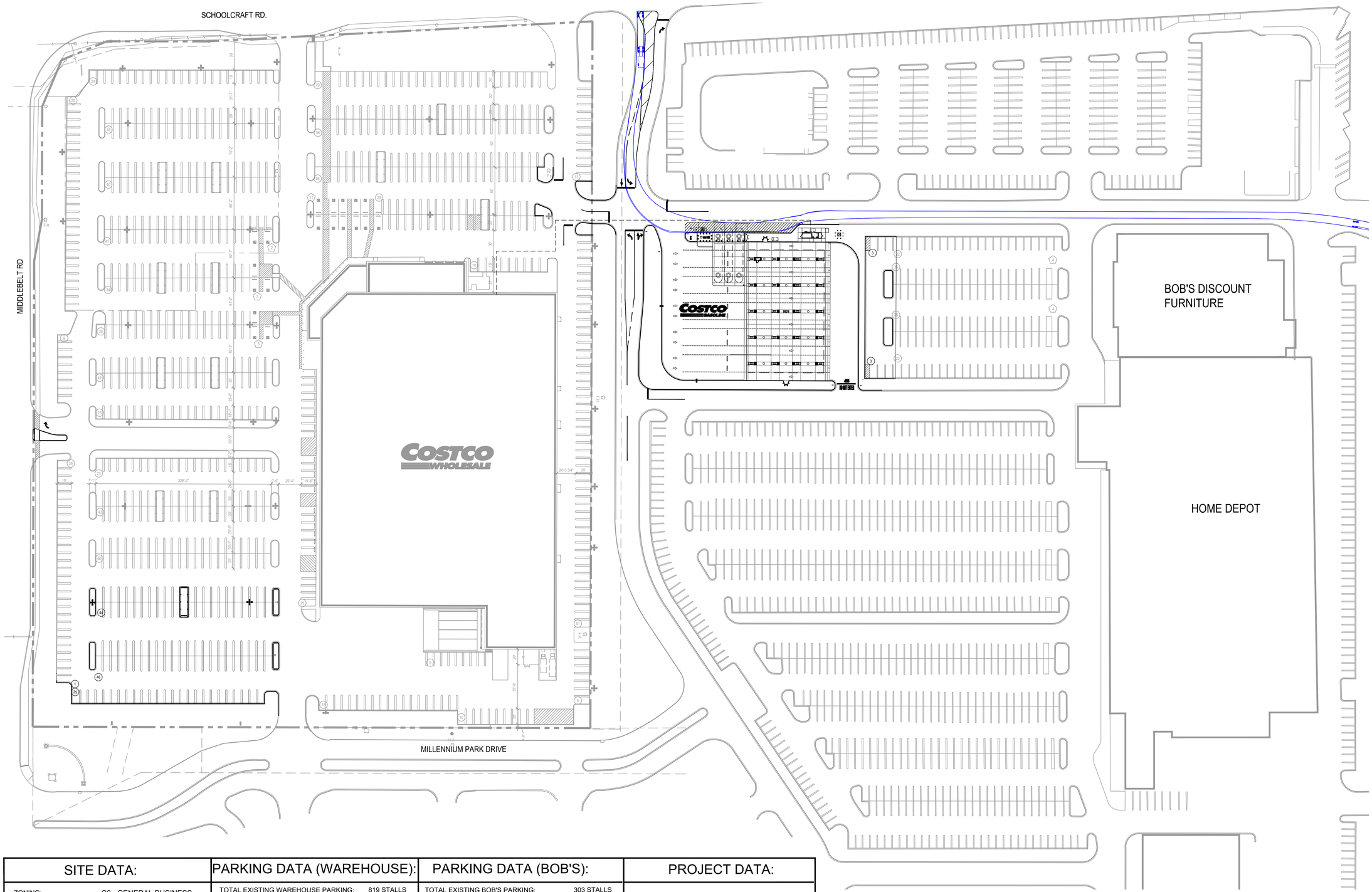
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96-0420-24
APRIL 10, 2026

AERIAL
SITE PLAN

DD12-09

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## SITE DATA:

| | |
|---|---|
| ZONING: | C2 - GENERAL BUSINESS |
| SITE AREA (EXISTING): | 14.89 ACRES ( 648,713 S.F.) |
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| SITE AREA (TOTAL): | 16.27 ACRES ( 708,721 S.F.) |
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| SETBACKS: | NORTH 60'-0" / SOUTH 60'-0" / EAST 25'-0" / WEST 100'-0" |
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## PARKING DATA (WAREHOUSE):

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| NET GAIN : | 85 STALLS |
| NO. OF STALLS PER 1000 SF OF BUILDING AREA (138,883): | 6.51 STALLS |

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| NO. OF STALLS PER 1000 SF OF BUILDING AREA (37,000): | 4.05 STALLS |

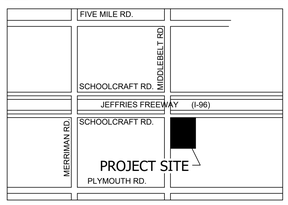
## PROJECT DATA:

| | |
|---|---|
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| 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:

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| 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

APRIL 10, 2026

0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

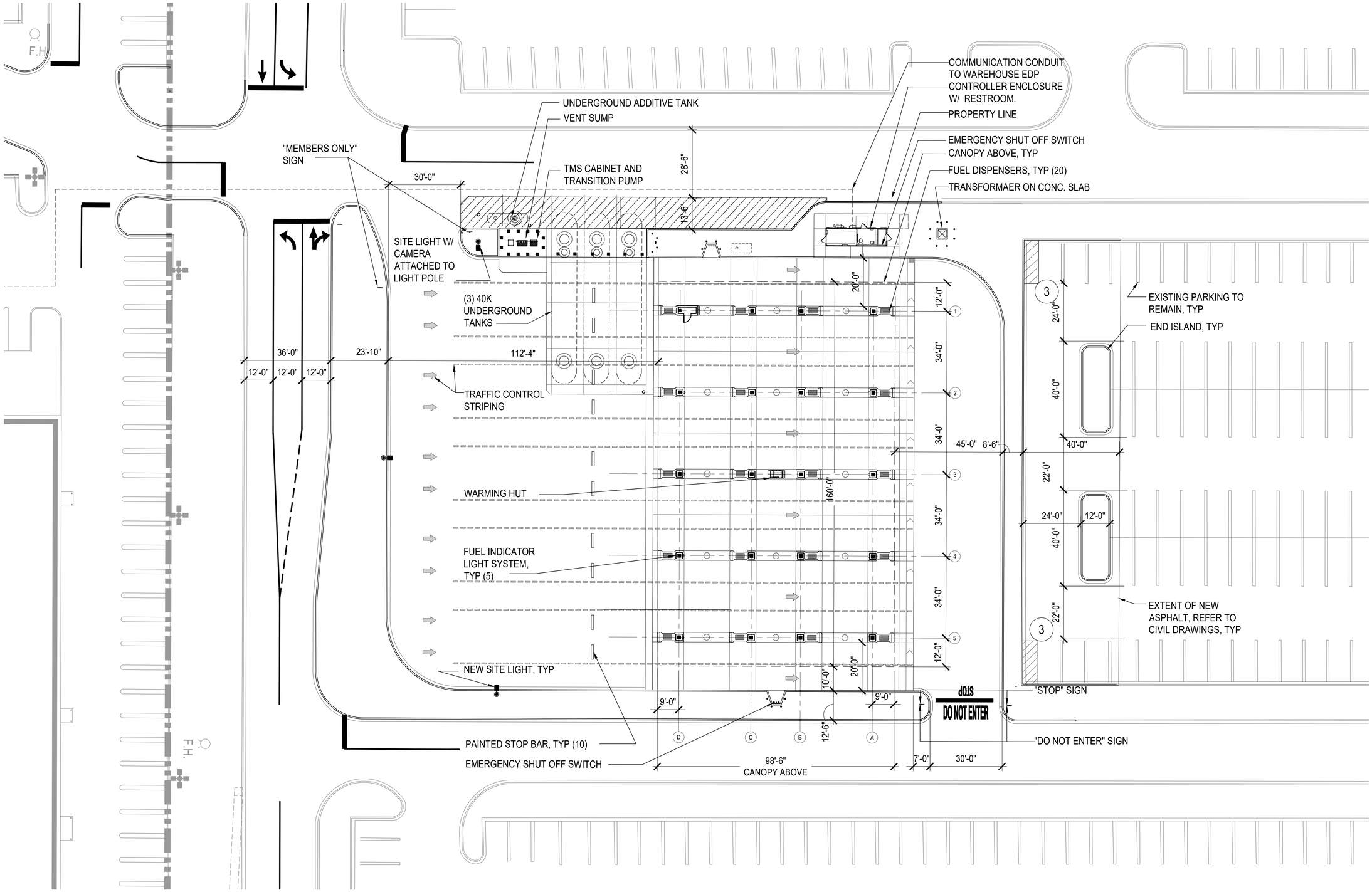
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96-0420-24
APRIL 10, 2026

OVERALL SITE PLAN

DD13-09

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0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

LIVONIA I
#390

13700 MIDDLEBELT ROAD
LIVONIA, MI

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
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96-0420-24
APRIL 10, 2026

ENLARGED
SITE PLAN

DD22-07

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# COSTCO WHOLESALE

LIVONIA, MICHIGAN

# ENLARGED SITE PLAN

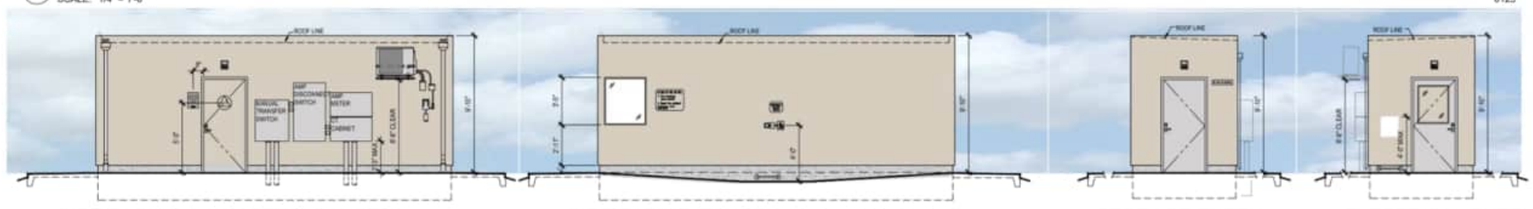
APRIL 10, 2026




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



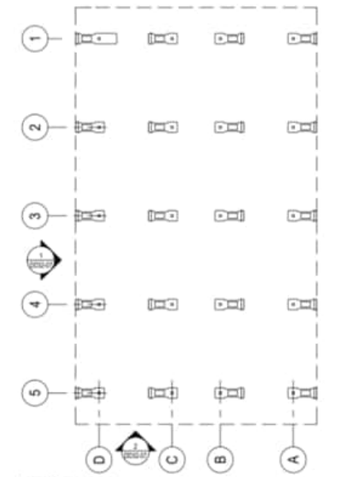
FUEL INDICATOR LIGHT SYSTEM

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

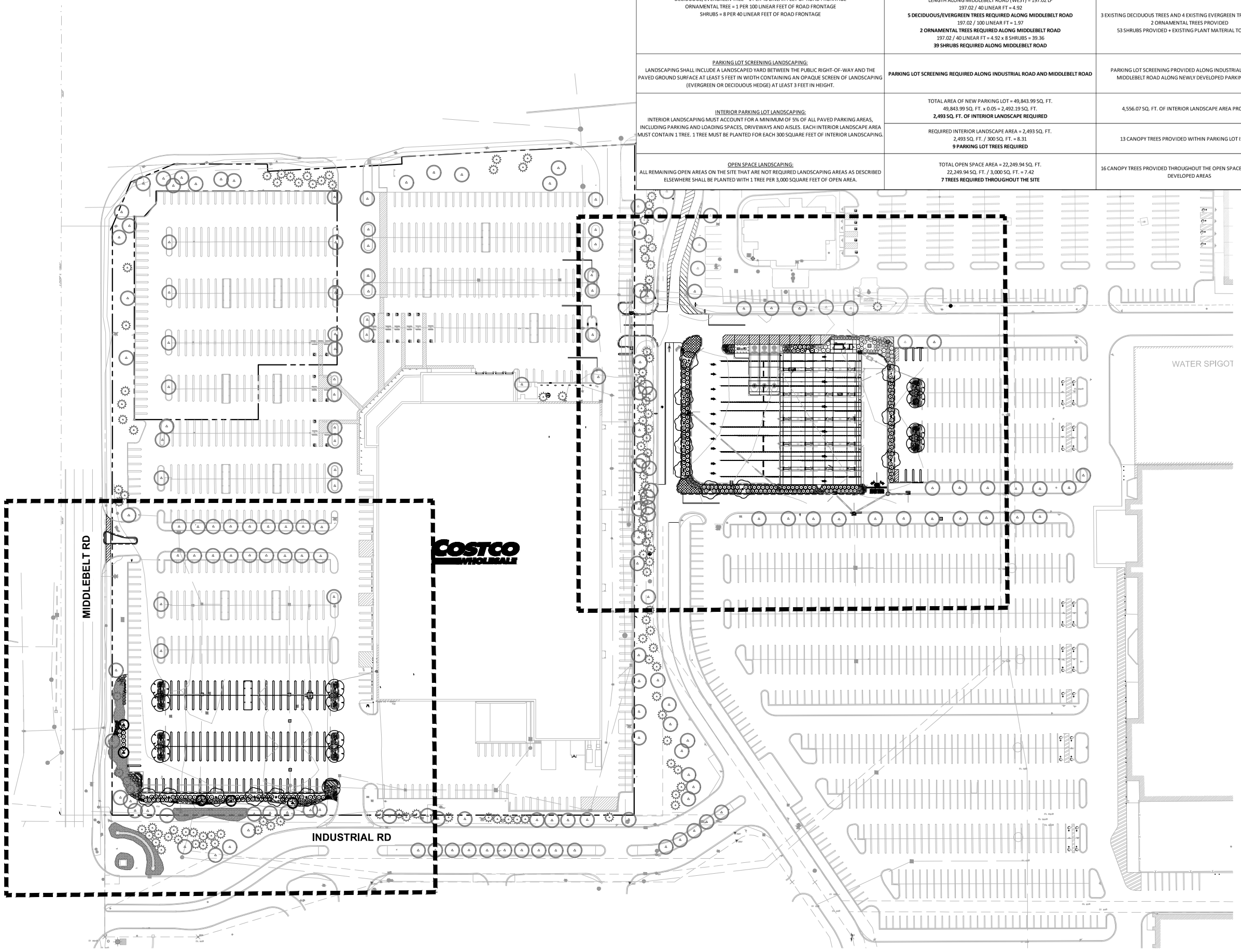
NOTE: PRELIMINARY - NOT FOR CONSTRUCTION

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:<br>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...<br><br>DECIDUOUS/EVERGREEN TREE = 1 PER 40 LINEAR FEET OF ROAD FRONTAGE<br>ORNAMENTAL TREE = 1 PER 100 LINEAR FEET OF ROAD FRONTAGE<br>SHRUBS = 8 PER 40 LINEAR FEET OF ROAD FRONTAGE | LENGTH ALONG INDUSTRIAL ROAD (SOUTH) = 318.99 LF<br>318.99 LF / 40 LF = 7.97<br>**8 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG INDUSTRIAL ROAD**<br>318.99 / 100 LINEAR FT = 3.18<br>**3 ORNAMENTAL TREES REQUIRED ALONG INDUSTRIAL ROAD**<br>318.99 / 40 LINEAR FT = 7.97 x 8 SHRUBS = 63.79<br>**64 SHRUBS REQUIRED ALONG INDUSTRIAL ROAD** | 13 EXISTING DECIDUOUS TREES AND 21 EXISTING EVERGREEN TREES TO REMAIN<br>3 ORNAMENTAL TREES PROVIDED<br>103 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN |
| | LENGTH ALONG MIDDLEBELT ROAD (WEST) = 197.02 LF<br>197.02 / 40 LINEAR FT = 4.92<br>**5 DECIDUOUS/EVERGREEN TREES REQUIRED ALONG MIDDLEBELT ROAD**<br>197.02 / 100 LINEAR FT = 1.97<br>**2 ORNAMENTAL TREES REQUIRED ALONG MIDDLEBELT ROAD**<br>197.02 / 40 LINEAR FT = 4.92 x 8 SHRUBS = 39.36<br>**39 SHRUBS REQUIRED ALONG MIDDLEBELT ROAD** | 3 EXISTING DECIDUOUS TREES AND 4 EXISTING EVERGREEN TREES TO REMAIN<br>2 ORNAMENTAL TREES PROVIDED<br>53 SHRUBS PROVIDED + EXISTING PLANT MATERIAL TO REMAIN |
| PARKING LOT SCREENING LANDSCAPING:<br>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:<br>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.<br>49,843.99 SQ. FT. x 0.05 = 2,492.19 SQ. FT.<br>**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.<br>2,493 SQ. FT. / 300 SQ. FT. = 8.31<br>**9 PARKING LOT TREES REQUIRED** | 13 CANOPY TREES PROVIDED WITHIN PARKING LOT ISLANDS |
| OPEN SPACE LANDSCAPING:<br>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.<br>22,249.94 SQ. FT. / 3,000 SQ. FT. = 7.42<br>**7 TREES REQUIRED THROUGHOUT THE SITE** | 16 CANOPY TREES PROVIDED THROUGHOUT THE OPEN SPACE WITHIN NEWLY DEVELOPED AREAS |




CONSULTANT
Kimley»Horn of Michigan, Inc.
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3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-260-7804
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.

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.

## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| | EXISTING CANOPY TREE | |
| | CANOPY TREE - PARKING LOT<br>3" CALIPER MINIMUM | 13 |
| | CANOPY TREE - OPEN SPACE<br>3" CALIPER MINIMUM | 16 |
| | ORNAMENTAL TREE - FRONTAGE<br>SINGLE STEM, 2" CALIPER MINIMUM | 5 |
| | EXISTING EVERGREEN TREE | |
| | LARGE SHRUB<br>36" MINIMUM HEIGHT | 72 |
| | LARGE EVERGREEN SHRUB<br>30" MINIMUM HEIGHT | 175 |
| | MEDIUM SHRUB<br>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

Kimley»Horn of Michigan, Inc.

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3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-260-7804
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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

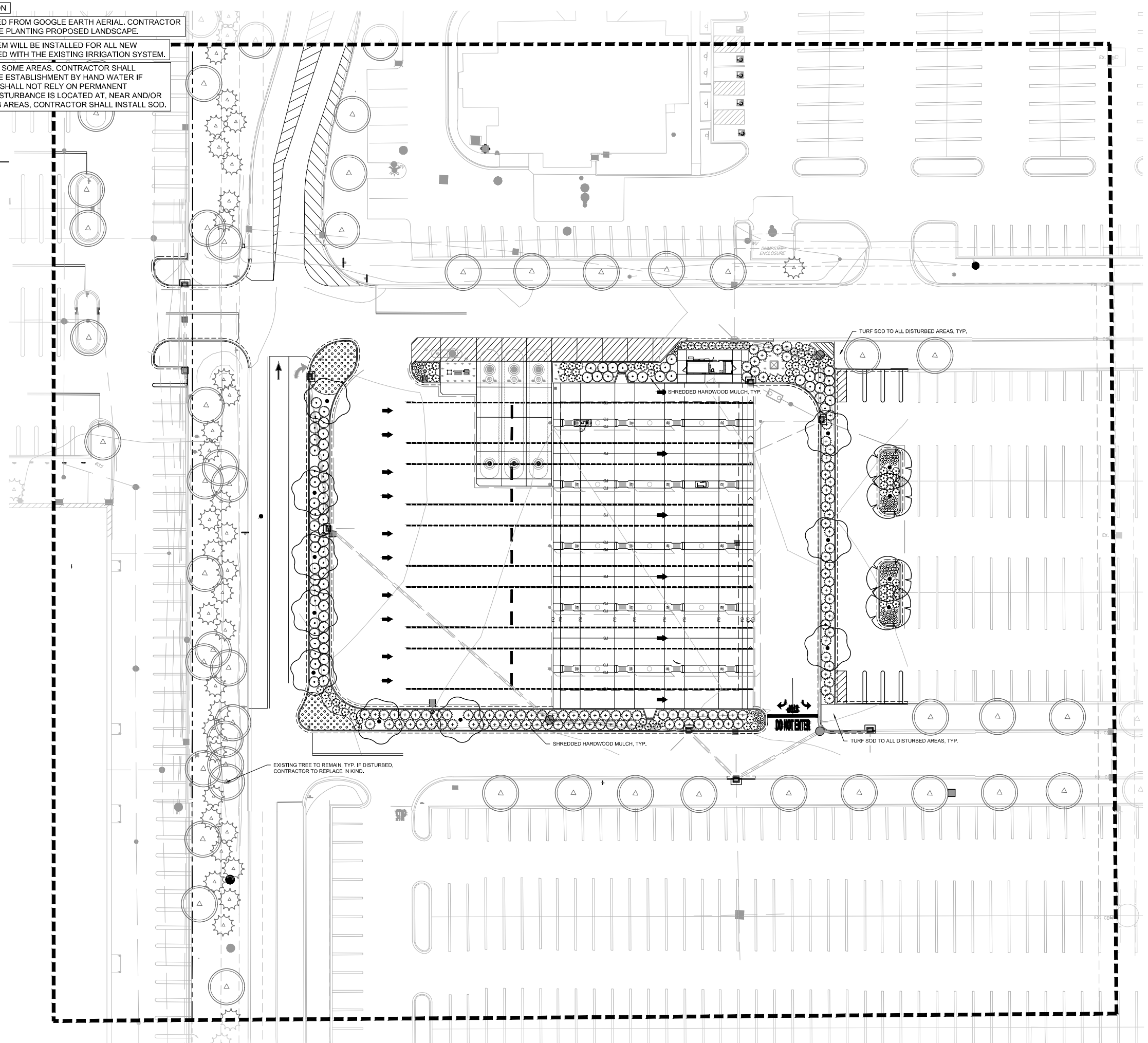
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## CONCEPT PLANT SCHEDULE

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




CONSULTANT
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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

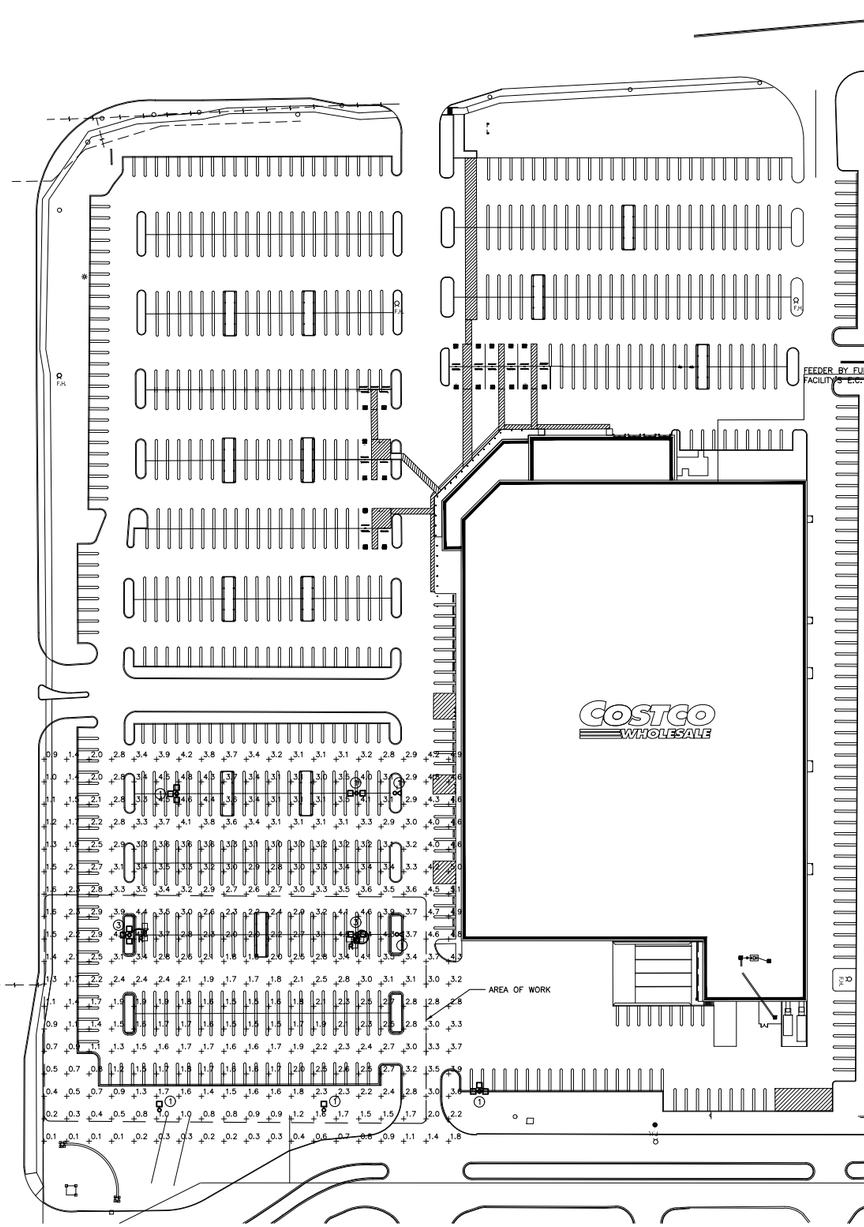
# COSTCO WHOLESALE
FUEL EXPANSION
13700 MIDDLEBELT ROAD
LIVONIA, MI

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

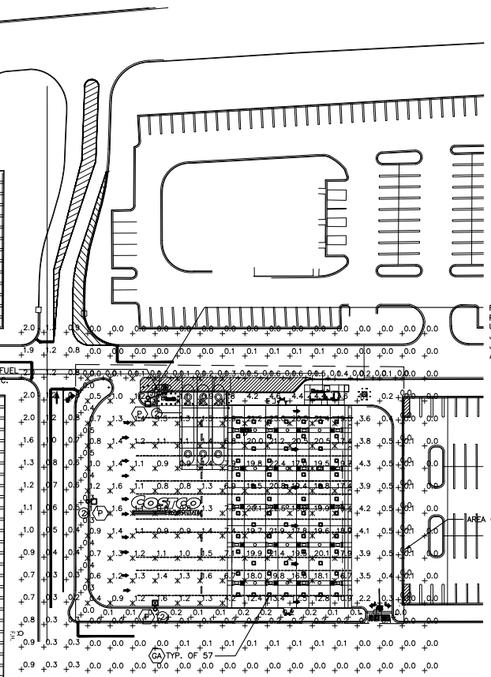
L1.2

LANDSCAPE PLAN

AS INDICATED




SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

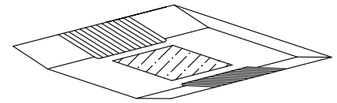



SYMBOL LEGEND
- WALLPACK
- CANOPY LIGHT
- POLE LIGHT
- SIGN LIGHT
- FLOOD LIGHT
- JUNCTION BOX
- REMOVE
- FIXTURE TYPE
- CEILING MOUNTED FIXTURE

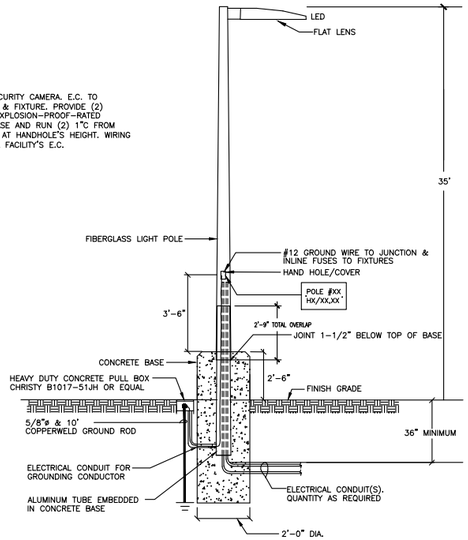
FUEL FACILITY LIGHT W/ SECURITY CAMERA. E.C. TO PROVIDE AND INSTALL POLE & FIXTURE. PROVIDE (2) UNDERGROUND-RECESSED EXPLOSION-PROOF-RATED J-BOXES NEXT TO POLE BASE AND RUN (2) 1"C FROM J-BOXES INTO POLE SHAFT AT HANDHOLE'S HEIGHT. WIRING AND CONTROL ARE BY FUEL FACILITY'S E.C.

PLAN NOTES:

1. EXISTING LIGHT POLE FIXTURE TO REMAIN.
2. E.C TO ADD NEW POLE AND FIXTURES PER DETAIL. PROVIDE MOUNTING ACCESSORIES AS REQUIRED. FOR DOUBLE-FIXTURE POLES, PROVIDE ALTERNATING CIRCUITS IF THERE ARE (2) AVAILABLE CIRCUITS AT THAT POINT. NUMBER OF HEADS PER POLE WILL BE AS SHOWN ON THIS SHEET. ORIENT HEADS AS SHOWN.
3. EXISTING POLE AND FIXTURES TO BE REMOVED AND RELOCATED. DEMO EXISTING BASE. PROVIDE HEAVY DUTY (AASHTO-HS20) JBOX AT EXISTING LOCATION. EXTEND FEEDER TO NEW LOCATION. PROVIDE NEW BASE TO MATCH EXISTING AT NEW LOCATION. REPULL WIRE AS REQUIRED. FIELD VERIFY EXISTING CONDITION.



FUEL FACILITY - LED (GA)
NO SCALE




NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

| FIXTURE DESCRIPTION | |
|---|---|
| P | COOPER GALN-SA2C-750-U-SL4-HSS-BZ, 108W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE. |
| GA | 86W LED, SURFACE SYMMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT |

PLANNING SUBMITTAL

ISSUE DATE: JULY 2024

REVISION DATE:

| | |
|---|---|
| 10/27/25 | ISSUED FOR CITY REVIEW |
| 01/30/26 | ISSUED FOR CITY REVIEW |

DRAWN: MW CHECKED: JCM

STATE OF MICHIGAN
MARDY MOHAN
License No. 6201219743
PROFESSIONAL ENGINEER
10/27/2025

T.E., Inc.
630 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

FUEL FACILITY OSR
WAREHOUSE #390
13700 MIDDLE BELT ROAD
LIVONIA, MI 48150

ARCHITECT REFERENCE NO: 96-0420-P11-04

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PROJECT NO: 24-563

SITE PLAN

SE-1

**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

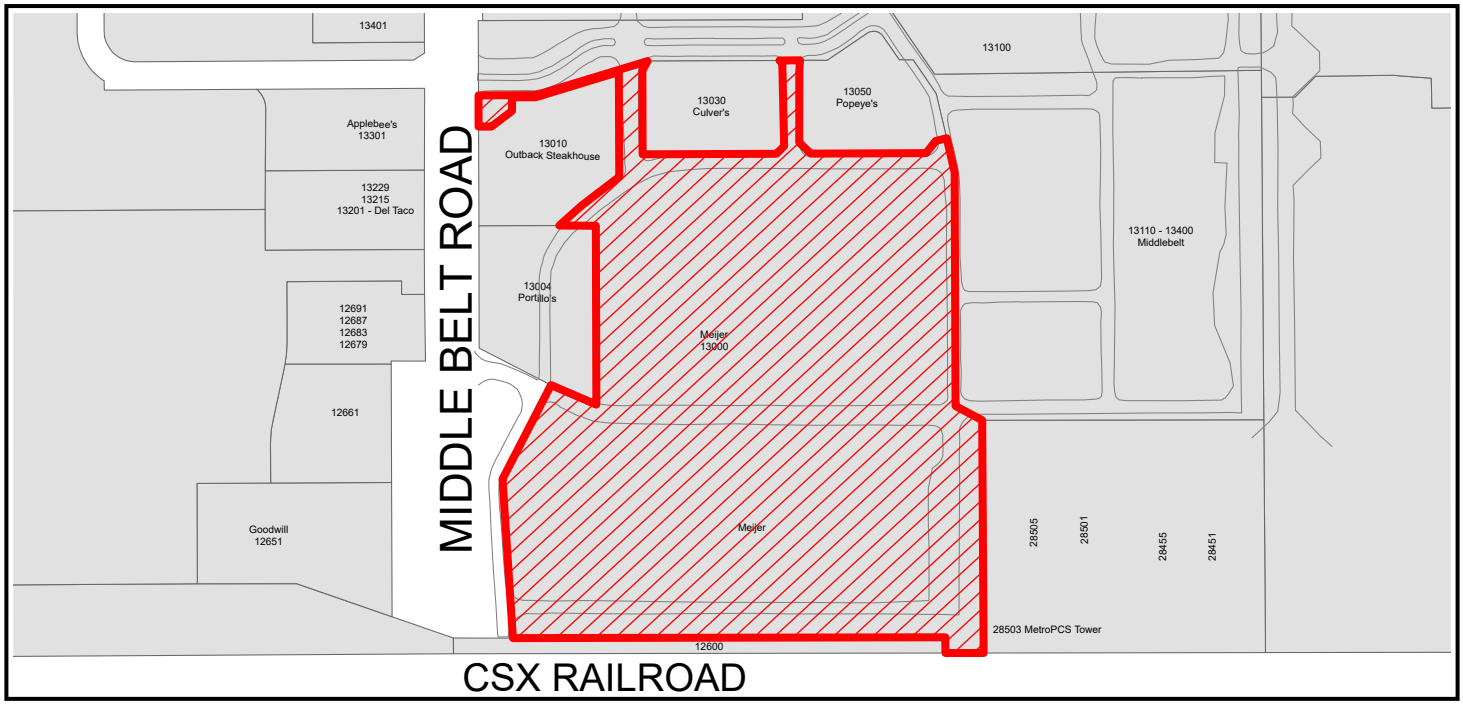
Thank you

Susan Nash
Livonia City Treasurer

# NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

**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.**




YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

# 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.

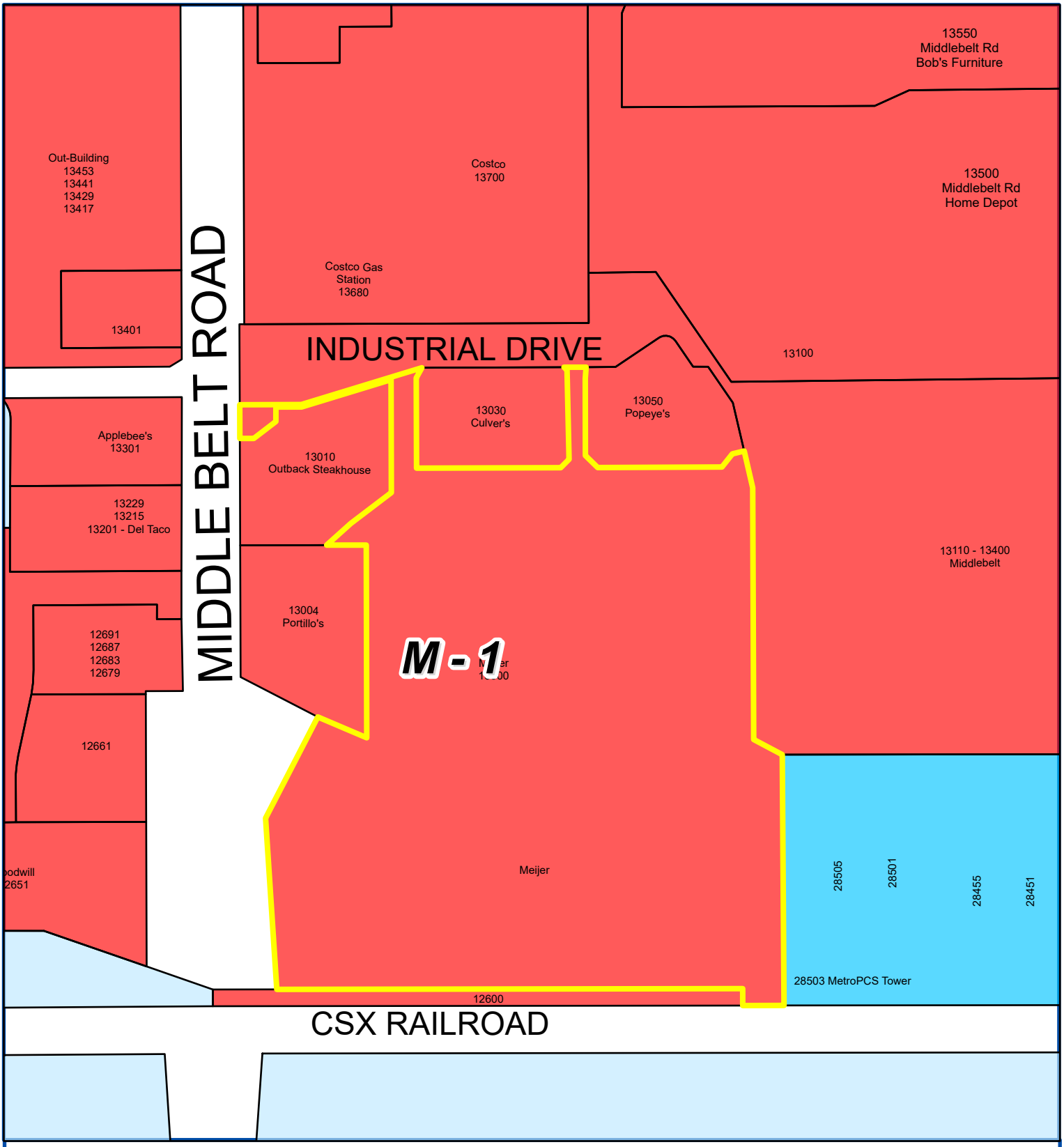
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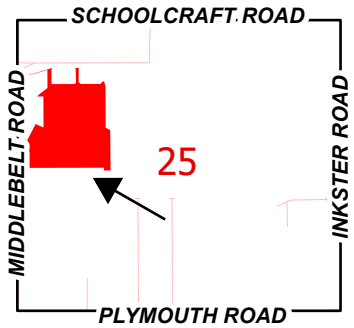
**Fishbeck**

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 | | | | |



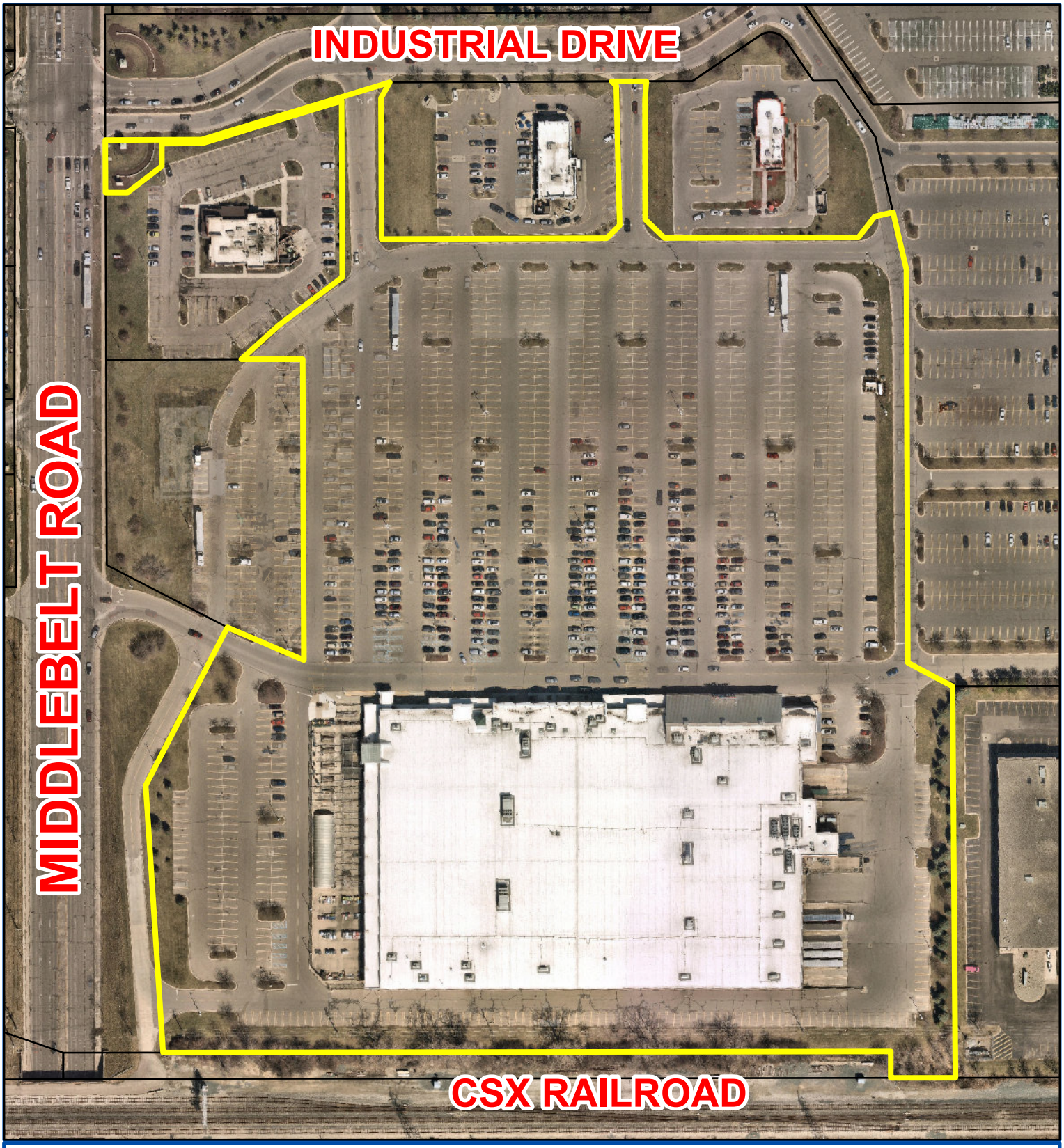

# Address & Zoning Map

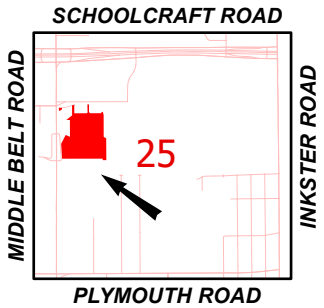
**Petition 2026-01-02-04**
**Meijer Gas Middlebelt**
**13000 Middlebelt Road**

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

## PUBLIC HEARING

## ITEM 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.

### 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.

## April 14, 2026: Public Hearing:

At the Study Meeting, the Planning Commission discussed the possibility of studying the petition area further to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area either through improved geometrics, parking, and signage.

**Approving Resolution:** The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby approved, subject to City Council approval and the following conditions:

1. The Overall Site Plans identified as Sheets C200, C201, and C202, dated October 2025, prepared by CEC Inc., are hereby approved and shall be adhered to;

2. The Overall Landscape Plans identified as Sheets L1.0, L1.1, L1.2, L2.0 dated January 30, 2026, prepared by Kimley Horn, are hereby approved and shall be adhered to;

3. That appropriate recordable legal instrumentation, such as a cross access agreement, that gives notice and outlines the terms of how the subject property would share parking and access with abutting property(s), be supplied to the Inspection Department at the time a building permit is applied for;

4. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

5. 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;

6. No part of the pump island canopy fascia, except for signage, shall be illuminated;

7. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;

8. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;

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

10. 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;

11. 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:** The request to remove the existing fueling facility and construct additional parking at 13700 Middlebelt Road, and construct a new fueling facility at 13550 Middlebelt Road is hereby denied for the following reasons:

1. That the proposed development would have a detrimental effect upon the neighboring properties;

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

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

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;

5. That this proposed use would confer a special benefit on the property owner that is not available to others in the vicinity.

# 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

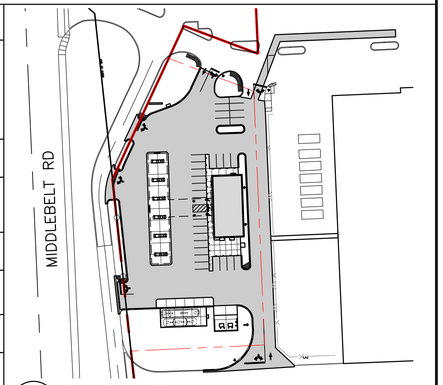
WAYNE COUNTY DRAIN COMMISSIONER
400 MONROE STREET, SUITE 400
DETROIT, MI 48226
(313)-320-4784

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

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

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 |

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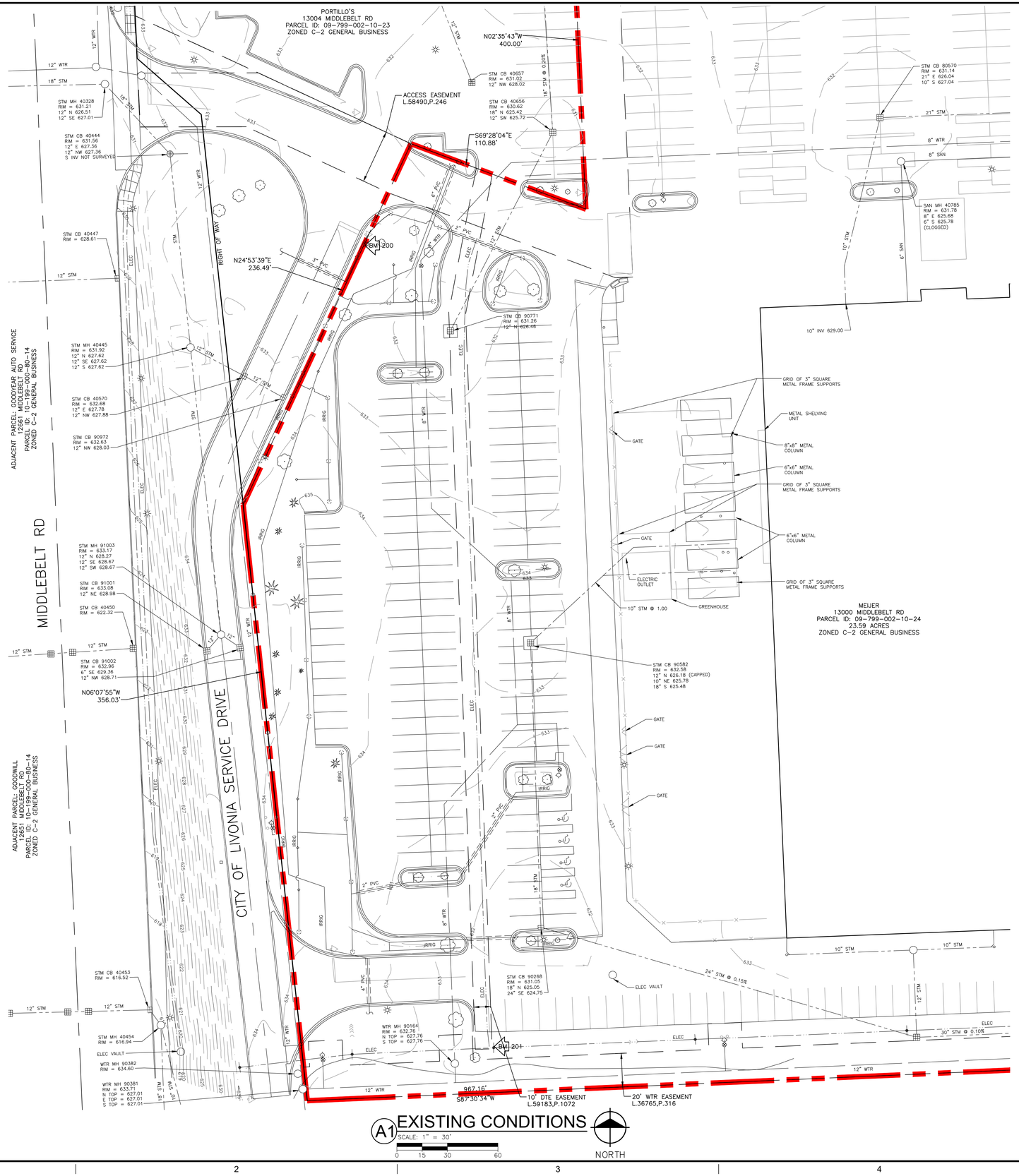
PROJECT NO.
NS-XX-00188

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

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Livonia, MI 48150
Existing Conditions

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12/12/2025 SITE PLAN APPROVAL

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| Drawn By | AODDO |
| Designer | MVANZEELT |
| Reviewer | NABARTON |
| Manager | JTVANDERKODDE |

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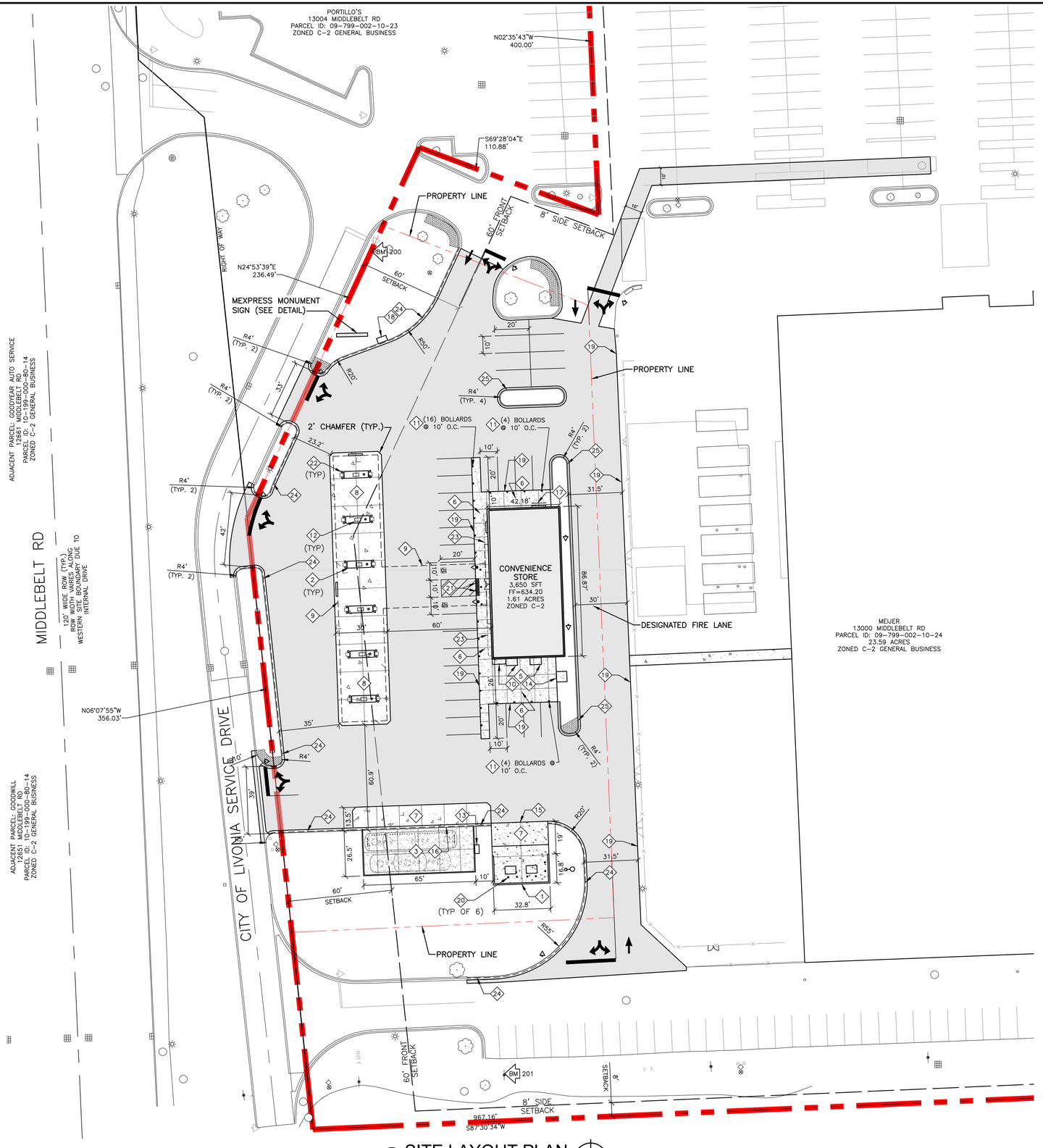
PROJECT NO.
NS-XX-00188

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

meijer

Site Layout Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

| | |
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| Drawn By | AODDO |
| Designer | MVANZEELT |
| Reviewer | NABARTON |
| Manager | JTVANDERKODDE |

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PROJECT NO.
NS-XX-00188

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.
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.
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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
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## SITE ZONING SUMMARY

PARCEL 09-799-002-10-24

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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

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12/12/2025 SITE PLAN APPROVAL

| | |
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| Drawn By | AODDO |
| Designer | MVANZEELT |
| Reviewer | NABARTON |
| Manager | JTVANDERKODDE |

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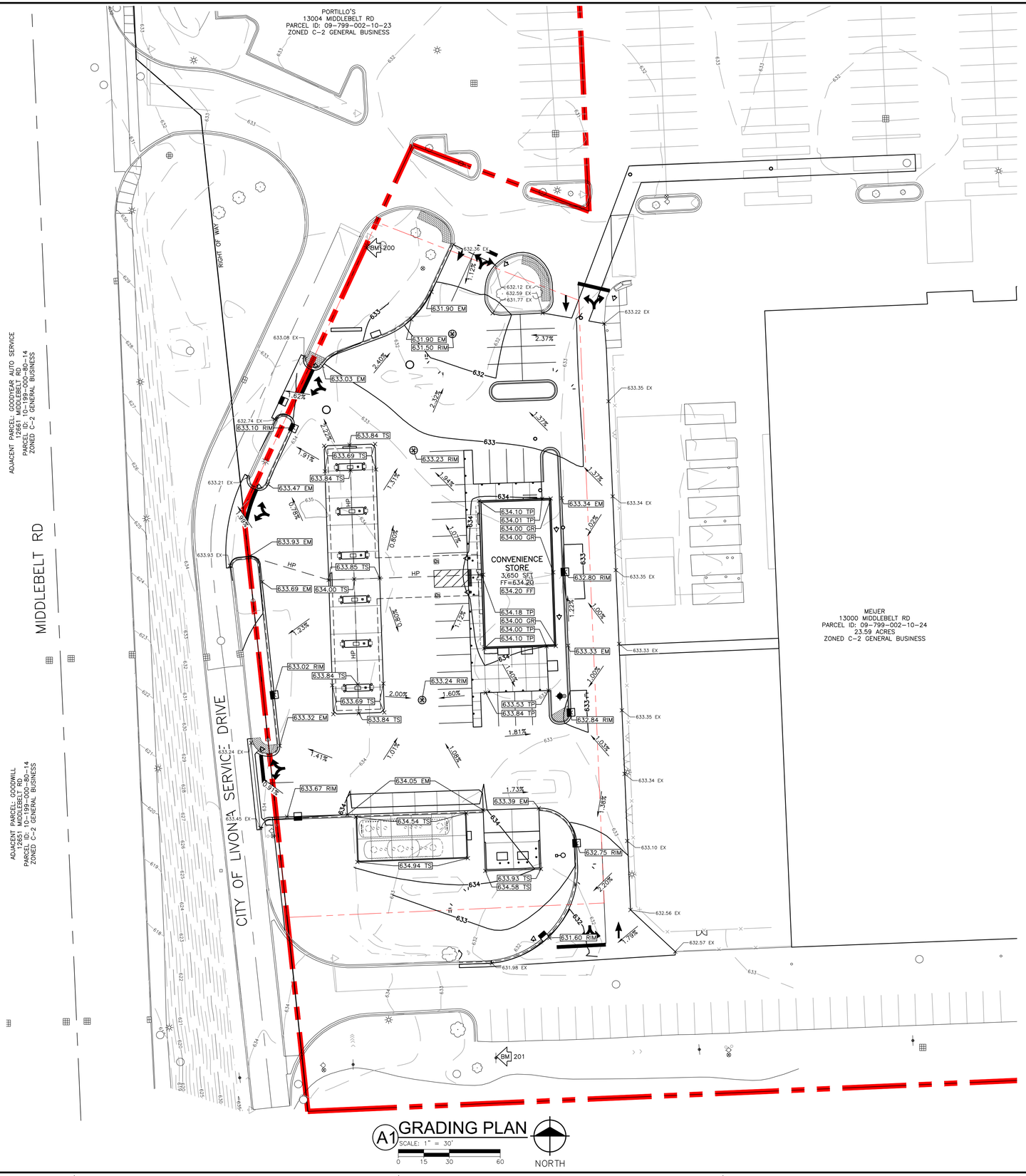
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SHEET NO.
C201

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FISHBECK PROJECT NO. 2501353

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## 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

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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 = $V_{CPRC}$

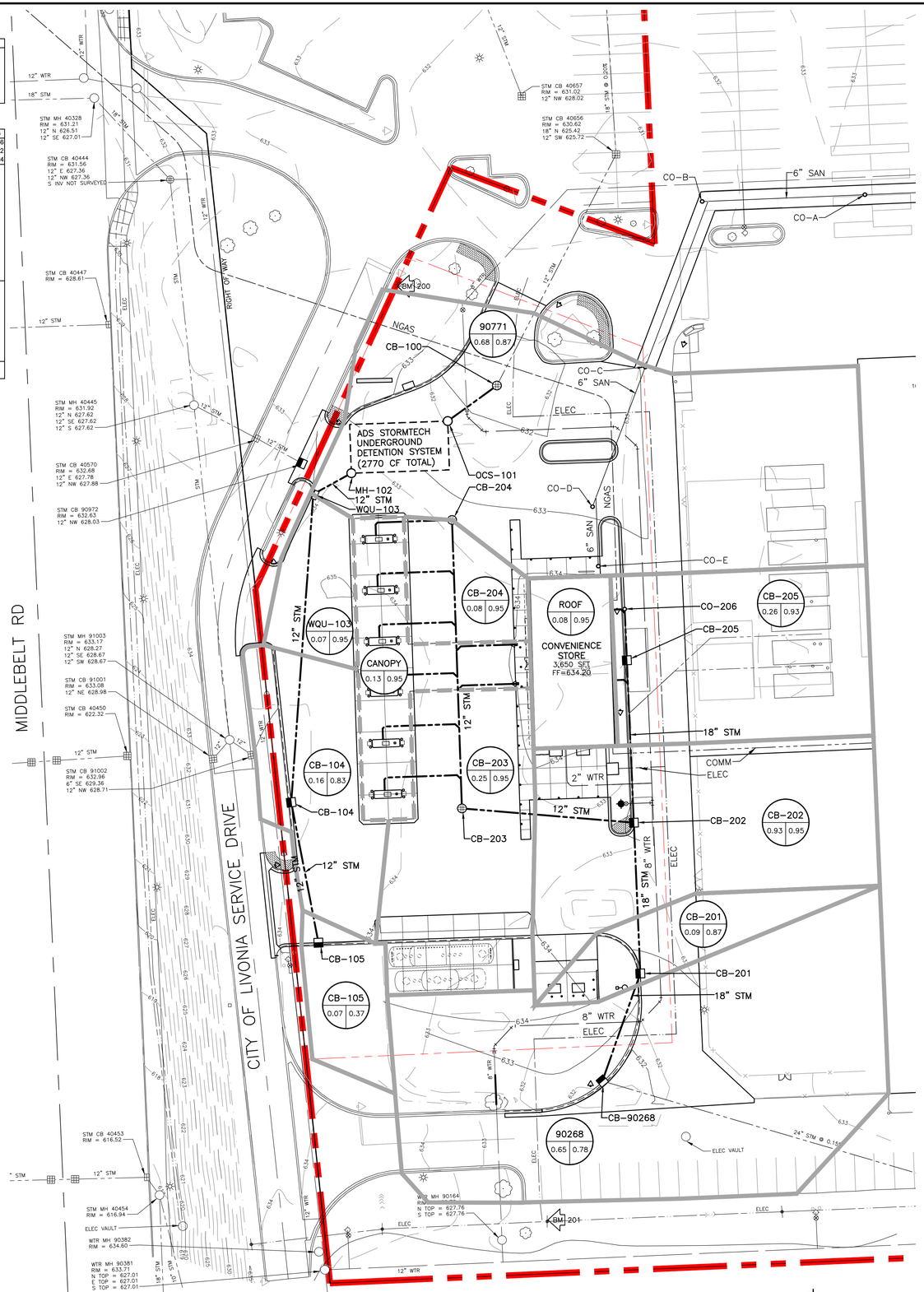
| Charecteristic | Value | Unit |
|---|---|---|
| Channel Protection Volume Control = $V_{CPRC} = A^* C^* 6,897$ | 1948 | cf |

Step 2: Calculate the Restrictor Release Rate from Pond

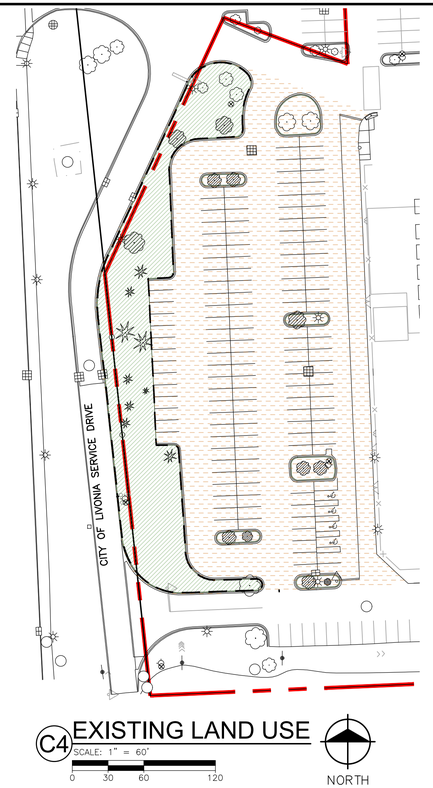
| Charecteristic | Value | Unit |
|---|---|---|
| 48-Hour Average Allowable Outlet Flow = $Q_{avg,CPRC} = V_{CPRC} / 172,800$ | 0.01 | cfs |

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

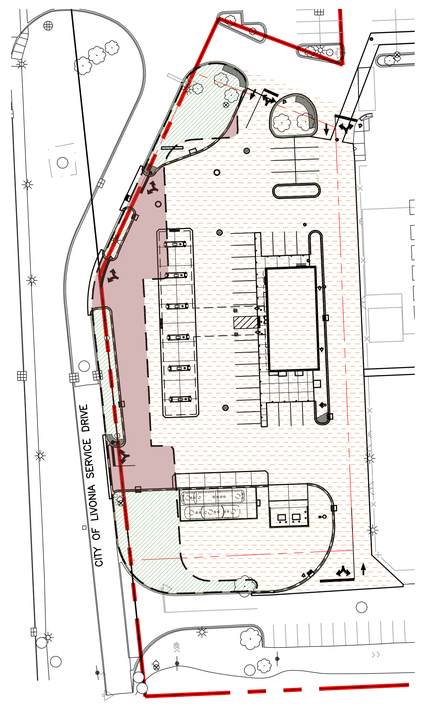
Note: For detention systems that are intended to meet both the flood control and CPRC standard, the lower portion of the flood control storage can be used to capture and release the CPRC volume




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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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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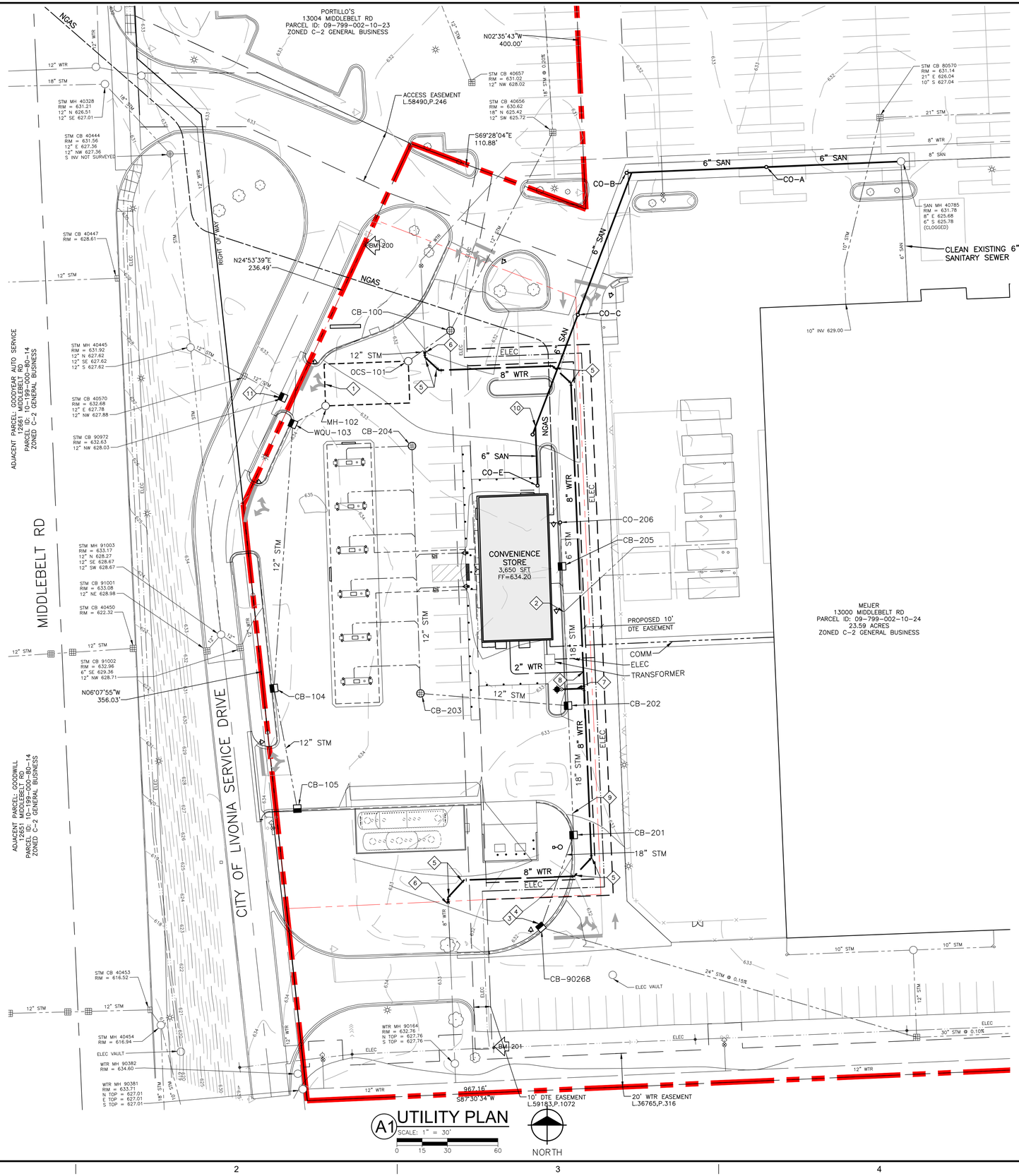
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NS-XX-00188

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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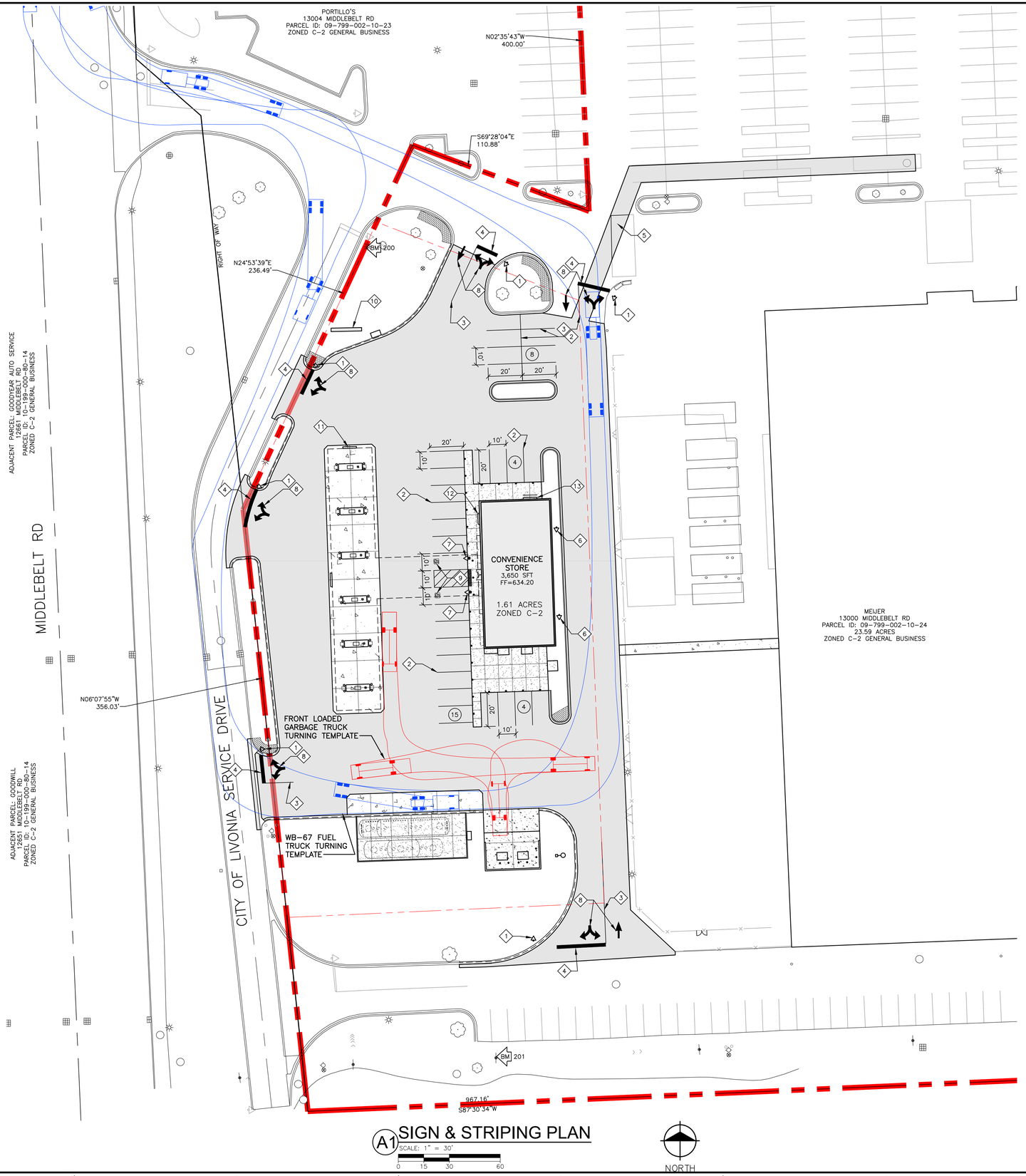
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SHEET NO.
C400

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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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| Drawn By | AODDO |
| Designer | MVANZEELT |
| Reviewer | NABARTON |
| Manager | JTVANDERKODDE |

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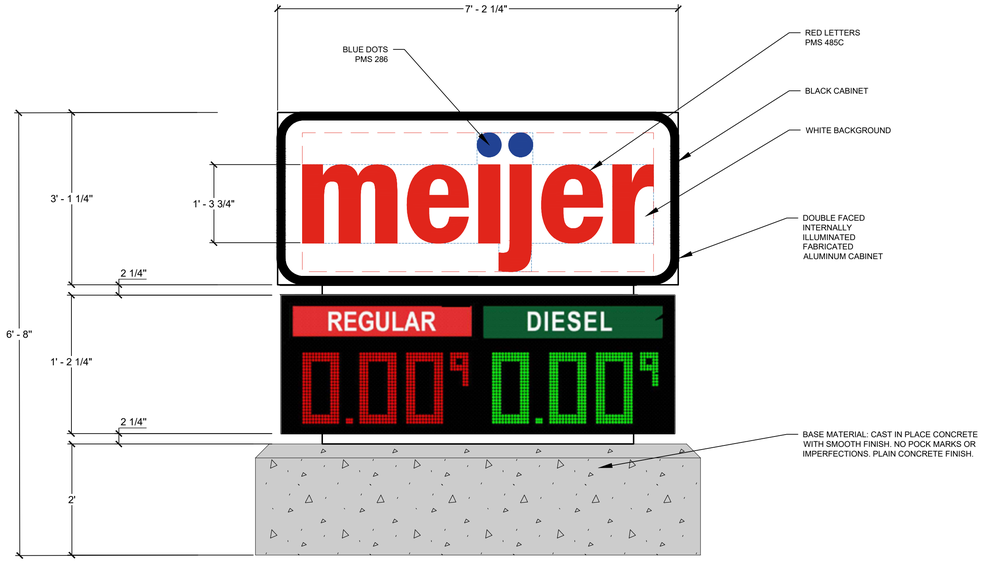
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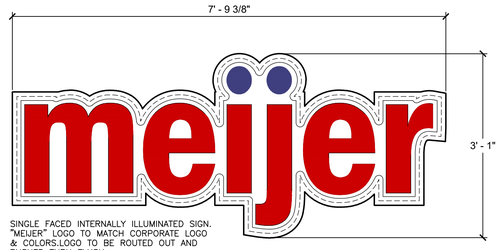



C1 — C1.7 – MONUMENT SIGN WITH GAS PRICERS (2)

NTS

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

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

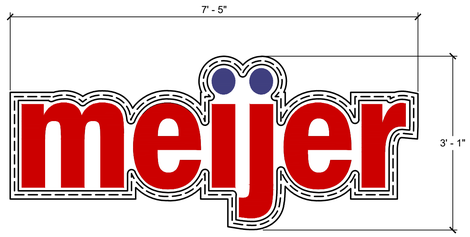



SINGLE FACED INTERNALLY ILLUMINATED SIGN. "MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

D4 — A1.1 – ILLUMINATED BUILDING WALL SIGN

NTS

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

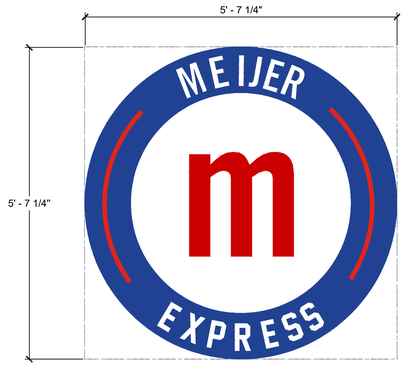



C4 — B2 – GAS CANOPY SIGN LAYOUT

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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12/12/2025 SITE PLAN APPROVAL

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|---|---|
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| Designer | MVANZEELT |
| Reviewer | NABARTON |
| Manager | JTVANDERKODDE |

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SHEET NO.
C501

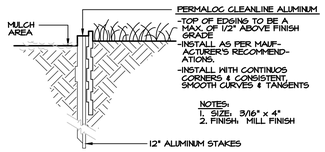
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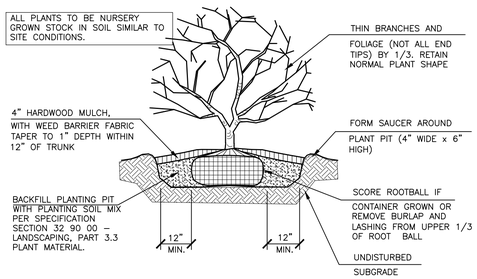
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## LEGEND & PLANT LIST

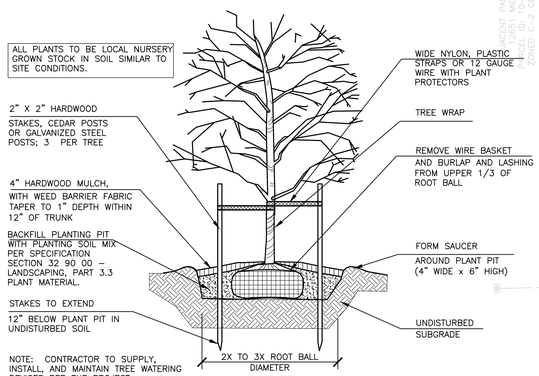
| KEY | QUANTITY | PLANT NAME – LATIN | PLANT NAME – COMMON | MIN. SIZE | REMARKS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| MS | 5 | MALUS X 'SUTYZAM' | SUGAR TYME CRABAPPLE | 2.5" CAL | B&B |
| NS | 4 | NYSSA SYLVATICA | TUPELO | 2.5" CAL. | B&B 6' HT MIN. BRANCH |
| TR | 4 | TILIA AMERICANA '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. |



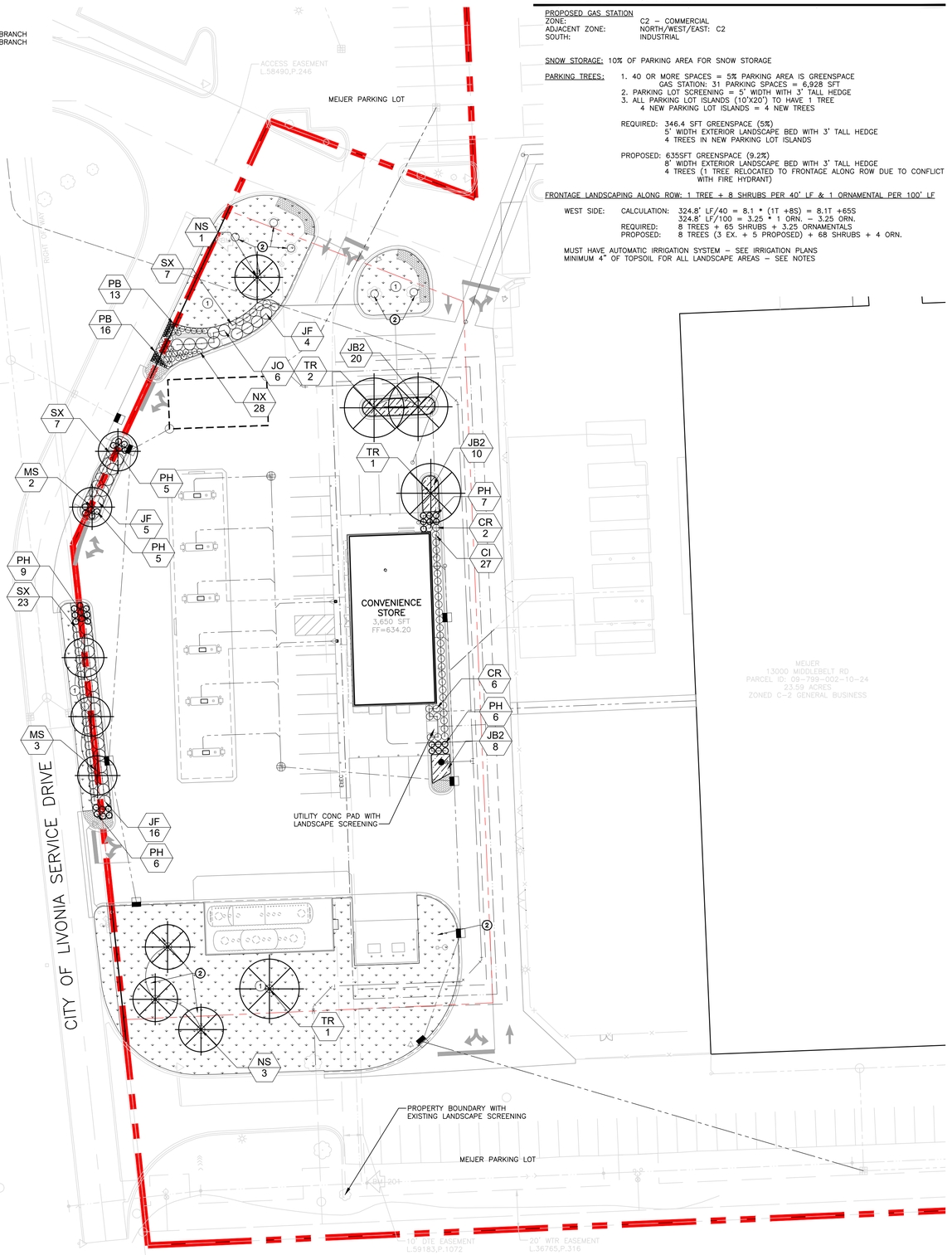

A1 ALUMINUM EDGING DETAIL
NTS




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

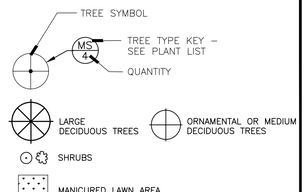
PROPOSED: 6355FT GREENSPACE (9.2%)
8' WIDTH EXTERIOR LANDSCAPE BED WITH 3' TALL HEDGE
4 TREES (1 TREE RELOCATED TO FRONTAGE ALONG ROW DUE TO CONFLICT WITH FIRE HYDRANT)

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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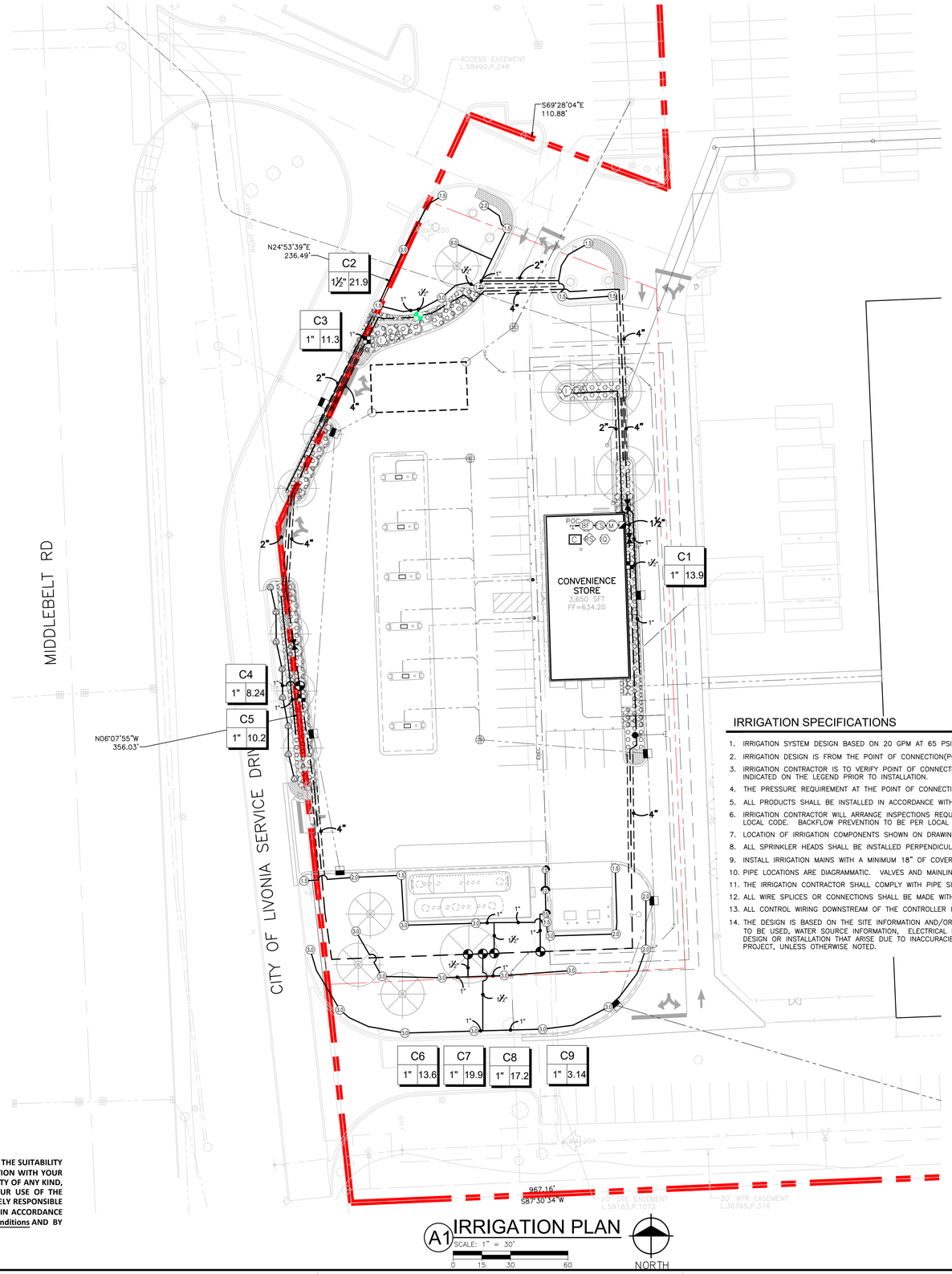
PROJECT NO.
NS-XX-00188

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<br>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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**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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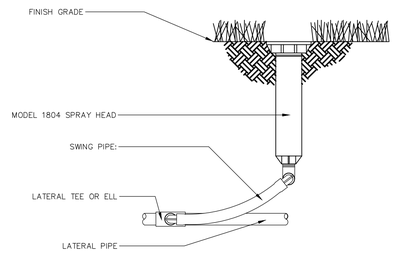
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SHEET NO.
C610

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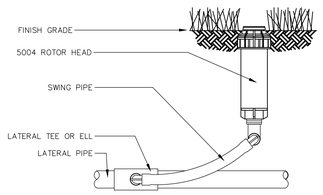
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PLOT INFO: Z:\2025\2501353\CAD\CD\188GS_C610.DWG LAYOUT: IRRIGATION PLAN DATE: 12/12/2025 TIME: 12:49:34 PM USER: MVANZEELT




## 1 1804 SPRAY HEAD WITH SWING PIPE

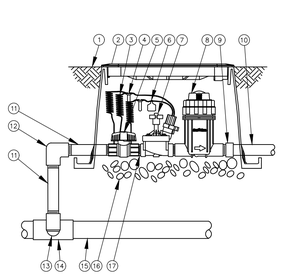
S1-SP-RAI-01




## 2 5004 ROTOR HEAD WITH SWING PIPE

NTS

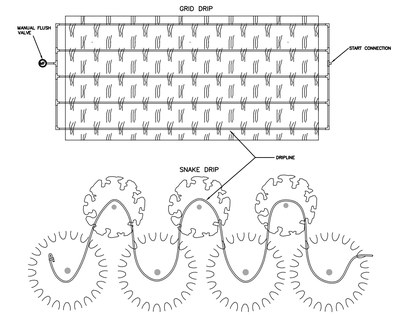
S1-RO-RAI-01



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)

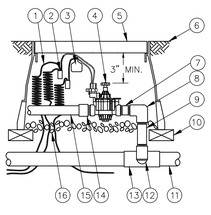
## 3 Rain Bird XCZ-100-PRB-COM 1"

NTS




## 4 TYPICAL DRIP TUBING LAYOUT

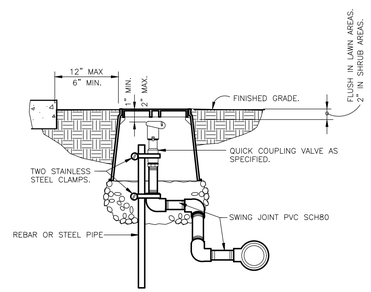
NTS



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

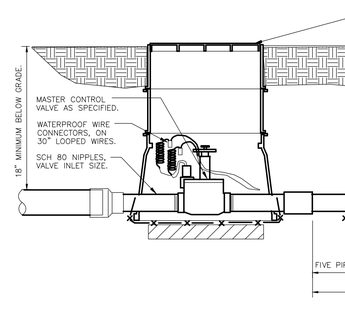
## 5 PGA SERIES ELECTRIC VALVE

S1-VA-RAI-02



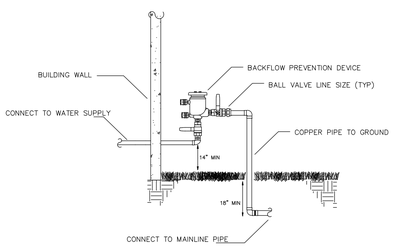

## 6 QUICK COUPLING VALVE IN BOX

S1-QU-01



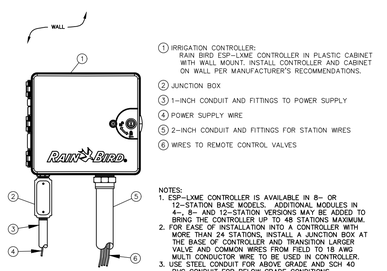

## 7 MASTER VALVE/FLOW SENSOR ASSEMBLY

S1-MI-03




NO SCALE

## 8 PRESSURE VACUUM BREAKER

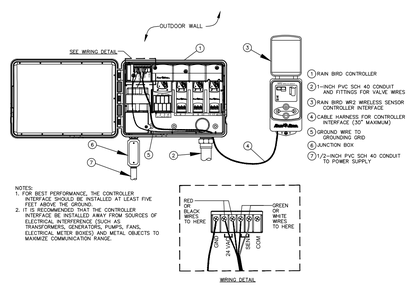



1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6.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

NTS

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

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

meijer

Irrigation Details

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

| | |
|---|---|
| Drawn By | AODDO |
| Designer | CBEST |
| 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.

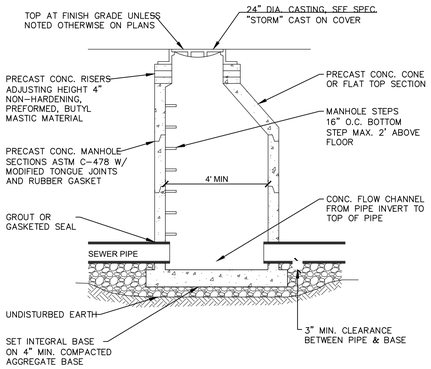
PROJECT NO.
NS-XX-00188

SHEET NO.
**C611**

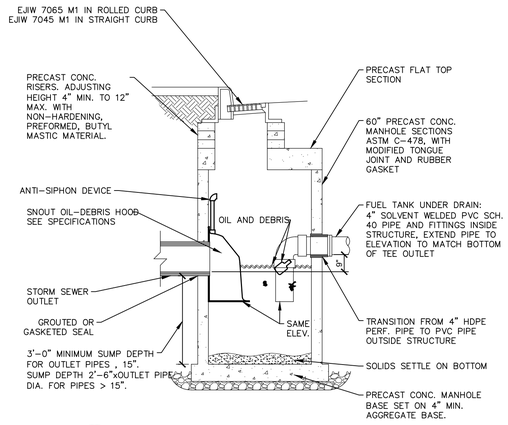
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FISHBECK PROJECT NO. 2501353

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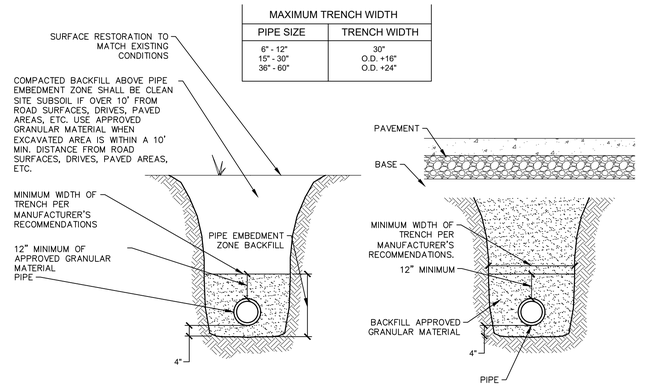



C1 TYP STORM MANHOLE
NTS

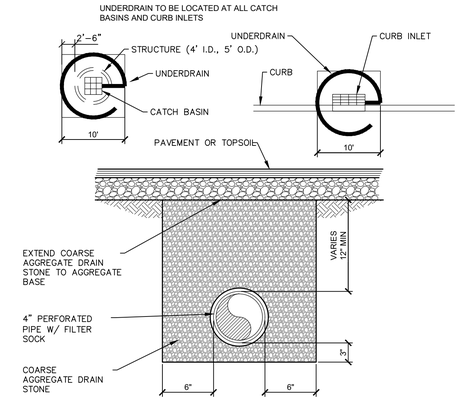



C2 ENVIRONMENTAL CATCH BASIN (mEXPRESS)
NTS

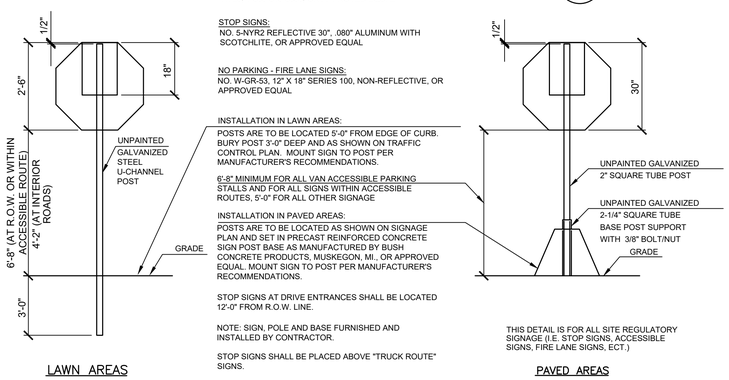
| MAXIMUM TRENCH WIDTH | |
|---|---|
| PIPE SIZE | TRENCH WIDTH |
| 6" - 12"<br>15" - 30"<br>36" - 60" | 30"<br>O.D. +16"<br>O.D. +24" |



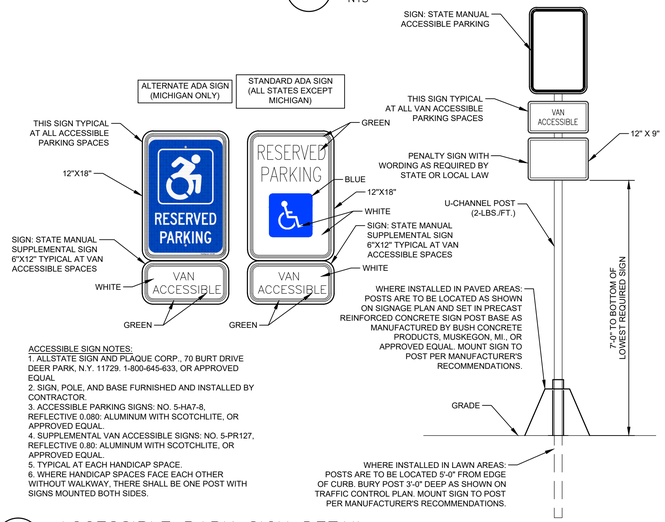

C3 PIPE TRENCH TYP
NTS



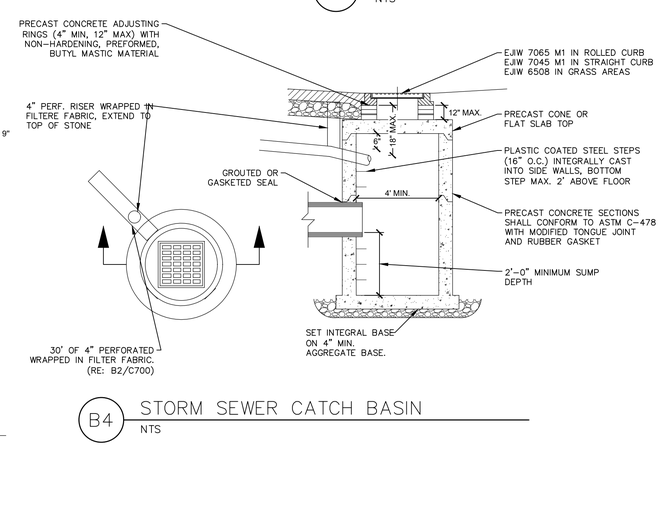

C5 PERFORATED UNDERDRAIN
NTS



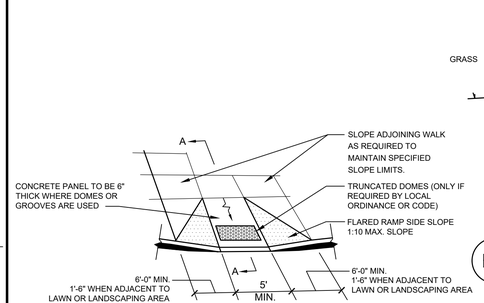

B1 TRAFFIC CONTROL SIGNAGE
NTS



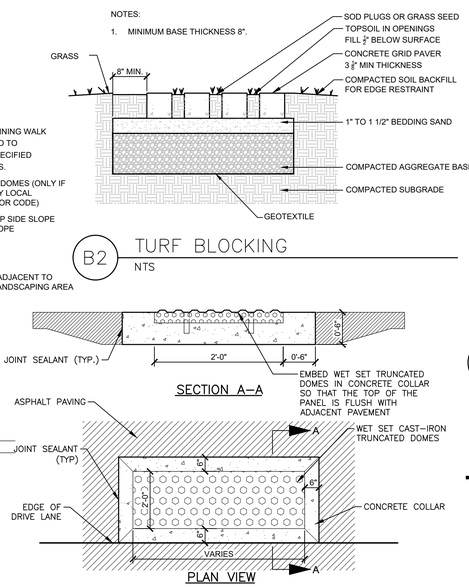

B3 ACCESSIBLE PARK SIGN DETAIL
NTS



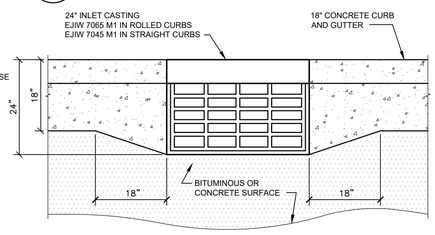

B4 STORM SEWER CATCH BASIN
NTS



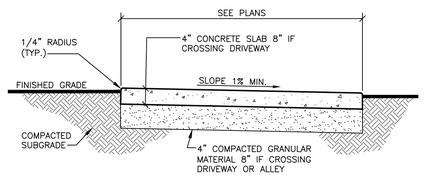

A1 SIDEWALK RAMP DETAILS
NTS



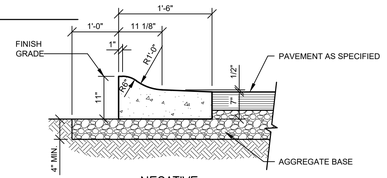

B2 TURF BLOCKING
NTS

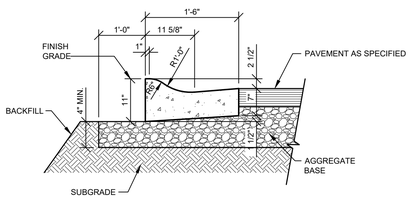



A3.2 CURB TRANSITION DETAIL
NTS



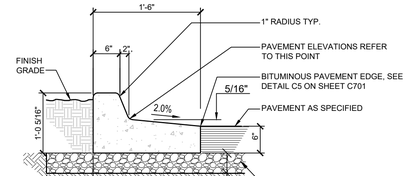

A3.1 CONCRETE SIDEWALK DETAIL
NTS

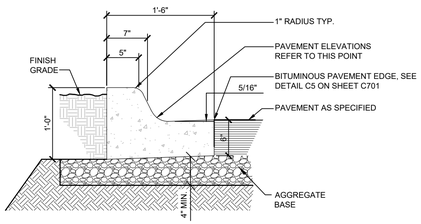



1. FOR USE OUTSIDE O.C.R.C. RIGHT-OF-WAY INFLUENCE.
2. CURBS MAY BE INSTALLED INTEGRALLY WITH SLAB POUR AT CONTRACTORS OPTION.

A4 ROLLED CURB & GUTTER DETAIL
NTS




A5 STRAIGHT CURB AND GUTTER
NTS

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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.

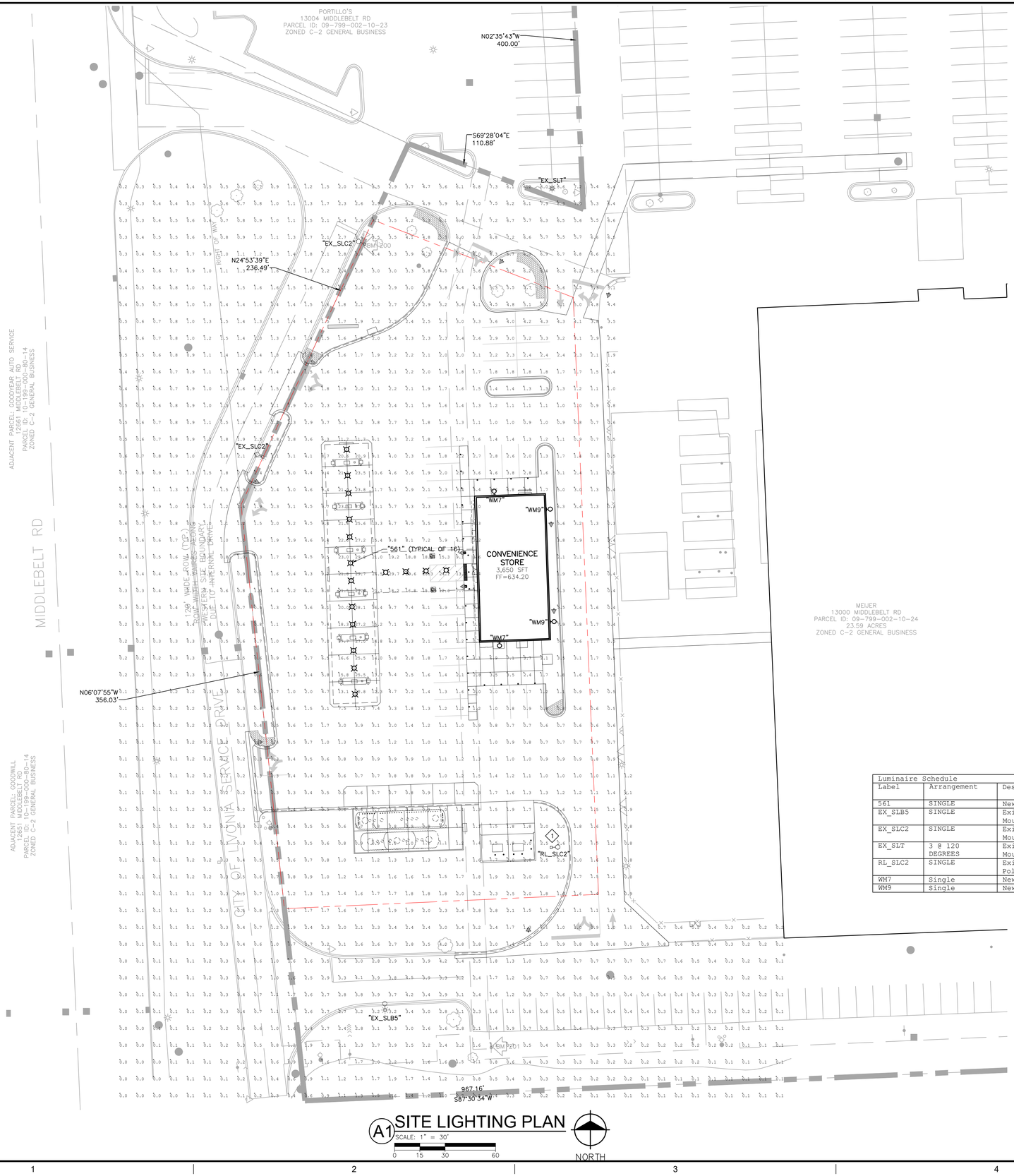
PROJECT NO.
NS-XX-00188

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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Store No. 188GS
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Livonia, MI 48150

Site Lighting Plan

NOT FOR CONSTRUCTION

12/12/2025 SITE PLAN APPROVAL

| | |
|---|---|
| Drawn By | TKUHTZ |
| Designer | TKUHTZ |
| Reviewer | |
| Manager | JTVANDERKODDE |

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SHEET NO.
C800

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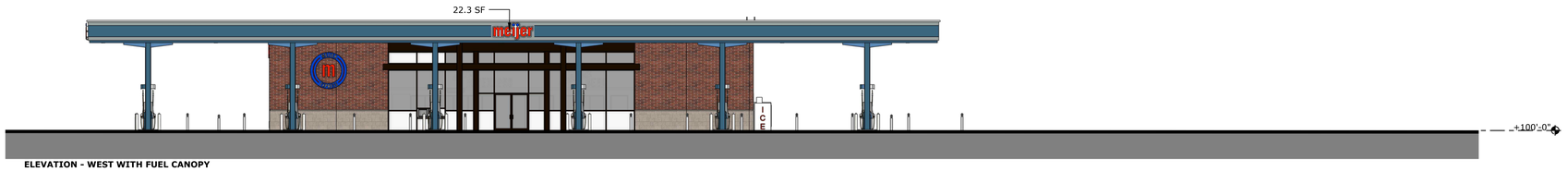
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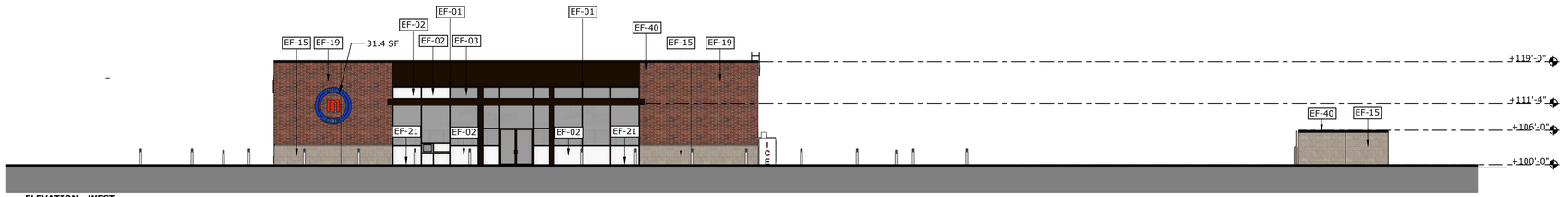


## RENDERING FINISH LEGEND

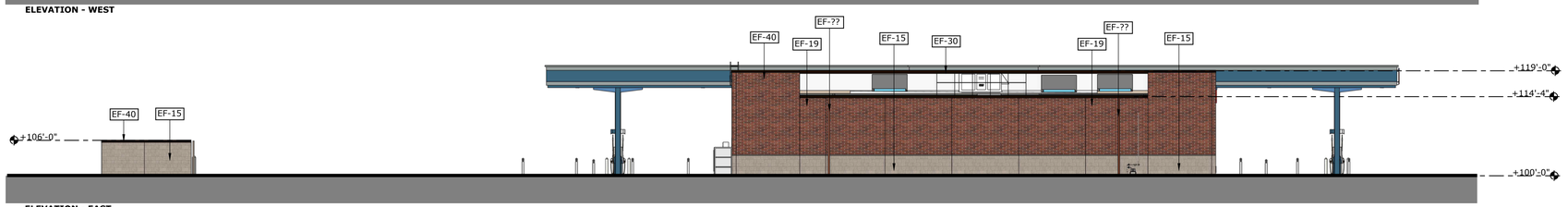
| CODE | FINISH | COLOR | MANUFACTURER/NOTES |
|---|---|---|---|
| EF-01 | ENTRANCE DOORS AND STOREFRONT FRAMES | DARK BRONZE FRAME | GUARDIAN GLASS GLAZING |
| EF-02 | TINTED SPANDREL PANEL | DARK BRONZE ANODIZED ALUMINUM FRAME<br>SN68 CRYSTAL GRAY GLAZINGWITH MEDIUM GRAY CERAMIC SPANDREL #4 | GUARDIAN 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<br>30% COURTYARD<br>10% BROWNSTONE |
| EF-21 | FIELD PAINTED CONCRETE<br>*FOUNDATION WALL<br>*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 |



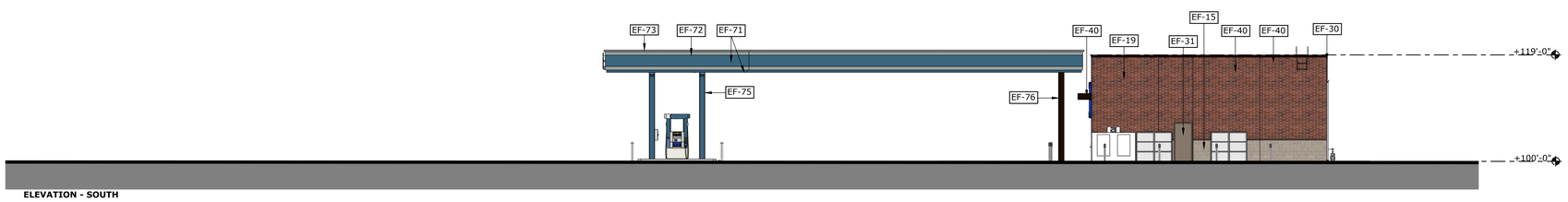

**ELEVATION - WEST WITH FUEL CANOPY**



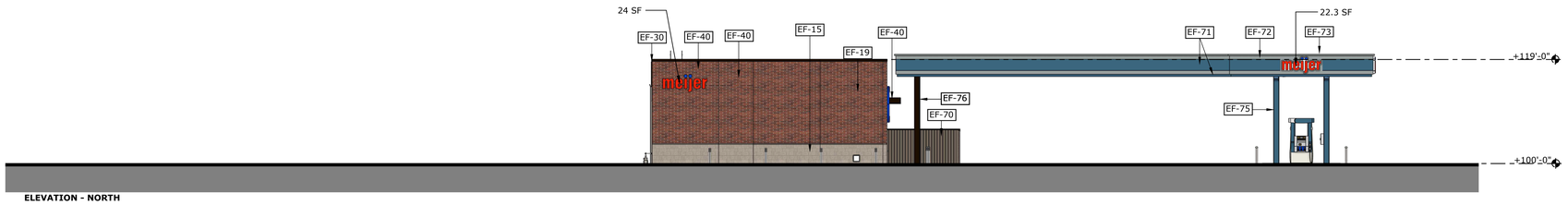

**ELEVATION - WEST**




**ELEVATION - EAST**




**ELEVATION - SOUTH**




**ELEVATION - NORTH**

# MEIJER 188 - mEXPRESS - ELEVATIONS AND RENDERINGS

LIVONIA, MI

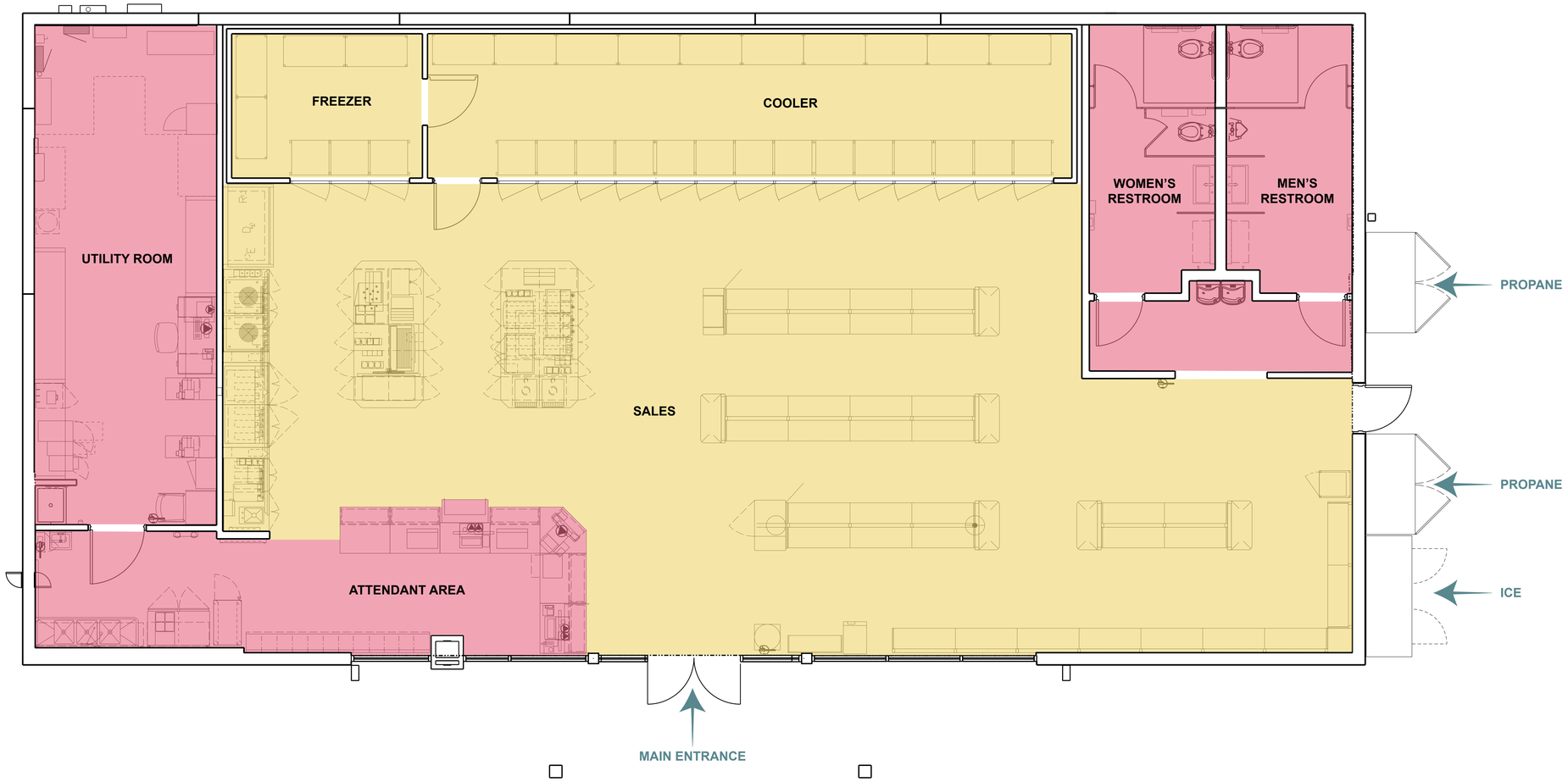
**DATE: 12/15/2025**

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.
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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**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

**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

April 9th, 2026

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

**Re: Petitions 2026-01-02-04 - 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

**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

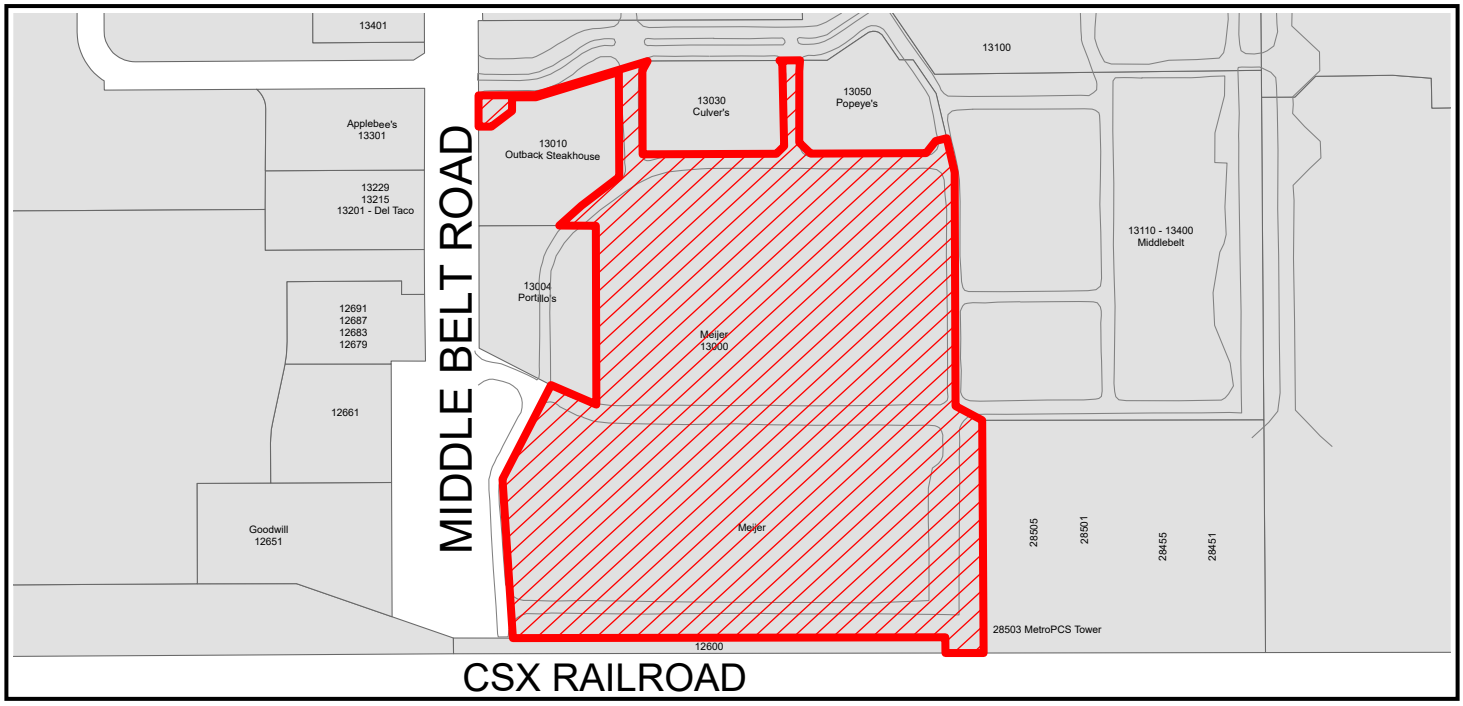
Thank you

Susan Nash
Livonia City Treasurer

# NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

**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.**




YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

## 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

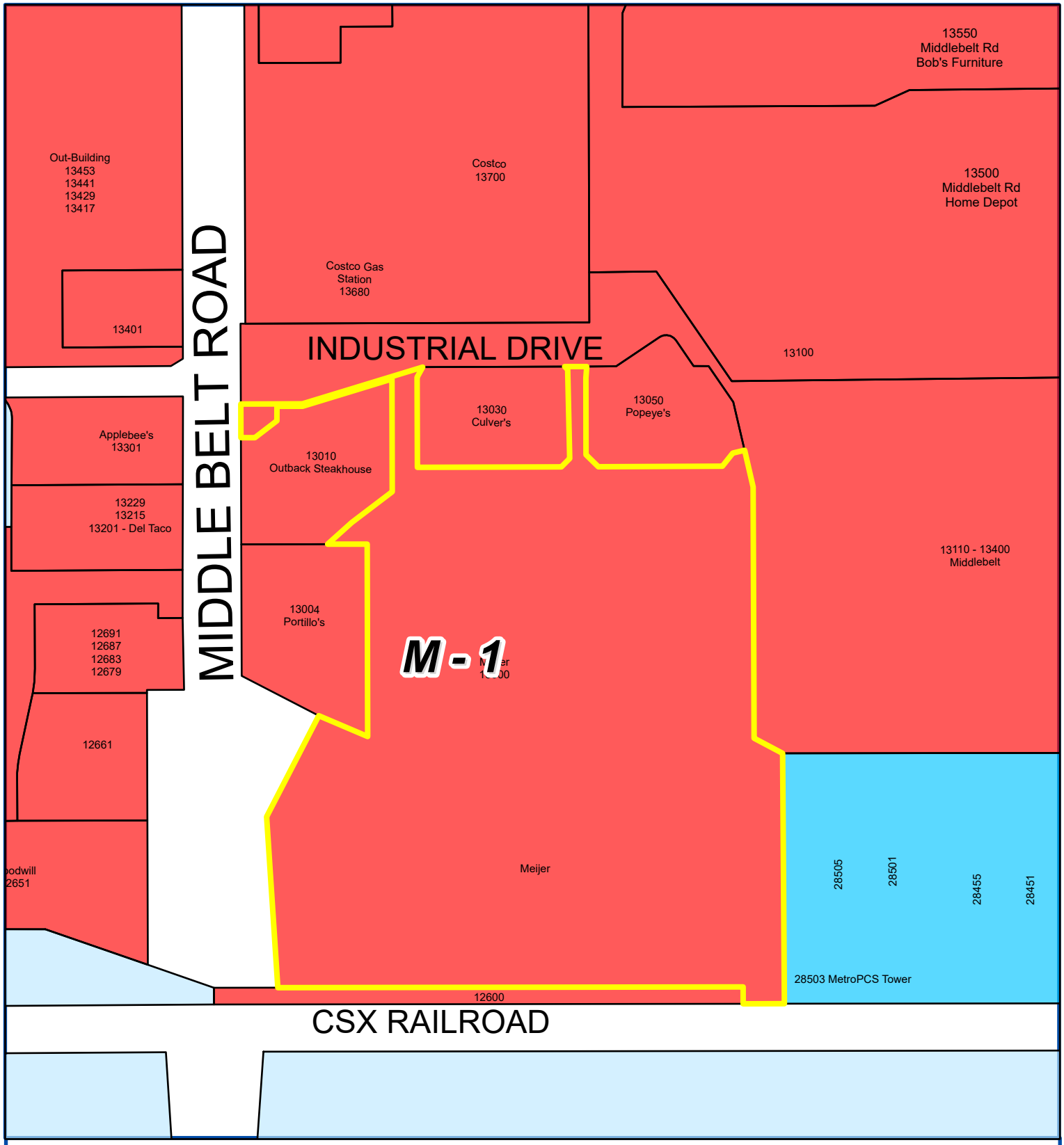
Subscribed and sworn to before me, a Notary Public in and for the County of _____ State of MI

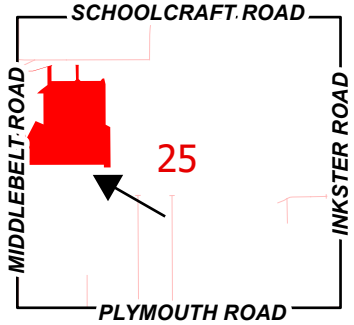
on this 28th day of JANUARY 20 26.

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



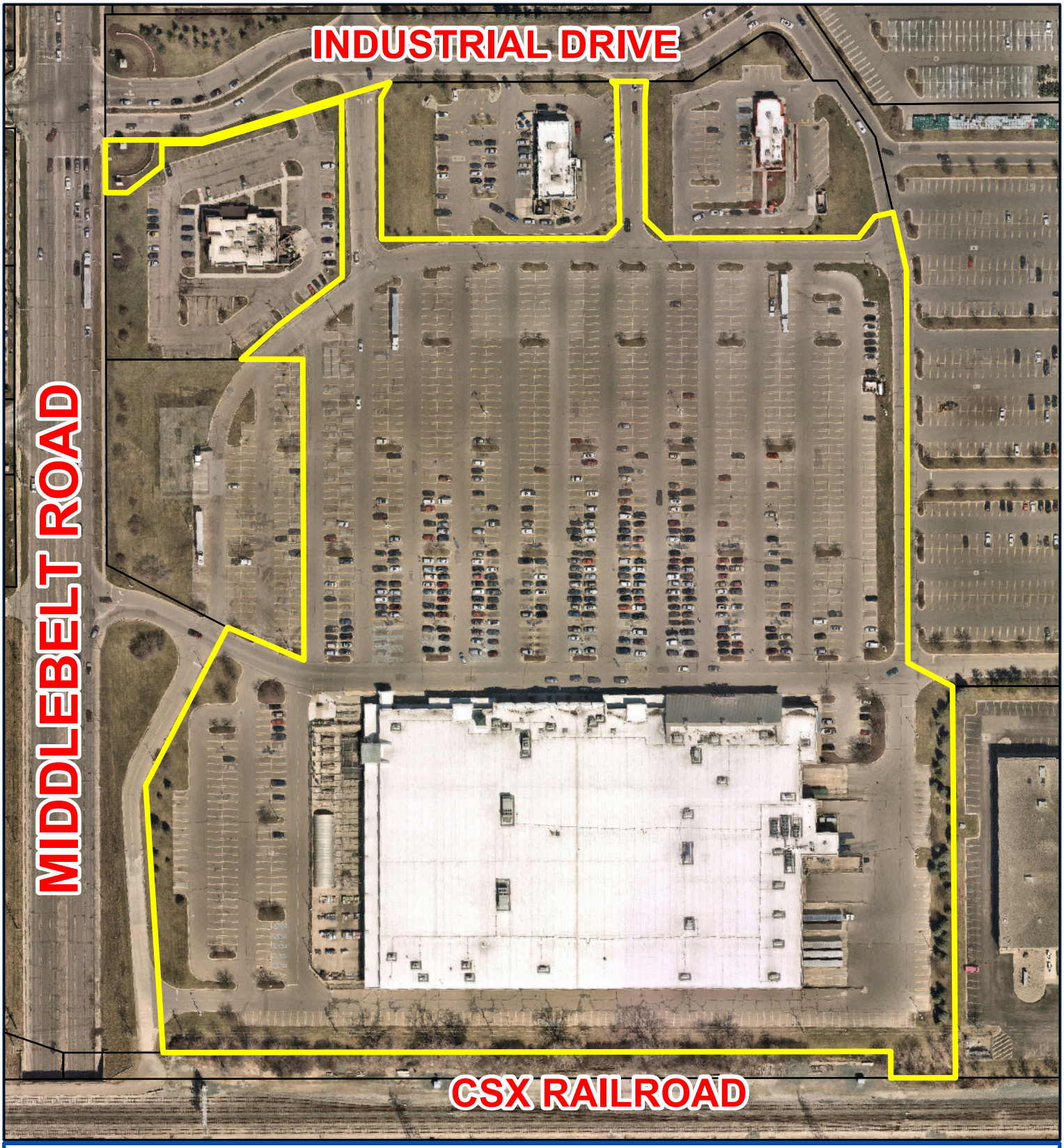

# Address & Zoning Map

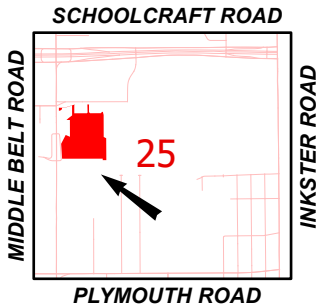
**Petition 2026-01-02-05**
**Meijer Car Wash**
**13000 Middlebelt Road**

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

**PUBLIC 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.

**April 14, 2026 Study Meeting:**

The petitioner has submitted an updated site and elevation plans after feedback from the Planning Commission study meeting. The new elevations also show that the main car wash structure would be made of masonry brick with EFIS remining only on the top potion.

The petitioner has proposed expanding the building to enclose the 26 vacuum stations. The addition partition would be made of glass. An additional five (5) to six (6) outdoor vacuums are requested as part of this petition. The petitioner is working with Meijer to determine their best placement.

Site plan changes include moving the bail out lane 10' to the east and extending the landscaping buffer on the site's western border to better manage traffic entering the Meijer Parking lot.

**Approving Resolution:** The request to construct an auto wash establishment, at 13000 Middlebelt Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** marked Sheet C-2.1 dated April 08, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

2. That the **Landscaping Plan** marked Sheets C-6 and C-6.1 dated April 08, 2026, as revised, prepared by Stonefield Engineering & Design is hereby approved and shall be adhered to;

3. That the **Floor Plan** marked Sheets A.101.A received April 10, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

4. That the **Exterior Elevation Plans** marked Sheets A.200.A and A.201.A received April 10, 2026, as revised, prepared by Krieger Klatt Architects, is hereby approved and shall be adhered to;

5. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways;

6. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition;

7. That the site's landscaping shall be permanently maintained in a healthy condition;

8. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding;

9. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels;

10. That the petitioner work with the Planning Department to update the proposed Landscape Plan to include at least three (3) different tree species and that the Japanese Yew be replaced with a more salt tolerant species;

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

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

13. The car wash bay lights shall be shut off when closed;

14. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;

15. That the petitioner shall be allowed to install up to six (6) outdoor vacuums at a location satisfactory to the Planning Director and Inspection Department;

16. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and

17. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

**Denying Resolution:** The request to construct an auto wash establishment, at 13000 Middlebelt Road, is hereby denied for the following reasons:

1. The intensity of the proposed use would negatively affect the neighboring properties.

2. The proposed use would unduly tax and conflict with the area's established and normal traffic flow.

3. The proposal significantly impacts adjoining parcels, public services, and community planning efforts; and

4. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.

J EPPINK
PARTNERS INC
Traditional Town Planning
Landscape Architecture

27 S. Squirrel – Ste 104
Auburn Hills, MI 48326
248 922 0789 - t

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

April 10, 2026

Mr. Mark Taormina
Planning & Economic Development Director
City of Livonia, Planning Department
33000 Civic Center Dr.
Livonia, MI 48154

**RE: Millennium Park**
**Proposed Site Development Update**

Dear Mr. Taormina:

Thank you for coordinating the opportunity to meet with the Planning Commission at the April 7, 2026, study session. We received helpful feedback from the commissioners related to continued refinement of the center's layout, circulation, architecture, and landscape. Our team has worked quickly to address these comments, and I am happy to say that we've made modifications to the site which address the points raised at the study session. We're excited to make significant investment in Millennium Park, which will bring additional jobs, convenience, and services to the City of Livonia.

We will be submitting updated site plans for the Costco, Meijer, and El Car Wash projects, but I wanted to provide a summary of the improvements here. We'll be prepared to present these updates at the April 14th Planning Commission meeting in detail.

## Costco Fuling Station:

1. **Queuing comparison & time through the pump data:**
    a. Costco has completed an analysis of the average gas line queue during peak hours at Millennium Park and similar locations. A typical eight-pump fueling facility (current size) sees 7-8 cars stacked behind each pump at its busiest time, causing long lines and congestion. The average stacking cuts to just three cars per pump at its busiest times at locations with the new twenty-pump fueling station configuration (proposed here). This increase in the average "speed through the pump" results in significantly less stacking and congestion which prevents traffic backups and blockage.
    b. Operational management: a minimum of one (1) Costco gas attendant will always be on the property, ensuring that traffic flow and operations are maintained. Two (2) gas attendants will be on the property during holidays and peak days throughout the year to ensure traffic flow and ensure operational excellence and customer service.

2. **Site Plan Updates which address study session feedback include:**
    c. Design improvements to the new 4-way stop intersection at the northeast corner of the Costco building.
    d. Addition of a dedicated left-turn lane on the north-south internal drive lane to better facilitate thru-traffic as well as left hand turning into the fueling station.
    e. Enlargement of the driveway entrance into the fueling station and modifications to pavement markings to prevent misaligned or stopped vehicles from blocking the fueling entrance.
    f. The canopy will be lowered to an 18' maximum height.
    g. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.

## Meijer Express:

3. The canopy will be lowered to an 18' maximum height.
4. Decorative masonry materials matching the building will be added to the fuel canopy pillars.
5. The dumpster enclosure has been rotated to minimize conflict and provide optimal pick-up orientation. Additional landscape screening has been added.
6. The average canopy lighting level has been adjusted to ensure it will not exceed 20 footcandles.
7. Outside sales items will be removed: i.e.: propane & ice.
8. We have confirmed that there will be no beer or wine sales within the C-store.

## El Car Wash:

1. The vacuum facility adjacent to the car wash has been fully enclosed within an expanded building.
2. The architecture has been redesigned to feature decorative masonry and more durable materials throughout, with the amount of EIFS significantly reduced.
3. The green area & landscape space at the western side of the El Car Wash facility has been enlarged to enhance safe circulation management and provide vehicular organization adjacent to Portillo's, El Car Wash, and leading into Meijer.
4. The escape lane has been relocated to the east for easier movement patterns.
5. The dumpster pick-up access has been isolated from the escape lane to avoid conflict and additional landscape screening has been added.
6. The placeholder signage & building colors have been adjusted, and the fluorescent neon has been removed.
7. Seven additional out-door vacuum stations have been added off-site in the adjacent Meijer parking lot.

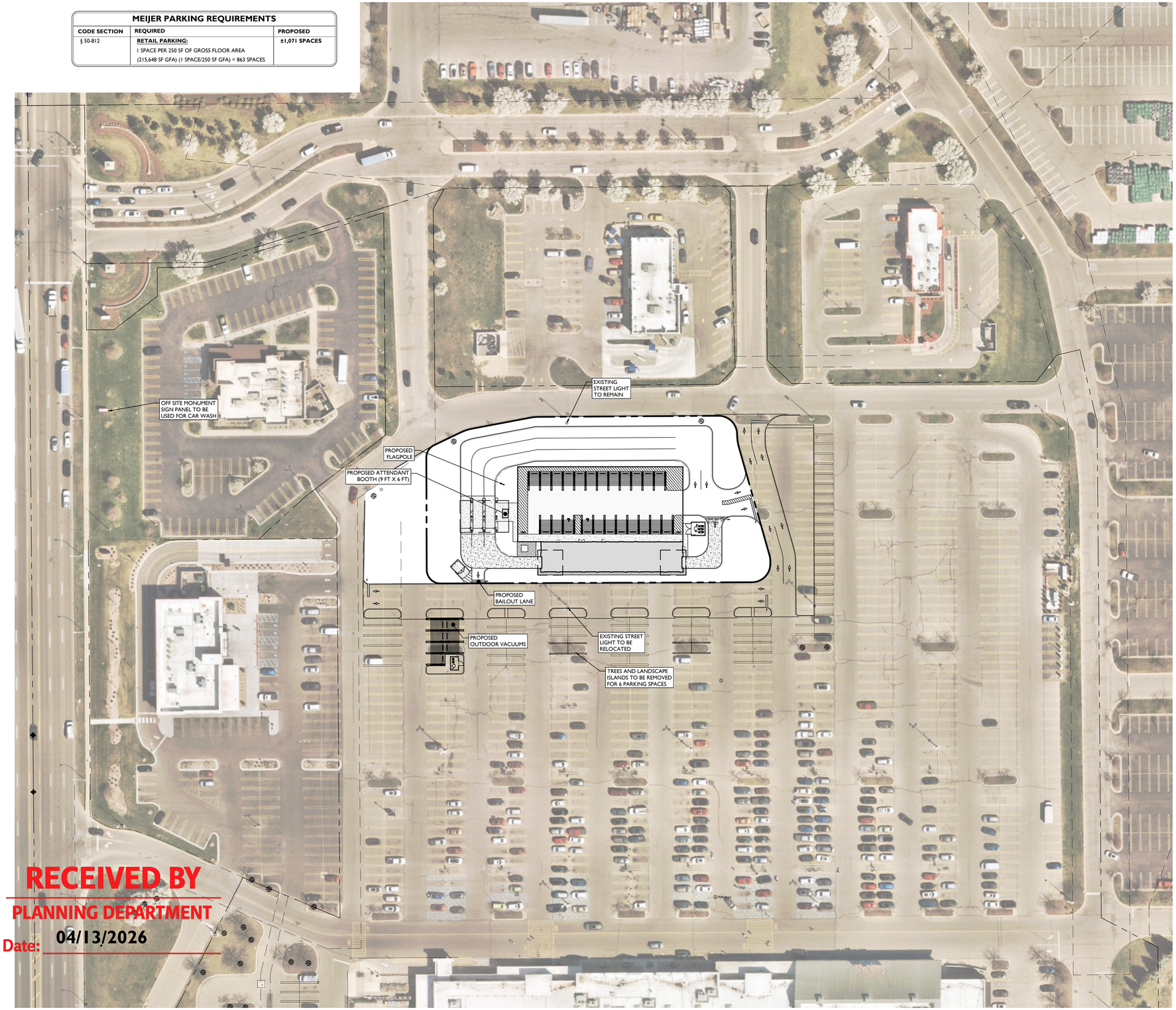
Our entire team is committed to working closely with City stakeholders and appreciative of the ability to incorporate this recent feedback. We look forward to presenting the details of the project at the April 14th public hearing.

Sincerely,
*J EPPINK PARTNERS, INC*



Jim Eppink, RLA*, ASLA*
President

| MEIJER PARKING REQUIREMENTS | | |
|---|---|---|
| CODE SECTION | REQUIRED | PROPOSED |
| § 50-812 | **RETAIL PARKING:**<br>1 SPACE PER 250 SF OF GROSS FLOOR AREA<br>(215,648 SF GFA) (1 SPACE/250 SF GFA) = 863 SPACES | ±1,071 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.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
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.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

50' 0' 50' 100'

GRAPHIC SCALE IN FEET
1" = 50'

RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026

V:\DET\2025\DET-250058 AUDIS & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E, LIVONIA, MI\CAD\PLOT\DP-02 SITE.DWG

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 2 | 04/08/2026 | AE | FOR SITE PLAN & WAIVER USE APPROVAL |
| 1 | 01/23/2026 | VF/MH | FOR SITE PLAN & WAIVER USE APPROVAL |

NOT APPROVED FOR CONSTRUCTION


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

STONEFIELD engineering & design

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

TITLE: SITE PLAN (OVERALL)

DRAWING: C-2

## OFF-STREET PARKING REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---|---|---|
| § 9.05 | **AUTO-WASH ESTABLISHMENT:** MINIMUM OF 20 SPACES | 30 SPACES |
| § 9.03.5 | **ADDITIONAL ALLOWABLE PARKING SPACE:** MAXIMUM OF 20% OF REQUIRED SPACE TOTAL: (20 SPACES) (1.20) = 24 SPACES | 30 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 | 61 SPACES |
| § 9.04.1 | **90° PARKING:** 10 FT X 20 FT W/ 24 FT AISLE | 12 FT X 20 FT W/ 26 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 | 12 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

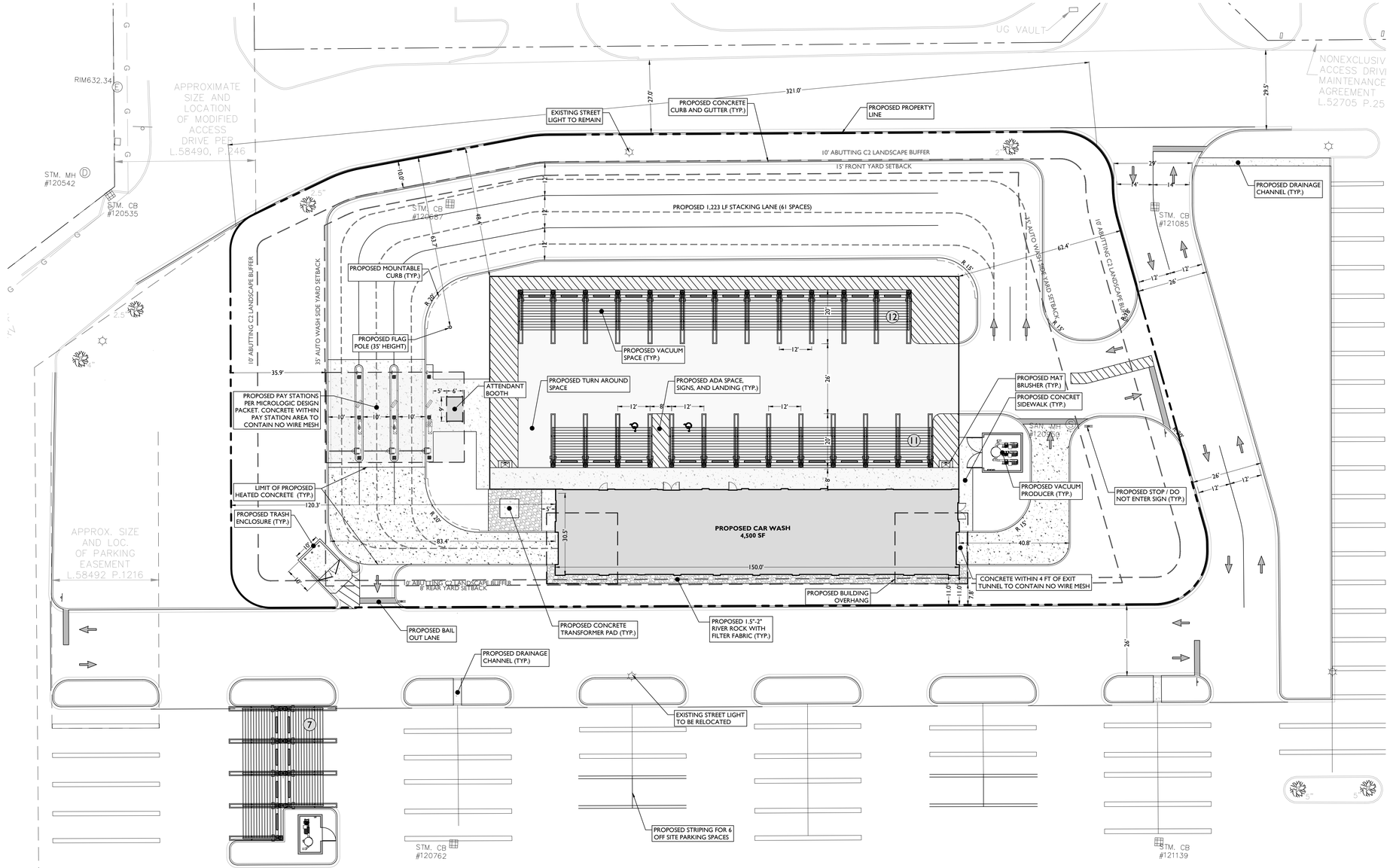
| ZONING REQUIREMENT | REQUIRED | PROPOSED |
|---|---|---|
| MAXIMUM BUILDING HEIGHT | 35 FT (2 STORIES) | 34.84 FT |
| MINIMUM AUTO WASH LOT AREA(1) | 8,000 SF (0.18 AC) | 58,767 SF (1.35 AC) |
| MINIMUM AUTO WASH LOT WIDTH(1) | 100 FT | 321.0 FT |
| MINIMUM COMMERCIAL BUILDING AREA | 400 SF | 4,854 SF |
| MAXIMUM BUILDING COVERAGE | 35% (19,581 SF) | 8.3% (4,854 SF) |
| MINIMUM FRONT YARD SETBACK | 15 FT | 48.4 FT |
| MINIMUM AUTO WASH SIDE YARD SETBACK(1) | 35 FT | 62.4 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 |

**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.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
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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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12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

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

| ISSUE | DATE | BY | DESCRIPTION |
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| 2 | 04/08/2026 | AE | FOR SITE PLAN & WAIVER USE APPROVAL |
| 1 | 01/23/2026 | VF/MH | FOR SITE PLAN & WAIVER USE APPROVAL |

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Phone 248.247.1115


SITE DEVELOPMENT PLANS

# 13000 MIDDLEBELT ROAD

## PROPOSED AUTO WASH

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

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 B, LIVONIA, MI\CAD\PDF\DSP-SD-SITE.DWG

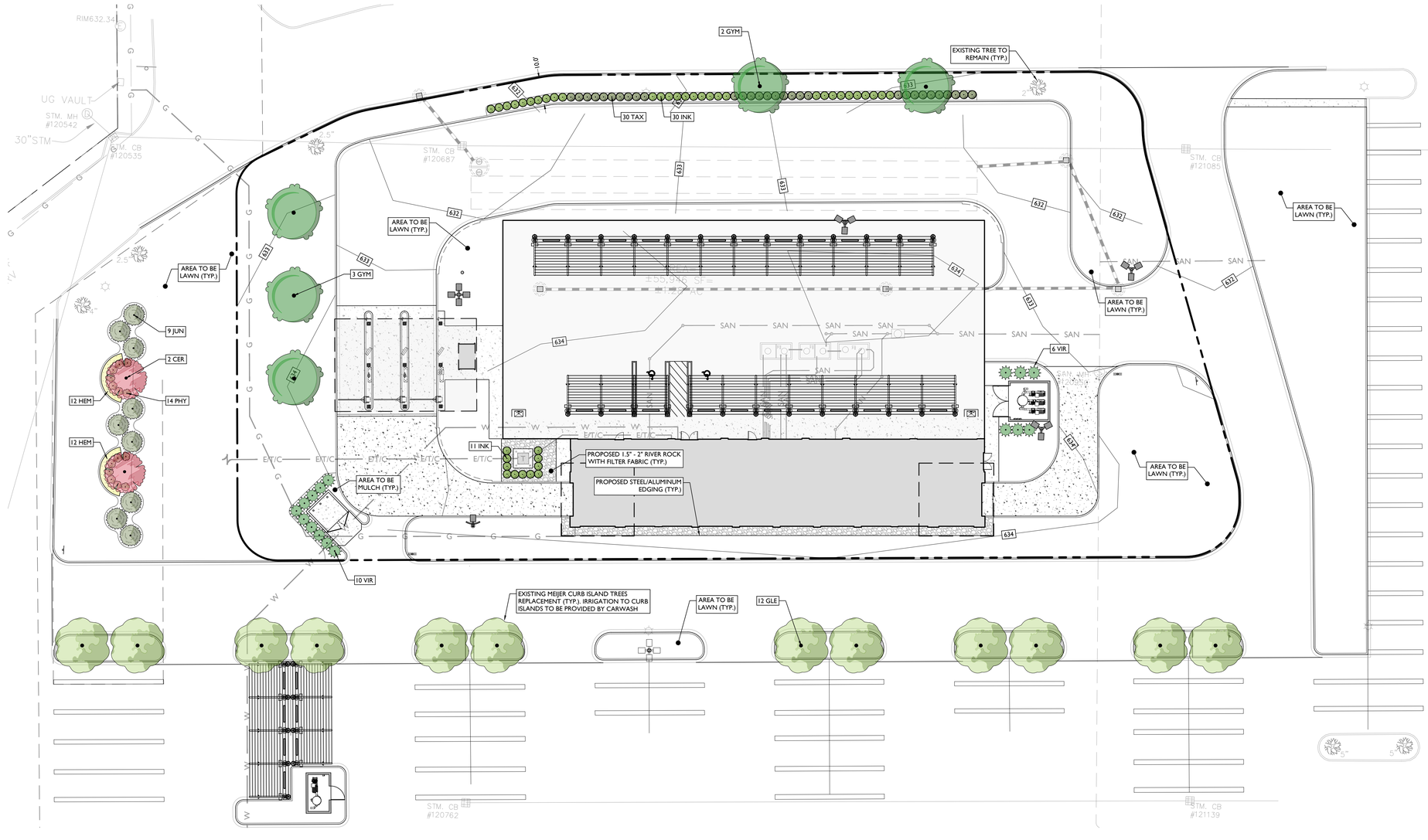
## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GLE | 12 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 3" - 3.5" CAL | B&B |
| | GYM | 5 | GYMNOCLADUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEETREE | 3" - 3.5" CAL | B&B |
| EVERGREEN TREES | | | | | | |
| | JUN | 9 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | 8' - 10' HT | B&B |
| | VIR | 16 | JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN' | EMERALD FEATHER™ EASTERN REDCEDAR | 5' - 6' HT | B&B |
| ORNAMENTAL TREES (SINGLE-STEM) | | | | | | |
| | CER | 2 | CERCIS CANADENSIS | EASTERN REDBUD | 2" - 2.5" CAL | B&B |
| SHRUBS | | | | | | |
| | PHY | 14 | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' | LITTLE DEVIL™ DWARF NINEBARK | 18" - 24" | POT |
| 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 |
| PERENNIALS | | | | | | |
| | HEM | 24 | HEMEROCALLIS X 'STELLA DE ORO' | STELLA DE ORO DAYLILY | 1 GAL., 24" O.C. | POT |

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

## LANDSCAPING 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 | 10.0 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 (15,820 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 |




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

**HERBICIDE WEED CONTROL NOTE:**

MULCH AND DECORATIVE STONE PLANTING BEDS TO RECEIVE PRE-EMERGENT HERBICIDE.

- PREEN EXTENDED CONTROL WEED PREVENTOR HERBICIDE OR APPROVED EQUAL TO BE UTILIZED.
- APPLICATION SHALL BE ON AS-NEEDED BASIS PER MANUFACTURER SPECIFICATION.




**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 |
|---|---|---|---|
| 2 | 04/08/2026 | AE | 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

STONEFIELD engineering & design

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

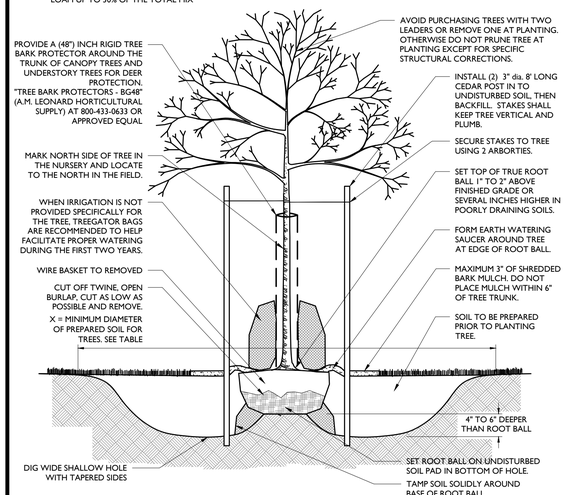
TITLE: LANDSCAPING PLAN

DRAWING: C-6

V:\DET\2025\DET-250058 AUNCE & EL CAR WASH - 13000 MIDDLEBELT ROAD, OUTLOT E LIVONIA, MI\CAD\PLOT\DP-06-LAND.DWG

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



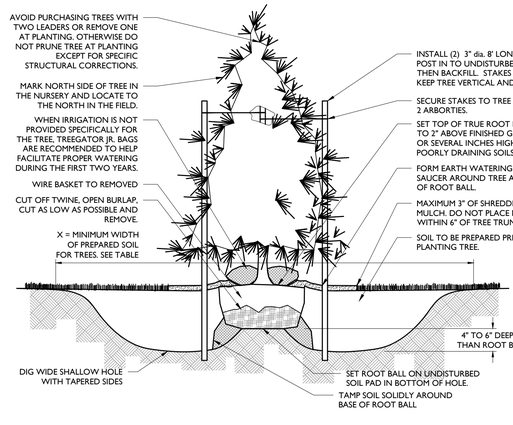

## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

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## 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 EITHER 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 7.5 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. TILING 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 PLANT 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, 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.

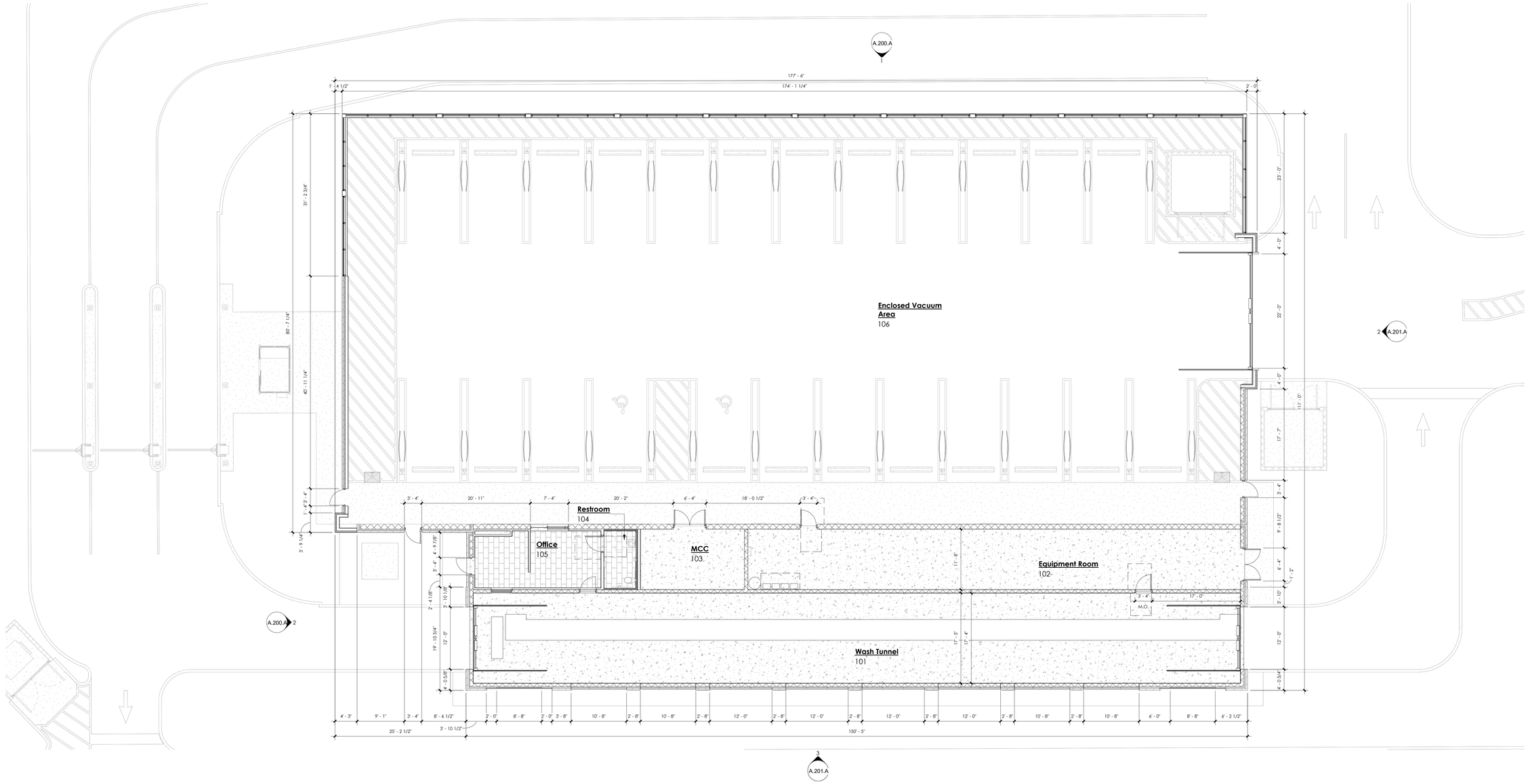
**PLANT MATERIAL GUARANTEE NOTES:**

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. RE

# RECEIVED BY

## PLANNING DEPARTMENT

**Date:** 04/13/2026




Floor Plan - Site Plan Approval

1/8" = 1'-0"


**KRIEGER KLATT** ARCHITECTS

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**P:** 248.414.9270
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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 |
|---|---|---|

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:

25-059

Scale:

1/8" = 1'-0"

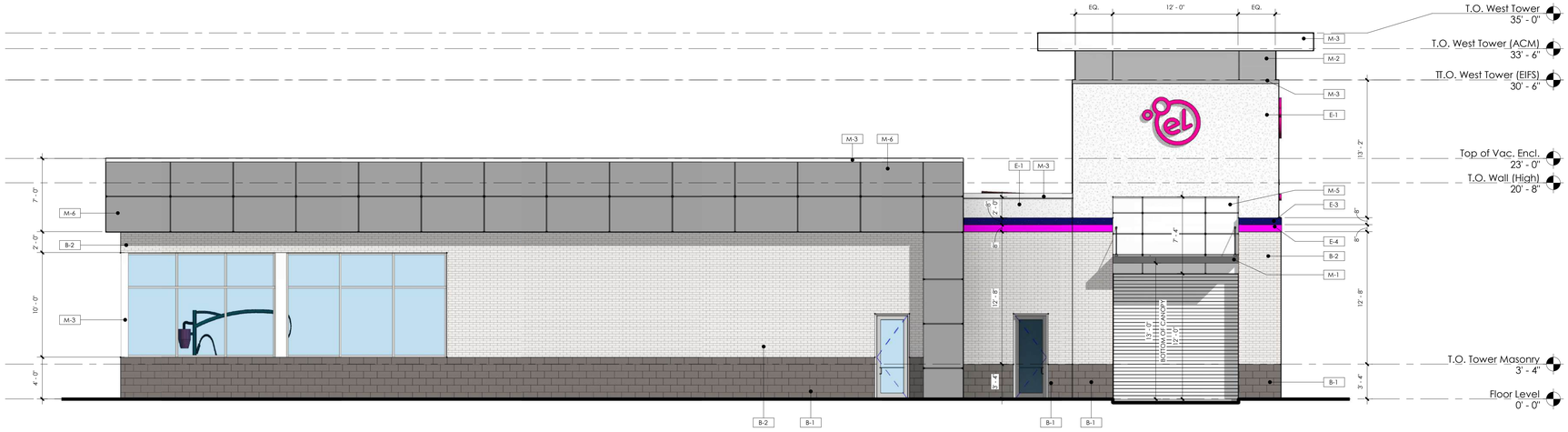
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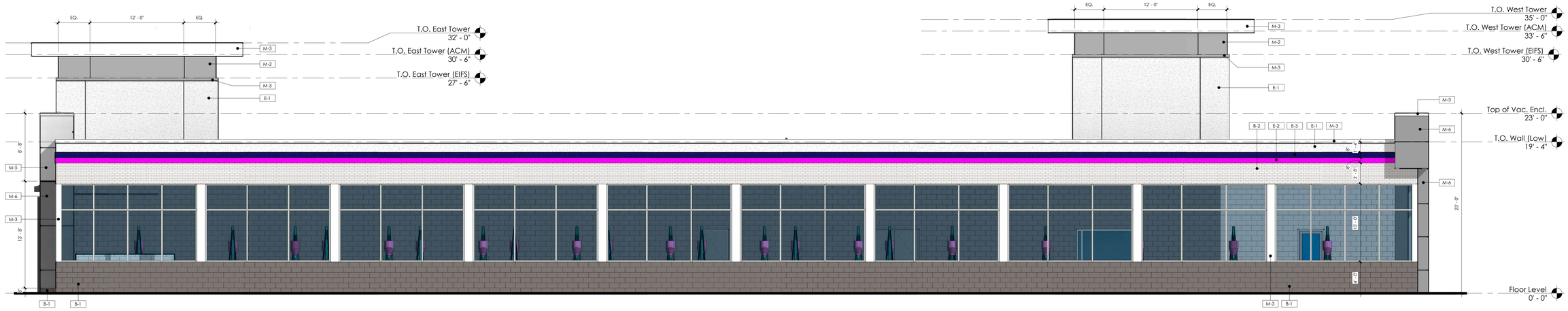
EXTERIOR MATERIAL SCHEDULE :

| | | |
|---|---|---|
| B-1 | DESCRIPTION: | SPLIT FACE CMU |
| | BASIS OF DESIGN: | TRI-COUNTY BLOCK & BRICK |
| | FINISH / COLOR: | STORMY |
| B-2 | DESCRIPTION: | BRICK |
| | BASIS OF DESIGN: | GLEN-GERY |
| | FINISH/COLOR: | ASPEN WHITE |
| M-1 | DESCRIPTION: | PRE-FAB CANOPY |
| | BASIS OF DESIGN: | MASA |
| | FINISH / COLOR: | EXTRUDECK 8" J<br>3X6 FLAT SOFFIT<br>FEDERAL STANDARD GREY |
| M-2 | DESCRIPTION: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLLIC |
| | 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: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLLIC |
| | FINISH / COLOR: | RHINESTONE SW7656 |
| M-6 | DESCRIPTION: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLLIC |
| | FINISH / COLOR: | SLATE GRAY |
| E-1 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | HIGH REFLECTIVE WHITE<br>SW 7757 (WHITE) |
| E-2 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | MAGENTA |
| E-3 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | NIGHT RIDER |

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




2 West Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"




1 North Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"


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| Issued | Description | By |
|---|---|---|
| | | |

## Seal:

STATE OF MICHIGAN
JEFFREY GERARD KLATT
ARCHITECT
LICENSED ARCHITECT

## 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:

25-059

## Scale:

As indicated

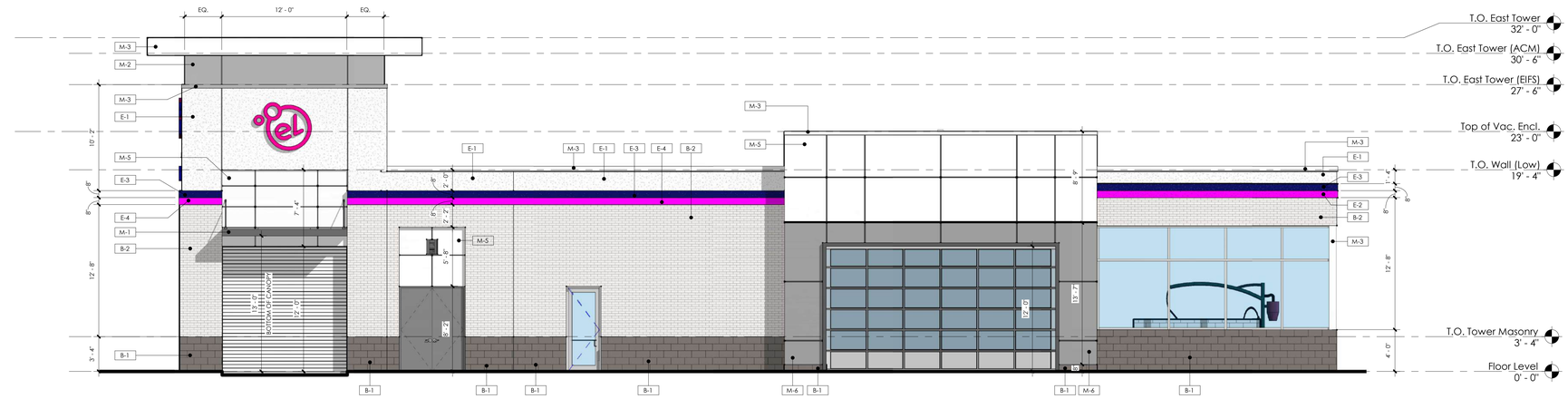
## Sheet Number:

A.200.A

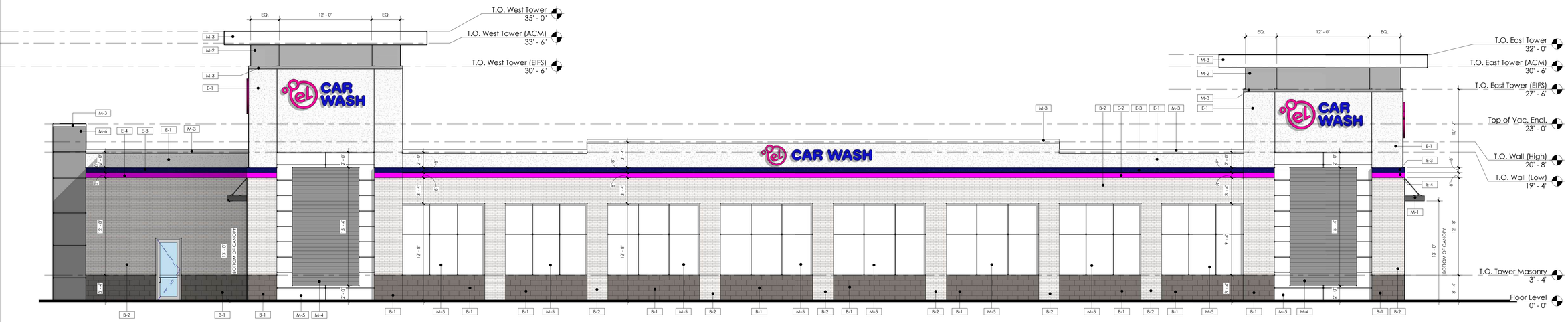
EXTERIOR MATERIAL SCHEDULE :

| | | |
|---|---|---|
| B-1 | DESCRIPTION: | SPLIT FACE CMU |
| | BASIS OF DESIGN: | TRI-COUNTY BLOCK & BRICK |
| | FINISH / COLOR: | STORMY |
| B-2 | DESCRIPTION: | BRICK |
| | BASIS OF DESIGN: | GLEN-GERY |
| | FINISH/COLOR: | ASPEN WHITE |
| M-1 | DESCRIPTION: | PRE-FAB CANOPY |
| | BASIS OF DESIGN: | MASA |
| | FINISH / COLOR: | EXTRUDECK 8" J<br>3X6 FLAT SOFFIT<br>FEDERAL STANDARD GREY |
| M-2 | DESCRIPTION: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLIC |
| | 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: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLIC |
| | FINISH / COLOR: | RHINESTONE SW7656 |
| M-6 | DESCRIPTION: | ALUM. COMPOSITE PANEL |
| | BASIS OF DESIGN: | APOLIC |
| | FINISH / COLOR: | SLATE GRAY |
| E-1 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | HIGH REFLECTIVE WHITE SW 7757 (WHITE) |
| E-2 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | MAGENTA |
| E-3 | DESCRIPTION: | EIFS |
| | FINISH / COLOR: | NIGHT RIDER |

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




2 East Exterior Elevation - Site Plan Approval
A.100A 3/16" = 1'-0"




3 South Exterior Elevation - Site Plan Approval
A.100A 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 |
|---|---|---|

## 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:

25-059

## Scale:

As indicated

## Sheet Number:

A.201.A



Northwest 3D View


**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
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City of Livonia, Michigan

| Issued | Description | By |
|---|---|---|
| | | |

Seal:




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

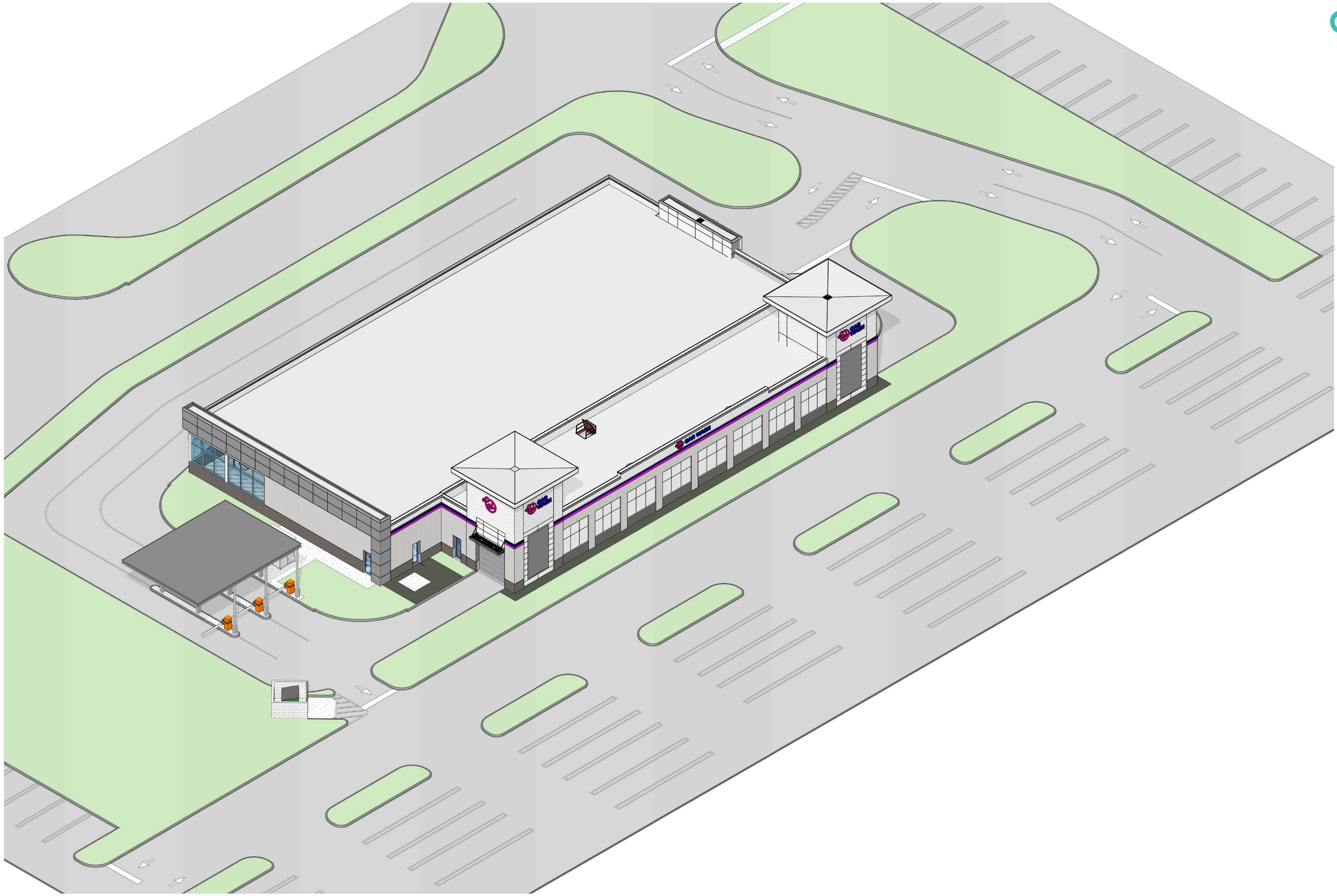
North Arrow:

Sheet Title:
Northwest Isometric

Project Number:
25-059

Scale:

Sheet Number:
A.202.A



Southwest 3D View


**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 |
|---|---|---|
| | | |

Seal:




Note:

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

North Arrow:

Sheet Title:

Southwest Isometric

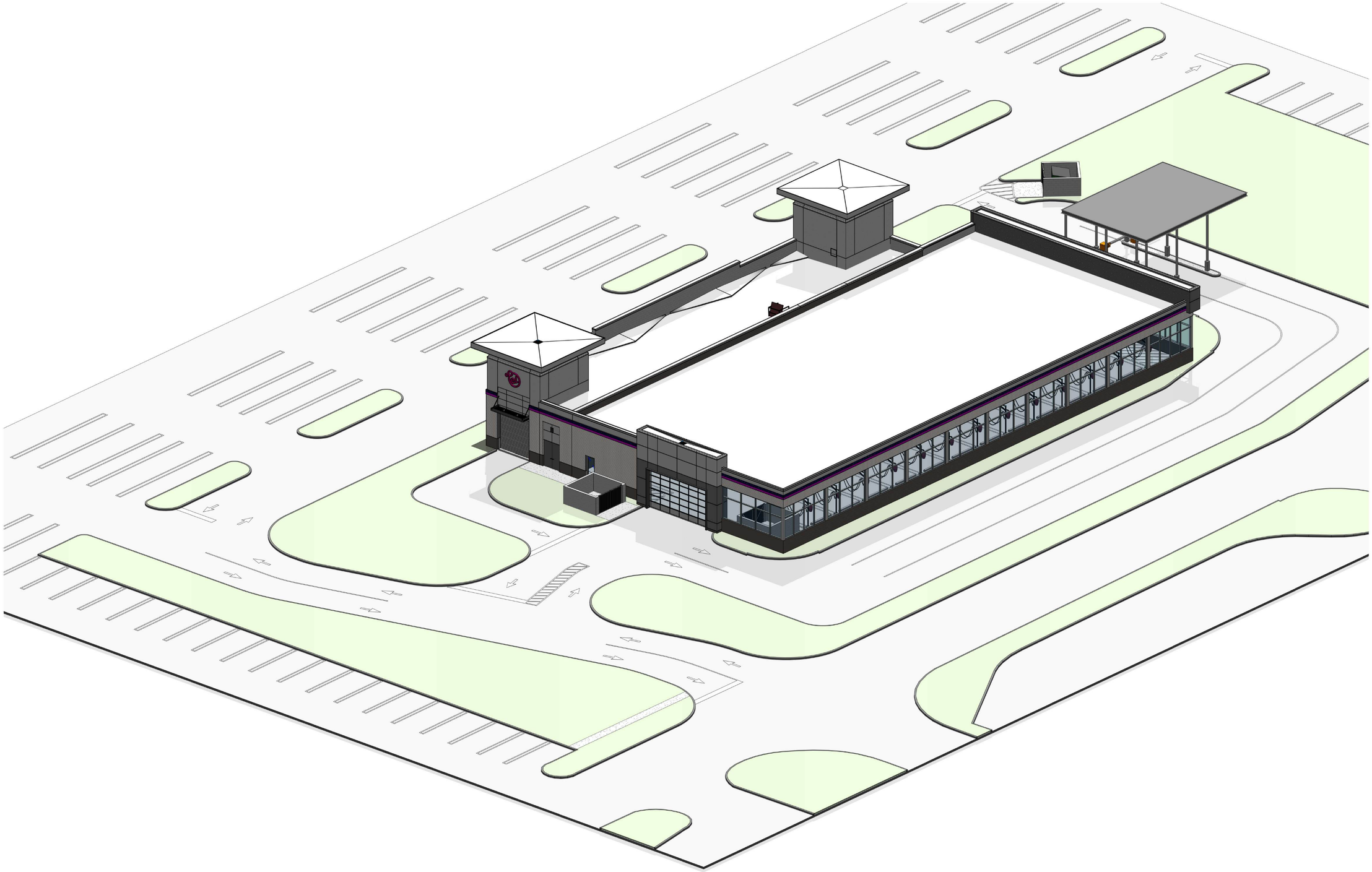
Project Number:

25-059

Scale:

Sheet Number:

A.203.A



Northeast 3D View


**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 |
|---|---|---|
| | | |

Seal:




Note:

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

North Arrow:

Sheet Title:

Northeast Isometric

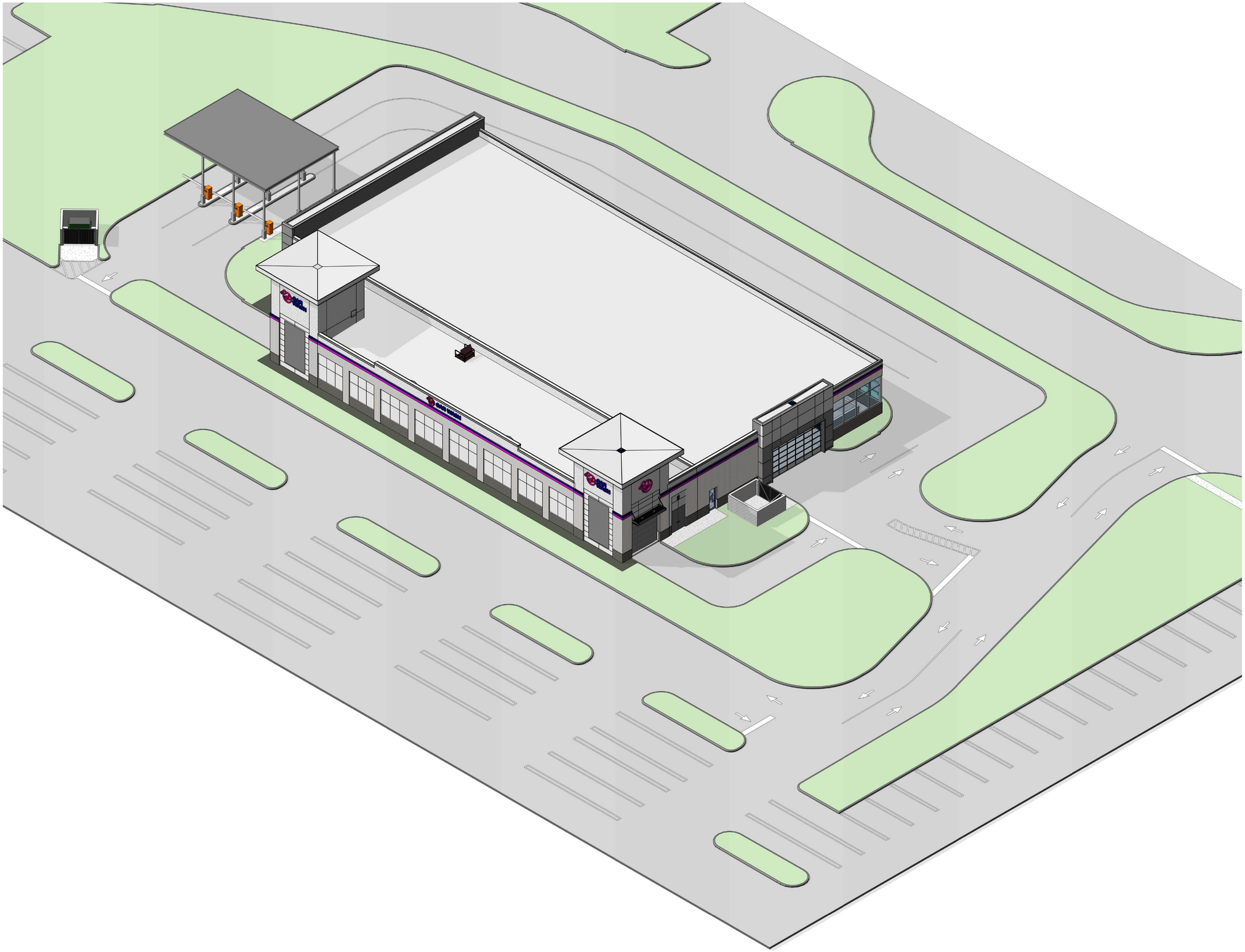
Project Number:

25-059

Scale:

Sheet Number:

A.204.A



Southeast 3D View


**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 |
|---|---|---|

Seal:




Note:

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

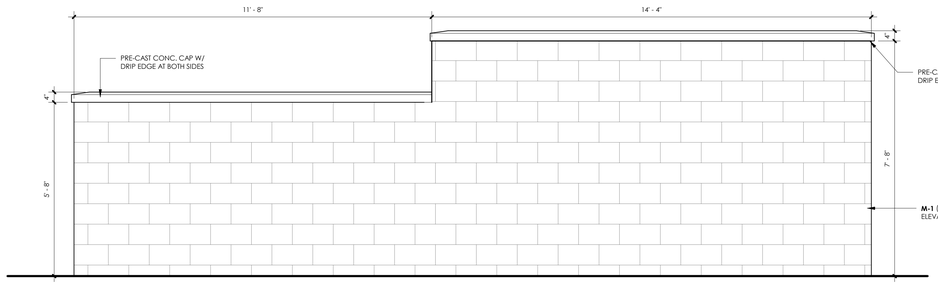
North Arrow:

Sheet Title:
Southeast Isometric

Project Number:
25-059

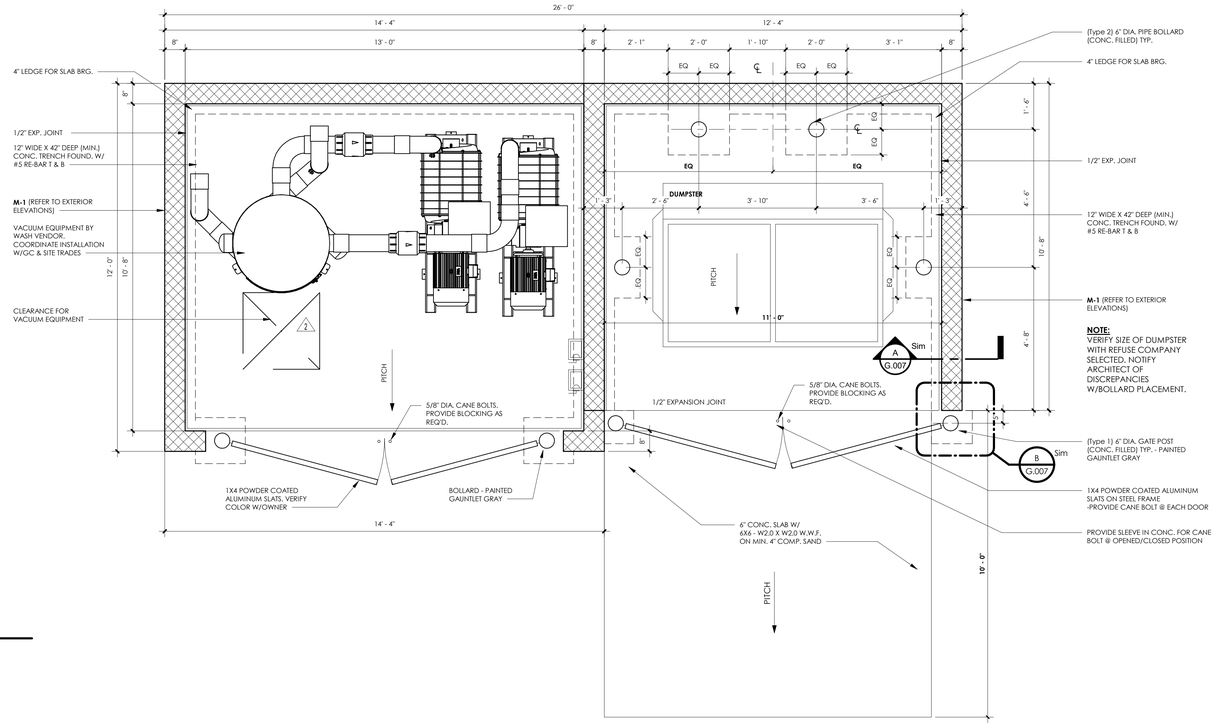
Scale:

Sheet Number:
A.205.A



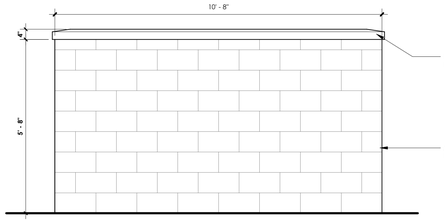

## Trash Enclosure Rear Elevation

1/2" = 1'-0"



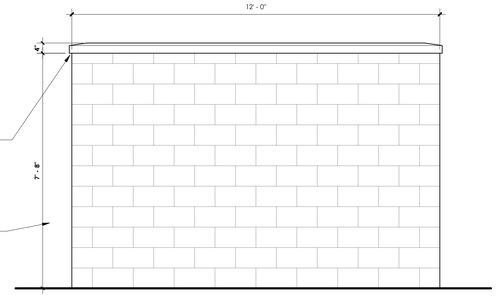

## Vacuum / Trash Enclosure Plan

1/2" = 1'-0"



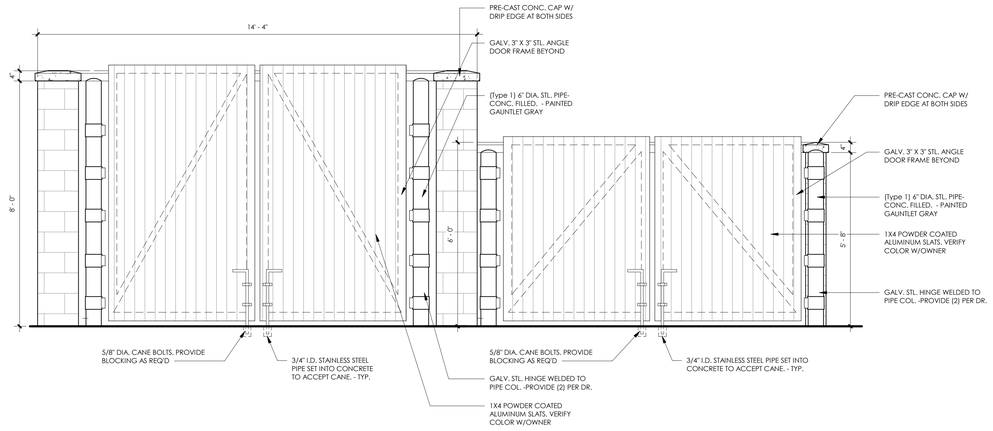

## Trash Enclosure Right Side Elevation

1/2" = 1'-0"



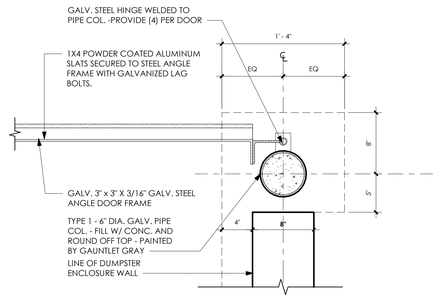

## Trash Enclosure Left Side Elevation

1/2" = 1'-0"



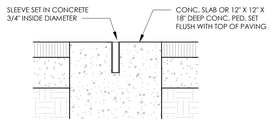

## Trash Enclosure Front Elevation

1/2" = 1'-0"



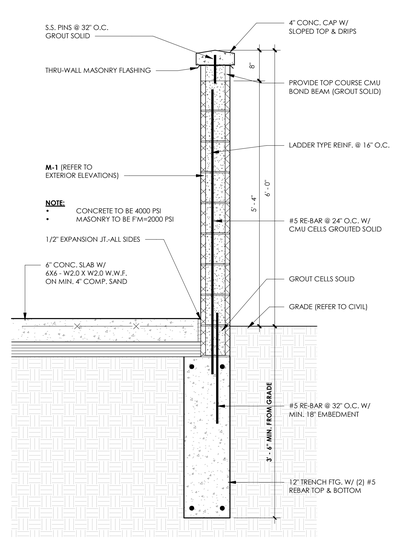

B G.007 Trash Enclosure Door Detail

1 1/2" = 1'-0"



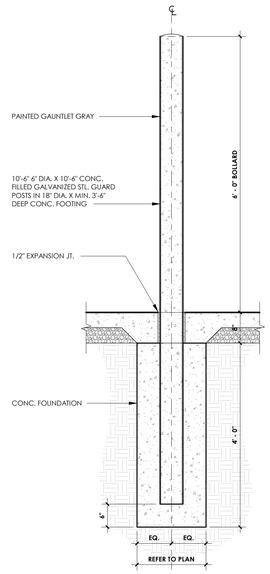

9 Gate Hold Detail

1 1/2" = 1'-0"



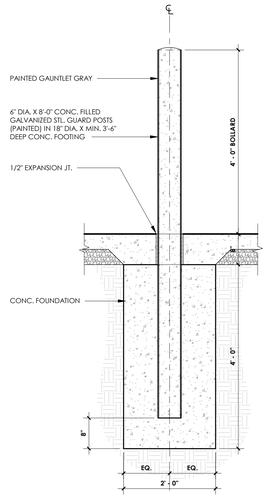

A G.007 Dumpster Enclosure Section

3/4" = 1'-0"




Gate Post Detail (Type 1)

3/4" = 1'-0"




Bollard Detail (Type 2)

3/4" = 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 |
|---|---|---|
| | | |

Seal:




Note:

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

North Arrow:

Sheet Title:

Trash Enclosure Plan, Elevations, & Details

Project Number:

25-059

Scale:

As indicated

Sheet Number:

G.007



RECEIVED BY
PLANNING DEPARTMENT
Date: 04/13/2026








CAR WASH


CAR WASH
CAR WASH












Culver's
CAR WASH






CAR
WASH

**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

**From:** Nowicki, Janice
**To:** Reece, Stephanie
**Cc:** Nowicki, Janice; O"Donohue, Sarah
**Subject:** FW: Online Form Submittal: Planning Inquires
**Date:** Monday, April 13, 2026 12:39:25 PM

---

Good afternoon, Stephanie,

We received the following email from the website and wanted to forward it to your office. I will reply and thank them for their comments, assuring them that they have been shared with the appropriate parties.

Thank you,
Janice

**Janice Nowicki**
Executive Assistant to the Mayor
City of Livonia | Mayor's Office
(734) 466-2206
jnowicki@livonia.gov

---

**From:** noreply@civicplus.com <noreply@civicplus.com>
**Sent:** Saturday, April 11, 2026 10:25 AM
**To:** support <support@livonia.gov>
**Subject:** Online Form Submittal: Planning Inquires

## Planning Inquires

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

| | |
|---|---|
| First Name | Ewa |
| Last Name | Kedzierska |
| Address | 20310 Mayfield St |
| Email Address | ewalicja1@gmail.com |
| Phone Number | 3139294434 |
| Describe your issue, concern, or question. | Planning commission Petition 2026-01-02-05<br>I was under the impression that there is a moratorium on new car washes in Livonia. I AM AGAINST ANY MORE CAR WASHES |

| | |
|---|---|
| | IN LIVONIA - WE DO NOT NEED THEM! Livonia is now the joke in Wayne as the Car Wash capital. Please do not accept this petition on the grounds of car wash saturation in Livonia. |
| Date of Concern | 4/11/2026 |
| Attachment (Optional) | *Field not completed.* |

Email not displaying correctly? View it in your browser.

# NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY APRIL 14, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

**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.**




YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

$2680 Rec# 317878/317918 Planning 2025-11-02-21

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: 11/20/25 Petition 2025-11-02-21

Site Address: 14255 Stark Rd. Sidwell 46-084-99-003-00 Zoning of Property N2

Requesting Approval To Add an indoor Soccer field structure and facility building

Applicant: Jeff Tripoli Business/Company: Livonia Athletic District

Applicant's Address: 14255 Stark Rd. City: Livonia State: MI Zip Code: 48154

Applicant's Phone # (248) 935-0831 Applicant's Email jeff.tripoli@rrd.com

Contact Person: Jen McConnell Business/Company: Livonia Athletic District

Contact's Address: 14255 Stark Rd. City: Livonia State: MI Zip Code: 48154

Contact's Phone # (734) 377-4712 Contact's Email jen@livoniaathleticdistrict.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

CITY OF LIVONIA
PLANNING DEPARTMENT
NOV 20 2025
RECEIVED

**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: Jeff Tripoli

Owner's Address: 14255 Stark Rd City: Livonia State: MI Zip Code: 48154

Owner's Phone # 248-935-0831 Owner's Email jeff.tripoli@rrd.com

Signature of Owner: _____ Print Name: JEFFREY TRIPOLI

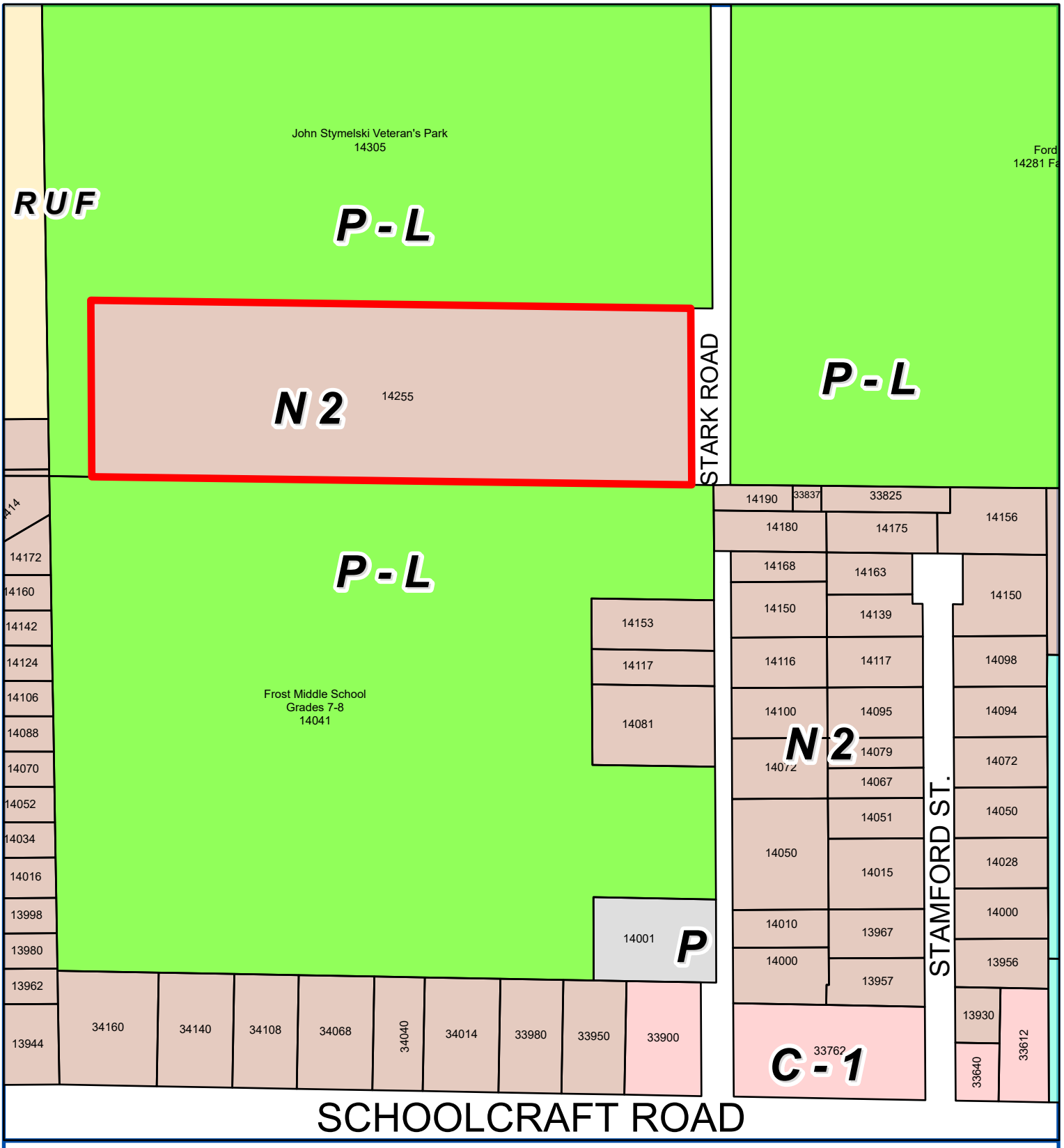
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan

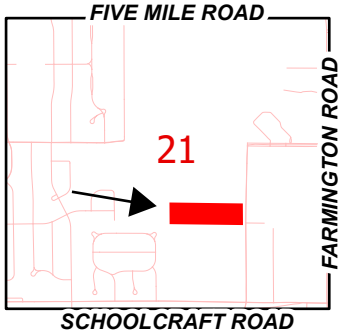
on this 17 day of November 20 25.

Signature of Notary _____ My commission expires 03/28/2031.

Acting in the County of Oakland.

T HOOVER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 28, 2031
Acting in the County of Oakland



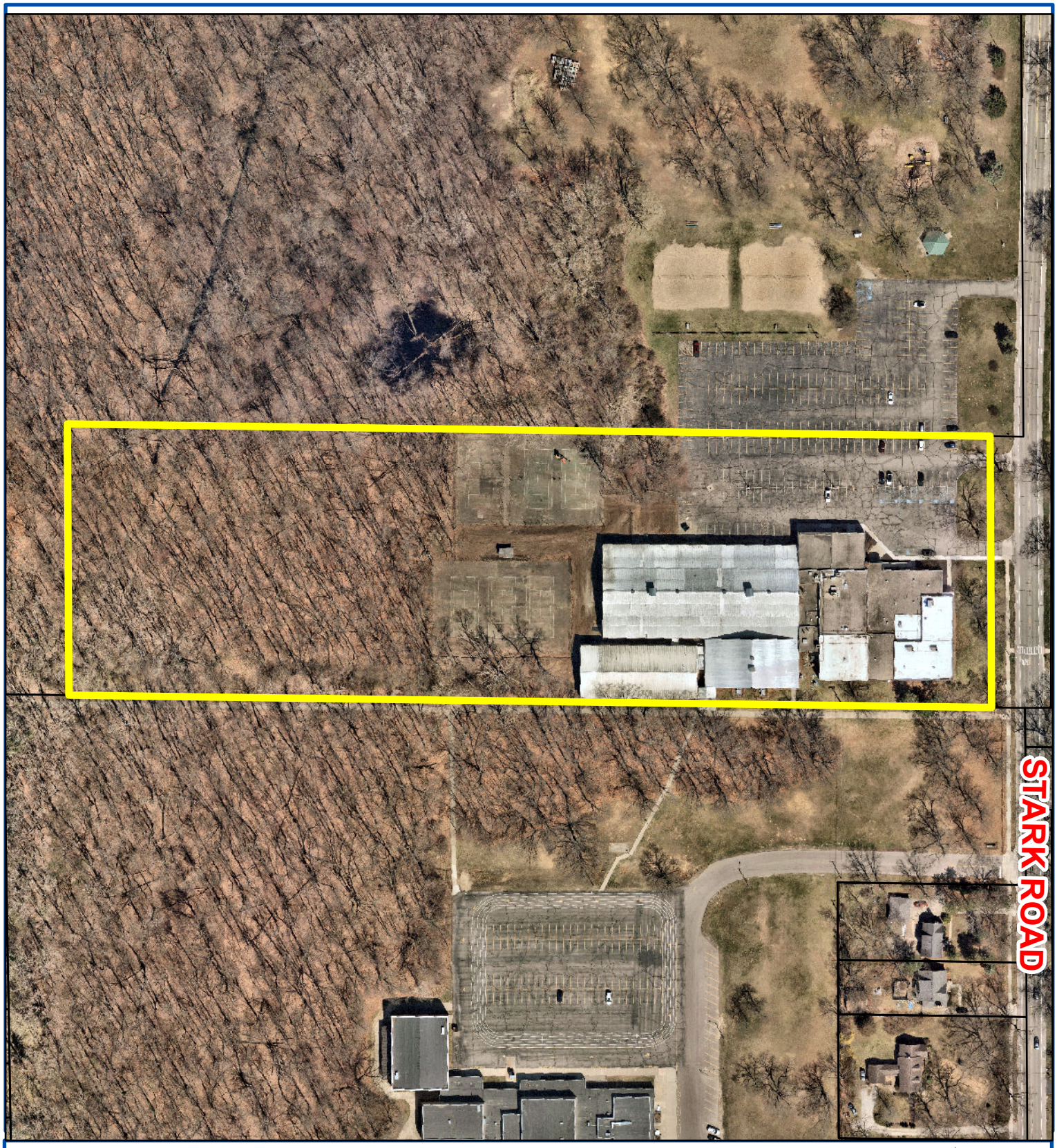

# Address & Zoning Map

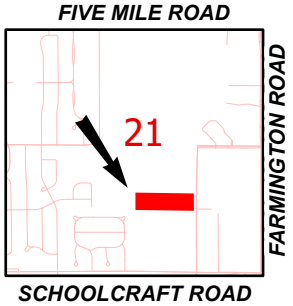
**Petition 2025-11-02-21**
**LAD**
**14255 Stark Road**

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 7.9 foot-candles just outside of the main entryway.

Approval is further conditioned upon the execution of a formal shared parking agreement between the Petitioner and the City of Livonia. Such agreement shall be reviewed and approved by the Parks and Recreation Commission to ensure that adequate parking is maintained for both the proposed use and any existing or planned recreational activities on adjacent or nearby City-owned properties. The agreement shall clearly define the allocation, duration, and operational parameters of shared parking, including any limitations or peak-use considerations, to prevent conflicts and ensure compatibility between uses.

Following review by the Parks and Recreation Commission, the finalized shared parking agreement shall be submitted to the City Council for consideration in conjunction with the waiver use request. The City Council's evaluation will ensure that the proposed arrangement is consistent with the intent of the Zoning Ordinance, particularly with respect to maintaining sufficient off-street parking, minimizing potential impacts on surrounding properties, and preserving the functionality of public recreational facilities. Failure to secure an approved shared parking agreement may result in reconsideration or denial of the requested waiver use.

**Approving Resolution:** That the request to construct a new 84,000-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 submitted April 6, 2026, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

2. That the Demolition Plan marked Sheet LD1-0 submitted April 6, 2026, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

3. That the Photometric Plan submitted April 6, 2026, as revised, prepared by Gasser Bush Associates, is hereby approved and shall be adhered to;

4. That the Irrigation Plan marked Sheet I1-1 submitted April 6, 2026, as revised, prepared by Studio 5, is hereby approved and shall be adhered to;

5. That the Exterior Elevations marked Sheet A1-2 submitted April 6, 2026, 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;

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

9. Approval is subject to a shared parking agreement between the Petitioner and the City of Livonia, approved by the Parks and Recreation Commission, which shall be presented to the City Council for its consideration in conjunction with the review of the waiver use; and

10. 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 84,000-square-foot indoor soccer field structure 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.

**RECEIVED BY**
**PLANNING DEPARTMENT**
**Date:** 03/30/2026

# Livonia Athletic District
# 14255 Stark Road
262-001

## Site Plan Review (SPR) Modification Changes
March 25, 2026

**Refer to planning drawings documents dated 3-35-2026.**

**Sheet C1-0**
- *Drawing list updated to show current set drawings.*
- *Update to Site and Building Data to show an increase of woodlands to remain and a decrease in woodlands to be removed.*
- *Update to Parking Data parking space requirement requirements for smaller building square footage.*
- *Updated Overall Site Plan to show the removal of the separate facilities and the reduced size of the indoor soccer field.*

**Civil Stormwater plan**
- *Updated site plan showing new building footprint.*
- *Updated stormwater calculations.*
- *Note indicating no lawn along northern boundary of property.*

**Sheet L1-0**
- *Update to dimensions.*
  - *Building decrease to:*
    - *324'-8" rear set back from 304'-8"*
    - *79'-9 1/2" side set back from 59'-9 ½"*
- *Update of scope of work area.*
- *Show removal of separate facilities building.*
- *Update to "Proposed Indoor Soccer Field" from 96,200 sf to 84,000 sf.*

**Sheet LD1-0**
- *Update to woodlands square footage of remaining / removing.*
  - *Remaining woodlands to 2.27 acres.*
  - *Removed woodlands to 2.16 acres.*

**Sheet L1-1**

- *Addition of requested hammerhead turnaround to northwest corner of building.*
- *Addition of rain garden to address storm water.*
- *Addition of evergreen trees along southern border of building to add increased screening from path.*
- *Addition canopy trees added to eastern area abutting parking lot to add in replacement of plant materials removed for construction.*
- *Increased open space along southern edge of the "Scope of Work" area.*

**Sheet L2-1**

- *Update to Plant Specification to show an increase of canopy trees and evergreen trees.*
    - *Canopy from 3 to 5*
    - *Evergreen Trees = new plant Arborvitae Green Giant – 15.*
- *Additional "keys" for identifying the new plant material added.*
- *Note indicating no lawn along northern boundary of property.*

**Sheet L3-1**

- *No Change*

**Sheet L3-2 – New drawing**

- *Section cut to show split faced block guard wall / retaining wall.*
- *Specifications and details for the new emergency vehicle lane gate.*
- *Additional fire lane signage to be mounted to new gate*

**Sheet I1-1**

- *Updated irrigation layout for new planting plan.*

**Sheet A1-1 – completely new layout**

- *Plan completely updated to show new layout.*

**Sheet A2-1 (original A2-1 removed – removed building)**

- *East and South Elevation updated to reduced Indoor soccer field building and removal of separate facilities building. A split faced block / metal siding vestibule has been added in its stead.*

**Photovoltaic plans**

- *New plans to show updated lighting and lighting outputs.*
- *Additional interior plan showing lighting and lighting outputs.*
- *Additional exterior renderings show lighting intensity.*

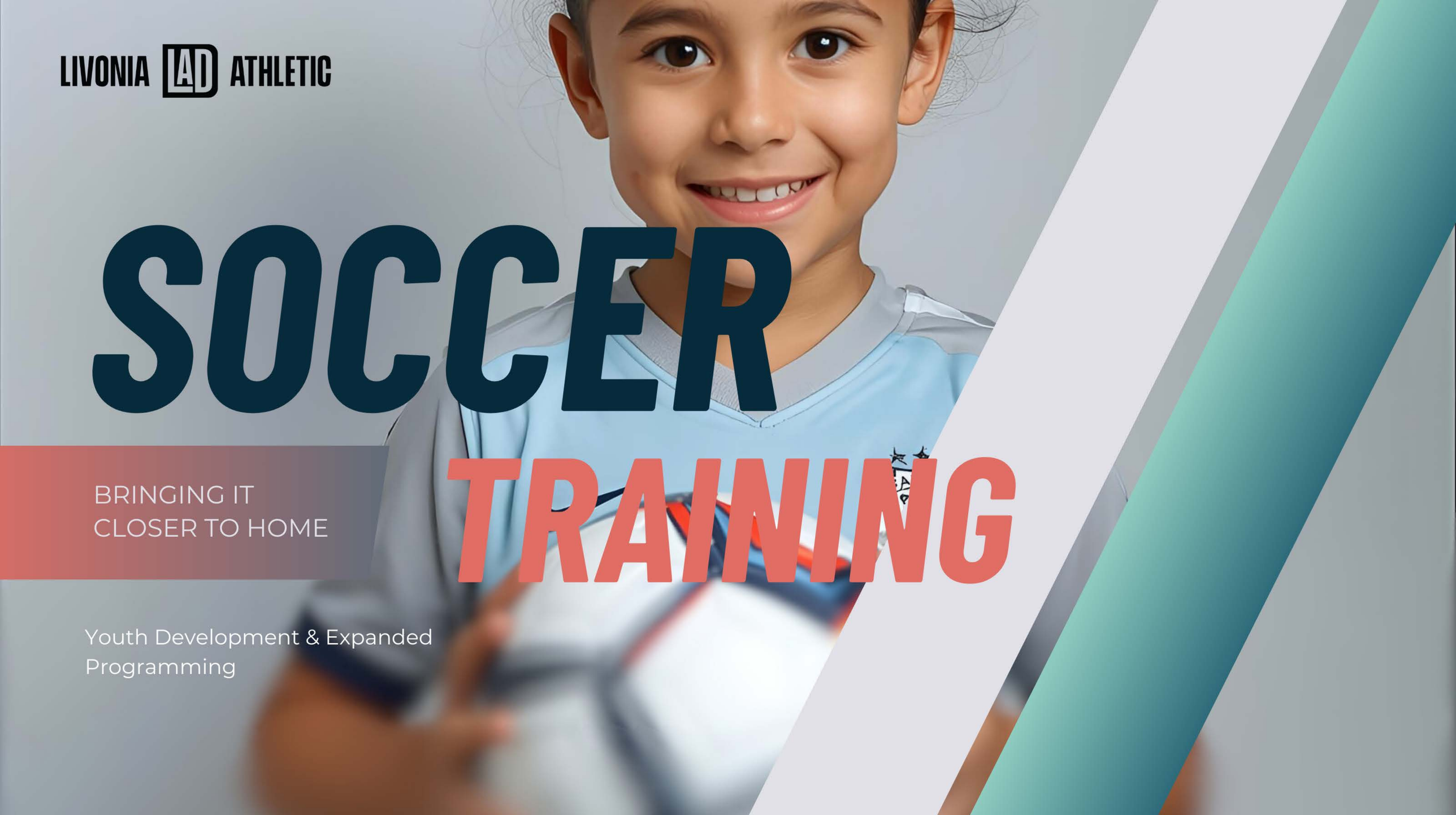
*End of Site Plan Review Modification Changes*

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



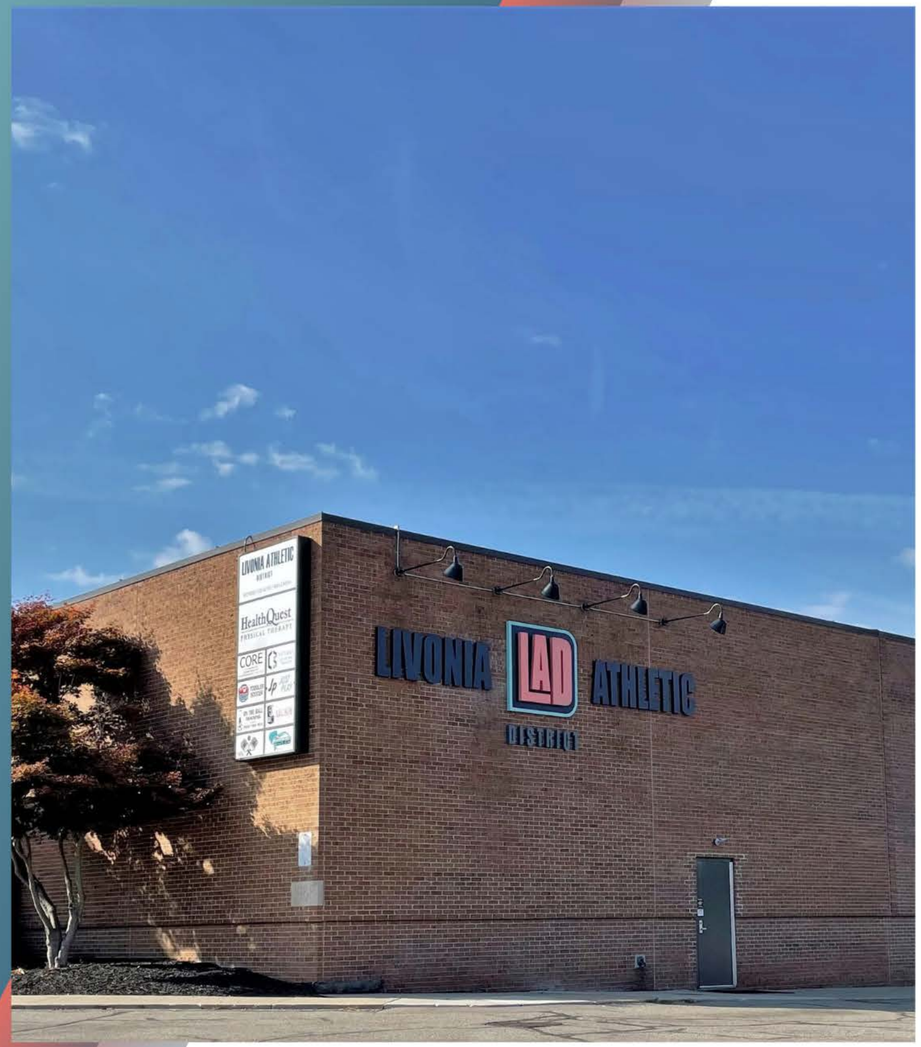



The new facility is poised to become a major driver of economic growth and community engagement in Livonia. The facility will attract valuable foot traffic to nearby restaurants, hotels, and small businesses.

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

**DEPARTMENT OF PARKS & RECREATION**

**PARKS AND RECREATION COMMISSION**

MARK JOHNSON
CHAIRPERSON

KATIE JOLLY
CATHY KEVRA
ERIC LADWIG
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
(734) 466-2410 RECREATION DIVISION
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**MAUREEN MILLER BROSNAN**
MAYOR

**EDWARD DAVIS**
SUPERINTENDENT

March 30, 2026

Livonia Planning Commission
City of Livonia
Re: Livonia Athletic District – Proposed Expansion (Follow-Up on Parking Discussions)

Dear Chair and Members of the Planning Commission:

As a follow-up to our previous correspondence regarding the proposed expansion of the Livonia Athletic District, the Department of Parks and Recreation would like to provide an update specific to parking considerations at Stymelski Park.

As outlined in our prior letter, the Department expressed concerns about the lack of adequate on-site parking and the absence of a formal agreement permitting the use of City-owned parking facilities. At this time, we would like to clarify that the City of Livonia is currently engaged in discussions with the Livonia Athletic District to explore potential parking arrangements at Stymelski Park.

While these discussions are ongoing and constructive, no formal agreement has been established to date. Any potential shared-use arrangement would require careful evaluation, clearly defined terms, and formal approval to ensure that City park operations, programming, and public access are not negatively impacted.

We will continue to keep the Planning Commission informed as discussions progress and will bring forward any proposed agreement for appropriate consideration.

Thank you for your continued attention to this matter. Please feel free to contact me with any questions or for further 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

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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

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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

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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

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**LAD**

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**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)

Outlook

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**Petition 2025-11-0-21 LAD**

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**From** Joe K <joekujat@aol.com>
**Date** Thu 4/9/2026 4:18 PM
**To** Planning <Planning@Livonia.gov>

Hi, I am Joseph Kujat, 14417 Ramblewood. Has any person with oversight responsibilities walked the LAD's western most acreage? I have spent every day this week bushwacking towards the center of the park and I cannot believe that a red flag has not been raised in regard to the Barlow drain or stream. Somebody has been very disingenuous to the process. If you recall, we had heavy rain late Saturday and that is why I wanted to observe the impact on the entire wooded area, including the "lake" and the stream. I wonder if anyone with more import than me has ever done the same?

Thank you so much for your attention. The Dec. public meeting had me suffering the early effects of COVID so I kept myself home. The opportunity to watch the replay was so helpful.

Joe Kujat