



AGENDA

REGULAR PLANNING COMMISSION MEETING

OAK PARK, MICHIGAN
FEBRUARY 2, 2026
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes 12-01-25

5. COMMUNICATIONS/CORRESPONDENCE

6. PUBLIC HEARINGS

A. Public Hearing to consider a proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District.

B. Planning Commission action regarding the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District.

7. MATTERS FOR CONSIDERATION

A. NEW BUSINESS

1. Site Plan Review, El Car Wash, 24850 Greenfield Rd.

2. Site Plan Review, Step by Step Pain Management Building Addition, 15301 W 9 Mile Rd.

3. Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. 8 Mile Rd.

8. PLANNING COMMISSION MATTERS FOR DISCUSSION - (FROM MEMBERS ONLY)

9. PUBLIC COMMENT ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING

10. ADJOURNMENT

**CITY OF OAK PARK PLANNING COMMISSION
REGULAR MEETING, MONDAY, DECEMBER 1, 2025**

MINUTES

The meeting was called to order at 6:00 p.m. in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237, by Vice Chairperson Brown and roll call was made.

PRESENT:

Vice Chairperson Brown
Commissioner Tungate
Commissioner McClellan
Commissioner Eizelman
Commissioner Seligson
Commissioner Whitehead

ABSENT:

Chairperson Torgow
Commissioner Tkatch
Commissioner Walters-Gill

OTHERS PRESENT:

Economic Development & Planning Specialist, Salam Habhab
City Clerk, Ed Norris
Director of Municipal Services, Kim Marrone

3. APPROVAL OF AGENDA OF DECEMBER 1, 2025

MOTION by McClellan, SECONDED by Seligson, to approve the December 1, 2025, meeting agenda.

VOTE: Yes: Brown, Whitehead, Seligson, McClellan, Eizelman, Tungate
No: None
Absent: Torgow, Tkatch, Walters-Gill

MOTION CARRIED

4. APPROVAL OF MINUTES OF OCTOBER 21, 2025:

MOTION by Seligson SECONDED by McClellan, to approve the October 21, 2025, minutes.

VOTE: Yes: Brown, Whitehead, Seligson, McClellan, Eizelman, Tungate
No: No
Absent: Torgow, Tkatch, Walters-Gill

MOTION CARRIED

5. COMMUNICATIONS/CORRESPONDENCE:

A. Administrative Review, DAS VELO Service Course and Café, 13631 W. 11 Mile Rd

This letter is an Administrative Approval for DAS VELO Service Course and Cafe, a retail operation providing bicycle repair, sales and parts, bicycle fitting, and cafe, at 13631 W. 11 Mile Rd., Oak Park, MI 48237, Parcel ID # 52-25-19-227-042.

The site plan depicts initial facade beautification work in phase 1, and future outdoor dining area (option 1 and option 2) in phase 2. The proposed future outdoor dining areas are not part of this approval. A separate outdoor dining application shall be submitted for review at the phase 2 stage.

After reviewing the information provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan.

The approval is conditioned on the following:

1. The proposed future outdoor dining area is not part of this approval. A separate outdoor dining application shall be submitted for review at the phase 2 stage.
2. The site plan does not depict a waste receptacle/enclosure. The applicant indicated that an interior facility is provided. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 1, Division 1, Section 333 of the Zoning Ordinance.
3. The applicant shall obtain approval from the Oakland County Health Department, as well as any other required state or local approvals, prior to commencing operations.
4. Any modifications to the access drive on Eleven Mile Rd. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. All proposed rooftop or ground-level equipment must be screened as by the zoning ordinance.
6. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties as required by the zoning ordinance.
7. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
8. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments, as applicable.

B. Administrative Review, Linen Hero, 26500 Harding Ave.

This letter is an Administrative Approval for Linen Hero, an event rental business at 26500 Harding Ave., Oak Park, MI 48237, Parcel ID # 52-25-19-105-022.

After reviewing the information provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan.

The approval is conditioned on the following:

1. The site plan does not depict a waste receptacle/enclosure. The applicant indicated that an interior facility is provided. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 1, Division 1, Section 333 of the Zoning Ordinance.
2. Any modifications to the access drive on Harding Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
3. All proposed rooftop or ground-level equipment must be screened as required by the zoning ordinance.
4. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties as required by the zoning ordinance.
5. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
6. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments, as applicable.

6. PUBLIC HEARINGS

- A. Public Hearing to consider a proposed Special Land Use request submitted by Minda Cohen, 14411 Vernon Ave., for expanding the current family daycare home (6 or fewer children, less than 24 hours per day) to a group daycare home (7 to 12 children, less than 24 hours per day). Property ID #52-25-19-403-015.

Vice Chairperson Brown opened the Public Hearing at 6:07 p.m.

The following spoke in favor of the project:

- Don Jones, 24660 Westhampton
- Deborah Gold, 15110 Dartmouth

Menda Cohen explained that she is currently at capacity, but she has many inquiries from families. A center nearby closed, and the need is greater in the area. There are two families who are currently waiting. She stated she is aware of the time restraints, and her hours fall within the allotted time.

Vice Chairperson Brown closed the Public Hearing at 6:12 p.m.

- B. Planning Commission action regarding the proposed Special Land Use request submitted by Minda Cohen, 14411 Vernon Ave., for expanding the current family daycare home (6 or fewer children, less than 24 hours per day) to a group daycare home (7 to 12 children, less than 24 hours per day). Property ID #52-25-19-403-015.

MOTION by Eizelman, SECONDED by Tungate, to approve the proposed Special Land Use request submitted by Minda Cohen, 14411 Vernon Ave., for expanding the current family daycare home (6 or fewer children, less than 24 hours per day) to a group daycare home (7 to 12 children, less than 24 hours per day).

VOTE: Yes: Brown, Whitehead, Seligson, McClellan, Eizelman, Tungate
No: None
Absent: Torgow, Tkatch, Walters-Gill

MOTION CARRIED

- C. Public Hearing to consider a proposed Special Land Use request submitted by Esther Buna Green, 26041 Marlowe Pl., for operating a group daycare home (7 to 12 children, less than 24 hours per day). Property ID # 52-25-19-179-021.

Vice Chairperson Brown opened the Public Hearing at 6:14 p.m.

The following spoke in favor of the project:

- Al Cohen, 25911 Stratford Pl
- Knaki Solo, Southfield resident

Ester Buna Green expressed that she is in the process of getting licensed and approved zoning is needed to move forward. Presumed hours will be 9 AM – 3 PM

Vice Chairperson Brown closed the Public Hearing at 6:18 p.m.

- D. Planning Commission action regarding the proposed Special Land Use request submitted by Esther Buna Green, 26041 Marlowe Pl., for operating a group daycare home (7 to 12 children, less than 24 hours per day). Property ID # 52-25-19-179-021

MOTION by Eizelman, SECONDED by Seligson, to approve the proposed Special Land Use request submitted by Esther Buna Green, 26041 Marlowe Pl., for operating a group daycare home (7 to 12 children, less than 24 hours per day).

VOTE: Yes: Brown, Whitehead, Seligson, McClellan, Eizelman, Tungate
No: None

Absent: Torgow, Tkatch, Walters-Gill

MOTION CARRIED

7. MATTERS FOR CONSIDERATION

A. OLD BUSINESS

1. Master Plan Update.

Habhab mentioned that at the November 17th council meeting, the bid was awarded to Giffels Webster. Marrone added that the master plan update is expected to take approximately 12 months.

8. PLANNING COMMISSION MATTERS FOR DISCUSSION

City Manager Tungate wished everyone a happy holiday. Mayor McClellan shared why Thanksgiving is her favorite holiday.

9. PUBLIC COMMENT

Don Jones thanked the planning commission for their efforts and stated that everyone should visit the link for oakparklaborday.com

10. ADJOURNMENT

There being no further business, Vice Chairperson Brown adjourned the meeting at 6:23 p.m.

Jo Lynn Williams-Elliott, Deputy City Clerk



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

MEMORANDUM

TO: Planning Commission Members DATE: January 29, 2026

FROM: Kimberly Marrone, Municipal Services FILE: APLNCOM/RZ2026-
Director 01-24850 Greenfield-
Salam Habhab, Economic development PCD to B2
& Planning Specialist

SUBJECT Proposed Rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor
Development District to B-2, General Business District

PUBLIC HEARING

A Public Hearing has been scheduled for a Planning Commission meeting on February 2, 2026, to hear public comments on the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District.

BACKGROUND

The applicant proposes retrofitting the former Rite Aid property into an automatic carwash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant submitted a rezoning request to rezone the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU), subject to the regulations of Sec. 544.c.

The applicant has submitted a letter of necessity addressing the appropriateness of the rezoning request in accordance with the criteria specified in Section 653 of the Zoning Ordinance. The letter is attached to this report for the Board's review and consideration.

The Site Plan Review request is under the Planning Commission's consideration for approval at tonight's meeting.

CURRENT AND PROPOSED ZONING DISTRICTS

The City's Master Plan provides the following description for PCD and B-2 districts:

CURRENT: PCD, Planned Corridor Development District

"The planned corridor development districts are designed to provide for a variety of retail and service establishments in business areas abutting major thoroughfares and so located and planned as to provide convenient customer parking, store servicing and pedestrian traffic movement within the business district and with a minimum of conflict with traffic on abutting streets. To assure optimum site planning relationships and minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting sites and as it relates to the entire district and abutting districts. This type of district is further created so as to provide a zone of transition between residential districts and major thoroughfares or expressways."

PROPOSED: B-2, General Business District

"The B-2 general business districts are intended to accommodate more intensive businesses that cater to a larger consumer market than those typically found in neighborhood business districts. B-2 uses are generally characterized by an integrated or planned cluster of establishments served by a common parking lot."

OAK PARK MASTER PLAN, 2020

The City's Master Plan recognizes the following goals and objectives in the commercial goals and implementation:

Commercial Goal 5: Update Maps, Zoning, and Ordinances

Action 5.2. Update future land use map.

Action 5.3. Identify opportunities and create multi-use transitional zones along Greenfield, Eleven Mile, and Eight Mile Roads

CONSIDERATION

The following considerations were noted during the review of this rezoning:

1. The proposed rezoning is for 24850 Greenfield Rd., Parcel ID #52-25-30-101-040.
2. The property is currently zoned PCD, Planned Corridor Development District.
3. The site is improved by a one-story commercial building, the former Rite Aid building. The building is currently vacant.
4. The applicant proposes to convert the property into an automatic carwash tunnel and fully enclosed car vacuuming spaces.
5. The project will include a carwash tunnel, (7) enclosed car vacuum spaces, (11) outdoor car vacuum spaces, a pay station with canopy overhang, and (8) off-street parking spaces.
6. The existing building will be retrofitted into a 5,720 sq. ft. carwash tunnel and an 8,950 sq. ft. enclosed car vacuum area.
7. The use of an automatic car wash is not permitted in the current PCD, Planned Corridor Development District. The applicant proposes to rezone the property to B-2, General Business District.
8. The use of the automatic automobile wash is permitted in the B-2 District by Conditional Land Use, subject to the regulations of Sec. 544.c. of the Zoning Ordinance.

9. The Site Plan Review request for the proposed project is under the Planning Commission's consideration for approval at tonight's meeting.
10. The current PCD zoning designation was originally applied due to the unique location of the site and its relationship to the adjacent residential neighborhoods, serving as a transitional district between residential areas and the major thoroughfares.
11. The PCD District is intended to ensure optimum site planning relationships and minimize internal and external traffic conflicts. Each proposed use shall be reviewed in relation to its site and adjacent sites, as well as in relation to the entire district and adjacent districts.
12. When considering the rezoning request for the property, the proposed B-2 District must be evaluated in relation to the intended use of an automobile wash facility and the potential impact on the surrounding areas and districts.
13. The immediate adjacent district to the south is PCD, Planned Corridor Development District, to the east is R-1, Single Family Residential District, to the north, across Ten Mile Rd., is B-2, General Business District, and to the west, across Greenfield Rd., is the City of Southfield.

Zoning Districts			
Current Zoning Districts		Proposed Zoning Districts	
The map shows the current PCD district in relation to the surrounding properties		The map shows the proposed District in relation to the surrounding properties	
Zoning District Colors Key			
	PCD, Planned Corridor Development		B-2, General Business
	RM-1, Multi-Family Residential		R-1, Single Family Residential District
	PTRED, Planned, Technical, Research, and Educational District		

Location	Zoning District	Existing Land Use
North	Right-of-way of Ten Mile Rd. then, B-2; General Business and MR-1, Multi-family Residential Districts	Sunoco Gas Station and Multi-family residential
West	Right-of-way of Greenfield Rd. then, the City of Southfield	Retail and Shell Gas Station
East	R-1, Single-family Residential District	Place of worship and single-family residential dwelling units
South	PCD, Planned Corridor Development District	Retail and Institutional use

PLANNING COMMISSION ACTION

Based on the above considerations, the Planning Commission shall evaluate the proposed rezoning in relation to the applicant's intended use of the property for an automatic automobile wash facility and their potential impacts on the surrounding area and districts, including adjacent residential neighborhoods and nearby institutional and commercial uses.

Should the Planning Commission move to recommend approval of the rezoning of the property to B-2 District to the City Council, the following conditions are recommended:

- The rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.
- If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

The proposed property to be rezoned is described as:

24850 Greenfield., Parcel #52-25-30-101-040:

T1N, R11E, SEC 30 PART OF NW 1/4 BEG AT PT DIST N 89-50-00 E 60 FT & S 00-43-00 E 60 FT FROM NW SEC COR, TH N 89-50-00 E 386.48 FT, TH S 00-43-00 E 188.52 FT, TH S 89-50-00 W 386.48 FT, TH N 00-43-00 W 188.52 FT TO BEG. 1.67 A (10-09-07 FR 039).

STONEFIELD

December 30, 2025

City of Oak Park
Zoning Board of Appeals
14000 Oak Park Blvd.
Oak Park, MI 48237

RE: Rezone Application
Proposed Commercial Development
Parcel ID: 25-30-101-040
24850 Greenfield Road
City of Oak Park, Oakland County, MI 48237

To whom it may concern:

Stonefield Engineering & Design LLC is pleased to submit documents for an amendment to the official zoning map for the above referenced property. Below, we address the criteria specified in Sec. 653 of the zoning ordinance in the rezoning process:

- a. *Consistency with the goals, policies and future land use map of the city master plan, including any subarea or corridor studies. If conditions have changed since the city master plan was adopted (March 13th, 2017), the consistency with recent development trends in the area.*

The requested rezoning from the Planned Corridor District (PCD) to the General Business District (B-2) is consistent with the goals, policies, and future land use direction established in the City of Oak Park Master Plan. The Master Plan envisions this corridor as an area for commercial activity, incremental reinvestment, and neighborhood-serving businesses that contribute to corridor vitality. The B-2 zoning district supports this direction by allowing a range of commercial uses that align with the planned character and functional intent of the corridor.

- b. *Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*

The site's existing physical, geological, hydrological, and environmental characteristics are compatible with the potential uses permitted within the B-2 General Business District. Based on current site conditions and available property information, there are no known physical or environmental constraints that would limit the property from being reasonably developed under the standards of the B-2 district.

- c. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.*

The potential uses permitted within the B-2 General Business District are compatible with the surrounding land uses and zoning classifications in terms of land suitability, environmental impact, project scale, traffic activity, and infrastructure capacity. The surrounding corridor already supports commercial, service-based, and mixed commercial-office properties, making the B-2 district a logical extension of the existing development pattern.

- d. *The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the city.*

The existing city infrastructure and municipal services in this area have adequate capacity to support the permitted uses within the B-2 General Business District without compromising public health, safety, or welfare. The subject property is located within a fully serviced corridor that currently supports commercial activity, and the necessary utilities and public services are already in place to accommodate development consistent with B-2 zoning standards.



- e. *The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.*

There is an identifiable and ongoing demand within the City of Oak Park for the types of commercial and service-oriented uses permitted within the B-2 General Business District, particularly along established commercial corridors. Reinvestment activity, business growth, and corridor improvements demonstrate that the market is supporting additional neighborhood-serving commercial space. The requested zoning responds to this demand by allowing a range of uses that complement existing businesses and address current service needs within the community.

- f. *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.*

Based on the preceding criteria, the requested rezoning from Planned Corridor District (PCD) to B-2 General Business District is reasonable and represents the most appropriate zoning designation for the property. The B-2 district provides clear and practical regulatory framework for the intended use of the site and aligns with both existing corridor conditions and the anticipated pattern of commercial reinvestment.

Should you have any questions, please do not hesitate to contact our office.

Best regards,

Alejandro Fernandez, PE
afernandez@stonefieldeng.com
Stonefield Engineering and Design, LLC

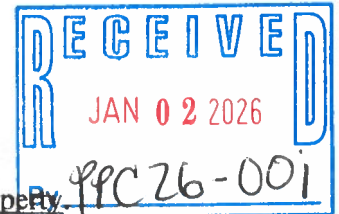
Vincenzo Finazzo
vfinazzo@stonefieldeng.com
Stonefield Engineering and Design, LLC

REZONING NO. _____

DATE FILED ____/____/____



PLANNING COMMISSION
City of Oak Park



Application to request the Rezoning of Property

1. The application fee, application form, letter of necessity, and letter of authority shall be filed at the Department of Technical and Planning Services,
2. The fee for the Rezoning of property is \$600.00.
3. All applications, fees, and pertinent information must be typewritten and filed no later than 10 days prior to the next Planning Commission meeting. The Planning Commission meets on the second Monday of the month at 7:30 p.m. in the City Council chambers.

Name of Applicant: El Car Wash Mid-West, LLC, Samantha Burgner Phone 413-464-2267

Address of Applicant: 2753 NW 87th Ave, Doral, FL 33172

Name of Owner: RAC Greenfield 10 LLC Phone 248-593-6200 ext 101

Address of Owner: 4036 Telegraph Rd, Suite 201, Bloomfield Hills, MI 48302

Address of property: 24850 Greenfield Rd. Oak Park, MI

Property Identification #: 25-30-101-040

Current Zoning of Property: Planned Corridor District (PCD)

Proposed Zoning of Property: General Business District (B-2)

Please attach a letter explaining the necessity of the Rezoning.

LETTER OF AUTHORITY
ACTION BEFORE THE PLANNING COMMISSION

TO THE CITY OF OAK PARK:

Please be advised that RAC Greenfield 10 LLC
name(s)

the owner of the property identified as 25-30-101-040
property ID #

24850 Greenfield Rd, Oak Park, MI located within a
address

Planned Corridor District Zoning District has no objection to
current zoning

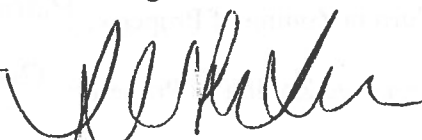
the application filed by El Car Wash Mid-West, LLC, Samantha Burgner
name of applicant

requesting a rezoning of the above described property to General Business District
proposed zoning

Zoning District.


Signature

Samantha Burgner
Signature

Sworn to before me this 30
Day of Dec, 2025 

My commission expires _____
FLORA PETROUS
Notary Public, State of Michigan
County of Oakland
Commission Expires 07-08-2027
(Notary Public, Oakland County, MI) Acting in the County of Oakland

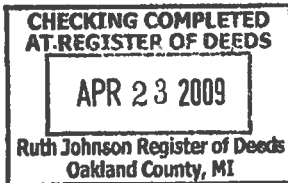
N:\techplan\forms\forms\apprezoning

Recordoc Will Pick Up & Forward

LIBER 41178 PGO 16

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2009 APR 23 AM 10:47 MAY -7 AM 10:47



95857
LIBER 41178 PAGE 16
\$10.00 DEED - COMBINED
\$4.00 REMONUMENTATION
05/21/2009 12:18:04 P.M. RECEIPT# 41060

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **GREENFIELD-10 MILE, LLC**, a Michigan limited liability company, whose address is: 30407 W. 13 Mile Road, Farmington Hills, MI 48334

Quit Claims to **RAC GREENFIELD 10, L.L.C.**, a Michigan limited liability company, whose address is: 4036 Telegraph Road, Suite 201, Bloomfield Hills, MI 48302

the following described premises situated in the City of Oak Park, County of Oakland, State of Michigan, to-wit:

Part of the Northwest 1/4 Section 30, T1N, R11E, City of Oak Park, Oakland County, Michigan, more particularly described as: Beginning at a point distant North 89 degrees 00 minutes 00 seconds East 60.00 feet and South 00 degrees 43 minutes 00 seconds East 60.00 feet from the Northwest corner of said Section 30, T1N, R11E; thence along the South line to Ten Mile Road (120 feet wide) North 89 degrees 50 minutes 00 seconds East 386.48 feet; thence South 00 degrees 43 minutes 00 seconds East 188.52 feet; thence South 89 degrees 50 minutes 00 seconds West 386.48 feet to a point on the East line of Greenfield Road (120 feet wide); thence along the East line of said Greenfield Road North 00 degrees 43 minutes 00 seconds West 188.52 feet to the point of beginning.

Commonly known as: vacant land 10 Mile Road

Formerly
Tax ID: part of 25-30-101-039 Now 25-30-101-040

for the sum of ONE DOLLAR (\$1.00) Dollars exempt under MCLA 207.505 5(a) and MCLA 207.526 6(a)

Dated as of the 4th day of January, 2008

GREENFIELD-10 MILE, LLC,
a Michigan limited liability company

By: Jacob Bacall

Jacob Bacall, Member

STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

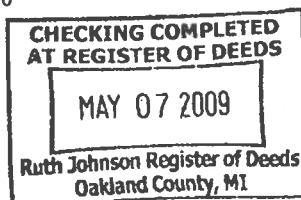
Acknowledged before me in OAKLAND County, Michigan, on April 16, 2009, by Jacob Bacall, Member of Greenfield-10 Mile, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public _____, Michigan
Acting in _____ County
My commission expires:

DOUGLAS S. PROCTOR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 6, 2011
ACTING IN COUNTY OF OAKLAND

Drafted by and after recording return to:
Douglas S. Proctor
Transworld Title Company, LLC
31000 Northwestern Highway, Suite 210
Farmington Hills, MI 48334

TWTC - 07112816



O.K. - MH

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CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

Mayor
Marian McClellan
Mayor Pro Tem
Julie Edgar
Council Members
Stephanie Crawford
Solomon Radner
Shaun Whitehead
City Manager
Erik Tungate

CITY OF OAK PARK PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the City of Oak Park Planning Commission will hold a Public Hearing on Monday, February 2, 2026, at 6:00 p.m., or thereafter, the **PUBLIC HEARING** will be held in the City Council Chambers at 14000 Oak Park Blvd., Oak Park, MI.

The purpose of the Public Hearing is to receive public comments on a proposed rezoning of 24850 Greenfield Rd., Parcel ID #52-25-30-101-040, from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District.

The rezoning request can be reviewed at the Municipal Services Department - Economic Development and Planning, 14300 Oak Park Blvd., during regular business hours. The public may appear at the Public Hearing in person or by counsel. Written comments may be sent to the City of Oak Park Planning Commission, 14300 Oak Park Blvd., Oak Park, MI 48237, and must be received prior to the Public Hearing.

Ed Norris, City Clerk
City of Oak Park



CITY OF OAK PARK

MEMORANDUM

TO: Planning Commission Members DATE: January 29, 2026

FROM: Kimberly Marrone, Director of FILE: APLNCOM/SPR
Municipal Services 2026-01 El Car Wash
Salam Habhab, Economic – 24850 Greenfield
Development and Planning Specialist Rd.

SUBJECT: Site Plan Review – El Car Wash - Oak Park, 24850 Greenfield Rd.

This is a Site Plan Review (SPR) request submitted by El Car Wash Mid-West, LLC for the conversion of the former Rite Aid property to an automatic car wash, at 24850 Greenfield Rd. The site is located south of Ten Mile Rd., north of Oak Park Blvd., east of Greenfield Rd., and west of Church St., in the northwest ¼ of Section 30 T1N, R11E. Property ID 52-25-30-101-040.

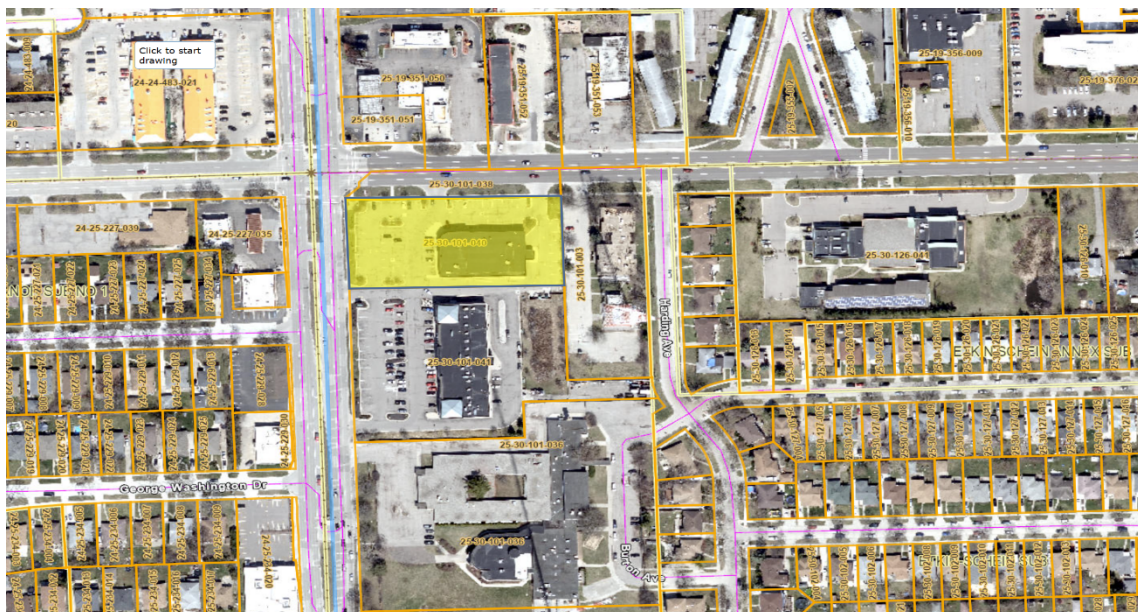


Figure 1. Location Map

SITE AND PROJECT CHARACTERISTICS

The site of 1.67 acres (72,745 square feet) comprises an existing, one-story commercial building of 14,563 square feet. The existing building is situated in the southeast portion of the property. The property has frontages on Greenfield Rd. of 188.52 feet and Ten Mile Rd of 386.48 feet. There are two existing egress/ingress accesses from Ten Mile Rd., and one shared access from Greenfield Rd. with Greenfield Square Plaza. A landscaped greenbelt is provided along Greenfield Rd., and the remainder of the property is developed with a hard-surface parking area.

Applicant's Request

The applicant proposes retrofitting the former Rite Aid property into an automatic car wash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.

The project will include a carwash tunnel, (7) enclosed car vacuum spaces, (11) outdoor car vacuum spaces, a pay station with canopy overhang, and (8) off-street parking spaces.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant submitted a rezoning request to rezone the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU), subject to the regulations of Sec. 544.c.

The Site Plan Approval is contingent upon rezoning of the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.

The following Site Plan Review report and analysis are anticipated on rezoning the subject property from PCD, Planned Corridor Development District to B-2, General Business District.

ZONING DISTRICT AND LAND USE

The proposed zoning of the property is B-2, General Business District. The use of an automatic automobile wash is permitted in the B-2 District by Conditional Land Use subject to the regulations of Section 544.c.

The immediate adjacent property to the south is PCD, to the east is R-1, Single Family Residential, to the north is Ten Mile Rd. right-of-way, then B-2 District, and to the west is Greenfield Rd. right-of-way then the City of Southfield.

CONDITIONAL LAND USE

Article 5, Division 3 Conditional Land Use requires the proposed use of automobile washes to meet Sec. 544.c. Automobile washes, automatic or self-service. These

standards are provided for the Planning Commission to determine the appropriateness of the proposed specific use to be permitted in the same zoning district.

Section 544.c. Automobile washes, automatic or self-service

1. Only one ingress/egress driveway shall be permitted on any single street.
2. Where adjoining residentially zoned or used property, a decorative masonry wall six feet in height shall be erected along any common lot line. Such wall shall be continuously maintained in good condition. The city planner or planning commission may approve a fence, landscaped berm, or landscaping as an alternative. In addition, a five-foot wide greenbelt shall be installed adjacent to the required wall. This greenbelt shall be planted in accordance with the following:
 - a. One three-inch caliper deciduous tree per 30 feet of wall length.
 - b. Four 24-inch to 30-inch high or wide evergreen or deciduous shrubs per 30 feet of wall length.
 - c. Groundcover shall be either grass, woodchips, or decorative stone. Weedmat shall be installed under stone or woodchips.
 - d. A three-foot high landscaped berm within a greenbelt of at least 20 feet in width may be substituted for the required masonry wall.
3. All washing facilities shall be within a completely enclosed building. Self-service facilities may be within a partially enclosed building.
4. Vacuuming and drying may be located outside the building but shall not be in the required front yard and shall be set back at least 50 feet from any residential district. Such areas shall be screened with obscuring landscaping as determined by the city planner or planning commission.
5. Adequate stacking space shall be provided in accordance with the requirements of article 4, division 1, off-street parking and loading standards. Stacking spaces shall not be permitted in the public right-of-way.
6. All lighting shall be noted on the site plan and shall be shielded downward and away from adjacent properties and rights-of-way.
7. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.

The Economic Development and Planning staff finds that the information contained in the site plan satisfactorily meets all the standards required in Section 544.c for an automatic automobile wash, with the following condition:

- Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.

GENERAL BUSINESS DISTRICT

All general business principal uses, conditional uses, and special land uses are subject to the following site development requirements:

Schedule Regulations: Bulk, Area, Density, and Setbacks.

TABLE 1. SEC. 225 SCHEDULE OF REGULATIONS		
Location	Required	Existing
Front (West)	10'	10'
Rear (East)	25'	59.7'
Side (South); Least 1	15'	20.1'
Side; Total 2	30'	92.3'
Height	2 stories, 30'	One story, 25.8'

The site plan meets the schedule of regulations as shown in Table.1 above.

Building Design Standards

The site plan must meet the general architectural standards by building types as regulated in Article 3, Division 2: Architectural Building Standards. Commercial buildings shall comply with Sec. 356. Commercial and Mixed-use Architectural Standards.

Sec. 351 states that building additions or modifications to existing buildings built prior to the adoption of the zoning ordinance or district shall apply the architectural standards that most closely match the existing building. The applicant shall work with the Economic Development and Planning staff to use materials and colors in compliance with the zoning ordinance.

This site plan depicts modifications to the existing principal building. The existing building is constructed of brick, split-face CMW, and an aluminum frame with insulated glass. The proposed elevation design includes EIFS and high intensity colors, which are not permitted by the Zoning Ordinance. The applicant shall work with the Economic Development and Planning staff to revise the proposed building materials and color palette to ensure compliance with the Zoning Ordinance. In addition, the applicant shall provide the fenestration percentage for the primary facade, noting that the reflective glazing shall not be counted toward the required fenestration for commercial buildings.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Automobile washes (automatic)	2.0 spaces; plus 1.0 space per employee;	2 spaces; plus Employees = 4 spaces	8 spaces
	stacking spaces 3 times the capacity of vehicles within the car wash	Car wash capacity = 7 7X3 = 21 spaces	36 spaces

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
	Total	27 spaces	44 spaces

The Site Plan meets the required off-street parking and stacking spaces as shown in Table 2. above.

Sec. 404 Barrier Free Parking Requirements requires barrier free spaces in compliance with the State Building Code. The site plan depicts one (1) barrier-free parking spaces for the 8 off-street parking spaces, consistent with the zoning ordinance. Additionally, the site plan depicts two (2) barrier-free vacuum parking spaces. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.

Sec. 408 Bicycle Parking requires one bicycle parking space for each 2,000 square feet of gross floor area up to 20,000 square feet; 1 space per 5,000 square feet of gross floor area thereafter in commercial uses. The zoning ordinance requires seven (7) bicycle parking spaces. The site plan does not depict bicycle parking spaces. The applicant shall provide (7) bicycle parking spaces in compliance with the zoning ordinance.

Landscape Standards.

The landscaping and buffer requirements table in the submitted landscape plan seems to contain some inaccurate information. To determine compliance, the calculations in the table below are based on the number of plants shown on the landscape plan.

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		
10 ft wide landscaped area	10 ft wide	Existing along Greenfield Ave.
1 canopy tree or 2 ornamental trees / 30 ft street frontage	Greenfield: $188.52/30 = 6$ trees	Greenfield: 6 trees (4 existing + 2 new) Ten Mile: 13 trees (6 existing + 7 new)
6 upright shrubs / 30 ft street frontage	Greenfield: $188.52/30 = 6$ $6 \times 6 = 36$ shrubs	Greenfield = 38 shrubs Ten Mile = 77 shrubs
Parking lot landscaping, Commercial District		
Landscaped area of 15 sq. ft. / 1 parking space	Off street parking =8 Vacuum parking =11 $19 \times 15 = 285$ sf	6,939 sf
1 deciduous tree / 100 sf.	$285/100 = 3$ trees	1 tree
Interior Site Landscaping		
Landscaped area 10% of lot area	$72,644 \times 10\% = 7,264$ sf	23,579 sf
Trees. 1 deciduous tree or evergreen / 400 sf	$7,264/400 = 18$ trees	4 trees
Shrubs. 2 shrubs / 400 sf.	$12,925/400 = 18$ $18 \times 2 = 36$ shrubs	13 shrubs

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
SEC. 544.c Greenbelt along the east property line		
10 ft wide greenbelt	10 ft wide	23.1 ft wide
Lot line: 1 deciduous tree / 30 ft frontage	$188.52/30 = 6$ trees	9 trees (8 existing trees to remain and 1 new),
Lot line: 4 shrubs or evergreen/ 30 frontage	$188.52/30 = 6$ $6 \times 6 = 24$ shrubs.	24 arborvitaes for additional buffering.
Total	Landscaped area = 7,264 sf Trees = 33 Shrubs = 96 Total = 129	Landscaped area = 6,939 sf Trees = 33 Shrubs = 152 Total = 185

The landscape plan meets and exceeds the number of plants required by the zoning ordinance.

Sec. 447 requires all landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without irrigation. The landscape plan indicates that an irrigation system will be provided consistent with the Zoning Ordinance.

Furthermore, the landscape plan included the landscape maintenance note: “Landscaped areas and plant materials required by this chapter shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan. If any plant material dies or becomes diseased, it shall be replaced within 30 days written notice from the city or within an extended time period as specified in said notice.” consistent with Section 447 of the Zoning Ordinance.

Access Management and Driveway Standards. The site plan depicts closing a drive access along Ten Mile Rd. Any modifications to the access on Greenfield Rd. or Ten Mile Rd. shall require obtaining permits/approval from the Oakland County Road Commission and the City of Oak Park Engineering Department.

Dumpster Enclosure. The site plan depicts shared dumpsters and dumpster enclosures on the north side of the adjacent Greenfield Square Plaza. If the need for a separate dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Sec. 333 of the zoning ordinance.

Lighting. The light plan depicts an average intensity of 0.8 footcandles along property lines consistent with the zoning ordinance. Any existing or proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1)

footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5 Lighting Standards.

Mechanical Equipment. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed El Car Wash at 24850 Greenfield Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The Site Plan Approval is contingent upon rezoning the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.
2. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.
3. The applicant shall work with the Economic Development and Planning staff to revise the proposed building materials and color palette to ensure compliance with the Zoning Ordinance. In addition, the applicant shall provide the fenestration percentage for the primary facade, noting that the reflective glazing shall not be counted toward the required fenestration for commercial buildings.
4. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
5. The applicant shall provide (7) bicycle parking spaces in compliance with the zoning ordinance.
6. Any modifications to the access on Greenfield Rd. or Ten Mile Rd. shall require obtaining permits/approval from the Oakland County Road Commission and the City of Oak Park Engineering Department.
7. If the need for a separate dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Sec. 333 of the zoning ordinance.
8. Any existing or proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provision of Article 4, Division 5 Lighting Standards.
9. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in

- appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
10. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
 11. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.



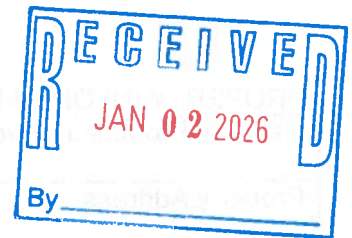
CITY OF OAK PARK

MUNICIPAL SERVICES

ECONOMIC DEVELOPMENT & PLANNING DIVISION

14300 Oak Park Blvd,

Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☒ Site Plan Review	\$750.00
☒ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

1/02/2026

Fee Paid

~~\$1,000.~~

Site Plan No.

PPC 26-002

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	El Car Wash - Oak Park		
Property Address	24850 Greenfield Road		
Parcel Number Sidwell Number	PID 25-30-101-040		
Legal Description	Included with plan set		
Existing Land Use	Vacant Rite-Aid		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
Existing building to be retrofitted for an automatic car wash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.			
Estimated Monetary Investment	\$ 2,500,000.00	Projected Number of Employees	5-7

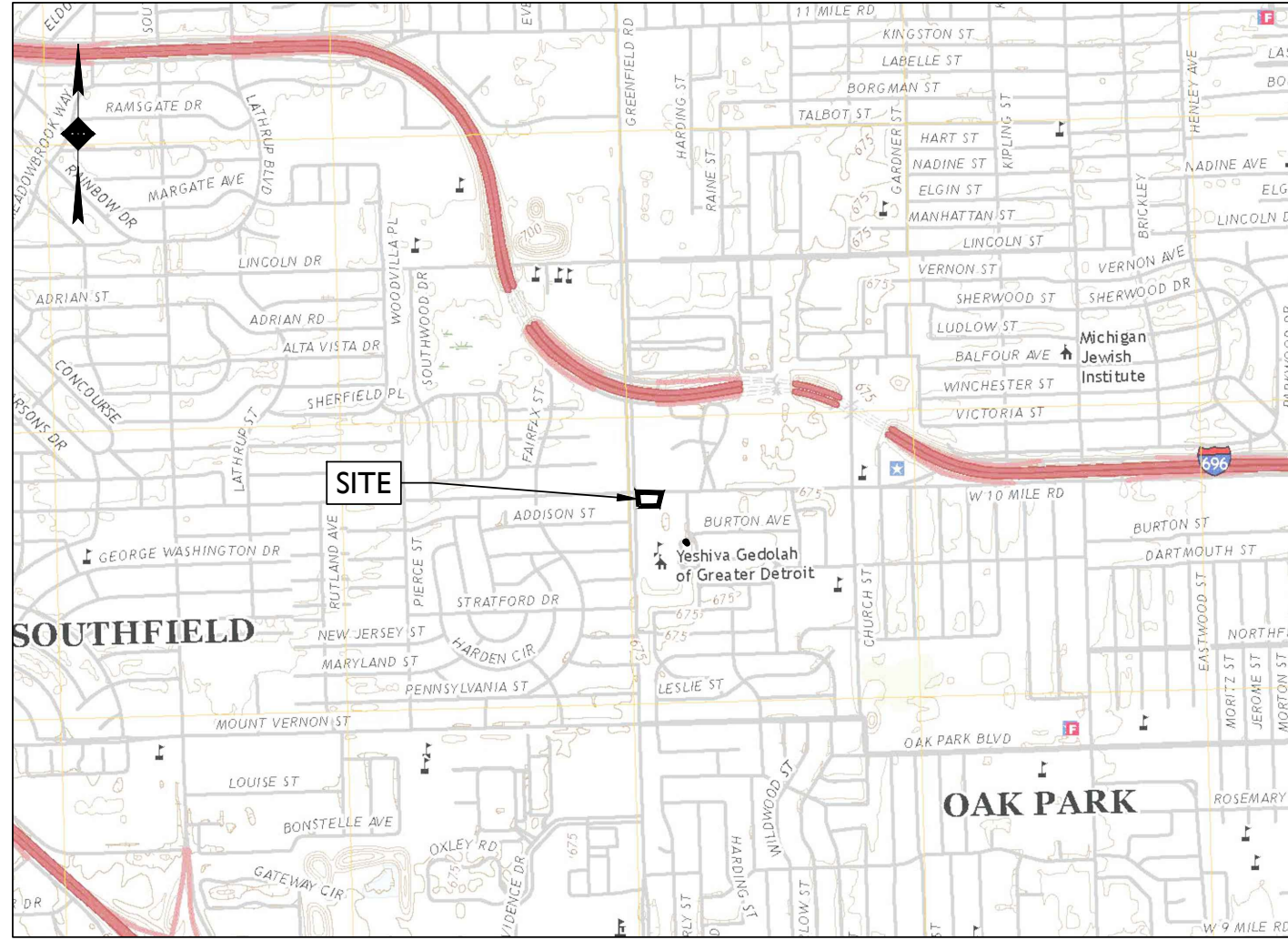
PROPERTY OWNER INFORMATION

Owner Name	RAC Greenfield 10 LLC						
Owner Address	4036 Telegraph Rd, Suite 201						
City	Bloomfield Hills	State	MI	Zip	48302	Phone	248-593-6200 ext 101
Signature of Property Owner				Print Name	Arkan Jonna		
Email Address	ajonna@afjonna.com						

APPLICANT INFORMATION

Applicant Name and Role	El Car Wash Mid-West, LLC, Samantha Burgner, VP Development & Construction						
Applicant Address	2753 NW 87th Ave						
City	Doral	State	FL	Zip	33172	Phone	413-464-2267
Signature of Applicant				Print Name	Samantha Burgner		
Email Address	sburgner@elcarwash.com						

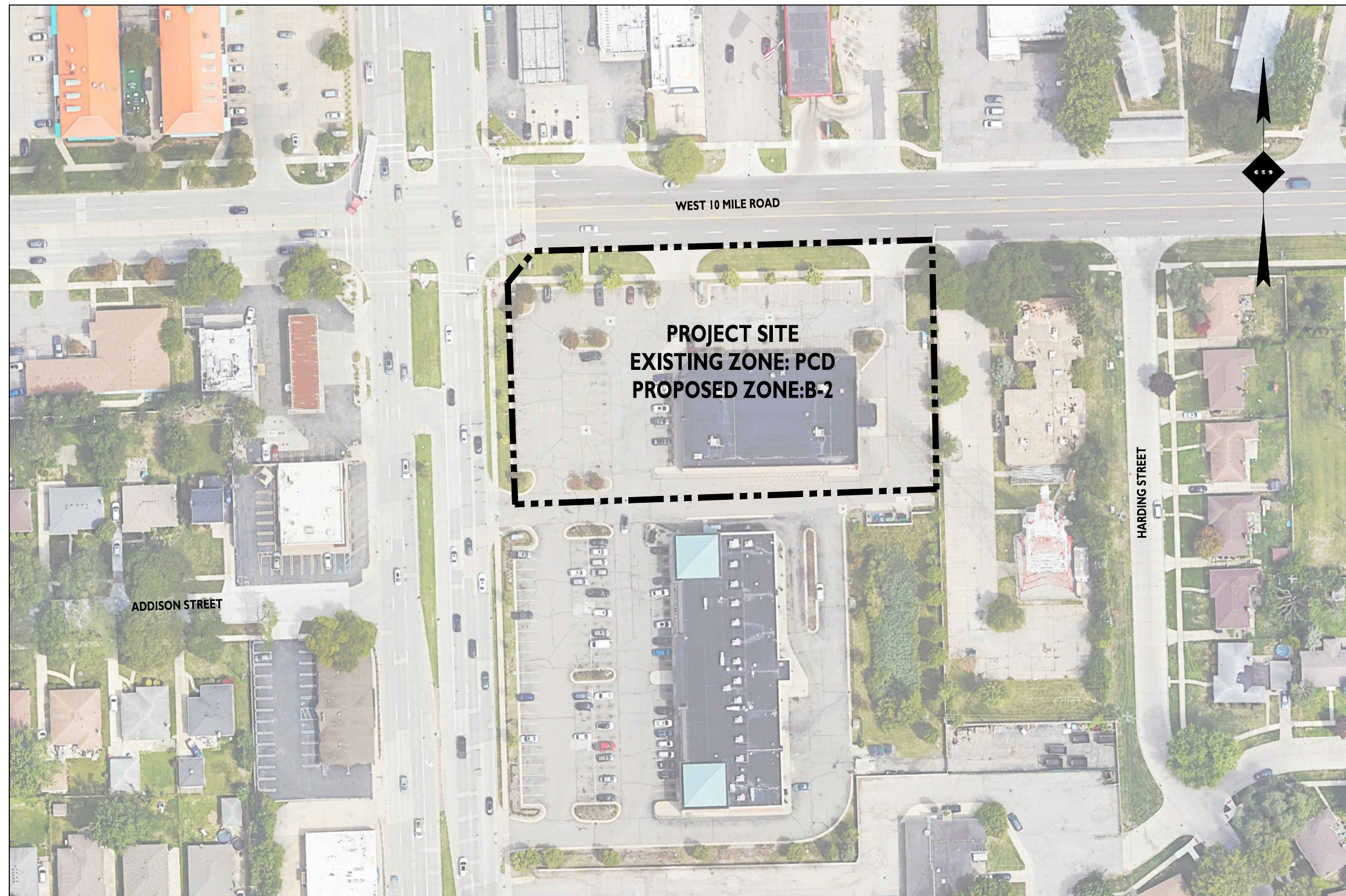
N: T&P/PLANNING/APPLICATIONS & PERMITS/ FINAL APPLICATIONS/ SPR APPLICATION 2025



SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES, ROYAL OAK, MI DATED 2019

LOCATION MAP

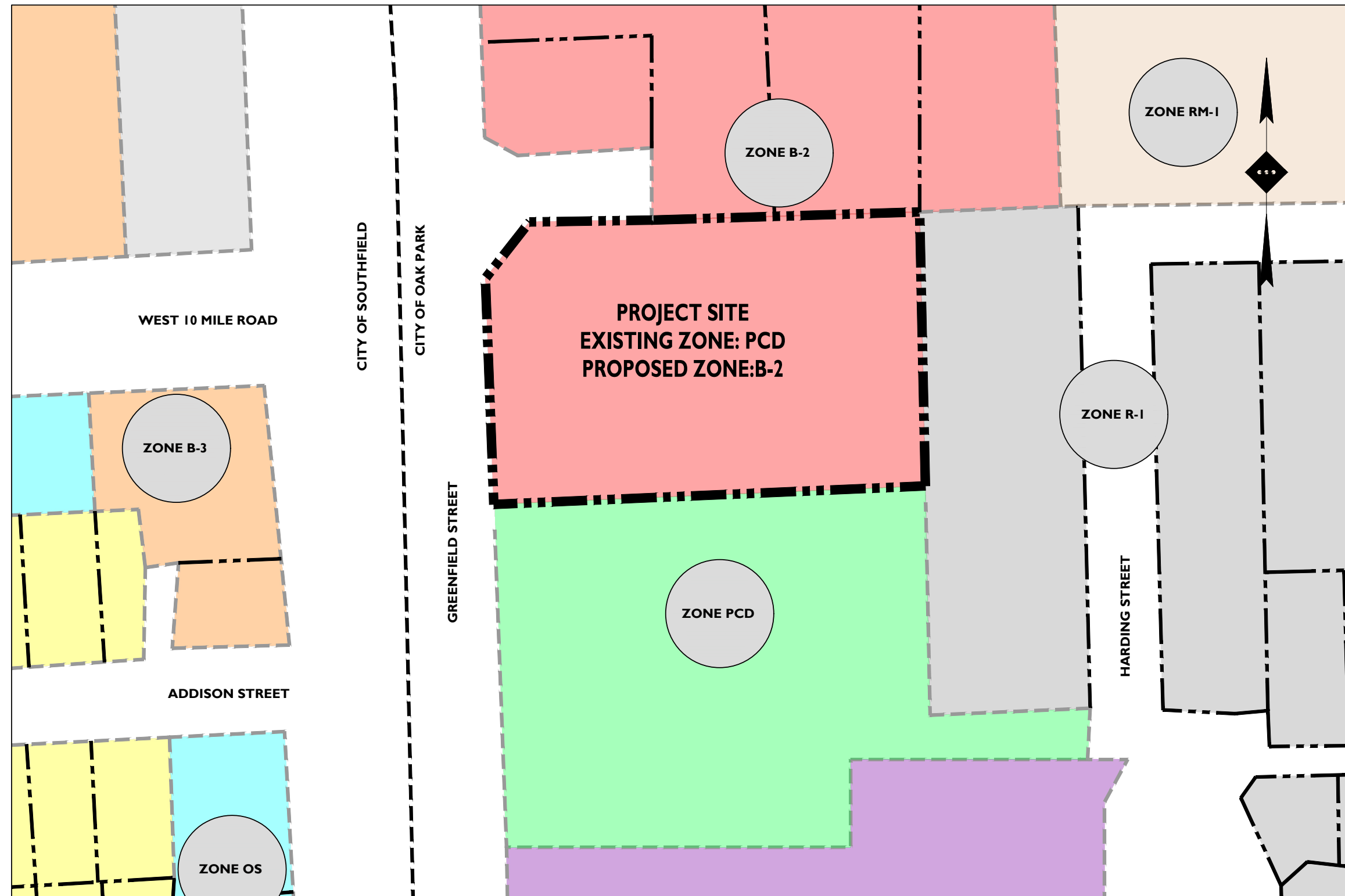
SCALE: 1" = 2000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: CITY OF OAK PARK ZONING MAP, DATED 07/2020 & CITY OF SOUTHFIELD ZONING MAP, DATED 03/18/2021

ZONING MAP

SCALE: 1" = 100'±

SITE IMPROVEMENT PLANS FOR EL CARWASH - OAK PARK PROPOSED CARWASH

PARCEL ID: 25-30-101-040
24850 GREENFIELD ROAD
CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN

APPLICANT

EL CAR WASH MID-WEST, LLC
2753 NW 87TH AVENUE
DORAL, FL 33172
413-464-2267
SBURGNER@ELCARWASH.COM

STONEFIELD engineering & design

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www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE IMPROVEMENT PLANS EL CARWASH - OAK PARK PROPBUILDING ALTERATION & SITE IMPROVEMENTS

PARCEL ID: 25-30-101-040
24850 GREENFIELD ROAD
CITY OF OAK PARK
OAKLAND COUNTY, MI 48237

PROJECT SUMMARY:

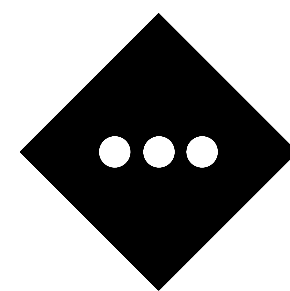
REPURPOSING THE EXISTING COMMERCIAL BUILDING ON SITE FOR A PROPOSED CARWASH WITH FULLY ENCLOSED VACUUM SPACE. SITE WILL BE REDEVELOPED TO PROVIDE THE NECESSARY TRAFFIC CIRCULATION FOR THE PROPOSED CARWASH AND WILL INCORPORATE NEW AMENITIES SUCH AS: OUTDOOR VACUUM SPACES, PAY STATIONS, PARKING SPACES, BICYCLE RACKS, UPGRADED LIGHTING AND LANDSCAPING. THE EXISTING STORMWATER INFRASTRUCTURE WON SITE WILL BE USED AS IT PROVIDES SUFFICIENT CONVEYANCE AND STORAGE CAPACITY DUE TO THE LARGE AMOUNTS OF LANDSCAPED AREAS ADDED TO THIS PROPERTY WITH THE UPDATED SITE LAYOUT.

PROJECT TIMELINE:

THIS PROJECT IS ANTICIPATED TO BEGIN CONSTRUCTION IN OCTOBER 2026 AND COMPLETE CONSTRUCTION IN MARCH 2027.



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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS LAND TITLE SURVEY PERFORMED BY STONEFIELD ENGINEERING & DESIGN, DATED 12/12/2025
 - ARCHITECTURAL PLANS PREPARED BY KRIEGER KLATT ARCHITECTS, DATED 10/30/2025
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO IMAGERY
 - LOCATION MAP OBTAINED FROM USGS QUADRANGLE MAP 7.5 MINUTE SERIES, ROYAL OAK, MI DATED 2019
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2
GRADING & STORMWATER MANAGEMENT PLAN	C-3
UTILITY PLAN	C-4
LIGHTING PLAN	C-5
LANDSCAPING PLAN	C-6

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	I OF I



STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-240226

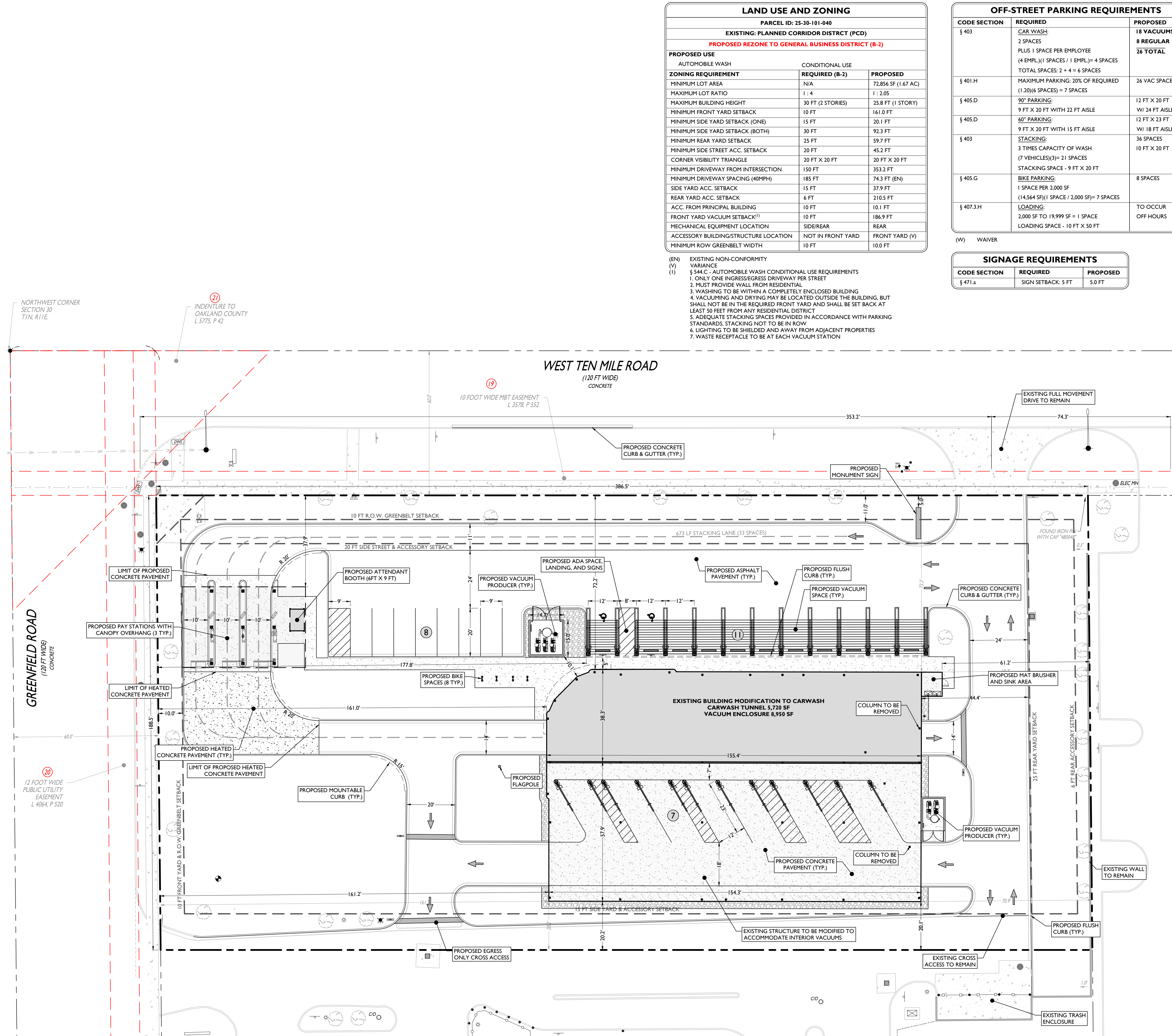
TITLE:

COVER SHEET

DRAWING:

C-1

\\01702\04057-24022-ALING - 24850 GREENFIELD ROAD - OAK PARK - MICAD\01702\04057-24022-ALING



LAND USE AND ZONING		
PARCEL ID: 25-30-101-040		
EXISTING: PLANNED CORRIDOR DISTRICT (PCD)		
PROPOSED REZONE TO GENERAL BUSINESS DISTRICT (B-2)		
PROPOSED USE		
AUTOMOBILE WASH		
CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED (B-2)	PROPOSED
MINIMUM LOT AREA	N/A	72,856 SF (1.67 AC)
MAXIMUM LOT RATIO	1 : 4	1 : 2.05
MAXIMUM BUILDING HEIGHT	30 FT (2 STORIES)	25.8 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	10 FT	161.0 FT
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	20.1 FT
MINIMUM SIDE YARD SETBACK (BOTH)	30 FT	92.3 FT
MINIMUM REAR YARD SETBACK	25 FT	59.7 FT
MINIMUM SIDE STREET ACC. SETBACK	20 FT	45.2 FT
CORNER VISIBILITY TRIANGLE	20 FT X 20 FT	20 FT X 20 FT
MINIMUM DRIVEWAY FROM INTERSECTION	150 FT	353.2 FT
MINIMUM DRIVEWAY SPACING (40MPH)	185 FT	74.3 FT (EN)
SIDE YARD ACC. SETBACK	15 FT	37.9 FT
REAR YARD ACC. SETBACK	6 FT	210.5 FT
ACC. FROM PRINCIPAL BUILDING	10 FT	10.1 FT
FRONT YARD VACUUM SETBACK ⁽¹⁾	10 FT	186.9 FT
MECHANICAL EQUIPMENT LOCATION	SIDE/REAR	REAR
ACCESSORY BUILDING/STRUCTURE LOCATION	NOT IN FRONT YARD	FRONT YARD (V)
MINIMUM ROW GREENBELT WIDTH	10 FT	10.0 FT

(EN) EXISTING NON-CONFORMITY VARIANCE
(V) § 544.C - AUTOMOBILE WASH CONDITIONAL USE REQUIREMENTS
(1) 1. ONLY ONE INGRESS/EGRESS DRIVEWAY PER STREET
2. MUST PROVIDE WALL FROM RESIDENTIAL
3. WASHING TO BE WITHIN A COMPLETELY ENCLOSED BUILDING
4. VACUUMING AND DRYING MAY BE LOCATED OUTSIDE THE BUILDING, BUT SHALL NOT BE IN THE REQUIRED FRONT YARD AND SHALL BE SET BACK AT LEAST 50 FEET FROM ANY RESIDENTIAL DISTRICT
5. ADEQUATE STACKING SPACES PROVIDED IN ACCORDANCE WITH PARKING STANDARDS. STACKING NOT TO BE IN ROW
6. LIGHTING TO BE SHIELDED AND AWAY FROM ADJACENT PROPERTIES
7. WASTE RECEPTACLE TO BE AT EACH VACUUM STATION

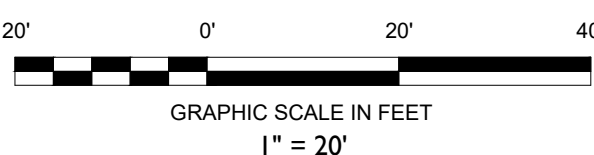
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 403	CAR WASH: 2 SPACES PLUS 1 SPACE PER EMPLOYEE (4 EMPL.) (1 SPACES / 1 EMPL.) = 4 SPACES TOTAL SPACES: 2 + 4 = 6 SPACES	18 VACUUMS 8 REGULAR 26 TOTAL
§ 401.H	MAXIMUM PARKING: 20% OF REQUIRED (1.20)(6 SPACES) = 7 SPACES	26 VAC SPACES (W)
§ 405.D	90° PARKING: 9 FT X 20 FT WITH 22 FT AISLE	12 FT X 20 FT W/ 24 FT AISLE
§ 405.D	60° PARKING: 9 FT X 20 FT WITH 15 FT AISLE	12 FT X 23 FT W/ 18 FT AISLE
§ 403	STACKING: 3 TIMES CAPACITY OF WASH (7 VEHICLES)(3)= 21 SPACES STACKING SPACE - 9 FT X 20 FT	36 SPACES 10 FT X 20 FT
§ 405.G	BIKE PARKING: 1 SPACE PER 2,000 SF (14,564 SF)(1 SPACE / 2,000 SF)= 7 SPACES	8 SPACES
§ 407.3.H	LOADING: 2,000 SF TO 19,999 SF = 1 SPACE LOADING SPACE - 10 FT X 50 FT	TO OCCUR OFF HOURS

(W) WAIVER

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 471.a	SIGN SETBACK: 5 FT	5.0 FT

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED MOUNTABLE CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- 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.
 - 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.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS 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.
 - 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.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - 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.
 - 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 CONTRACTOR'S EXPENSE.
 - THE 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - 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.



SITE PLAN AND REZONE APPROVAL		DESCRIPTION	
DATE	BY	DATE	BY
12/29/2025	VE & AF	12/29/2025	VE & AF
1	I	1	I

NOT APPROVED FOR CONSTRUCTION

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EL CARWASH - OAK PARK

PROBUILDING ALTERATION & SITE IMPROVEMENTS

PARCEL ID: 25-30-101-040
24850 GREENFIELD ROAD
CITY OF OAK PARK
OAKLAND COUNTY, MI 48237

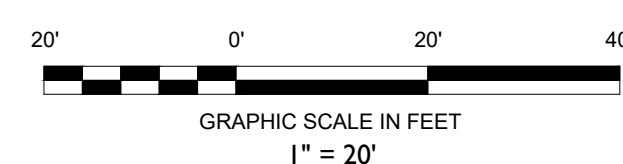


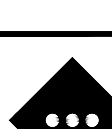
STONEFIELD
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SCALE: 1" = 20' PROJECT ID: DET-240226

TITLE: SITE PLAN

DRAWING: C-2



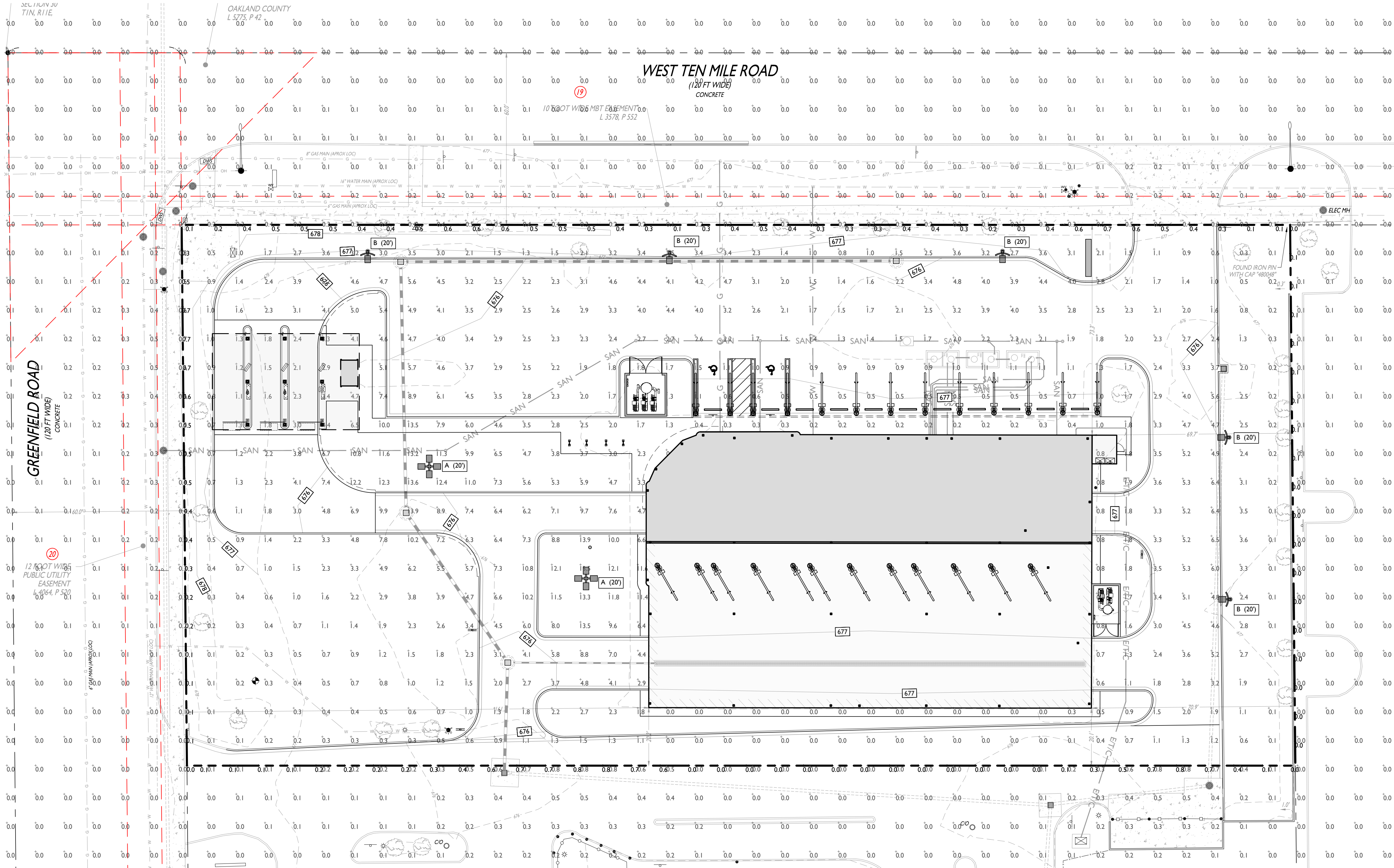
 STONEFIELD engineering & design		
SCALE:	1" = 20'	PROJECT ID: DET-240226
TITLE:		
UTILITY PLAN		
DRAWING:		
C-4		

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	2	PREVAIL LED AREA LIGHT POLE & FIXTURE COMBO - SINGLE FIXTURE WITH HOUSE SIDE SHIELD C40 - 4000K	TYPE IV	0.9	COOPER
	B	5	PREVAIL LED AREA LIGHT POLE & FIXTURE COMBO - SINGLE FIXTURE WITH HOUSE SIDE SHIELD C40 - 4000K	TYPE IV	0.9	COOPER
						IES FILE
						PRV-C40-D-UNV-T3-BZ-7030
						PRV-C40-D-UNV-T4-BZ-7030-HSS



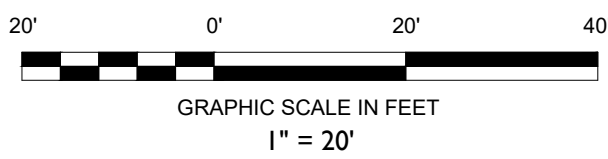
PROPOSED FIXTURES
'A' & 'B'

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 495-A-1	LIGHTING ORIENTATION: FULLY SHIELDED AND DIRECTED DOWNWARD	COMPLIES
§ 495-A-2	MAXIMUM INTENSITY AT PROPERTY LINE: 1 FC EXCEPT WHERE ABUTTING RIGHT-OF-WAY	0.8 FC
§ 495-A-3	MAXIMUM POLE HEIGHT: 20 FT	20 FT
§ 495-A-5	LOCATION: PARKING ISLANDS OR IN THE PERIPHERY PARKING LOT AREA. PROHIBITED IN PARKING SPACES	COMPLIES



SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
---	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

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



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EL CARWASH - OAK PARK
PROPBUILDING ALTERATION &
SITE IMPROVEMENTS

PARCEL ID: 25-30-101-040
24850 GREENFIELD ROAD
CITY OF OAK PARK
OAKLAND COUNTY, MI 48237



STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-240226

TITLE:

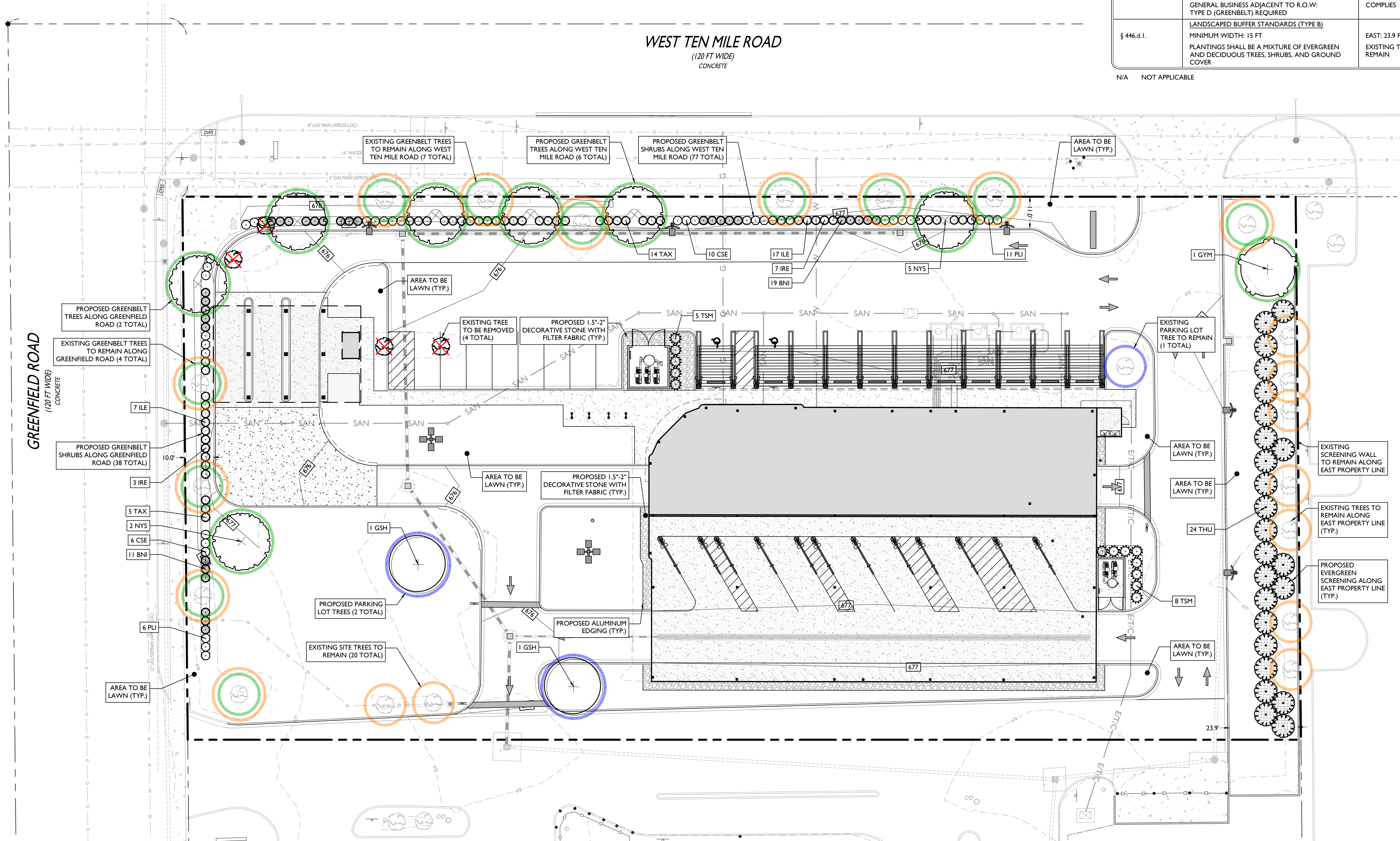
LIGHTING PLAN

DRAWING:

C-5

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PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GSH	2	GLEDITSIA TRIACANTHOS 'INERMIS'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
	GYM	1	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" - 2.5" CAL	B&B
	NYS	7	NYSSA SYLVATICA	SOUR GUM	2" - 2.5" CAL	B&B
EVERGREEN TREES						
	THU	24	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	4" - 5" HT	B&B
	TSM	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4" - 5" HT	B&B
SHRUBS						
	CSE	16	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT
	IRE	10	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	POT
	PLI	17	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT
EVERGREEN SHRUBS						
	BNI	30	BUXUS X 'SBI08'	NEWGEN INDEPENDENCE BOXWOOD	18" - 24"	POT
	ILE	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY	18" - 24"	POT
	TAX	19	TAXUS CANADENSIS	CANADA YEW	18" - 24"	POT

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

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 318.c.1.	MECHANICAL EQUIPMENT & UTILITIES ALL EQUIPMENT SHALL BE SCREENED BY A SOLID WALL, FENCE, OR LANDSCAPING GREENBELTS (TYPE D)	COMPLIES
§ 445.a.1.	MINIMUM WIDTH: 10 FT	W. 10 MILE ROAD: 11.0 FT GREENFIELD ROAD: 10.0 FT
§ 445.a.4.	1 CANOPY TREE & 6 SHRUBS FOR EVERY 30 LF WEST 10 MILE ROAD: 386 FT (386 FT) * (1 TREE / 30 FT) = 13 TREES (386 FT) * (6 SHRUBS / 30 FT) = 77 SHRUBS GREENFIELD ROAD: 189 FT (189 FT) * (1 TREE / 30 FT) = 6 TREES (189 FT) * (6 SHRUBS / 30 FT) = 38 SHRUBS	6 EXISTING TREES 7 PROPOSED TREES 77 SHRUBS
§ 445.b.1.	15 SF OF LANDSCAPING FOR EVERY 1 SPACE (19 SPACES) * (15 SF / 1 SPACE) = 285 SF	6,939 SF
§ 445.b.2.a)	1 TREE FOR EVERY 100 SF OF LANDSCAPING (285 SF) * (1 TREE / 100 SF) = 3 TREES	1 EXISTING TREE 2 PROPOSED TREES
§ 445.d.	INTERIOR SITE LANDSCAPING 10% INTERIOR LANDSCAPING REQUIRED (78,872 SF) * (0.10) = 7,887 SF	23,579 SF (29.8%)
§ 445.d.1.	1 TREE FOR EVERY 400 SF OF LANDSCAPING (7,887 SF) * (1 TREE / 400 SF) = 20 TREES	20 EXISTING TREES
§ 445.d.2.	2 SHRUBS FOR EVERY 400 SF OF LANDSCAPING (7,887 SF) * (2 SHRUBS / 400 SF) = 40 SHRUBS	40 SHRUBS
§ 446.a.	SCREENING & LANDSCAPING GENERAL BUSINESS ADJACENT TO R-1: TYPE A, TYPE B, OR TYPE C REQUIRED GENERAL BUSINESS ADJACENT TO PCO: NONE REQUIRED GENERAL BUSINESS ADJACENT TO R.O.W: TYPE D (GREENBELT) REQUIRED	COMPLIES N/A COMPLIES
§ 446.d.1.	LANDSCAPED BUFFER STANDARDS (TYPE B) MINIMUM WIDTH: 15 FT PLANTINGS SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS TREES, SHRUBS, AND GROUND COVER	EAST: 23.9 FT EXISTING TREES TO REMAIN

N/A NOT APPLICABLE

SYMBOL	DESCRIPTION
	PROPOSED GREENBELT TREES
	PROPOSED PARKING LOT TREES
	PROPOSED SITE TREES
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED



Know what's below
Call before you dig.

CITY OF OAK PARK MAINTENANCE NOTES:

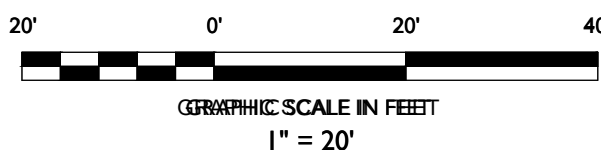
LANDSCAPED AREAS AND PLANT MATERIALS REQUIRED BY THIS CHAPTER SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN 30 DAYS WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- 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.
- 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.
- 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.



SITE IMPROVEMENT PLANS

EL CARWASH - OAK PARK
PROPBUILDING ALTERATION &
SITE IMPROVEMENTS

PARCEL ID: 25-30-101-040
24850 GREENFIELD ROAD
CITY OF OAK PARK
OAKLAND COUNTY, MI 48237



SCALE: 1" = 20' PROJECT ID: DET-240226

TITLE:

TREE REMOVAL &
LANDSCAPING PLAN

DRAWING:

C-6



Client:

Project:

El Car Wash - Oak Park, MI
24850 Greenfield Road
Oak Park, Michigan

[illegible]

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:

23-132

Scale:

As indicated

Sheet Number: _____

A.200A

PRELIMINARY NOT FOR CONSTRUCTION





Client:

Project:

[illegible]

Seal:



North Arrow:

Sheet Title:

Northwest Isometric

Project Number:

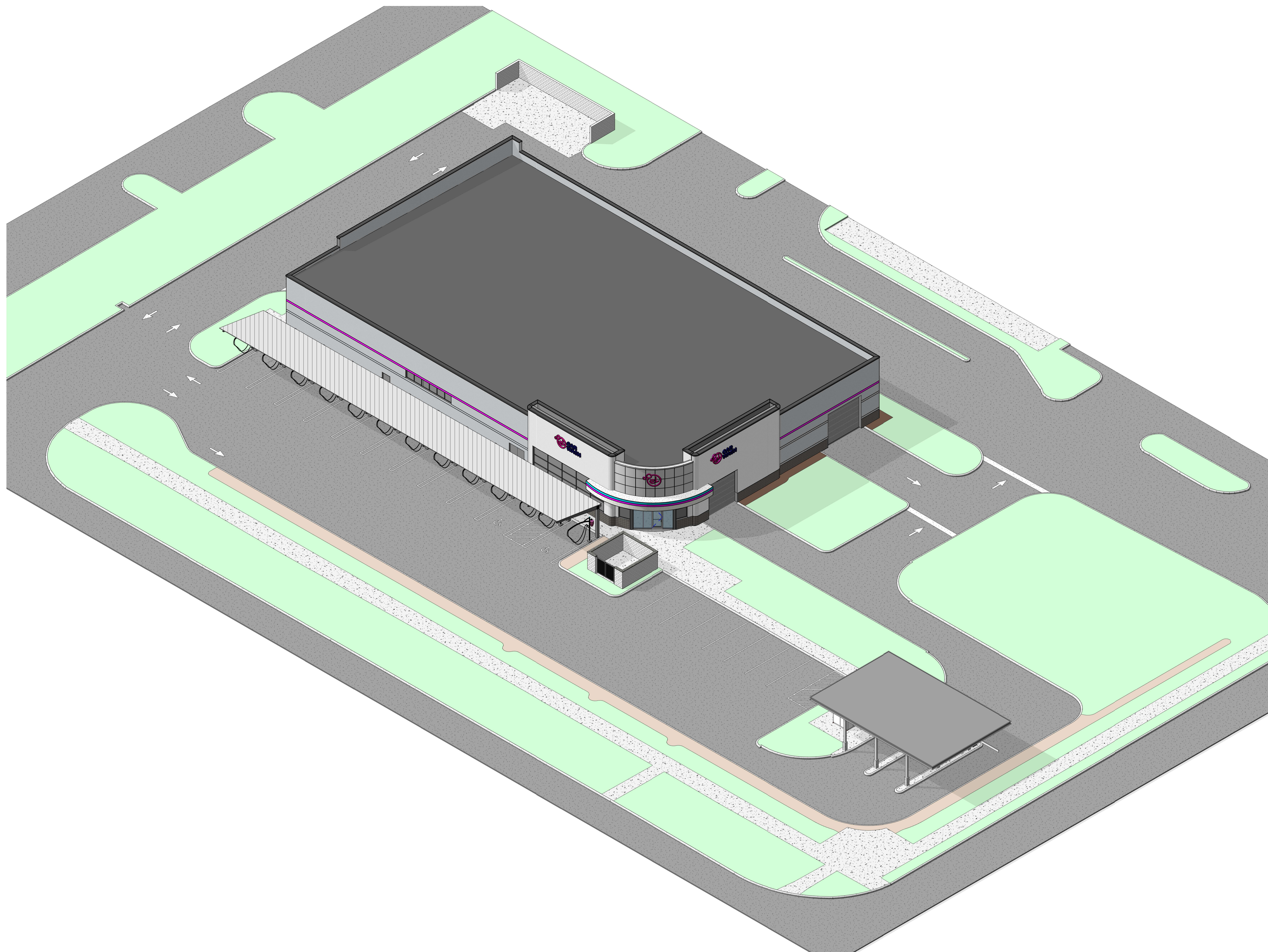
23-132

Scale:

Sheet Number:

A.201.A

PRELIMINARY NOT FOR CONSTRUCTION



Northwest Isometric

Client:

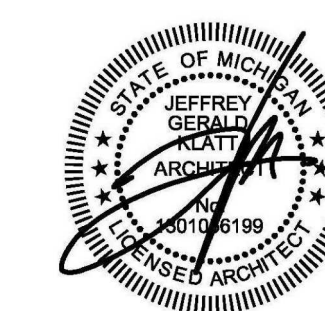
El Car Wash - Oak Park LLC
30200 Telegraph Rd, Suite 205
Bingham Farms, MI 48025

Project:

El Car Wash - Oak Park, MI
24850 Greenfield Road
Oak Park, Michigan

[illegible]

Seal:



— Note:

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

North Arrow:

Sheet Title:

North-east
Isometric

Project Number:

23-132

Scale:

Sheet Number:

A.203.A

Northeast Isometric

PRELIMINARY NOT FOR CONSTRUCTION



Client:

Project:

[illegible]

Seal:



North Arrow:

Sheet Title:

Southwest
Isometric

Project Number:

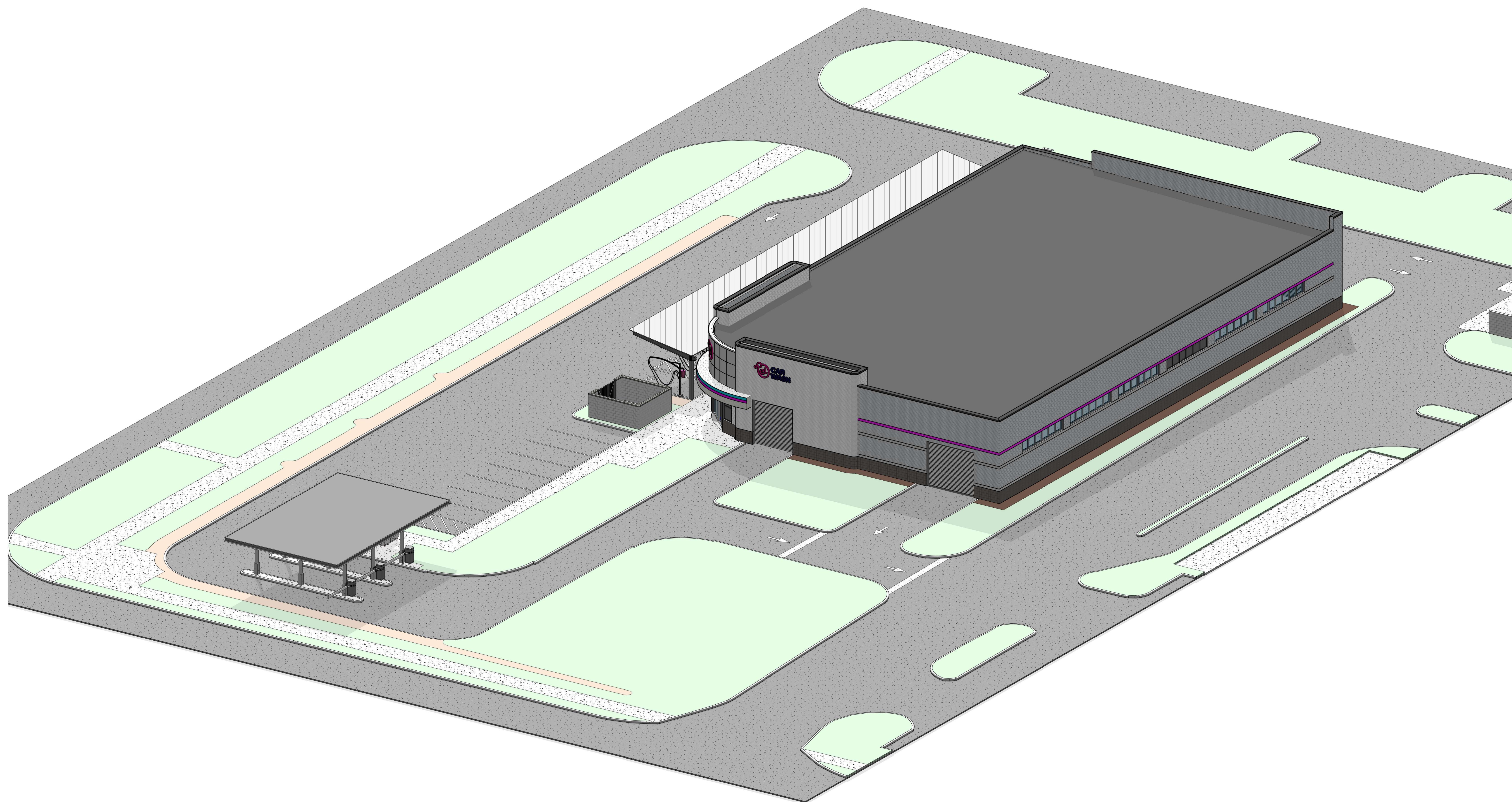
23-132

Scale:

Sheet Number:

A.204.A

Page 41 of 73



Southwest Isometric

PRELIMINARY NOT FOR CONSTRUCTION

SITE AND PROJECT CHARACTERISTICS

The site of 0.386 acres (16,820 square feet) comprises an existing, one-story commercial building of 1,928 square feet. The existing building is situated mainly in the northeast portion of the property. The property is a corner lot with frontages on Nine Mile Rd. and Avon Ave. There is an egress and ingress access on Avon Ave., and a parking lot is located to the south and west of the property. The remainder of the property is improved by landscaped areas.

The applicant proposes expanding the existing building and constructing a new 1,347 square feet building to the west. The existing building houses Step By Step Physical Therapy, while the new building will house Step By Step Pain Management.

ZONING DISTRICT AND LAND USE

The property is zoned O, Office District. Professional and medical offices/clinics are permitted by right within the O district. The addition of a building that exceeds 25% of the existing floor area or exceeds 2,000 sq. ft. requires a Site Plan Review (SPR) subject to the provisions of Article 5, Division 1 of the Zoning Ordinance.

The immediate adjacent properties to the south are zoned R-1, One-Family Residential District, to the east is Avon Ave. Right-of-way and then R-1 District, to the west is O District, and to the north is Nine Mile Rd right-of-way then O District.

OFFICE DISTRICT

All Office principal uses, conditional uses, and special land uses are subject to the following site development requirements:

Schedule Regulations: Bulk, Area, Density, and Setbacks.

TABLE 1. SEC. 225 SCHEDULE OF REGULATIONS			
Location	Required	Existing	Addition
Front (north)	Equals to Height of Building Building Height = 11' 6"	25'	25'
Rear (south)		52'	51'
Side (west)		63'	26'
Side (east)		25'	No change
Height	150'- 15 stories	11' 6" - 1 story	11' 6" - 1 story

The site plan meets and exceeds the schedule of regulation requirements as shown in Table1, above.

Building Design Standards

The site plan must meet the general architectural standards by building types as regulated in Article 3, Division 2: Architectural Building Standards. Commercial buildings shall comply with Sec. 356. Commercial and Mixed-use Architectural Standards.

Sec. 351 states that building additions or modifications to existing buildings built prior to the adoption of the Zoning Ordinance or district shall apply the architectural standards that most closely match the existing building.

The existing building featured cultured stone at the base, stucco, and aluminum frame windows and doors. The proposed addition will use similar materials to match the existing structure.

It is important to note that the Zoning Ordinance does not permit stucco. The applicant shall work with the Economic Development and Planning staff to minimize stucco use to the maximum extent possible in compliance with the Zoning Ordinance.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Medical and dental clinic/offices, including urgent care facilities, (where such use comprises at least 50% of the building or site)	1.0 space per 150 sq. ft. of GFA	Existing: $1,339/150 = 9$ spaces Addition: $907/150 = 6$ spaces	15
Total		15	15

The site plan meets off-street parking as shown in Table 2, above.

Sec. 404 Barrier Free Parking Requirements requires barrier-free spaces in compliance with the State Building Code. The site plan depicts two (2) barrier-free parking spaces consistent with the Zoning Ordinance. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.

Sec. 408 Bicycle Parking requires one bicycle parking space for each 4,000 square feet of gross floor area, a minimum of (4) spaces for office use. The Zoning Ordinance requires four (4) bicycle parking spaces. The site plan does not depict bicycle parking spaces. The applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.

Landscape Standards.

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		
10 ft wide landscaped area	10 ft wide	25' provided along 9 Mile Rd.

1 canopy tree or 2 ornamental trees / 30 ft street frontage	$145/30 = 5$ trees	11 trees
6 upright shrubs / 30 ft street frontage	$145/30 = 4.6$ $4.8 \times 6 = 29$ shrubs	-
Parking lot landscaping, Commercial/Office District		
Landscaped area of 15 sq. ft. / 1 parking space	$15 \times 15 = 225$ sf	369 sf
1 deciduous tree / 100 sf.	$225/100 = 2$ trees	1 tree
Interior Site Landscaping		
Landscaped area 10% of lot area	$16,820 \times 10\% = 1,682$ sq ft	6,012 sf (35.7%)
Trees. 1 deciduous tree or evergreen / 400 sf	$1,682/400 = 4$ trees	2 trees
Shrubs. 2 shrubs / 400 sf.	$1,682/400 = 4.2$ $4.2 \times 2 = 9$ shrubs	72 shrubs
Total	Landscaped area = 1,682 sf Trees = 11 Shrubs = 38 Total = 49	Landscaped area = 6,012 sf (35.7%) Trees = 14 Shrubs = 72 Total = 86

Sec 448 Standards for Compliance for Existing Sites states where the building is being increased by at least 40% over the originally approved site plan, the site shall be brought into full compliance with the landscape standards, unless the site condition prevents full compliance. The Planning Commission and/or city planner shall determine the extent of new landscaping by evaluating the following:

- Size of the land.
- Configuration and size of the existing buildings.
- Relationship to the proposed buildings and uses of land.
- Relationship to adjacent land uses.
- Relationship to existing and proposed thoroughfares.

The Economic Development and Planning staff finds that the landscape plan for an existing site provides additional landscaped areas beyond the minimum requirements, and the total number of plants exceeds the design standards requirements of Section 445 of the Zoning Ordinance.

Sec. 446 requires minimum screening and landscaping between various uses and districts. For non-residential uses adjacent to residential uses or districts, the Zoning Ordinance allows screening alternatives such as landscaped berms, landscaped buffers, or screen walls. For office uses or road rights-of-way, a 10-foot landscaped greenbelt is required.

The applicant proposes approximately 25-foot greenbelt areas along the west and east property lines; except for the parking lot. The west greenbelt includes (18) upright 3-foot-high Juniper shrubs that provides a visual buffer between the property and the adjacent office use and district. The east greenbelt includes (3) Juneberry trees, an Oak tree, and (4) spreadable Juniper shrubs.

Along the south property line, the landscape plan depicts an existing 6-foot-high wooden fence enclosing the residential property. The applicant proposes a 3-foot-wide landscaped buffer with (46) upright 3-foot-high Juniper shrubs to provide a visual barrier between the parking lot and the adjacent one-family residential property.

The Zoning Ordinance requires the landscaped buffer to be at least (15) feet wide and to include closely spaced evergreen plantings that can reasonably be expected to form a complete visual barrier. The proposed landscaped buffer width along the south property line does not meet the minimum requirements of the Zoning Ordinance.

Sec. 446 authorizes the Planning Commission to approve alternative screening plans, recognizing that a wide variety of land uses and the relationships between them can exist and that varying circumstances can mitigate the need for screening and landscaping. The Planning Commission may reduce or waive the screening and landscaping requirements upon reviewing the following:

1. The screening and landscaping plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.
2. The alternate width and type of buffer zone and screening provided therein will ensure compatibility with surrounding and nearby land uses because:
 - a. The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.
 - b. The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this article. The planning commission shall require the preservation of these natural features as a condition of site plan approval.
 - c. The arrangement, design and orientation of buildings on the site maximize privacy and isolate adjacent and nearby land uses from any potential negative impacts of the project.

The Economic Development and Planning Department finds the proposed landscape and screening plan is consistent with and complements the character of the surrounding area, and it protects the character of the property, subject to the following condition:

- The proposed (46) upright evergreen shrubs must be mature with a minimum height of (5) feet at the time of planting. These plants must provide a year-round screening. If at the time of planting, they do provide full visual barrier, additional plant materials will be required to achieve 100% screening.

Sec. 447 requires all landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without

irrigation. The landscape plan indicates that the proposed plant materials are drought-resistant, hardy, low maintenance once established, and can typically survive without a permanent irrigation system. The landscape plan provides a maintenance plan.

Access Management and Driveway Standards. Any modifications to the access on Avon Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.

Dumpster Enclosure. The site plan does not depict a dumpster enclosure on site. The applicant indicated that an interior facility is provided. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3, Division 1, Section 333 of the Zoning Ordinance.

Lighting. The site plan does not depict a light plan. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provisions of Article 4, Division 5 Lighting Standards.

Mechanical Equipment. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and utilities.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed addition to the existing building at 15301 W. 9 Mile Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The applicant shall work with the Economic Development and Planning staff to minimize stucco use to the maximum extent possible in compliance with the Zoning Ordinance.
2. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
3. Applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
4. The proposed (46) upright evergreen shrubs must be mature with a minimum height of (5) feet at the time of planting. These plants must provide a year-round

- screening. If at the time of planting, they do provide full visual barrier, additional plant materials will be required to achieve 100% screening.
5. Any modifications to the accesses on Avon Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
 6. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3, Division 1, Section 333 of the Zoning Ordinance.
 7. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provisions of Article 4, Division 5 Lighting Standards.
 8. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and utilities.
 9. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs on this site.
 10. The site plan and building shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.



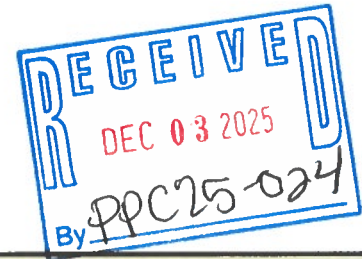
CITY OF OAK PARK

MUNICIPAL SERVICES

ECONOMIC DEVELOPMENT & PLANNING DIVISION

14300 Oak Park Blvd,

Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☐ Site Plan Review	\$750.00
☐ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

12/03/2025

Fee Paid

\$750.00

Site Plan No.

PPC25-024

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	Step By Step Pain Management		
Property Address	15301 W. 9 Mile Rd.		
Parcel Number Sidwell Number	25-31		
Legal Description	Martins Polo Heights Sub Lot 25-31 Include Mark 1/6" vac Alley		
Existing Land Use	0		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
0 Zoning. Building Out a New Building Next to Existing Building.			
Estimated Monetary Investment	\$ 250,000	Projected Number of Employees	4

PROPERTY OWNER INFORMATION

Owner Name	Mahmoud Sobh						
Owner Address	21721 Hickorywood Dr.						
City	Dearborn Heights	State	MI	Zip	48127	Phone	313-574-2685
Signature of Property Owner			Print Name		Mahmoud Sobh		
Email Address	MikeySobh@gmail.com						

APPLICANT INFORMATION

Applicant Name and Role	Mahmoud Sobh /owner						
Applicant Address	21721 Hickorywood Dr.						
City	Dearborn Heights	State	MI	Zip	48127	Phone	313-574-2685
Signature of Applicant			Print Name		Mahmoud Sobh		
Email Address	Mikey Sobh@gmail.com						

PAIN MANAGEMENT MEDICAL OFFICE ADDITION

15301 W NINE MILE ROAD

OAK PARK , MI 48237

GENERAL CONSTRUCTION NOTES	PROJECT INFORMATION	PROJECT DATA & CODE COMPLIANCE	ISSUED FOR SITE PLAN APPROVAL : 11/20/2025
1. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. 2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION. 3. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION. 4. THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUB-CONTRACTORS FOR A PERIOD OF A MINIMUM ONE (1) YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR AS STATED IN CONTRACT WITH OWNER, WHICHEVER IS GREATER. 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION. 6. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS EITHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS. 7. GENERAL CONTRACTOR TO HAVE JOB PHONE ON PREMISES DURING ENTIRE CONSTRUCTION PERIOD. 8. THE GENERAL CONTRACTOR & EACH SUBCONTRACTOR IS TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. 9. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES. 10. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR: OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO AAA CONSULTING OR HIS ENGINEER ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. 11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY AAA CONSULTING OR HIS ENGINEER. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., SLATWALL, ETC. 12. ALL DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE. 13. EGRESS DOORS SHALL BE PROVIDED PER IBC SECTIONS 1014 THROUGH 1024. 14. ALL DOOR HANDLES SHALL BE OF THE LEVER TYPE. HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR. 15. ALL ACCESS PANELS SHALL BE 24"x36" UNLESS OTHERWISE NOTED. 16. ALL GLASS UNITS LOCATED IN HAZARDOUS LOCATIONS AS INDICATED IN IBC 2406.3 SHALL COMPLY WITH TEST REQUIREMENTS OF CONSUMER PRODUCT SAFETY COMMISSION 16, CFR PART 1201 FOR HUMAN IMPACT LOADS. 17. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR PRIOR TO CUTTING/CORING. 18. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AUPA U1 AND M4. 19. ALL FASTENERS, CONNECTORS, OR OTHER HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316, OR HOT-DIPPED GALVANIZED STEEL ASTM A663, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT TO REDUCE THE CORROSION PROGRESS. 20. FIRE BLOCKING SHALL BE INSTALLED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED OR STUDDED-UP SPACES OF MASONRY OR CONCRETE WALLS, AND AT THE CEILING AND FLOOR OR ROOF LEVELS. PER IBC SECTION 712.2. 21. FIRE BLOCKING SHALL BE INSTALLED AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS. PER IBC SECTION 712.3. 22. REQUIRED FLAME SPREAD RATINGS: INTERIOR FINISH OF WALLS AND CEILING SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THAT DESIGNATED BY THE CLASS PRESCRIBED FOR THE VARIOUS GROUPS LISTED IN IBC TABLE 803.5, WHEN TESTED IN ACCORDANCE WITH IBC SECTION 803.2.	PROJECT DESCRIPTION EXISTING STAND ALONE BUILDING MEDICAL PAIN MANAGEMENT OFFICE ADDITION TO AN EXISTING BUILDING USED FOR PHYSICAL THERAPIES EXTERIOR IMPROVEMENT AS PER DRAWINGS. BUILDING CODES BUILDING CODE 2015 MICHIGAN EXISTING REHABILITATION CODE SECTION 505 ALTERNATE LEVEL BUILDING CODE 2015 MICHIGAN BUILDING CODE PLUMBING CODE 2021 MICHIGAN PLUMBING CODE MECHANICAL CODE 2021 MICHIGAN MECHANICAL CODE ELECTRICAL CODE 2023 NATIONAL ELECTRICAL CODE WITH 2023 MICHIGAN PART 9 ELECTRICAL CODE RULES LIFE SAFETY CODE 2015 INTERNATIONAL FIRE CODE ENERGY CODE 2015 MICHIGAN UNIFORM ENERGY CODE ASHRAE 90.1-2013 ACCESSIBILITY CODE ICC / ANSI A111 - 2009 & MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1986 AS AMENDED FIRE CODE 2015 INTERNATIONAL FIRE CODE NFPA 72 2013 FIRE ALARM CODE SITE LOCATION MAP	SITE DATA ZONING & PROPERTY AREA: TOTAL SITE AREA: 16,244 SQ. FT. - 0.37 ACRES PARKING SPACES: 15 SPACES (EXISTING PARKING) BUILDING DATA USER GROUP: BUSINESS GROUP B (CHAPTER 3 SECTION 309) EXISTING ZONING: O OFFICE BUILDING CONSTRUCTION TYPE: II B (CHAPTER 6 SECTION 602.2) EXISTING BUILDING HEIGHTS: 11'-6" FT TOTAL SITE AREA: 16,244 SQ. FT. - 0.37 ACRES EXISTING BUILDING FOOT PRINT: 1,928 SQ. FT PROPOSED BUILDING FOOT PRINT: 1,341 SQ. FT PARKING REQUIREMENT ARTICLE XIX. (SECTION 50-220. OFF-STREET PARKING) REQUIREMENT FOR PROFESSIONAL OFFICE: 1.0 SPACE PER 300 SQ. FT. OF GFA 1,928 / 300 = 6 PARKING SPACE REQUIRED REQUIREMENT FOR MEDICAL OFFICE: 1.0 SPACE PER 150 SQ. FT. OF GFA 1,341 / 300 = 9 PARKING SPACE REQUIRED PROPOSED PARKING SPACE: 15 SPACE INCLUDE 2 B.F. 2015 M.B.C. OCCUPANCY LOAD PER TABLE 1004.1.2 EGRESS REQUIREMENT: BUSINESS AREAS: 100 GROSS SQ.FT. PER OCCUPANT TOTAL EXISTING BUSINESS AREAS: 1,928 SQ.FT. / 100 = 20 CL REQUIRED EGRESS WIDTH = 20 X 2 = 4' EXISTING EXIST DOOR EGRESS WIDTH = 1 X 36" EXISTING EXIST DOOR EGRESS WIDTH = 1 X 36" TOTAL PROPOSED BUSINESS AREAS: 1,341 SQ.FT. / 100 = 13 CL REQUIRED EGRESS WIDTH = 13 X 2 = 3' EXISTING EXIST DOOR EGRESS WIDTH = 1 X 36" EXISTING EXIST DOOR EGRESS WIDTH = 1 X 36" 2015 M.B.C. CHAPTER 10: MEANS OF EGRESS, EXIT ACCESS TRAVEL DISTANCE OCCUPANCY WITHOUT SPRINKLER SYSTEM SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD PER STORY LESS THAN 500 OCCUPANT LOAD PROVIDE 2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY. SECTION 1010.1.2 DIRECTION OF SWING PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. SECTION 1011 EXIT ACCESS TRAVEL DISTANCE PER TABLE 1011.2 GROUP B OCCUPANCY BUILDING WITHOUT SPRINKLER SYSTEM (200 FEET MAX. EXIT ACCESS TRAVEL DISTANCE) 2015 M.F.C. CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS PER TABLE 403.1 FIXTURE, FAUCET AND FIXTURE FITTINGS FOR USE GROUP B - BUSINESS WATER CLOSETS MALE AND FEMALE: 1 PER 25 LAVATORIES MALE AND FEMALE: 1 PER 40 DRINKING FOUNTAIN: 1 PER 100 FOR BUSINESS AND MERCANTILE OCCUPANCIES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.	ISSUED SITE PLAN APPROVAL : 11/20/2025 COMMON DRAWINGS: T5-1.0 TITLE SHEET L5-1.0 LANDSCAPING PLAN - - - - - - ARCHITECTURAL DRAWINGS: A-1.0 EXISTING SITE PLAN A-2.0 PROPOSED SITE PLAN A-3.0 PROPOSED FLOOR PLAN A-4.0 PROPOSED ELEVATION A-5.0 - A-6.0 - A-7.0 - A-8.0 - A-9.0 - A-10.0 - A-11.0 - A-12.0 - MECHANICAL DRAWINGS: M-200 - M-201 - M-202 - M-203 - M-204 - ELECTRICAL DRAWINGS: E-300 - E-301 - E-302 - E-303 - E-304 - PLUMBING DRAWINGS: P-400 - P-401 - P-402 - P-403 - P-404 - DRAWING INDEX LEGEND: NOT ISSUED ISSUED REFERENCE DRAWING NUMBER SYSTEM: A-100 SHEET # DISCIPLINE

PROPOSED PAIN MANAGEMENT MEDICAL OFFICE ADDITION

15301 W NINE MILE ROAD
OAK PARK , MI 48237

OWNER/DEVELOPER:
STEP BY STEP PHYSICAL THERAPY
TEL: (313) 514-2685

15301 W NINE MILE ROAD
OAK PARK , MI 48237

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AAA CONSULTING
DESIGN-BUILD
CONSTRUCTION MANAGEMENT

23855 GREENFIELD ROAD SUITE # 103
SOUTHFIELD, MICHIGAN 48066
TEL: (313) 815-0943
EMAIL: AAA.CONSULTING@GMAIL.COM

ARCHITECT
T. FOUGHT & ASSOCIATES LLC-AIA
23855 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48066
(248) 814-7612
TFOUGHT@ARCHITECTLLC.COM



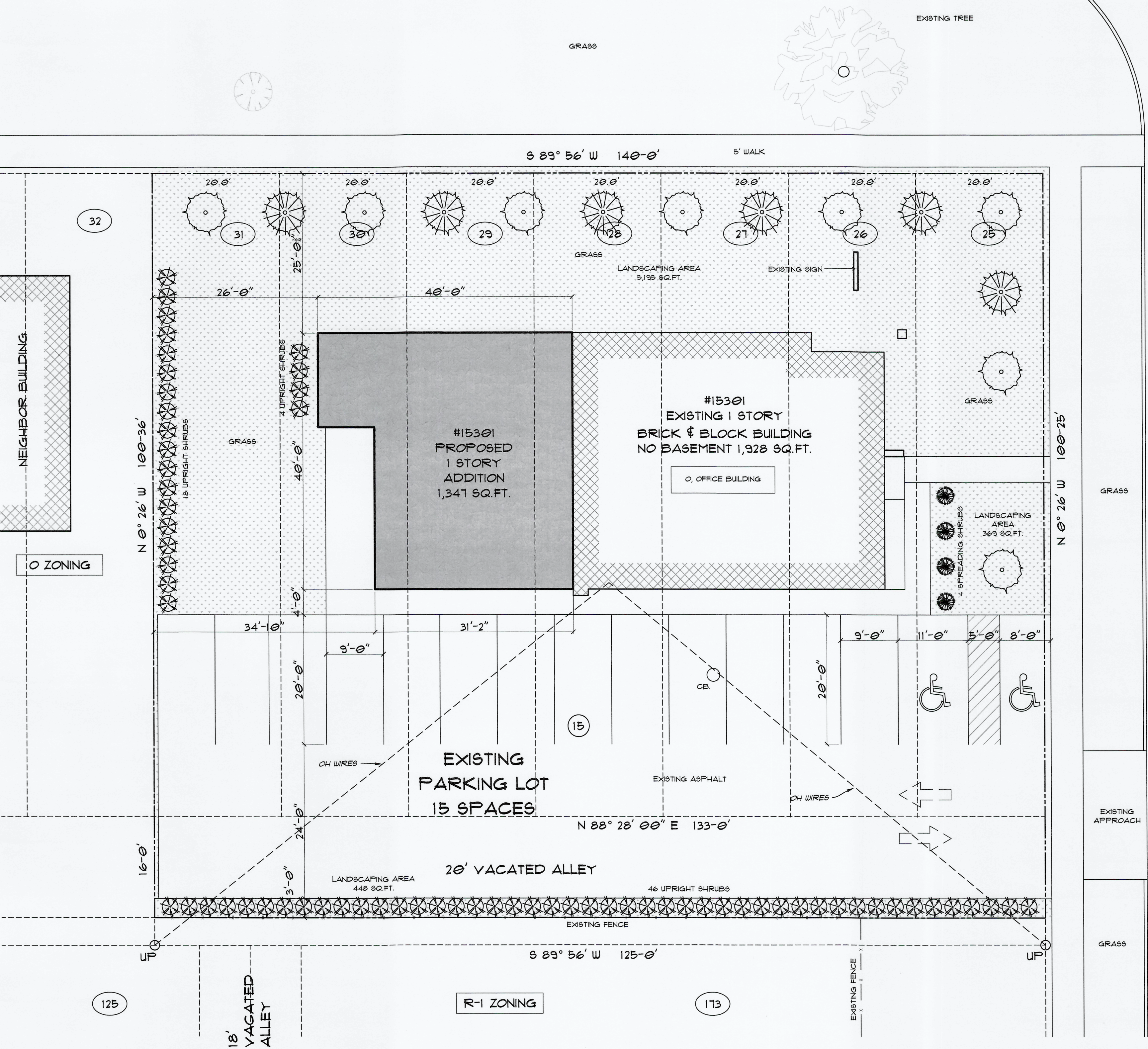
ISSUED:
11/20/2025 - RELEASED FOR SITE PLAN APPROVAL

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS SHOWN
DATE: 10/09/2025

T5-1.0

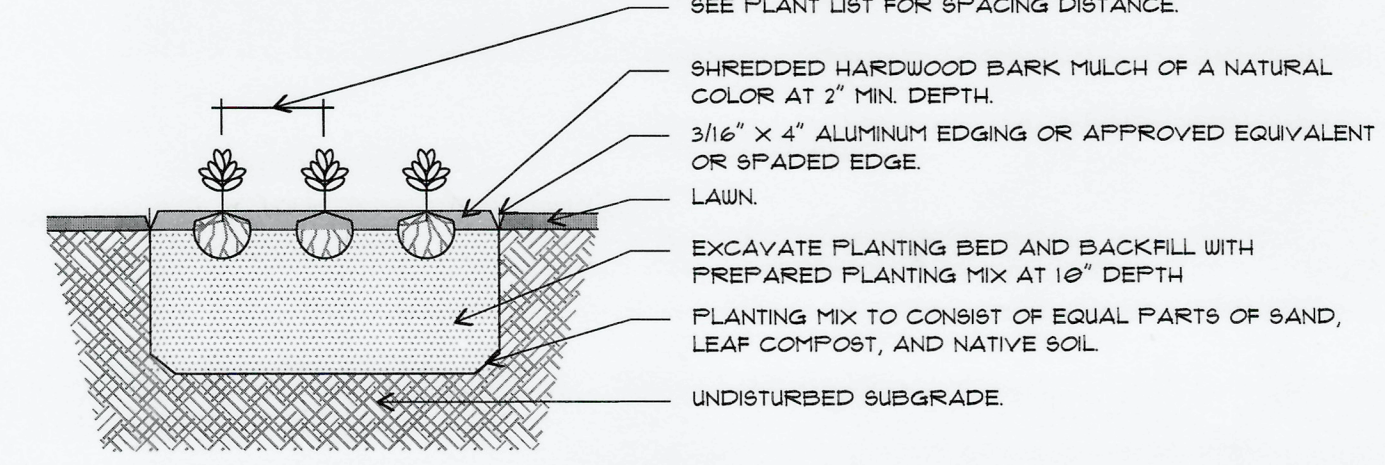
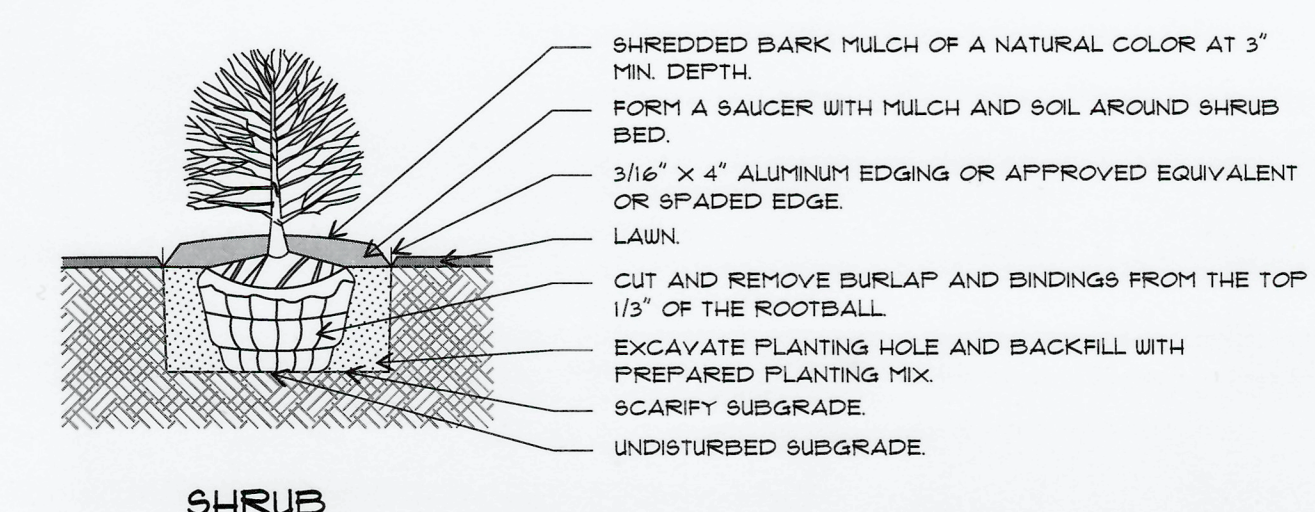
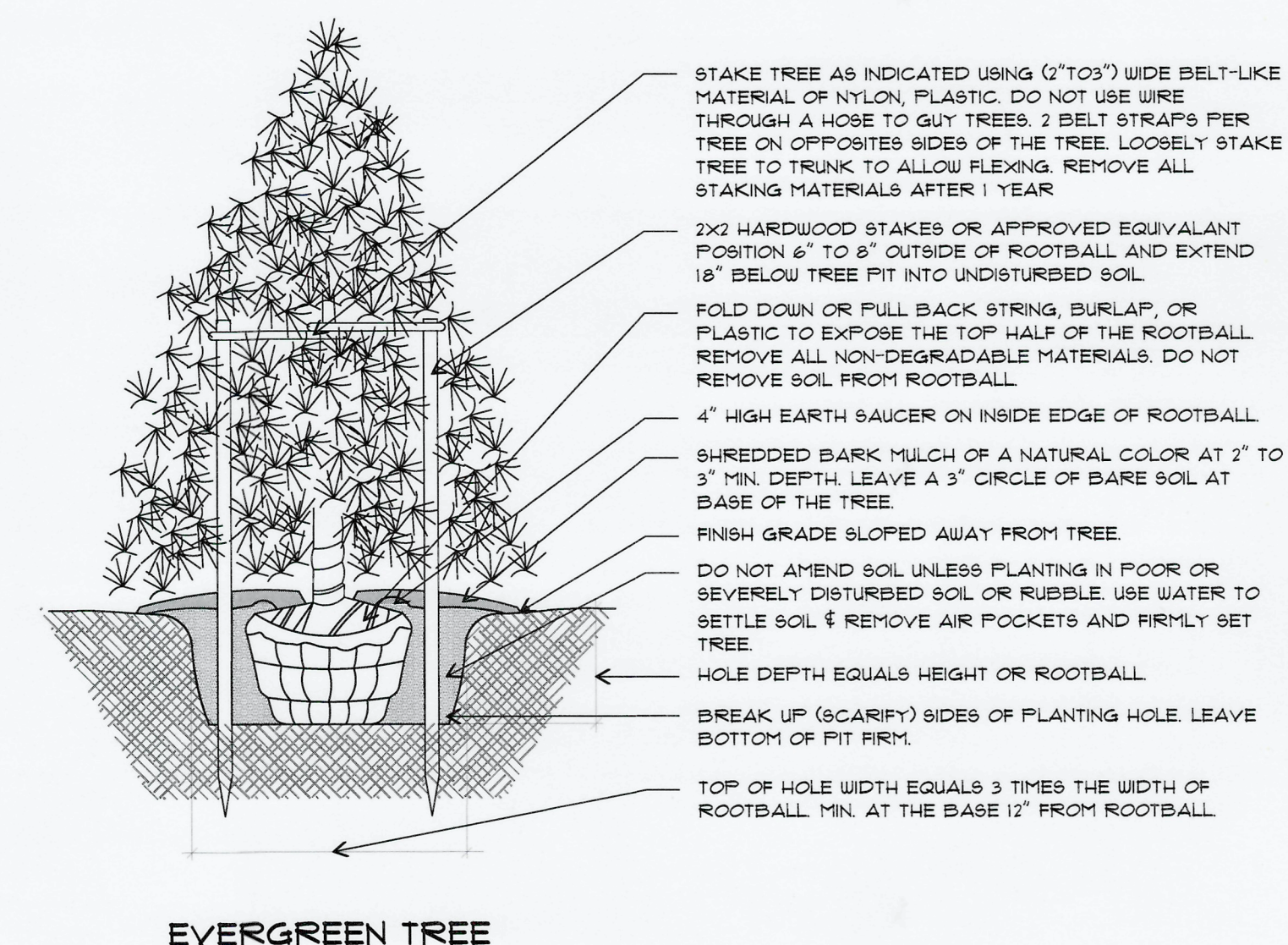
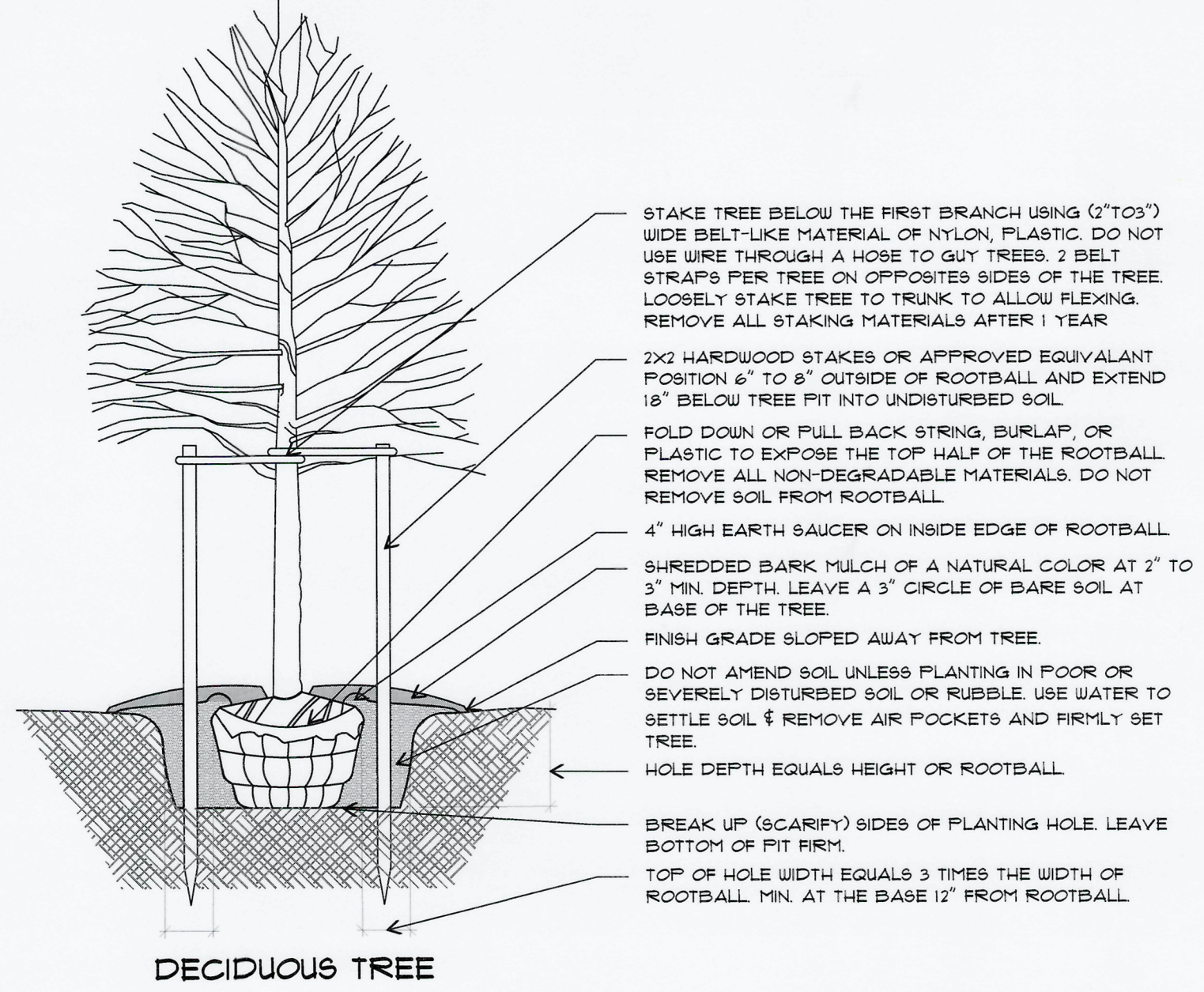
NINE MILE ROAD 120'-0"



PROPOSED SITE PLAN
SCALE: 1"=10'

LANDSCAPE DATA:

FRONTAGE LANDSCAPING		REQUIRED		PROVIDED	
TOTAL LENGTH OF FRONTAGE @ R.O.W. (LESS DRIVEWAYS)	240 FT.	10 FT.	8	25 FT.	8
GREENBELT DEPTH		8	68	8	68
ONE(1) DECIDUOUS OR EVERGREEN TREE PER 30 FT.					
ONE(6) UPRIGHT SHRUB PER 30 FT.					
PARKING LOT LANDSCAPING		225 SQ. FT.		2	
SQ. FT. REQUIRED PER PARKING SPACE TOTAL: 15					
NO. OF PARKING SPACES: 15					
TOTAL REQUIRED PARKING LOT AREA:					
ONE(1) 2' CALIPER DECIDUOUS EVERY 100 SQ. FT.					
INTERIOR PARKING LOT LANDSCAPING					
10% OF TOTAL LOT AREA: 10% X 16,244 SQ. FT. = 1,624 SQ. FT.					
ONE(1) 2' CALIPER DECIDUOUS EVERY 400 SQ. FT.					
TWO 18" HIGH OR WIDE SHRUBS EVERY 400 SQ. FT.					



PLANT MATERIAL LEGEND (ALL LISTED PLANT BELOW ARE DROUGHT TOLERANCE)						
KEY	SYM.	QUAN.	COMMON NAME	SIZE	SPACING	TYPE
A		8	AMELANCHIER (UNIBERRY)	2 1/2" CAL	25' O.C.	DECIDUOUS CANOPY TREE
B		6	OAK (QUERCUS SP.)	2" CAL	15' O.C.	SMALL DECIDUOUS
C		68	JUNIPERUS (JUNIPER)	3' HEIGHT	3' - 4' O.C.	UPRIGHT EVERGREEN SHRUBS
D		4	JUNIPERUS (JUNIPER)	18" - 24" SPREAD	6' O.C.	SPREADING EVERGREEN SHRUBS

LANDSCAPING MAINTENANCE PLAN:

ALL PLANT MATERIAL PROPOSED IN THIS PROJECT ARE DROUGHT RESISTANT PLANT MATERIAL AND ARE RECOGNIZED AS HARDY, LOW MAINTENANCE ONCE ESTABLISHED AND CAN TYPICALLY SURVIVE WITHOUT PERMANENT IRRIGATION SYSTEMS, REQUIRING OCCASIONAL WATERING.

THE LANDSCAPING AREA WILL BE MAINTAINED IN A WEEKLY BASIS DURING THE GROWING SEASON AND KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIAL INCLUDING LAWN SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION ANY DEAD, DISEASED, OR DAMAGED PLANT WILL BE REMOVED AND REPLACED WITH THE SAME OR COMPARABLE SPECIES.

GIVEN THE DROUGHT-TOLERANT NATURE OF THE SELECTED PLANT MATERIAL, WATERING IRRIGATION SYSTEM IS NOT REQUIRED. DURING THE INITIAL ESTABLISHMENT PERIOD WATERING WILL BE PROVIDED BY HAND AS NEEDED TO SUPPORT PLANT, AND SOIL MOISTURE LEVELS.

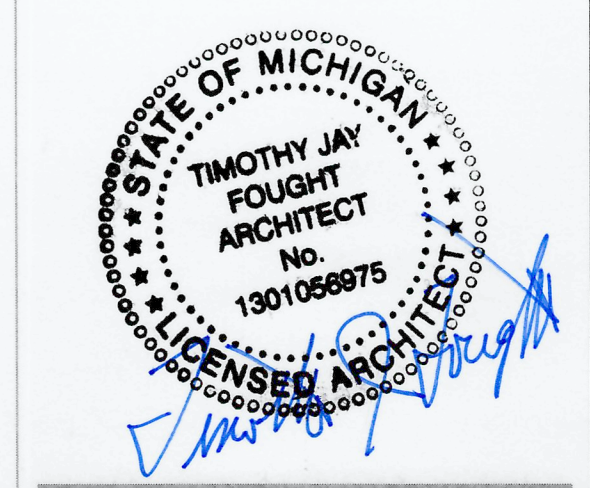
- GENERAL LANDSCAPING NOTES:**
- LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
 - ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT PLANTING PERIOD.
 - LANDSCAPING AREA TO BE COMPLETE WITHOUT IRRIGATION SYSTEM.
 - ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
 - SHRUBS & TREES TO BE MULCHED WITH 4" OF SHREDDED HARD BARK.
 - LAWN TREES TO BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
 - INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
 - ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
 - NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY EXISTING OR PROPOSED UTILITY LINES.
 - ALL SHRUB PLANTINGS WITHIN THE CLEAR VISION AREAS TO BE MAX. HEIGHT OF 30" AND FIRST BRANCHING FOR PROPOSED TREES TO BE MIN. OF 8 FT. ABOVE PROPOSED GRADES.

**PROPOSED
PAIN MANAGEMENT
MEDICAL OFFICE ADDITION**
15301 W NINE MILE ROAD
OAK PARK, MI 48231

STEP BY STEP PHYSICAL THERAPY
TEL: (313) 514-2685
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OAK PARK, MI 48231
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AAA CONSULTING
DESIGN-BUILD
CONSTRUCTION MANAGEMENT
2895 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
TEL: (313) 815-8543
EMAIL: AAA CONSULTING@GMAIL.COM

ARCHITECT
T. FOUGHT & ASSOCIATES LLC-ALA
2895 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
(248) 354-1502
TFOUGHTARCHITECTLLC@GMAIL.COM



ISSUED:
11/20/2025 - RELEASED FOR SITE PLAN APPROVAL

DRAWING TITLE:
**PROPOSED
LANDSCAPING PLAN**

DRAWING SCALE: AS SHOWN

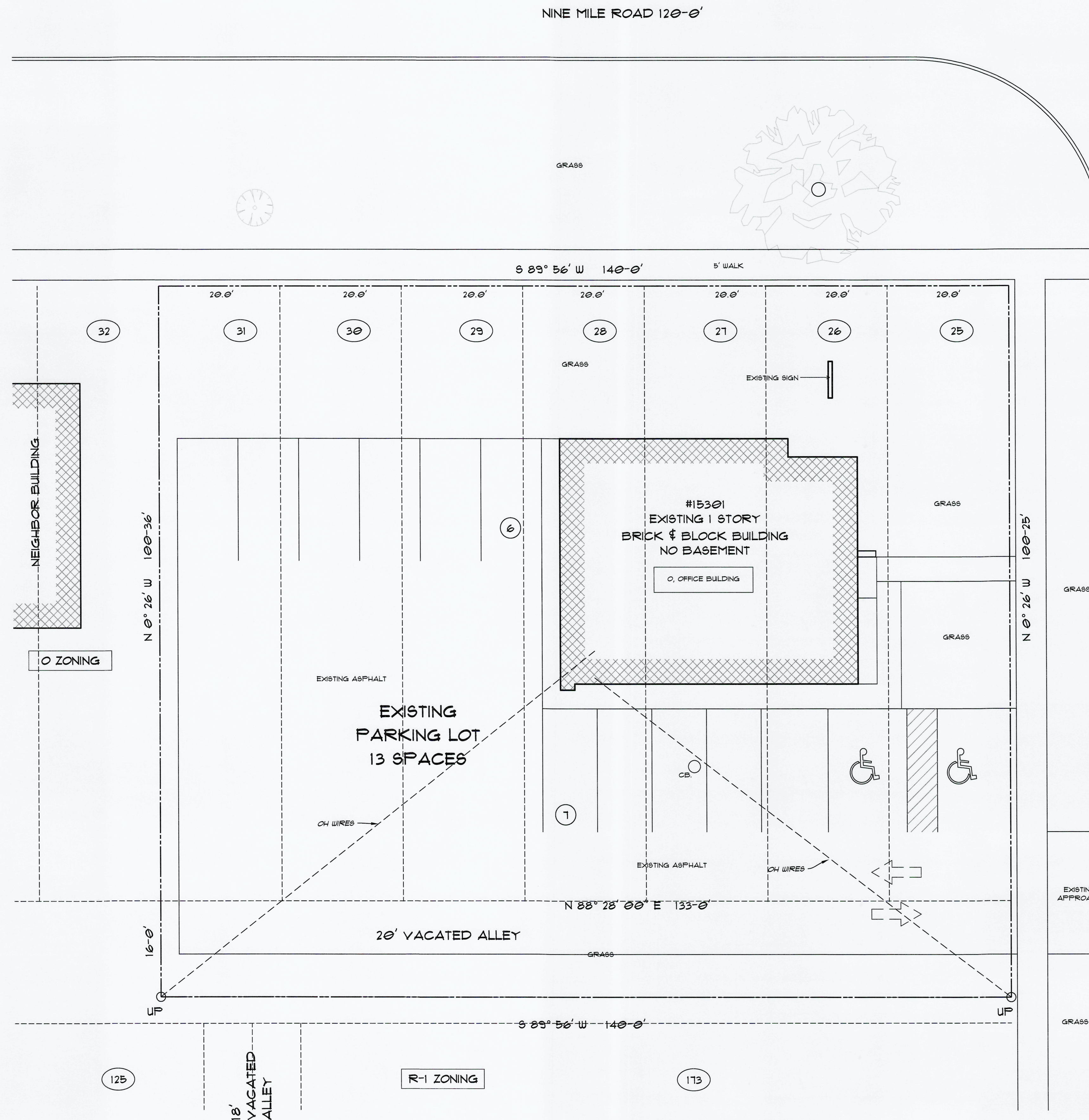
DATE: 10/09/2025

L3-1.0

LEGAL DESCRIPTION:

TIN, R1E, SEC 31 MARTIN'S POLO HEIGHTS SUB
LOTS 25 TO 31 INCL, ALSO W 5 FT OF VAC AVON
AVE, ALSO N 16 FT OF VAC ALLEY ADJ TO
SAME. (12-22-09 FR 006 & 007)

PARCEL NUMBER: 52-25-31-02-039
ACCOUNT NUMBER: 400306639



EXISTING SITE PLAN
SCALE: 1"=10'

SITE AND BUILDING SIGNAGE DETAILS WILL
COMPLY WITH THE SIGN ORDINANCE
REQUIREMENTS AND WILL BE PROVIDED TO THE
BUILDING OFFICIAL BY THE SIGNAGE VENDOR
AT THE TIME OF PERMITTING.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PROPOSED
PAIN MANAGEMENT
MEDICAL OFFICE ADDITION

15301 W NINE MILE ROAD
OAK PARK, MI 48231

OWNER/DEVELOPER:

STEP BY STEP PHYSICAL THERAPY
TEL: (313) 574-2685

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DESIGN-BUILD
CONSTRUCTION MANAGEMENT

28995 GREENFIELD ROAD SUITE # 103
SOUTHFIELD, MICHIGAN 48076
TEL: (313) 815-0943
EMAIL: AAA.CONSULTING@HOTMAIL.COM

ARCHITECT
T. FOUGHT & ASSOCIATES LLC-AIA
28995 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
(248) 514-1802
TFOUGHTARCHITECT@GMAIL.COM



ISSUED:
11/20/2025- RELEASED FOR SITE PLAN APPROVAL

DRAWING TITLE:
EXISTING
SITE PLAN
DRAWING SCALE: AS SHOWN
DATE: 10/09/2025

A-1.0

TIN, R1E, SEC 31 MARTIN'S POLO HEIGHTS SUB
LOTS 25 TO 31 INCL, ALSO W 5 FT OF VAC AVON
AVE, ALSO N 16 FT OF VAC ALLEY ADJ TO
SAME. (12-22-09 FR 006 & 007)

PARCEL NUMBER: 52-25-31-102-039
ACCOUNT NUMBER: 400308639

The site plan illustrates a property with a proposed 1-story addition and an existing brick & block building. The property is bounded by 1st Street to the north, 125th Street to the south, and a 20' vacated alley to the east. The proposed addition is a 1-story structure with a total area of 1,341 sq. ft. The existing building is a brick & block structure with a total area of 1,928 sq. ft. and no basement. The plan includes various dimensions, zoning designations (O and R-1), and site features such as parking, alleys, fences, and existing structures. The plan also shows a 15-space existing parking lot and a 20' vacated alley. The property is located in the O zoning district, and the surrounding area is zoned R-1. The plan includes a north arrow and a scale bar.

PROPOSED ADDITION: #15301 PROPOSED 1 STORY ADDITION 1,341 SQ. FT.

EXISTING BUILDING: #15301 EXISTING 1 STORY BRICK & BLOCK BUILDING NO BASEMENT 1,928 SQ. FT. O, OFFICE BUILDING

PARKING: EXISTING PARKING LOT 15 SPACES

ALLEYS: 20' VACATED ALLEY

ZONING: O ZONING, R-1 ZONING

BOUNDARIES: N 0° 26' W 100'-36', S 89° 56' W 140'-0', S 89° 56' W 125'-0', N 0° 26' W 100'-25'

FEATURES: GRASS, EXISTING SIGN, EXISTING ASPHALT, EXISTING FENCE, CH WIRES, NEW 4" CONC. WALKWAY 350 SQ. FT., NEIGHBOR BUILDING, 18' VACATED ALLEY, 125, 173

PROPOSED SITE PLAN
SCALE: 1"=10'

DRAWING TITLE:
**PROPOSED
FLOOR PLAN**

DRAWING SCALE: AS SHOWN

DATE: 10/09/2025

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PROPOSED
PAIN MANAGEMENT
MEDICAL OFFICE ADDITION

15301 W NINE MILE ROAD
OAK PARK, MI 48237

STEP BY STEP PHYSICAL THERAPY
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OAK PARK, MI 48237

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28895 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
TEL: (313) 815-0943
EMAIL: AAA.CONSULTING@HOTMAIL.COM

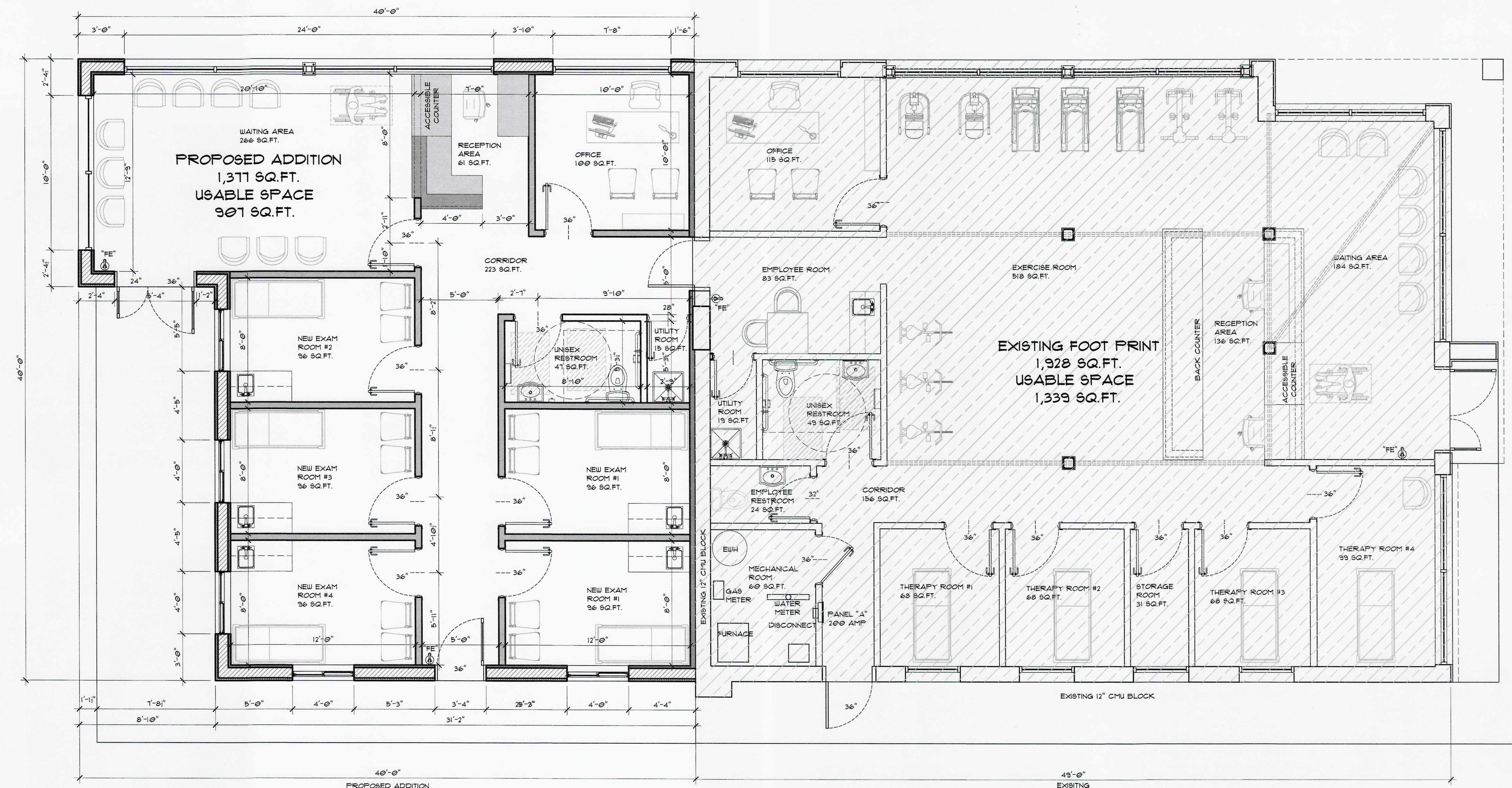
ARCHITECT
T. ROUGHT & ASSOCIATES LLC-AIA
28895 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
TEL: (313) 815-0943
EMAIL: TROUGHTARCHITECT@HOTMAIL.COM



ISSUED:
11/20/2025 - RELEASED FOR SITE PLAN APPROVAL

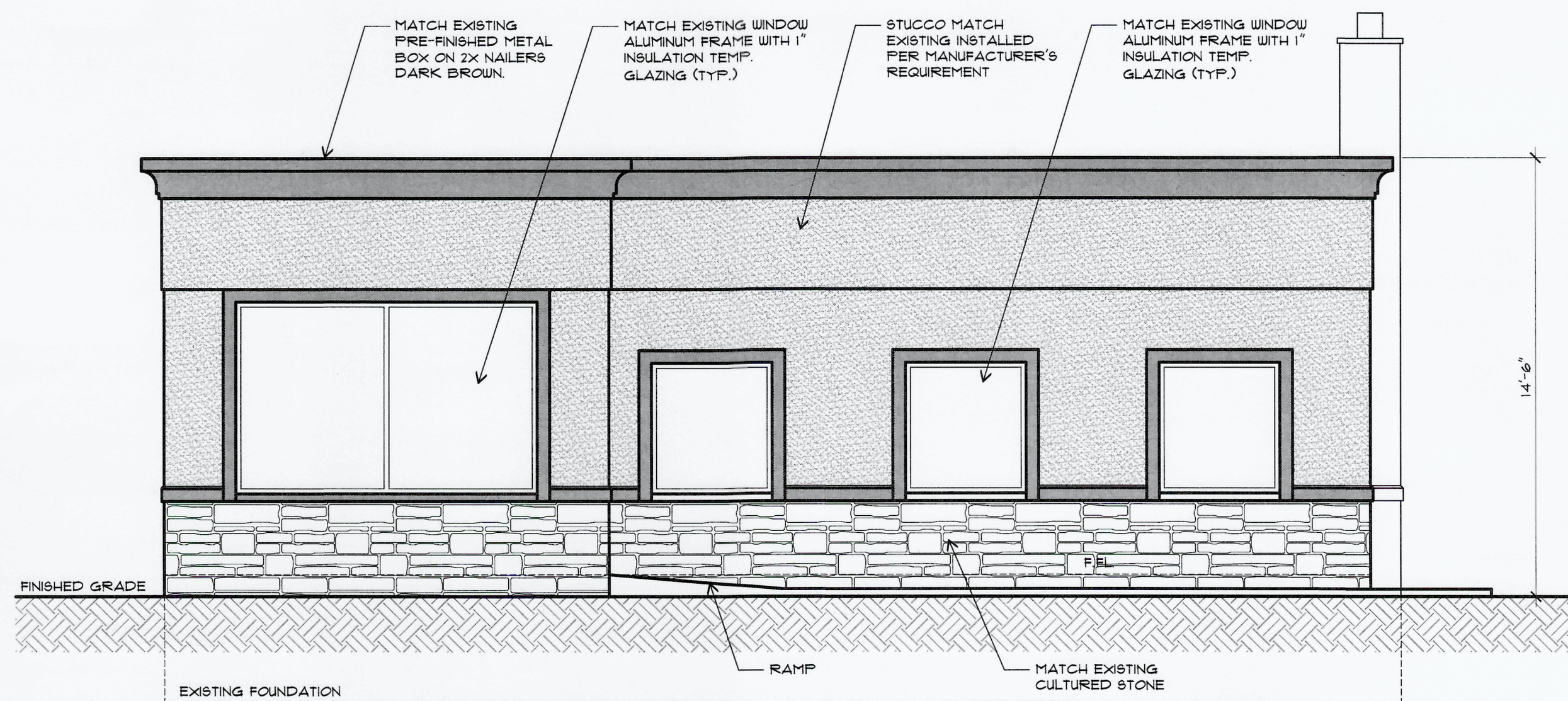
DRAWING TITLE:
PROPOSED
FLOOR PLAN
DRAWING SCALE: AS SHOWN
DATE: 10/09/2025

A-3.0



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

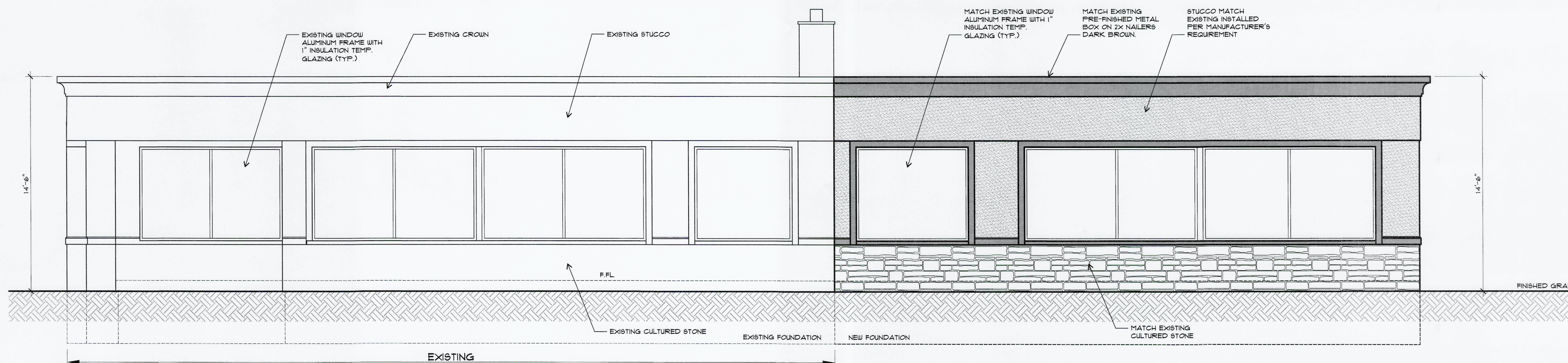
NOT TO BE USED AS CONSTRUCTION DRAWINGS



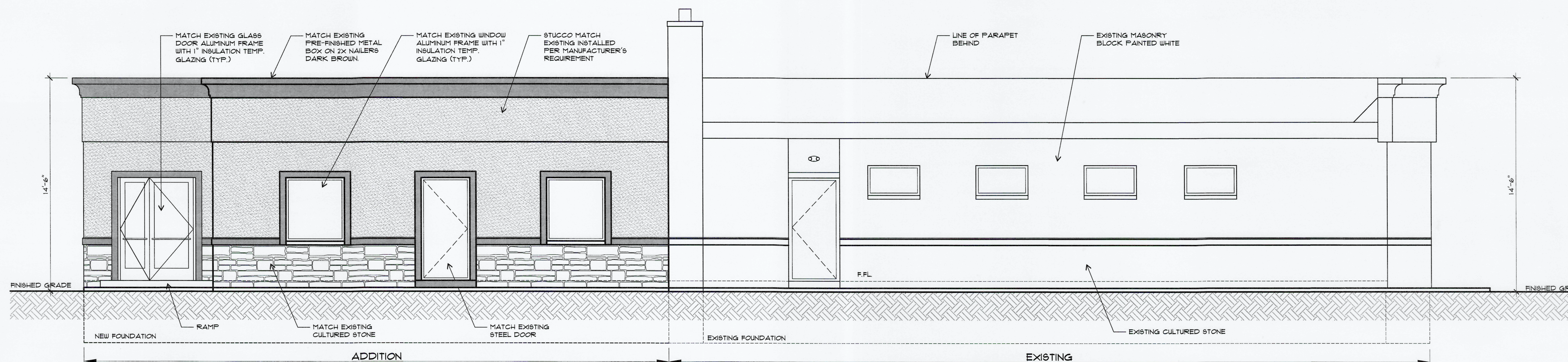
PROPOSED WEST ELEVATION
SCALE : 1/4"=1'-0"



3D RENDERING



PROPOSED NORTH ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE : 1/4"=1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PROPOSED
PAIN MANAGEMENT
MEDICAL OFFICE ADDITION
15301 W NINE MILE ROAD
OAK PARK, MI 48231

STEP BY STEP PHYSICAL THERAPY
TEL: (313) 514-2685
15301 W NINE MILE ROAD
OAK PARK, MI 48231

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AAA CONSULTING
DESIGN-BUILD
CONSTRUCTION MANAGEMENT
28805 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
TEL: (313) 815-0543
EMAIL: AAA.CONSULTING@GMAIL.COM

ARCHITECT
T. FOUGHT & ASSOCIATES LLC-AIA
13815 GREENFIELD ROAD SUITE #103
SOUTHFIELD, MICHIGAN 48076
(248) 514-7812
TFOUGHTARCHITECT@GMAIL.COM



ISSUED:
11/20/2025- RELEASED FOR SITE PLAN APPROVAL

DRAWING TITLE:
PROPOSED
ELEVATION
DRAWING SCALE: AS SHOWN
DATE: 10/09/2025

A-4.0



CITY OF OAK PARK

MEMORANDUM

TO: Planning Commission Members DATE: January 29, 2026

FROM: Kimberly Marrone, Municipal FILE: APLNCOM/SPR 2026-01
Services Director
Salam Habhab, Economic Forgotten Harvest Building
Development & Planning Specialist Expansion-15000 W 8 Mile.

SUBJECT: Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. Eight Mile Rd.

This is a Site Plan Review (SPR) request submitted by Eric Candela on behalf of Forgotten Harvest for their building expansion at 15000 W. Eight Mile. The site is located south of Nine Mile Rd, north of Eight Mile Rd., east of Greenfield Rd., and west of Hubbell St., in the southwest ¼ of Section 31, T1N, R11E. Property ID # 52-25-31-326-011.



Figure 1. Location Map

SITE AND PROJECT CHARACTERISTICS

The site of 10.32 acres encompasses a 78,000 square foot headquarters and food distribution facility fronting on Eight Mile Rd. The building includes 26,000 square feet of offices, on two floors, at the front of the building facing Eight Mile Rd., and 52,000 square feet of warehousing and food processing area. The site includes (15) loading docks on the north side of the building. The property is improved with two parking lots at the front and rear, and a large stormwater detention located at the rear of the site, adjacent to the FedEx property to the north. The remainder of the property is improved by landscaped areas.

Forgotten Harvest received Administrative Approval on April 16, 2025, for adding a temporary mobile trailer for a client choice market on site. The approval for the temporary use of the trailer is for a period not to exceed (24) months, which is set to expire on April 30, 2027.

The applicant proposes building a permanent location for the client's choice market by expanding the building and constructing a new 7000-square-foot addition to house it. The client choice market provides Forgotten Harvest's customers with a dignified environment to access fresh produce and groceries.

The Forgotten Harvest's new headquarters received Site Plan Approval in 2019 through Planned Unit Development (PUD) process within the underlying LI, Light Industrial Zoning District. The location of the proposed addition was identified and designated as a future building area in the original Site Plan Approval.

ZONING DISTRICT AND LAND USE

The property is zoned LI, Light Industrial District. A warehousing and food distribution facility is permitted by right within the LI District. The addition of a building that exceeds 25% of the existing floor area or exceeds 2,000 square feet requires Site Plan Review (SPR), subject to the provisions of Article 5, Division 1 of the Zoning Ordinance.

The immediate adjacent properties to the north, east, and west are zoned LI, Light Industrial Districts, and to the south is W. Eight Mile Rd. right-of-way, then the City of Detroit.

LIGHT INDUSTRIAL DISTRICT

All light industrial principal uses, conditional uses, and special land uses are subject to the following site development requirements:

Schedule of Regulations; Bulk, Area, Density, and Setbacks.

TABLE 1. SEC. 234 SCHEDULE OF REGULATIONS		
Location	Required	Existing
Front (West)	25' or 10' (b)	267.4'
Rear (East)	25'	430.7'

TABLE 1. SEC. 234 SCHEDULE OF REGULATIONS		
Location	Required	Existing
Side (South); Least 1	15 or 0 (a)	Approx. 63'
Side; Total 2	40'	Approx. 138
Height	45'	Less than 45', same height as the existing building

The site plan meets and exceeds the required front, rear, and side setbacks for the principal building as shown in Table 1. above.

Building Design Standards

The site plan has to meet the general architectural standards by building types as regulated in Article 3, Division 2: Architectural Building Standards. Industrial buildings shall comply with Sec. 358. Industrial Architectural Standards.

Sec. 351 states that building additions or modifications to existing buildings built prior to the adoption of the Zoning Ordinance or district shall apply the architectural standards that most closely match the existing building.

The existing building is constructed of masonry, brick, and glass windows and doors. The proposed addition will be constructed of similar materials to match the existing building, except for the south elevation, which features a metal shipping container framed opening around the client's choice market glass entry door. The applicant shall work with the Economic Development and Planning staff to provide more details on the use of the shipping container material to assess for compatibility with the existing building and the zoning ordinance, and provide the required fenestration percentage in compliance with the Zoning Ordinance.

SITE DEVELOPMENT REQUIREMENTS

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Offices	1.0 space per 300 sq ft GFA	Existing: 26,000/300 = 87 spaces Proposed: 2,952/300 = 10 spaces	204 spaces plus spaces for trucks in the rear of the property
Warehousing and wholesale establishments (non-retail)	1.0 space per 1700 sq ft GFA	Existing: 52,000/1700 = 31spaces Proposed: 1,876/1700 = 1space	
General retail & service uses not otherwise specified	1.0 space per 250 sq. ft. of GFA	Proposed: 3,469/250 = 14 spaces	
Total		143	204

The site plan meets the off-street parking requirements as shown in Table 2. above.

Sec. 408 Bicycle Parking requires one bicycle parking space for each 20,000 square feet of gross floor area, a maximum of (12) spaces for industrial use. The Zoning Ordinance requires four (4) bicycle parking spaces. The site plan does not depict bicycle parking spaces. The applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.

Landscape Standards.

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		
10 ft wide landscaped area	10 ft wide	Provided along 8 Mile Rd
1 canopy tree or 2 ornamental trees / 30 ft street frontage	$471.9/30 = 16$ trees	16 trees
6 upright shrubs / 30 ft street frontage	$471.9/30 = 15.7$ $15.7 \times 6 = 94$ shrubs	81 shrubs
Parking lot landscaping, Industrial District		
Landscaped area of 5 sq. ft. / 1 parking space	$5 \times 204 = 1,020$ sf	Provided in the interior landscaping
1 deciduous tree / 100 sf.	$1,020/100 = 10$ trees	11 trees
Interior Site Landscaping		
Landscaped area 10% of lot area	$449,436 \times 10\% = 44,944$ sf	Approx. 160,00 sf (35.6%)
Trees. 1 deciduous tree or evergreen / 400 sf	$44,944/400 = 112$ trees	71 trees
Shrubs. 2 shrubs / 400 sf.	$44,944/400 = 112$ $112 \times 2 = 224$ shrubs	$268 = 256$ shrubs + 12 arborvitae
Total	Landscaped area = 44,944 sf (10%) Trees = 138 Shrubs = 318 Total = 456	Landscaped area = 160,000 sf (35.6%) Trees = 98 Shrubs = 349 Perennials = 12 Total = 459

Article 4 Division 3 Sec 448 Standards for Compliance for Existing Sites does not require full compliance with the landscaping standards for existing sites that are not being increased by at least 40% over the originally approved site plan. The proposed increase is approximately 13% over the originally approved Site Plan. The existing landscaped areas of approximately 160,000 square feet greatly exceed the minimum Zoning Ordinance requirements (44,944 square feet).

The Economic Development and Planning Department finds that the site has reasonable landscaping that meets the Zoning Ordinance requirements.

Solar Panel Energy System. The site plan depicts a photovoltaic solar array system. Section 327 requires roof mounted systems not to exceed the height limits in the district, nor be more than three feet higher than the finished roof to which it is mounted, whichever is less. In no instance shall any part of the system extend beyond the edge of the roof. The applicant shall

provide a revised plan set that accurately depicts the solar panel system height and its visibility from the public right of way, as well as the construction details to ensure compliance with Section 327 of the Zoning Ordinance. Electrical and construction permits are required before the installation of the solar panel system.

Access Management and Driveway Standards. Any modifications to the access on Hubbell Ave. shall require obtaining permits/approvals from the City of Oak Park Engineering Department.

Dumpster Enclosure. The site plan depicts existing dumpsters/ dumpster enclosures on the northeast side of the property consistent with the zoning ordinance.

Lighting. Any existing or proposed exterior light fixtures should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.

Mechanical Equipment. The site plan depicts roof-top mechanical units and (3) roof-mounted wind turbines. However, the applicant has stated that the wind turbines are not being proposed at this time, and therefore are not included in this site plan review. The applicant shall provide a revised site plan eliminating the wind turbines from the plan.

All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning Department to approve the Site Plan Review for Forgotten Harvest Building Expansion at 15000 W. Eight Mile Rd, subject to the following conditions:

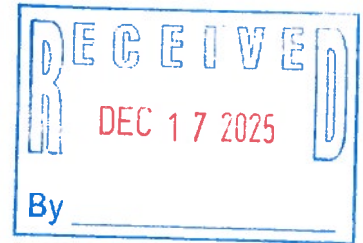
Conditions of Site Plan Approval:

1. The applicant shall work with the Economic Development and Planning staff to provide more details on the use of the shipping container material to assess for compatibility with the existing building and the zoning ordinance and provide the required fenestration percentage in compliance with the Zoning Ordinance.
2. The applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.

3. The applicant shall provide a revised plan set that accurately depicts the solar panel system height and its visibility from the public right of way, as well as the construction details to ensure compliance with Section 327 of the Zoning Ordinance. Electrical and construction permits are required before the installation of the solar panel system.
4. Any modifications to the access on Hubbell Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.
6. The applicant shall provide a revised site plan eliminating the wind turbines from the plan.
7. All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
8. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
9. The site plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments.



CITY OF OAK PARK
MUNICIPAL SERVICES
ECONOMIC DEVELOPMENT & PLANNING DIVISION
14300 Oak Park Blvd,
Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☒ Site Plan Review	\$750.00
☐ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received	Fee Paid	Site Plan No.

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

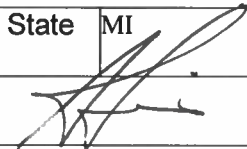
- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	Forgotten Harvest Building Expansion		
Property Address	15000 W. Eight Mile Road		
Parcel Number Sidwell Number	25-31-326-011		
Legal Description			
Existing Land Use			
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
7,000 Sq Ft. Addition for Client Choice Market: Meeting Space!			
Estimated Monetary Investment	\$ 5,000,000.00	Projected Number of Employees	115

PROPERTY OWNER INFORMATION

Owner Name	Forgotten Harvest						
Owner Address	15000 W. Eight Mile						
City	Oak Park	State	MI	Zip	48237	Phone	248.967-1500
Signature of Property Owner				Print Name	Adrian Lewis		
Email Address	alewis@forgottenharvest.org						

APPLICANT INFORMATION

Applicant Name and Role	Eric Candela, Director of Government Relations						
Applicant Address	15000 W. Eight Mile Rd.						
City	Oak Park	State	MI	Zip	48237	Phone	248.268.7507
Signature of Applicant				Print Name			
Email Address	ecandela@forgottenharvest.org						

FORGOTTEN HARVEST BUILDING ADDITION + CHOICE MARKET

15000 EIGHT MILE RD.
OAK PARK, MI.

ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

PROJECT INFORMATION

PROJECT DESCRIPTION
2-STORY ADDITION TO EXISTING FACILITY AND SITE IMPROVEMENTS.

APPLICABLE CODES
2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2015 MICHIGAN ENERGY CODE (MEC)
2013 ANSI/ASHRAE/IES 90.1
2023 NATIONAL ELECTRICAL CODE (NEC)
2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:
2017 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
MIXED NON-SEPARATED B (BUSINESS) / S-2 (FOOD PRODUCTS)
(EXISTING UNCHANGED)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
EXISTING FOOTPRINT 65,746 S.F.
EXISTING MEZZANINE 13,214 S.F.

NEW PROPOSED ADDITION FOOTPRINT: 7,025 S.F.
NEW PORPOSED MEZZANINE ADDITION: 5,170 S.F.

FIRST FLOOR TOTAL: 72,771 S.F.
MEZZANINE TOTAL: 18,385 S.F.

SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	REVIEW	09.04.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL DEMOLITION			
DWG #	DRAWING NAME	ISSUED FOR	DATE
AD100	ARCHITECTURAL DEMOLITION PLANS	REVIEW	09.04.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A001	ARCHITECTURAL SITE PLAN	REVIEW	09.04.25
A010	COMPOSITE FIRST FLOOR PLAN	REVIEW	09.04.25
A130	ROOF PLAN	REVIEW	09.04.25
A301	EXTERIOR ELEVATIONS	REVIEW	09.04.25
A302	EXTERIOR ELEVATIONS	REVIEW	09.04.25
A311	EXTERIOR RENDERINGS	REVIEW	09.04.25
DRAWINGS: 6			

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SHEET DESIGNATION

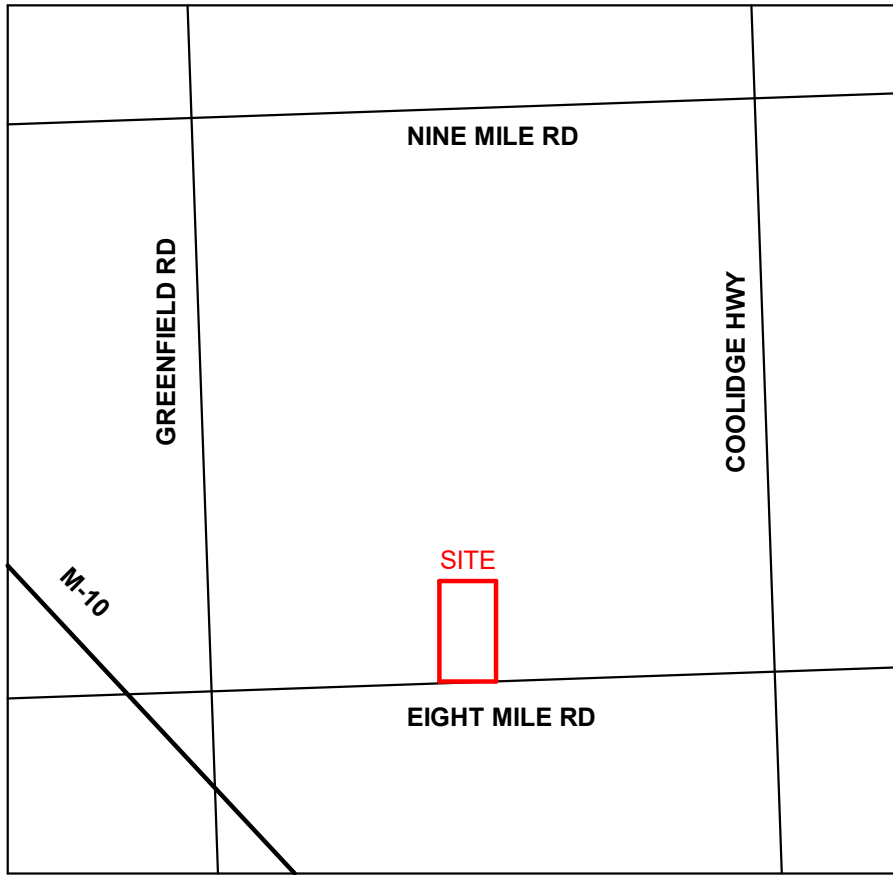
DRAWINGS ARE NUMBERED ACCORDING TO THE FOLLOWING CONVENTIONS:

A001

DRAWING SEQUENCE NUMBER

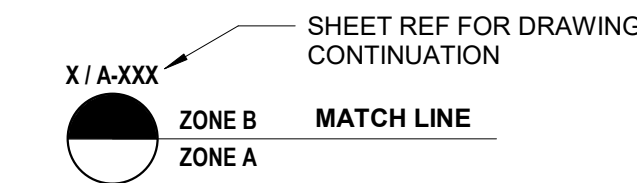
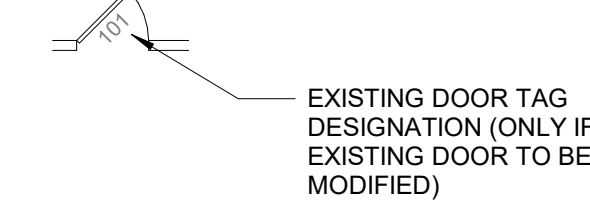
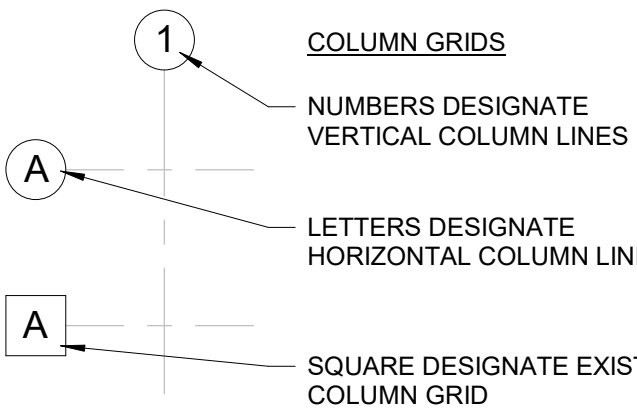
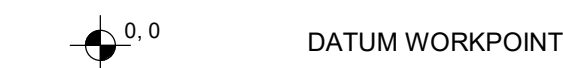
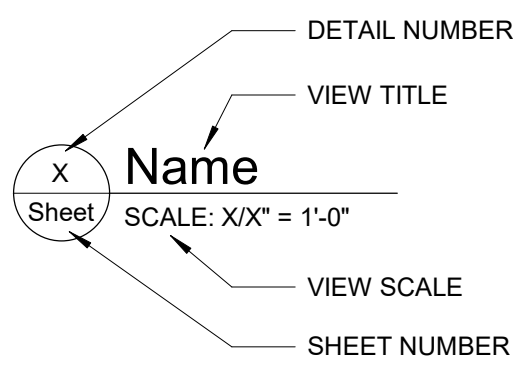
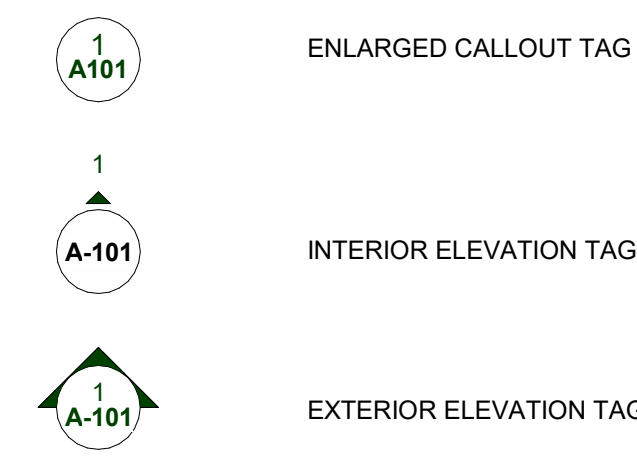
DRAWING TYPE DESIGNATOR

G	GENERAL	0	GENERAL, LEGENDS
LS	LIFE SAFETY	1	PLANS
C	CIVIL	2	REFLECTED CEILING PLANS
L	LANDSCAPE	3	EXTERIOR ELEVATIONS
S	STRUCTURAL	4	SECTIONS
AD	ARCHITECTURAL	5	VERTICAL CIRCULATION (PLANS & SECTIONS)
DEMOLITION		6	ENLARGED PLANS AND INTERIOR ELEVATIONS
A	ARCHITECTURAL	7	INTERIOR AND MILLWORK DETAILS
F	FINISH INFORMATION	8	FREE SECTION
AE	EQUIPMENT INFORMATION	9	DOOR AND WINDOW SCHEDULES AND DETAILS
FP	FIRE PROTECTION		
P	PLUMBING		
M	MECHANICAL		
E	ELECTRICAL		
FA	FIRE ALARM		



N
VICINITY MAP
SCALE: N.T.S.

SYMBOL LEGEND



ABBREVIATION LEGEND

& L @	AND ANGLE AT	± or ±	CENTERLINE DIAMETER PLUS OR MIN
ACCESS.	ACCESSIBILITY	N	NORTH
ACOUS.	ACOUSTICAL	NIC	NOT IN CONTRACT
ACT	ACOUSTICAL CEILING TILE	NOM.	NOMINAL
A.D.	AREA DRAIN	NTS	NOT TO SCALE
ADJ	ADJUSTABLE	O/C	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	OFC	OFFICE
AL	ALUMINUM	OPNG	OPENING
ANOD.	ANODIZED	OPP	OPPOSITE
ARCH.	ARCHITECTURAL or ARCHITECT	OVFD	OVERFLOW DRAIN
ASPH.	ASPHALT	PL	PLATE
BD.	BOARD	PLAM	PLASTIC LAMINATE
BF	BARRIER FREE	PLAS	PLASTER
BLDG.	BUILDING	PNT	PAINT
BLK'G.	BLOCKING	PLYWD	PLYWOOD
BOT.	BOTTOM	PREFAB	PREFABRICATED
BR	BRICK	PFN	PREFINISH or PREFINISHED
CAB.	CABINET	PROJ	PROJECTION
CEM.	CEMENT	PT	POINT
C.J.	CONTROL JOINT	R	RISER
CLG	CEILING	RCP	REFLECTED CEILING PLAN
C.F.M.F.	COLD FORMED METAL FRAMING	R.C.	ROOF CONDUCTOR
C.O.	CLEAN OUT	RD	ROOF DRAIN
CLO.	CLOSET	REINF	REINFORCING
CLR.	CLEAR	REQ'D	REQUIRED
COL.	COLUMN	RESIL	RESILIENT
CONC.	CONCRETE	RFG	ROOFING
C.G.	CORNER GUARD	RM	ROOM
CONST.	CONSTRUCTION	R.S.	ROOF SUMP
CONT.	CONTINUOUS	SAN	SANITARY
COR.	CORRIDOR	SC	SOLID CORE
CORR.	CORRUGATED	SCHED	SCHEDULE
CPT	CARPET	SHT	SHEET
C.T.	CERAMIC TILE	SIM	SIMILAR
CTSK.	COUNTER SUNK	SPEC	SPECIFICATIONS
CW	CURTAIN WALL	SQ	SQUARE
D.F.	DRINKING FOUNTAIN	ST.STL.	STAINLESS STEEL
DET.	DETAIL	SS	SOLID SURFACE
DIA.	DIAMETER	ST	STONE
DIM.	DIMENSION	STD	STANDARD
DN.	DOWN	STL	STEEL
D.O.	DOOR OPENING	STN	STAIN
DR.	DOOR	STOR	STORAGE
D.S.	DOWN SPOUT	STRUCT	STRUCTURAL or STRUCTURE
DWG.	DRAWING	SUSP	SUSPENDED
DWR.	DRAWER	SYM	SYMMETRICAL
EA	EACH	T	TREAD
E.J.	EXPANSION JOINT	T&B	TOP AND BOTTOM
ELEV.	ELEVATION	TERR.	TERRAZZO
ELEC.	ELECTRICAL	T.O.C.	TOP OF CURB
ELEV.	ELEVATOR	T&G	TONGUE AND GROOVE
E.O.S./EOS	EDGE OF SLAB	THK	THICK
E.O.D./EOD	EDGE OF DECK	THRES.	THRESHOLD
EP	ELECTRICAL PANEL	T.O.P.	TOP OF PARAPET
EPX	EPOXY	TA	TOILET ACCESSORY
EQ.	EQUAL	TV	TELEVISION
EQPM	EQUIPMENT	T.O.W.	TOP OF WALL
E.W.	EACH WAY	TOS / T.O.S.	TOP OF STEEL
EXIST.	EXISTING	TYP.	TYPICAL
EXP.	EXPOSED	U/C	UNDERCUT
EXT.	EXTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
FA	FIRE ALARM	U.SK.	UTILITY SINK
FD	FLOOR DRAIN	V.B.	VAPOR BARRIER
FON	FOUNDATION	VCT	VINYL COMPOSITION TILE
FE	FIRE EXTINGUISHER	VERT.	VERTICAL
FEC	FIRE EXTINGUISHER CABINET	VEST	VESTIBULE
FHC	FIRE HOSE CABINET	VF	VINYL FLOORING
FIN	FINISH	V.I.F.	VERIFY IN FIELD
FL	FLOOR	W	WIDTH
F.O.	FACE OF	W	WITH
F.O.S.	FACE OF STUD	WB	WALL BASE
FRF	FIREPROOF	W.C.	WATER CLOSET
FR	FRAME	WC	WALLCOVERING
FRP	FIBERGLASS REINFORCED PANEL	WD	WOOD
FRT	FIRE RETARDANT TREATED	WO	WITHOUT
F.S.	FULL SIZE	WR	WATER RESISTANT
F & I	FURNISHED & INSTALLED	WSCT.	WAINSCOT
FT.	FOOT or FEET	WT.	WEIGHT
FTG.	FOOTING	W.W.F.	WELDED WIRE FABRIC
FUR	FURRING		
G.A.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRAB BAR		
GFR.C.	GLASS FIBER REINFORCED CONCRETE		
GL.	GLASS		
GYP.	GYPSUM		
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HM	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR	HOUR		
HGT	HEIGHT		
INSUL	INSULATION		
IMP	INSULATED METAL PANEL		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		
J.C.	JANITOR'S CLOSET		
JT.	JOINT		
KIT.	KITCHEN		
LAV	LAVATORY		
LG	LENGTH		
L.L.V.	LONG LEG VERTICAL		
LT	LIGHT		
LVT	LUXURY VINYL TILE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		



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CHOICE MARKET

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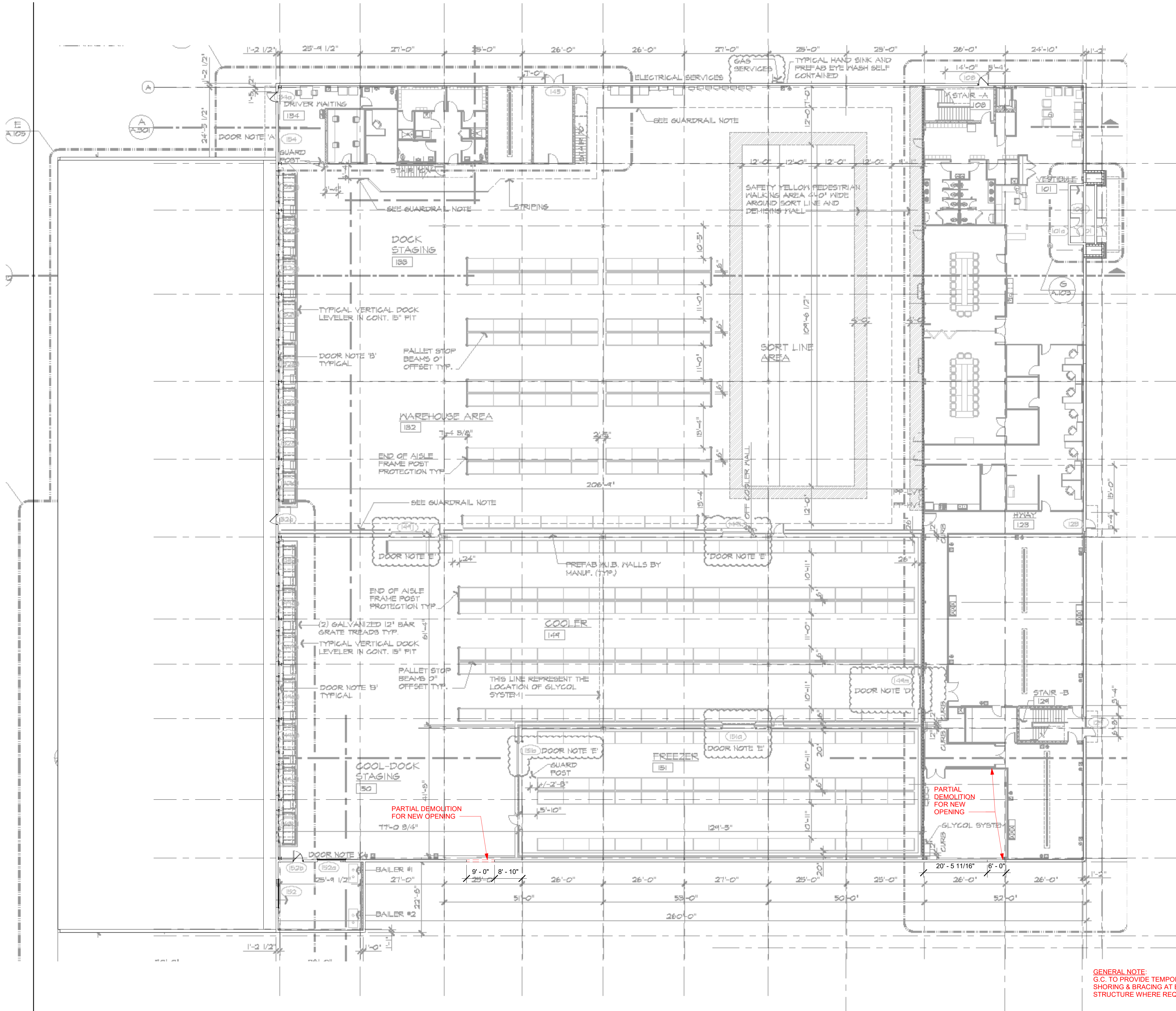
COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No. :

2024.138

Sheet No. :

G001



GENERAL NOTE:
G.C. TO PROVIDE TEMPORARY
SHORING & BRACING AT EXISTING
STRUCTURE WHERE REQUIRED.

DEMOLITION PLAN NOTES

- ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
- COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
- ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
- IN OCCUPIED BUILDINGS, ANY CONSTRUCTION BEYOND 48 HOURS MUST BE ISOLATED WITH HARD BARRIER WALL (1 HR. RATED), PER BUILDING CODE. 1 HOUR FIRE RATED PLASTIC BARRIER MAY BE USED, VERIFY WITH LOCAL AHJ. PROVIDE ANY/ALL DUST CONTROL AND INFECTION CONTROL MEASURES TO ISOLATE ALL WORK TO PROJECT AREA.
- PHASED CONSTRUCTION MAY BE REQUIRED, FINAL NUMBER OF PHASES TBD BY OWNER/ ARCHITECT/ GC PRIOR TO CONSTRUCTION. CONTRACTOR PROVIDE ANY/ALL TEMP. CONSTRUCTION MEASURES AS REQUIRED BY LOCAL AHJ (EXIT SIGNS, EMERGENCY LIGHTING, CONSTRUCTION LIGHTING, EGRESS SIGNAGE, ETC.)
- ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANSHIP MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
- THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
- REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
- GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
- THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
- PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
- THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

DEMOLITION PLAN LEGEND

EXISTING

- EXISTING 1 HOUR FIRE SEPARATION TO REMAIN
- EXISTING METAL STUD PARTITION TO REMAIN
- EXISTING CMU PARTITION TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING DOOR TO REMAIN.

DEMO

- DEMO METAL STUD PARTITION
- DEMO CMU PARTITION
- DEMO CONCRETE WALL
- DEMO DOOR



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27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
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ARCHITECTURAL DEMOLITION
PLANS

Project No. :

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Sheet No. :

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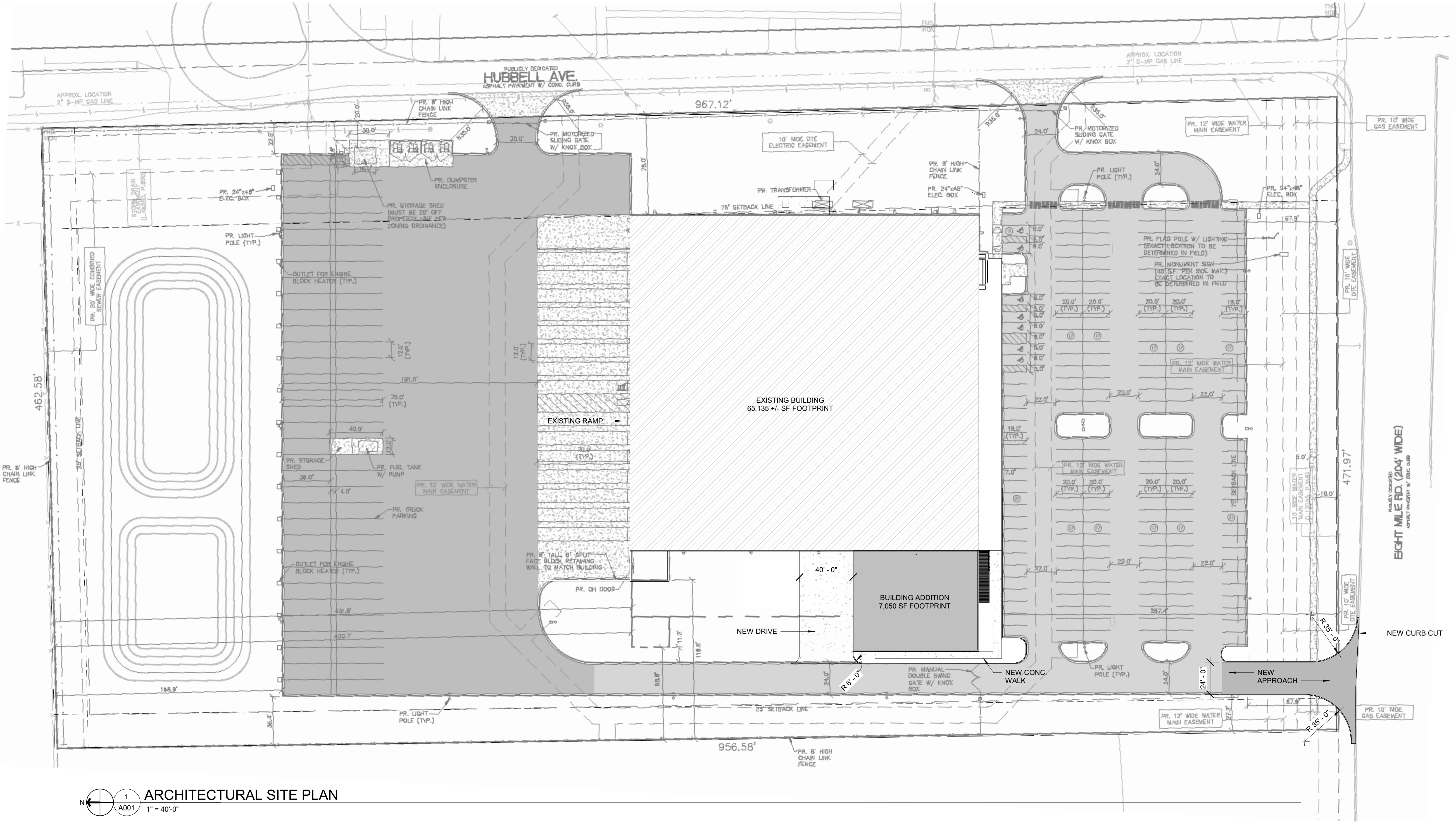
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ARCHITECTURAL SITE PLAN

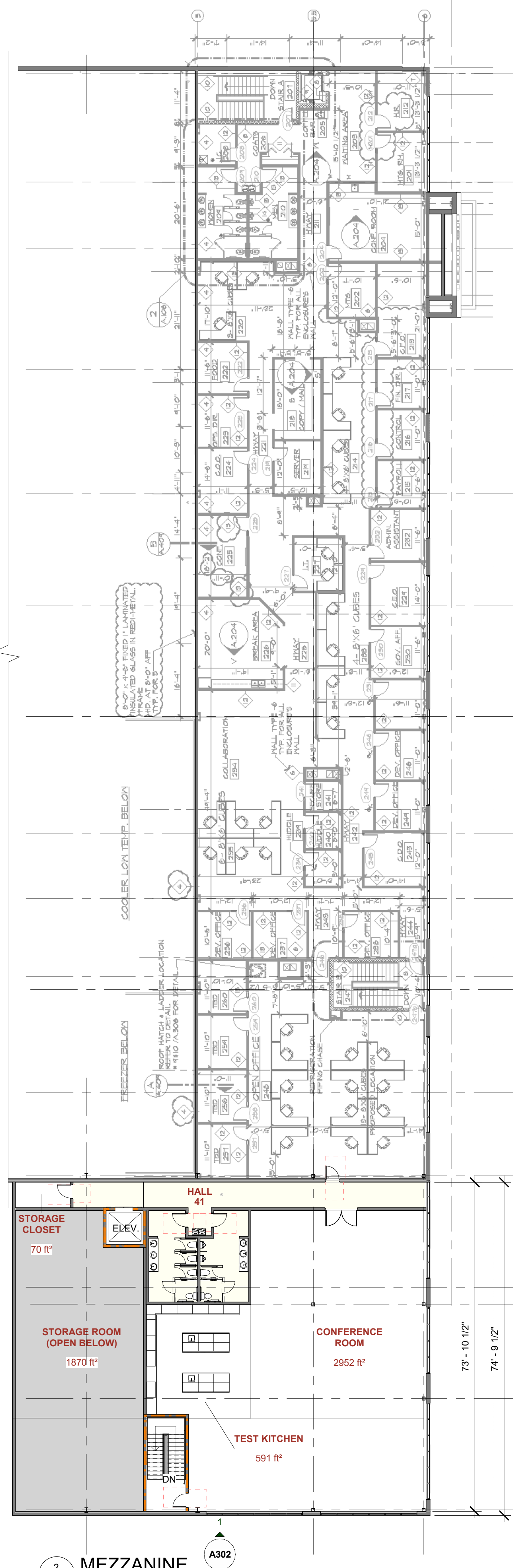
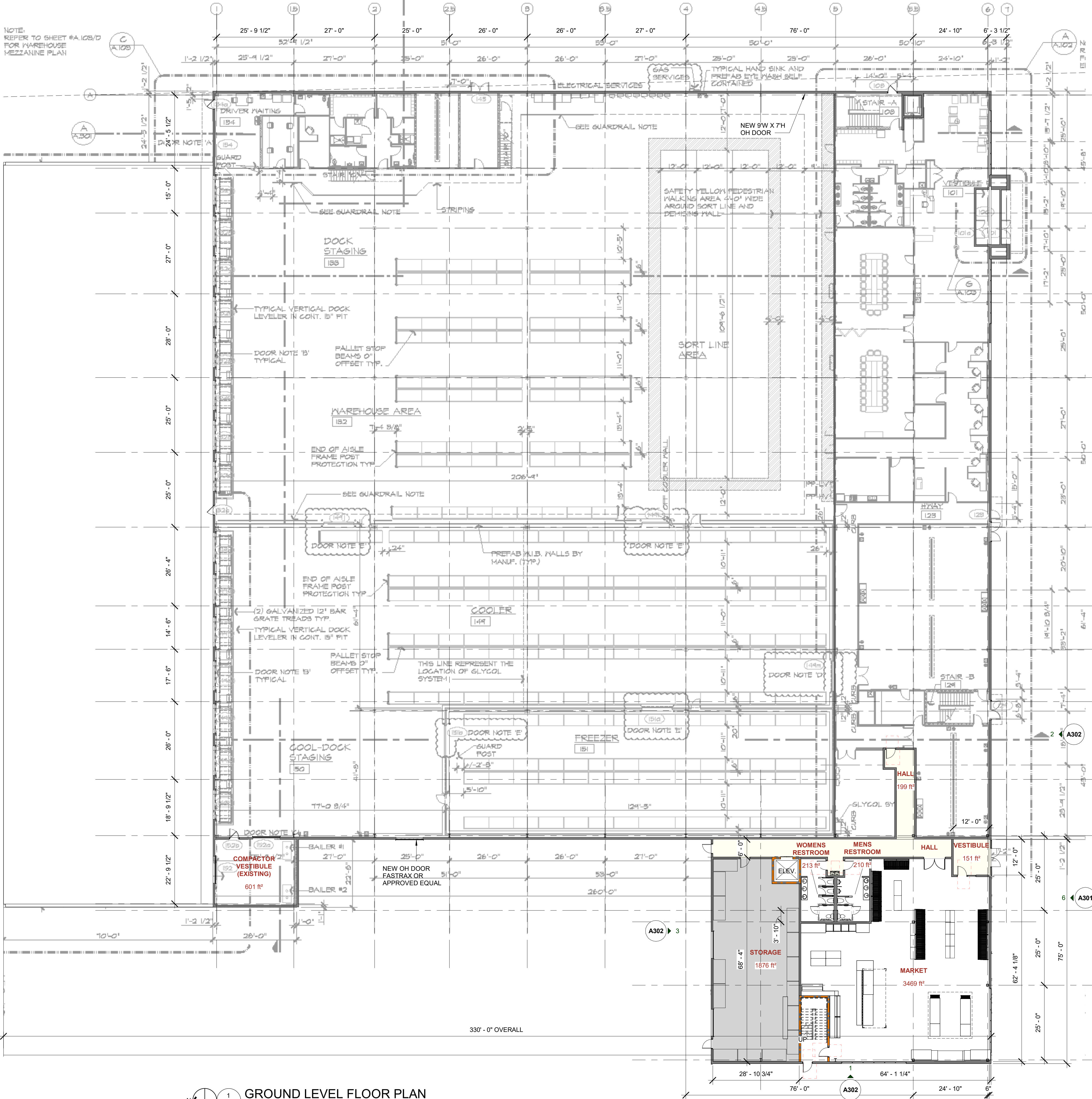
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2024.138

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ARCHITECTURAL SITE PLAN
1" = 40'-0"

NOTE:
REFER TO SHEET #A.105/D
FOR WAREHOUSE
MEZZANINE PLAN



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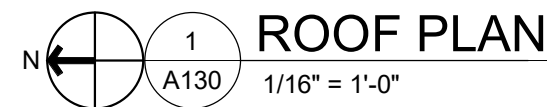
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COMPOSITE FIRST FLOOR PLAN

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1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS, NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
7. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
8. PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
9. REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
11. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
12. ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
13. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
14. COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS I.E. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATM'S.
15. CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
16. CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/ADAPED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
17. A TACTILE SIGN STATION "EXIT" AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
18. PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

1. ROOF PLAN NOTES APPLY TO ALL ROOF PLAN SHEETS.
2. REFER TO MECHANICAL FOR ADDITIONAL ROOF ITEMS AND LOCATIONS. COORDINATE BETWEEN TRADES FOR INSTALLATION OF ALL ITEMS, TYP.
3. COORDINATE ROOF PENETRATIONS, SIZES AND LOCATIONS, ETC., WITH OTHER TRADES. ESPECIALLY MECHANICAL AND ELECTRICAL. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
4. NEW RTU LOCATIONS - PROVIDE NEW ROOF OPENINGS AS REQUIRED PER MECHANICAL DRAWINGS. PROVIDE NEW WXXXXX STEEL STRUCTURAL SUPPORT ASSEMBLY ABOVE EACH OF THE NEW RTU LOCATIONS. POST UP FROM ROOF 8" MIN. REFER TO DETAIL.
5. ALL ROOF CURBS TO BE A MINIMUM OF 12" ABOVE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AND/OR ROOF CRICKETS AT ROOF CURBS TO PROVIDE APPROPRIATE DRAINAGE AROUND ROOF CURBS.
6. FLASH ALL DRAINS, CURBS, VENTS AND STACKS PER ROOFING MANUFACTURER'S REQUIREMENTS AND/OR N.R.C.A. STANDARDS.
7. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. ROOF SLOPES ARE CREATED BY SLOPING THE ROOF STRUCTURE. SEE STRUCTURAL DRAWINGS FOR ELEVATIONS OF THE HIGH AND LOW POINTS TO DETERMINE PROPER TAPER IN INSULATION. SHADED AREAS SHALL REPRESENT INSULATION. TAPERED INSULATION SHALL PROVIDE A MINIMUM OF 1/2-INCH PER FOOT OF SLOPE TO ROOF DRAINS, UNLESS NOTED OTHERWISE.



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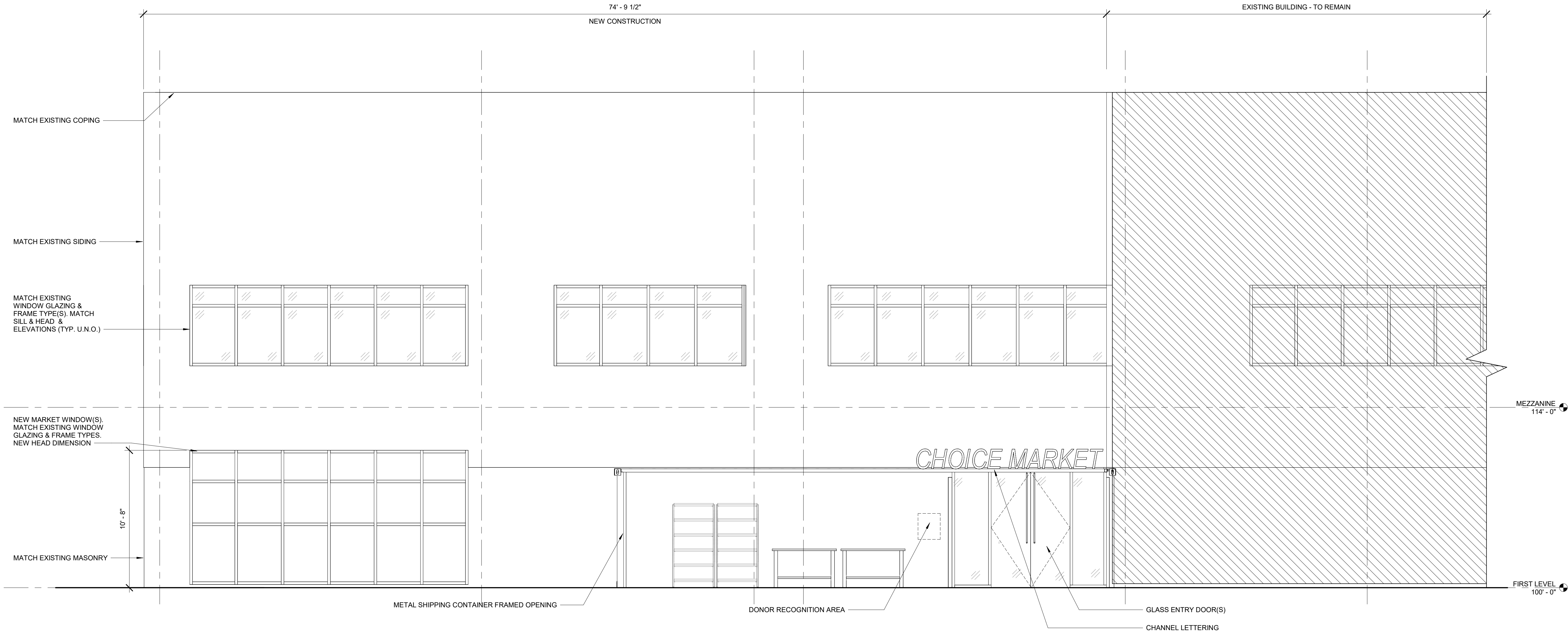
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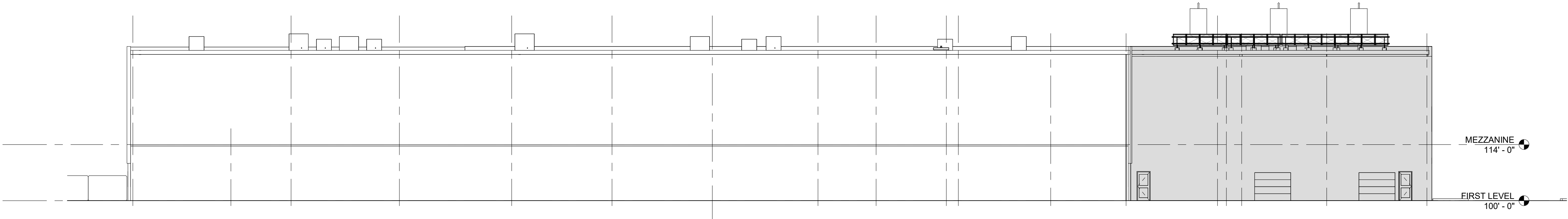
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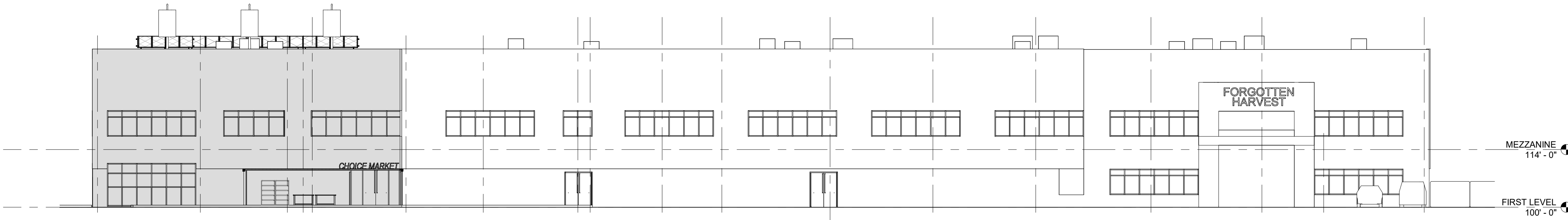
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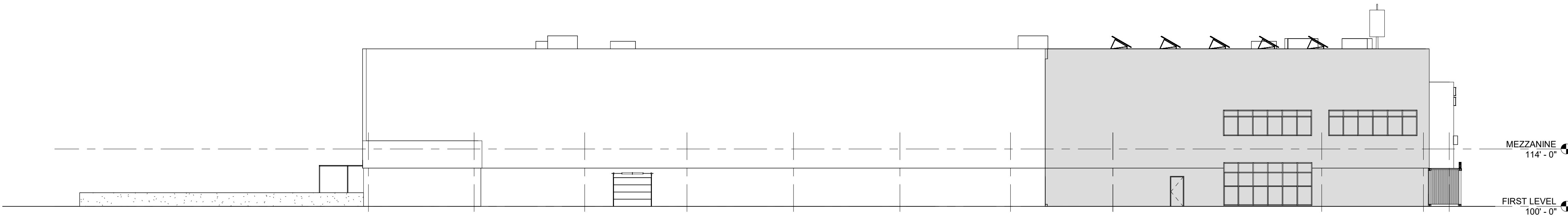
6 EXTERIOR ELEVATION
A301 1/4" = 1'-0"



3
A302
NORTH ELEVATION -
EXTERIOR
1/16" = 1'-0"



2
A302
SOUTH ELEVATINO -
EXTERIOR
1/16" = 1'-0"



1
A302
WEST ELEVATION -
EXTERIOR
1/16" = 1'-0"



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PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	11	Acer rubrum 'Bowhall' Bowhall Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN	3	Betula nigra River Birch	1.4" HT	SEE PLAN	B&B	CLUMP FORM
GB	16	Gleditsia laboda 'Magyar' Magyar Maiden Hair Tree	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	26	Gleditsia triacanthos 'Sunburst' Sunburst Honey Locust	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	20	Picea canadensis 'Millers Needle' Black Hills Spruce	6-8" HT	SEE PLAN	B&B	FULL TO GROUND
PO	12	Picea canadensis 'Millers Needle' Black Hills Spruce	6-8" HT	SEE PLAN	B&B	FULL TO GROUND
TA	10	Tilia americana 'Continental Appeal' Continental Appeal Linden	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
CS	81	Cornus alba 'Ivory Halo' Ivory Halo Red Twig Dogwood	30" HT	36" OC	B&B	
DL	32	Diervilla lonicera 'Michigan Sunset' Dwarf Bush Honeysuckle	24" HT	30" OC	CONT	
EF	129	Euonymus fortunei 'Greenlane' Greenlane Euonymus	30" HT	4" OC	B&B	
WF	78	Wegelia florida 'Wine and Roses' Wine and Roses Wegelia	30" HT	30" OC	B&B	
TO	17	Thuja occidentalis 'Smaragd' Emerald Gree Arborvitae	5" HT	4" OC	B&B	
GROUNDCOVERS/PERENNIALS						
HS	12	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	

DECIDUOUS TREE PLANTING DETAIL

NOTE:
GUY DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER.
STAKE TREES JUST BELOW FIRST BRANCH USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRIPS, CONNECT FROM TREE TO STAKE OPPOSITE, ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.
MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE.
MOUND TO FORM 3" EARTH SAUCER.
REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURRAP FROM 1/2 OF ROOTBALL.
PLANTING MIX TO BE AMENDED PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.
SCAFFY SUBGRADE AND PLANTING PIT SIDS, RECOMPACT PIT BASE TO 4" DEPTH.
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

EVERGREEN TREE PLANTING DETAIL

NOTE:
GUY EVERGREEN TREES ABOVE 12" IN HEIGHT, STAKE TREES BELOW 12" IN HEIGHT.
STAKE TREES APPROXIMATELY MID-TRUNK USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRIPS, CONNECT FROM TREE TO STAKE OPPOSITE, ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.
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LOCATION MAP

N.T.S.

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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EXISTING SITE AREA: 449,436 S.F. OR 10.32 ACRES

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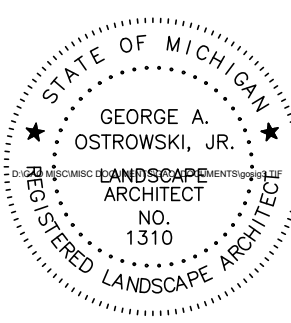


NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT
15000 Eight Mile Rd.
Oak Park, MI

CLIENT
Forgotten Harvest

PROJECT LOCATION
Part of the SW 1/4 of Section 31
T. 1 North, R. 11 East
City of Oak Park,
Oakland County, Michigan

SHEET
Landscape Plan



REVISIONS
12/16/19 REVISED PER CLIENT

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
09-09-2019

SCALE: 1" = 40'

NFE JOB NO. **K828** SHEET NO. **L2**

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