



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** August 13, 2019

**REGARDING:** Ten Mile Rd, Parcel #50-22-23-426-017 (PZ19-0026)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

National Car Wash Solutions

**Variance Type**

Dimensional

**Property Characteristics**

Zoning District:	General Business
Location:	West of Meadowbrook Road and North of Ten Mile Road
Parcel #:	50-22-23-426-017

**Request**

The applicant is requesting a variance from the City of Novi Zoning Code Section 5.3.11.D to allow for the applicant to have no bypass lane; 1 bypass lane, minimum of 18 feet, is required by code. Section 5.3.11.F to allow a proposed drive-through lane with a centerline radius of 23 feet, a minimum of 25 feet is required by code. This property is zoned General Business (B-3).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0026**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
  - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
  - (b) The property is unique because \_\_\_\_\_.
  - (c) Petitioner did not create the condition because \_\_\_\_\_.

\_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.

\_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because

\_\_\_\_\_.

\_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.

2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ19-0026**, sought by \_\_\_\_\_,  
for\_\_\_\_\_ because Petitioner has not shown  
practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including\_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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# ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION Wash Zone				Meeting Date: _____	
ADDRESS 41600-41840 W. Ten Mile Road (Novi Ten Shopping Center), Novi, MI 48375		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22- 23 - 426 - 017		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Ten Mile Road and Meadowbrook Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS jbelanger@ncswash.com		CELL PHONE NO. 248.866.0665	
NAME Jim Belanger				TELEPHONE NO.	
ORGANIZATION/COMPANY National Car Wash Solutions				FAX NO.	
ADDRESS 1500 Southeast 37th Street		CITY Grimes	STATE IA	ZIP CODE 50111	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS albert@tricapre.com		CELL PHONE NO.	
NAME Albert Ludwig				TELEPHONE NO. 248.538.1389 x 236	
ORGANIZATION/COMPANY Meadowbrook Shopping Center Associates, LLC				FAX NO. 248.538.1523	
ADDRESS P.O. Box 784		CITY Walled Lake	STATE MI	ZIP CODE 48390	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>5.3.11.D</u>		Variance requested		<u>No bypass lane to to be provided</u>	
2. Section <u>5.3.11.F</u>		Variance requested		<u>Drive-through lane radius of less than 25 feet; ~ 23 feet</u>	
3. Section _____		Variance requested		_____	
4. Section _____		Variance requested		_____	
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE  
 ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date





**Community Development Department**

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Section 5.3.11.D  
Bypass Lane

**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

**Describe below:**

The proposed lease area, fronting along Meadowbrook Road, does not allow the length of the car wash to be increased enough to accommodate the bypass lane without completely changing the main access drive from 10-Mile Road.

**OR**

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

**OR**

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The Standard Operational Procedure (SOP) letter attached for emergencies explains why a bypass lane is not required for this business.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The proposed lease area size does not allow for the additional area that would be required to accommodate the bypass lane. The proposed use of the site will function properly without a bypass lane.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The Standard Operational Procedure (SOP) letter attached for emergencies does not require a bypass lane. There is still an escape route or "exit only" driveway that allows for vehicles to decide not to go through the car wash.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

This Dimensional Variance will not cause an adverse impact on the surrounding properties as this Variance will reduce the impervious footprint of the proposed site. The efficiency of the operation will be more enjoyable to the users of the Car Wash.



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Section 5.3.11.F  
Drive-through radius

## REVIEW STANDARDS DIMENSIONAL VARIANCE

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### Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

**Describe below:**

The proposed lease area, fronting along Meadowbrook Road, does not allow the length of the car wash to be increased enough to accommodate the bypass lane without completely changing the main access drive from 10-Mile Road.

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

OR

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The proposed lease area size does not allow for the additional area that would be required to accommodate the increased radius from 23 to 25 feet. The car wash will function adequately based on prior establishment operations.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The proposed lease area size does not allow for the additional area that would be required to accommodate the bypass lane. The proposed use of the site will function properly without a bypass lane.

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This Dimensional Variance will not cause an adverse impact on the surrounding properties as this Variance will reduce the impervious footprint of the proposed site. The efficiency of the operation will be more enjoyable to the users of the Car Wash.



June 25, 2019

City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Attn: Kate Oppermann  
Zoning Board

Re: Wash Zone  
JSP 18-50  
Revised Plan Date: May 10, 2019  
Variance Requests

Dear Ms. Oppermann:

As described in the accompanying review response letter, Zoning Board of Appeals Variances will be requested.

The Zoning Board of Appeals Variance requests include:

1. Sec. 5.3.11.D: The Zoning Ordinance states that a drive-through facility shall provide 1 bypass lane, min. of 18 feet in width unless otherwise determined by the Fire Marshal. A letter of Standard Operational Procedure (SOP) to clear the customer car queue in case of emergency is attached. This SOP eliminates the need for a dedicated by-pass lane.
2. Sec. 5.3.11.F: The proposed drive-through lane centerline radius is 23 feet. The standard minimum centerline radius is 25 feet. A Variance is requested based upon previous experience with similar installations. A letter from the architect is provided (and attached) as support.

If you have any questions, please contact me at 734-995-0200, ext. 221. Thank you.

Sincerely,

**MIDWESTERN CONSULTING, LLC**

---

Susan C. Dickinson, P.E.

Jim Belanger, Wash Zone Car Wash  
15065 North Sheldon Rd  
Plymouth Township, MI 48170

April 26, 2019

Sri Ravali Komaragiri  
Planner  
City of Novi  
45175 Ten Mile Rd  
Novi, MI 48375

RE: Variance for By Pass Lane for Drive Through  
Section 5.3.11.D

Dear Sri Ravali Komaragiri:

The letter provides the standard operational procedure to clear the customer car queue in case of emergency.

Emergency SOP to Clear the lot of Customer Vehicles: In case of emergency, the following procedure will be followed to clear the lot of customer vehicles:

1. Immediately upon
2. Communication of a site emergency, Manager or Assistant Manager assess type of emergency and call emergency services.
3. Manager or Assistant Manager direct guide on duty station leader to:
  - a. Put a cone in front of the conveyer
  - b. Run the car wash until the bay is clear of vehicles
  - c. Pull the e-stop
  - d. Move to the entrance point and stop incoming traffic to the site.
4. Manager clear employees from the facility and direct them to stand by outside of the office.
5. Manager or Assistant Manager flip gate switches to the "UP" position.
6. Manager or Assistant Manager clear the buffer queue.
  - a. Once the buffer queue is cleared, report directly to the first vehicle in the outside lane and clear the entire outside lane.
  - b. Once the outside lane is cleared, clear the entire inside lane.

Sri Ravali Komaragiri

April 26, 2019

Page 2

- c. Station employees to keep on lookers away from danger.
- d. Meet the emergency service first responders, brief them and assist as required.

Please let us know what questions you have with our Emergency SOP.

Sincerely,

*Jim Belanger*

Jim Belanger

Member

Wash Zone Car Wash



Friday, November 16, 2018

City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

RE: Wash Zone Express Car Wash

To whom it concerns:

This letter is to address the required turning radius for a well operating car wash. The key design elements of an express car wash are vehicular circulation to the point of sale, a smooth travel to the tunnel entrance and proper alignment onto the conveyor.

When a vehicle must turn 180 degrees to enter a tunnel it is important to know that the vehicle is traveling only 1-2 mph. The vehicle must also align with the conveyor when entering the tunnel, so we design the drive to achieve this. A device called a correlator is installed at the front of the conveyor that actually corrects the cars alignment straight onto the conveyor if needed.

To keep tires from grinding curbs, we prefer to use roll-over curbs which allow the driver to feel that they are getting out of the lane and correct themselves. The graphic attached below shows a standard car of 19 feet length can turn within a 25.5 foot circle. I drive an F150 truck that is 19 feet long and can turn within this radius.

Many engineers use Autoturn software which is a great program for basic turning and site circulation of vehicles and trucks. What Autoturn doesn't design for is slow circulation for a car wash specific application. Autoturn is also designed to have a liberal amount of room to allow for different vehicles and brands. We use a standard of 30 ft outside radius which gives additional room for circulation and keeps cars from grinding curbs. We use a 14 foot wide drive which also allows plenty of room for even the longest vehicles to circulate well.

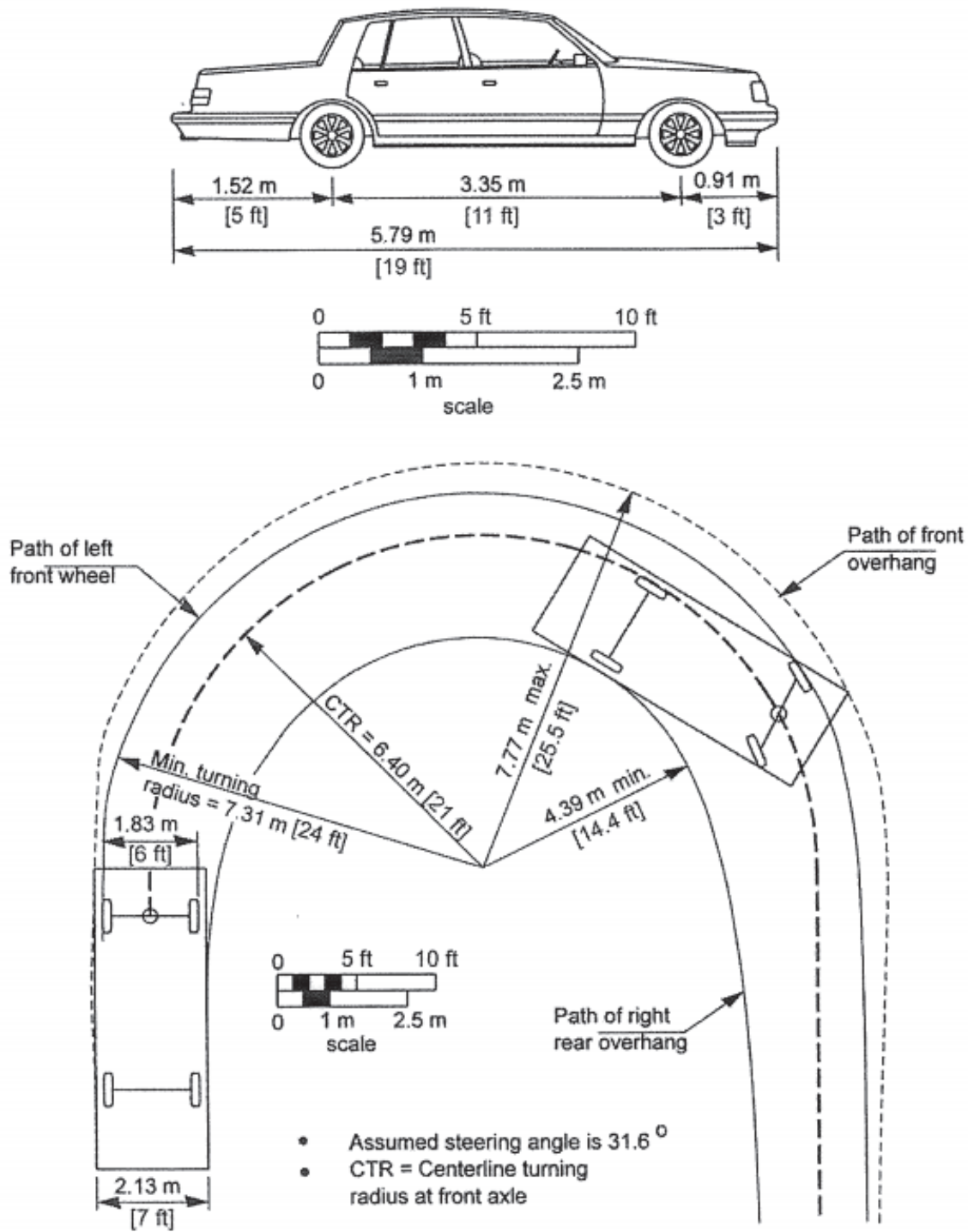
If you have any questions, please let me know.

Trent Clark

Architect  
A Plus Design Group



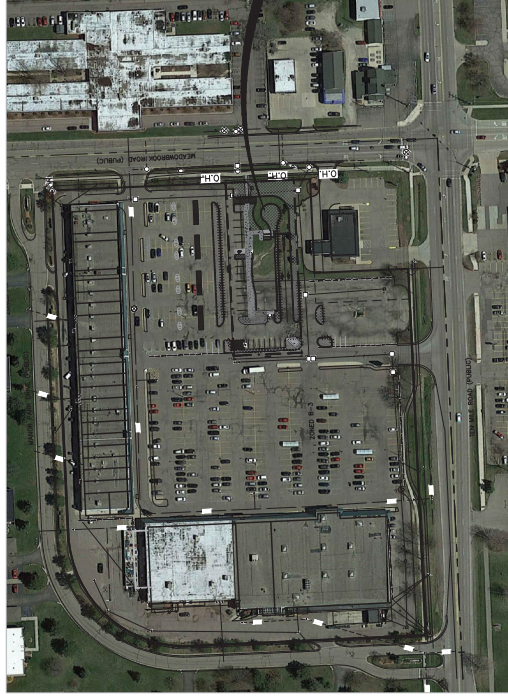




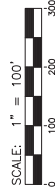
**Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle**

# WASH ZONE EXPRESS (NOVI-TEN SHOPPING CENTER)

## NOVI, MICHIGAN PRELIMINARY SITE PLAN



SITE MAP



### COMMUNITY IMPACT

- THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN AN EXISTING SHOPPING CENTER. NO ADDITIONAL CURB CUTS WILL BE MADE TO THE STREET FRONTAGE. THE PROPOSED DEVELOPMENT WILL BE 8 AM TO 7 PM. INCREASE IN TRAFFIC WILL BE MINIMAL.
- TOTAL COST OF PROPOSED BUILDING AND SITE IMPROVEMENTS IS \$1,000,000.
  - NUMBER OF JOBS CREATED DURING CONSTRUCTION IS 30 AND TO AFTER CONSTRUCTION IS COMPLETED.

### NOTES

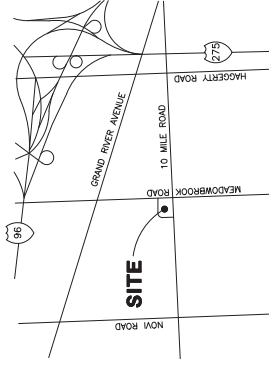
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH THE CURRENT MUTATED STANDARDS.

### SITE DATA

Project Name: Wash Zone Express	Township/County/Address	City of Novi	City of Novi
	12-25-16-077		
Zoning	B-3 General Business District	Car Wash	Proposed
Permitted Land Use	Car Wash	Car Wash	Leased Area
Site Area	9.75 Acres Total	34,166 sq ft	
Building			
Gross Floor Area	N/A	Refer to Sec. 3.6.2.D	4,788 sq ft
Minimum Lot Coverage	14.0%	Refer to Sec. 3.6.2.D	
Maximum Height	19.2-19.3 ft	30 ft	20 ft
Setbacks			
Side (North)	15 ft	15 ft	36 ft
Side (North to Prop. Lease Line)	15 ft	15 ft	39.85 ft
Rear (West)	20 ft	20 ft	70.3 ft
Natural Features Setback		25 ft	25 ft
Vehicular Parking			
Setback	N/A	From 20 ft	N/A
Required Parking	Car Wash	2.25/sq ft per vacuum station	1 employees + 14 spaces + 14
		3 per 500 sq ft	3 per 25 spaces
	551 Shopping Center	1 per 405	removal of 86 spaces to allow 465 spaces remaining for shopping center
Required Loading		10 ft / 10 ft of building face	360 sq ft
Bicycle Parking		Refer to Section 5.16.1	2 provided

### PROJECT SCOPE

- EXISTING SURFACE GRASS AREA AND PARKING WILL BE REMOVED.
- STORMWATER COLLECTION SYSTEM AND OTHER UNDERGROUND UTILITIES WILL BE PLACED.
- CAR WASH BUILDING WILL BE CONSTRUCTED.
- PAVEMENT SECTION FOR DRIVEWAY PAVEMENT AND PARKING WILL BE PLACED.
- LANDSCAPING WILL BE INSTALLED.



VICINITY MAP  
NO SCALE  
SECTION 23, CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

**OWNER**  
NATIONAL CAR WASH SOLUTIONS  
5905 W. HALEY STREET  
MARIETTA, MI 48156  
(248) 866-0665  
CONTACT: JIM BELANGER

**ENGINEER**  
MIDWESTERN CONSULTING LLC.  
3000 W. HALEY DRIVE  
MARIETTA, MI 48156  
(734) 995-0200  
CONTACT: SUSAN C. DICKINSON

### SHEET INDEX

- COVER SHEET
- ALTA SURVEY
- EXISTING CONDITIONS AND REMOVAL PLAN
- DIMENSIONAL SITE PLAN
- UTILITY PLAN
- SOIL EROSION AND SEDIMENTATION CONTROL PLAN
- STORMWATER MANAGEMENT PLAN
- LANDSCAPE PLAN
- SITE DETAILS
- SITE AND UTILITY DETAILS
- PHOTOMETRIC PLAN
- BUILDING FACADE



NOTE: CALL 811 BEFORE ANY EXCAVATION WORK MAY BEGIN.

JOB No. **16215**

DATE: 07-04-19

SHEET 1 OF 12

DESIGNED PER: CITY REVIEW

CADD: JLR

DATE: 07-04-19

SCALE: 3/32" = 1'-0"

PROJECT NO. 16215

DATE: 07-04-19



MIDWESTERN CONSULTING

3000 W. HALEY DRIVE  
MARIETTA, MI 48156  
(734) 995-0200  
www.midwesternconsulting.com

RELEASED FOR: \_\_\_\_\_

DATE: \_\_\_\_\_

PRELIMINARY SITE PLAN REVIEW: 5-10-19

SUSAN C. DICKINSON  
REGISTERED



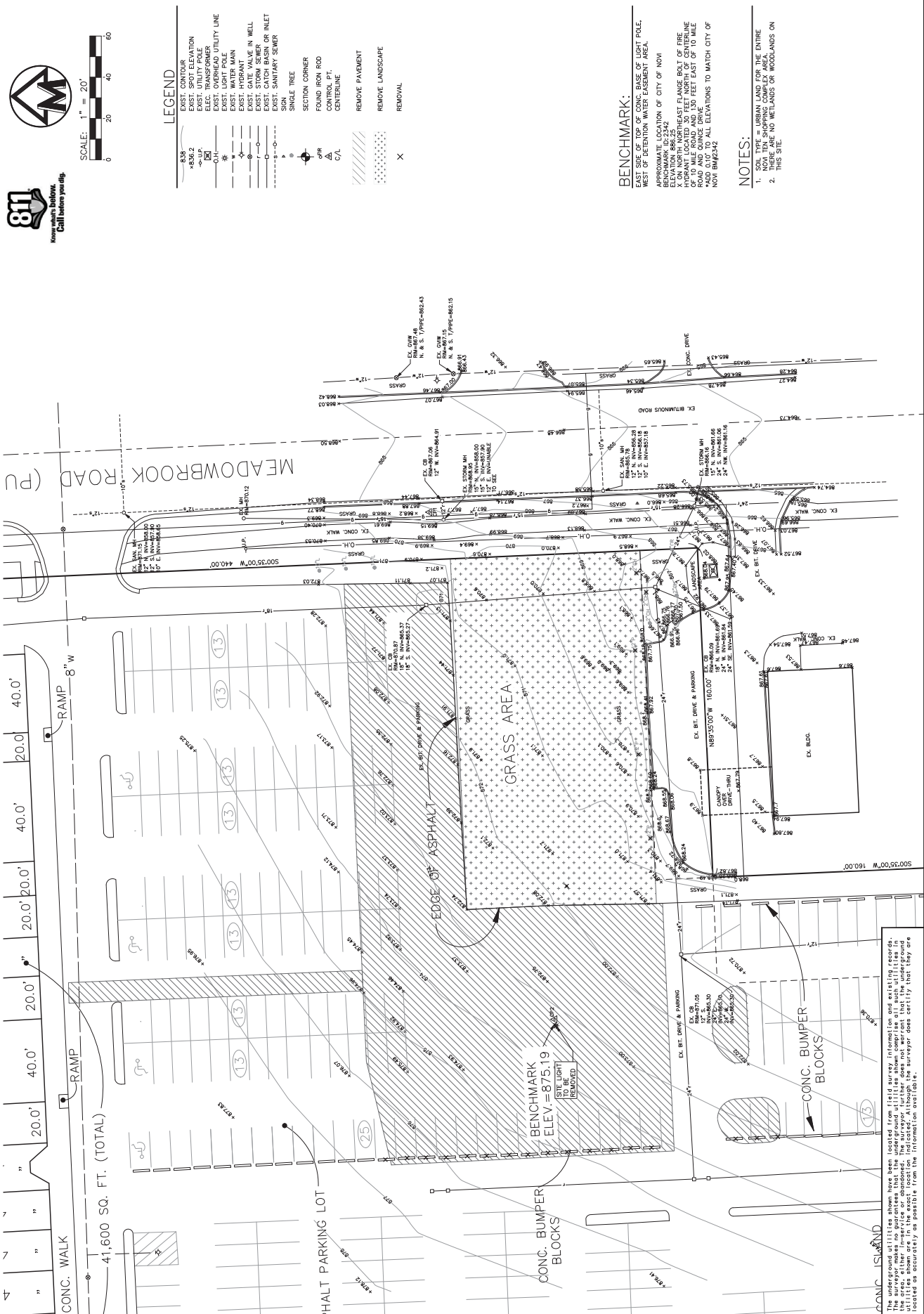


CLIENT  
 NATIONAL CAR WASH SOLUTIONS  
 1500 SOUTHEAST 37th STREET  
 GRIFFIN, GA 30211  
 (249) 866-0665

WASH ZONE EXPRESS  
 PRELIMINARY SITE PLAN  
 EXISTING CONDITIONS AND REMOVAL PLAN

3

NO. JOB	16215
REVISIONS	REV. DATE
1	02/19/16
2	03/12/16
3	07/16/16
DATE	7/26/16
SCALE	1" = 20'
TITLE	WASH ZONE EXPRESS
PROJECT	16215
DATE	7/26/16



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

SCALE: 1" = 20'

- LEGEND**
- EXIST. CONTOUR
  - EXIST. ELEVATION
  - EXIST. DILITY POLE
  - ELEC. TRANSFORMER
  - EXIST. OVERHEAD UTILITY LINE
  - EXIST. FIRE HYDRANT
  - EXIST. WATER MAIN
  - EXIST. HYDRANT
  - EXIST. GATE VALVE IN WELL
  - EXIST. GATE VALVE IN TRENCH
  - EXIST. GATE BASIN OR INLET
  - EXIST. SANITARY SEWER
  - SIGN
  - SINGLE TREE
  - SECTION CORNER
  - FOUND IRON ROD
  - CONTROL PT.
  - CENTERLINE
  - REMOVE PAVEMENT
  - REMOVE LANDSCAPE
  - REMOVAL

**BENCHMARK:**

EAST SIDE OF TOP OF CONC. BASE OF LIGHT POLE  
 WEST OF DETENTION WATER EASEMENT AREA.  
 APPROXIMATE LOCATION OF CITY OF NOW  
 BENCHMARK NO. 2542  
 X ON NORTH NORTHEAST FLANGE BOLT OF FIRE  
 HYDRANT ON NORTH SIDE OF 150 FEET EAST OF 10 MILE  
 ROAD AND QUINCE DRIVE  
 NOW 8462342

**NOTES:**

- SOIL TYPE = URBAN LAND FOR THE ENTIRE PROJECT AREA. THERE ARE NO WOODLANDS OR WOODLANDS ON THIS SITE.

**CONC. ISLAND**

The underground utility shown here has been located from utility service information and utility records. The underground utility shown here has been located from utility service information and utility records. The area, either in-service or abandoned. The surveyor further does not warrant that the underground utility shown here has been located from utility service information and utility records. The surveyor does not warrant that they are located as accurately as possible from the information available.

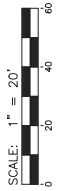




# WASH ZONE EXPRESS PRELIMINARY SITE PLAN DIMENSIONAL SITE PLAN

4

NO. JOB	16215
DATE	7/26/16
REV	DATE
1	02/23/16
2	02/23/16
3	02/23/16
4	02/23/16
5	02/23/16
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50	02/23/16

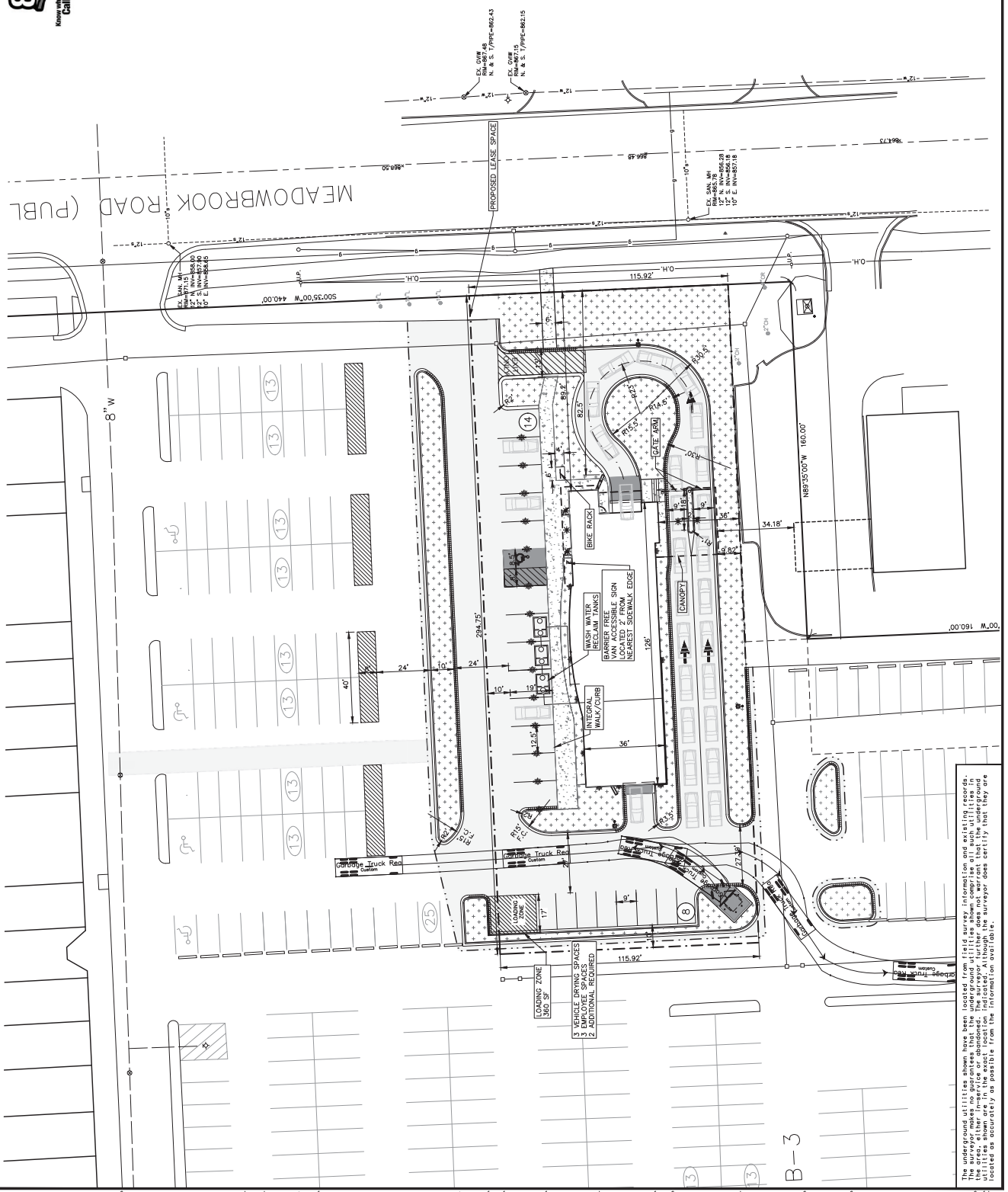


- ### LEGEND
- EXIST. CONTOUR
  - EXIST. EAVES
  - EXIST. DUTY PALE
  - EXIST. TRANSFORMER
  - EXIST. OVERHEAD UTILITY LINE
  - EXIST. WATER MAIN
  - EXIST. HYDRANT
  - EXIST. GATE VALVE IN WELL
  - EXIST. CATCH BASIN OR INLET
  - EXIST. SANITARY SEWER
  - SIGN
  - SINGLE TREE
  - SECTION CORNER
  - FOUND IRON ROD
  - CONTROL PT.
  - CENTERLINE
  - BRUNNINOUS PAVEMENT
  - CONCRETE SIDEWALK
  - LANDSCAPING
  - PROPOSED SPILLOUT CURB
  - BUILDING OVERHANG
  - PROPOSED LEASE AREA
  - DISTURBANCE AREA
  - NUMBER OF PARKING SPACES
  - BUILDING LIGHT
  - OVERHEAD/PARKING LOT LIGHT
  - VACUUM LIGHT

- ### VARIANCES:
- SECCA.311.D - BYPASS LANE  
 BYPASS LANE NOT INCLUDED

### NOTES:

- DIMENSIONS OF PARKING STALLS ABUTTING A CURB OR WALKWAY SHALL BE TO THE CENTER OF CURB OR WALKWAY UNLESS OTHERWISE NOTED.
- CURB HEIGHT IS 4".
- ALL ON-SITE SIGNING AND PAVEMENT WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE STRIPPED WITH FOUR (4) INCH WHITE STRIPES.
- STANDARD PARKING SPACES SHALL BE STRIPPED WITH FOUR (4) INCH WHITE STRIPES. ANGLE SHOULD BE STRIPPED WITH FOUR (4) INCH BLUE STRIPES. ROAD SPACE IS ADJACENT TO BLUE STRIPES SHOULD BE INSTALLED. BE SOLID WHITE STRIPES. MARKINGS SHOULD BE SOLID WHITE. AND TRAFFIC FLOW ARROWS SHALL BE HOLLOW.



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 The underground utility information shown on this drawing was obtained from the utility records of the City of Ann Arbor, Michigan. The utility records are not a guarantee of the accuracy of the information shown. The utility records are not a guarantee of the accuracy of the information shown. The utility records are not a guarantee of the accuracy of the information shown. The utility records are not a guarantee of the accuracy of the information shown. The utility records are not a guarantee of the accuracy of the information shown.



Midwestern Consulting  
3815 Plaza Drive, Ann Arbor, Michigan 48106  
(734) 955-9500 www.midwesternconsulting.com  
Land Development • Utility Design • Instrumental Management  
Wireless Communications • Transportation • Landfill Services

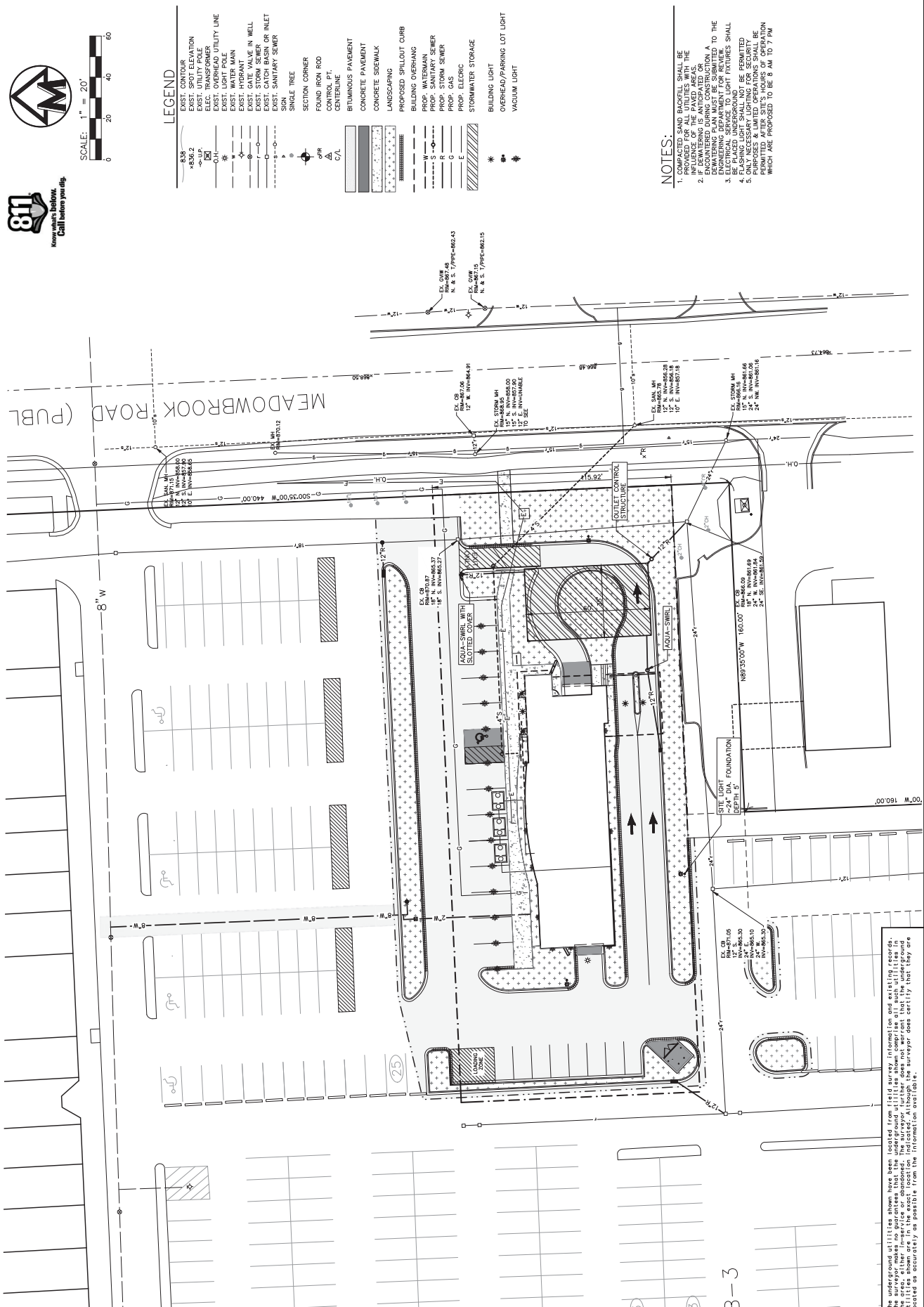


CLIENT  
NATIONAL CAR WASH SOLUTIONS  
1500 SOUTHEAST 37th STREET  
CRAIGS, FL 32911  
(249) 866-0665

WASH ZONE EXPRESS  
PRELIMINARY SITE PLAN  
UTILITY PLAN

5

NO.	16215
DATE	05/03/19
SHEET	5 OF 12
REV. DATE	02/19/19
PROJECT SHEET FOR CLIENT	
JOB NO.	16215



SCALE: 1" = 20'

- LEGEND**
- EXIST. CONTOUR
  - EXIST. LOT CENTERLINE
  - EXIST. DILITY LINE
  - EXIST. TRANSFORMER
  - EXIST. OVERHEAD UTILITY LINE
  - EXIST. WATER MAIN
  - EXIST. HYDRANT
  - EXIST. GATE VALVE IN WELL
  - EXIST. GATE VALVE IN TRENCH
  - EXIST. GATE BASIN OR INLET
  - EXIST. SANITARY SEWER
  - SIGN
  - SINGLE TREE
  - SECTION CORNER
  - FOUND IRON ROD
  - CONTROL PT.
  - CENTERLINE
  - BRITANNIOUS PAVEMENT
  - CONCRETE SIDEWALK
  - LANDSCAPING
  - PROPOSED SPILLOUT CURB
  - BUILDING OVERHANG
  - PROP. WATERMAN
  - PROP. SANITARY SEWER
  - PROP. STORM SEWER
  - PROP. GAS
  - PROP. ELECTRIC
  - STORMWATER STORAGE
  - BUILDING LIGHT
  - OVERHEAD/PARKING LOT LIGHT
  - VACUUM LIGHT

**NOTES:**

1. COMPACTED SAND BACKFILL SHALL BE PLACED UNDER THE SIDEWALKS AND INFLUENCE OF THE PAVED AREAS.
2. IF DEWATERING IS ANTICIPATED ON THE SITE, THE DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW. SHALL BE PLACED UNDERGROUND.
3. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED.
4. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED.
5. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED.

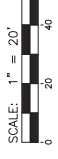


CLIENT  
 NATIONAL CAR WASH SOLUTIONS  
 1500 SOUTH EAST 37th STREET  
 GRIFFIN, IA 50111  
 (249) 866-0665

**WASH ZONE EXPRESS**  
 PRELIMINARY SITE PLAN  
 GRADING AND SEDIMENTATION CONTROL PLAN  
 SOIL EROSION AND SEDIMENTATION CONTROL PLAN

**6**

NO. JOB	16215
REVISIONS	REV. DATE
REVISIONS	02/19/17
REV. DATE	SHEET 6 OF 12
DATE	1/26/16
TITLE	WASH ZONE EXPRESS
SCALE	AS SHOWN
DRAWN	MD
CHECKED	MD
DATE	02/19/17
REV. DATE	02/19/17
NO. JOB	16215

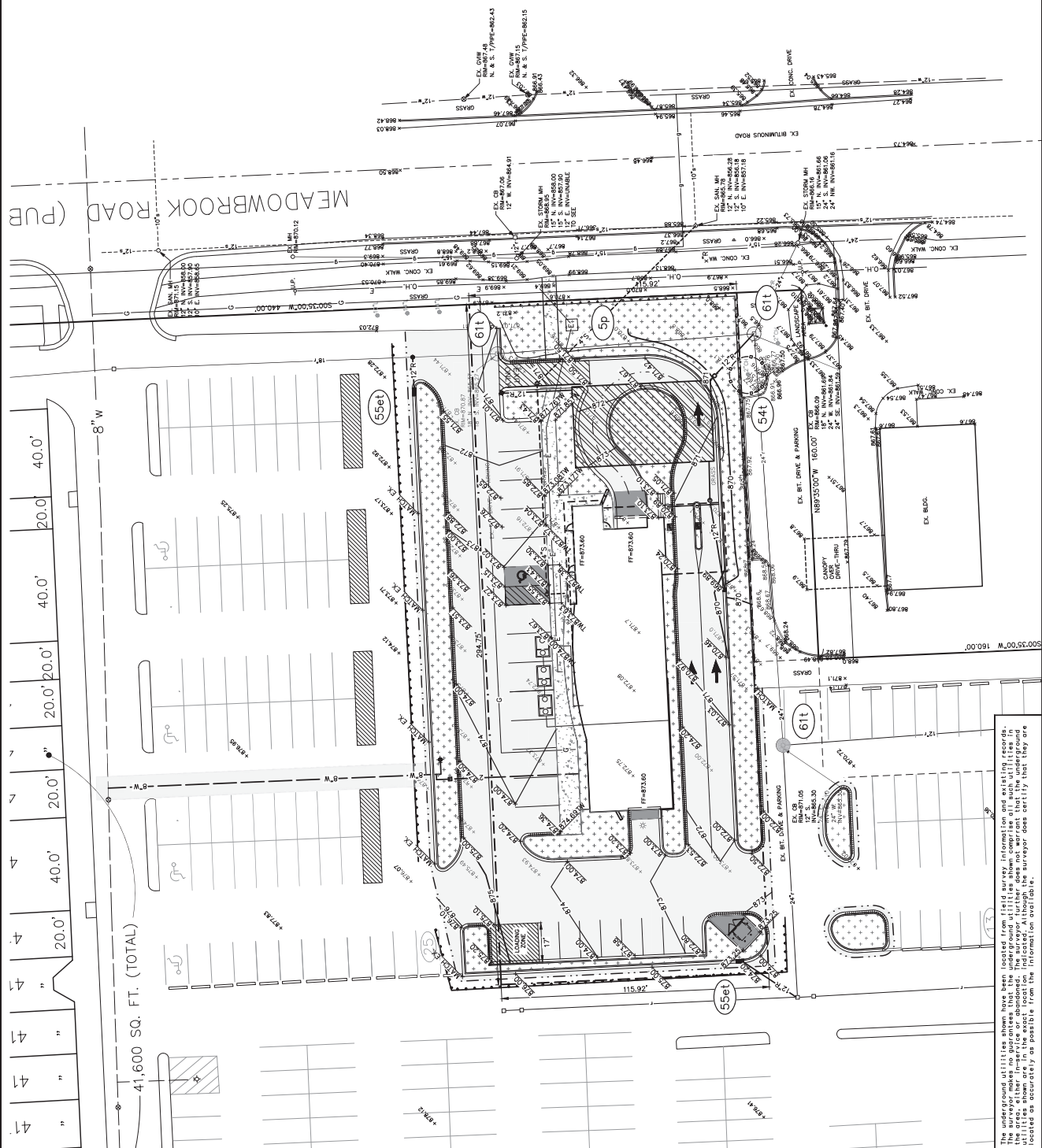
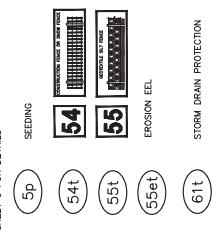


**LEGEND**

- EXIST. CONTOUR
- EXIST. PROPOSED
- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF WALK
- PROPOSED TOP OF CURB
- PROPOSED SIDEWALK
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. HYDRO-PUMP
- EXIST. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER OR INLET
- EXIST. SANITARY SEWER
- SIGN
- SINGLE TREE
- SECTION CORNER
- FOUND IRON ROD
- CONTROL PT.
- CENTERLINE
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPILLOUT CURB
- PROP. WATERMAN SEWER
- PROP. STORM SEWER
- PROP. GAS
- PROP. ELECTRIC
- STORMWATER STORAGE

**NOTE:**  
 ALL PROPOSED GRADE ELEVATIONS ARE TO TOP OF PAVEMENT  
 UNLESS OTHERWISE MARKED.

**SOIL EROSION CONTROL MEASURES**  
 L = Temporary P = Permanent  
 SEE SHEET 9 FOR DETAILS



The underground utility lines shown here have been located from a utility survey, information and utility records. The area, either in-service or abandoned. The surveyor further does not warrant that the underground utility lines are shown here. The surveyor does not warrant that they are located as accurately as possible from the information available.











PRE- AND POST-DEVELOPMENT STORMWATER DISCHARGE RATES AND VOLUMES

Determining Pre-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Area (ft <sup>2</sup> )	Runoff Coef. (C)	(C) x (Area)
Asphalt	16,693	0.38	6,335
Grass	1,000	0.15	150
Water Surface	41,787	1.00	41,787
<b>Total</b>	<b>59,480</b>	<b>0.72</b>	<b>48,272</b>

Weighted C = (Sum(CuA<sub>u</sub>)/Area Total)<sup>0.7</sup>

Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

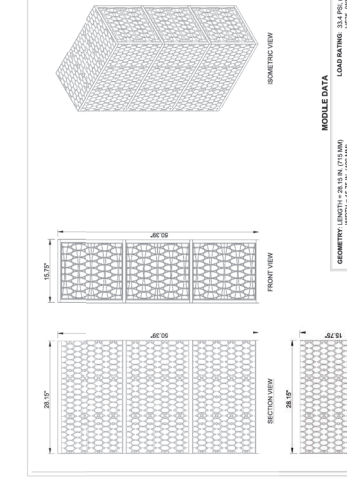
Cover Type	Area (ft <sup>2</sup> )	Runoff Coef. (C)	(C) x (Area)
Asphalt	16,693	0.38	6,335
Grass	1,000	0.15	150
Water Surface	41,787	1.00	41,787
<b>Total</b>	<b>59,480</b>	<b>0.72</b>	<b>48,272</b>

Weighted C = (Sum(CuA<sub>u</sub>)/Area Total)<sup>0.7</sup>

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Weighted C = (Sum(CuA<sub>u</sub>)/Area Total)<sup>0.7</sup>



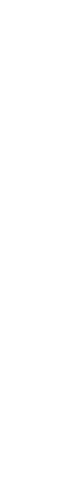
**MODULE DATA**  
 LOAD RATING: 2.4 KIP/SQ YD (217 kPa)  
 HEIGHT TO TOP OF CURB (TOTR)  
 MATERIAL: 100% RECYCLED  
 SMALL PLATES PER 100% POLYPROPYLENE  
 SUBMITTALS: 015

**R-TANKED - TRIPLE MODULE**

FOR ADDITIONAL INFORMATION PLEASE CONTACT AEF ENVIRONMENTAL, 1.800.468.3638, www.aefenvironmental.com

CLIENT: NATIONAL CAR WASH SOLUTIONS  
 PROJECT: WASH ZONE EXPRESS  
 ADDRESS: 1500 SOUTHWEST 37TH STREET  
 MIAMI, FL 33155  
 PHONE: (781) 955-9500  
 WEBSITE: www.aefenvironmental.com

PRELIMINARY R-TANK SYSTEM  
 NOT TO SCALE



TYPICAL HANDICAP PARKING SIGN  
 SCALE: 1/2" = 1'-0"

NOTE: PLASTIC CURBS, MESSAGE SHALL COMPLY WITH CURRENT MUTCD STANDARDS AND SHALL HAVE HIGH INTENSITY PRISMATIC REFLECTIVITY REQUIREMENTS.

CLEANOUT  
 NOT TO SCALE

DATE: 7/26/16

NO. 10

WASH ZONE EXPRESS  
 PRELIMINARY SITE PLAN  
 SITE AND UTILITY DETAILS

16215

REV. DATE

REVISIONS: N/A

DATE: 7/26/16

NO. 10

WASH ZONE EXPRESS  
 PRELIMINARY SITE PLAN  
 SITE AND UTILITY DETAILS

16215

REV. DATE

REVISIONS: N/A

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WASH ZONE EXPRESS  
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 SITE AND UTILITY DETAILS

16215

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 SITE AND UTILITY DETAILS

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WASH ZONE EXPRESS  
 PRELIMINARY SITE PLAN  
 SITE AND UTILITY DETAILS

16215

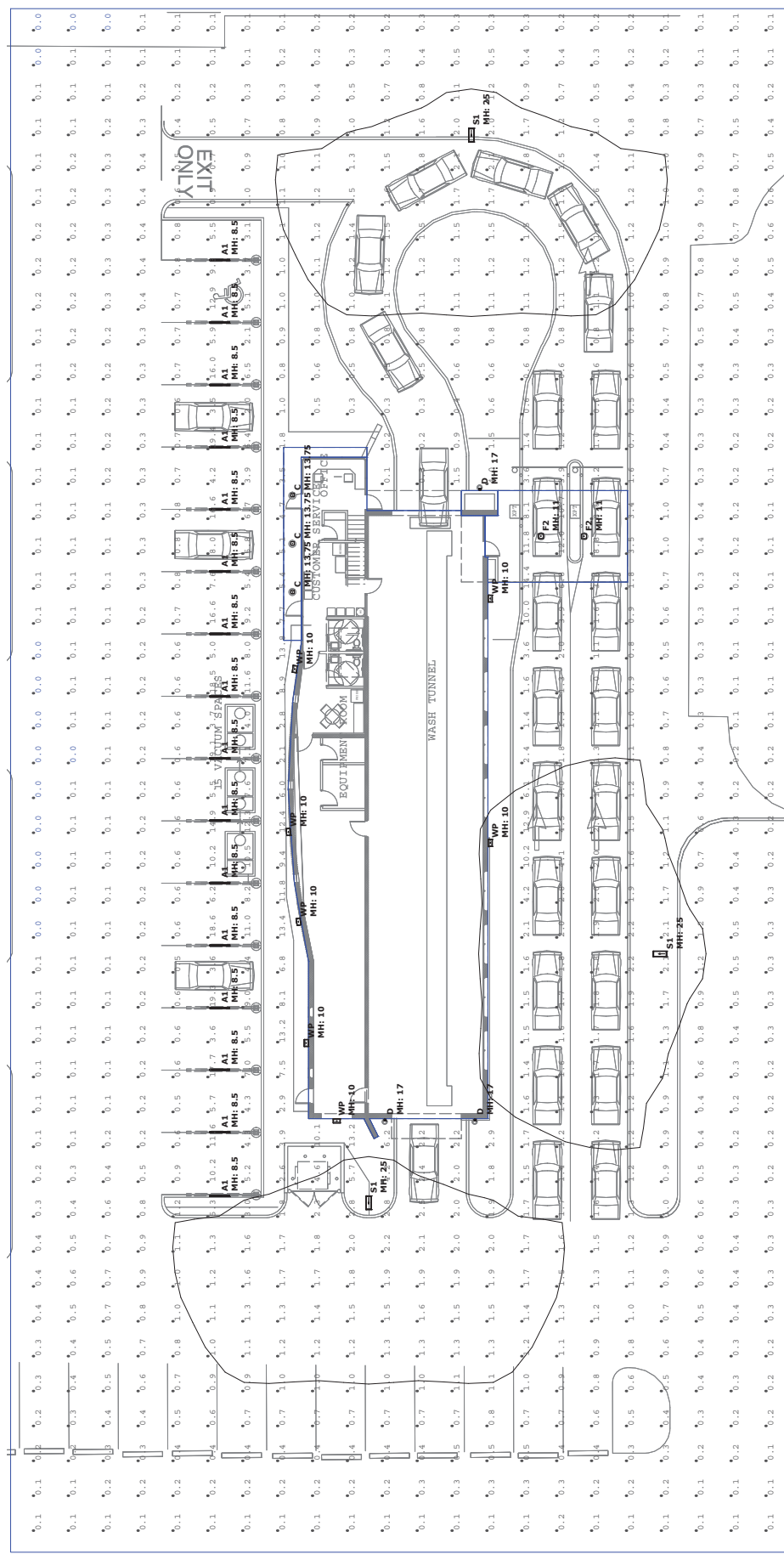
REV. DATE

REVISIONS: N/A

DATE: 7/26/16

NO. 10

WASH ZONE EXPRESS  
 PRELIMINARY SITE PLAN  
 SITE AND UTILITY DETAILS

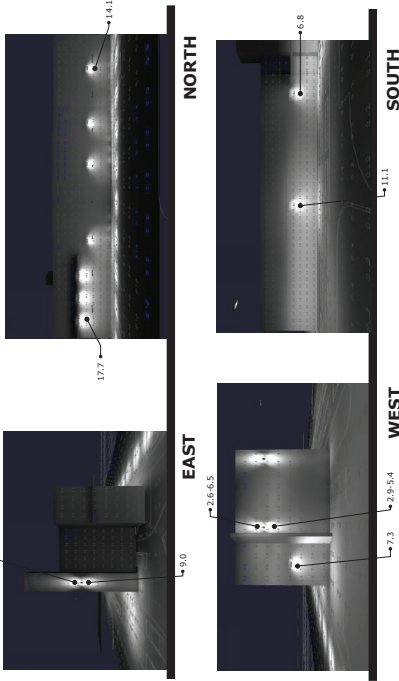


Luminaire Schedule				Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number	1781	24.25	0.808	1.000
A	AL	16	BEGHILL SYLED IP67-4-VITAL-WBD-SM-FINISH	1541	18.42	0.808	1.000
B	C	3	LITHONIA WFS SQ B-LED-40K-MVOLT-90CRI-FINISH	1456	19.3	0.808	1.000
C	D	3	BEGA 33 592-K4-FINISH	2976	30	1.000	1.000
D	F2	2	KURTZON WL-F-MATERIAL-1X1-MED-840-UNV	12214	102	0.808	1.000
E	S1	3	LITHONIA DSX1 LED-P3-40K-13M-MVOLT-SPA-DNAXD-DM19AS	3512	25	0.808	1.000
F	WP	7	LITHONIA WST LED-P2-40K-VW-MVOLT-FINISH				

Calculation Summary		Calc. Height (Ft.)	Units	Avg	Max	Avg/Min
Calculation Grid Location		0	FC	1.61	19.4	N.A.
GRADE Planar						

Notes:  
 1. Reference: IESNA Handbook - 9th Ed.  
 2. Calculation values in light indicated in summary table.  
 3. Calculation values in light indicated in summary table.  
 4. Luminaire fixture data is based on manufacturer's data. Luminaire fixture data is not necessary with specific luminaire model number. Contact manufacturer for verification.  
 5. System design and calculations are based on LED luminaire and are subject to change without notice.  
 6. Luminaire fixture data is based on manufacturer's data. Luminaire fixture data is not necessary with specific luminaire model number. Contact manufacturer for verification.  
 7. For luminaire output of each luminaire, multiply Foot Lumens Output by User Defined Factor.

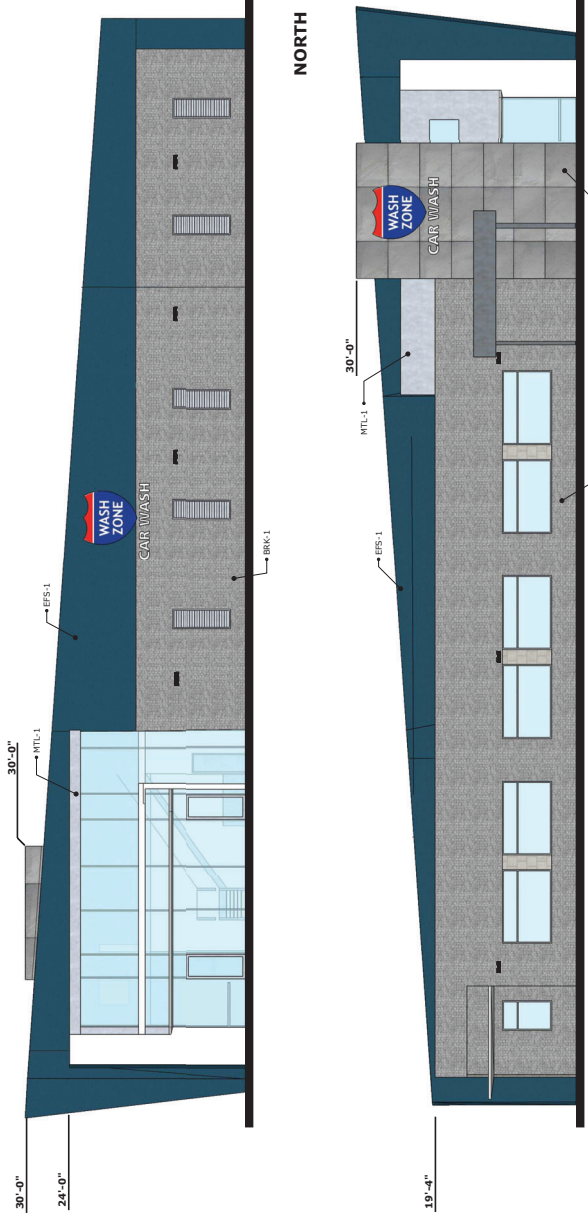
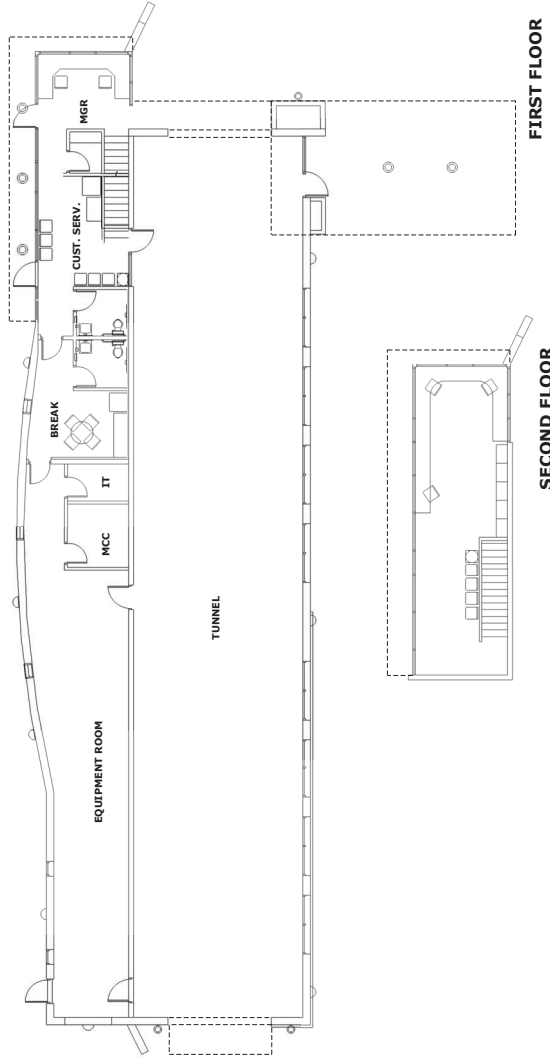
PROJECT: MARI ZONE  
 SALES/PROJECT MANAGER: POOLE  
 CALL: 813.547.7070  
 RE: 1906 - WASH ZONE/NOV.19



Exterior	Total %	North	South	East	West	Total
Aluminum	11.1%	125	138	138	211	753
Glass	21.0%	699	319	30.0%	468	1,426
Masonry	65.7%	1,795	42.0%	475	45.0%	2,717
Stone	31.7%	1,112	527	112	200	2,051
Brick	100.0%	2,188	1,042	1,042	2,219	4,727
Total		6,727	2,448	1,000%	1,219	100.0%
Total Square Footage of Exterior Wall Area*		6,727	2,448	100.0%	1,219	100.0%
Total Square Footage of Masonry Wall Area		6,944	2,448	100.0%	1,219	100.0%
Total Percentage of Class 1 & 2 Masonry		88.9%	88.9%	** most metals have masonry backing		

### EXTERIOR FINISH SELECTIONS

MATERIAL COMPONENTS	FINISH
METAL COMPONENTS	MTL-1 FACED ALUMINUM CLEAR
MASONRY	BRK-1 AQUIC BRICKS STEEL GREY SMOOTH
PORECELAN TILE (EXTERIOR)	EPT-1 CROSSVILLE ANIMANI DI URBAN INFLUENCE, OXIDE_X, (GRIDD) 12581
STOREFRONT SYSTEM	SF-1 CLEAR ANODIZED ALUMINUM
EIFS	EPS-1 DRYVIT STUCCO SYSTEM, SANDCAST FINISH, PAINTED BY PHS/MARMA/ALMA



TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to:

Ten Mile Rd, Parcel #50-22-23-426-017 (PZ19-0026)

Please note my:  (Approval)  (Objection) to the requested variance.

Comments:

I truly feel that this business would be a nice addition to our complex. With the loss of the car wash service on Novi Rd between 8 and 9 Mile Rds, this business will fill a void.

**(PLEASE PRINT CLEARLY)**

Name: Dr Joseph R. Osborne

Address: 40782 W 10 Mile Rd

Date: 7/30/19

Zoning Board of Appeals meetings are broadcast live on Bright House channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).

Fax # 248-735-5600