

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 19, 2024 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com (248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. Regular Meeting

A. [ZONING TEXT AMENDMENT 2, 2024](#)

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to reclassify various principal permitted and special approval uses within the B-3, General Business District, and LI-1, Light Industrial District, and to add and remove various use standards

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40

B. [PLANNED UNIT DEVELOPMENT 1, 2024, INCLUDING SITE PLAN 54-7-2024](#)

LOCATION: 27815 and 28025 Middlebelt Road

PARCEL I.D.: 22-23-11-477-013, -014, and -109

PROPOSAL: Construction of gasoline service station with drive-through restaurant within RC-2, Multiple-Family Residential District

ACTION REQUESTED: Set for public hearing

APPLICANT: SkilkenGold Real Estate Development

OWNER: HRA Farmington Hills, LLC

5. Approval of Minutes [August 15, 2024, Special Meeting, and August 15, 2024, Regular Meeting](#)

6. Public Comment

7. Commissioner/Staff Comments

8. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:
Erik Perdonik, AICP
City Planner
Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at (248) 871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations will be made. Thank you.



DATE: September 12, 2024
TO: Planning Commission
FROM: Erik Perdonik, AICP, City Planner
SUBJECT: Zoning Text Amendment 2, 2024

Please see attached draft ZTA 2, 2024, to amend Sections 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40 of the Zoning Ordinance.

34-3.1.25 B-3 GENERAL BUSINESS DISTRICT

A. INTENT

The B-3 general business districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in Section 34-3.11

- i. Retail businesses § 34-4.29
- ii. Personal service establishments which perform services on the premises
- iii. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Mortuary establishments
- x. Dance hall or catering hall when conducted within a completely enclosed building
- xi. Tire, battery and accessory sales
- xii. New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory
- xiii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
- xiv. Lawn mower sales or service
- xv. Private clubs or lodge halls

- xvi. Data processing, computer centers
- xvii. Restaurants, including fast food or carryout restaurants
- xviii. Other uses similar to the above uses
- xix. Accessory structures and uses customarily incident to any of the above uses
- xx. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44
- xxi. Churches
- xxii. Business schools and colleges or private schools operated for profit

~~xxiii. The following uses are subject to review and approval of the site plan by the planning commission:~~

- ~~xiii. a. Motel § 34-4.34~~
- ~~xiv. b. Drive-in restaurants § 34-4.35~~
- ~~xv. c. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36~~
- ~~xvi. d. Business in the character of a drive-in or open front store § 34-4.37~~
- ~~xvii. e. Gasoline service stations § 34-4.28~~
- ~~xviii. f. Veterinary hospitals or commercial kennels § 34-4.26~~
- ~~xix. g. Bus passenger stations § 34-4.38~~
- ~~xx. h. Commercially used outdoor recreational space for children's amusement parks, carnivals, miniature golf courses, tennis courts § 34-4.39~~
- ~~xxi. i. Automobile repair § 34-4.31~~
- ~~xxii. j. Vehicle Wash § 34-4.40~~
- ~~xxiii. k. Indoor Recreation Facilities § 34-4.19~~
- ~~xxiv. l. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations~~
- ~~xxv. m. Outdoor space for seating areas accessory to a restaurant § 34-4.32~~
- ~~xxvi. n. Cellular tower and cellular antennae § 34-4.24~~
- ~~xxvii. o. Indoor health and fitness studio and instructional dance studios 34-4.58.1~~
- ~~xxviii. Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses § 34-4.19.4~~
- ~~xxix. Establishments with coin-operated amusement devices § 34-4.33~~
- ~~xxx. Cigar bars or lounges~~

C. SPECIAL APPROVAL USES

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The following uses are permitted subject to the required conditions in Section 34-3.11

- ~~j. Drive-through or drive-in restaurants § 34-4.35~~
- ~~ii. Gasoline service stations § 34-4.28 (limited to redevelopment of existing stations)~~
- ~~iii. Automobile repair § 34-4.31~~
- ~~iv. Vehicle wash § 34-4.40 (limited to redevelopment of existing facilities)~~
 - ~~i. Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses § 34-4.19.4~~
 - ~~ii. Establishments with coin-operated amusement devices § 34-4.33~~

D. ACCESSORY USES

- i. Electric vehicle infrastructure § 34-4.55
- ii. Fabrication, repair, and processing of goods § 34-4.29

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B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in Sections 34-3.14.

- i. The following uses are permitted subject to Section 34-4.46.1
 - a. Manufacturing
 - b. Laboratories--experimental, film or testing, except biological laboratories engaging in genetic research
 - c. Warehouse, storage and transfer and electric and gas service buildings and yards, excluding gas treatment and gas pumping stations; water supply and sewage disposal plants; water and gas tanks and holders
 - d. Automobile repair § 34-4.31
- ii. Farms
- iii. Freestanding signs located within a freeway sign zone
- iv. Trade or industrial schools
- v. Commercial kennels
- vi. Other uses similar to and of no more objectionable character than the above uses
- vii. Reserved
- viii. Storage facilities for building materials, sand, gravel, stone, lumber, open storage for construction contractor's equipment, and supplies § 34-4.47
- ix. Cellular tower and cellular antennae § 34-4.24
- x. The following uses shall be permitted subject to Section 34-4.46.2 and Section 34-4.46.3
 - a. Office buildings for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting or sales
 - b. Banks, credit unions, savings and loan associations
 - c. Medical offices or clinics
 - d. Bowling alleys
 - e. Personal service establishments, which perform services on the premises

- f. Laundry, dry-cleaning establishments or pickup- stations
- g. Restaurants², including fast food or carryout restaurants, drive-in restaurants § 34-4.35
- h. Gasoline service stations² § 34-4.28
- i. Any service establishment or an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, printer or upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that may include a retail adjunct
- j. Retail sales of plant materials not grown on-site and sales of lawn furniture, playground equipment and other home garden supplies
- k. Recreation space providing children's amusement park, shuffleboard, miniature golf and other similar outdoor recreation
- l. Lawnmower sales or service
- m. Data processing, computer centers
- n. Outdoor sales space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36
- o. New or used motor vehicle salesroom, showroom or office when the principal use is carried on within a building and open air display of vehicles is accessory
- p. Indoor Recreation Facilities not exceeding 5,000 square feet in gross leasable area § 34-4.19
- q. Outdoor space for seating areas accessory to a restaurant § 34-4.32
- xi. Primary caregivers §34-4.57
- xii. Vehicle Wash § 34-4.40
- xiii. Accessory buildings and uses customarily incident to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in Sections 34-3.14.

- i. Automobile or other machinery assembly plants § 34-4.48
- ii. Painting, varnishing and undercoating shops § 34-4.49
- iii. Lumber and planing mills and lumber cutting and other finishing processes § 34-4.53
- iv. Junkyards²
- v. Other industrial uses of a similar and no more objectionable character § 34-4.51
- vi. Indoor Recreation Facilities over 5,000 square feet in gross leasable area § 34-4.19
- vii. Metal plating, buffing, polishing, and the manufacturing, compounding, processing, packaging or treatment of solvents, surface coatings, degreasing/metal cleaning materials, pesticides (including storage), pharmaceuticals or chemicals § 34- 4.50

~~viii. Vehicle Wash § 34-4.40~~

~~D. ACCESSORY USES~~

- i. Electric vehicle² infrastructure § 34-4.55

34-4.36 **OUTDOOR SPACE FOR SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES, TRAILERS, MOBILE HOMES, BOATS, RECREATIONAL VEHICLES AND OTHER SIMILAR PRODUCTS**

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1. ~~Within~~ the B-3 and LI-1 districts:

~~A.~~

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~~A. The parcel or zoning lot. The lot or area shall be surfaced with asphaltic or concrete paving and shall be graded and drained as to dispose of all surface water accumulated within the area, except permeable or pervious pavers may be used with the approval of the Director of Public Services or his or her designee, provided with a permanent, durable and dustless surface, which may include a pervious surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.~~

~~B. Areas for display of vehicles shall meet the setback requirements applicable to principal buildings within the zoning district within which it is located.~~

~~CB- Vehicular a~~ Access ~~drives~~ to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.

2. ~~Within~~ the B-3 district:

~~A. The use shall be located on a parcel or zoning lot that has all of its frontage on a State of Michigan divided thoroughfare having a right-of-way width of two-hundred-and-four (204) feet. The parcel or zoning lot shall have a minimum frontage of two-hundred (200) feet along the state thoroughfare.~~

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~~B.-~~ ~~No~~ major repair or ~~major~~ refinishing shall be done on the lot.

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34-4.35. ~~DRIVE-THROUGH OR DRIVE-IN RESTAURANTS~~

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~~1. In the B-3 district:~~

~~1. Within the B-3 District:~~

~~A. Drive-in restaurants shall provide a building setback of at least sixty (60) feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1.~~

~~B. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential.~~

~~C. The zoning lot occupied by such use shall not abut an RA district unless the district is separated from the lot by a major or secondary thoroughfare.~~

~~A. No space for the stacking of vehicles shall be closer than thirty-five (35) feet to a residentially zoned lot, except where such lot is occupied by a nonresidential use.~~

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~~B. An outdoor space for seating area accessory to the drive-through or drive-in restaurant comprised of at least eight (8) seats shall be provided, and Section 34-4.32 of this Ordinance shall not apply to such seating area.~~

~~2. Within the B-3 and LI-1 districts, vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the right-of-way of any intersecting street.~~

~~3. In the LI-1 district, a sixty (60) feet building setback shall be provided from any street from which vehicular access to the site is provided. Signs and other structures shall provide setbacks required in Section 34-3.1.~~

34-4.31 AUTOMOBILE SERVICE CENTERS AND AUTOMOBILE REPAIR

~~1.4. Within all zoning districts within which the use is permitted:~~

~~A. The storage, sale, or rental of new or used cars, trucks, trailers, and any other vehicles on the parcel or zoning lot is prohibited.~~

~~B. All repair work must be carried out within an enclosed building.~~

~~C. Damaged vehicles or those awaiting repair may be stored outside of a building provided that the area for storage is enclosed within a six (6) foot obscuring, masonry wall.~~

~~D. Main buildings shall have a minimum setback of one hundred (100) feet from an RA district unless the district is separated from the use by a major or secondary thoroughfare.~~

~~E. No outdoor storage of scrap or junk cars, spare parts or dismantled cars shall be permitted.~~

~~F. All lubrication equipment, automobile wash equipment, hoists, and pits shall be enclosed entirely within a building.~~

~~G. All buildings must be oriented so that service bay doors face away from any abutting residentially-zoned or used property and shall be oriented and/or screened to eliminate and/or minimize views of the doors from adjacent public roads.~~

~~H. The parcel or zoning lot shall be surfaced with asphaltic or concrete paving and shall be graded and drained as to dispose of all surface water accumulated within the area, except permeable or pervious pavers may be used with the approval of the Director of Public Services or his or her designee.~~

~~2. Within the B-2 and B-3 districts, automobile service centers shall be permitted only when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center. A building permit shall not be issued separately for the construction of any automobile service center within the B-2 and B-3 districts. Main buildings shall have a minimum setback of one hundred (100) feet from an RA district unless the district is separated from the use by a major or secondary thoroughfare.~~

~~2. In the B-3 district:~~

~~A. All repair work must be carried out within an enclosed building.~~

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~~B. Damaged vehicles or those awaiting repair may be stored outside of a building provided that the area for storage is enclosed within a six (6) foot obscuring, masonry wall, and that the storage area is paved with asphalt or concrete. The planning commission may waive the wall requirement if the repair does not involve body repair.~~

~~C. Main buildings shall have a minimum setback of one hundred (100) feet from an RA district unless the district is separated from the use by a major or secondary thoroughfare.~~

~~3. In the B-3 and LI-1 districts, no outdoor storage of scrap or junk cars, spare parts or dismantled cars shall be permitted.~~

34-4.40 VEHICLE WASH

1. ~~The minimum lot size shall be fifteen-thousand (15,000) square feet.~~
2. ~~Buildings shall be oriented such that open bays do not face onto adjacent thoroughfares unless screened by an adjoining lot or building.~~
3. All washing facilities shall be within a completely enclosed building.
42. ~~Vacuuming and drying areas may be located outside the building but only within the rear yard. shall not be in the required front yard.~~
53. All cars required to wait for access to the facilities shall be provided space outside ~~of~~ the street right-of-way.
64. Access points shall be located at least two-hundred (200) feet from the intersection of any two (2) streets.
75. All off-street parking and waiting areas shall be hard surfaced and dust free.
86. One traffic lane shall be provided as means of exiting the facility without having to enter the car wash building; such lane shall be in addition to those which would be used by customers obtaining gasoline and waiting in line for the carwash. ~~Such lane shall not be counted as part of the required reservoir parking space.~~
97. All buildings, vehicular stacking space, vacuuming or other outside use area, except employee parking, shall have a minimum setback of one-hundred (100) feet from a residential zoning district, unless the district is separated by a major or secondary thoroughfare.
10. ~~The parcel or zoning lot shall be surfaced with asphaltic or concrete paving and shall be graded and drained as to dispose of all surface water accumulated within the area, except permeable or pervious pavers may be used with the approval of the Director of Public Services or his or her designee.~~
8. ~~In the LI district, vehicle wash is permitted as a special approval use when it is the principal use (e.g., it is not connected to or accessory to a gasoline service station or automobile salesroom, showroom or office).~~

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34-4.28 GASOLINE SERVICE STATIONS

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1. Within all zoning districts within which the use is permitted:
 - A. Adequate space shall be provided for the ingress, egress, and maneuvering of delivery trucks and emergency vehicles on the site. The analysis shall be based on radii and standards in the latest edition of A Policy of Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials. Use of AutoTURN software or the equivalent is highly recommended for this analysis. This information ~~shall be~~ shall be depicted on a site plan and approved in accordance with Section 34-6.1.
 - B. Up to fifty (50) percent of fueling positions may be considered toward fulfilling the parking requirement for the gas station, except that fueling positions shall not be counted as spaces required for service bays.
 - C. The storage, sale, or rental of new or used cars, trucks, trailers, or any other vehicles on the parcel or zoning lot is prohibited.
 - D. Any pump canopy shall be set back a minimum of one-hundred (100) feet from any residential district.
 - E. No more than one (1) driveway access shall be permitted per street frontage.
 - F. The building shall have a minimum transparency of sixty (60) percent on any façade facing a pump island or the front lot line. Transparency shall be measured based on the total wall area of the façade. False windows, spandrel glass or similar shall not be counted towards the transparency requirement.
 - G. All sides of the building shall incorporate a consistent architectural style, including horizontal or vertical design elements that have sufficient relief to create shadow lines. The type of element (i.e. horizontal or vertical) shall be determined by the intended design aesthetic of the building.
 - H. Any canopy structure shall be designed and constructed in a manner which is architecturally compatible with the principal building.
 - I. The parcel or zoning lot shall be separated from any public thoroughfare by a masonry wall a minimum of two (2) feet in height, notwithstanding Section 34-5.14.5 of this Ordinance.
 - J. Gas stations may be developed according to the following design standards that allow for the principal building to be closer to the street with the pump islands and canopy located behind the building. The standards of this

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subsection J shall take precedence over any conflicting design or dimensional requirement contained elsewhere in this ordinance.

i. The principal building shall be set back a minimum of five (5) feet from the front property line.

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ii. Any pump canopy shall be located to the rear of the principal building.

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2. Within the B-1, B-3 and ES districts, gasoline service stations where no repair work is done, other than incidental service, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work and such other activities whose external effects could adversely extend beyond the property line, shall be permitted subject further to the following conditions:

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A. Within the B-1 district:

i. Main buildings shall have a minimum setback of one hundred (100) feet from an RA district unless the district is separated from the use by a major or secondary thoroughfare.

ii. The operation of an automobile car wash shall not be permitted.

B. Within the B-1, B-3 and ES districts:

i. The curbcuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.

ii. The minimum lot area shall be fifteen-thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait. ~~Gasoline service stations having no facilities for repair or servicing of automobiles (including lubricating facilities) may be permitted on lots of ten thousand (10,000) square feet, subject to all other provisions herein required.~~

iii. Gasoline service stations which do not have a property line abutting a residential district shall not have service bay openings facing the public thoroughfare.

~~iv. The parking of motor vehicles or the storage of trailers, campers or other such conveyances on the gasoline service station property shall~~

~~be prohibited, except for those necessary to the operation of a gasoline service station.~~

iv. Off-street loading and unloading space shall be provided in the ratio of at least ten (10) square feet per front foot of building but may be located in any required yard, notwithstanding Section 34-5.4 of this Ordinance.

C. ~~Within~~ the ~~B-3 and~~ LI-1 and ES districts, automobile car washes may be permitted as an accessory use.

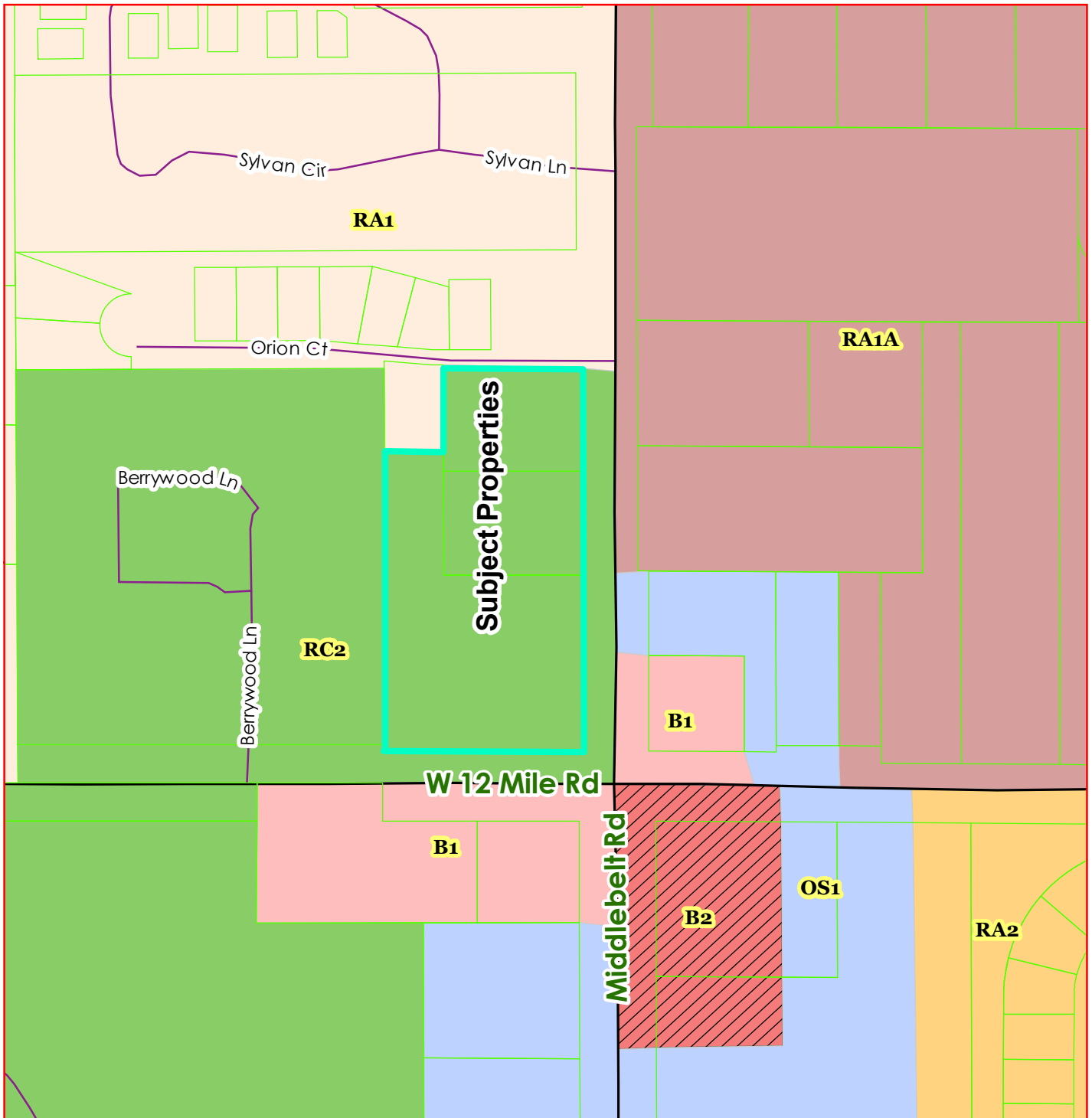
2. ~~Within~~ the LI-1 district:

A. Vehicular access drives shall be located not fewer than twenty-five (25) feet from the right-of-way of any intersecting street.

B. The minimum lot area for a service station shall be fifteen thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles that are required to wait. ~~Service stations limited to the dispensing of gasoline with no facilities for servicing vehicles may be permitted on lots of ten thousand (10,000) square feet; and~~

C. Off-street loading and unloading space with a dimension of at least ten (10) feet by fifty (50) feet shall be provided but may be located in any required yard, notwithstanding Section 34-5.4 of this Ordinance.

**PUD 1, 2024, SP 54-7-2024, 11-477-109, 013 & 014
 27815 & 28025 Middlebelt Rd., Restaurant with carry-out,
 drive-thru & fuel sales in RC-2. . Sheetz**



Tax parcel	OS-1 Office Service District
Minor roads	RA-1 One Family Residential District
Zoning Districts	RA-1A One Family Residential District
Zoning Districts	RA-2 One Family Residential District
B-1 Local Business District	RC-2 Multiple Family Residential
B-2 Community Business District	

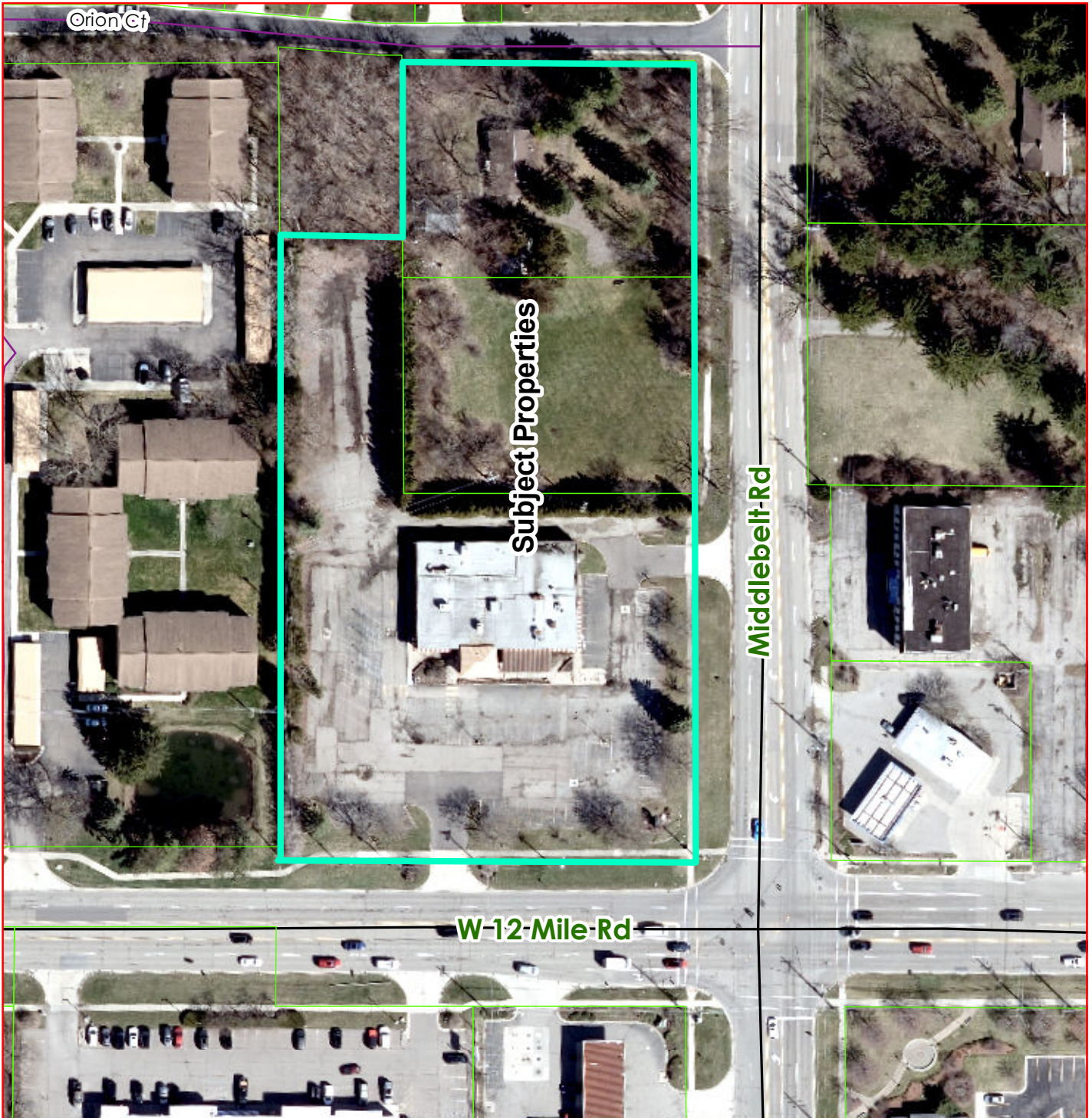


SOURCE: City of Farmington Hills, 2024
 Oakland County GIS, 2024

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

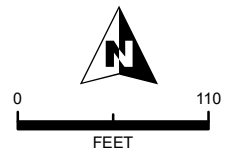


**PUD 1, 2024, SP 54-7-2024, 11-477-109, 013 & 014
27815 & 28025 Middlebelt Rd., Restaurant with carry-out,
drive-thru & fuel sales in RC-2. . Sheetz**



- Tax parcel
- Minor roads

Planning Division



SOURCE: City of Farmington Hills, 2024
Oakland County GIS, 2024

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WRITTEN STATEMENT REGARDING PUD APPLICATION

Skilken Gold (“**Applicant**”) is applying for a planned unit development approval with respect to the property located at the corner of Middlebelt Road and West 12 Mile Road in Farmington Hills, Michigan (the “**Property**”). This written statement is part of the Planned Unit Development (“PUD”) application and is intended to supplement the PUD Plan.

What Is a Sheetz?

A Sheetz is a new approach to fueling and fresh food services. It combines the concepts of a fresh and ready restaurant, fuel service and convenience products. Each Sheetz offers a state of the art facility, best in class fueling pumps, fresh food carryout items (such as milk and breads), hot and ready menu items (such as burgers, burritos, fresh salads and healthy choices), attractive architectural features and enhanced landscaping.

A Sheetz is not only designed to serve as a restaurant, fueling station and provider of convenience products, they are also designed to serve as neighborhood gathering places. Sheetz customers can enjoy food selections in the café area or in the comfortable outdoor seating area. Customers are encouraged to linger and to enjoy the free WiFi service. Many Sheetz develop regular patrons and it is not uncommon for little league teams to dine at a Sheetz after a game or for candidates for government office to “meet and greet” voters at Sheetz properties.

Each Sheetz is housed in a high end, modern facility. The building is designed to have a premium look and feel that fits in with surrounding areas. The buildings include tile floors, high end architectural features and comfortable seating areas. Consistent with creating a restaurant like experience, Sheetz are kept extremely clean at all times. The facilities are well lit, monitored by camera surveillance and utilize advanced technology.

The building exteriors feature premium materials which include full section brick and stone, articulation on the building that includes awnings, numerous windows, window glazing and a cupola. The canopies also include partial brick or stone facades and architectural features that give them a modern and clean appearance. The canopies also feature recessed lighting (as opposed to flood lights) that minimize excess light and typically exceed the requirements of local lighting ordinances.

Sheetz also features a fully touch screen drive-thru. The innovative technology allows individuals to order ahead, utilize a touch screen order point, and eliminate the sound that comes with ordering a from a drive-thru. It is also relatively low volume, accounting for 10% or less of Sheetz’ food related activities.

Who Is Sheetz?

Sheetz is an entirely family owned business. It has been doing business since 1952 when it was founded by Bob Sheetz in Altoona Pennsylvania. Sheetz has over 700 stores throughout Pennsylvania, Ohio, North Carolina, Virginia, West Virginia and Maryland. Unlike most of its competitors, Sheetz is not franchised or licensed to independent operators - it is entirely company owned. This gives Sheetz tremendous quality control and the ability to provide a consistent high quality customer experience throughout all of its facilities.

Commitment to Community

Unlike most of its competitors, Sheetz strives to be a part of its communities and is a strong supporter of local charities. For example, at the recent ribbon cutting for its new Romulus store, Sheetz announced \$30,000 in charitable contributions which were divided among the local library, a local food bank and the Special Olympics.

Sheetz also supports its communities by providing 30-35 jobs each time it opens a new location. The full-time jobs offer competitive compensation and employees receive the same full benefits that are received by others in the organization. Perhaps most importantly, Sheetz is committed to the environment. Sheetz recognizes the importance of environmental safety and has implemented state of the art equipment, a 24/7 monitoring service and on site quality control procedures in the event of a spill.

In addition, Sheetz offers convenient recycling through the Michigan bottle deposit program, state of the art energy efficiency building management systems, and is renowned as the #1 third party partner to Tesla and its supercharger network. Sheetz pre-plans all sites with EV conduit for 3rd party vendors, and for in-house charging stations, which are currently in development & testing. This allows Sheetz to not only be innovative for today's world, but to invest in tomorrow's world as well.

Sheetz also prides itself on a major focus on environmental impact. Sheetz purchases and installs one of the best UST and fuel dispenser systems on the market which is maintained by our trained and certified in-house staff. This UST and dispenser system is monitored 24/7/365 by a host of sensors and regular inspections and testing that will alert Sheetz staff that are on call so we can address any potential issues that may arise. Sheetz stands out from our competition as we maintain 100% compliance with the EPA where the industry average is 60% compliance,

The Property

The Property has a proud past but is currently in a state of disrepair. It currently consists of a vacant approximately 10,130 square foot building. The restaurant has been closed and the building has been in a dramatic state of decline since at least 2019. Previous efforts to redevelop the Property have failed. The Property was rezoned, and was twice approved, for development as a senior housing facility. Unfortunately, neither project moved forward and there are no other development prospects on the horizon.

The proposed Sheetz would transform the vacant and deteriorating Property into a new, state of the art, Sheetz café and fueling station. The restaurant/café component, and the gathering place element, will to some extent carry forward the legacy of the Property as a community gathering place. The Sheetz would provide 30-35 full time jobs and would contribute to the increase the property tax base.

The Project

The proposed Sheetz has been tailored to fit the Property and to be compatible with neighboring properties. As shown in the PUD Plan, the Applicant has proposed a much smaller building (approx. 6,100 sq ft as opposed to the existing approx. 10,100 sq ft building), a large open space area to the north, a decorative 3-foot-high masonry wall, a welcoming patio and outdoor seating area along the easterly side of the building, enhanced landscaping and screening. The Sheetz also provides multiple pedestrian access point, bicycle racks and other connections. This site has been designed by Sheetz to be much more than a prototypical site; it has been significantly enhanced with the collaboration of city staff and officials to be a signature destination, and to commemorate the significance of this site's past.

The fuel service component of the project is concentrated along W. 12 Mile Road and away from residential areas. The W. 12 Mile Road frontage is commercial in nature and the fuel service elements of the Property is compatible and consistent with other uses along W. 12 Mile Road (including other fuel stations).

Importantly, even though the proposed building is much smaller than the existing building, Sheetz was willing to acquire additional parcels to ensure that it could provide the very large open space area that is proposed in the PUD Plan which creates a substantial buffer from residential areas. The additional parcels, and the reduction in building size, also significantly reduce the overall impervious area within the Property. The only mechanism to ensure the conservation of Sheetz' gesture to preserve open space, buffering, and landscaping, is through a PUD, which Sheetz is proposing to provide.

The PUD Application

The Planning Commission previously determined that the proposed Sheetz qualifies for a PUD. The PUD approach was selected at the Planning Commission's suggestion because it gives the Applicant and the City the "tools" to preserve open space, require enhanced landscaping and make other mutually acceptable adjustments to the PUD Plan.

Unlike most PUDs, the current PUD application does not involve additional properties, areas of future development or specific uses (or users) that are not presently known. In this case there is just one use, the use is known and a detailed PUD Plan has been submitted. As such, when compared to other less certain PUD applications, the current application is concrete and can be clearly envisioned and evaluated.

Like the request for qualification that was approved by the Planning Commission, the Applicant contends that the PUD Plan satisfies the applicable requirements of the City's Zoning Ordinance. As discussed in connection with the qualification, the proposed use is consistent with the Master Plan, creates more open space, results in significantly less impervious area, would produce substantial community benefits and would be a tremendous improvement to the Property.

Conclusion

A Sheetz is a different kind of fueling station/food service/convenience facility. In this case, establishment of the Sheetz would not only benefit the community based on the reasons described above, it would also resurrect a landmark property that has fallen into a state of disrepair. The Applicant appreciates the consideration of the foregoing discussion and looks forward to continuing to work with City as it considers the PUD application.

August 7, 2024

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

PUD Review

Case: PUD 1, 2024, including site plan 54-7-2024
Site: 27815 and 28025 Middlebelt Road
(Parcels 23-11-477-109, 23-11-477-013, and 23-11-477-014)
Applicant: SkilkenGold Real Estate Development
Application Date: May 15, 2024 (Final PUD Plans- July 16, 2024)
Zoning: RC-2 Multiple Family Residential District

We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below.

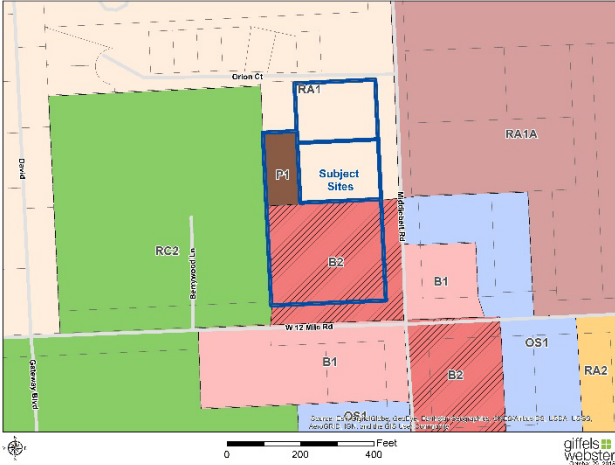


Project Summary

The applicant proposes redevelopment of a vacant restaurant to establish a new gas station with a convenience store, restaurant with drive through, and new parking area.

Existing Conditions

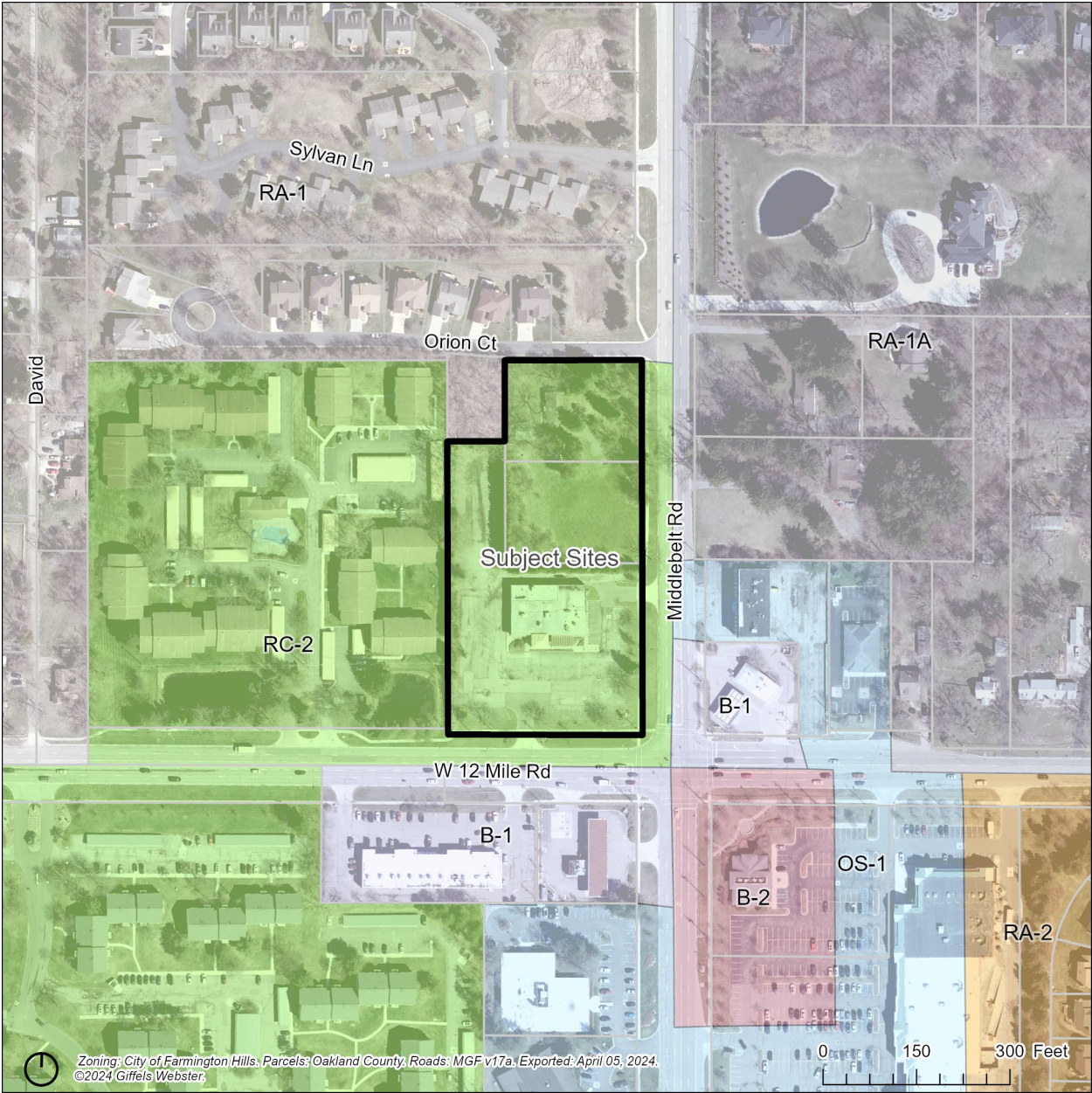
- Zoning.** The subject property consists of three parcels zoned RC-2 Multiple-Family Residential. The parcels have had this zoning designation since 2019. Prior to that, the zoning was a mix of B-2 at the corner, P-1 in the west-central portion of the property, and RA1 on the northern half:



Zoning in early 2019

- Existing Development.** Parcel -109 is 2.39 acres and includes a vacant 10,134 SF commercial building and parking area. Parcel -014 is 0.82 acres and is vacant. Parcel -013 is 0.82 acres and includes a single-family house and accessory structures. A senior housing project was twice approved for this property in 2019 and 2021, but was never built.
- Adjacent Properties.** Zoning and use of adjacent properties is as follows. *Note: The Future Land Use categories are different than as listed in the PUD Qualification review due to the adoption of the City’s updated Master Plan and Future Land Use Map.*

Direction	Zoning	Land Use	Future Land Use Category
North	RA-1	Single-Family Residential	Single-Family Cluster
East	RA-1A	Single-Family Residential	Single-Family Residential
East	OS-1	Office	Small Office
East	B-1	Gas Station	Commercial
South	B-1	Gas Station	Commercial
West	RC-2	Multiple-Family Residential	Multiple-Family Residential



4. **Site configuration and access.** The site is accessed from 12 Mile and Middlebelt Roads. The proposed development maintains a single curb cut on each thoroughfare.

PUD Qualification

Prior to review of a PUD, the Planning Commission may make a determination that the site qualifies for a PUD using criteria and procedures established in the Ordinance. On June 20, 2024, the Planning Commission approved the following motion:

“MOTION by Brickner, support by Varga, to make a preliminary finding that PUDQ2, 2024, dated May 20, 2024, submitted by SkilkenGold Real Estate Development, qualifies for the Planned Unit Development Option under Section 34-3.20.2A through D of the Zoning Chapter. It is further

determined that the proposal meets at least one of the objectives outlined in Section 34-3.20.2.E.i through viii., and that the final granting of the PUD plan and contract requires approval by City Council following a recommendation by the Planning Commission.

1. The proposed plan preliminarily meets the following qualification standards of Section 34-3.20.2.E.i. through viii:
 - a. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
 - b. To accept dedication or set aside open space areas in perpetuity.
 - c. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - d. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
2. And with the condition that a traffic study be submitted with the site plan.”

This determination was made based upon the following:

Criteria for qualification. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.

Although zoned for a multiple-family residential use, this site is located at a prominent intersection with high traffic, directly across from other gasoline stations. Although a gasoline station is more intensive than an RC-2 use, the proposed development will include significant landscape buffers between the building and adjacent properties, preserving land as open space.

- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

Although the applicant initially applied to rezone this site, it was ultimately determined that the PUD process would offer the necessary flexibility to accomplish project goals, while granting the Planning Commission the opportunity to accomplish the greatest community benefit by requiring greater screening, setbacks, and open space to ensure compatibility with surrounding property owners.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added

loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

*Although this site will have a considerable impact on traffic at this intersection, it is unclear whether this impact would be greater than maximum development with uses permitted within the RC-2 Zoning District. **Although requested by the Planning Commission at the time of PUD qualification, a traffic study was not provided.***

E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city (criteria addressed by the applicant in bold):

i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**

The applicant points to an area permanently reserved for open space which serves as a buffer between the use and the adjacent residential to the north.

ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses.**

The applicant has highlighted and responded to this objective, referring to the site's compatibility with other gasoline stations sharing the same intersection, as well as the extent of proposed setbacks and screening.

iii. **To accept dedication or set aside open space areas in perpetuity.**

The applicant points to their plans to develop a permanent buffer area as a part of this development. The Planning Commission may require restrictive covenants to ensure that open space remains as such.

iv. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**

The applicant highlighted this qualification criterion by again pointing to the extensive landscaping and screening proposed as a part of these plans, as well as the assembly of land to ensure adequate buffer space.

v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

vi. To promote the goals and objectives of the Master Plan for Land Use.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or

other desirable features of a site beyond minimum requirements.

viii. **To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

The applicant points to the site's extended vacancy and current condition as characteristics that indicate change is desirable. In their response, the applicant noted several improvements proposed as a part of this development, including high quality architecture, reduced impervious cover, increased green space, pedestrian access, bike racks, supplementary landscaping, and a decorative "knee wall" along frontages.

Though only one objective must be met by the plan, the applicant's narrative directly addresses objectives I, ii, iii, iv, and viii.

The applicant provided an addendum addressing additional objectives at the time of PUD Qualification, but this information was not provided to staff.

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

The primary reason for seeking a PUD here appears to be to allow a land use which is not permissible in the underlying RC-2 Zoning District. If rezoned to B-1, the applicant could develop the site for a gas station, convenience store, and restaurant use, but a drive-through would not be permissible.

Site Plan & Use:

1. **Summary of Proposed Use.** The applicant is proposing to construct a 6,139 SF commercial building for use as a gasoline station, including 12 fueling positions, with carry-out food service, including a drive-through and outdoor dining. The parking lot serving the proposed gasoline station includes 44 parking spaces, two of which are van-accessible barrier-free spaces. The plans include demolition of the existing single-family house on the northernmost parcel, as well as the former Ginopolis restaurant. The use is proposed to operate 24 hours a day, including the drive-through window.
2. **Master Plan.**
 - a) **Future Land Use.** It should be noted that the future land use designations for this parcel have changed since the PUD qualification review in June 2024; this is because the City has adopted a new Master Plan and Future Land Use Map in July. Parcel -109 is designated as Commercial on the Future Land Use map. The 2024 Master Plan describes uses permitted in areas designated as Commercial FLU as those that are analogous with uses in the B-1, B-2, B-3, and B-4 districts. The Master Plan goes on to state that, "As these properties redevelop over time, the City should have in place design and/or materials standards to improve the overall appearance and durability of commercial buildings." The Planning Commission may consider this intent when contemplating community benefits desired of this development. Parcels -014 and -013 are both designated as Multiple-Family Residential on the Future Land Use Map.

- b) **Drive Throughs.** The Future Land Use section of the Master Plan specifically addresses the development of drive-throughs. *“Demand for drive-through facilities has grown considerably since 2020 across many uses, but especially for fast food establishments. However, drive-throughs demand land for the drive-through lanes, are not conducive to pedestrian movement on a site, are associated with increased pollution from idling vehicles, and are designed to move people through a site without leaving their cars. As such, drive-throughs are not appropriate for areas where this plan places an emphasis on placemaking. Careful consideration should be given to locations that can best accommodate these and other auto-oriented uses.”*
 - c) **Residential Densities Map.** The residential densities map designates Parcels -014 and -013 as high density residential, which is comparable with multiple-family residential zoning districts.
 - d) **Special Planning Areas.** The parcel is not a part of any of the Special Planning Areas in the Master Plan.
3. **Dimensional Standards of the RC-2 District.** It appears that all dimensional standards will be met.

Standard	RC-2 District	Proposed
Lot Size	8,000 SF	4.03 acres
Lot width	80'	>80'
Lot coverage	35% per unit	<35%
Front setback	50'	182.9'
Side setback ¹	24'	114.5'
Residential (rear) setback ²	34.5'	174.5'
Street Side setback ³	50'	125.7'
Building height	30'	21.25'

¹Interior side setbacks calculated using formula in 34-3.5.2.G .iii

²Residential setbacks calculated using formula in 34-3.5.2.G.ii

³Street side setbacks are noted under 34-3.5.2.G.iii. Since this number is less than 50 feet, setback shall be 50 feet as established under 34-3.5.2.G.

It does not appear that any relief is being requested from the dimensional requirements of the Ordinance. Note that the calculated setbacks of the RC-2 district were measured using scaled distances, as the numbers were not provided on the plan.

4. **Pedestrian Access (34-3.24)** Pedestrian accessways of sufficient width and design shall be provided between public sidewalks and internal site components.
- Pedestrian access from parking areas to building entrances around the perimeter of the building are largely obstructed by the outdoor dining and planter areas. In addition, pedestrian striping should be added between gas pumps and the building entrance to enhance safety for those walking between the gas pumps and their vehicles.**
5. **Use Standards (34-4)** . This application involves several uses which are not typically permitted in the RC-2 District. Since this is a Planned Unit Development, the planning commission may consider use standards that are applicable in other districts, with the understanding that such standards are intended to apply to districts where such use is permitted.
- a. **Fast food or carryout restaurants (34-4.27).**
 In the B-1, B-2, and B-4 districts, carryout restaurants shall only be permitted when

located in a building which includes at least one other principal use. *The proposed development meets this standard.*

- b. Gasoline Stations (34-4.28).** The following standards apply to gasoline service stations. Standards specific to certain districts are noted.
1. (34-4.28.1.A) Adequate space shall be provided for the ingress, egress, and maneuvering of delivery trucks and emergency vehicles on site. **A truck template shall be provided. Furthermore, it is not clear whether there is sufficient space for garbage vehicles to access the dumpster.**
 2. (34-4.28.2) In the B1, B3, and ES districts, repair work (other than incidental service) is prohibited. *The proposed development does not include areas on the site for repair work.*
 3. (34-4.28.2.A) In the B-1 District, the main building shall be set back a minimum of 100 feet from an RA District. *The proposed development meets this requirement.*
 4. (34-4.28.2.A) In the B-1 District, the operation of a car wash shall not be permitted. *The proposed development does not include a car wash.*
 5. (34-4.28.2.B) In the B-1, B-3, and ES Districts, the following shall apply:
 - i. Entrances shall be no less than 25 feet from a street intersection or adjacent residential districts. *All curb cuts meet this requirement.*
 - ii. The minimum lot area shall be 15,000 square feet and so arranged that ample space is available for motor vehicles that are required to wait. *The proposed development is on a lot of 4.03 acres, far exceeding this requirement.*
 - iii. Gasoline service stations which do not have a property line abutting a residential district shall not have service bay openings facing the public thoroughfare. *Not applicable to this development, adjacent to residential on the North and West boundaries.*
 - iv. The parking of motor vehicles or storage of trailers etc. shall be prohibited. **The planning commission may wish to emphasize that this requirement is applicable to this development since it is not located in a B-1, B-3 or ES district.**
 - v. Off-street loading and unloading space shall be provided in the ratio of at least 10 SF per front foot of building. **622 sf required. Loading space was not identified on the plans. See review of off-street loading standards below.**
- c. Drive-In Restaurant (34-4.35).** The drive-in standards include the following requirements.
- i. In the B-3 District
 1. A setback of 60 from any ROW. *Proposed development complies with this requirement.*
 2. No stacking space may be located closer than 35 feet to adjacent residential. *Proposed development complies with this requirement.*
 3. The zoning lot occupied by such use may not abut an RA district unless the district is separated from the lot by a major or secondary thoroughfare. **The**

proposed development does not meet this standard. The planning commission shall consider proximity to adjacent residential in its review of the proposed development and drive-through use.

ii. In the B-3 and LI-1 districts, vehicular access drives shall be 60 feet from an intersection. *The proposed development complies.*

6. **Dumpster Enclosures (34-5.1.3).** The applicant included a dumpster north of the proposed building. The proposed dumpster is located in a 7'4" enclosure constructed of brick and wood-like composite on a concrete base. The enclosure includes a tech shed, recycling storage, drum storage, and two 8 CY trash containers. **The proposed enclosure location is in a street-side yard, which is not permitted. Dumpsters may only be located in an interior side or rear yard. In addition, truck access to this dumpster location is unclear. Finally, the applicant shall clarify the intent of the drum storage and proper handling of any hazardous substances on the site.**
7. **Off Street Parking (34-5.2).** In addition to the requirements below, Section 34-4.28.1.B allows up to 50% of the fueling positions to be considered towards the required parking.

a. Off Street Parking Requirements

Standard	Required Parking	Proposed
Self service gasoline stations	1 space plus 1 space per each employee on the largest working shift. Additional parking for any accessory retail use. 1 space	Total required= 30 spaces plus those required for employees on the largest shift (number not provided) Total provided: 44 spaces ¹ including 2 barrier free, plus an additional 6 spaces which may be applied towards the requirement ²
Drive in restaurants	1 space for each 30 square feet UFA 450 SF UFA= 15 spaces	
Retail store	One for each 175 square feet UFA 2,383 SF UFA= 14 spaces	

¹ The parking schedule on Sheet C1.0 lists 42 spaces, but the plans show 44.

² Up to 50% of fueling positions may be considered towards fulfilling the parking requirements in accordance with (34-4.28).

Although the zoning ordinance does not limit excess parking, the Planning Commission may wish to discuss the proposed number of parking spaces. The Next 50 Master Plan highlights excessive parking and opportunities to reduce parking in the discussion of future land uses. Parking maximums are recognized as a goal to implement. This same discussion could be extended to the very wide maneuvering areas throughout the site.

- b. **Drive-Throughs (34-5.2.12).** The applicant has proposed a drive-through use as a part of this development. The drive-through meets all of the minimum standards of 34-5.2.12 except for the following:
- i. **Drive-through lanes shall provide one (1) by-pass lane to allow unobstructed travel for vehicles to pass those waiting to be served. This standard is not met, and relief from the ordinance is needed.**

- ii. The stacking arrangement is not indicated on the plans. It should be confirmed that sufficient room is provided to accommodate five stacking spaces between the menu board and the end of the drive-thru lane.

In addition, it should be noted that the applicant proposes a drive-through pickup zone space south of the drive-through window. In the absence of a bypass lane, this space obstructs the flow of traffic and creates the potential for conflicts with oncoming traffic. The waiting space shall be relocated or removed. The stacking lane also crosses a maneuvering lane; clear signage must be provided indicating that the maneuvering lane may not be blocked by waiting vehicles.

- 8. **Off street parking layout standards (34-5.3).** The Applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	35 ft
Parking Space Width	9 ft	10 ft
Parking Space Length	20 ft*	20 ft
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

Although the proposed development meets the minimum required parking dimensions, the Planning Commission may wish to discuss ways to reduce excessive pavement, to meet the City's sustainability goals. As noted in The Next 50 Master Plan, " Since the City's share of impervious cover (32%) is higher than that for the County as a whole (19.2%), efforts to keep portions of developed land pervious should remain an important environmental and stormwater management consideration." (P 171).

- 9. **Off Street Loading and Unloading (34-5.4).** Although loading and unloading spaces are not required in the RC-2 Zoning District, space for loading and unloading shall be provided as noted for gasoline stations in 34-4.28. **622 sf required. Loading space was not identified on the plans. In any B district, loading is limited to a rear yard only, with exceptions for an interior side yard with approval by the planning commission, provided such location is necessitated by the site conditions and provided the area is screened from view.**
- 10. **Signs (34-5.5).** The applicant provided sign details for three wall mounted signs, three canopy mounted signs, and one monument gas price sign.

The wall mounted signs include two 16.52 SF Sheetz logo signs and one 21.47 SF "Made to Order" sign. **The ordinance limits total wall sign area to 25 sf in an RC district. In addition, in accordance with 34-5.5.3.B.ii.b, non-residential uses may only be permitted one wall sign when located in an RC district. Relief is needed to comply with the standards for wall signs.**

The applicant proposed three 13 SF canopy signs (1' 7 5/8" x 8'). **Canopy-mounted signs, referred to in the ordinance as flat awning signs, are not permitted in the RC Districts. Canopy sign letters shall be less than 8" and 80% of the total awning width; although the proposed Sheetz logo is less than 80% of the canopy width, the logo is taller than 8". Finally, canopy signs may not exceed the total wall sign allowance. Since the wall signs already exceed this allowance, the proposed canopy signs do not meet this standard. Relief is needed to allow the proposed canopy signs.**

The applicant proposed a freestanding monument sign with electronic price display and a Sheetz logo sign. **The monument sign exceeds the height allowance for freestanding signs in the RC-2 District, the sign is proposed to be 8' tall, but the ordinance limits this type of sign to 6'. The ordinance permits 38.4¹ SF of freestanding sign face area and the proposed sign includes 26.9 SF of electronic text and 20.5 SF of logo text, totaling 47.4 SF of total sign face; therefore, the proposed sign exceeds the total freestanding sign face allowed. Sign illumination (in footcandles) shall be provided. The planning commission may grant relief to allow this sign or the sign shall be prohibited.**

¹ This sign qualifies for the bonus under 34-5.5.3.A.vii allowing for a sign 20% greater than the maximum of 32 sf.

11. **Acceleration-Deceleration-Passing Lanes (34-5.6.2.)** Driveways providing ingress and egress to all three-lane paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes. If in the opinion of the director of public services no useful purpose would be served or if unusual difficulty would be encountered by reason of grade changes, intersections, bridges, or other land restrictions, the director may waive or modify the requirements of this section. Potential lanes are shown on SP-03. *We defer to engineering to address this issue.*
12. **Corner Clearance (34-5.10)** A corner clearance triangle is applied to ensure visibility at the intersections of two streets and private driveways. *Plans demonstrate compliance with the corner clearance requirements for driveways and intersections.*
13. **Landscape Development (34-5.14).** A landscape plan shall be provided in accordance with the following standards.

Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect The spacing and root type of all proposed trees.			<i>Additional information required. The 82 trees to be removed should clearly be identified in the tree inventory chart and on Sheet Ex 1.</i>
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	<i>Spacing shall be labeled; appears to comply</i>
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	<i>Arborvitae proposed at 36" height, noncompliant. Arborvitae are narrow evergreen trees and required to be 5 ft. minimum height.</i>
• Large Shrubs	30 in. height	10 ft.	5 ft.	<i>Shrubs that are identified as "large" in the ordinance shall meet these minimum requirements.</i>
• Small Shrubs	24 in. width	4 ft.	4 ft.	Standard is met. <i>Spacing shall be labeled.</i>
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met. <i>Spacing shall be labeled.</i>

• Small deciduous trees	2 in. caliper	15 ft.	-	Standard is met. <i>Spacing shall be labeled.</i>
• Hedge shrubs	24 in. height	3 ft.	3 ft.	None proposed- Arborvitae are considered “narrow evergreen trees.”
Canopy Trees (34-5.14.4)	One such tree shall be provided for each two thousand eight hundred (2,800) square feet of the paved surface area on the zoning lot 59,955 sf paved area= 22 trees Trees shall be distributed evenly throughout the paved area.			22 trees proposed. <i>None of the trees proposed are located within parking lot islands, all trees are along the perimeter.</i>
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			3’ wall proposed.
Buffer area from RA District (34-5.14.6)	NE Boundary: 223 LF 5 Large Deciduous Buffer Trees 9 Small Deciduous Buffer Trees 14 Large Buffer Shrubs 5 Evergreen Buffer Trees			<i>Applicant noted that these requirements are met using existing trees. Additional information on tree removals and trees to be preserved shall be provided to verify compliance with this standard.</i>

Additional screening of the UST vent stack along 12 Mile Road may be required by the Planning Commission. This is proposed to be screened by the 3’ knee wall and a deciduous tree.

14. **Walls and Berms (34-5.15)** When adjacent residential, a 6’ wall is required for drive-in/fast food restaurant uses. No wall was provided along residential boundaries (north and west). **The Planning Commission may grant a waiver from the wall requirement in accordance with 34-5.15.3.**
15. **Exterior Lighting (34-5.16)** The applicant provided fourteen different fixture types, including seven different luminaires. **The maximum height for lighting fixtures in the RC-2 district is 15 feet, and the proposed lighting exceeds this requirement. Relief must be granted as a part of the PUD in order for this to be permitted. The proposed height of pole-mounted lighting (23’) is similar to what would be permitted in a B-2, B-3, or B-4 Zoning District (30’ max).**

The ordinance prohibits fixtures upon the sides of canopies. **Lighting appears noncompliant with this standard, but relief may be granted by the planning commission.** *Fixture details for strip lighting fixtures identified as XL were not provided. The applicant shall clarify whether strip lighting will be exposed or under the canopy. The planning commission shall consider whether the 5% tilt, due to the tilt of the canopy, is acceptable.*

The ordinance requires canopy lighting to be recessed or flush-mounted. *The proposed lighting fixtures XZ do not appear to meet this standard.*

Fixtures mounted within 50 ft of a residential property line or right-of-way boundary shall be fitted with a shielding reflector on the side facing the property line or right-of-way. *The applicant shall note compliance with this standard.*

Since the business does not close, no alternative lighting for nighttime hours are required.

The proposed lighting meets the average to minimum ratio of 4:1. However, the proposed lighting exceeds the requirement limiting illumination to .3 footcandles at the property line. **Excess lighting is proposed near driveways. Such lighting may be permitted by the Planning Commission when deemed necessary for public safety.**

The lighting illumination is limited to 1.25 lumens per sf of hard scaped area and 1,000 lumens per door in residential districts. All other districts have up to 2.5 lumens per sf of hardscape area and 2,000 lumens per door. *The plans provided do not include sufficient information to determine compliance with this standard, however, since standards are intended to apply to residential districts, it is likely that the applicant will need relief from this provision.*

We recommend a lower color temperature than the proposed color temperature of 4,000-5,000K for fixtures XP(Street wrap), XPD (Street wrap), XPM2, XPM4, XR1, XT, XT1, XT2, XX, and XZ. Color temperatures below 3,500K are less white and less disruptive to sleep cycles.

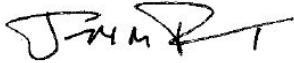
16. **Screening of Rooftop Equipment (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. *All mechanical equipment appears to be sufficiently screened on the elevations submitted.*
17. **Tree Protection, Removal and Replacement (34-5.18).** The applicant provided a tree survey to review all existing trees on the site. The tree chart on Sheet L 1.0 identified 82 trees to be removed, one 24" landmark tree to be removed, and two 20" landmark trees to be removed, resulting in a required 82 replacement trees and 16" caliper of replacement landmark trees. *With that, the specific trees proposed for removal are not identified in the tree inventory or on the plans. The six 3" caliper landmark tree replacements labeled in the tree chart are not shown in the plans. In addition, the tree inventory is not accompanied by the seal of a licensed landscape architect.*
18. **Pedestrian access and connectivity from public rights-of-way (34-5.19).** *Pedestrian access from parking areas to building entrances around the perimeter of the building are largely obstructed by the outdoor dining and planter areas. In addition, pedestrian striping should be added between gas pumps and the building entrance to enhance safety for those walking between the gas pumps and their vehicles. Pedestrian scale lighting fixtures shall be provided adjacent to the western sidewalk connection to 12 Mile Road.*
19. **Relief Sought from Ordinance Standards**
 - a. Permit gasoline station, convenience retail, and drive-through restaurant with outdoor dining in the RC-2 Zoning District
 - b. Relief from the required drive-through bypass in the customer stacking/ordering area.
 - c. Relief from the lighting requirements, including maximum height for an RC-2 District and lighting mounted on top or side of a canopy
 - d. Relief from the sign requirements for wall signs, canopy signs, and freestanding signs. This includes:
 - i. Wall signs- relief from total number of wall signs permitted, total sign area
 - ii. Canopy signs- exception to allow a canopy sign in the RC district where such sign is not typically permitted, relief from the maximum letter height, relief from the total sign area
 - iii. Freestanding signs- relief from the height for freestanding signs, relief from the total sign area

20. Additional Planning Commission considerations

- a. Whether excess parking/pavement meets master plan goals
- b. Whether to prohibit the parking of motor vehicles or storage of trailers, as prohibited in the B1, B-3, or E-S Districts for Gasoline Stations.
- c. Whether additional clarification on the site illumination is needed to proceed due to likely need for relief.
- d. If the location adjacent to RA is acceptable, as such would not be permitted in a B-3 District under the drive-in standards which state, "The zoning lot occupied by such use may not abut an RA district unless the district is separated from the lot by a major or secondary thoroughfare"
- e. Whether the proposed 24-hour operations are compatible with surrounding residential uses/districts.
- f. Waiver for 6' wall adjacent to residential districts. While substantial landscaping is proposed/ existing, no wall was included in the plans.
- g. Consider reducing the proposed color temperature of lighting fixtures.
- h. Waiver to allow excess lighting at the property line near drives to meet public safety goals.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
Principal Planner




Julia Upfal, AICP
Senior Planner



DEPARTMENT OF PUBLIC SERVICES
JACB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 5, 2024
TO: Planning Commission
FROM: James Cubera, City Engineer 
SUBJECT: PUD 2-2024
Sheetz
PJ #11-24-90
27815 & 28025 Middlebelt
22-23-11-477-109 &013

This office has performed a preliminary review of the above referenced PUD plan submitted to the Planning Department on July 17, 2024. Our preliminary comments are as follows:

1. A 16-inch water main exists along the south side of 12 Mile Road across the frontage of this site. In addition, a 12-inch water main exists along the west side of Middlebelt Road across the frontage of this site. Both lines are available for service. We note that the plans do not identify the onsite watermain. This needs to be provided for review.
2. An 8-inch sanitary sewer exists along the north side of 12 Mile Road across the frontage of this site. It is available for service. The plans do not identify the onsite sanitary sewer. If the existing sanitary sewer lead is being considered for re-use it must be televised and any infiltration/inflow issues or deficiencies must be corrected.
3. A 5-foot-wide sidewalk currently exists along the 12 Mile Road and Middlebelt Road frontage of this site. Therefore, no additional walk will be required. Note that if the existing walk is not within the right of way, an additional easement for it will be necessary. Note also that any damage to the existing walk during construction must be repaired to part of the site development.
4. The proponent identifies two curb cuts, one on Middlebelt Road and one on 12 Mile Road. A detailed traffic impact study must be provided addressing the location of the proposed approaches. Should they line up better with the approaches across the street, is their width to wide and is it appropriate, does the stacking of the drive thru lane properly work, is there a need for accel /decel and passing lanes and are turn restrictions needed as well as what will the RCOC require? Additional issues may need to be addressed and it is suggested that the proponent's traffic engineer contact the City's traffic engineer to identify other issues that may need to be addressed.

5. Storm water detention and discharge restriction must be provided for as well as storm water quality improvements. The City adopted the WRC storm water standards and these must be followed for this site. The design must meet these requirements.

We note that an updated preliminary grading plan indicating a detention pond was received on July 25, 2024. It will be reviewed in detail once the plans are formally submitted for construction review. Of particular concern is the need for a downstream analysis of the offsite outfall storm sewer to verify if it has the proper depth and capacity.

6. Regarding the onsite parking lot, additional storm sewer appears necessary to properly drain it. This can be discussed during site review. Additionally, we question what will be provided in the area onsite north of the detention pond.
7. Attached are comments from our Environmental Engineer Tyler Sonaga. The proponent needs to address these items. Any questions regarding these comments should be referred to Tyler at 248-871-2533.
8. The plans identify a 50 foot right of way on Middlebelt Road and on 12 Mile Road. Please note that the ultimate right of way on these two major roads is 120 feet with 60 feet extending from the centerline in each direction. If these rights of ways have not been dedicated at this time, it is suggested that the proponent dedicate an additional 10 feet in order to conform with the City's master right of way plan.



FIRE

FARMINGTON HILLS



INTEROFFICE CORRESPONDENCE

DATE: August 1, 2024
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: PUD 2-2024-2 (27815/28025 Middlebelt)

The Fire Department has no objection to approval of this PUD contingent upon compliance with the following requirements:

*NOTE: If the proponent finds it impractical to comply with the minimum Fire Department Site Plan Review and Design Standards, please contact the Fire Marshal to discuss the Alternate Protection provision outlined in Chapter 12 Section 12-11(4).

1. Site shall meet site access requirements in Chapter 12 Section 12-11(1) of the City Code; sites shall be designed to accommodate fire apparatus with a 50' turning radius. This was discussed with proponent on 6/10/24 and will be verified during Engineering Review.
2. Hydrant coverage shall meet Chapter 12 Section 12-11(2) of the City Code (hydrants). This was discussed with proponent on 6/10/24 and will be verified during Engineering Review.
3. Underground storage tanks and hazardous materials shall be regulated according to State of Michigan requirements as well as City of Farmington Hills adopted Ordinance and Code requirements.
4. CO2 monitoring shall be required according to International Fire Code requirements.
5. Propane exchange shall be permitted through the Building Department.
6. Pumps shall only dispense fuel with attendant present.
7. Fire lanes shall be posted and strictly enforced.
8. The minimum clearance between the finished roadway surface and any overhead obstructions shall be 13' 6".
9. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

FINAL PUD PLANS

SHEETZ - FARMINGTON HILLS

27815 MIDDLEBELT RD

FARMINGTON HILLS, MI 49002

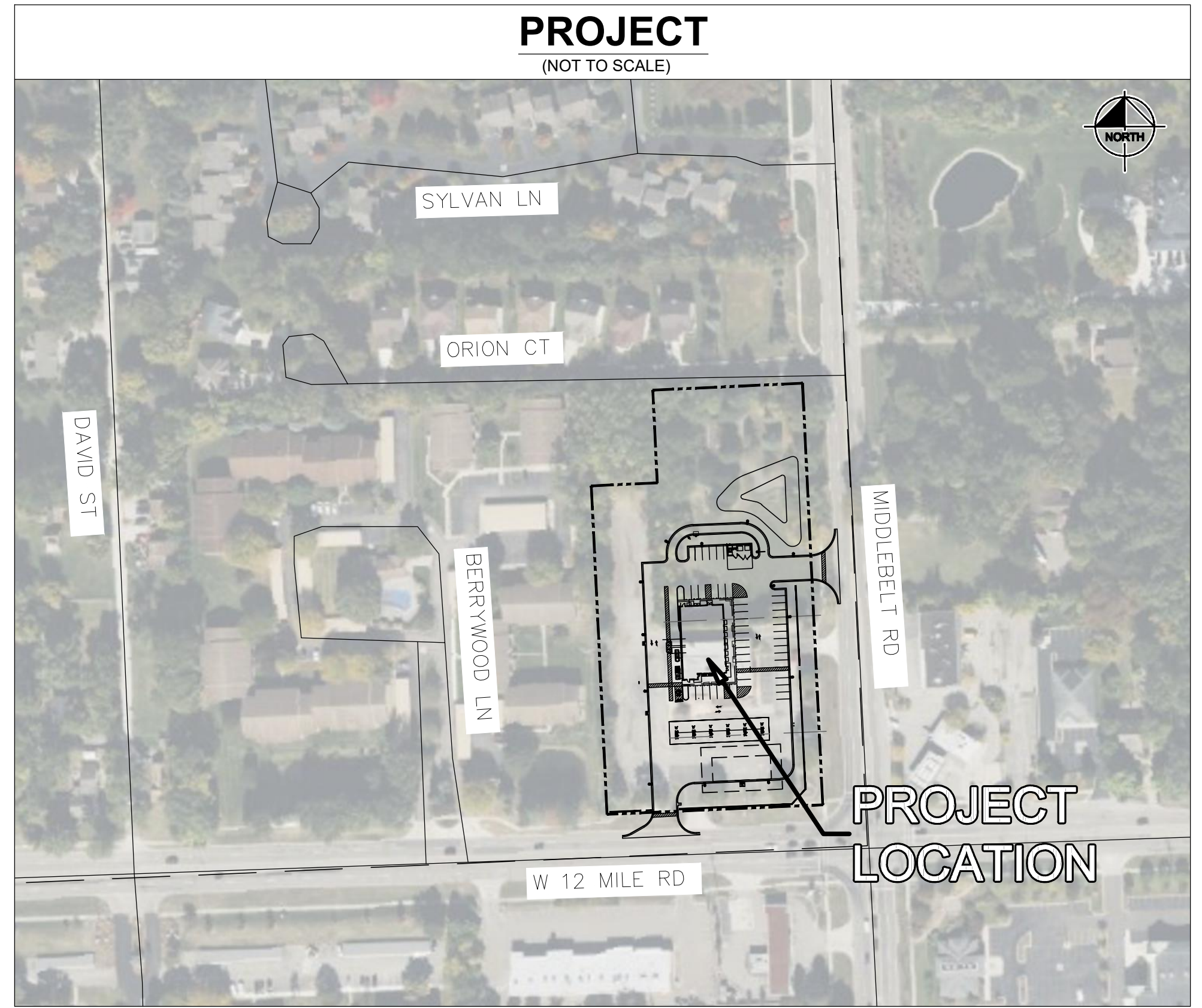
OWNER
 SHEETZ
 351 SHEETZ WAY
 CLAYSBURG, PA 16625
 TEL: (740) 497-2326
 CONTACT: DAVID BRUCKELMEYER

DEVELOPER
 SKILKEN GOLD
 4270 MORSE ROAD
 COLUMBUS, OH 43230
 CONTACT: KAREEM AMR
 TEL: (734) 536-8052

CIVIL ENGINEER
 KIMLEY-HORN OF MICHIGAN, INC.
 3000 TOWN CENTER, SUITE 2600
 SOUTHFIELD, MI 48075
 CONTACT: TYLER SMITH PE
 TEL: (313) 548-7081

LANDSCAPE ARCHITECT
 KIMLEY-HORN OF MICHIGAN, INC.
 3000 TOWN CENTER, SUITE 2600
 SOUTHFIELD, MI 48075
 CONTACT: AUTUMN MCNINCH
 TEL: (313) 548-7109

LAND SURVEYOR ENGINEER
 MONUMENT ENGINEERING GROUP
 ASSOCIATES INC.
 298 VETERANS DRIVE
 FOWLERVILLE, MI 48836
 TEL: (517) 223-3512



OAKLAND COUNTY

CONSTRUCTION OF A SHEETZ CONVENIENCE STORE AND GAS STATION
 ON ± 3.82 AC. PROJECT IS IN SECTION 11 OF T1N, R9E IN OAKLAND
 COUNTY, MICHIGAN

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
V2.0	TREE SURVEY
V2.1	TREE SURVEY
C1.0	SITE PLAN
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS
A1.0	PHOTOMETRIC PLAN
A1.1	PHOTOMETRIC PLAN
A1.2	PHOTOMETRIC PLAN
A1.3	PHOTOMETRIC PLAN
A1.4	PHOTOMETRIC PLAN
A1.5	PHOTOMETRIC PLAN
A100	EXTERIOR ELEVATIONS
A101	EXTERIOR ELEVATIONS
A102	GAS AWNING
A103	MONUMENT SIGN DETAILS
A104	PERIMETER WALL ELEVATIONS
A105	TRASH ENCLOSURE
A106	SIDEWALK PLAN
A107	EQUIPMENT PLAN
DT-1	DRIVE THRU SIGN DETAILS
DT-2	DRIVE THRU SIGN DETAILS

Drawing name: K:\DET_DES\268593001_Skiken Gold_Sheets - 12 Mile - Farmington Hills.MI\2_Design\CADD\PlanSheets\C0.0-TITLE SHEET.dwg - C0.0 - Jul 16, 2024 8:39am - by: LaurenCararona
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

 3000 TOWN CENTER, SUITE 2600 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: JA DRAWN BY: LDF CHECKED BY: JA
TITLE SHEET	TITLE SHEET
SHEETZ - 12 MILE AND MIDDLEBELT	SHEETZ - 12 MILE AND MIDDLEBELT
ORIGINAL ISSUE: 07/16/2024 KHA PROJECT NO. 268593001 SHEET NUMBER	REVISIONS No. DATE BY
C0.0	

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 63122098INTS, EFFECTIVE DATE: DECEMBER 19, 2023)

EXHIBIT A DESCRIPTION:

LAND SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 9 AND 10, HILLSIDE, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS.

PARCEL 2:
LOTS 11 AND 12, HILLSIDE, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS.

PARCEL 3:
PART OF LOTS 13 AND 14, HILLSIDE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13; THENCE NORTH 471.39 FEET; THENCE WEST 92.46 FEET; THENCE SOUTH 470.94 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES EAST 92.46 FEET TO THE PLACE OF BEGINNING.

COMBINED AS SURVEYED LEGAL DESCRIPTION:

LOTS 9 THROUGH 12, INCLUSIVE AND PART OF LOTS 13 AND 14 OF HILLSIDE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 37 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE DUE NORTH 50.00 FEET ALONG THE CENTERLINE OF MIDDLEBELT ROAD (50 FEET WIDE, 1/2 WIDTH), ALSO BEING THE EAST LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 06 SECONDS WEST MEASURED (NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST RECORDED), 312.43 FEET ALONG THE NORTH RIGHT OF WAY LINE OF WEST TWELVE MILE ROAD (50 FEET WIDE, 1/2 WIDTH); THENCE DUE NORTH 470.94 FEET ALONG THE EAST LINE OF BEECHWOOD HILLS CONDOMINIUM, OAKLAND COUNTY SUBDIVISION PLAN NO. 280; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINES OF CRESTWOOD MEADOWS CONDOMINIUM, OAKLAND COUNTY SUBDIVISION PLAN NO. 1208 1) SOUTH 89 DEGREES 55 MINUTES 35 SECONDS EAST 92.46 FEET, 2) DUE NORTH 129.94 FEET AND 3) SOUTH 89 DEGREES 55 MINUTES 35 SECONDS EAST 219.97 FEET, THENCE DUE SOUTH 601.74 FEET MEASURED (601.33 FEET RECORDED) ALONG THE WEST RIGHT OF WAY LINE OF SAID MIDDLEBELT ROAD TO THE POINT OF BEGINNING.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MGL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND
(LAT: 42°02'02.66" N, LON: 83°20'22.80" W, ELEV: 791, SCALE FACTOR: 1.00010851).

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 63122098INTS
EFFECTIVE DATE: DECEMBER 19, 2023

- 3. EASEMENT PIPELINES IN FAVOR OF CONSUMERS ENERGY COMPANY RECORDED IN LIBER 51578, PAGE 1, (PLOTTED & SHOWN HEREIN)

SHEET INDEX

ALT-1 = ALTA COVER
ALT-2 = ALTA SURVEY

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS AND OTHER POTENTIAL ISSUES. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

- THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:
1. OVERHEAD POWER LINES, POLES AND OTHER RELATED INFRASTRUCTURE CROSS THE SUBJECT PARCEL AS SHOWN ON THE SURVEY.
2. POSSIBLE PIPELINE EASEMENT OVER LOTS 11 AND 12 NOT INCLUDED IN TITLE WORK, SIMILAR TO THE EASEMENT DESCRIBED IN EXCEPTION "3".
3. POSSIBLE 10' WIDENING OF 12 MILE ROAD AND MIDDLE BELT, SEE ITEM NO. 17 NOTE.
4. PUBLIC SIDEWALK ALONG EAST AND SOUTH OF OVERALL SUBJECT PARCEL POSSIBLY INDICATE AN EASEMENT.

TABLE A NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-2 SHEET FOR MORE INFORMATION)

- ITEM 2: THE POSTED ADDRESSES ON SITE ARE:
TAX ID: 22-23-11-477-13= 28025 MIDDLEBELT ROAD,
TAX ID: 22-23-11-477-109= 27815 MIDDLEBELT ROAD,
TAX ID: 22-23-11-477-014= NO POSTED ADDRESS ON SITE; NO BUILDINGS WERE OBSERVED, SUBJECT PROPERTY IS VACANT LAND.
ITEM 3: FLOOD ZONE
FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. (26125C0514F), EFFECTIVE DATE: SEPTEMBER 29, 2006.

ITEM 6(a) and 6(b): ZONING
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE CITY OF FARMINGTON HILLS ZONING ORDINANCE, EFFECTIVE DATE: FEBRUARY 18, 2013.

ZONING CLASSIFICATION:
(RC-2) (MULTIPLE FAMILY RESIDENTIAL DISTRICT)
BUILDING SETBACKS:
FRONT = 50'
SIDE = 20' (ONE SIDE)
SIDE X 2 = 40' (TOTAL 2 SIDES)
REAR = 20'
MAX. BUILDING HEIGHT = 30'

FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED ABOVE.

- ITEM 9: EXISTING PARKING
NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
TAX ID: 22-23-11-477-109:
86 REGULAR SPACES XX REGULAR SPACES
3 BARRIER FREE SPACES XX BARRIER FREE SPACES
89 TOTAL PARKING SPACES

[THERE ARE POSSIBLE ADDITIONAL PARKING SPACES ALONG THE WEST SIDE OF SUBJECT PARCEL; PARKING STRIPING ARE FADED AND NOT VISIBLE.]

TAX ID: 22-23-11-477-13 & 014:
THERE ARE NO STRIPED PARKING SPACES ON EITHER SUBJECT PROPERTIES.

- ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.

- ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. BASED UPON CONDO PLAN NO. 280, "BEECHWOOD HILL CONDOMINIUM", 10' OF RIGHT-OF-WAY ALONG 12 MILE HAS BEEN ADDED. BASED UPON CONDO PLAN NO. 1208, "CRESTWOOD MEADOWS", 10' OF RIGHT-OF-WAY HAS BEEN TAKEN ALONG MIDDLEBELT. THE RIGHT-OF-WAY SHOWN ON THIS SURVEY MAP INCLUDES THIS 10' EXPANSION TO THE RESPECTIVE ROAD RIGHT-OF-WAYS. NO DOCUMENTATION WAS INCLUDED IN THE TITLE WORK ADDRESSING SAID EXPANSION.

- ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

MISCELLANEOUS NOTES

- 1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA MIDDLEBELT ROAD & W 12 MILE ROAD, BOTH ARE PUBLIC RIGHT-OF-WAYS. SEE ITEM "17" REGARDING POTENTIAL EXPANSION OF THE RIGHT-OF-WAYS OF SAID ROADS.
- 2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF TITLE COMMITMENT NO: 63122098INTS, TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: DECEMBER 19, 2023.

WINTER NOTE

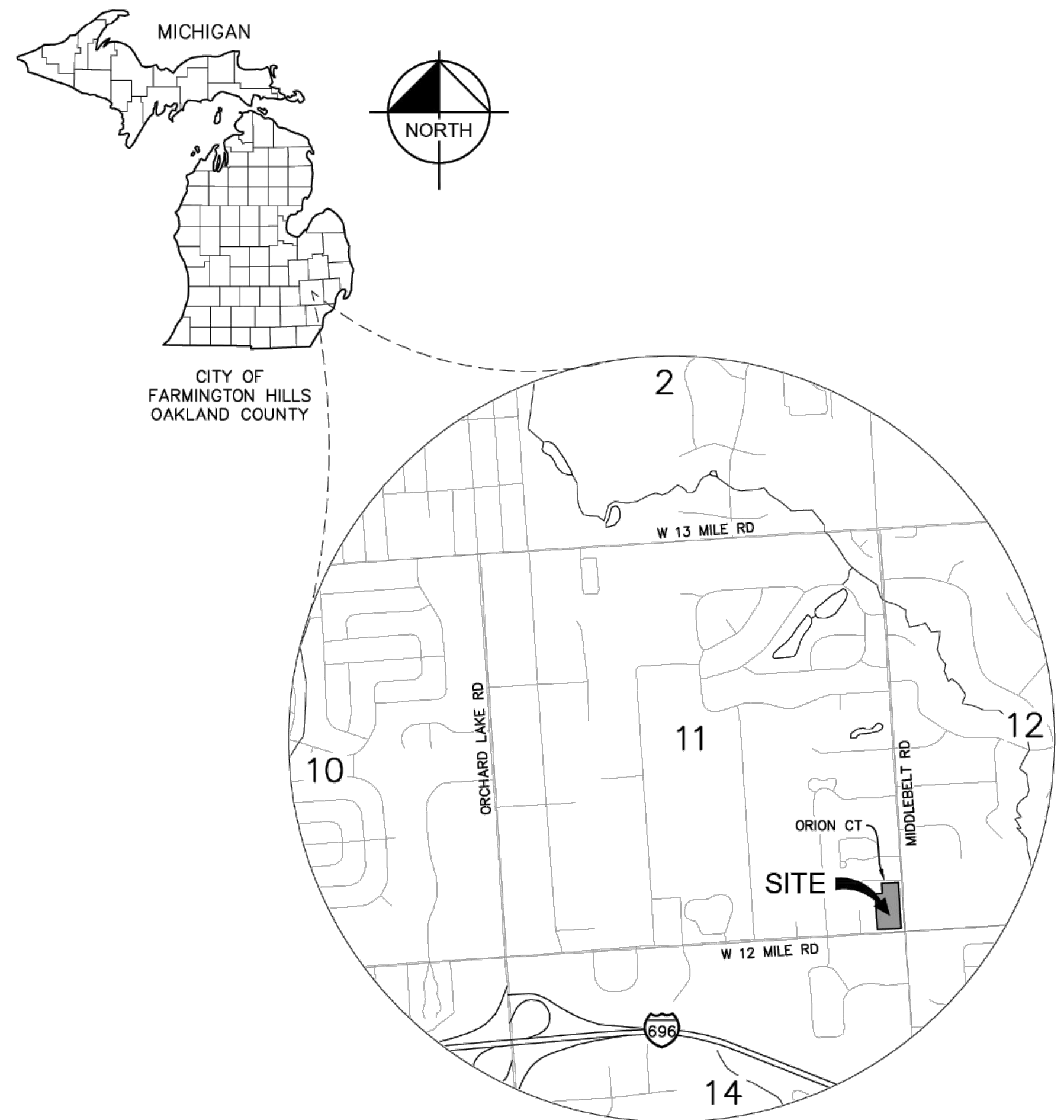
THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS. ALL REASONABLE MEASURES WERE TAKEN DURING THE SURVEY TO OBTAIN ALL INFORMATION NECESSARY. HOWEVER, SOME INFORMATION MAY NOT BE SHOWN DUE TO SNOW COVER.

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(c), 7(d), 7(e), 7(f), 7(g), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 1/30/2024.

MARC E. BUDZINSKI, P.S. DATE OF PLAT OR MAP:
PROFESSIONAL SURVEYOR NO. 4001053482

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.



LOCATION MAP

UTILITY/REFERENCE INFO

WM:	CITY OF FARMINGTON HILLS ~ OAKLAND COUNTY DRAIN COMMISSIONER
PHONE:	248-871-2560 ~ 248-858-1116
RECEIVED:	1/25/24 ~ NO RESPONSE
SAN:	CITY OF FARMINGTON HILLS ~ OAKLAND COUNTY DRAIN COMMISSIONER
PHONE:	248-871-2560 ~ 248-858-1116
RECEIVED:	1/25/24 ~ NO RESPONSE
STORM:	CITY OF FARMINGTON HILLS ~ OAKLAND COUNTY DRAIN COMMISSIONER
PHONE:	248-871-2560 ~ 248-858-1116
RECEIVED:	1/25/24 ~ NO RESPONSE
GAS:	CONSUMERS ENERGY
PHONE:	800-778-9140
RECEIVED:	1/8/24
ELEC:	DTE ELECTRIC
PHONE:	313-407-5364
RECEIVED:	1/22/24
PHONE/CABLE:	AT&T
PHONE:	616-881-2268
RECEIVED:	1/16/24
PHONE/CABLE:	CHARTER CABLE
PHONE:	800-778-9140
RECEIVED:	1/9/24
PHONE/CABLE:	CLEAR RATE
PHONE:	616-455-9840
RECEIVED:	1/9/24
PHONE/CABLE:	COMCAST
PHONE:	855-962-8525
RECEIVED:	1/11/24

UTILITY NOTES

- 1. ALL UTILITIES SHOWN ARE BASED ON:
A. GPRS MARKINGS LOCATED AT TIME OF SURVEY, OR;
B. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- 2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



298 VETERANS DRIVE
FOWLERVILLE
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM
SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)

DRAFT

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3 full working days before you dig.
Michigan's One-Call Utility Notification Organization
1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 87TH STREET, SUITE 500,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9500
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY
27815 & 28025 MIDDLEBELT ROAD
TAX IDS: 22-23-11-477-13 & 014 & 109
PART OF SE 1/4, SEC. 11, T1N-19E
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

DATE	PLAN SUBMITTALS/REVISIONS
2/27/24	

ORIGINAL ISSUE DATE:
2/6/2024

PROJECT NO: 24-006

SCALE: N/A
0 1/2" 1"

FIELD: AH, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.0

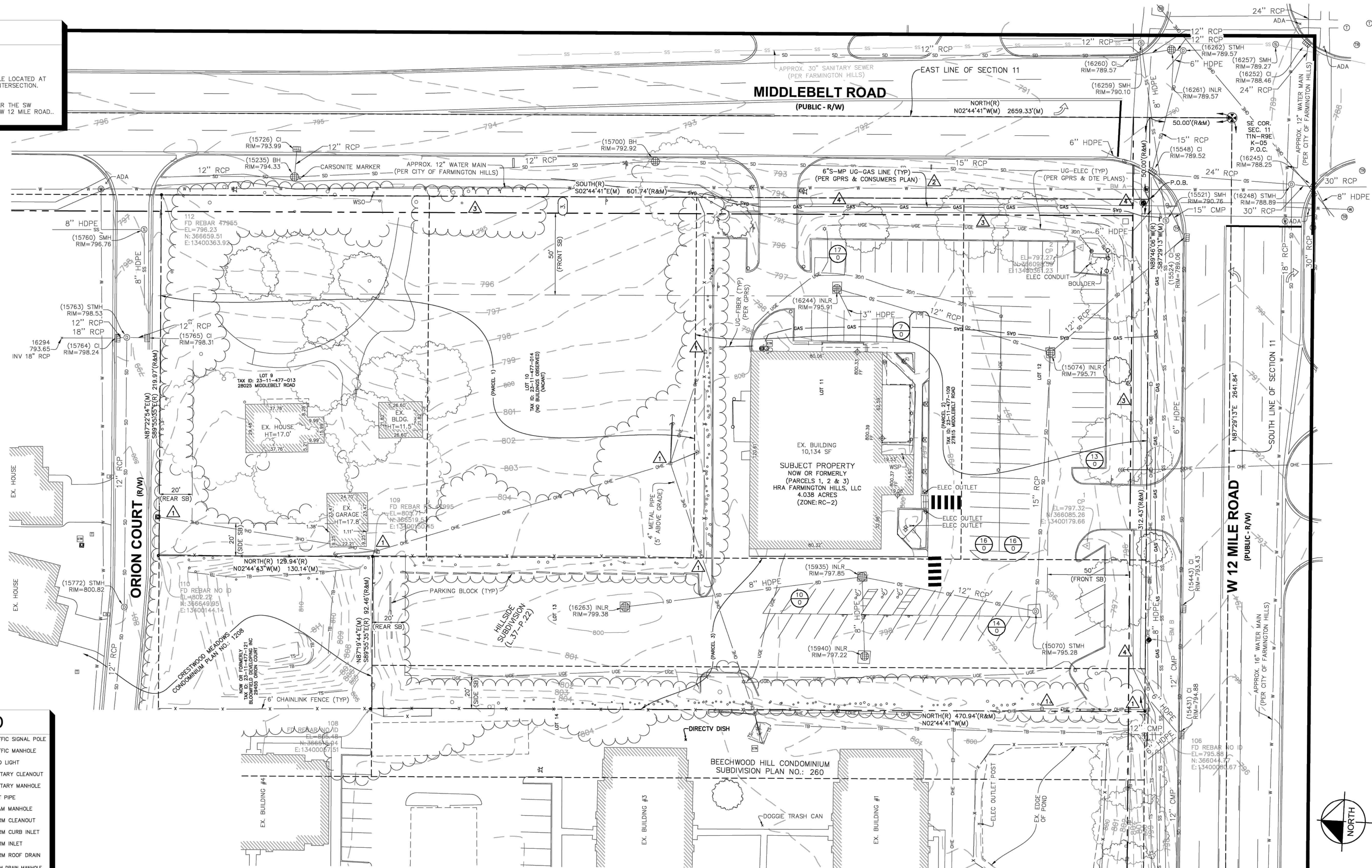
NOT FOR CONSTRUCTION

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM A: NORTHWEST ANCHOR BOLT ON TRAFFIC LIGHT POLE LOCATED AT NW CORNER OF W 12 MILE ROAD & MIDDLEBELT ROAD INTERSECTION. ELEVATION = 792.92

BM B: RAILROAD SPIKE ON EAST SIDE UTILITY POLE NEAR THE SW PROPERTY CORNER ±79' WEST OF ACCESS DRIVE FROM W 12 MILE ROAD. ELEVATION = 796.57



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THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE THE ONLY APPROXIMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

KimleyHorn
KIMLEY-HORN & ASSOCIATES, INC.

250 EAST 90TH STREET, SUITE 500,
INDIANAPOLIS, IN 46240
PHONE: 317-238-9500
WWW.KIMLEY-HORN.COM

ALTA/NPS LAND TITLE SURVEY

27815 & 28025 MIDDLEBELT ROAD
TAX IDS: 22-29-11-477-13 & 014 & 109
PART OF SE 1/4, SEC. 11, T1N-19E
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- ▲ CONTROL POINT
- ⊕ CONTROL MONUMENT
- ⊙ CONTROL SET
- ⊖ CONTROL IRON PIPE
- ⊗ CONTROL REBAR
- ⊘ ROW MONUMENT
- ⊙ FLAG POLE
- ⊙ MAIL BOX
- ⊙ UTILITY POLE
- ⊙ POST
- ⊙ SOIL BORING
- ⊙ WETLAND FLAG
- ⊙ HANDICAP SYMBOL
- ⊙ LEFT/RIGHT TURN ARROW
- ⊙ SIGN
- ⊙ CABLE MANHOLE
- ⊙ CABLE PEDESTAL
- ⊙ SATELLITE DISH
- ⊙ CALL BOX
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE HAND HOLE
- ⊙ TELEPHONE MARKER
- ⊙ TELEPHONE MANHOLE
- ⊙ FIBER OPTIC MARKER
- ⊙ BUILDING
- ⊙ SWALE
- ⊙ FENCE LINE
- ⊙ SANITARY SEWER
- ⊙ STORM DRAIN
- ⊙ WATER LINE
- ⊙ TREE LINE
- ⊙ ACCESS COVER
- ⊙ FUEL TANK LID
- ⊙ MISC LID
- ⊙ MONITOR WELL
- ⊙ GAS MARKER
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ OIL MARKER
- ⊙ AC UNIT
- ⊙ AREA LIGHT
- ⊙ CROSSWALK SIGNAL
- ⊙ DUCT BANK
- ⊙ ELECTRICAL BOX
- ⊙ ELECTRICAL HAND HOLE
- ⊙ ELECTRICAL METER
- ⊙ ELECTRICAL MANHOLE
- ⊙ ELECTRICAL MARKER
- ⊙ ELECTRICAL RISER
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL VAULT
- ⊙ GUY POLE/WIRE
- ⊙ POWER POLE
- ⊙ PEDESTRIAN PUSHBUTTON
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TRAFFIC MANHOLE
- ⊙ YARD LIGHT
- ⊙ SANITARY CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊙ VENT PIPE
- ⊙ STEAM MANHOLE
- ⊙ STORM CLEANOUT
- ⊙ STORM CURB INLET
- ⊙ STORM INLET
- ⊙ STORM ROOF DRAIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM YARD DRAIN
- ⊙ FIRE DEPT CONNECTION
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ WELL
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ TREE / STUMP
- ⊙ TOE OF SLOPE
- ⊙ TOP OF BANK
- ⊙ UNDERGROUND FIBER OPTIC
- ⊙ UNDERGROUND CABLE
- ⊙ OVERHEAD CABLE
- ⊙ UNDERGROUND TELEPHONE
- ⊙ UNDERGROUND FUEL
- ⊙ UNDERGROUND GAS
- ⊙ OVERHEAD ELECTRICAL

STORM SCHEDULE

EX. STORM SEWER TABLE			EX. STORM SEWER TABLE			EX. STORM SEWER TABLE			EX. STORM SEWER TABLE			EX. STORM SEWER TABLE		
STRUCTURE:	RIM ELEV.:	PIPES:	STRUCTURE:	RIM ELEV.:	PIPES:	STRUCTURE:	RIM ELEV.:	PIPES:	STRUCTURE:	RIM ELEV.:	PIPES:	STRUCTURE:	RIM ELEV.:	PIPES:
(15070) STMH	795.28	IE=792.13(12"RCP N) IE=786.96(15"RCP E)	(15524) CI	789.06	IE=787.29(6"HDPE W) IE=786.96(15"RCP NE) IE=787.24(12"RCP NW)	(15764) CI	798.24	IE=793.44(18"RCP N) IE=793.59(12"RCP S)	(16244) INLR	795.91	IE=792.36(12"RCP S) IE=794.37(3"HDPE SW)	(16261) INLR	789.57	T/PIPE=787.35(12"RCP N) T/PIPE=787.40(12"RCP S)
(15074) INLR	795.71	IE=791.69(12"RCP N) IE=791.44(15"RCP W) IE=791.01(12"RCP SE)	(15548) CI	789.52	IE=786.51(15"RCP N) IE=786.59(6"HDPE N) IE=786.50(6"HDPE W) IE=786.60(15"CMP SW) IE=786.32(24"RCP S) IE=786.47(15"RCP E)	(15772) STMH	800.82	IE=794.14(12"RCP N) IE=796.20(12"RCP W) IE=796.02(12"RCP E)	(16245) CI	788.25	IE=783.53(30"RCP N) IE=783.63(30"RCP W) IE=783.83(30"RCP S) IE=785.60(8"HDPE SW)	(16262) STMH	789.57	IE=786.65(12"RCP N) IE=786.34(15"RCP W) IE=786.30(6"HDPE NW)
(15235) BH	794.33	IE=791.60(12"RCP N) IE=791.51(12"RCP S) IE=791.37(12"RCP E)	(15700) BH	792.92	IE=792.83(6"HDPE NE) IE=792.42(6"HDPE NW) IE=792.47(12"CMP N) IE=792.41(12"CMP W) IE=792.36(12"CMP E)	(15935) INLR	797.85	IE=792.75(8"HDPE N) IE=792.58(8"HDPE W) IE=792.30(12"RCP S)	(16248) STMH	788.89	IE=785.07(24"RCP N) IE=784.33(18"RCP W) IE=784.19(30"RCP S) IE=785.02(24"RCP E)	(16263) INLR	799.38	IE=780.89(8"HDPE W) UNABLE TO MEASURE INVERT DUE TO VOL. & SPEED OF WATER FLOW AT TIME OF SURVEY
(15431) CI	794.88	IE=792.83(6"HDPE NE) IE=792.42(6"HDPE NW) IE=792.47(12"CMP N) IE=792.41(12"CMP W) IE=792.36(12"CMP E)	(15726) CI	793.99	IE=791.02(12"RCP N) IE=790.85(15"RCP S)	(15940) INLR	797.22	IE=792.12(8"HDPE E) FULL OF DEBRIS AT TIME OF SURVEY	(16252) CI	788.46	IE=784.34(24"RCP W) IE=784.09(24"RCP E)	(16265) SMH	799.36	IE=788.03(8"HDPE W) IE=787.69(8"HDPE E) IE=788.40(8"HDPE S)
(15443) CI	793.43	IE=790.76(12"CMP W)	(15763) STMH	798.53	IE=793.76(12"RCP W) IE=793.86(12"RCP N) IE=793.66(12"RCP S)	(16260) CI	789.57	IE=786.40(12"RCP N) IE=786.30(12"RCP E) IE=785.65(12"RCP S)						

SANITARY SCHEDULE

EX. SANITARY TABLE		
STRUCTURE:	RIM ELEV.:	PIPES:
(15521) SMH	790.76	IE=781.74(8"HDPE W) IE=781.69(8"HDPE E)
(15760) SMH	796.76	IE=789.75(8"HDPE W) IE=789.75(8"HDPE N)
(16257) SMH	789.27	UNABLE TO MEASURE INVERT DUE TO VOL. & SPEED OF WATER FLOW AT TIME OF SURVEY
(16259) SMH	790.10	IE=780.89(8"HDPE W)
(16293) SMH	799.36	IE=788.03(8"HDPE W) IE=787.69(8"HDPE E) IE=788.40(8"HDPE S)

DATE: 2/27/24

PLAN SUBMITTALS/REVISIONS

UPDATED PER REVIEW COMMENTS

ORIGINAL ISSUE DATE: 2/6/2024

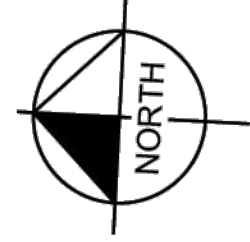
PROJECT NO: 24-006

SCALE: 1" = 30'

FIELD: AH, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.1

NOT FOR CONSTRUCTION



TREE LEGEND

- TREE/ BUSH
- STUMP
- TREE LINE/ CANOPY
- (900) TREE TAG NUMBER

TREE NOTE

ANY TREES NOT MARKED OR SHOWN PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.

SHEET INDEX

- V-3.0 = TREE SURVEY
- V-3.1 = TREE INVENTORY LIST

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THIS SURVEY PREPARED FOR:

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 9TH STREET, SUITE 500,
INDIANAPOLIS, IN 46204
PHONE: 317-218-9500
WWW.KIMLEY-HORN.COM

TREE SURVEY

27815 & 28025 MIDDLEBELT ROAD
TAX IDS: 22-23-11-477-13 & 014 & 109
PART OF SE 1/4, SEC. 11, T1N-R9E
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE:
2/6/2024

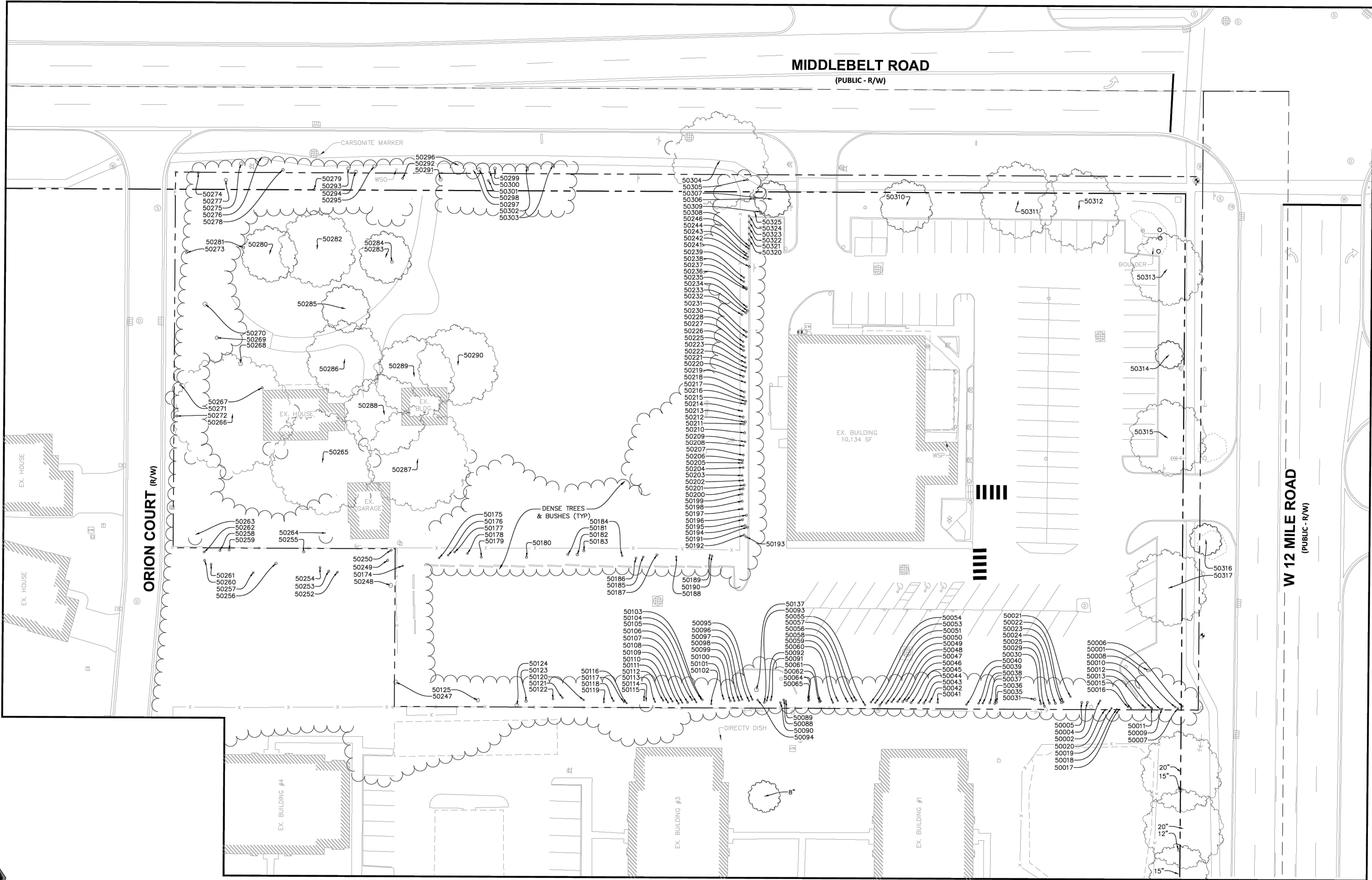
PROJECT NO: 24-006

SCALE: 1" = 30'
0 1/2" 1"

FIELD: AH, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB, PL

V2.0

NOT FOR CONSTRUCTION



Tree Survey

Project No./Name: 24-006 KH Sheets Farmington Hills Date: 2/6/2024

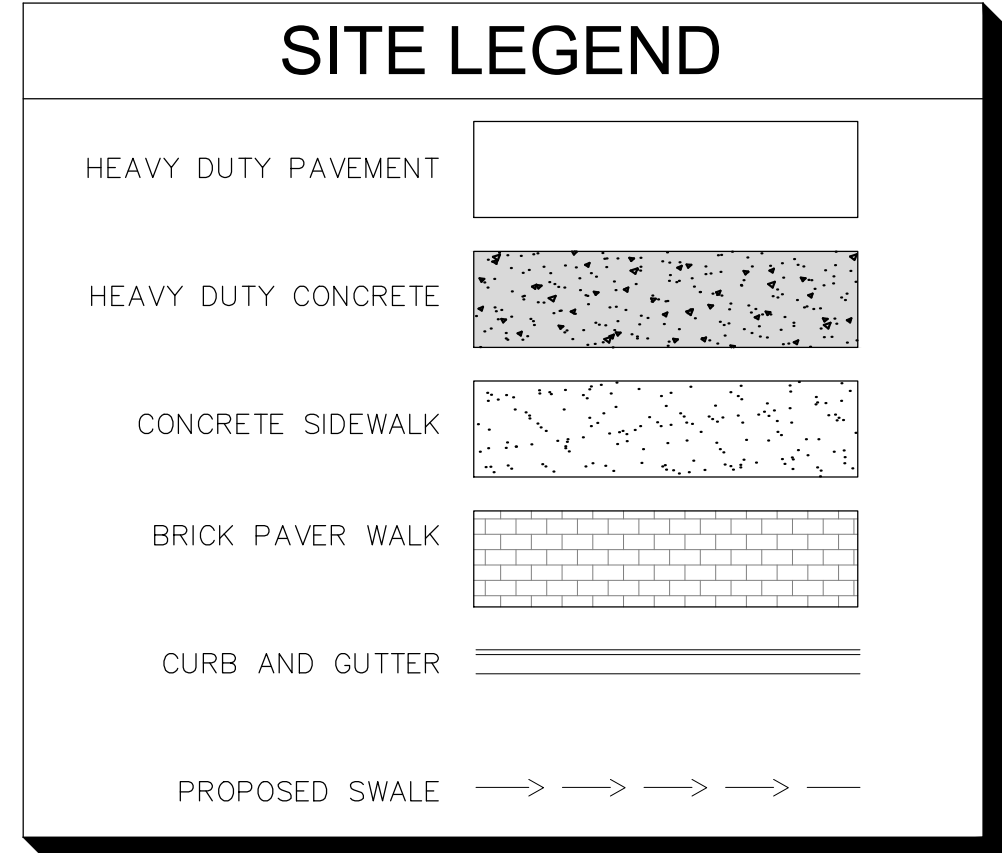
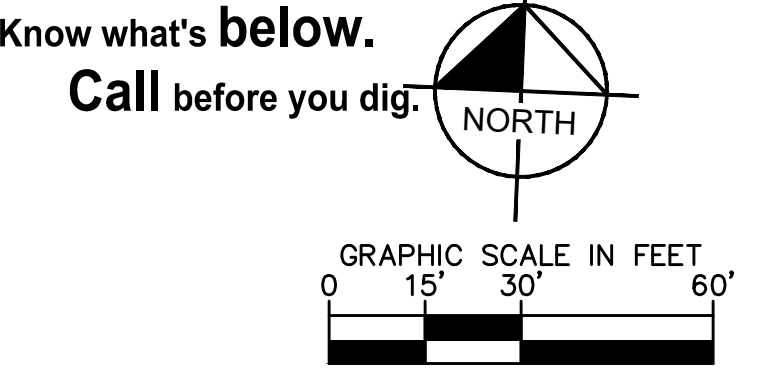
Point Number	Tag No.	Scientific Name	Common Name	D.B.H.	Notes	Trunk	Growth Rate	Structure	Insects & Disease	Crown / Development	Life Expectancy	Total
50001	ZW2710	Picea pungens	Blue Spruce	14		5	2	1	5	2	2	17
50002	ZW2711	Prunus serotina	Black Cherry	8	Dead							0
50004	None	Thuja	Arborvitae	10	Dead							0
50005	None	Thuja	Arborvitae	10	Dead							0
50006	None	Thuja	Arborvitae	8	Dead							0
50007	None	Thuja	Arborvitae	8	Dead							0
50008	None	Thuja	Arborvitae	8	Dead							0
50009	None	Thuja	Arborvitae	8	Dead							0
50010	None	Thuja	Arborvitae	8	Dead							0
50011	None	Thuja	Arborvitae	8	Dead							0
50012	None	Thuja	Arborvitae	8	Dead							0
50013	None	Thuja	Arborvitae	8	Dead							0
50015	None	Thuja	Arborvitae	6	Dead							0
50016	None	Thuja	Arborvitae	6	Dead							0
50017	None	Thuja	Arborvitae	6	Dead							0
50018	None	Thuja	Arborvitae	6	Dead							0
50019	None	Thuja	Arborvitae	6	Dead							0
50020	None	Thuja	Arborvitae	8	Dead							0
50021	ZW2712	Thuja	Arborvitae	8	Dead							0
50022	ZW2713	Thuja	Arborvitae	8	Dead							0
50023	ZW2714	Thuja	Arborvitae	11	Dead							0
50024	ZW2715	Thuja	Arborvitae	10	Dead							0
50025	ZW2716	Thuja	Arborvitae	9	Dead							0
50029	ZW2717	Thuja	Arborvitae	10		5	5	3	5	3	5	26
50030	ZW2718	Thuja	Arborvitae	10		5	3	2	5	3	5	23
50031	ZW2719	Thuja	Arborvitae	12		5	5	4	5	4	5	28
50035	ZW2720	Thuja	Arborvitae	10		5	5	3	5	4	5	27
50036	ZW2721	Thuja	Arborvitae	10		5	3	3	5	3	5	24
50037	ZW2722	Thuja	Arborvitae	9		5	5	3	5	4	5	27
50038	ZW2723	Thuja	Arborvitae	7		5	3	2	5	3	5	23
50039	ZW2724	Thuja	Arborvitae	8		5	3	3	5	4	5	25
50040	ZW2725	Thuja	Arborvitae	8		5	2	1	5	2	2	17
50041	ZW2722	Thuja	Arborvitae	8		5	4	2	5	2	5	23
50042	ZW2723	Thuja	Arborvitae	8		5	4	2	5	2	5	23
50043	ZW2724	Thuja	Arborvitae	10		5	4	2	5	3	5	23
50044	ZW2725	Thuja	Arborvitae	8		5	5	3	5	3	5	26
50045	ZW2726	Thuja	Arborvitae	10		5	4	2	5	2	5	23
50046	ZW2727	Thuja	Arborvitae	10		5	2	2	5	3	5	22
50047	ZW2728	Thuja	Arborvitae	10		5	2	2	5	2	3	22
50048	ZW2729	Thuja	Arborvitae	8		5	2	2	5	3	5	22
50049	ZW2730	Thuja	Arborvitae	8		4	2	1	5	1	1	14
50050	ZW2731	Thuja	Arborvitae	8		4	3	2	5	3	5	22
50051	ZW2742	Thuja	Arborvitae	10		4	2	2	5	3	5	21
50053	ZW2743	Thuja	Arborvitae	7		2	1	1	5	1	1	11
50054	ZW2744	Thuja	Arborvitae	7		4	4	2	5	3	5	23
50055	ZW2745	Thuja	Arborvitae	8		4	2	1	5	2	2	16
50056	ZW2746	Thuja	Arborvitae	8		4	2	1	5	2	2	17
50057	ZW2747	Thuja	Arborvitae	8		5	4	3	5	3	5	25
50058	ZW2748	Thuja	Arborvitae	7		5	4	3	5	3	5	25
50059	ZW2750	Thuja	Arborvitae	7		4	3	2	5	3	5	22
50060	ZW2751	Thuja	Arborvitae	7		4	4	2	5	4	5	24
50061	ZW2752	Thuja	Arborvitae	8		5	3	2	5	3	5	23
50062	ZW2753	Thuja	Arborvitae	10		5	4	2	5	3	5	24
50064	ZW2754	Thuja	Arborvitae	8		4	2	2	5	2	5	20
50065	ZW2755	Thuja	Arborvitae	7		5	2	1	5	2	3	18
50068	ZW2756	Thuja	Arborvitae	8		4	4	3	5	3	5	24
50069	3993	Thuja	Arborvitae	8		5	4	3	5	3	5	25
50090	3994	Thuja	Arborvitae	8		4	1	1	5	1	1	13
50091	ZW2757	Thuja	Arborvitae	8		4	1	1	5	1	1	13
50092	901	Thuja	Arborvitae	7		4	1	1	5	1	1	13
50093	ZW2758	Thuja	Arborvitae	9		4	1	1	5	1	1	13
50094	ZW2759	Thuja	Arborvitae	8		4	1	1	5	1	1	13
50095	902	Thuja	Arborvitae	7		4	1	1	5	1	1	13
50096	ZW2761	Thuja	Arborvitae	7		4	1	1	5	1	1	13
50097	ZW2762	Thuja	Arborvitae	7		4	1	1	5	1	1	13
50098	ZW2763	Thuja	Arborvitae	8		4	1	1	5	1	1	13
50099	ZW2764	Thuja	Arborvitae	7		4	1	1	5	1	1	13
50100	ZW2765	Thuja	Arborvitae	9		4	1	1	5	1	1	13
50101	ZW2766	Thuja	Arborvitae	6		4	1	1	5	1	1	13
50102	903	Thuja	Arborvitae	7		4	2	2	5	3	5	21
50103	ZW2757	Thuja	Arborvitae	9		5	3	4	5	4	5	26
50104	None	Thuja	Arborvitae	6	Dead							0
50105	None	Thuja	Arborvitae	6	Dead							0
50106	904	Thuja	Arborvitae	8		5	1	1	5	1	1	14
50108	None	Thuja	Arborvitae	6	Dead							0
50109	ZW2769	Thuja	Arborvitae	7		5	1	1	5	1	1	14
50110	ZW2770	Thuja	Arborvitae	7		5	1	1	5	1	1	14
50111	None	Thuja	Arborvitae	6	Dead							0
50112	905	Thuja	Arborvitae	7		5	2	3	5	3	5	23
50113	905	Thuja	Arborvitae	6		5	2	3	5	2	5	22
50114	ZW2771	Ulmus americana	American Elm	21		5	5	5	5	5	5	30
50115	None	Thuja	Arborvitae	6	Dead							0
50116	None	Thuja	Arborvitae	6	Dead							0
50117	907	Thuja	Arborvitae	7		5	1	1	5	1	1	14
50118	908	Thuja	Arborvitae	7		5	2	2	5	3	5	22
50119	909	Thuja	Arborvitae	7		5	2	2	5	3	5	22
50120	ZW2772	Thuja	Arborvitae	7		5	2	2	5	3	5	22
50121	910	Thuja	Arborvitae	8	Cluster	5	2	2	5	2	5	24
50122	3995	Populus tremuloides	Quaking Aspen	8		5	4	4	5	2	5	25
50123	3995	Populus tremuloides	Quaking Aspen	12		5	4	4	5	3	5	26
50124	ZW2773	Populus tremuloides	Quaking Aspen	18		5	5	4	5	4	5	28
50125	911	Populus tremuloides	Quaking Aspen	17		5	5	4	5	4	5	28
50127	ZW2790	Picea pungens	Blue Spruce	20		5	4	3	5	5	5	27
50174	955	Thuja	Arborvitae	8		5	4	2	5	2	5	23
50175	956	Thuja	Arborvitae	8		5	5	4	5	5	5	29
50176	957	Thuja	Arborvitae	8		5	5	4	5	5	5	29
50177	958	Thuja	Arborvitae	8	Cluster	5	5	4	5	5	5	29
50178	3997	Thuja	Arborvitae	8	Cluster	5	5	4	5	5	5	29
50179	ZW2777	Thuja	Arborvitae	10	Cluster	5	5	4	5	5	5	29
50180	ZW2778	Thuja	Arborvitae	11	Cluster	5	5	4	5	5	5	29
50181	ZW2779	Thuja	Arborvitae	11	Cluster	5	5	4	5	5	5	29
50182	3998	Thuja	Arborvitae	12	Cluster	5	5	4	5	5	5	29
50183	3999	Thuja	Arborvitae	11	Cluster	5	5	4	5	5	5	29
50184	None	Thuja	Arborvitae	8	Cluster	5	5	4	5	5	5	29
50185	None	Thuja	Arborvitae	8	Cluster	5	5	4	5	5	5	29
50186	4000	Thuja	Arborvitae	9	Cluster	5	5	4	5	5	5	29
50187	ZW2780	Thuja	Arborvitae	10	Cluster	5	5	4	5	5	5	29
50188	None	Thuja	Arborvitae	7	Cluster	5	5	4	5	5	5	29
50190	4001	Thuja	Arborvitae	8	Cluster	5	5	4	5	5	5	29
50191	ZW2783	Thuja	Arborvitae	10		5	3	2	5	3	5	23
50192	ZW2782	Thuja	Arborvitae	10		5	3	3	5	3	5	24
50193	ZW2781	Thuja	Arborvitae	10		5	3	3	5	3	5	24
50194	4002	Thuja	Arborvitae	10	Twin	5	3	3	5	3	5	24
50195	ZW2784	Thuja	Arborvitae	10		5	3	3	5	3	5	24
50196	ZW2785	Thuja	Arborvitae	10		5	3	3	5	3	5	24
50197	4003	Thuja	Arborvitae	9		5	4	4	5	5	5	28
50198	ZW2787	Thuja	Arborvitae	10		5	4	4	5	5	5	28
50199	ZW2788	Thuja	Arborvitae	10		5	4	4	5	5	5	28
50200	ZW2789	Thuja	Arborvitae	10		5	4	4	5	5	5	28
50201	ZW2790	Thuja	Arborvitae	10		5	4	4	5	5	5	28
50202	ZW2791	Thuja	Arborvitae	8	Twin	5	4	4	5	5	5	28
50203	ZW2792	Thuja	Arborvitae	8		5	4	4	5	5	5	28
50205	ZW2793	Thuja	Arborvitae	9		5	4	4	5	5	5	28
50206	ZW2794	Thuja	Arborvitae	9		5	4	4	5	5	5	28
50207	ZW2795	Thuja	Arborvitae	9		5	4	4	5	5	5	28
50208	ZW2796	Thuja	Arborvitae	8	Twin	5	4	2	5	5	5	26

Tree Survey

Project No./Name: 24-006 KH Sheets Farmington Hills Date: 2/6/2024

Point Number	Tag No.	Scientific Name	Common Name	D.B.H.	Notes	Trunk	Growth Rate	Structure	Insects & Disease	Crown / Development	Life Expectancy	Total
50209	4004	Thuja	Arborvitae	8	Twin							28
50210	ZW2797	Thuja	Arborvitae	10		5	4	4	5	5	5	28

Drawing name: K:\DET\DES\268593000_Sheen_Gad_Sheet_C10 - 12 Mile - Formulation Hills - M12_Design\CAD\DWG\Sheets\C10-SITE PLAN.dwg C10 - 12 Mile - 07/16/2024 8:40am by: Lauren Falzano
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- ### SITE NOTES
- ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
 - ALL SIDEWALKS TO BE PRIVATE UNLESS OTHERWISE NOTED.
 - TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.

SITE DATA TABLE

PARCEL INFORMATION:
 PARCEL 1:
 ADDRESS: 27815 MIDDLEBELT RD
 ID: 23-11-477-109

PARCEL 2:
 ID: 23-11-477-014

PARCEL 3:
 ADDRESS: 28025 MIDDLEBELT RD
 ID: 23-11-477-013

SITE AREA: 3.82 ACRES (166,399 SF.) NET AND GROSS

ZONING:

	EXISTING:	PROPOSED:
ZONING	RC-1	PUD

PROPOSED USE: GAS STATION/RESTAURANT

BUILDING INFORMATION:
 BUILDING FOOTPRINT AREA = 6,139 SF
 BUILDING LOT COVERAGE = 3.7%

SETBACK REQUIREMENTS:

	BUILDING PROPOSED:
FRONT:	18'
SIDE:	11'
REAR:	22'

PARKING PROPOSED:

FRONT:	38'
SIDE:	65'
REAR:	192'

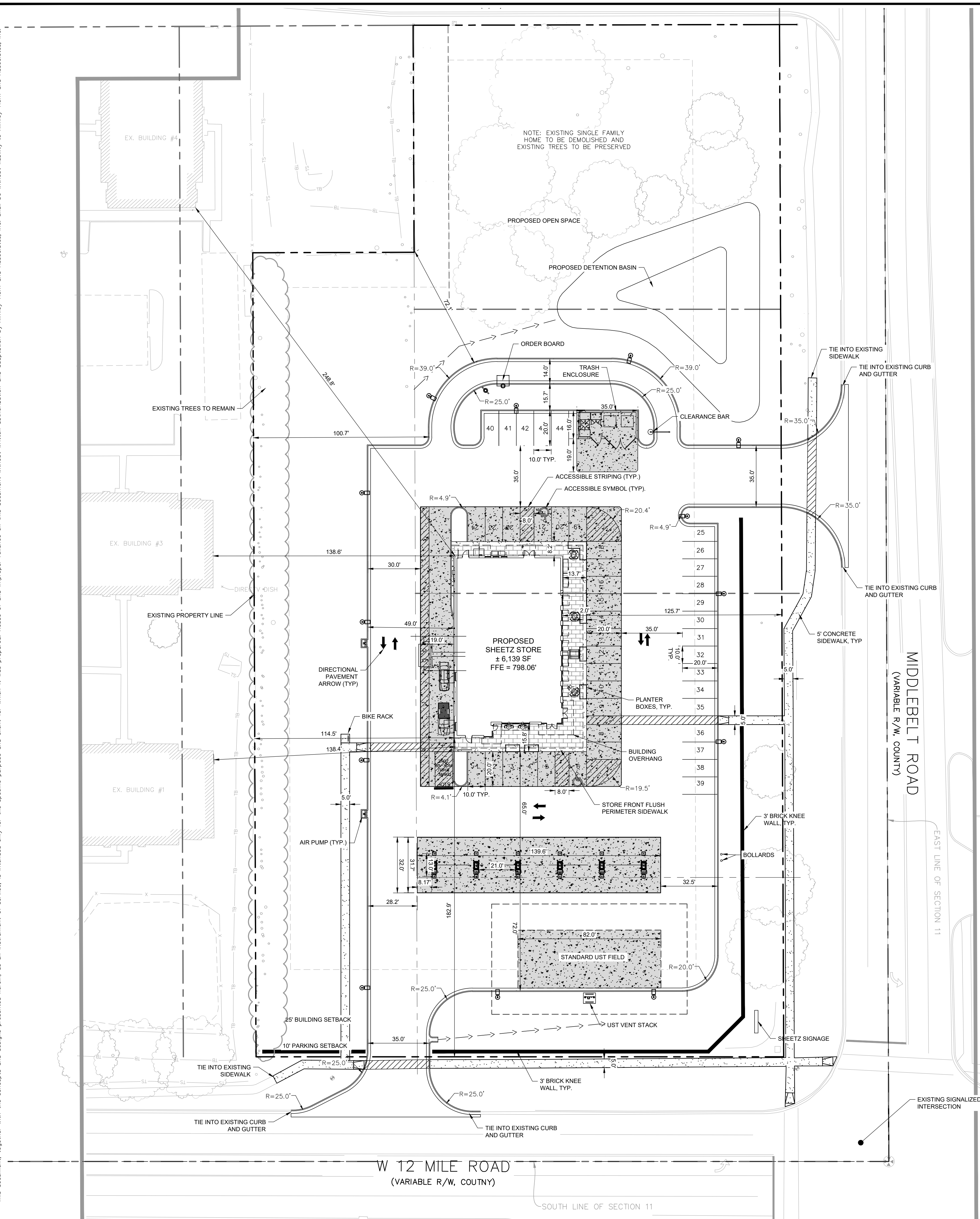
PARKING CALCULATIONS:
 RETAIL = 1 FOR EVERY 175 SQ FT OF USABLE FLOOR AREA
 RESTAURANT = 1 FOR EVERY 30 SQ FT OF USABLE FLOOR AREA
 GAS STATION = 1/2 FOR EVERY PUMP
 TOTAL PARKING REQUIRED = 2,383 USABLE FLOOR AREA / 175 = 14
 + 450 USABLE FLOOR AREA / 30 = 15
 + 6 GAS PUMPS / 2 = 3
 = 32 SPACES

TOTAL PROPOSED PARKING SPACES = 42 SPACES INC. 2 H/C SPACES

OPEN SPACE
 PROPOSED OPEN SPACE = 2.24 ACRES
 = 58.5% OF SITE

1.40 ACRES OF DEVELOPABLE AREA LEFT UNDEVELOPED

 <small>3000 S. WALKER AVENUE, SUITE 200 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM</small>	 <i>Tyler Smith</i>
	SITE PLAN
SHEETZ - 12 MILE AND MIDDLEBELT	
ORIGINAL ISSUE: 07/16/2024 KHA PROJECT NO. 268593001 SHEET NUMBER C1.0	REVISIONS NO. DATE BY



Drawing name: K:\DET_DVS\66893000_Sheets\12_Mile_Farmington_Hills_Mi_V2_Design\CADD\PlanSheets\C2.0-GRADING PLAN.dwg C6.0 Jul 16, 2024 8:40am by Laurent.Fabreano
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811 Know what's below.
Call before you dig.

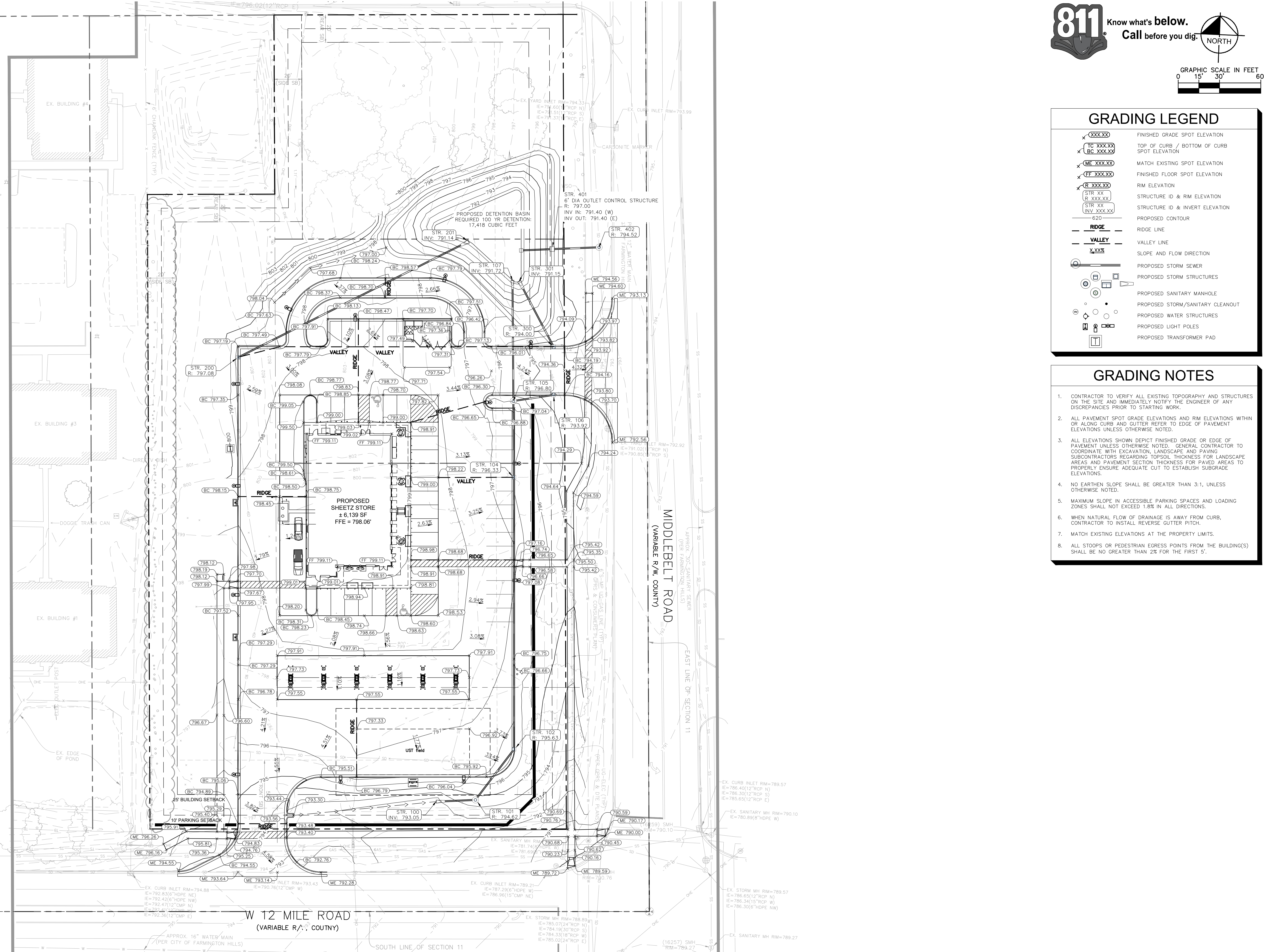
NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

GRADING LEGEND

	FINISHED GRADE SPOT ELEVATION
	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
	MATCH EXISTING SPOT ELEVATION
	FINISHED FLOOR SPOT ELEVATION
	RIM ELEVATION
	STRUCTURE ID & RIM ELEVATION
	STRUCTURE ID & INVERT ELEVATION
	PROPOSED CONTOUR
<td>VALLEY LINE</td>	VALLEY LINE
	SLOPE AND FLOW DIRECTION
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 1.8% IN ALL DIRECTIONS.
 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
 - ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.



 Kimley-Horn of Michigan, Inc. 2020 S. SHELTON BLVD., SUITE 201 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM	 Tyler Smith ENGINEER No. 62010688975
	PRELIMINARY GRADING PLAN
SHEETZ - 12 MILE AND MIDDLEBELT	ORIGINAL ISSUE: 07/16/2024 KHA PROJECT NO. 268593001 SHEET NUMBER C2.0
SCALE: AS NOTED DESIGNED BY: JA DRAWN BY: LDF CHECKED BY: JA	REVISIONS NO. DATE BY

Drawing name: K:\DET\DES\268593000_Sheen_Ged_Sheet_12_Mile_Farmington Hills_Mi_V2_Design\CADD\Drawings\CD-UTILITY_PLAN.dwg C6.0 Jul 16, 2024 8:40am by: Lauren Falcarano
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811 Know what's below.
Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

UTILITY LEGEND

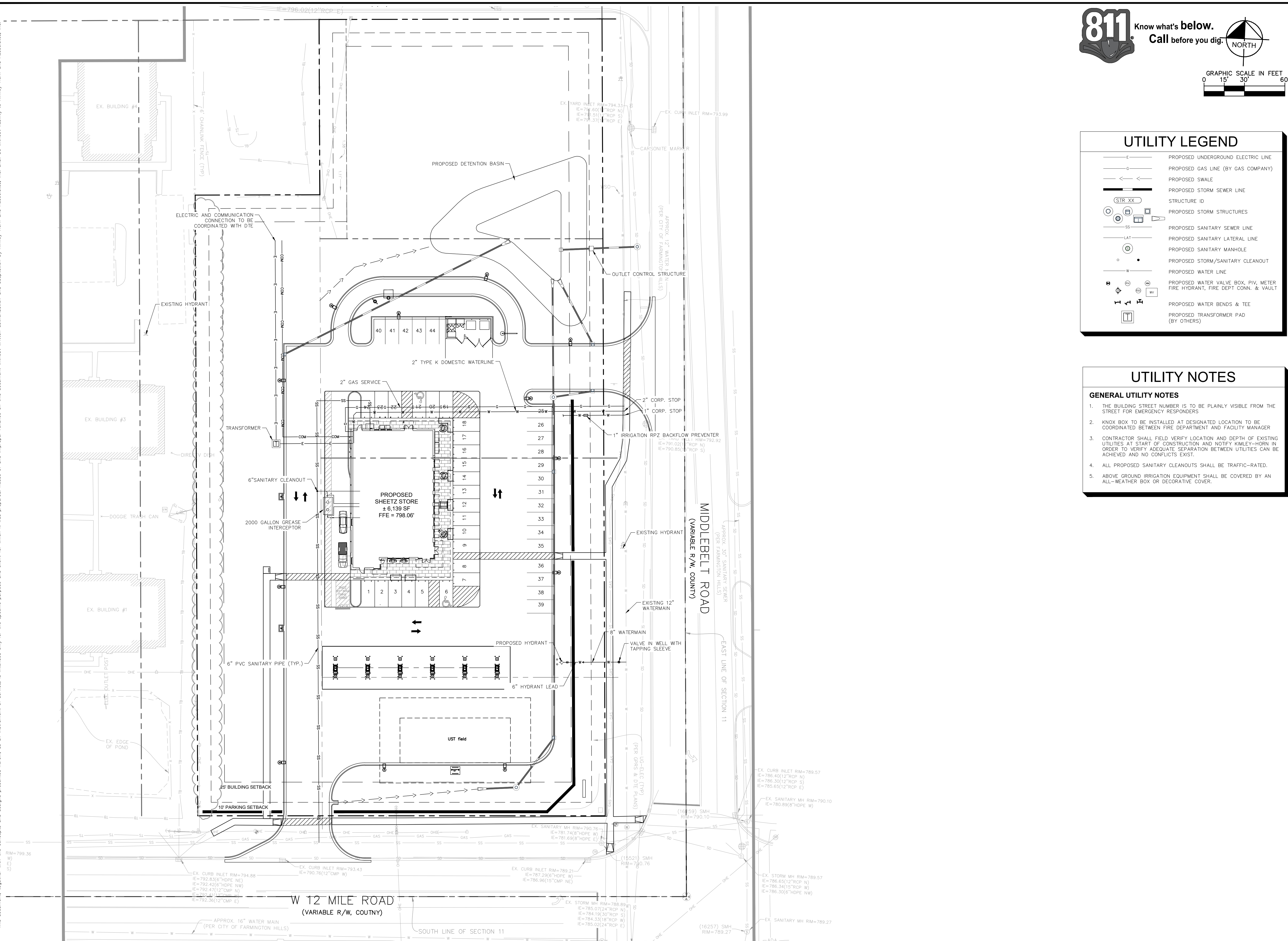
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED WATER VALVE BOX, PIV, METER, FIRE HYDRANT, FIRE DEPT. CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

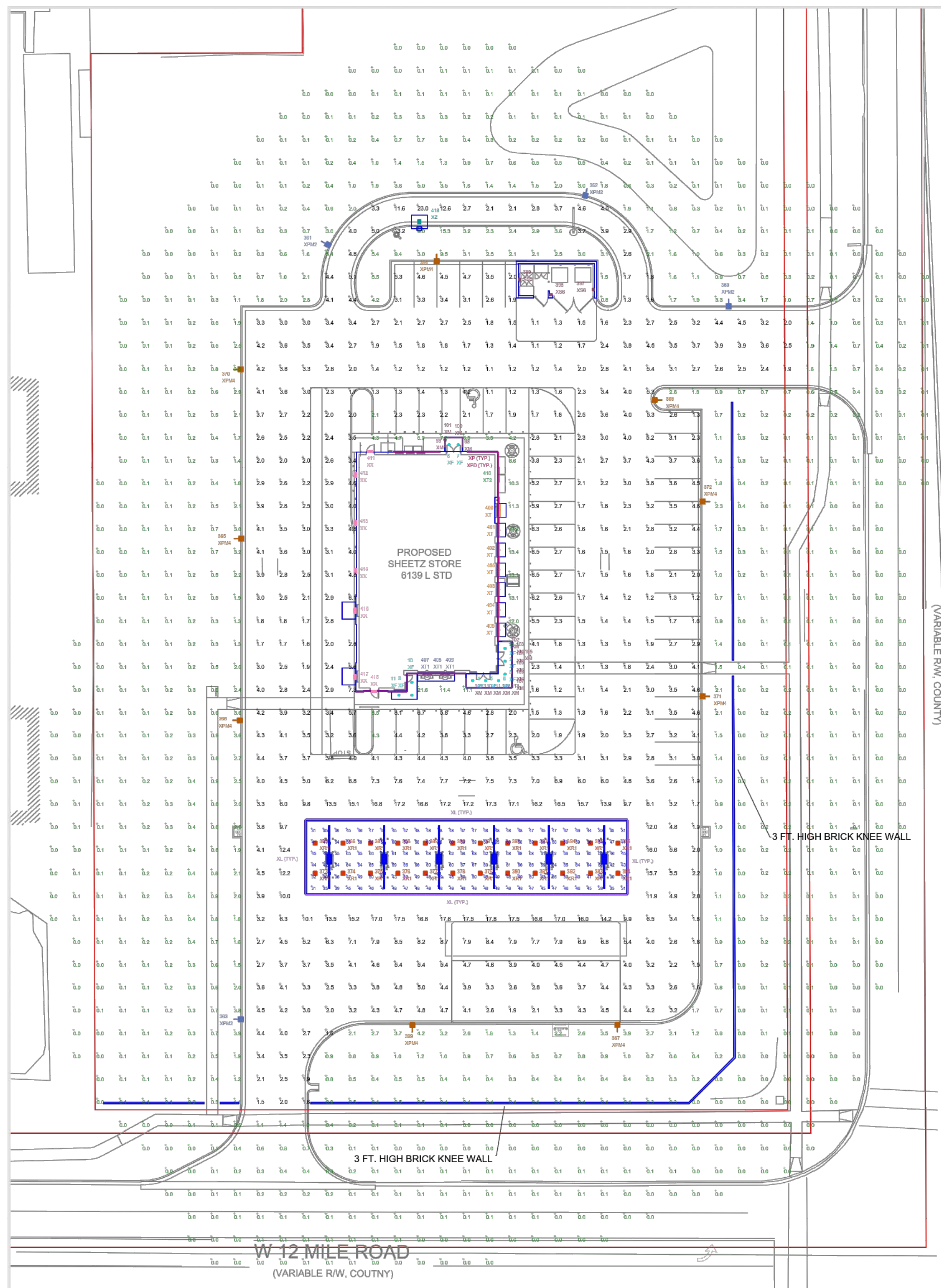
UTILITY NOTES

GENERAL UTILITY NOTES

- THE BUILDING STREET NUMBER IS TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS
- KNOX BOX TO BE INSTALLED AT DESIGNATED LOCATION TO BE COORDINATED BETWEEN FIRE DEPARTMENT AND FACILITY MANAGER
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT START OF CONSTRUCTION AND NOTIFY KIMLEY-HORN IN ORDER TO VERIFY ADEQUATE SEPARATION BETWEEN UTILITIES CAN BE ACHIEVED AND NO CONFLICTS EXIST.
- ALL PROPOSED SANITARY CLEANOUTS SHALL BE TRAFFIC-RATED.
- ABOVE GROUND IRRIGATION EQUIPMENT SHALL BE COVERED BY AN ALL-WEATHER BOX OR DECORATIVE COVER.

 KIMLEY-HORN OF MICHIGAN, INC. 2000 SOUTHFIELD AVENUE, SUITE 400 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM	 TYLER SMITH ENGINEER No. 6201068975
	PRELIMINARY UTILITY PLAN
SHEETZ - 12 MILE AND MIDDLEBELT	
ORIGINAL ISSUE: 07/16/2024 KHA PROJECT NO. 268593001 SHEET NUMBER C3.0	





NOTE:
 - ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
 - XT AND XT1 FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BUILDING

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1	XF		0
12	XL	18.25	5
13	XL	18.599	5
14	XL	18.948	5
15	XL	19.297	5
16	XL	19.646	5
17	XL	19.995	5
18	XL	20.344	5
19	XL	20.693	5
20	XL	18.25	5
21	XL	18.599	5
22	XL	18.948	5
23	XL	19.297	5
24	XL	19.646	5
25	XL	19.995	5
26	XL	20.344	5
27	XL	20.693	5
28	XL	18.075	0
63	XL	20.875	0
98	XM	12	0
114	XP	18	0
198	XP	19	0
209	XP	18	0
278	XPD	18	0
310	XPD	19	0
313	XPD	18	0
360	XPM2	23	0
364	XPM4	23	0
373	XR1	18.83	0
385	XR1	17.71	0
397	XS6	6.5	0
400	XT	13.5	0
407	XT1	13.5	0
410	XT2	15	0
411	XX	15.42	0
415	XX	11.33	0
416	XX	9.33	0
418	XZ	11	0

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.20	23.0	1.1	3.82	20.91
UNDEFINED	0.64	21.6	0.0	N.A.	N.A.
UNDER CANOPY	51.58	68	30	1.72	2.27

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	Single	1037	1.000	B1-U0-G0	13	143	LF Illumination LLC (Ledli)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
	86	XL	SINGLE	136	1.000	N.A.	4.12	354.32	Blair Companies	LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD11FR4-15
	164	XP	Single	305	1.000	N.A.	3.66	600.24	P-LED	STREET WRAP FLEX BACK BEND 4000K
	82	XPD	Single	25	1.000	N.A.	0.305	25.01	P-LED	STREET WRAP FLEX BACK BEND 4000K
	4	XPM2	Single	10450	1.020	B2-U0-G2	97	388	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-3B-UL-NM-XX
	9	XPM4	Single	9575	1.020	B2-U0-G2	97	873	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-4B-UL-NM-XX
	24	XR1	Single	15700	1.010	B3-U3-G2	127	3048	Cree Lighting	CP5-20L-50K9-DF-UL-DM-XX-Q9-HZ
	3	XS6	Single	914	1.000	B0-U3-G2	11.472	34.416	FC Lighting	FCW3132-UNV-4K-CR185-18L-BRE
	7	XT	Single	1840	1.000	N.A.	20	140	SPI Lighting Inc.	SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6
	3	XT1	Single	1472	1.000	N.A.	16	48	SPI Lighting Inc.	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6
	1	XT2	Single	2208	1.000	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
	7	XX	Single	1921	1.000	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)
	1	XZ	SINGLE	13946	1.040	B3-U0-G1	132	132	CREE, INC.	BXCT9020&CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)



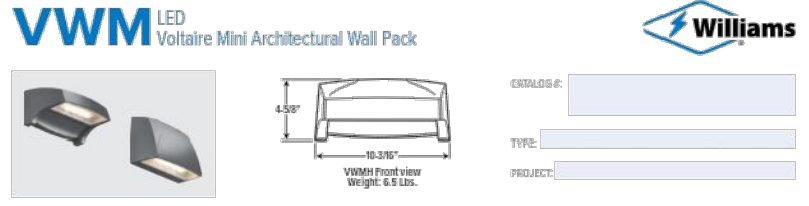
WALL MOUNTED	QTY	LABEL	DESCRIPTION
	7	XX	VWM-H-L17/840-TL-DBZ-CGL-DIM-UVV (BRONZE COLOR 80CR)

CANOPY	QTY	LABEL	DESCRIPTION
	1	XZ	BXCT90208/CAN-228-SL-RM-06-E-U-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)

ADDITIONAL FIXTURE INFO

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0



WMM LED Voltare Mini Architectural Wall Pack

FEATURES

- Designed to meet outdoor lighting performance needs
- Available in bronze or silver finish
- Energy efficient LED technology
- Available in 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000 lumens
- Available in 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100 beam angles
- Available in 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100 beam angles
- Available in 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100 beam angles

SPECIFICATIONS

FINISH OPTIONS*

SHIELDS

OPTIONS

CONTROL

ACCESSORIES

NOTES

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SOS PROJECT # 6010 MODEL # REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION TYPE: XS2

Shimstone Design Studio LLC, 7002 5th Avenue, North Bergen, NJ 07047, Tel: 201.851.8800

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

WMM LED Voltare Mini Architectural Wall Pack

EXTERIOR PERFORMANCE DATA

DRIVER	LED	TH	HT	LM	LM/FT	LM/FT ²	LM/FT ² (1000)	LM/FT ² (1500)	LM/FT ² (2000)	LM/FT ² (2500)	LM/FT ² (3000)	LM/FT ² (3500)	LM/FT ² (4000)	LM/FT ² (4500)	LM/FT ² (5000)	LM/FT ² (5500)	LM/FT ² (6000)	LM/FT ² (6500)	LM/FT ² (7000)	LM/FT ² (7500)	LM/FT ² (8000)	LM/FT ² (8500)	LM/FT ² (9000)	LM/FT ² (9500)	LM/FT ² (10000)
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

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SOS PROJECT # 6010 MODEL # REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION TYPE: XS2

Shimstone Design Studio LLC, 7002 5th Avenue, North Bergen, NJ 07047, Tel: 201.851.8800

228 Series™ LED Recessed Canopy Luminaire

Product Description

Slim, low profile, easy mounting from below or above the deck. Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sinks specifically designed for LED. Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame. Luminaire housing is provided with factory applied foam gasket and provides for a weather-tight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopy with 1/2" (12.7mm) or 1" (25.4mm) wide panels. Designed for canopies of 1/2" (12.7mm) to 2" (50.8mm) thickness.

Applications: Professional stations, convenience stores, drive thru banks and restaurants, retail and grocery.

Performance Summary

Patented NanoQ™ Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CEI Minimum 70 CRI

CCT: 4000K (L), 5000K (L), 5000K (S)

UL Listed ETL (L), ETL (S)

10 Year Limited Warranty

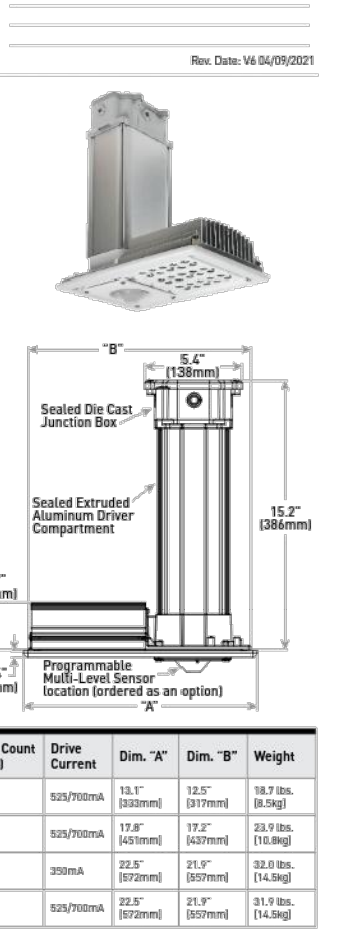
Accessories

Finish Options

Options

Control

Notes



Ordering Information

Quantity: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000

Product	Option	Mounting	LED Count (x70)	Series	Voltage	Color	Color Options	Drive Current	Options
228-SL	DM	DM	60	60	120V	6000K	6000K, 5000K, 4000K	300mA	DM, 6-48 Dimming

UL US DLC CREE LIGHTING

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228 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, easy mounting from below or above the deck
- Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sinks specifically designed for LED
- Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame
- Luminaire is provided with factory applied foam gasket and provides for a weather-tight seal between luminaire housing and canopy deck
- Suitable for single or double skin canopies with 1/2" (12.7mm) or 1" (25.4mm) wide panels. Designed for canopies of 1/2" (12.7mm) to 2" (50.8mm) thickness.
- Weather-tight driver compartment is constructed of anodized extruded aluminum for maximum corrosion resistance and thermal performance
- Integral weather-tight junction box with 4" (101.6mm) IP protected conductors (100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000 lumens)
- Mounting surface preparation may be used at option or replacement
- Field adjustable drive current. Can't exceed drive current specified in product manual. Exceeding drive current will void the warranty.
- Excludes Cast Aluminum Deck Mount. Deck Mount is an optional upgrade with an ultra-violet power coating, providing excellent resistance to corrosion, abrasion, degradation and discoloration. Bronze, silver, chrome, and white are available.
- Weight: See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 240-600V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9, full load
- Thermal Management: > 20% at full load
- Maximum 100 Surge Current: 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000
- Integral 100V surge suppression protection standard
- When side skids housing is alone there is no type GFCI breaker should be used to address in-rush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- UL Listed
- Suitable for wet locations
- Meets IEC 60529, IEC 60598-1, Class A limits for conducted and radiated emissions
- ANSI C82.4 10kV surge protection, tested in accordance with IEEE/ANSI C62.41
- UL Listed and RoHS Compliant tested to withstand 5,000 hours of elevated ambient and fog conditions as defined in ASTM Standard B 117
- Meets European requirements with AEM
- UL Qualified with select LEDs. Refer to <http://www.creeled.com/lighting/leds> for most current information.

CAUTION: Warnings: Owner and Reproduction Terms -

Essential Data*

LED Count (x70)	System Voltage (V)	120V	200V	277V	347V	480V
3000A	60	0.60	0.60	0.60	0.60	0.60
3200A	60	0.60	0.60	0.60	0.60	0.60
3400A	60	0.60	0.60	0.60	0.60	0.60
3600A	60	0.60	0.60	0.60	0.60	0.60
3800A	60	0.60	0.60	0.60	0.60	0.60
4000A	60	0.60	0.60	0.60	0.60	0.60
4200A	60	0.60	0.60	0.60	0.60	0.60
4400A	60	0.60	0.60	0.60	0.60	0.60
4600A	60	0.60	0.60	0.60	0.60	0.60
4800A	60	0.60	0.60	0.60	0.60	0.60
5000A	60	0.60	0.60	0.60	0.60	0.60
5200A	60	0.60	0.60	0.60	0.60	0.60
5400A	60	0.60	0.60	0.60	0.60	0.60
5600A	60	0.60	0.60	0.60	0.60	0.60
5800A	60	0.60	0.60	0.60	0.60	0.60
6000A	60	0.60	0.60	0.60	0.60	0.60
6200A	60	0.60	0.60	0.60	0.60	0.60
6400A	60	0.60	0.60	0.60	0.60	0.60
6600A	60	0.60	0.60	0.60	0.60	0.60
6800A	60	0.60	0.60	0.60	0.60	0.60
7000A	60	0.60	0.60	0.60	0.60	0.60
7200A	60	0.60	0.60	0.60	0.60	0.60
7400A	60	0.60	0.60	0.60	0.60	0.60
7600A	60	0.60	0.60	0.60	0.60	0.60
7800A	60	0.60	0.60	0.60	0.60	0.60
8000A	60	0.60	0.60	0.60	0.60	0.60
8200A	60	0.60	0.60	0.60	0.60	0.60
8400A	60	0.60	0.60	0.60	0.60	0.60
8600A	60	0.60	0.60	0.60	0.60	0.60
8800A	60	0.60	0.60	0.60	0.60	0.60
9000A	60	0.60	0.60	0.60	0.60	0.60
9200A	60	0.60	0.60	0.60	0.60	0.60
9400A	60	0.60	0.60	0.60	0.60	0.60
9600A	60	0.60	0.60	0.60	0.60	0.60
9800A	60	0.60	0.60	0.60	0.60	0.60
10000A	60	0.60	0.60	0.60	0.60	0.60

228 Series™ Ambient Adjusted Lumen Maintenance*

Ambient Lux	Initial LMF	20k hr LMF	50k hr LMF	100k hr LMF	200k hr LMF
0	1.00	0.99	0.97	0.95	0.93
10	1.00	0.99	0.97	0.95	0.93
20	1.00	0.99	0.97	0.95	0.93
30	1.00	0.99	0.97	0.95	0.93
40	1.00	0.99	0.97	0.95	0.93
50	1.00	0.99	0.97	0.95	0.93
60	1.00	0.99	0.97	0.95	0.93
70	1.00	0.99	0.97	0.95	0.93
80	1.00	0.99	0.97	0.95	0.93
90	1.00	0.99	0.97	0.95	0.93
100	1.00	0.99	0.97	0.95	0.93

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REDLEONARD ASSOCIATES

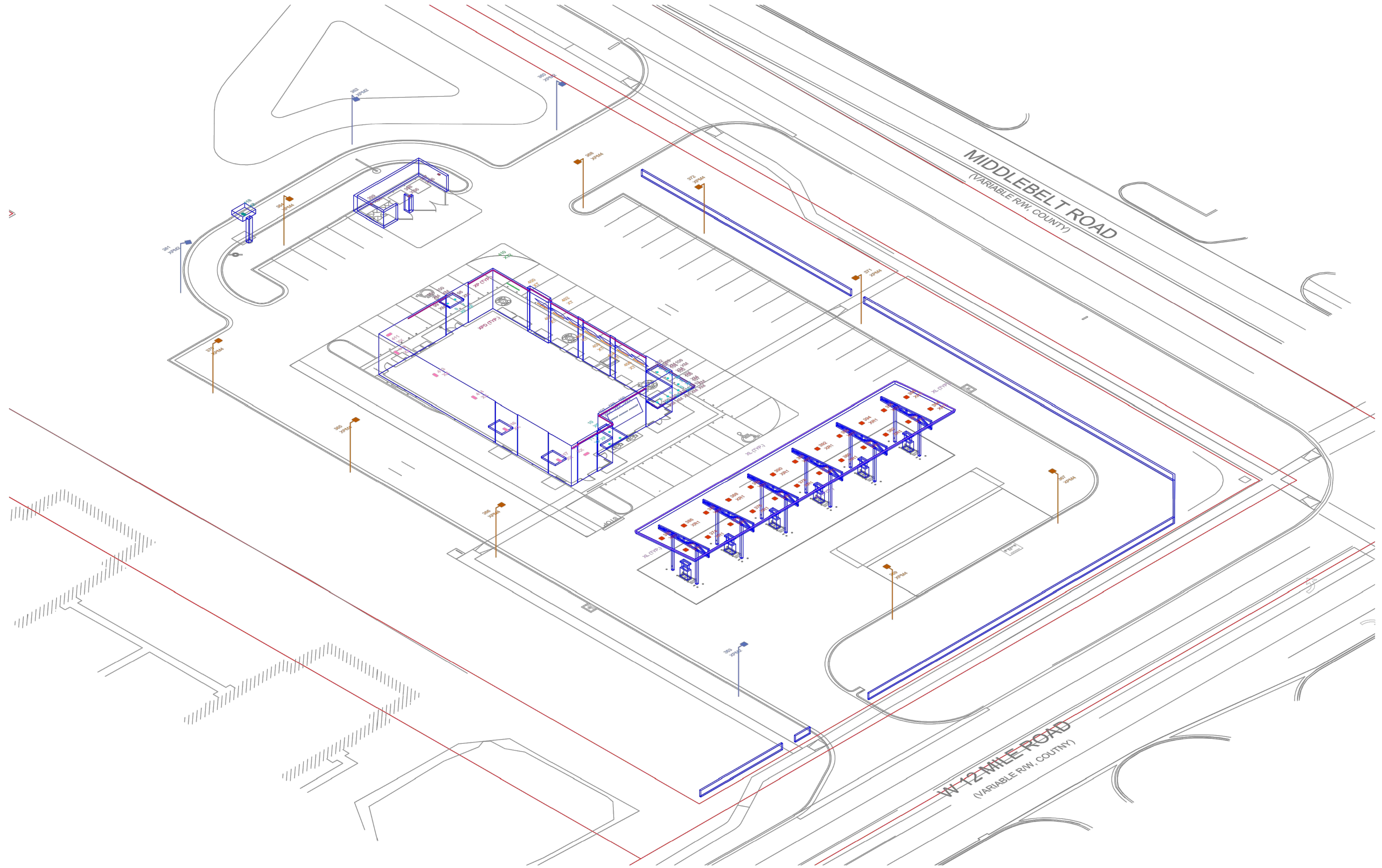
1340 Kemper Meadow Dr, Forest Park, OH 45420
513-574-9500 | redleonard.com

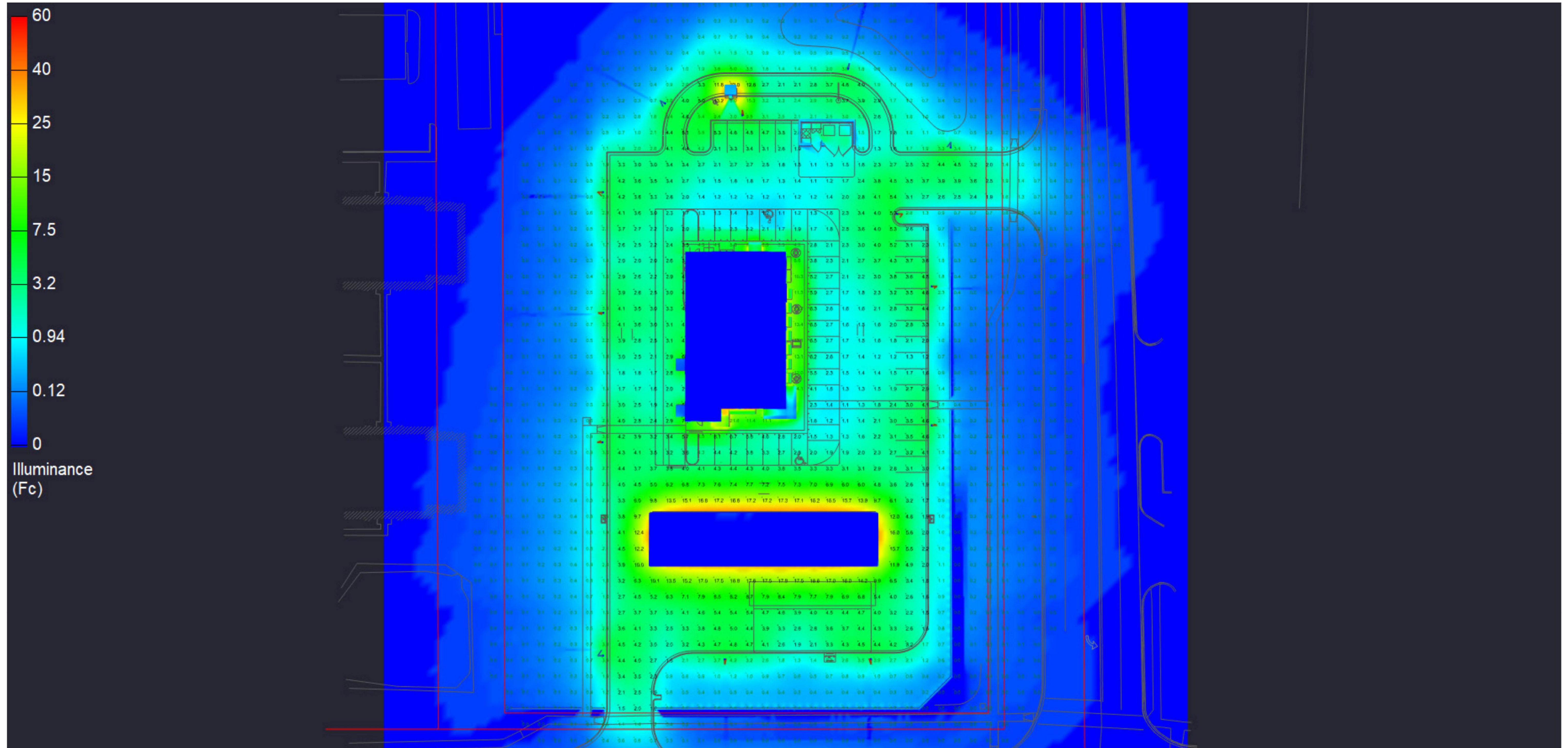
PROJECT NAME:
SHEETZ
FARMINGTON HILLS, MI
DRAWING NUMBER:
A1.2

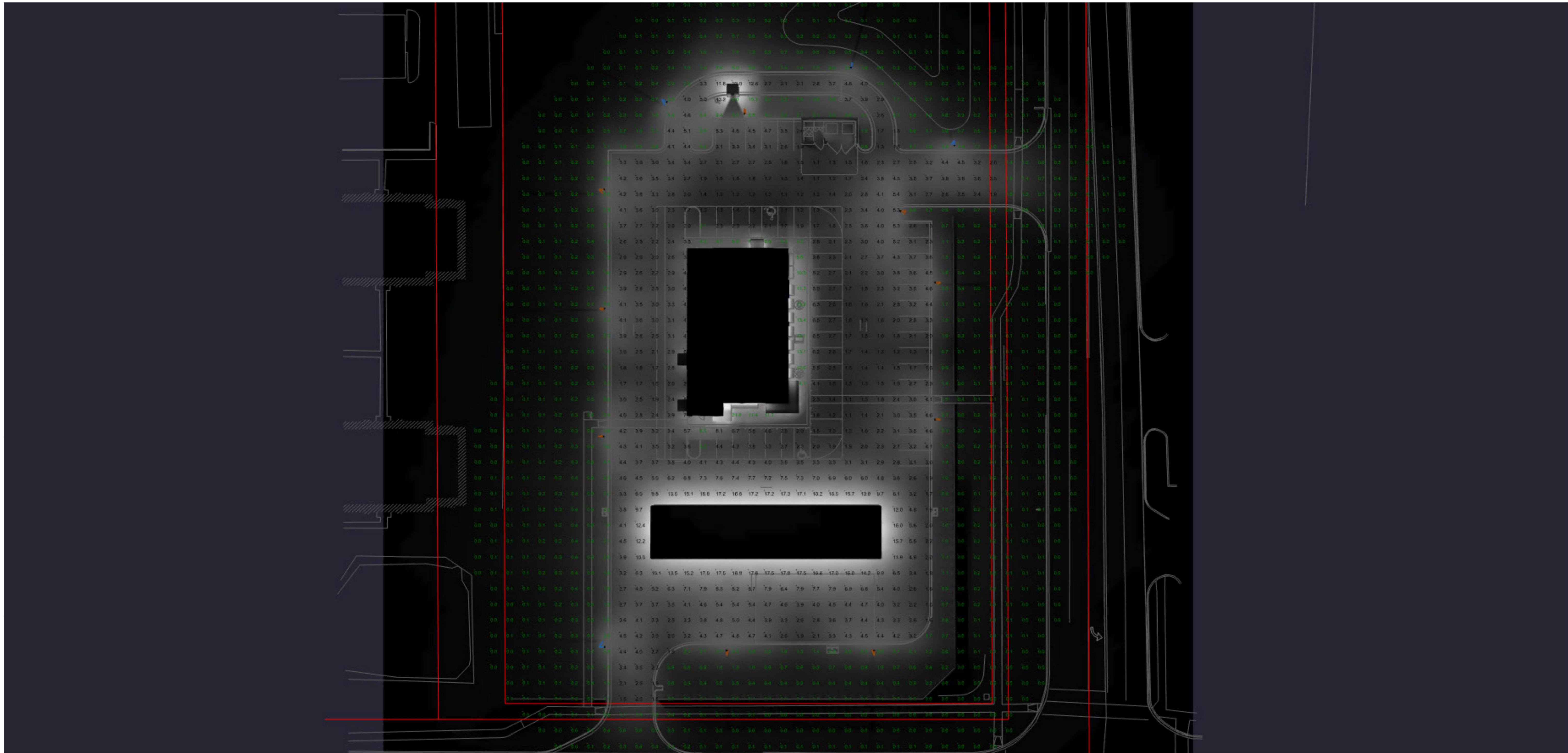


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DOWNLIGHT	
STREET WRAP	
AREA	
CANOPY	
WALL MOUNTED	
WALL MOUNTED	
CANOPY	







PROJECT NAME:
NEW SHEETZ STORE

**FARMINGTON HILLS
W. 12 MILE RD.**

Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills, MI 48334

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

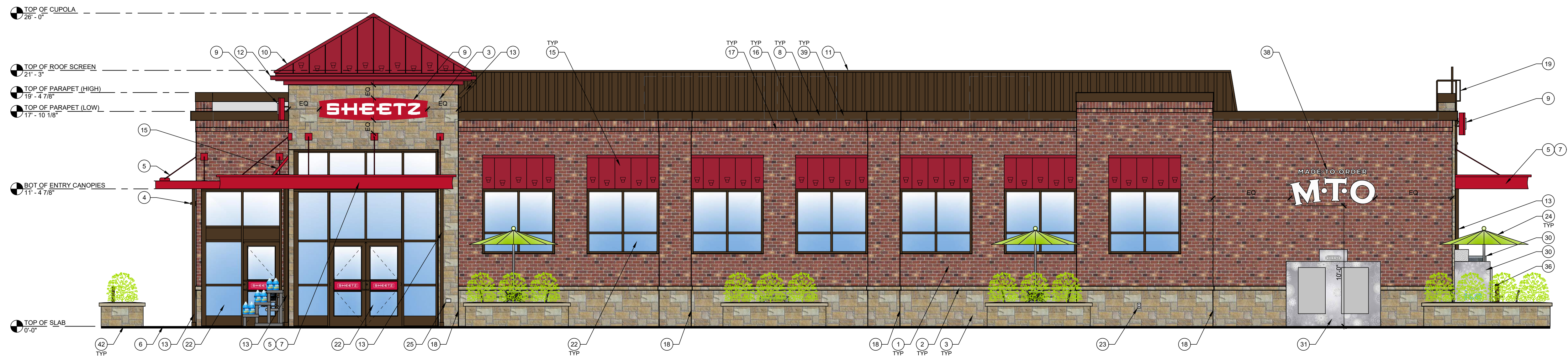
KEYPLAN

ISSUE:	05.09.2024
SITE ID NO:	214637
AUTHOR BY:	RJK
REVIEW BY:	RJH
VERSION:	6139_v1.6

EXTERIOR
ELEVATIONS

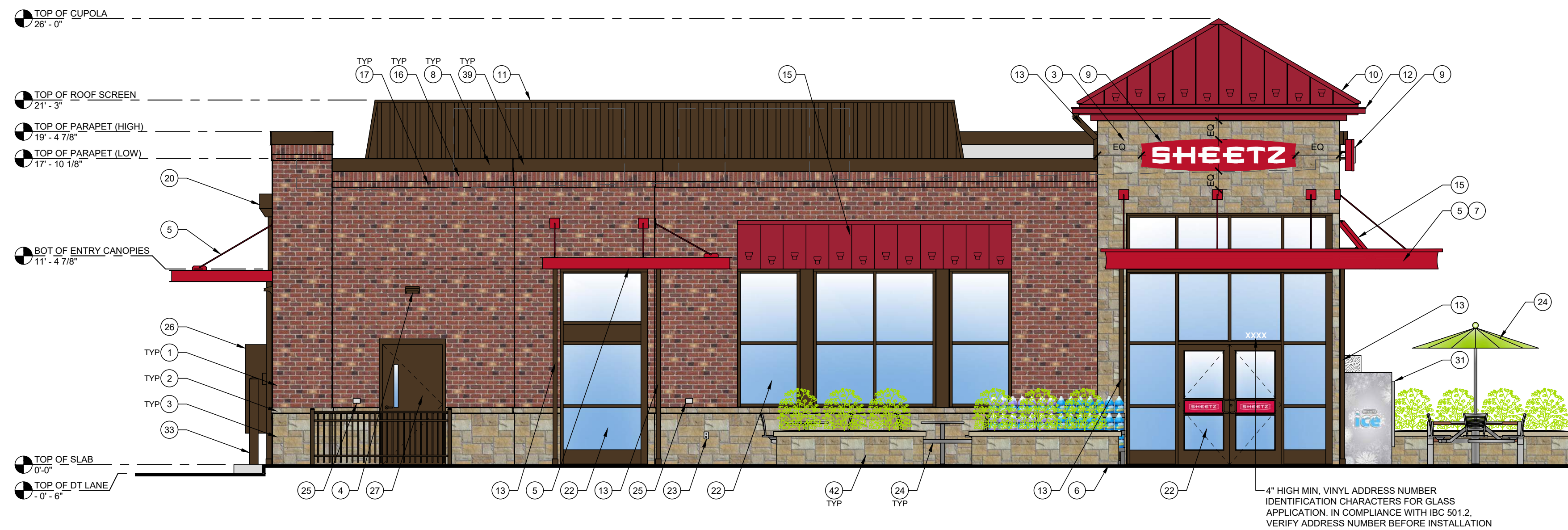
A100

PRELIMINARY ELEVATIONS

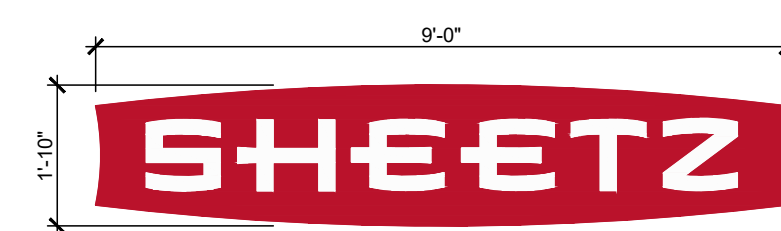


1 FRONT ELEVATION
NOT TO SCALE

- 12 GUTTER, COLOR TO MATCH CUPOLA COLOR
- 13 DOWNSPOUT, COLOR: DARK BRONZE
- 14 DRIVE-THRU WINDOW (IF APPLICABLE)
- 15 METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- 16 BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- 17 BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- 18 CONTROL JOINT, SEE MASONRY SPEC
- 19 STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- 20 STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- 21 OVERFLOW SCUPPER
- 22 ALUMINUM STOREFRONT SYSTEM, SEE A600
- 23 EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- 24 OUTDOOR FURNITURE
- 25 ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- 26 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- 27 HM DOOR AND FRAME, COLOR: DARK BRONZE
- 28 EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- 29 SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- 30 PROPANE LOCKER
- 31 ICE MERCHANDISER
- 32 RTI FILLPORT
- 33 STEEL BOLLARD, COLOR: DARK BRONZE
- 34 CO2 FILLPORT
- 35 DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- 36 AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- 37 GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- 38 MTO GRAPHIC DECAL, SEE SHEET A200.
- 39 LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 40 FAUX WINDOWS WITH INTERNAL GRAPHIC
- 41 E-STOP & SIGN, REFER TO UST DRAWINGS

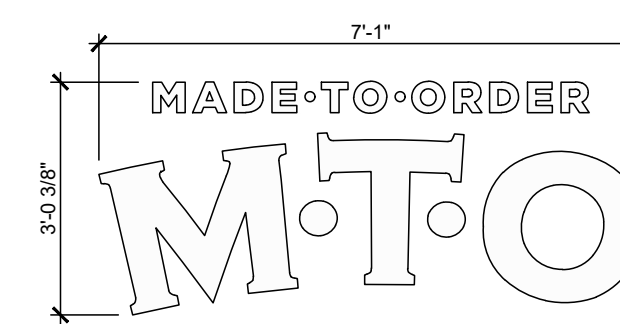


2 LEFT ELEVATION
NOT TO SCALE



OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF TWO
PROJECTS 7\"/>

A WALL MOUNTED "SHEETZ" BUILDING SIGN
NOT TO SCALE



OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0\"/>

B WALL MOUNTED "MTO" DECAL
NOT TO SCALE

PROJECT NAME:
NEW SHEETZ STORE

**FARMINGTON HILLS
W. 12 MILE RD.**

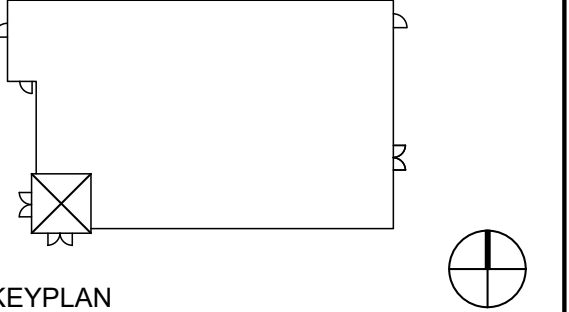
Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills, MI 48334

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



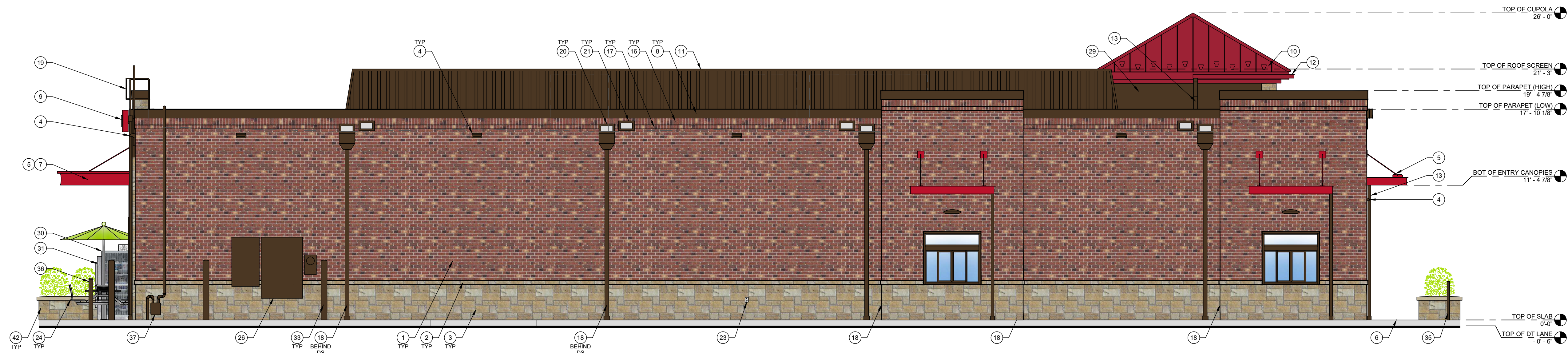
KEYPLAN

ISSUE:	05.09.2024
SITE ID NO:	214637
AUTHOR BY:	RJK
REVIEW BY:	RJH
VERSION:	6139_v1.6

EXTERIOR
ELEVATIONS

A101

PRELIMINARY ELEVATIONS



3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

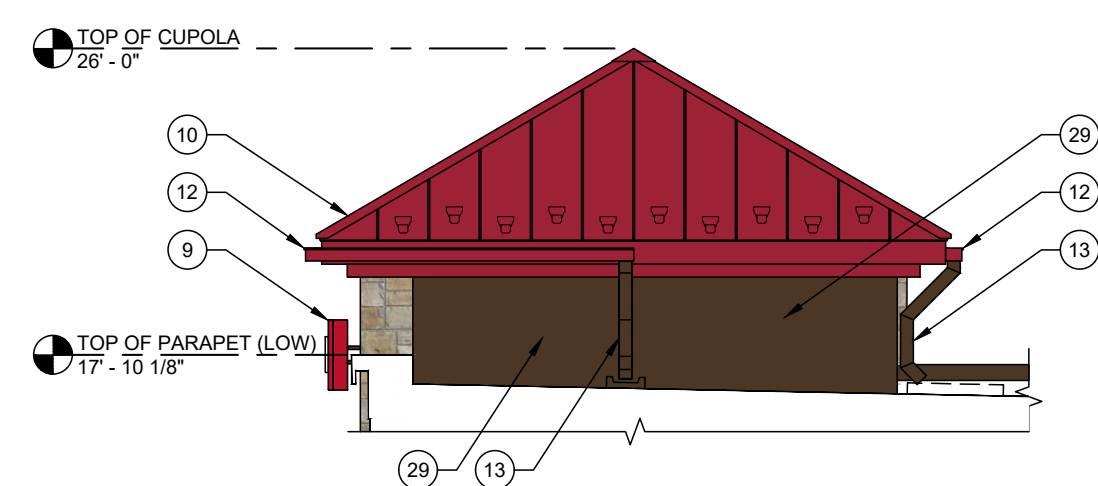
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIAE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

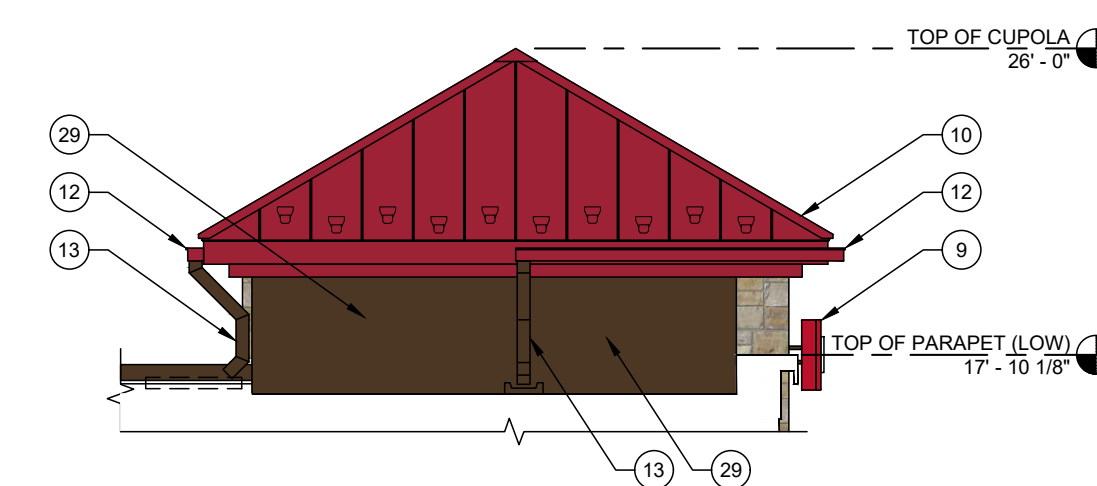
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR: DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP & SIGN, REFER TO UST DRAWINGS
- RAISED PLANTERS



4 RIGHT ELEVATION
1/4" = 1'-0"



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

PROJECT NAME:
**NEW SHEETZ STORE
FARMINGTON HILLS**

Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

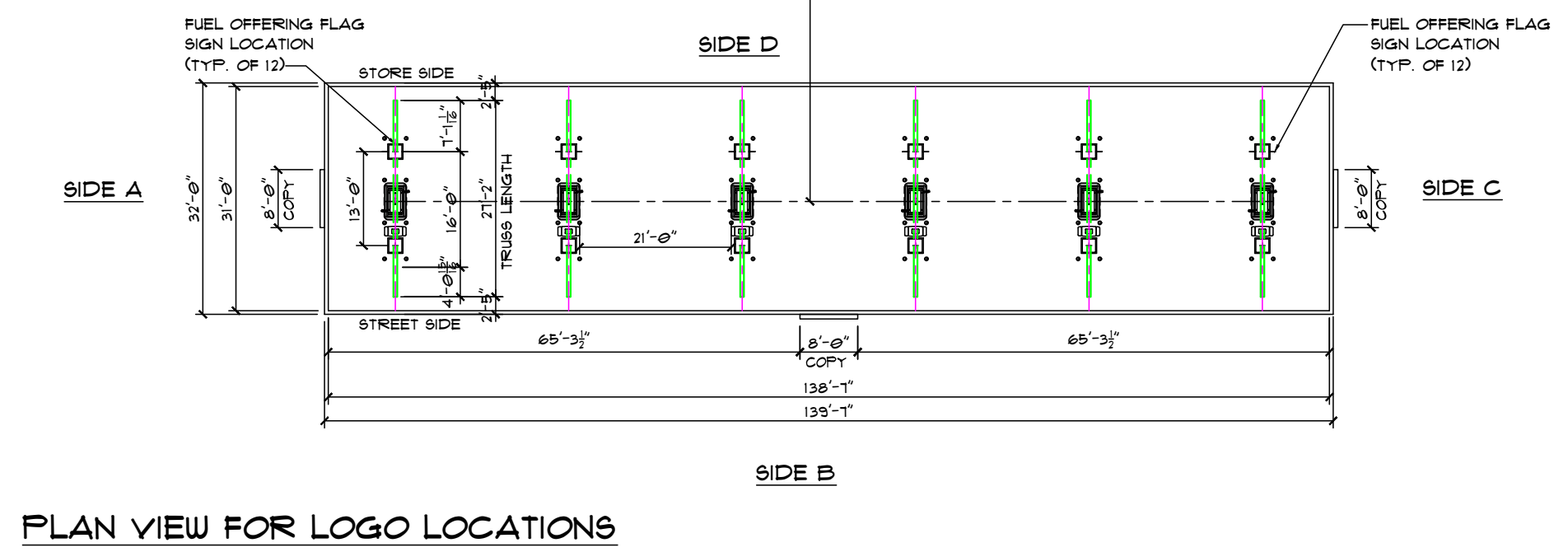
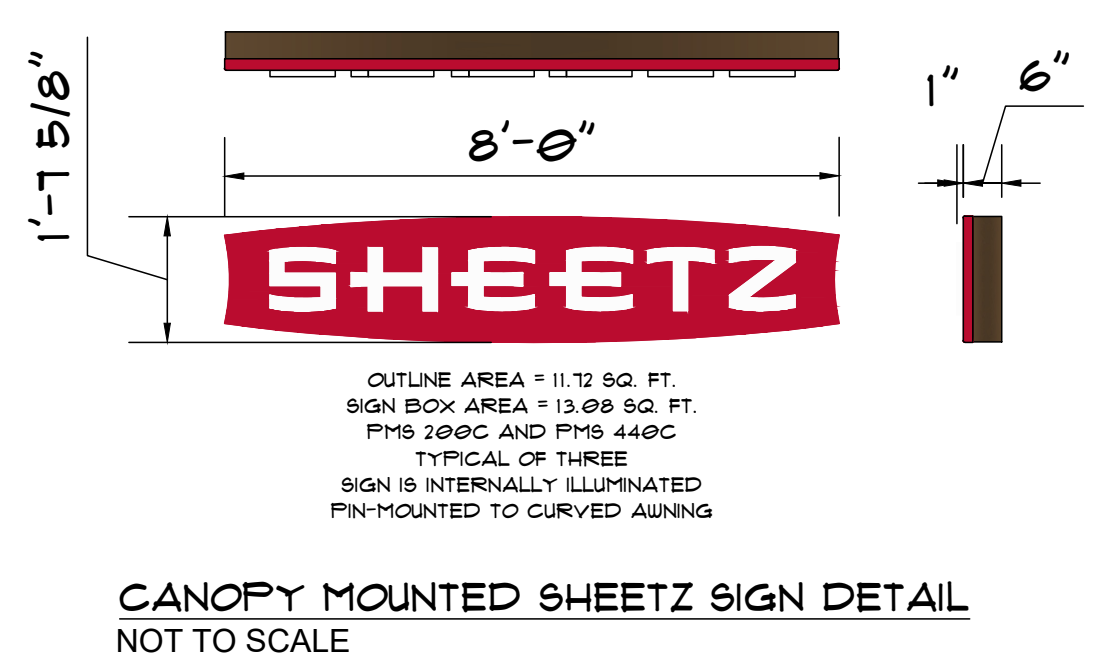
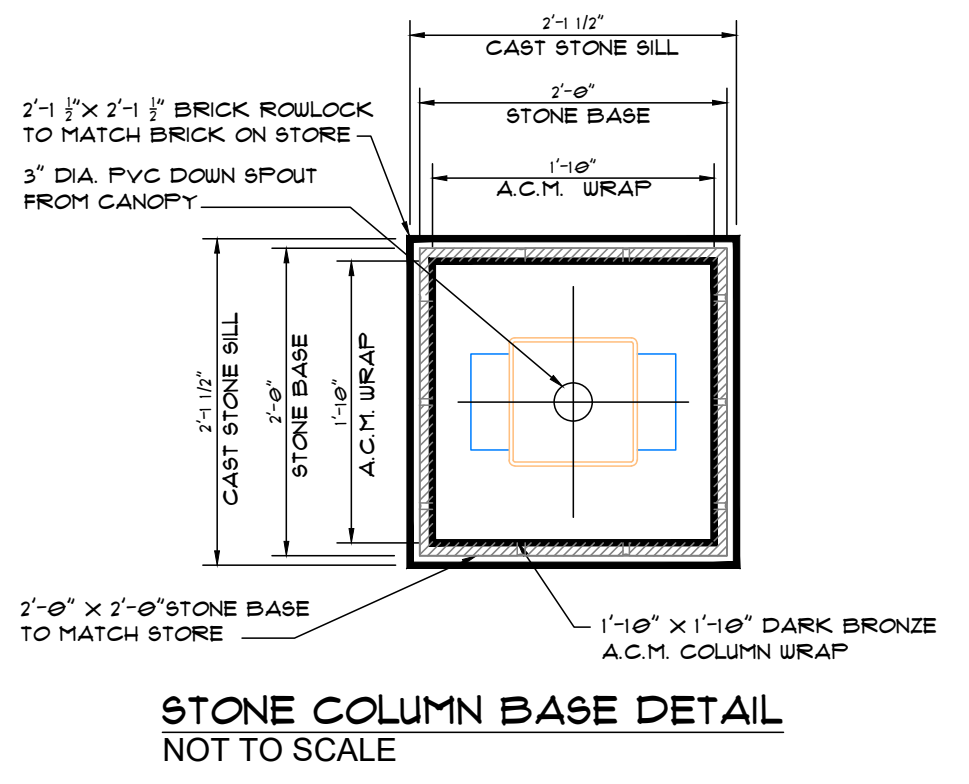
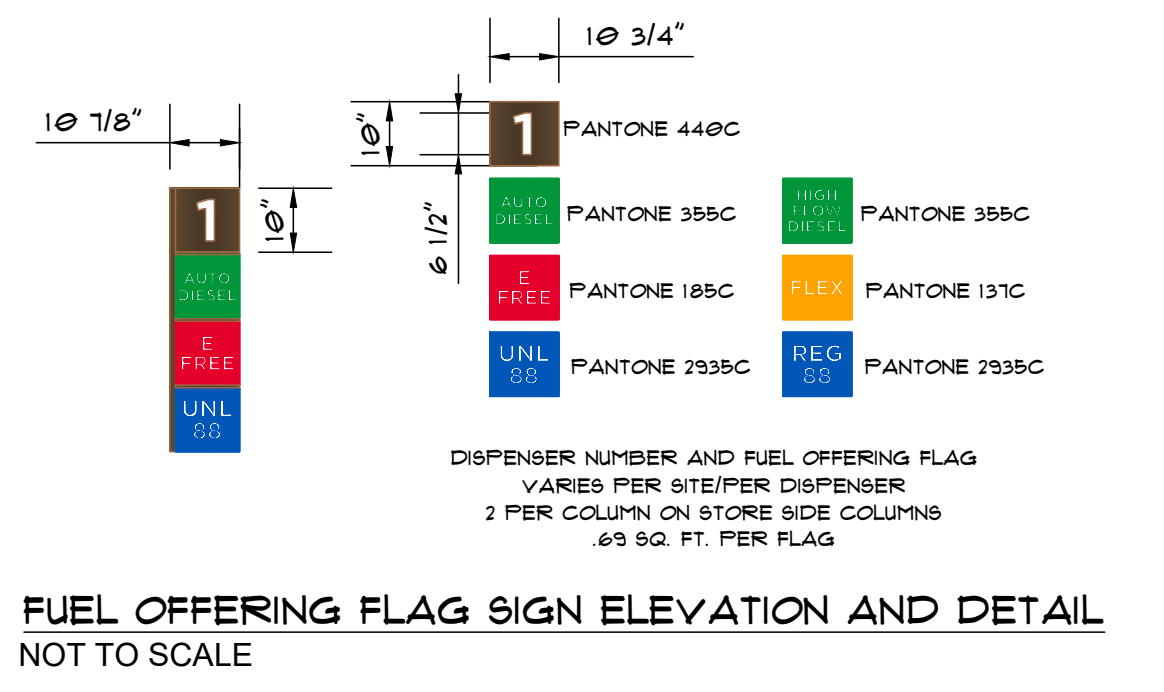
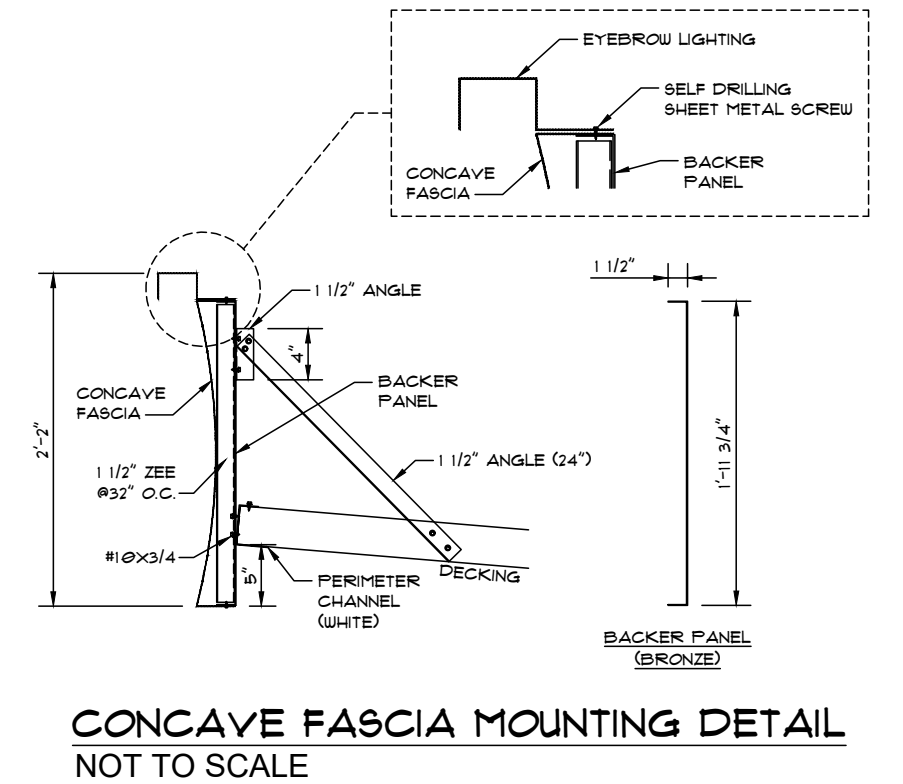
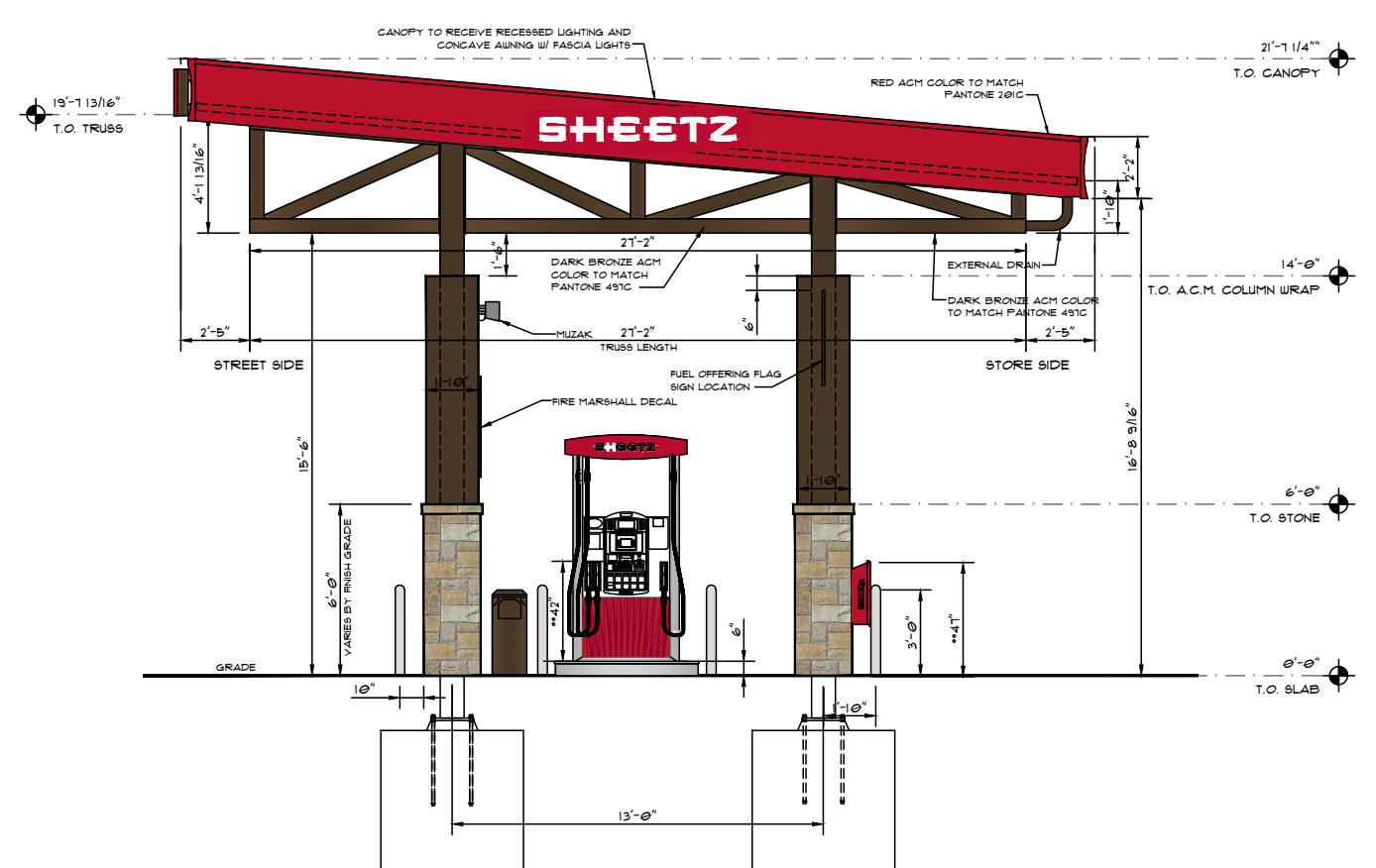
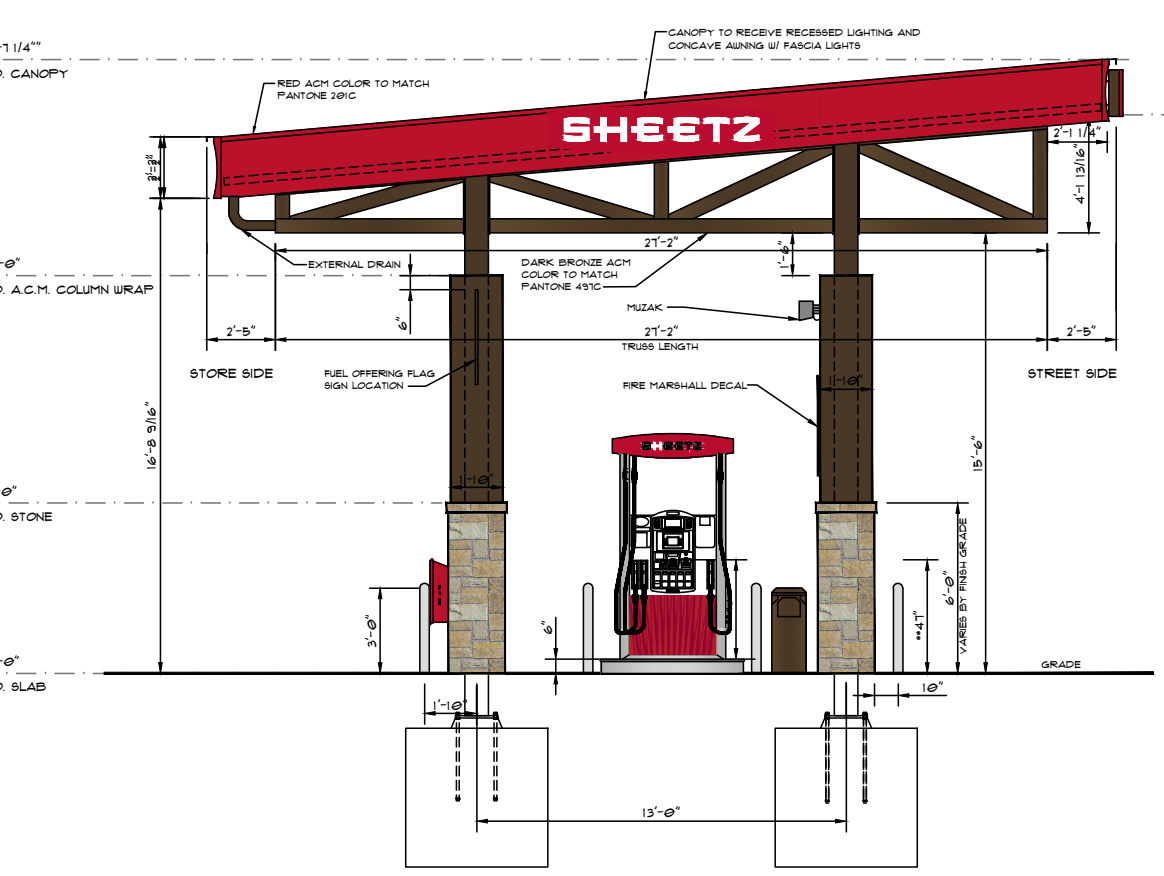
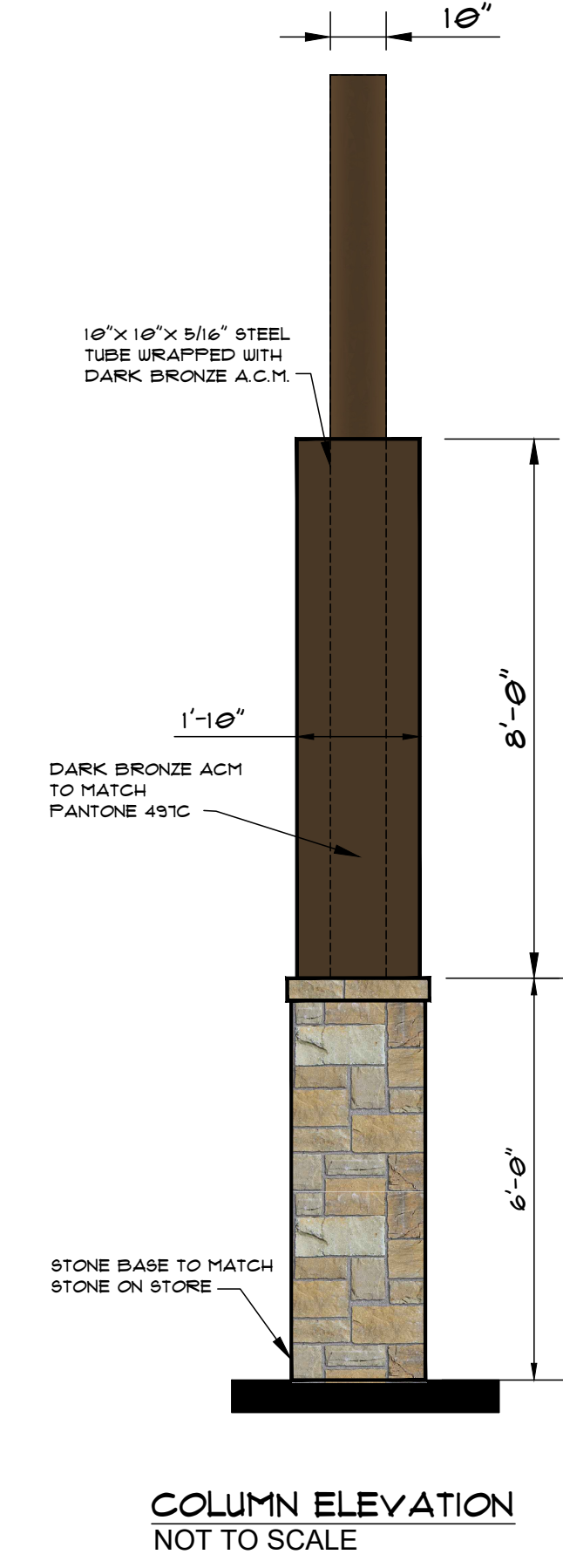
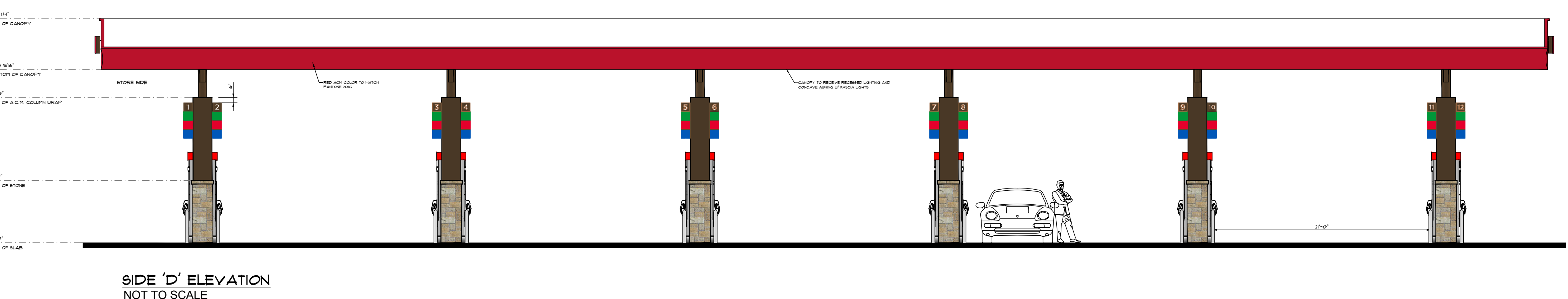
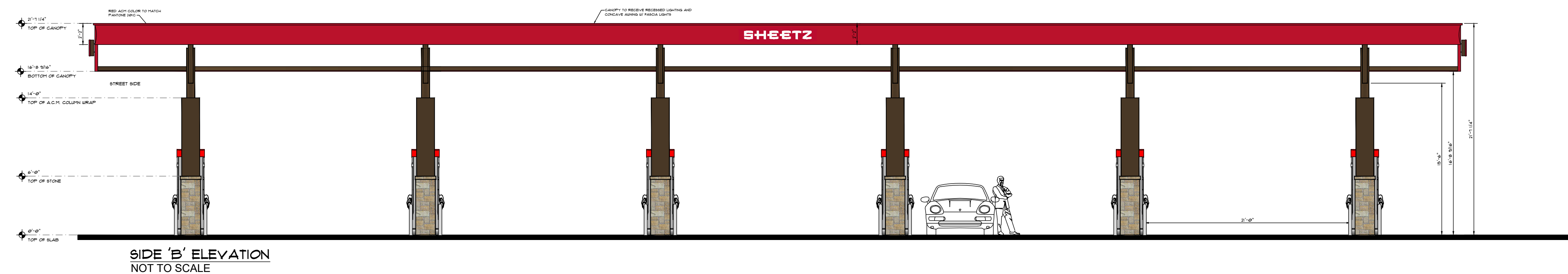
KEYPLAN

MARK	DATE	DESCRIPTION
DNC	05-10-24	ADDITIONAL AWNING SIGNAGE

ISSUE: **04-22-24**
PROJECT NO:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE

GAS AWNING

A102

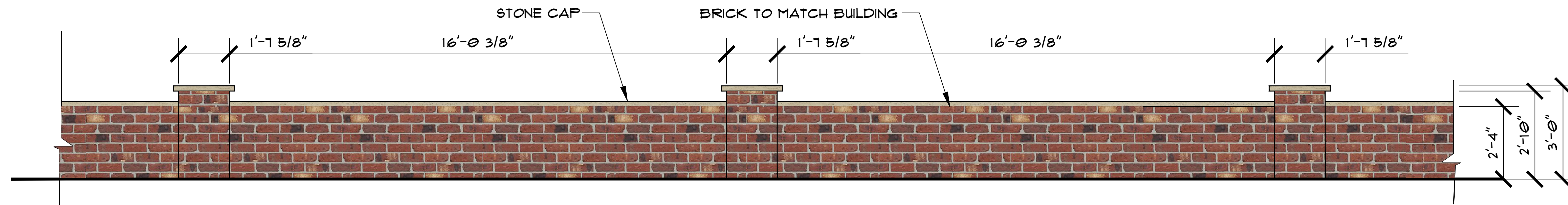


PROJECT NAME:
NEW SHEETZ STORE
FARMINGTON
HILLS

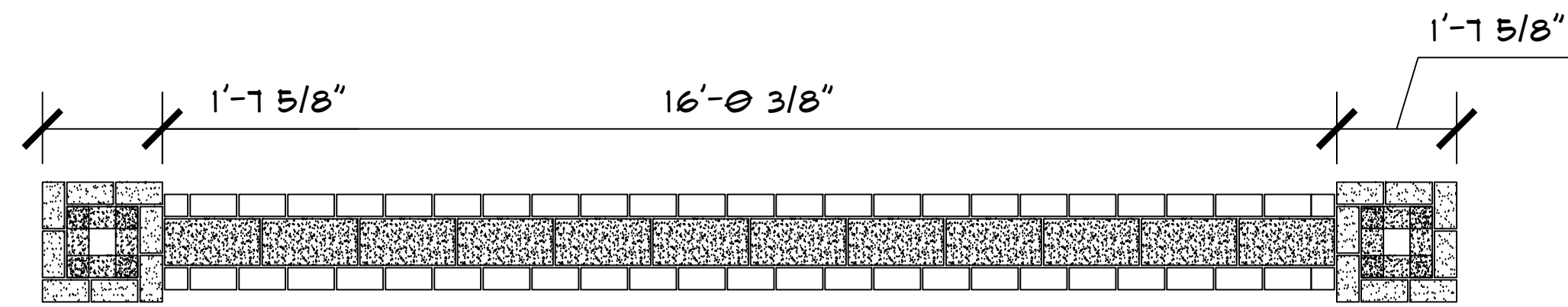
Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills
Michigan

OWNER:
SHEETZ, INC.

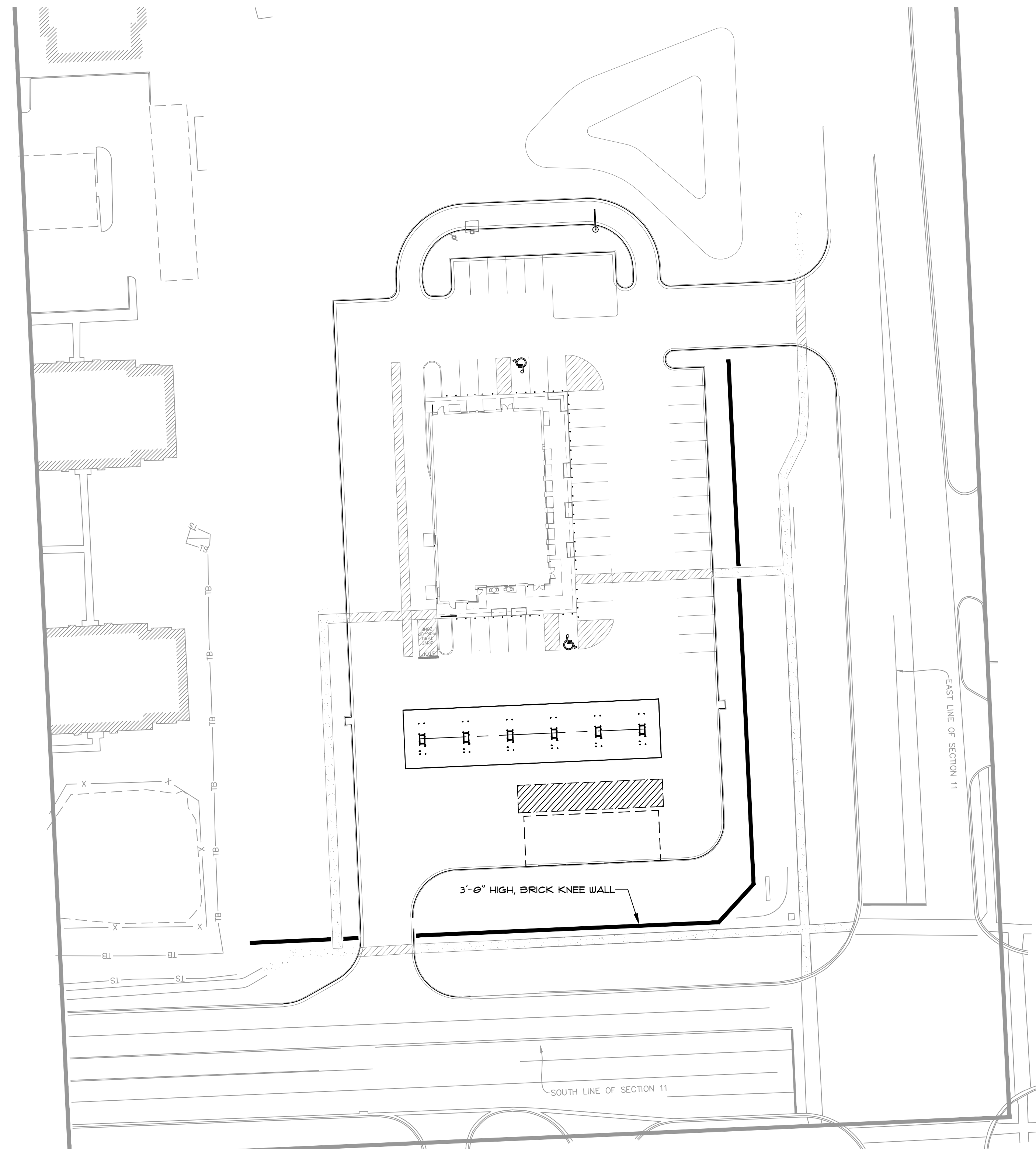
5700 SIXTH AVE.
ALTOONA, PA 16602



ELEVATION VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



MARK	DATE	DESCRIPTION

ISSUE: **05-29-24**
PROJECT NO:
AUTHOR BY: DNC, NMI
REVIEW BY:
SHEET TITLE

PERIMETER
WALL ELEVATIONS

A104

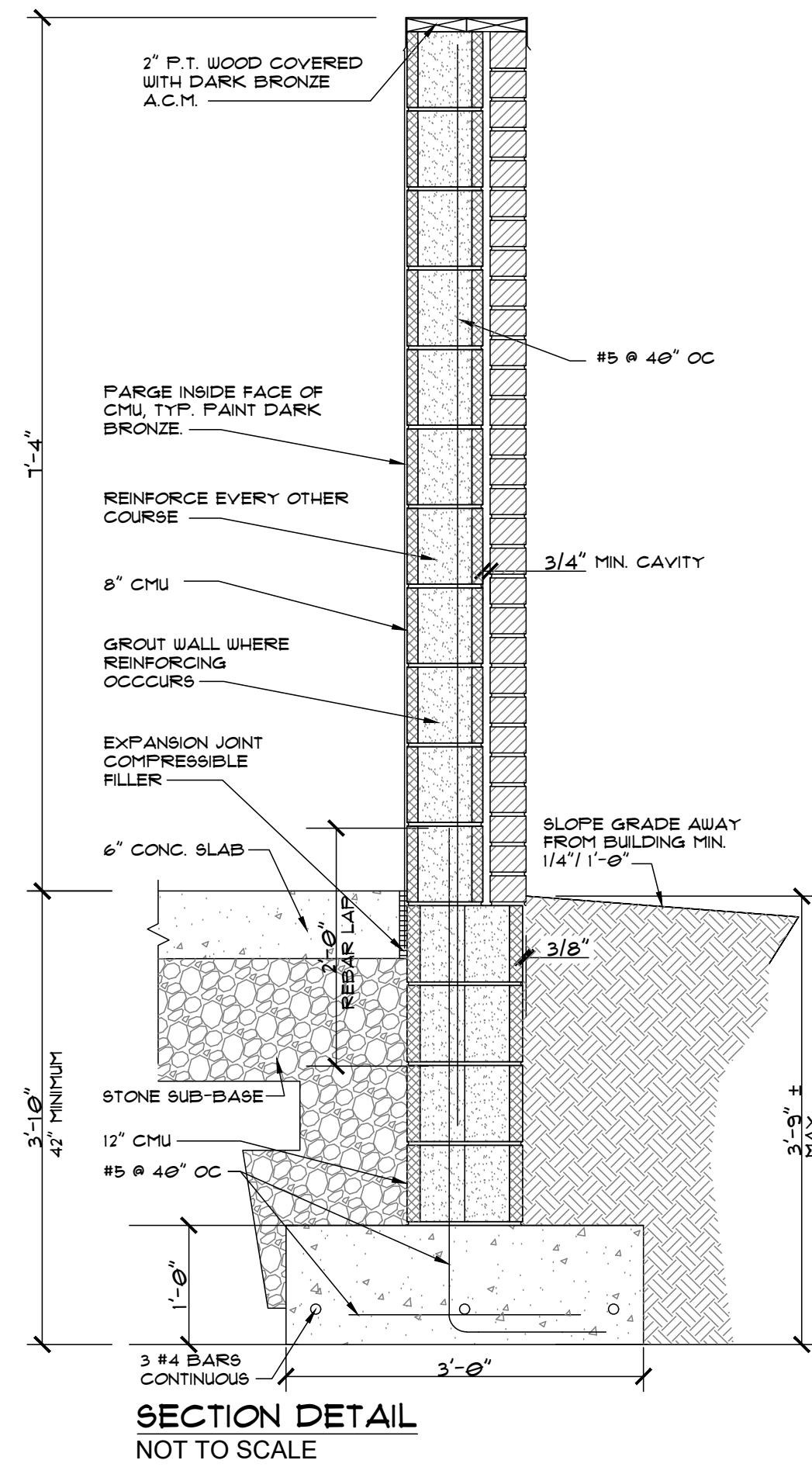
PROJECT NAME:

**NEW SHEETZ STORE
 FARMINGTON
 HILLS**

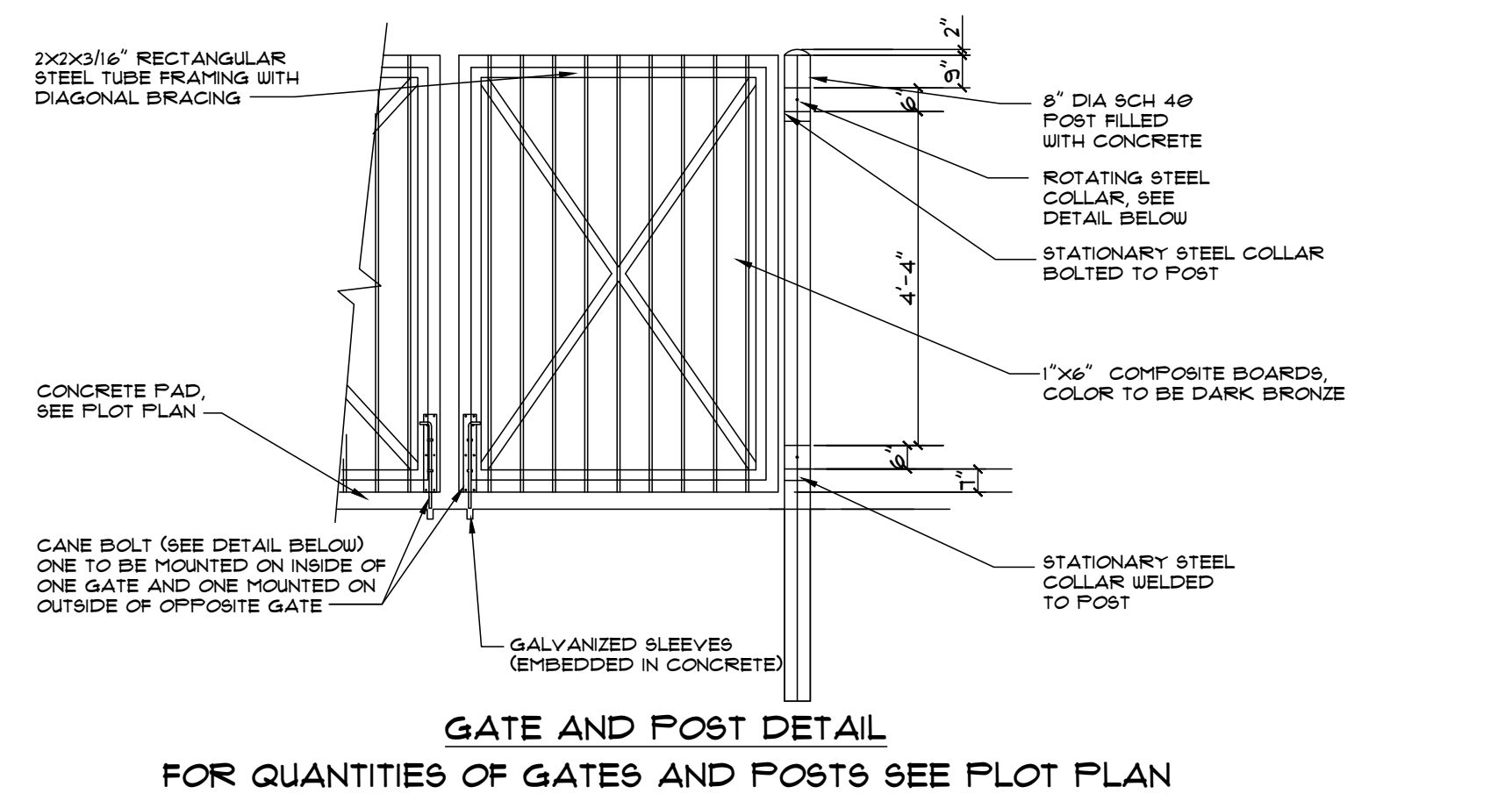
Int. of West 12 Mile Road
 and Middlebelt Road
 Farmington Hills
 Michigan

OWNER:
 SHEETZ, INC.

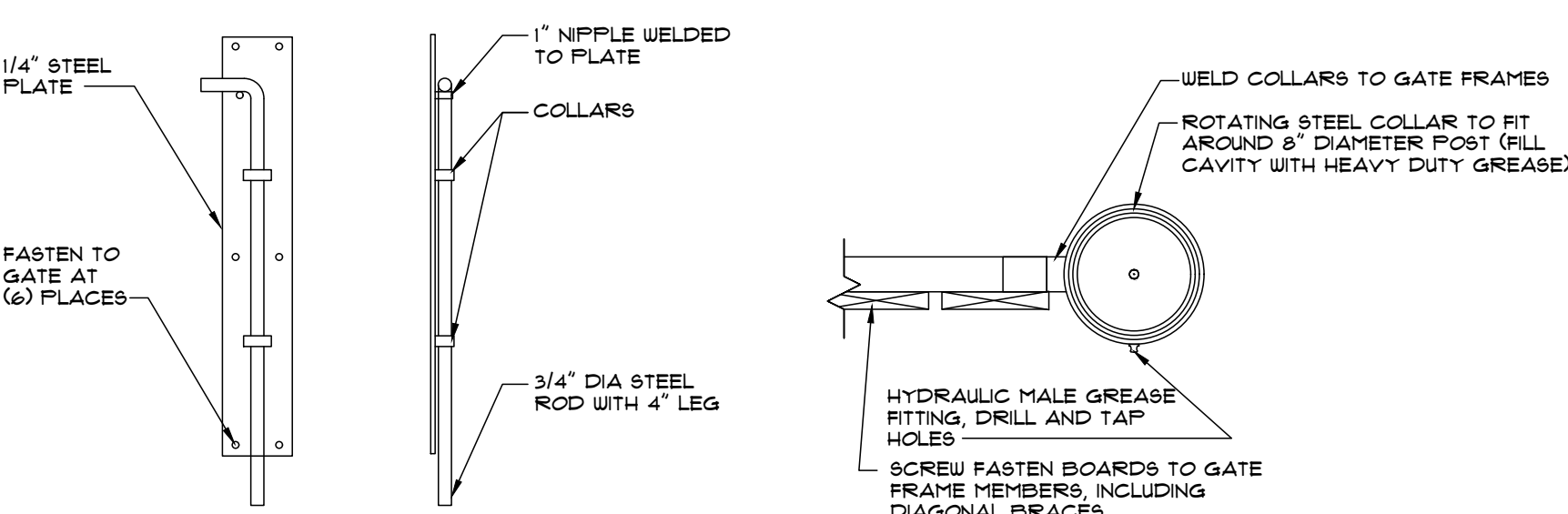
5700 SIXTH AVE.
 ALTOONA, PA 16602



**SECTION DETAIL
 NOT TO SCALE**

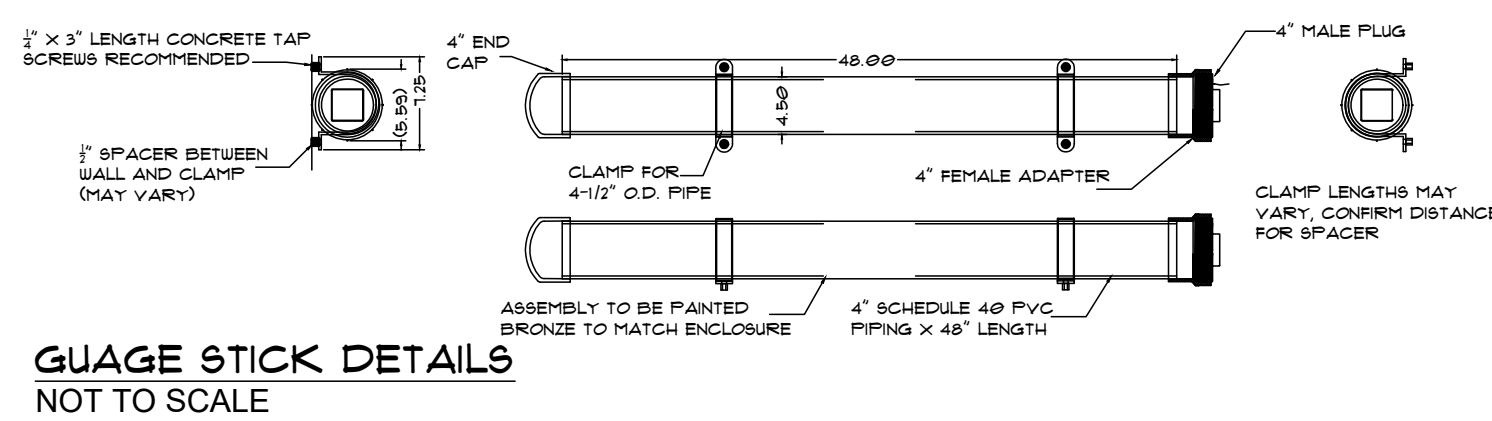


**GATE AND POST DETAIL
 FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN**

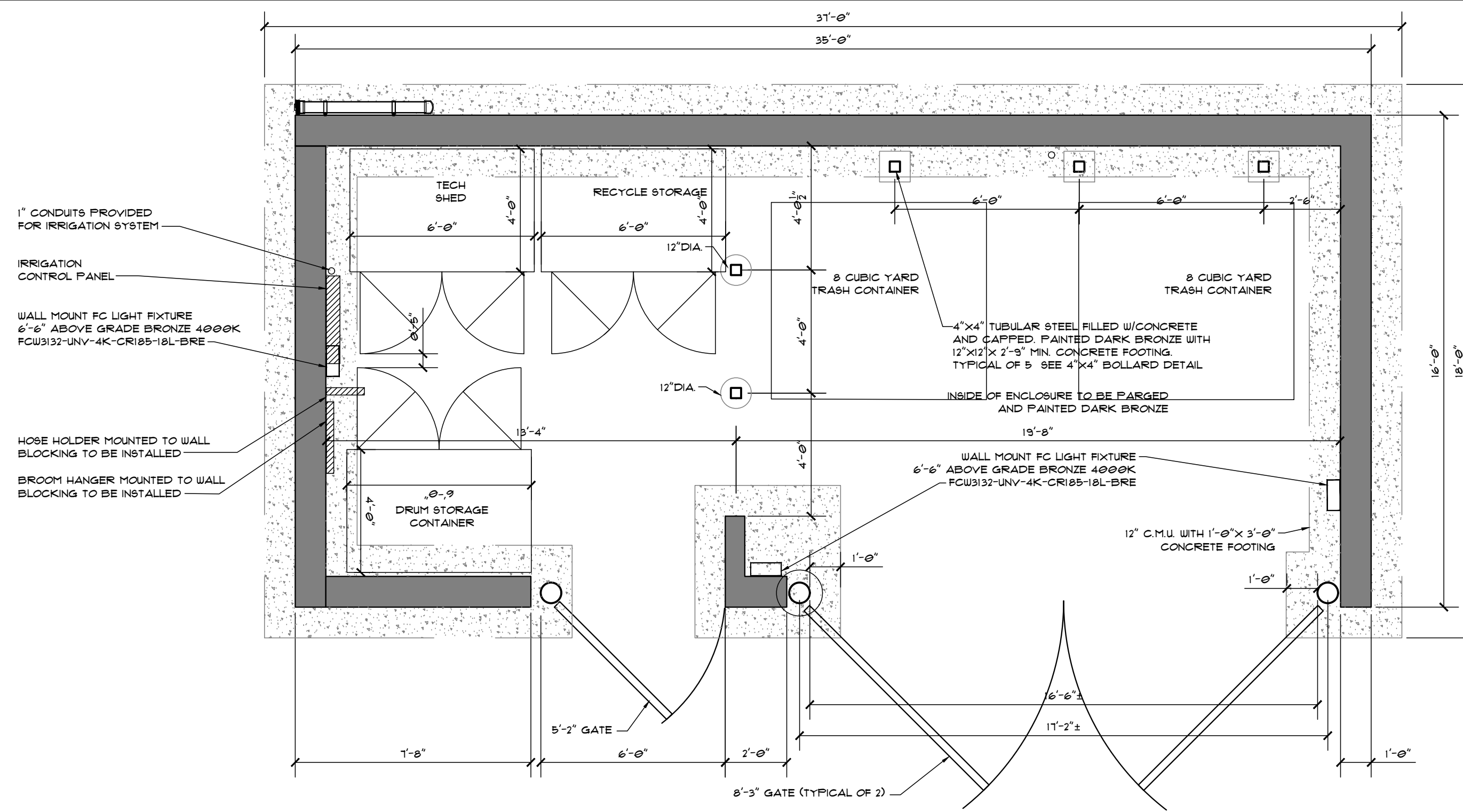


**CANE BOLT DETAIL
 ONE TO BE MOUNTED ON INSIDE OF
 ONE GATE AND ONE MOUNTED ON
 OUTSIDE OF OPPOSITE GATE**

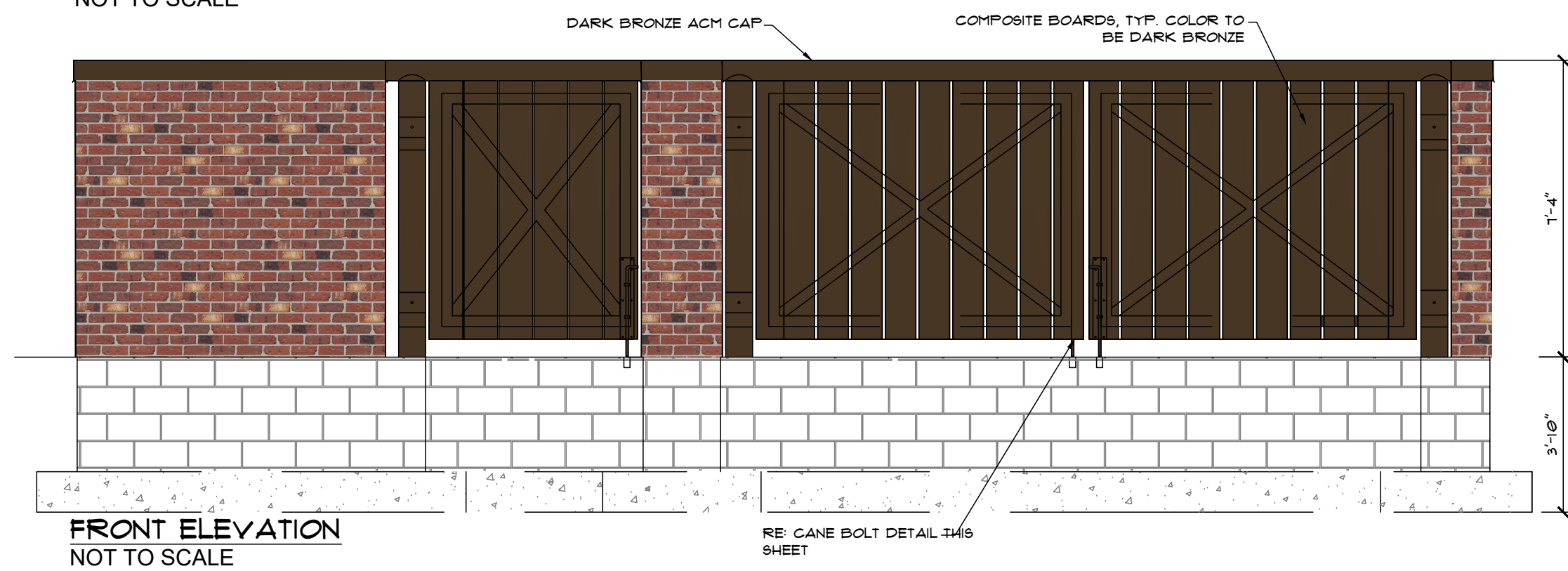
**HINGE/COLLAR DETAIL
 SCALE: NOT TO SCALE**



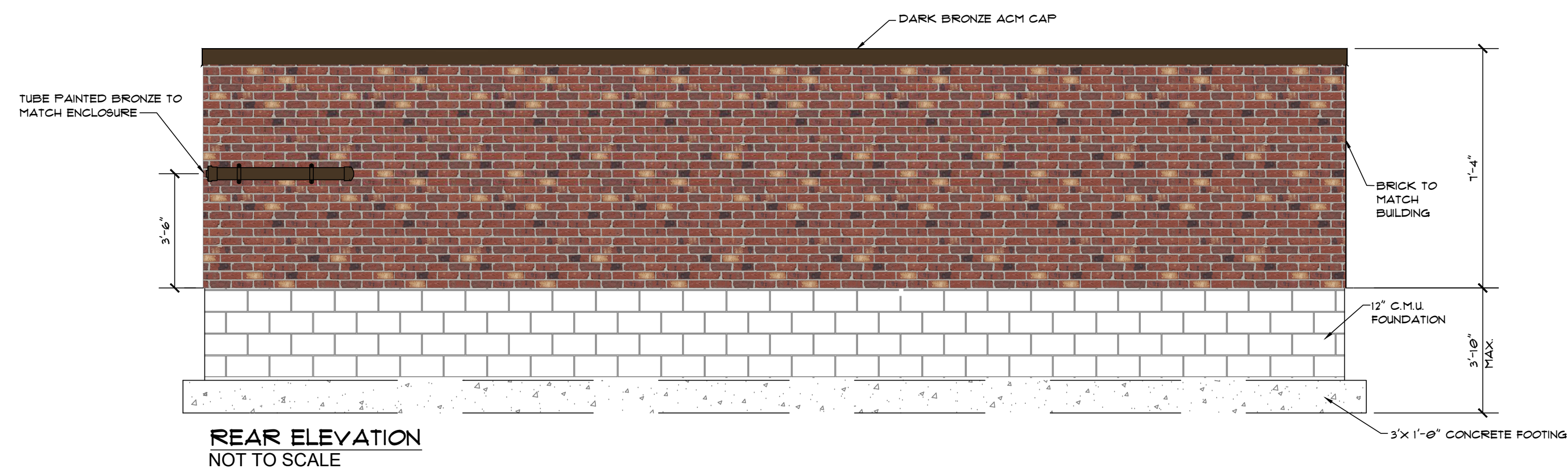
**GAUGE STICK DETAILS
 NOT TO SCALE**



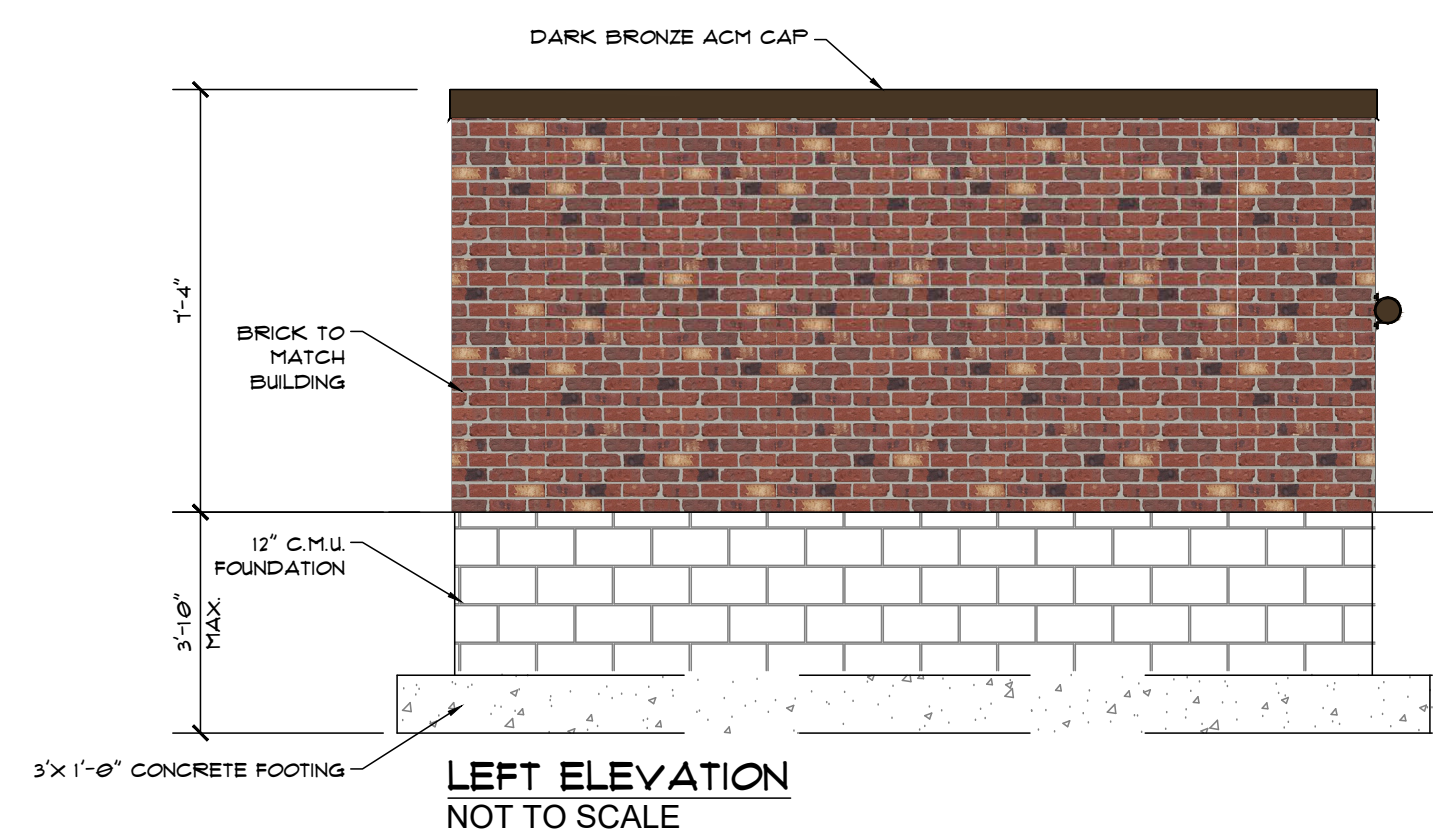
**PLAN VIEW
 NOT TO SCALE**



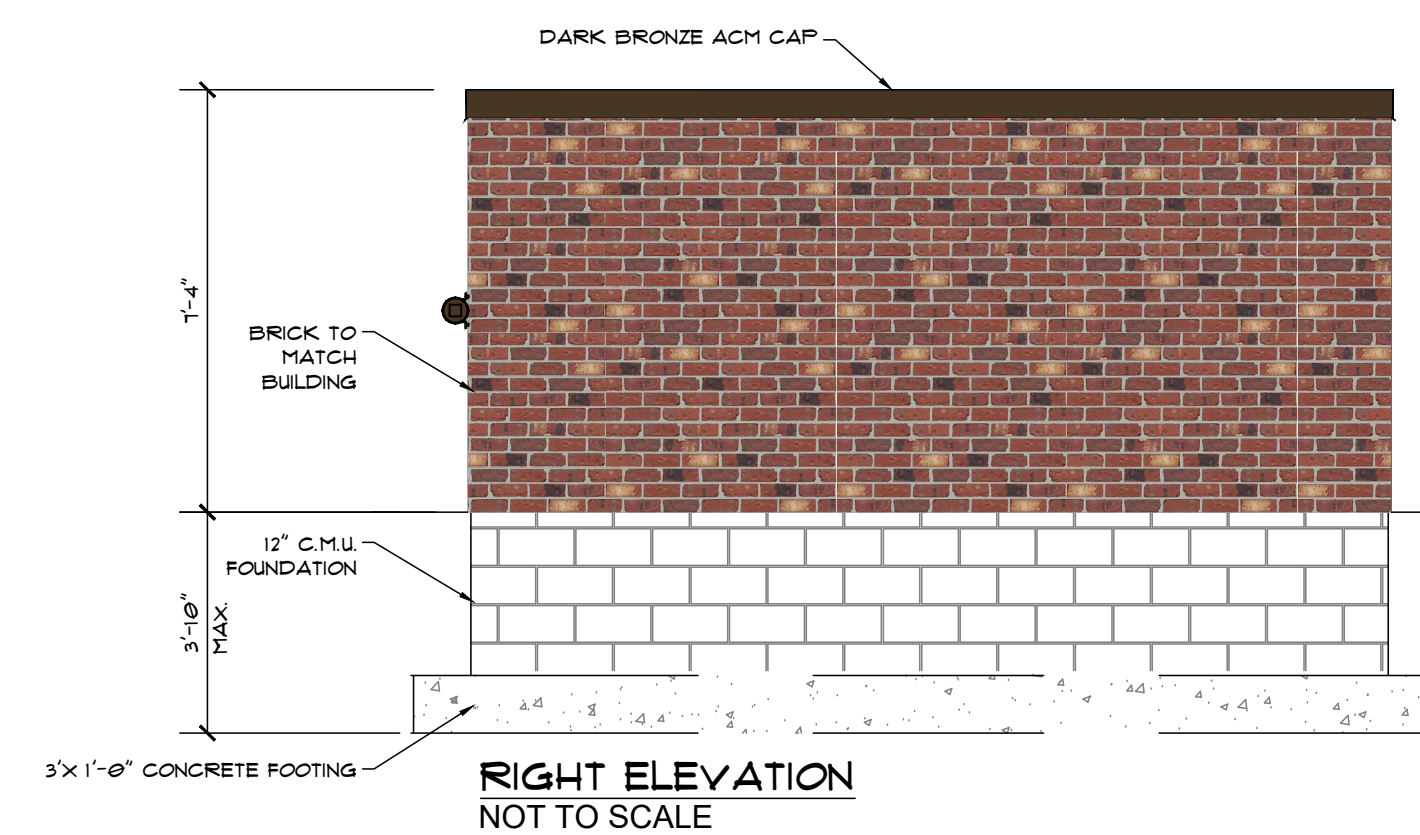
**FRONT ELEVATION
 NOT TO SCALE**



**REAR ELEVATION
 NOT TO SCALE**



**LEFT ELEVATION
 NOT TO SCALE**



**RIGHT ELEVATION
 NOT TO SCALE**

MARK	DATE	DESCRIPTION

ISSUE: **05-10-24**
 PROJECT NO:
 AUTHOR BY: DNC
 REVIEW BY:
 SHEET TITLE

**TRASH
 ENCLOSURE**

A105

PROJECT NAME:
NEW SHEETZ STORE

**FARMINGTON HILLS
W. 12 MILE RD.**

Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills, MI 48334

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

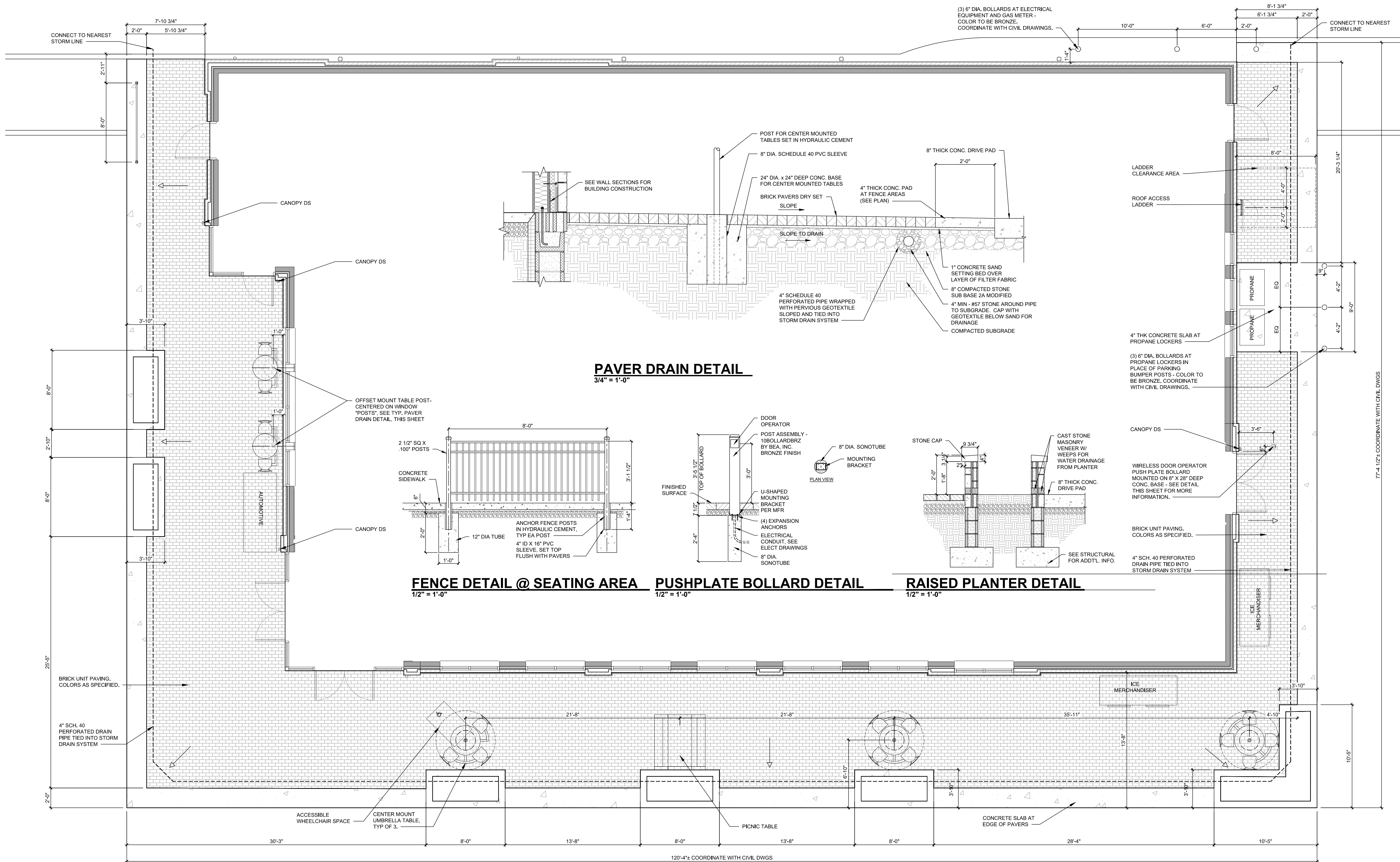
KEYPLAN

ISSUE: **05.09.2024**
SITE ID NO: 214637
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.6

SIDEWALK PLAN

A106

PRELIMINARY ELEVATIONS



SIDEWALK PLAN
NOT TO SCALE

INDICATES DIRECTION OF SIDEWALK SLOPE.
COORDINATE FINAL ELEVATIONS WITH CIVIL DRAWINGS.

PROJECT NAME:
NEW SHEETZ STORE

**FARMINGTON HILLS
W. 12 MILE RD.**

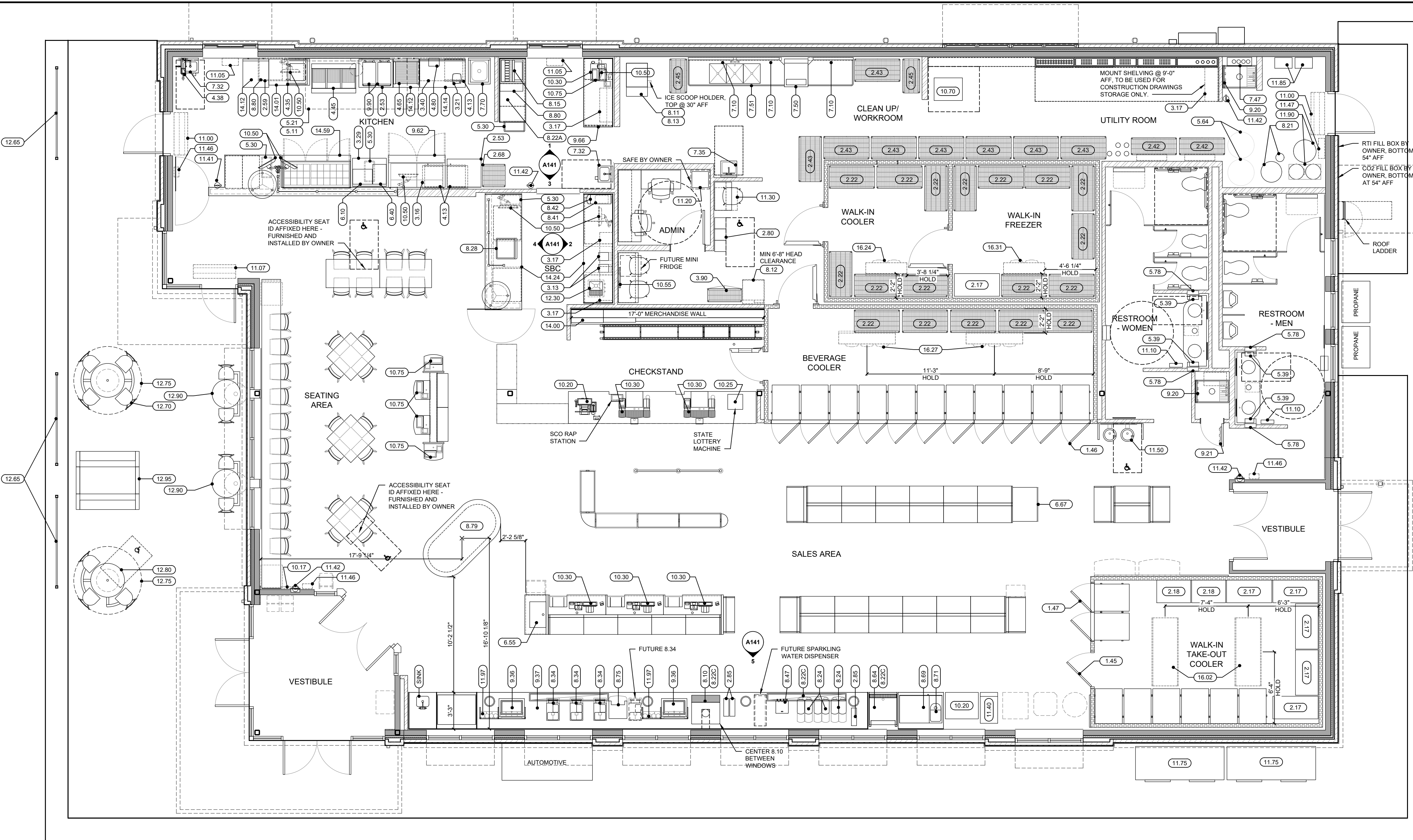
Int. of West 12 Mile Road
and Middlebelt Road
Farmington Hills, MI 48334

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



EQUIPMENT PLAN
NOT TO SCALE

SALES FIXTURE CHART - 6139	
NUMBER OF GONDOLAS	43
LINEAR FEET OF GONDOLA	131'-11"
NUMBER OF REACH-IN COOLER DOORS	13 (2 W/ BEER)
LINEAR FEET OF REACH-IN COOLER DOORS	33'-4"
NUMBER OF RTE UNITS	2 (1 HOT, 1 COLD)
NUMBER OF NOVELTY ICE CREAM FREEZERS	1
LINEAR FEET OF TABACCO WALL	17'-0"
NUMBER OF CHECKOUTS	6 (3 POS, 3 SCO)
NUMBER OF INDOOR SEATS	30 (2 HC)

OUTDOOR FURNITURE SCHEDULE		
MARK	DESCRIPTION	Count
12.65	ULTRA ALUMINUM FENCING - 8'-0"	3
12.70	4 SEAT OUTDOOR TABLE CLUSTER	1
12.75	ALUMINUM UMBRELLA	2
12.80	3 SEAT OUTDOOR TABLE CLUSTER	1
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2
12.95	ALUMINUM PICNIC TABLE	1

LEGEND:
BC = BUILDING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
MC = MECHANICAL CONTRACTOR
PC = PLUMBING CONTRACTOR
SC = SPECIALTY CONTRACTOR

NOTES:
1. ALL EQUIPMENT LISTED IS SUPPLIED BY OWNER, UNO.
2. ALL OVERHEAD EQUIPMENT TO BE MOUNTED 80" AFF MIN, UNO.
3. REFER TO G003 FOR ALL EQUIPMENT INSTALLATION PARAMETERS

Equip No	Item Description	Count	Installed by	Connected by
1.45	TAKE-HOME COOLER DOORS MAN DOOR	1	OWNER	N/A
1.46	TAKE-HOME FLANGELESS COOLER DOORS	11	OWNER	N/A
1.47	TAKE-HOME FULL FLANGE COOLER DOORS	2	OWNER	N/A
2.17	24 x 48 DUNNAGE RACK	6	OWNER	N/A
2.18	24 x 36 DUNNAGE RACK	2	OWNER	N/A
2.22	24 x 48 EPOXY SHELVING W/ CASTERS	18	OWNER	N/A
2.42	18 x 48 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.43	24 x 48 CHROME SHELVING W/ CASTERS	8	OWNER	N/A
2.45	18 x 36 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.53	36 x 30 SS TABLE	2	OWNER	N/A
2.59	EAGLE SHELF 24 X 48	1	OWNER	N/A
2.68	24 x 24 MOBILE BREAD RACK	1	OWNER	N/A
2.80	STEEL LOCKER - 6-HIGH BOX 12"x12", 1 MIN ACCESSIBLE	3	OWNER	OWNER
2.85	LID & STRAW HOLDER	3	OWNER	OWNER
3.13	VITAMIX BLENDER	2	OWNER	OWNER
3.16	WALL MOUNTED SOLID SHELVING 24 x 48	1	OWNER	N/A
3.17	WALL MOUNTED SOLID SHELVING 14 x 36	4	OWNER	N/A
3.21	SCALE	1	OWNER	OWNER
3.29	36 x 30 SS TABLE - W/O UNDERSHELF	1	OWNER	N/A
3.40	WALL MOUNTED WIRE SHELVING 24 x 48	1	OWNER	N/A
3.90	14 x 36 EAGLE SECURITY RACK	1	OWNER	OWNER
4.13	MICROWAVE	3	OWNER	OWNER
4.35	FRY HOLDING STATION	1	OWNER	OWNER
4.38	HOSE REEL	1	PC	PC
4.45	ELECTRIC FRYER - 3 VAT	1	OWNER	OWNER
4.65	ROLLER GRILL	1	OWNER	OWNER

4.80	LABEL MINDER 2	1	OWNER	OWNER
5.11	FIRE SUPPRESSION SYSTEM	1	OWNER	OWNER
5.21	CAPTIVEAIRE 10FT EXHAUST HOOD	1	OWNER	MC
5.30	TRASH CAN	4	OWNER	OWNER
5.39	PAPER TOWEL DISPENSER	4	OWNER	OWNER
5.64	RTI INDOOR GREASE TANK SYSTEM	1	OWNER	OWNER
5.78	RECESSED BOX FOR PAPER TOWELS	4	OWNER	OWNER
6.10	HOT FOOD PRODUCT HOLDING UNIT	1	OWNER	OWNER
6.40	DOUBLE BARREL CONDIMENT DISPENSER	1	OWNER	OWNER
6.55	HEATED GLASS MINI-MERCHANDISER WARMER	1	OWNER	OWNER
6.67	FREEZER MERCHANDISER	1	OWNER	OWNER
7.10	MODULAR WALL WIRE SHELF, MAT, AND HOOK SYSTEM	3	OWNER	OWNER
7.32	KNEE OPERATED HANDSINK	2	PC	PC
7.35	SS HAND SINK W/ WRIST BLADES AND EYEWASH	1	PC	PC
7.47	WALL MOUNTED WATER FILTRATION SYSTEM	1	PC	PC
7.50	VENTLESS DISH MACHINE	1	OWNER	EC/PC
7.51	SCULLERY DISH TABLE 102" W/ 3 BOWL SINK	1	OWNER	PC
7.70	ONE-COMPARTMENT RINSE SINK WITH COVED EDGING	1	PC	PC
8.10	BEVERAGE DISPENSER	1	OWNER	OWNER
8.11	TRUE ICE MAKER TI-522-MA	1	OWNER	OWNER
8.12	ICE MACHINE (WITH ELEVATED SUPPORT STAND)	1	OWNER	EC
8.13	TRUE ICE BIN TIB-422	1	OWNER	OWNER
8.15	BEVERAGE DISPENSER (DRIVE-THRU)	1	OWNER	OWNER
8.21	CO2 CARBONATION SYSTEM	1	OWNER	OWNER
8.22A	WATER CARBONATOR	1	OWNER	OWNER

8.22C	UNDER COUNTER COMPACT WATER BOOSTER	3	OWNER	OWNER
8.24	2 HEAD FUB	3	OWNER	OWNER
8.28	ESPRESSO MACHINE	1	OWNER	OWNER
8.34	FRANKE COFFEE BREWER	3	OWNER	OWNER
8.41	GAS MODULE (DASHEO) UNDER NITRON	1	OWNER	OWNER
8.42	NITRON COLD DRAFT ON 5" LEGS	1	OWNER	OWNER
8.47	ICE TEA MACHINE	1	OWNER	OWNER
8.64	SELF CONTAINED FCB MACHINE	1	OWNER	OWNER
8.69	MILKSHAKE BLENDING BAR	1	OWNER	OWNER
8.71	MILKSHAKE BLENDER	1	OWNER	OWNER
8.75	S HOPPER HOT BEVERAGE SYSTEM	1	OWNER	OWNER
8.79	OPEN AIR RTE CASE	1	OWNER	EC
8.80	COUNTERTOP CLUP DISPENSING CABINETS	2	OWNER	OWNER
9.20	24" MOP AND BROOM HOLDER	2	OWNER	OWNER
9.21	18" MOP AND BROOM HOLDER	1	OWNER	OWNER
9.36	REMOTE REFRIGERATED DROP-IN WELL	2	OWNER	OWNER
9.62	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.66	UNDERCOUNTER GLASS DOOR REFRIGERATOR	1	OWNER	OWNER
9.90	HIGH SPEED OVEN	2	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	2	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	7	OWNER	OWNER
10.50	ORDER MONITOR	7	OWNER	OWNER
10.55	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	5	OWNER	OWNER
11.00	AIR CURTAIN - 42", WHITE	2	OWNER	EC
11.05	DRIVE THRU AIR CURTAIN	2	OWNER	EC

11.07	AIR CURTAIN - 42", BRONZE	1	OWNER	EC
11.10	HAND DRYER	2	OWNER	EC
11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC
11.46	INSECT LIGHT TRAP - AURA MODEL	3	OWNER	OWNER
11.47	INSECT LIGHT TRAP - HALO MODEL	1	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	2	OWNER	OWNER
11.85	TANKLESS WATER HEATER	2	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
11.97	SELF-SERVE COFFEE FIXING RACK	2	OWNER	OWNER
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.50	CYCLESAFE U BIKE RACK (SEE CIVIL)	2	OWNER	OWNER
14.00	TOBACCO MERCHANDISER	1	OWNER	OWNER
14.01	WORKTOP DRAWER FREEZER - 43"	1	OWNER	OWNER
14.12	27" WORKTOP REFRIGERATOR	2	OWNER	OWNER
14.14	48" WORKTOP FREEZER	1	OWNER	OWNER
14.24	UNDERCOUNTER SINGLE DOOR COOLER - 27"	2	OWNER	OWNER
14.59	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER
16.02	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC
16.24	EVAPORATOR - WALK-IN COOLER	1	OWNER	EC
16.27	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
16.31	EVAPORATOR - WALK-IN FREEZER	1	OWNER	EC

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EQUIPMENT PLAN

A107

PRELIMINARY ELEVATIONS

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
MASTER PLAN STUDY
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 15, 2024, 5:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Trafelet at 5:40pm.

ROLL CALL

Commissioners present: Aspinall, Brickner, Grant, Mantey, Trafelet, Varga, Ware (arrived 6:22pm)

Commissioners Absent: Countegan, Stimson

Others Present: City Planner Perdonik, Staff Planner Canty, City Attorney Schultz, Planning Consultant Upfal

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Aspinall, to approve the agenda as published.

Motion passed unanimously by voice vote.

MASTER PLAN STUDY IMPLEMENTATION STUDY SESSION

A. Discuss Draft Zoning Text Amendment 2, 2024, to Revise Various Provisions of Sections 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40

Referencing his August 9, 2024 memorandum *Draft Zoning Text Amendment (“ZTA”) 2, 2024*, City Planner Perdonik led a discussion that focused on the changes that would comprehensively amend the use standards associated with drive-through or drive-in restaurants (Section 34-4.35); gasoline service stations (34-4.28); automobile repair (34-4.31); vehicle wash (34-4.40); and outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products (34-4.36) to add several new use standards and remove several existing ones.

The text amendment would also amend Sections 34-3.1.29.B and 34-3.1.29.C, to make vehicle washes a principal permitted use in the LI-1 Light Industrial district, instead of a special approval use.

B-3 District

The B-3 District, although covering only 2.30% of the city’s land, plays a significant role in commercial activities, allowing for various uses like car washes, gas stations, and car dealerships. B-3 is the most permissive commercial district and the City receives more requests to rezone to B-3 than other commercial zoning districts.

Gas stations and car washes

- The Planning Commission had requested more context for the number and distribution of gas stations and car washes within the City, specifically focusing on the B-3 Zoning District, to

determine how much of the City would be affected by the proposed amendment. Several maps were provided, including a map showing the location of gas stations in Farmington Hills and also the City of Farmington.

- The proposed amendment would continue to allow gas stations and car washes by right in LI-1 Light Industrial districts, which include traditional office and industrial parks, and frontage along Eight Mile and Grand River.
- The amendment would also continue to permit gas stations and car washes in ES-Expressway Service districts. About 0.16% of the City is zoned ES, concentrated mainly around the freeway interchange districts.
- There are approximately 41 gas stations in Farmington and Farmington Hills, with approximately 30 in Farmington Hills. Eleven (27%) of the gas stations in Farmington and Farmington Hills are open 24 hours. Approximately four additional gas stations are currently being considered in Farmington Hills, including Sheetz which is coming in as a PUD.
- Gas stations that meet all criteria and that are not a part of a PUD project are not a discretionary decision in B-3.
- The City has a higher number of gas stations and car washes in comparison to other communities.
- The amendment would define gas stations and car washes as special use within the B-3 District and limit them to redevelopment of existing sites, giving the City more control.

The consensus of the Planning Commission was to move forward with implementing special land use regulations as described regarding gas stations and car washes in the B-3 District, with a focus on setting design standards that are not overly restrictive but ensure a baseline quality.

Car dealerships

- Current car dealership rules are very permissive and there has been a proliferation of used car dealerships in the City.
- Most used car dealerships are along Grand River. Car dealerships could be slowed from proliferating outside of the Grand River area by requiring 200 feet of frontage on a state highway.
- Car dealerships should be excluded from Northwestern Highway because the City was focusing on establishing a walkable mixed-use district there.
- Requiring 200 feet of frontage would not preclude a larger car dealership. Indoor showrooms were permitted by right in the B-3 district, which included higher-end car dealerships.
- There are socioeconomic disparities in the Grand River area, and the City has a long-standing goal of revitalizing the corridor.

Drive-through restaurant front yard setbacks

Revisiting discussion from a prior meeting, the Commission discussed the current requirement for a 60-foot front yard setback for drive-through restaurants. This requirement creates tension with the goal of encouraging rear-yard stacking for drive-through lanes. By reducing the front yard setback to align with standard B-3 requirements, developers would find it easier to place buildings closer to the road and utilize the rear for stacking. However, care should be taken regarding placing drive-through restaurants near residential areas, and the special use designation would allow the City and the developer to negotiate appropriate protections for residential neighborhoods on a case-by-case basis without prohibiting the use altogether in these locations.

- There was consensus that making drive-through restaurants a special use would make it easier to attract desirable businesses, while still providing City control of the standards through the special use process. The Commission appeared to support reducing front yard setbacks for drive-thru restaurants to encourage rear yard stacking, when appropriate, through the special use approval process.

Automobile repair facilities

- The draft amendment would add standards to the ordinance pertaining to automobile repair facilities, especially impacting the B-3 district.
- An auto repair business would not be allowed to sell cars. The goal is to prevent the visual blight associated with repair shops that also sell used cars, which can lead to cluttered and unattractive sites and – when there are several such businesses in an area – cluttered and unattractive corridors.
- The B-2 district did not allow stand-alone auto repair business; the business had to be integral to a planned shopping center. This language was suggested for the B-3 district also. Stand-alone auto repair businesses would continue to be allowed in the LI-1 district. Light Industrial zoning was currently being used for auto repair businesses on frontages of Eight Mile and Grand River.
- Discussion ensued regarding the need to support small business owners who own stand-alone car businesses. Could enforced design and blight standards be an alternative to restricting the location of stand-alone auto-repair shops?
- It was noted that the amended language would apply to new businesses. Most of the existing auto repair businesses in the B-3 district would not be able to accommodate requiring all cars to be in the rear yard or screened because the lots are so small. Existing businesses would also be grandfathered.
- A “planned shopping center” was not currently defined.

Need for mixed-use zoning ordinance

There was agreement among Commissioners on the necessity of crafting a mixed-use zoning ordinance, especially since the Master Plan already anticipates mixed-use developments.

Conclusion

There is a sense of urgency to advance the zoning changes discussed tonight as well as looking at a mixed-use ordinance. Both are necessary for Farmington Hills to remain competitive. There was consensus to place Draft Zoning Text Amendment 2, 2024 on next month’s agenda, to set the Amendment for public hearing.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

None.

MOTION by Brickner, support by Grant, to adjourn.

Motion carried unanimously by voice vote.

The meeting adjourned at 7:22pm.

Respectfully Submitted,
Kristen Aspinall
Planning Commission Secretary

/cem

**08-15-2024 DRAFT MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 15, 2024, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Grant, Mantey, Trafelet, Varga, Ware

Commissioners Absent: Countegan, Stimson

Others Present: Staff Planner Canty, Planning Consultant Upfal (Giffels Webster), Staff Engineers ShonQuase Dawkins and Dayton Emerson, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Grant, support by Ware, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. LOT SPLIT 3, 2024 (FINAL)

LOCATION: 24000 Research Drive
PARCEL I.D.: 22-23-30-127-033
PROPOSAL: Split one (1) parcel into two (2) parcels within LI-1, Light Industrial zoning district
ACTION REQUESTED: Lot split approval (final)
APPLICANT: Mark Bolitho
OWNER: 24000 Research Drive LLC

Applicant presentation

Jake Root, Detroit Architectural Group, Farmington Hills, and applicant Mark Bolitho, Sterling Millwork, Farmington Hills, were present on behalf of this application for lot split approval at 24000 Research Drive.

Mr. Root explained that they were requesting to split one parcel into two parcels within the LI-1 Light Industrial zoning district, with the intention of keeping the 56,375sf existing building on the original lot, and developing the second northerly site with a 20,000sf building. Those plans are in development and ready to be submitted pending the lot split approval.

The applicants have met with City staff about the viability of the project, received positive feedback, and were now moving forward with their plans.

The new building would be a spec building. There was no user yet. They would most likely be seeking a manufacturing or warehouse tenant.

Planner review

Referencing the August 5, 2024 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this lot split request.

- The total site is 4.62 acres and zoned LI-1, occupied by an industrial building and associated parking and drives, and is surrounded by LI-1 uses.
- The proposed split will result in two parcels. Parcel A will be 2.768 acres with 240' on Research Drive. Parcel B will be 1.85 acres with 496.28' on Research Drive.
- All dimensional standards will be met, and both parcels have points for ingress/egress on Research Drive.
- The proposed split will result in compatibility with existing parcels, under the criteria listed in Section 27-110(2)(e), Subdivision of Land Ordinance, Compatibility with Existing Parcels.

Commission questions, discussion, and action

- The new parcel is currently vacant, with the detention pond for the parent parcel located on the northly portion of the site. The lot split includes an easement agreement.
- In response to a question referencing the Fire Marshal's comments in the July 31, 2024 Fire Department memorandum, Mr. Bolitho said they would obtain a Certificate of Occupancy for their current building, and the new building will have a C of O before being occupied, as required.

MOTION by Brickner, support by Aspinall, that Lot Split 3, 2024 (Final) dated July 11, 2024, submitted by Mark Bolitho, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified, and that any easement or cross-easements be included as a part of the lot split and be filed appropriately.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES July 25, 2024, Special Meeting, and July 25, 2024, Regular Meeting

MOTION by Grant, support by Aspinall, to approve the July 25, 2024, Special Meeting, and July 25, 2024, Regular Meeting as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner said he had attended the August 12, 2024 City Council meeting where the Master Plan was unanimously approved. Commissioner Brickner thanked everyone who had worked on this 2-year project.

It came out in discussion that the Sheetz PUD plan is scheduled to be before the Planning Commission at the September meeting.

ADJOURNMENT

Motion by Ware, support by Grant, to adjourn the meeting.

Motion carried unanimously by voice vote.

The meeting was adjourned at 7:40pm.

Respectfully submitted,
Kristen Aspinall
Planning Commission Secretary

/cem