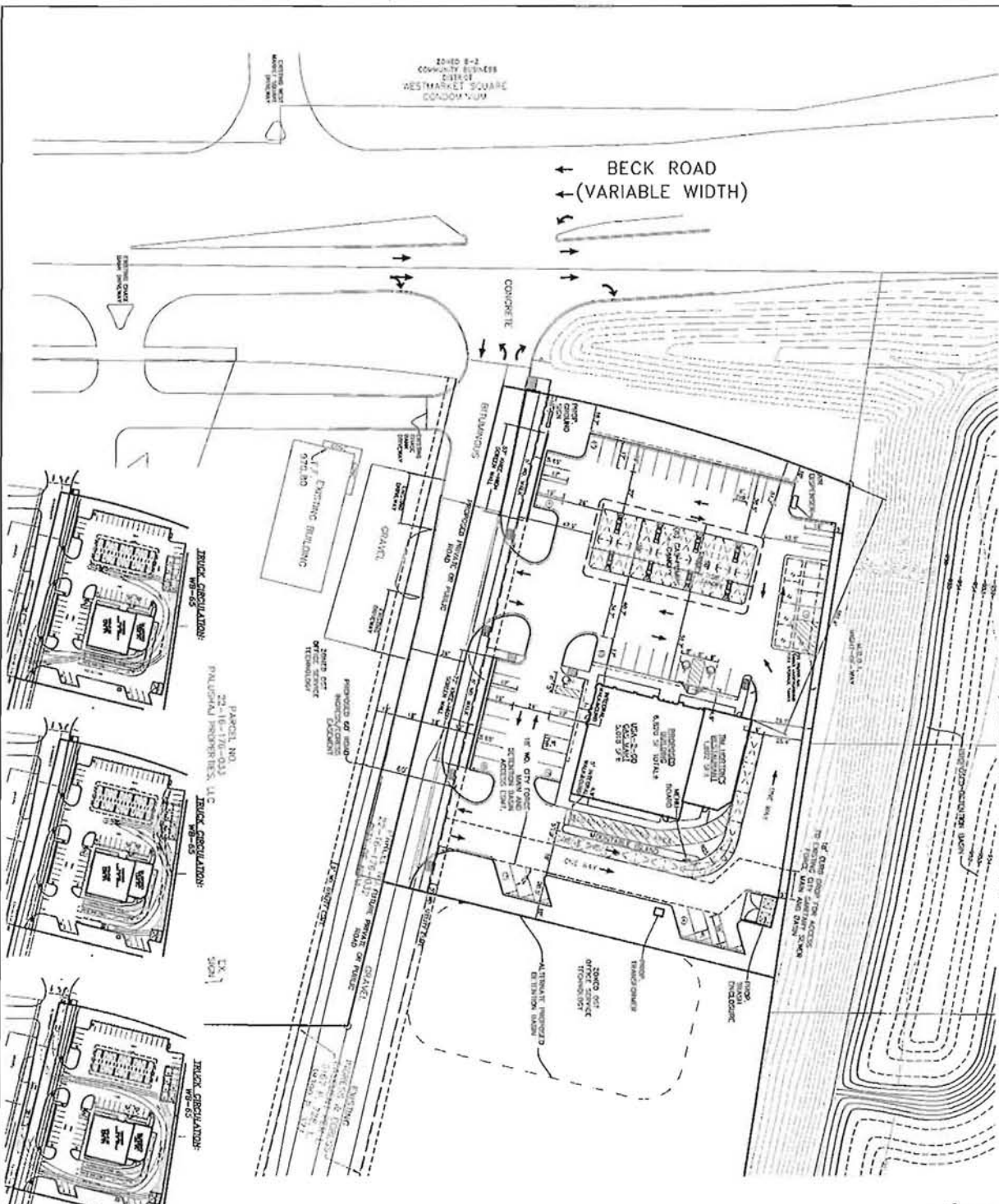


USA 2 GO GAS-MART WITH TIM HORTONS  
SITE PLAN  
CITY OF NOVI, OAKLAND COUNTY



**ZONING LEGEND**  
 APPROVED REZONING FROM DIST. TO M-10 & S. 11000  
 APPROVED BY THE CITY

**JOINT APPLICANT:**  
 NOV MILE, LLC  
 NOV MILE, LLC  
 NOV MILE, LLC  
 NOV MILE, LLC

**DEVELOPER:**  
 NOV MILE, LLC  
 NOV MILE, LLC  
 NOV MILE, LLC

**OWNER:**  
 NOV MILE, LLC  
 NOV MILE, LLC  
 NOV MILE, LLC

**ARCHITECT:**  
 ALPINE ENGINEERING, INC.  
 4652 WEST ROAD  
 NOVI, MI 48240

**PARCEL ID:** PART OF 50-23-16-176-030

**SITE DATA:**  
 LOT AREA: 148,100 SQ. FT.  
 LOT DIMENSIONS: 1100' x 135'

**PROPOSED ZONING:** M-10 - HIGHWAY BUSINESS

**PROPOSED BUILDING:** 1,000,000 SQ. FT. (TOTAL)

**PROPOSED PARKING:** 1,000 SPACES

**PROPOSED DRIVEWAYS:** 1,000 LINEAL FEET

**PROPOSED SIDEWALKS:** 1,000 LINEAL FEET

**PROPOSED BIKEWAYS:** 1,000 LINEAL FEET

**PROPOSED UTILITIES:** 1,000 LINEAL FEET

**PROPOSED LANDSCAPING:** 1,000 SQ. YD.

**PROPOSED SIGNAGE:** 1,000 SQ. FT.

**PROPOSED LIGHTING:** 1,000 LUMENS

**PROPOSED SECURITY:** 1,000 HOURS

**PROPOSED MAINTENANCE:** 1,000 HOURS

**PROPOSED INSPECTION:** 1,000 HOURS

**PROPOSED TRAINING:** 1,000 HOURS

**PROPOSED TESTING:** 1,000 HOURS

**PROPOSED RECORDING:** 1,000 HOURS

**PROPOSED ARCHIVING:** 1,000 HOURS

<p>NOVI MILE, LLC/USA 2 GO <b>GAS-MART WITH TIM HORTONS SITE PLAN</b> GRAND RIVER AND BECK SECTION 16 NOV 2023</p>		<p><b>ALPINE ENGINEERING, INC.</b> 4652 WEST ROAD NOVI, MI 48240 (248) 838-3700 WWW.ALPINE-ENGINEERING.COM</p>	
<p>DATE: 11/15/23 SCALE: AS SHOWN DRAWN BY: J. SMITH CHECKED BY: M. JONES APPROVED BY: A. ALPINE</p>		<p>1 06-273</p>	

Seal: \_\_\_\_\_



Title: **Landscape Plan**

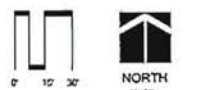
Project: **USA2GO  
 Novi, Michigan**

Prepared for:  
 Novi MS, LLC  
 48100 Grand River Avenue  
 Novi, Michigan 48244

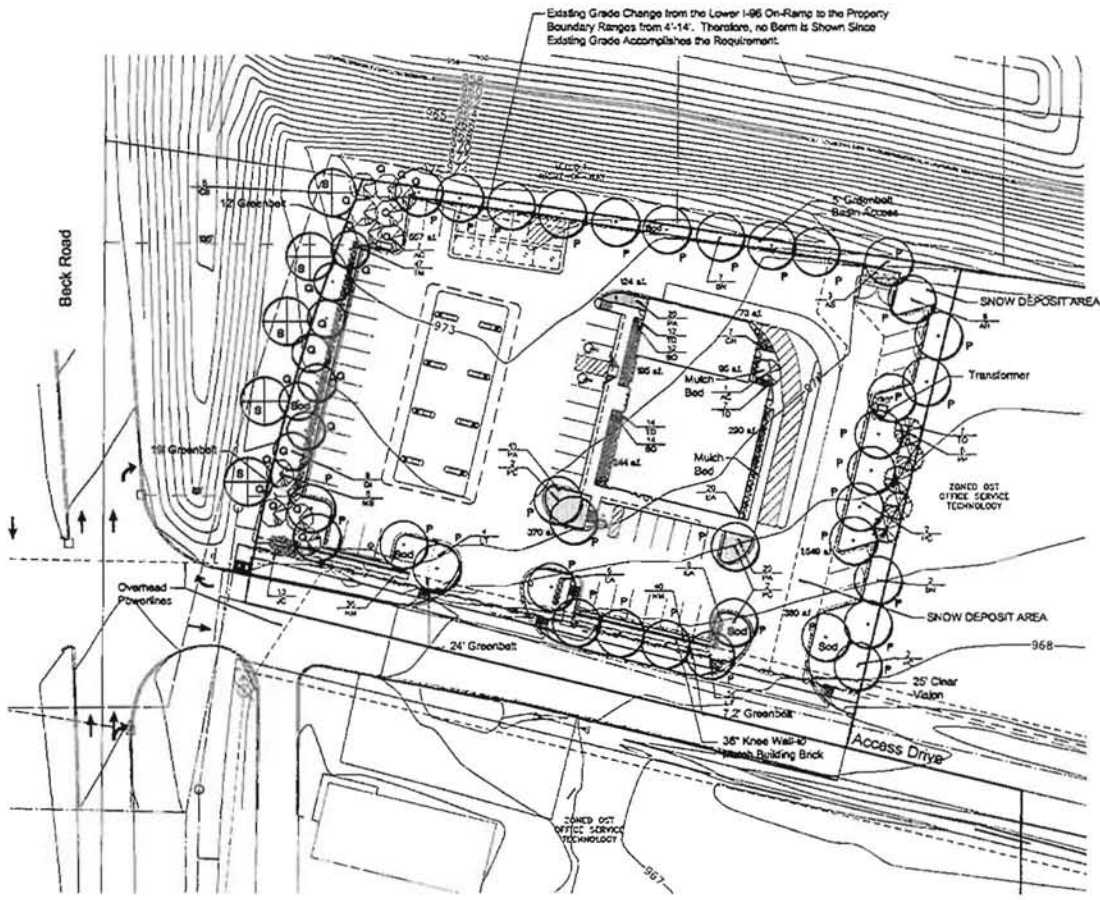
Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Submitted: September 9, 2008  
 Forwarded per City: February 24, 2010  
 Forwarded per City: March 11, 2010

Job Number: \_\_\_\_\_  
 10-003

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 JM JM



Sheet No. \_\_\_\_\_



**Landscape Summary**

Existing Zoning	PS
Parking Lot Landscaping	
Parking Space Area	10,147 s.f.
Vehicle Use Area	33,438 s.f.
Landscape Area Required	2,687 s.f.
10,147 s.f. x 10% = 1,015 s.f.	
33,438 s.f. x 8% = 1,672 s.f.	
Landscape Area Shown	2,908 s.f.
Canopy Trees Required	35 Trees (2,566 / 70)
Canopy Trees Shown	35 Trees
Parking Lot Perimeter	
Perimeter	445 ft.
Trees Required	12 Trees (445 ft. / 37)
Trees Shown	21 Trees
Building Foundation Landscaping	
Perimeter of Building	346 ft.
Landscape Area Required	2,798 s.f. (346 ft. x 8')
Landscape Area Shown	829 s.f.
Street Lawn Plantings	
Street Frontage	221 ft.
Trees Required	51 Trees (221 ft. / 43')
Trees Shown	5 Trees
Greenbelt Plantings	
Street Frontage	221 ft.
Trees Required	7.7 Trees (221 ft. / 30')
Trees Shown	8 Trees
Sub-Canopy Trees Required	11.6 Trees (221 ft. / 20')
Sub-Canopy Trees Shown	12 Trees

**Requested Deviations:**

Beck Road Berm

Greenbelts  
 5' Greenbelt Along I-96  
 7.2' Greenbelt Along Access Drive  
 12'-9" Greenbelt Along Beck Road

Reduction of Building Foundation Landscaping by 1942 s.f.

**PLANT LIST**

SYM.	CITY	Botanical Name	Common Name	Caliber	Spacing	Root	Height	Price	Total
AC	5	Ametanther canadensis 'Shetlow'	Shadbolt Sandcherry	2.5"	as shown	BA0	50.00	\$ 220.00	\$ 2,200.00
AS	3	Acer saccharum	Sugar Maple	3.0"	as shown	BA0	50.00	\$ 400.00	\$ 1,200.00
AR	6	Acer rubra 'October Glory'	Red Maple	3.0"	as shown	BA0	50.00	\$ 400.00	\$ 2,400.00
BN	9	Betula nigra	River Birch	3.0"	as shown	BA0	50.00	\$ 400.00	\$ 3,800.00
BO	26	Buxus sempervirens	Boxwood	as shown		24"	30.00	\$ 30.00	\$ 1,300.00
CB	3	Carpinus betula	Hornbeam	as shown	BA0	50.00	400.00	\$ 400.00	\$ 2,000.00
CR	7	Rosa 'Cavendish Beauty'	Cavendish Rose	as shown		Full, well rooted 1 gal	15.00	\$ 15.00	\$ 100.00
EA	30	Eucalyptus alba 'Compact'	Compact Burning Bush	as shown		30"-36"	50.00	\$ 50.00	\$ 1,600.00
HA	78	Hemerocallis 'Stella D'Oro'	Stella D'Oro Day Lily	as shown		Full, well rooted 1 gal	18.00	\$ 18.00	\$ 1,150.00
JC	13	Juniperus chinensis 'Hetzl Glauca'	Hetzl Blue Juniper	as shown	BA0	30"	50.00	\$ 50.00	\$ 850.00
LT	9	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	BA0	50.00	\$ 400.00	\$ 3,800.00
MS	5	Melaleuca 'Spring Snow'	Spring Snow Crab	2.5"	as shown	BA0	50.00	\$ 250.00	\$ 1,250.00
PC	8	Pinus coccinea 'Robusta'	Red Pine	as shown	BA0	50.00	400.00	\$ 400.00	\$ 3,200.00
PA	85	Pennisetum alopecuroides 'Husker'	Overset Fountain Grass	as shown		50.00	15.00	\$ 15.00	\$ 1,275.00
PI	5	Pinus strobus	Colorado Spruce	as shown	BA0	8"	300.00	\$ 300.00	\$ 1,500.00
OP	8	Quercus rubra	Red Oak	3.0"	as shown	BA0	50.00	\$ 400.00	\$ 3,200.00
TD	23	Taxus x media 'Danaeformis'	Danae Yew	as shown	BA0	30"-36"	50.00	\$ 1,550.00	\$ 1,550.00
TM	47	Taxus x m. 'Chocomauf'	Chocomauf's Yew	as shown	BA0	30"-36"	50.00	\$ 2,350.00	\$ 2,350.00
TO	7	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	as shown	BA0	7"	250.00	\$ 250.00	\$ 1,750.00
	200	Kentucky Blue Grass (S.V.)					4.00	\$ 4.00	\$ 800.00
Mulch	75	4" Deep Shredded Hardwood Bark Mulch						\$45/s.y.	\$ 3,000.00
		Impaction							\$ 10,000.00
		20% perme #1/2 inch, 6 cross shown							
		15% spades #1/2 inch, 7 cross shown							
								Total	\$ 47,455.00





Scale:

Title:  
**Landscape Details**

Project:  
**USA2GO  
 Novi, Michigan**

Prepared for:  
**NewLife, LLC  
 42100 Grand River Avenue  
 Novi, Michigan 48240**

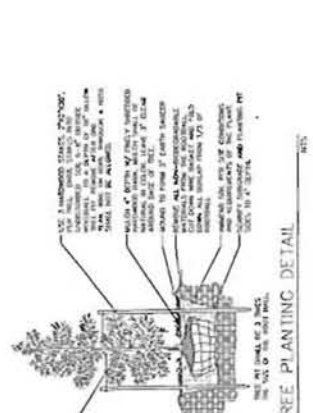
Revision:  
 Issued:  
 November 24, 2010  
 Revised for City:  
 March 17, 2010

Job Number:  
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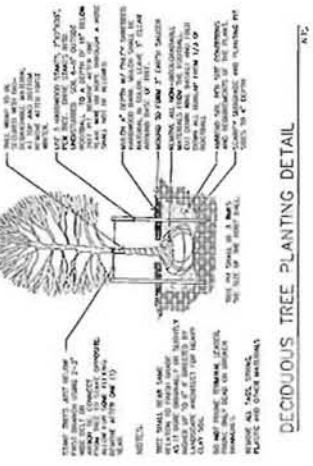
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 Checked By:



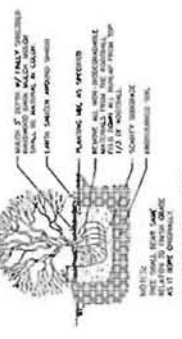
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**L-2**



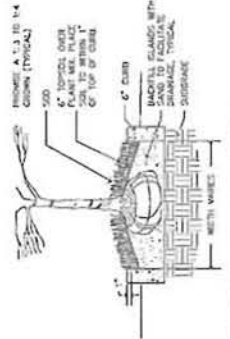
**EVERGREEN TREE PLANTING DETAIL**



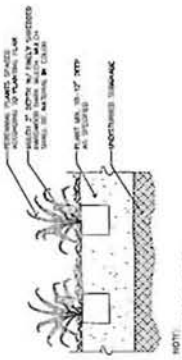
**DECIDUOUS TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**



**CURBED ISLAND DETAIL**



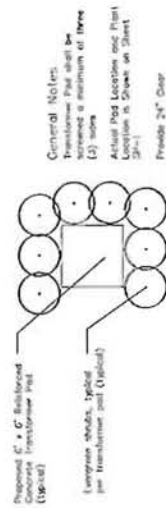
**PERENNIAL PLANTING DETAIL**

- CITY OF NOVI NOTES**
1. All plants shall be North American region grown, No. 1 grade (best material), and shall be in 100% soil.
  2. Plants shall be in 100% soil, and shall be in 100% soil.
  3. Plants shall be in 100% soil, and shall be in 100% soil.
  4. Plants shall be in 100% soil, and shall be in 100% soil.
  5. Plants shall be in 100% soil, and shall be in 100% soil.
  6. Plants shall be in 100% soil, and shall be in 100% soil.
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  9. Plants shall be in 100% soil, and shall be in 100% soil.
  10. Plants shall be in 100% soil, and shall be in 100% soil.

- LANDSCAPE NOTES**
1. All plants shall be North American region grown, No. 1 grade (best material), and shall be in 100% soil.
  2. Plants shall be in 100% soil, and shall be in 100% soil.
  3. Plants shall be in 100% soil, and shall be in 100% soil.
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- LANDSCAPE NOTES**
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  10. Plants shall be in 100% soil, and shall be in 100% soil.



**TRANSFORMER SCREENING DETAIL**

NO.	REVISED FOR	DATE

**ARCHITECTURAL DESIGN**  
**RESIDENTIAL COMMERCIAL INDUSTRIAL ASSOCIATES**  
 2141 HARRISON BLVD. SUITE 200  
 ANN ARBOR, MI 48106  
 (734) 963-4400  
 WWW.GVA-ARCHITECTS.COM

PROPOSED GAS STATION FOR:  
 NOVI, MICHIGAN  
 USA 2 60

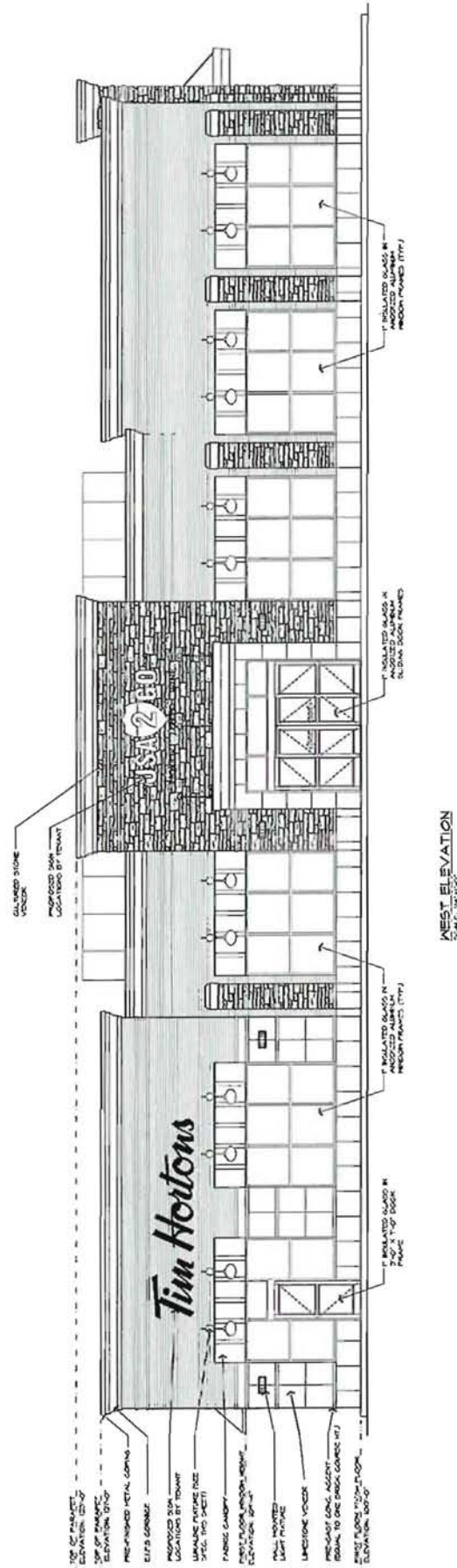
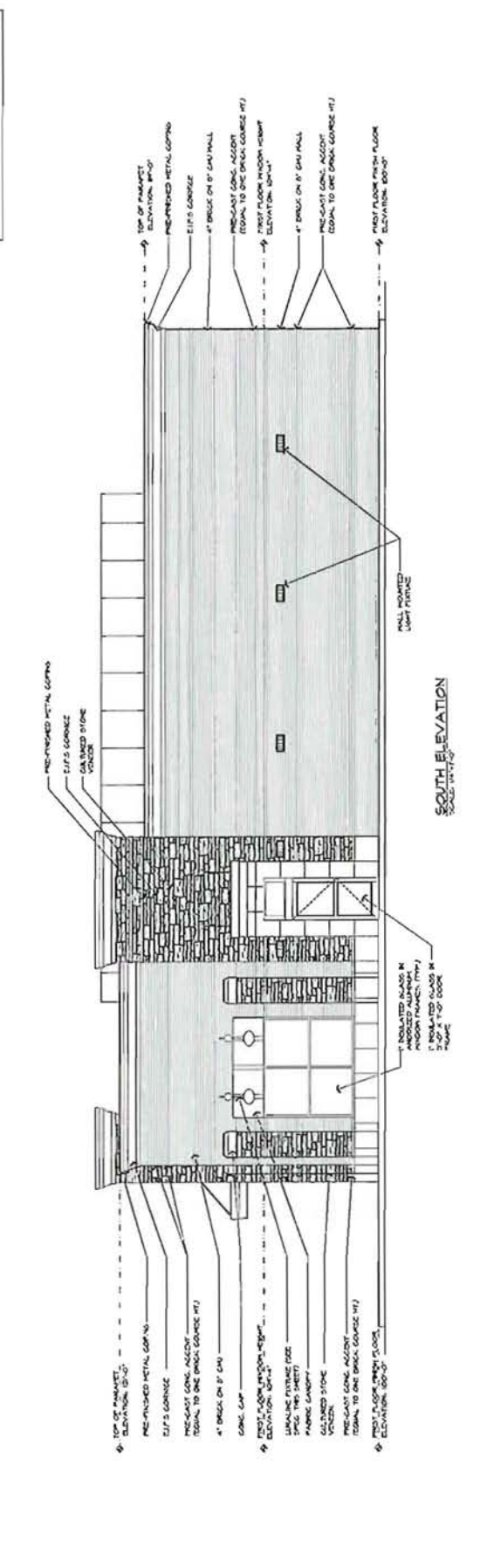
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FILE NAME	CONTR_2020
NO. OF SHEETS	2
NO. OF SHEETS USED	1

PROPOSED GAS STATION FOR:  
 NOVI, MICHIGAN  
 USA 2 60

DATE	2020-11-10
SCALE	1/4" = 1'-0"
FILE NAME	CONTR_2020
NO. OF SHEETS	2
NO. OF SHEETS USED	1

ELEVATIONS  
 SHEET #  
**A.40**

**GENERAL NOTES:**  
 1- BUILDING SHALL COMPLY WITH THE CITY OF ANN ARBOR BUILDING DEPARTMENT REGULATIONS.  
 2- FOR GAS, REFER TO SPEC. 1. DETAILS BEFORE CONSTRUCTION.



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

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

**LURA LINE**  
 DESIGNER'S CHOICE OF QUALITY PRODUCTS QUALITY LIGHT

**FEATURES & SPECIFICATIONS**

RETRACTABLE BALLASTING SYSTEM  
 DIMENSIONS: 11' 0" H x 14' 0" W x 10' 0" D  
 LIGHT OUTPUT: 100 WATT  
 LIGHT SOURCE: LED  
 MOUNTING: 120" H x 12" W x 12" D  
 WEIGHT: 150 LBS  
 FINISH: POLYESTER POWDER COAT

**LITHONIA LIGHTING**  
 FEATURES & SPECIFICATIONS

**WSR**  
 Double-View Wall-Mounted Lighting

**METAL MAJORS**  
 HIGH PRECISION COGNITIVE

Height: 120" (3048mm)  
 Depth: 12" (305mm)  
 Weight: 150 LBS (68kg)  
 Finish: POLYESTER POWDER COAT

**LITHONIA LIGHTING**  
 FEATURES & SPECIFICATIONS

**TWR1S**  
 Tall Tower Metal Pole

**METAL MAJORS**  
 HIGH PRECISION COGNITIVE

Height: 120" (3048mm)  
 Depth: 12" (305mm)  
 Weight: 150 LBS (68kg)  
 Finish: POLYESTER POWDER COAT

**LITHONIA LIGHTING**  
 FEATURES & SPECIFICATIONS

**METAL MAJORS**  
 HIGH PRECISION COGNITIVE

Height: 120" (3048mm)  
 Depth: 12" (305mm)  
 Weight: 150 LBS (68kg)  
 Finish: POLYESTER POWDER COAT

GENERAL NOTES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS SPECIFICATIONS AND STANDARDS. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS SPECIFICATIONS AND STANDARDS.

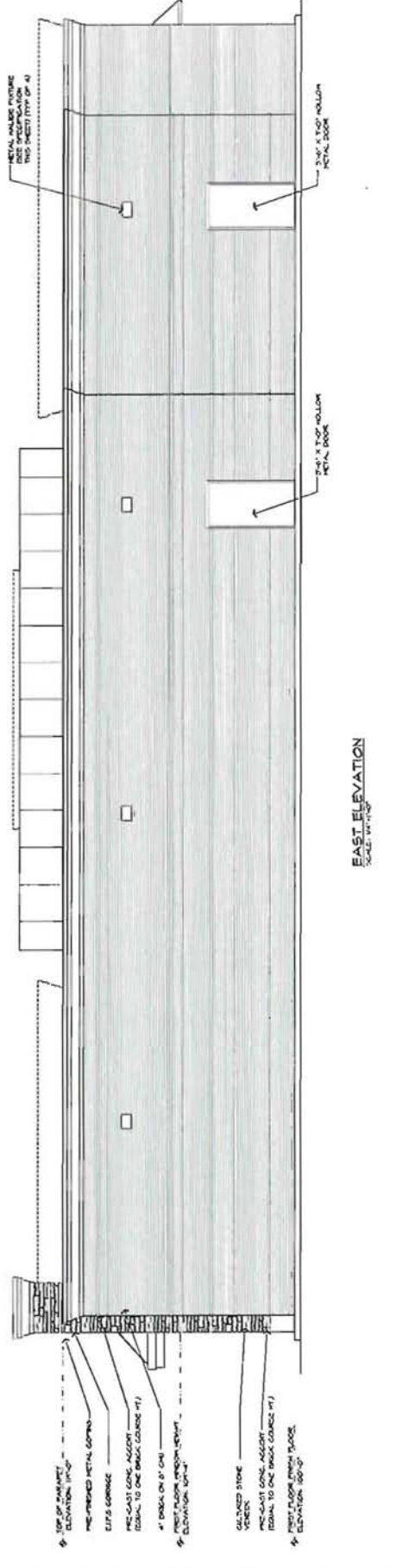
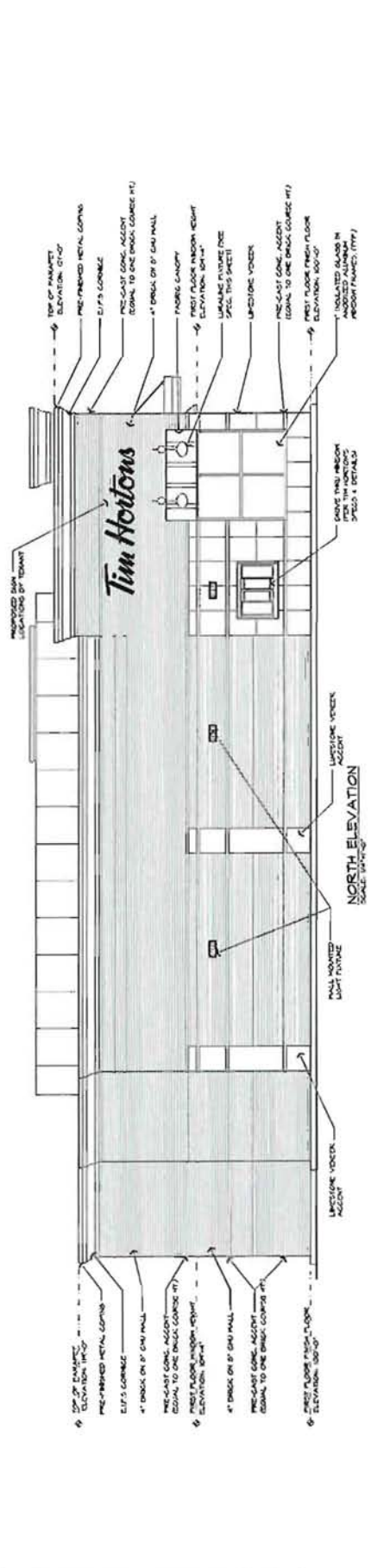
**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

3000 GRAND RAPIDS AVENUE, SUITE 200  
 GRAND RAPIDS, MI 49508  
 TEL: 616.951.1000  
 FAX: 616.951.1001  
 WWW.GRADESIGN.COM

**LURALINE FIXTURE ASSOCIATED**

**WALL-MOUNTED LIGHT FIXTURE**

**METAL MAJORS FIXTURE ON EAST ELEVATION**



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

ELEVATIONS  
 SHEET #  
**A.402**

PROPOSAL GAS STATION TOR.  
 USA 2020  
 NOV. MICHIGAN

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1/8" = 1'-0"  
 FILE NAME: I:\PROJECTS\402\_A402.dwg  
 JOB # 402020  
 SHEET TITLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°26'45"E	18.07'
L2	S13°38'00"W	26.17'
L3	S41°31'38"E	23.76'
L4	S13°38'00"W	184.55'
L5	N76°22'00"W	18.00'
L6	N13°38'00"E	175.15'
L7	N41°31'38"W	23.76'
L8	N13°38'00"E	33.97'

NORTHWEST CORNER  
SECTION 16  
T1N, R8E

S00°36'00"W  
958.60'

**I-96 EXPRESSWAY  
RIGHT OF WAY**

**BECK ROAD  
(VARIABLE WIDTH)**

WEST LINE OF SECTION 16

135.84'

S81°26'45"E 315.28'

P.O.B.

247.01'

L = 231.40'  
R = 1096.28'  
CHORD = N15°43'58"E  
230.97'

**USA 2 GO PARCEL  
1.81 ACRES**

18' WIDE  
ACCESS ESMT.

S13°38'00"W 258.74'

N76°22'00"W 322.51'

FUTURE 60' ROAD  
RIGHT-OF-WAY

18 FOOT WIDE ACCESS EASEMENT  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE  
S00°36'00"W 958.60 FEET ALONG THE WEST LINE OF SAID SECTION 16;  
THENCE S81°26'45"E 135.84 FEET; THENCE CONTINUING S81°26'45"E 247.01  
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S81°26'45"E 18.07  
FEET; THENCE S13°38'00"W 26.17 FEET; THENCE S41°31'38"E 23.76 FEET;  
THENCE S13°38'00"W 184.55 FEET; THENCE N76°22'00"W 18.00 FEET;  
THENCE N13°38'00"E 175.15 FEET; THENCE N41°31'38"W 23.76 FEET;  
THENCE N13°38'00"E 33.97 FEET TO THE POINT OF BEGINNING, BEING PART  
OF THE NORTHWEST 1/4 OF SAID SECTION 16.



**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT:  
**NOVI MILE, LLC/USA 2 GO**

**ACCESS EASEMENT**

**USA 2 GO PARCEL**  
SECTION: 16 TOWNSHIP: 1N RANGE: 8E  
CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

DATE: 3/17/2010

DRAWN BY: JIF

CHECKED BY: GLM

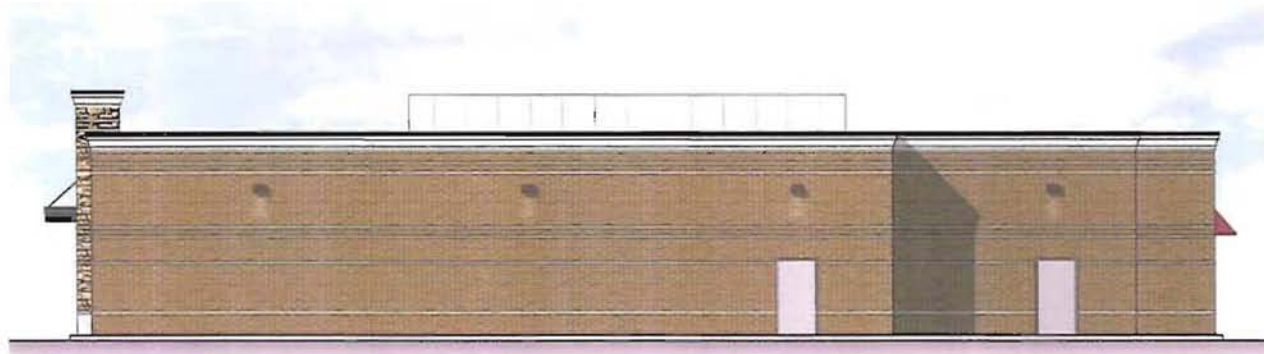
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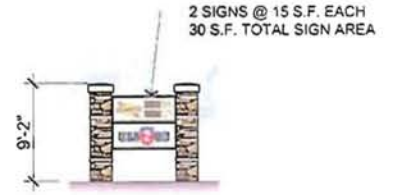
CHF:

SCALE HOR 1"=100 FT.  
VER 1"= FT.

08-278



EAST ELEVATION



SIGN ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



ASSOCIATES, INC.  
ARCHITECTURAL DESIGN  
31471 NORTHWESTERN HWY, SUITE 2  
FARMINGTON HILLS, MI 48334  
PHONE: (248)-985-9101

## PROPOSED GAS STATION - USA 2 GO

NOVI, MICHIGAN



WEST ELEVATION



ASSOCIATES, INC.  
ARCHITECTURAL DESIGN  
31471 NORTHWESTERN HWY, SUITE 2  
FARMINGTON HILLS, MI 48334  
PHONE: (248)-985-9101

## PROPOSED GAS STATION - USA 2 GO

NOVI, MICHIGAN



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/10
2	ISSUED FOR CONSTRUCTION	11/15/10
3	ISSUED FOR OCCUPANCY	11/15/10
4	ISSUED FOR ARCHITECTURAL RECORDS	11/15/10
5	ISSUED FOR AS-BUILT	11/15/10

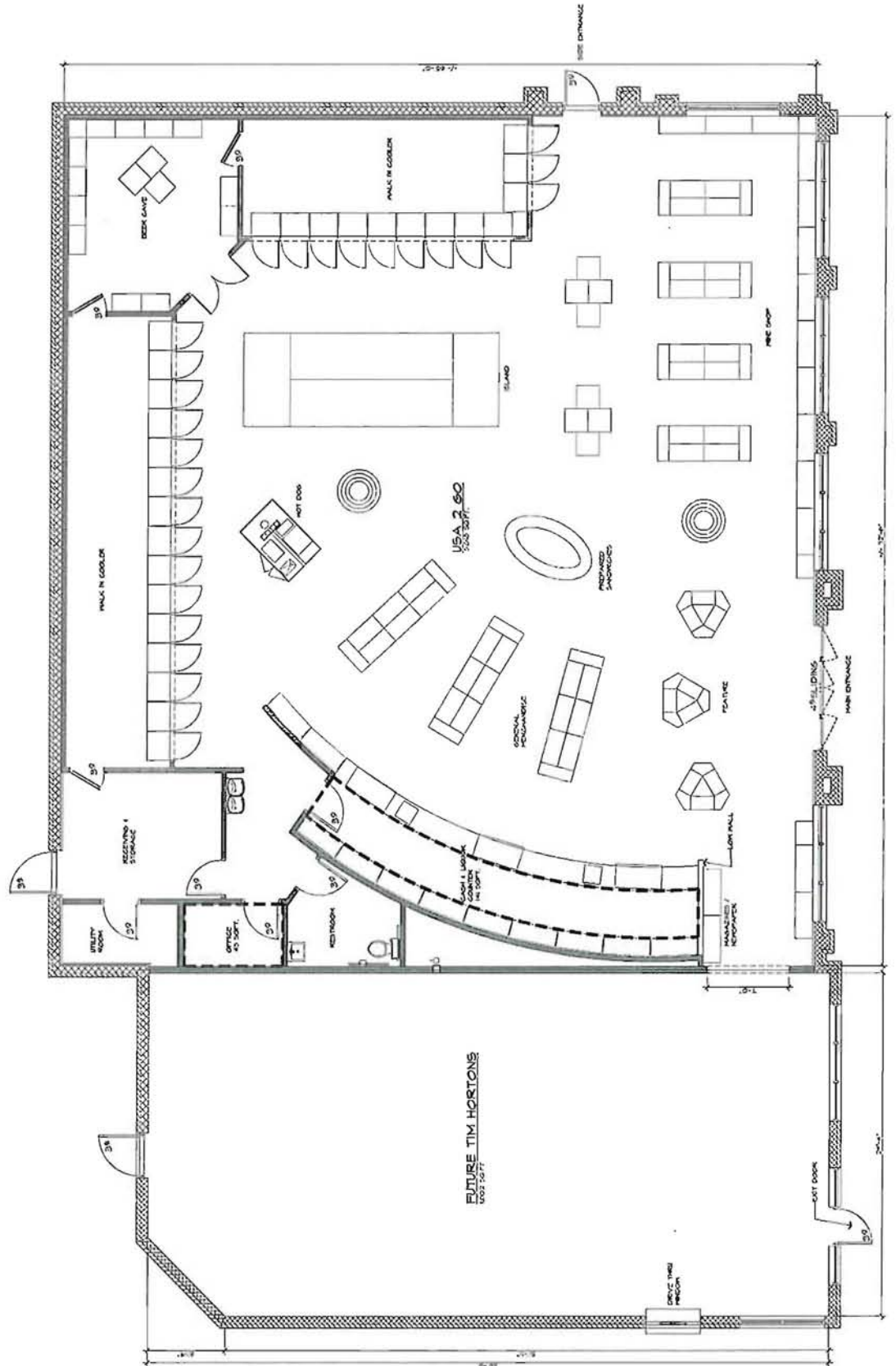
**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 INDUSTRIAL  
 COMMERCIAL  
 GAY ASSOCIATES  
 1111 W. WASHINGTON ST., SUITE 200  
 ANN ARBOR, MI 48106  
 TEL: 734.769.1234  
 FAX: 734.769.1235  
 WWW.GAYASSOCIATES.COM

NOV, MICHIGAN  
 USA 2 60  
 PROPOSED GAS STATION FOR:

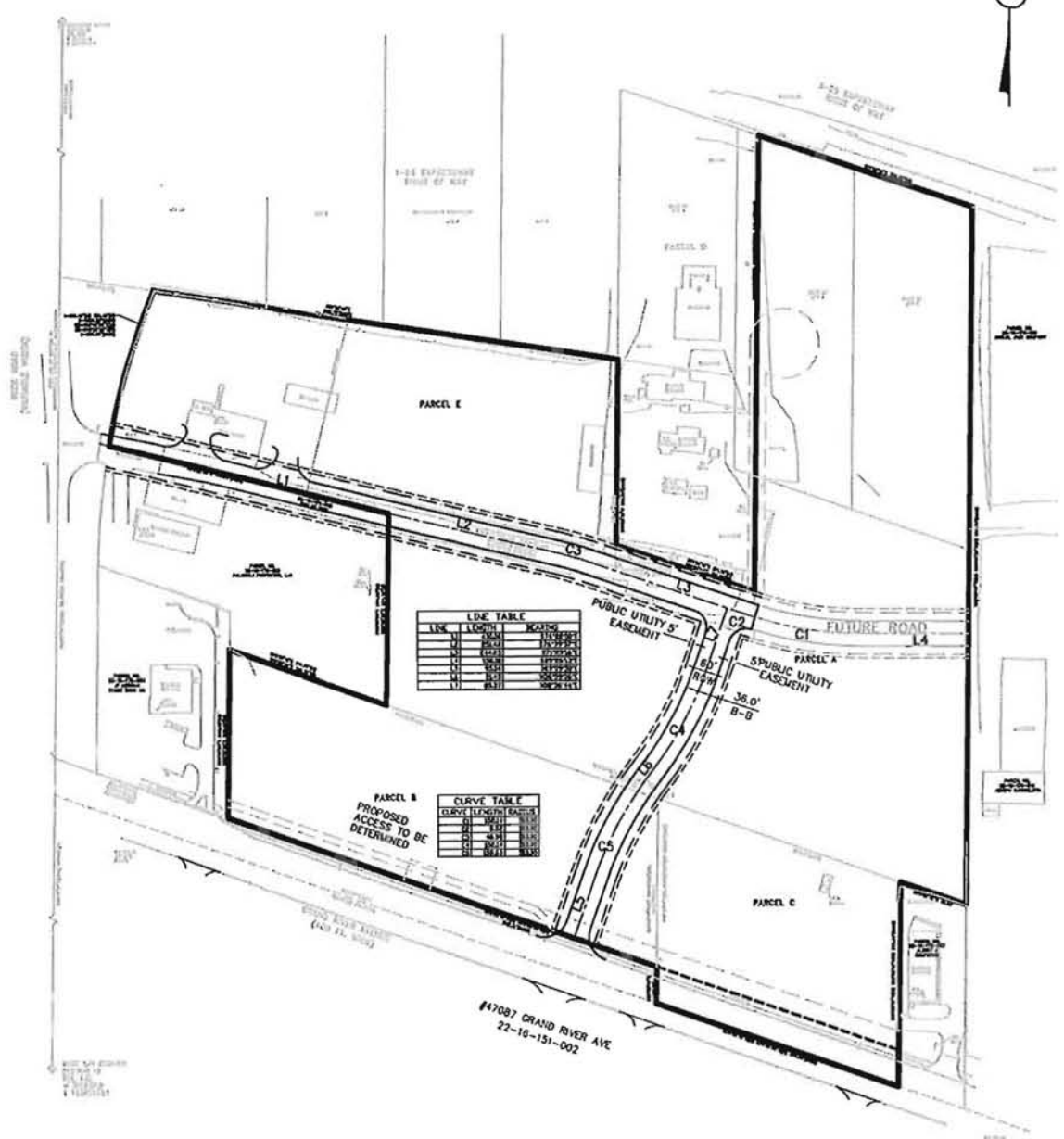
DATE	REVISION	BY	CHKD	APPD

SCALE: 1/8" = 1'-0"  
 FILE NAME: 01075\_A010  
 JOB #: 01075  
 SHEET TITLE  
 FIRST FLOOR PLAN  
 SHEET #  
**A.101**

**PROJECT DATA:**  
 OWNER: 777 FINEWAY DRIVE (2010B/77)  
 UIC GROUP: H  
 CONSTRUCTION CLASSIFICATION: 20  
 PROJECT NAME: 01075



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

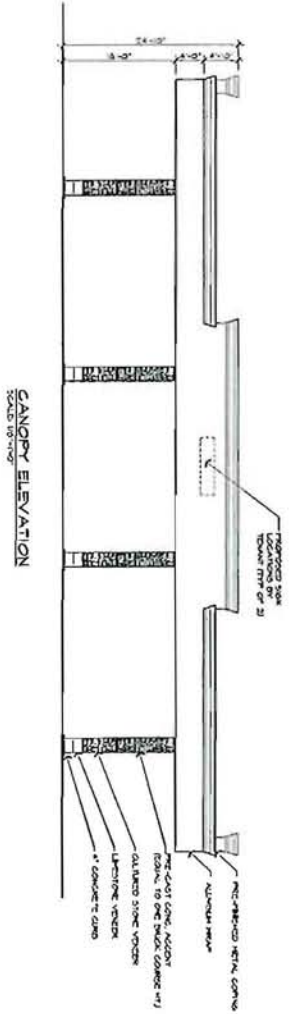
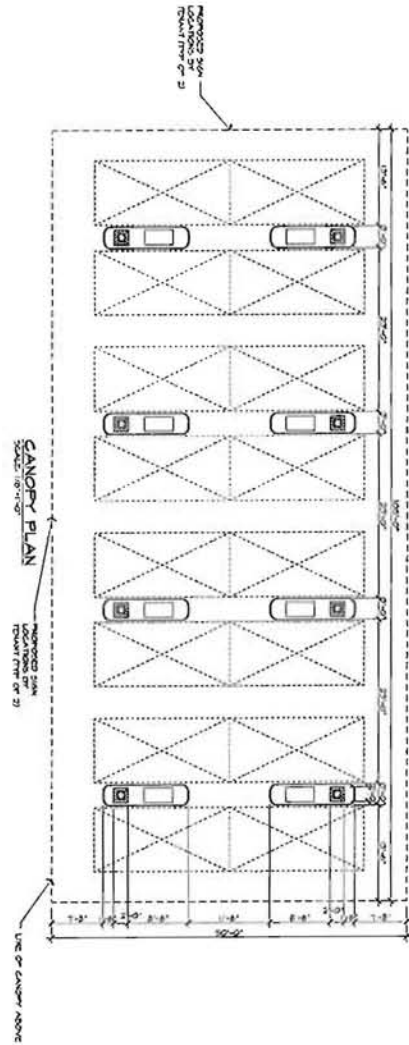
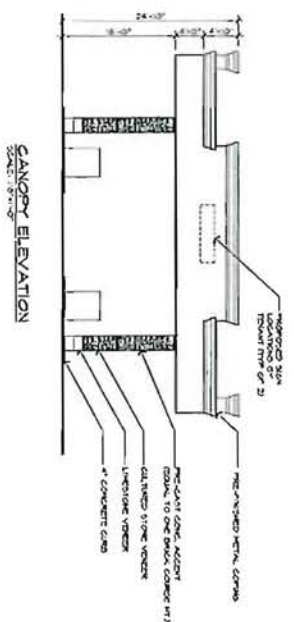
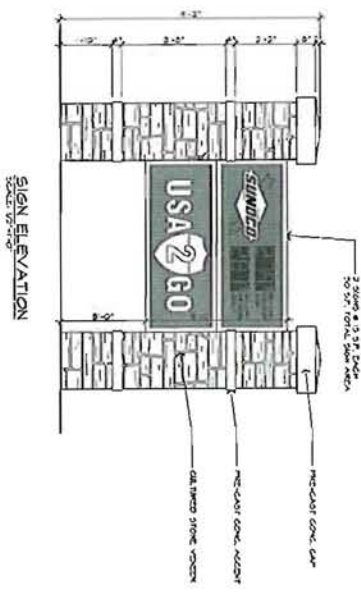
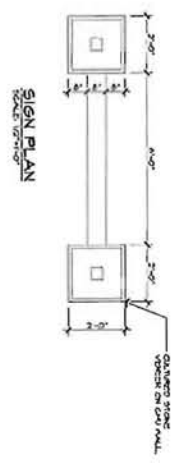


**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT:	NOVI MILE, LLC		DATE:	3-9-10
	<b>ROAD EXHIBIT</b>		DRAWN BY:	KMA
	NOVI MILE, LLC		CHECKED BY:	TMG
SECTION: 16	TOWNSHIP: BE	RANGE: 1N		
	NOVI OAKLAND MICHIGAN		FBK:	
			CHF:	
			SCALE HOR 1" = 200 FT. VER 1" = 40 FT.	

08-278



<p>PROPOSED GAS STATION FOR: USA 2 GO NOVI, MICHIGAN</p>	<p>DATE: _____</p>
	<p>SCALE: 1/8" = 1'-0"</p>
<p>SHEET TITLE: CANOPY &amp; SIGN PLAN &amp; ELEVATION SHEET # A.102</p>	<p>ARCHITECTURAL DESIGN: RESIDENTIAL, COMMERCIAL, INDUSTRIAL</p>
<p>OWNER: _____</p>	<p>DATE: _____</p>
<p>DESIGNER: _____</p>	<p>DATE: _____</p>
<p>DRAWN: _____</p>	<p>DATE: _____</p>
<p>CHECKED: _____</p>	<p>DATE: _____</p>
<p>DATE: _____</p>	<p>DATE: _____</p>

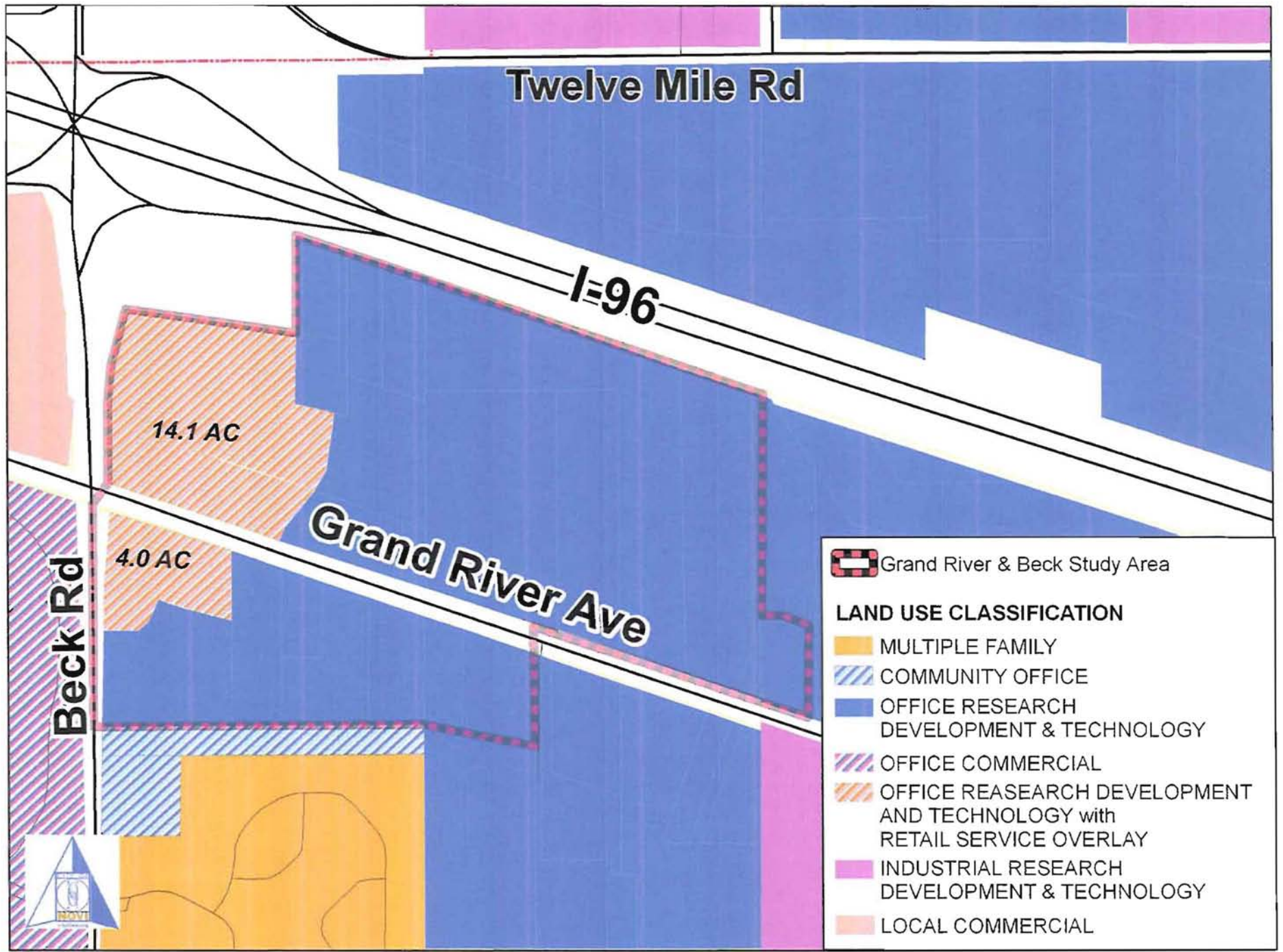


GA & ASSOCIATES, INC.  
1000 W. GRAND AVENUE  
ANN ARBOR, MI 48106  
TEL: 734.769.1234  
FAX: 734.769.1235  
WWW.GAASSOCIATES.COM

NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY
NO. 6	DATE	BY
NO. 7	DATE	BY
NO. 8	DATE	BY
NO. 9	DATE	BY
NO. 10	DATE	BY

# GRAND RIVER AVE. AND BECK RD. STUDY AREA RECOMMENDED FUTURE LAND USE

Exhibit G7



 Grand River & Beck Study Area

**LAND USE CLASSIFICATION**

-  MULTIPLE FAMILY
-  COMMUNITY OFFICE
-  OFFICE RESEARCH DEVELOPMENT & TECHNOLOGY
-  OFFICE COMMERCIAL
-  OFFICE REASEARCH DEVELOPMENT AND TECHNOLOGY with RETAIL SERVICE OVERLAY
-  INDUSTRIAL RESEARCH DEVELOPMENT & TECHNOLOGY
-  LOCAL COMMERCIAL

