



**PERMACEL –
NOVI CORPORATE CAMPUS #7
SP 07-23B**

**PERMACEL – NOVI CORPORATE CAMPUS #7,
SITE PLAN NUMBER 07-23B**

Consideration on the request of General Development for revised Final Site Plan approval. The subject property is located in Section 9, north of Twelve Mile Road, east of West Park Drive, in the OST, Planned Office Service Technology District. The subject property is approximately 3.5 acres and the applicant proposes to build a 9,781 square foot mezzanine to the building.

Required Action

Approve/deny the Revised Final Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/11/08	• Minor items to be addressed at time of Final Site Plan submittal
Wetlands	N/A		
Woodlands	N/A		
Landscaping	N/A		
Traffic	N/A		
Engineering	N/A		
Façade	Approval recommended	02/26/08	• Section 9 waiver required to permit split-faced CMU in excess of Zoning Ordinance standard on north and east facades
Fire	Approval recommended	03/11/08	

Motions

Approval – Revised Final Site Plan

In the matter of Permacel – Novi Corporate Campus #7, SP 07-23B, motion to **approve** the Revised Final Site Plan, subject to the following:

- a. Reaffirm the previously-granted Section 9 waiver with slight modifications to the façade;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the plans prior to Stamping Sets; and
- c. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance).

Denial Revised Final Site Plan

In the matter of Permacel – Novi Corporate Campus #7, SP 07-23B, motion to **deny** the Revised Final Site Plan, subject to the following:

for the following reasons...(because it is not in compliance with the Ordinance).

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 11, 2008

Planning Review Revised

Permacel - Novi Corporate Campus #7
Mezzanine Addition and Revised Facade
SP#07-23B

Petitioner

General Development (David Dobrovich)

Review Type

Revised Final Site Plan

Property Characteristics

- Site Location: North side of Dylan Drive, east of West Park Drive and north of Twelve Mile Road in Section 9.
- Site Size: 3.5 acres
- Zoning: OST, Planned Office Service Technology
- Surrounding Zoning: West and North: OST; East and South I-2
- Surrounding Land Uses: North: Detention pond for entire Novi Corporate Campus - Further north, across CSX Railroad, is vacant city-owned land; East: Former Steelcrete industrial/warehouse buildings; South: Proposed Novi Corporate Campus #6; West: Vacant lot in Novi Corporate Campus with proposed Office/Warehouse building.
- Proposed: 9,781 gross sq. ft. mezzanine addition and revisions to façade
- Plan Date: 1.17.08

Project Summary

The applicant proposes to construct a 9,781 gross square foot mezzanine addition (9,301 square feet of Gross Leasable Area) to the Permacel Building (Novi Corporate Campus #7), which was stamped for approval on November 29, 2007. The entire mezzanine is planned for office uses. Due to the proposed second level, there were some modifications made to the approved façade in order to provide additional windows for the office space. In addition, one doorway was added to the south façade and a second doorway was added to the north façade. The total square footage of the proposed building, with mezzanine, will be 57,312 square feet.

For reference, the approved building on the Stamping Sets had a total of 47,547 square feet (25,418 sf office, 22,129 sf warehouse). We note the site received approval from the Planning Commission on August 22, 2007 with the following motion:

In the matter of Novi Corporate Campus #7, SP07-23, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of the screening requirements of the loading area; 2) The Applicant depicting tree location and showing the intent of previously required mitigation trees; 3) The Applicant providing replacement tree locations that conform to the intent of Ordinance; 4) The Planning Commission granting a Section Nine Facade Waiver as it is

a nice representation of the campus; and 5) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is in compliance with the Master Plan. Motion carried 6-0.

Recommendation

Approval of the Revised Final Site Plan **is recommended** subject to satisfactorily addressing the issues noted below:

Zoning Ordinance Comments

The Revised Final Site Plan was reviewed per the standards of Article 23A (OST District), Section 2400 (Schedule of Regulations), and Article 25 (General Provisions) of the Zoning Ordinance, as well as other relevant sections of the Ordinance. The following comments are related to the changes made to the plan since the approval of the Stamping Sets:

- 1. Proposed Use:** The applicant must verify that the proposed use is in conformance to the approved uses in the OST District. Please expand the narrative description of Permacel's business and operations to clearly describe how their use meets the standards of Section 2301A of the Zoning Ordinance, provided below. The description must demonstrate that the primary use is the research, testing, design and development of the products, and the manufacturing and warehousing operations are accessory to, and limited in scope, respectively. We note the Application for Building Permit and Plan Examination note the proposed use is for the manufacturing of auto parts, which is not permitted as the sole principal use in the OST District. In addition, as part of the description, please address the questions noted below the Zoning Ordinance standards.

Sec. 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. All uses permitted and as otherwise regulated in the OS-2 District at Section 2301, Section 2302 and Section 2303.
4. Research, testing, design and development, technical training and activities which include, but are not limited to aerospace, telecommunication, automotive and satellite technology, medical, computer, electronic, robotic research, development, instruction or application, and related laboratory experimental and demonstration, and any uses charged with the principal function of design of pilot or experimental products, and subject to the following conditions:
 - a. Manufacturing and assembly line operations shall be permitted when accessory research and development activities occurring on the same site.
 - b. Limited warehousing or storage of products for distribution shall be permitted only if such is an accessory use from products created or used in relation to the principal use or for products used in research, testing, design, technical training or experimental product development. Warehousing, storage and distribution activities shall not be permitted as principal uses.

- c. Such uses shall be permitted only as part of a mixed use building or development in which no less than ten (10) percent of the combined floor area of a building or buildings within the development are utilized for office and/or laboratory use. Laboratory uses include those activities involving research, design, testing, inspection, demonstration and display, but do not include manufacturing assembly and warehousing activities. When there is planned a multi-building development, not less than ten (10) percent of the initial building on site shall be utilized for office and/or laboratory use. It shall be the responsibility of the owner of the mixed use development to demonstrate to the Building Department that such percentages are met at the time each certificate of occupancy is sought, as well as on an annual basis with the filing of business registration materials.

As noted, a letter explaining the proposed use of the building is required to verify it is permitted in the OST District. The following are unanswered questions that arose after review of a letter from Permacel dated February 6, 2008:

- a. What is the quantity and size of the goods manufactured on a daily/weekly/monthly basis and shipped out from the "Shop/Warehouse"? Please clarify if these are production parts.
 - b. Are the 2-4 semis a day used strictly to ship finished materials that were manufactured in that area?
 - c. The previous Permacel response letter, dated January 29, 2008, indicated there were 4-5 semis a day, while the February 6, 2008 letter states there are only 2-4 semi trucks, with the additional mention of FedEx and UPS deliveries. Please clarify the numbers of expected deliveries by truck type per day.
 - d. Are the warehoused materials the same items that are fabricated/tested in the Applications Lab, or is it something different (larger materials due to the size and quantity of racks, raw materials or finished products, etc)?
- 2. Parking:** Based on 19,966 square feet of Gross Leasable Area of office space and 34,491 square feet of shop/warehouse, the site would need 139 parking spaces. The applicant proposes 146 parking spaces, including 5 barrier-free spaces. The parking is appropriate, since the 7 spaces over the minimum standard provide a degree of flexibility for the use breakdown for future tenants. Parking calculations should be provided on Sheet 1.
- 3. Elevations:** Architectural elevations indicate the mezzanine has 9,781 gross square feet (total building 57,312 square feet), while the engineering drawings show it has 9,772 square feet (total building 57,303 square feet). Also, Sheet A-1 should clearly indicate the gross square footage of both the office space and the shop/warehouse, without excluding any areas in the calculations. Please provide these details.
- 4. Building Area:** The square footage of the shop/warehouse area must be clarified. Sheet A-1 indicates the shop/warehouse is 26,688 gross square feet (including restrooms), while the Building Areas for Parking Calculations indicate the total shop/warehouse area (excluding exterior walls, restrooms and stairwells) is 34,491 square feet. These figures do not appear to be consistent.

- 5. Response Letters:** When the site plan is scheduled for review by the Planning Commission, the applicant must submit 13 full-sized copies of the plan, (no changes made from submitted plans), renderings, 1-8.5"x11" color copy of the façade rendering, and a response letter addressing how each of the issues will be resolved, to the Community Development Department, due by Thursday at noon, the week before the Planning Commission meeting. After the Planning Commission's review, the plans will need to be revised and submitted for Final Site Plan review, addressing all of the comments in the review letters and those comments made by the Planning Commission. Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Traffic, Façade, and Fire)
- 6. Address:** An address must be assigned before a building permit is issued. Staff recommends the applicant file an address application (available at <http://www.ci.novi.mi.us/Resources/Library/Forms/Bldg-AddressesApplication.pdf>) with Jeannie Niland, Ordinance Enforcement, if it has not already been done.

Karen F. Reinowski

Prepared by Karen F. Reinowski, AICP, PCP - Planner

(248) 347-0484 or kreinowski@cityofnovi.org

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

February 26, 2008

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: **FACADE ORDINANCE – Revised Final Site Plan Review**
Novi Corporate Campus, Parcel 7
SP-07-23B
Façade Region: 2
Zoning District: OST
Size: (1) Building – 57,312 Sq. Ft. (with second floor)

Dear Ms. McBeth:


The following is the Revised Façade Review for final site plan review regarding the drawings prepared by G.A.V. & Associates, dated January 17, 2008 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

Drawings Dated 01-17-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK	30% ✓	67% ✓	22% ✓	53% ✓	100%
SPLIT-FACED CMU	68% X	25% ✓	75% X	31% ✓	50%
STANDING SEAM METAL	1% ✓	7% ✓	1% ✓	14% ✓	50%
RIBBED METAL PANEL	1% ✓	1% ✓	2% ✓	2% ✓	25%

1. The applicant was granted a section 9 waiver for material percentage overages.
2. A different architect has provided plans for this revision. The colors and materials shown on the sample board are consistent with the façade ordinance. This material sample board, by agreement with the city, is to be consistent with all buildings in the proposed development and should be strictly observed with this revision.
3. The dumpster enclosure is regulated by the ordinance and should match color and design of the materials proposed for the building. (Section 2520, Item 1) The plans do not show a typical wall section of the dumpster enclosure.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
Metco Services


Douglas R. Necci AIA

FIRE REVIEW



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

March 11, 2008

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Novi Corporate Campus #7 / Permacel, SP07-23B, Revised Final Site Plan
Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following comments.

1. The façade submittal has no impact on fire department requirements and therefore I offer no comments regarding the facade.
2. The mezzanine addition shall be reviewed by the Community Development Department for building code compliance.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

**EXCERPT FROM PLANNING COMMISSION MINUTES – AUGUST 22, 2007
PRELIMINARY SITE PLAN APPROVAL
NOVI CORPORATE CAMPUS PARCEL 7, SP07-23**

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 22, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475**

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Members John Avdoulos (excused), Mark Pehrson (excused)

Also Present: Stephen Rumples, Community Development Director; Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Alan Hall, Façade Consultant; Doug Necci, Façade Consultant, Kristin Kolb, City Attorney

PUBLIC HEARING

1. NOVI CORPORATE CAMPUS PARCEL 7, SP07-23

The Public Hearing was opened on the request of Amson Dembs Development, for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan approval. The subject property is located in Section 9, north of Twelve Mile, east of West Park Drive, located in the Novi Corporate Campus Development, in the OST, Office Service Technology District. The subject property is approximately 3.5 acres and the Applicant is proposing to build a 47,547 square-foot speculative office/warehouse building.

Planner Kristen Kapelanski said the property is located on the east end of Dylan Drive, east of West Park Drive and north of Twelve Mile. There is a detention pond to the north. The former Steelcrete buildings are to the east. Vacant Novi Corporate Campus parcels are to the west and south. The subject site and those to the north and west are zoned OST. The sites to the south and east are General Industrial. The Master Plan for Land Use recommends office uses for the subject property and those surrounding it.

There are wetlands and buffer areas that are proposed to be filled as part of the project. A non-minor Wetland Permit is required. The Wetland Consultant recommends approval of the plan, with minor items to be addressed at the time of Final Site Plan submittal. There are woodlands to the north of the site. One acre of woodlands will be affected by this plan, but the Woodland Consultant recommends approval of the plan subject to the Applicant showing the locations of the replacement woodlands.

The Planning Review indicates that the Applicant is generally in compliance with the Ordinance. Adequate screening of the loading area must be designed or the Applicant should seek a Waiver of this requirement.

The Landscape Review recommended approval.

The Applicant is seeking a Section Nine Façade Waiver for the excess split-faced CMU is proposed. The Façade Consultant suggested that the Applicant change the material to be within the allowable limits. The Planning Commission can add a Waiver of this requirement to their motion if they desire.

The Traffic Review, Engineering Review and Fire Department Review all approved of the plan with minor items to be addressed at the time of Final Site Plan submittal.

Larry Stobie was present at the Planning Commission on behalf of the Applicant.

No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearing.

Member Gutman confirmed that the Applicant wants a Section Nine Façade Waiver.

Alan Hall, Façade Consultant said this Region Two property allows only 50% CMU product. Two elevations exceed that percentage. This property has been rezoned up to Office, and while there are Industrial buildings in the park, the Façade Consultant believed that the Planning Commission should consider whether this OST-zoned building should be upgraded to have less CMU. Aesthetically, the building is fine.

Member Gutman asked about the screening issue. Mr. Stobie explained that the Waiver request would be for the area that is facing the woodland and wetland area.

Member Lynch wondered if it makes sense to grant the Section Nine Waiver. Does the park look the way it's supposed to? Mr. Hall responded that the building has less CMU than the Industrial-zoned buildings, and its percentage is well within the context of the park.

Member Meyer asked about the River Birch tree listed as a replacement tree for the site. The review letter stated that the species isn't normally found in Michigan woodlands. The Applicant agreed to adjust that species.

Chair Cassis thought the façade material was acceptable. CMU does not diminish the appearance of a building.

Moved by Member Gutman, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #7, SP07-23, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #7, SP07-23, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of the screening requirements of the loading area; 2) The Applicant depicting tree location and showing the intent of previously required mitigation trees; 3) The Applicant providing replacement tree locations that conform to the intent of Ordinance; 4) The Planning Commission granting a Section Nine Façade Waiver as it is a nice representation of the campus; and 5) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is in compliance with the Master Plan. *Motion carried 6-0.*

Moved by Member Gutman, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #7, SP07-23, WOODLAND PERMIT MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #7, SP07-23, motion to approve the Woodland Permit subject to: 1) The Applicant depicting tree location and showing the intent of previously required mitigation trees; 2) The Applicant providing replacement tree locations that conform to intent of Ordinance; and 3) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with the Woodland Ordinance. *Motion carried 6-0.*

Moved by Member Gutman, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #7, SP07-23, WETLAND PERMIT MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #7, SP07-23, motion to approve the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is in compliance with the Wetland Ordinance. *Motion carried 6-0.*

Moved by Member Gutman, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #7, SP07-23, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #7, SP07-23, motion to approve the Storm Water Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with the Stormwater Management Ordinance. *Motion carried 6-0.*

APPLICANT RESPONSE LETTER(S)



March 24, 2008

Karen Reinowski
City of Novi Planning Department
45175 West 10 Mile Rd
Novi, MI 48375

**Re: Response to Planning Review of Revised Final Site plan dated
03/11/08
Permacel**

Zoning Ordinance Comments

1. Primary use of facility is design, engineering and testing of acoustical components utilized by various auto companies. In addition some products are cut to shape, packaged and distributed to outside facilities for final assembly.

Response to questions a-d, page 3 of 4

- a. Quantities and size vary from 2mm x 2mm to pieces several inches by several feet. These are components shipped to other facilities for final assembly.
- b. Anticipated 2-4 semis with 40% inbound and 60% outbound. The outbound shipments are strictly for materials manufactures in that area.
- c. The February 6, 2008 letter regarding semi traffic is accurate. As stated above 40% inbound and 60% outbound. Fed Ex and UPS are normally one inbound and one outbound each.
- d. The warehoused materials are the same that are fabricated and tested in the Applications lab and other testing areas such as the Temish room and NVH lab.

Sincerely,



David Dobrovich



46892 West Rd., Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

March 25, 2008

Attn: Karen Reinowski
City of Novi Planning Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: Novi Corporate Campus – Parcel 7
(SP #07-23A)
(Alpine Engineering, Inc. Project #06-342)

Dear Ms. Reinowski:

Alpine Engineering, Inc. (AEI) has received the Planning Review Revise Report (dated March 11, 2008) for the above referenced project. AEI offers the following comments in regards to those comments:

Zoning Ordinance Comments (dated March 11, 2008):

1. Please refer to the letter prepared by General Development for information regarding the proposed building use.
2. The parking space calculations will be added to Sheet 1 of the plan set.
3. AEI will coordinate with the architect in regards to the square footage of the building. This information will be updated on the pertinent sheets of the next plan set.
4. AEI will coordinate with the architect in regards to better clarifying the building area use. This information will be updated on the pertinent sheets of the next plan set.
5. This letter is to serve as the response to review letter.
6. It is noted that the applicant will need to have an address assigned before a building permit is issued.

Revised Façade Review (dated February 26, 2008):

1. No comment.
2. No comment.
3. A typical wall section of the dumpster enclosure will be added to the plan set.

City of Novi Fire Department Review (dated March 11, 2008):

1. No comment.
2. No comment.

If you have any questions or comments, please feel free to contact me at (248) 926-3701. Thank you.

Regards,
Alpine Engineering Inc.

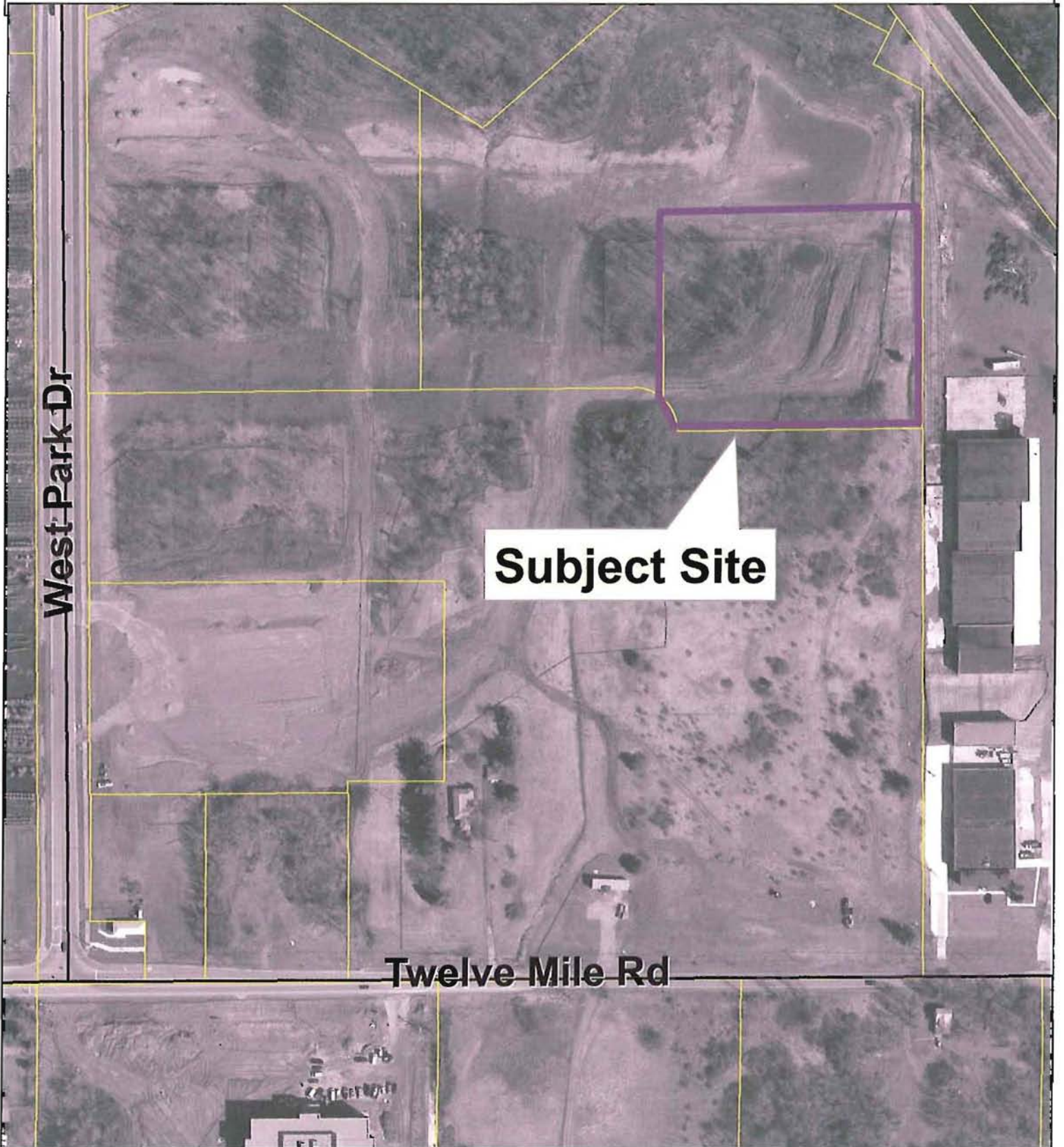
Shiloh Dalin

MAPS

**Location/Air Photo
Zoning
Future Land Use**

SP07-23B Permacel - Novi Corporate Campus #7

Location Map



West Park Dr

Subject Site

Twelve Mile Rd



CITY OF NOVI
GEOGRAPHIC INFORMATION SYSTEMS OFFICE
DEPARTMENT OF INFORMATION TECHNOLOGY
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
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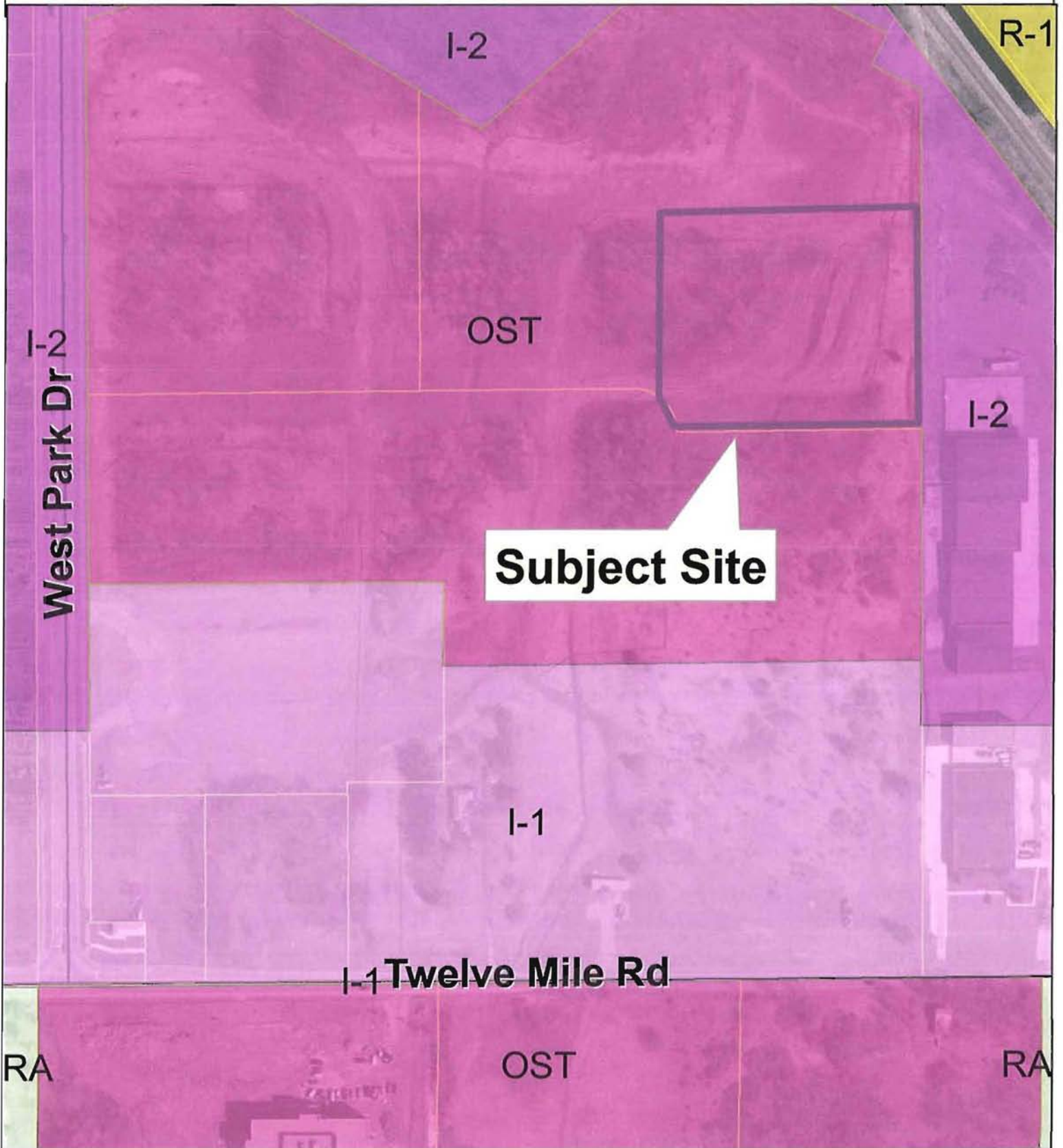


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FEET

1 INCH EQUALS 217 FEET

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SP07-23B Permacel - Novi Corporate Campus #7
Zoning Map



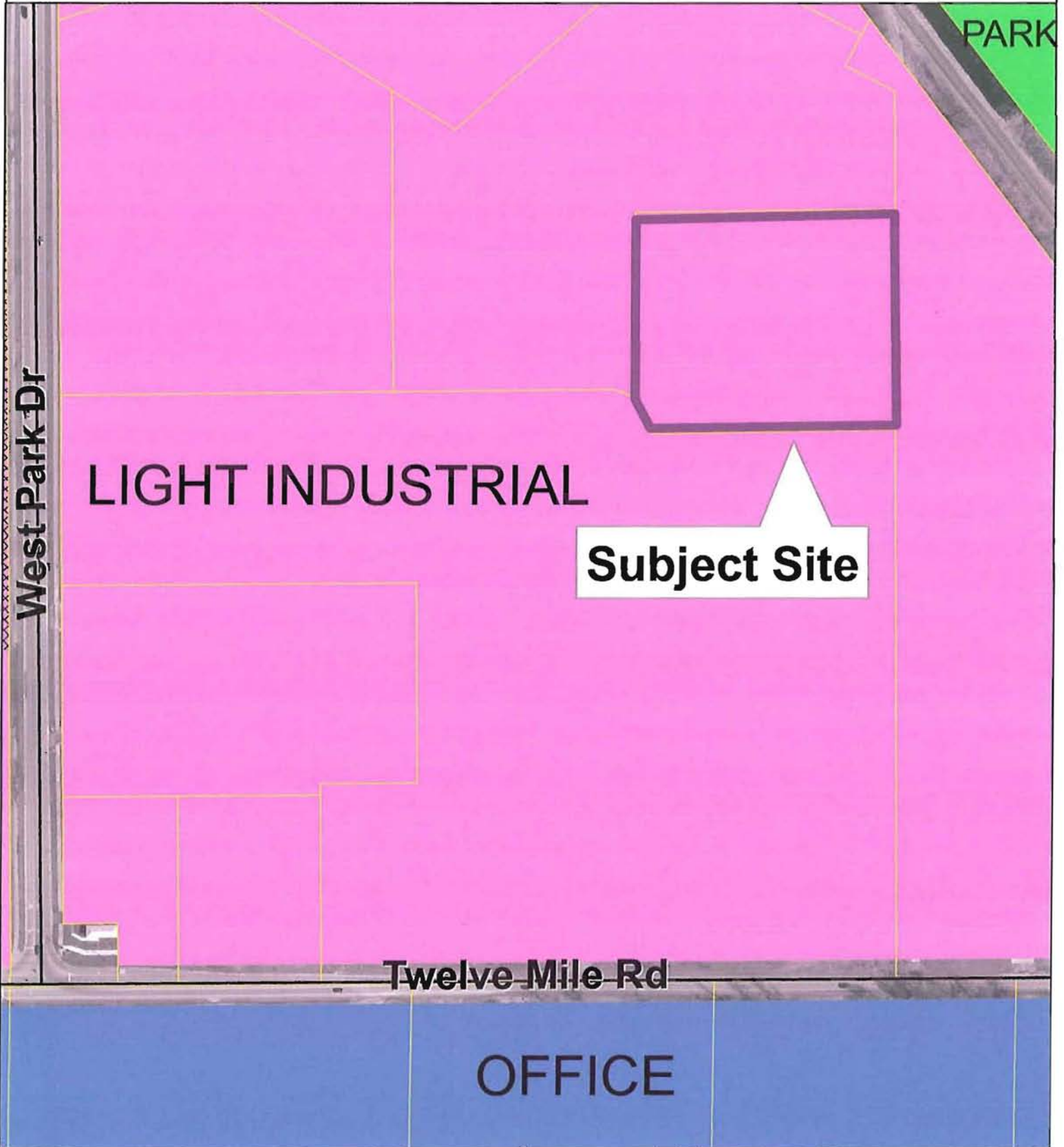
CITY OF NOVI
GEOGRAPHIC INFORMATION SYSTEMS OFFICE
DEPARTMENT OF INFORMATION TECHNOLOGY
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
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SP07-23B Permacel - Novi Corporate Campus #7

Future Land Use Map



CITY OF NOVI
GEOGRAPHIC INFORMATION SYSTEMS OFFICE
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NOVI CITY HALL/CIVIC CENTER
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REDUCED SITE PLAN

NOVI CORPORATE CAMPUS - PARCEL 7

FINAL SITE PLAN
CITY OF NOVI, OAKLAND COUNTY

DESCRIPTION OF PARCEL 7
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, T14N, R16E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE NORTHEASTLY 170.00 FEET ALONG THE CENTERLINE OF 12 MILE ROAD (66 FEET WIDE) AND THE SOUTH LINE OF SAID SECTION 9; THENCE S60°00'00"W 100.00 FEET; THENCE S07°00'00"W 80.00 FEET; THENCE N07°00'00"W 80.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF WEST PARK DRIVE (36 FEET WIDE); THENCE N07°00'00"W 207.21 FEET; THENCE S34.45 FEET ALONG THE ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 42°32'24", CHORD BEARING S71°02'07"E 52.24 FEET TO THE POINT OF BEGINNING; THENCE N07°00'00"W 208.66 FEET; THENCE N07°00'00"W 426.75 FEET; THENCE S02°25'45"E 301.58 FEET; THENCE S26°40'14"W 402.20 FEET; THENCE S02.83 FEET ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 48°23'17", CHORD BEARING N08°23'17"W 58.80 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9, CONTAINING 3.53 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



APPLICANT:
GENERAL DEVELOPMENT COMPANY, LLC
TWO TOWNE SQUARE, SUITE 830
SOUTHFIELD, MI 48078
OFFICE: 248-337-3777
FAX: 248-307-1925

OWNER:
NOVI CORPORATE CAMPUS, LLC
2610 LAMAR ROAD, SUITE A
NOVI, MICHIGAN 48275

PARCEL DATA:
ACREAGE: 3.53 AC
ZONING: OST - OFFICE SERVICE TECHNOLOGY
REQUIRED SETBACKS: 50' FRONT
50' EACH SIDE
50' REAR

NOTES:
1) STORM WATER TREATMENT AND DETENTION WILL BE ACCOMMODATED BY THE NOVI CORPORATE CAMPUS DRAINAGE RECONSTRUCTION.
2) ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE RECONSTRUCTION.
3) EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOVI CODE.
4) RIGHT OF WAY POINT IS REQUIRED FROM THE CITY OF NOVI FOR ANY WORK ON THE WEST PARK DRIVE AND DYLAN DRIVE RIGHT-OF-WAY.
5) ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND SAFETY AND A PERMIT ISSUED.
6) ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
7) NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
8) ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
9) UTILITIES TO BE UNDERGROUND.
10) CALL MISS DIG (800) 452-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
11) ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
12) ALL DIGAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS 5 UNIFORM).
13) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
14) PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
15) NO DOWNTIME IS ANTICIPATED. IF ANY DOWNTIME IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A DOWNTIME PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.

FIRE DEPARTMENT NOTES:
1) ALL ROADS ARE TO BE PAVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2) ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3) THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

COMMERCIAL
SUBVERTING
EXISTING UTILITIES
BOUNDARY SURVEY
PROPOSED LAYOUT
CONSTRUCTION LAYOUT

RESIDENTIAL
SITE CONSTRUCTION
PROPOSED LAYOUT
CONSTRUCTION LAYOUT

4825 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48275

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

(248) 296-2322 (EXT.)
(248) 274-2324 (EXT.)
WWW.ALPINE-INC.COM

LEGEND

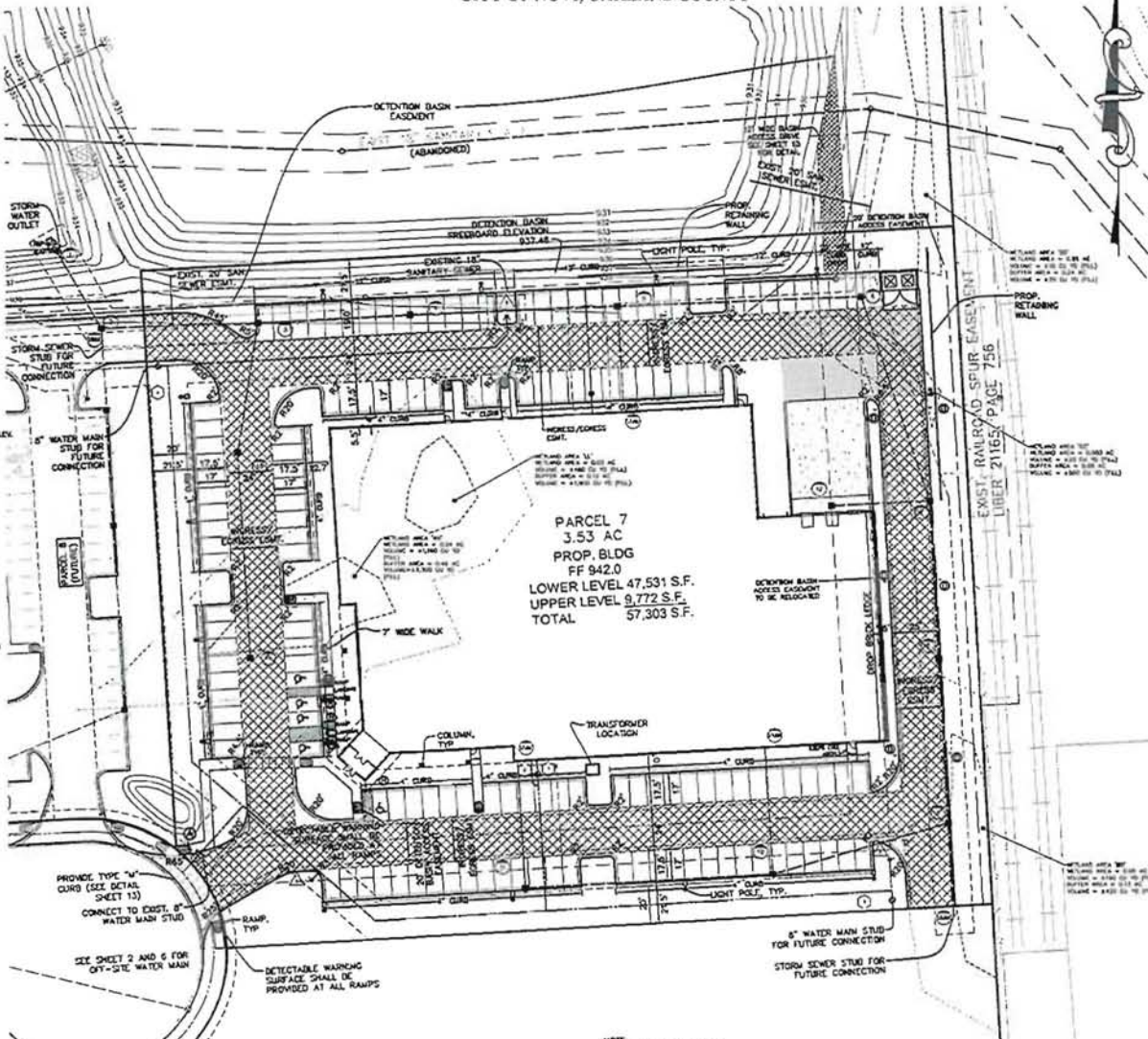
EXISTING STORM	FF	FIFTH FLOOR	PROP. DRAINAGE ARROW
EXISTING WATER MAIN	FF 10.00	PROP. TOP OF PARAPET ELEV.	
EXISTING SANITARY	FF 4.00	PROP. TOP OF CURB ELEV.	
EXISTING GAS	FF 4.00	PROP. OUTER ELEV.	
CL. GROUND BASH	FF 4.00	PROP. TOP OF WALK ELEV.	
CL. MANHOLE	FF 4.00	PROP. SPOT ELEV.	
CL. DNO SECTION	FF 4.00	PROP. SLOTTED	
CL. SUT WIRE		PROP. SLOTTED	
CL. SUT WIRE		PROP. SLOTTED	
CL. TRICE LINE		PROP. HANDLE	
CL. IRON		PROP. DNO SECTION	
CL. MANHOLE		PROP. STORM SEWER	
CL. POWER POLE		PROP. SANITARY SEWER	
CL. DNO		PROP. WATER MAIN	
CL. TRICE/ING NO.		PROP. GATE VALVE	
		PROP. HYDRANT	
		PROP. SAN. STA. NUMBER	
		PROP. STA. STA. NUMBER	
		PROP. GATE VALVE NUMBER	
		PROP. HYDRANT NUMBER	

PAVING LEGEND

[Symbol]	ADJACENT TRUCK STOP AREA
[Symbol]	PARKING AREAS
[Symbol]	WALKWAY PAVING
[Symbol]	CONCRETE

NOTICE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DETERMINED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSIDERING MOVS. AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPROACH.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DETERMINED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSIDERING MOVS. AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPROACH.



TRAFFIC SIGNING REQUIREMENTS

ITEM	MARKER CODE	QUANTITY	SIZE	DESCRIPTION
1	R1-1	1	30"x30"	STOP
2	R7-5	5	12"x18"	RESERVED HANDICAP PARKING ONLY
3	R7-BA	1	12"x6"	VAN ACCESSIBLE
4	R7-2A MOD	6	12"x18"	NO PARKING FIRE LANE

NOTE:
ALL TRAFFIC SIGNS SHALL COMPLY WITH THE CURRENT MUTCD.

SHEET INDEX

1	LAYOUT PLAN
2	OFF-SITE IMPROVEMENTS OVERALL PLAN
3	EXISTING CONDITIONS PLAN
4	GRADING PLAN
5	UTILITY PLAN
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7	WATER MAIN PROFILES
8	STORM SEWER PROFILES
9	STORM WATER MANAGEMENT PLAN
10	OVERALL STORM WATER MANAGEMENT PLAN
11	SOIL EROSION CONTROL PLAN
12	OAKLAND COUNTY SOIL EROSION CONTROL DETAILS
13	DETAIL SHEET
14	CITY OF NOVI SANITARY SEWER DETAILS
15	CITY OF NOVI SANITARY SEWER DETAILS
16	O.C.D.P.W. SANITARY SEWER DETAILS
17	CITY OF NOVI STORM SEWER DETAILS
18	CITY OF NOVI WATER MAIN DETAILS
19	CITY OF NOVI WATER MAIN DETAILS

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-486-7171 (TOLL FREE)

GENERAL DEVELOPMENT COMPANY, LLC

LAYOUT PLAN

PARCEL 7 NOVI CORPORATE CAMPUS
SECTION 9
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 02-05-2007
DRAWN BY: TAD
CHECKED BY: DAL

SCALE: 1" = 30' FT. 06-342