



## CITY of NOVI CITY COUNCIL

**Agenda Item 3**  
**August 8, 2016**

**SUBJECT:** Approval of the request of TBON, LLC for approval of Special Land Use, Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan. The request is for an expansion of the existing showplace exposition facility by adding a 175,815 square foot building addition, with associated parking lot and other site improvements for land within the OST, Planned Office Service Technology District, and in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay District. The subject property is located in Section 16, north of Grand River Avenue and west of Taft Road.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *Bauy*

**CITY MANAGER APPROVAL:** 

### **BACKGROUND INFORMATION:**

The applicant is proposing to expand the existing showplace exposition facility within the existing EXO Overlay district by adding a 175,815 square foot building addition, with associated parking lot and other site improvements. The new building addition will house a 90,658 square foot Exhibit Hall, several smaller Exhibit spaces, a Pre-Function space with access to meeting rooms, and a Warehouse addition on the north side with loading docks and a receiving area. An 18,780 square foot mezzanine is proposed to be added as a second story overlooking the new large Exhibit Hall. An existing building located at the west end of the facility will be removed to accommodate the addition, and to allow additional outside patio areas, similar to those found near the Hyatt Hotel on the east side of the site.

The applicant is proposing to utilize the OST, Office Service Technology parcel immediately to the west of the Suburban Collection Showplace primarily for parking for existing exposition facility and as a secondary and temporary use as fair grounds, outside exhibits and as a Ride and Drive Automotive Research Lot to test vehicle capabilities in a variety of situations. A total of 2951 paved parking spaces are proposed for the new expansion. The Overall Master Site Plan, Sheet C-1 shows two additional "Expansion Parcels" to the west, but is not part of the site plan request at this time.

To accommodate the proposed secondary uses, the applicant is proposing a flat paved area with no interior parking lot islands to allow for the greatest flexibility in "test course design", similar to the existing ride and drive lot previously approved on the eastern side of the site. A striping plan has been submitted but the applicant has indicated the automotive research users have requested the area either remains un-striped or that it be striped in a muted color.

### **Review Procedures**

The site plan proposes expansion across two properties with different zoning, OST, Office Service Technology, and EXO Overlay over the OST District.

In the EXO District, per Section 3.25.2.L.iii. of the Zoning Ordinance, the Planning

Commission shall review the proposed site plan, and forward its comments and recommendation to the City Council. The City Council shall thereafter approve, approve with conditions, or deny the site plan, with reasons for its decision stated in the minutes. In the OST District, special land use approvals and site plan approvals are typically the responsibility of the Planning Commission. However, because the use of the OST District parcel is an essential component of the Exposition use on the adjacent EXO Overlay District (for access and required parking) and the site functions overall as a single zoning lot, special land use and site plan approval are proposed to be finalized by the City Council following the Planning Commission's recommendation for the entire site development as a whole.

At its July 27, 2016 meeting, the Planning Commission held a public hearing, and reviewed the proposed site plan within both the OST and EXO Overlay district. The Planning Commission has provided a favorable recommendation to the City Council for approval of Special Land Use, Preliminary Site Plan, Wetland Permit and Stormwater Management Plan subject to a number of conditions. The Planning Commission Action Summary is attached.

### **Special Land Use Considerations**

The site plan is proposing an off-street parking lot on an adjacent OST-zoned property to serve the exposition facility. Notwithstanding Section 6.1.1.C.i (permitting administrative site plan review of expansion of existing off-street parking areas), all off-premises parking lots must be approved by the Planning Commission in accordance with requirements of Section 6.1.2.C for Special Land Uses and subject to the public hearing requirements set forth and regulated in Section 6.2. Section 6.1.2.C. These sections of the Zoning Ordinance outline specific factors the Planning Commission (City Council, for the proposed site plan) shall consider in the review of any plan requiring Special Land Use consideration. The factors are detailed in the *Recommended Action* section of this motion sheet.

### **Ordinance Deviations**

The plan mostly conforms to the requirements of the Zoning Ordinance with a few deviations from the Zoning Ordinance would that would require variances to be approved by the Zoning Board of Appeals, and few deviations from landscape ordinance that would require City Council approval.

1. **Building Setbacks (Sec. 3.1.15.D)**: Front yard building setbacks shall be a minimum of 100 feet for EXO zoning. The proposed site plan is deviating from the minimum required setback distance at multiple locations at the southwest corner of the proposed building addition, due to the recessed nature of the building footprint. The deviations vary from 2 feet to approximately 12 feet less than the minimum, 100 feet. *It is staff's opinion that these are relatively minor deviations from the Zoning Ordinance, and are based on the unusual configuration of the property in this area.*
2. **Parking Lot Setback (Sec. 3.1.15.D)**: All parking must be setback a minimum of 20 feet from adjacent properties. The OST site has not yet been combined with the larger Suburban Collection Showplace property and the setback for new pavement at the eastern property line varies from 0 feet to 15 feet. The setbacks on the western property as well do not meet the minimum required. *The applicant intends to combine both parcels prior to Final Site Plan approval, which will reduce extent of this deviation.*
3. **Minimum required parking (Sec. 5.3.12)**: The EXO Overlay Ordinance requires at least 75 percent of the required spaces to be provided on site subject to certain standards.



A total of 2,979 parking spaces are required on site, and 2,951 spaces are provided resulting in a deficiency of 28 parking spaces.

4. **End Islands (Sec. 5.3.12):** All off-street parking areas are required to have landscaped islands. The proposed new parking areas do not have end islands at the end of row of parking. Staff recommends that at the time of Final Site Plan approval, the applicant continue to consider adding end islands at key locations near heavy traffic areas to improve the circulation in and around key areas, as included in the suggested motion.
5. **Minimum distance between building and Off-Street parking (Section 5.2.3.):** Off-street parking for other than residential use shall be either on the same parcel of land or within three-hundred (300) feet of the building it is intended to serve, measured along a pedestrian walkway from the nearest point of such building to the nearest point of the off-street parking lot. The current plan indicates separate parcels, and provides a distance of minimum of 450 feet. The applicant intends to combine both parcels prior to Final Site Plan approval which will eliminate this variance.
6. **Maximum Illumination adjacent to Non-Residential (Sec. 5.7.3.K):** When a site abuts a non-residential district, the maximum illumination at the property line shall not exceed 1 foot candle. The proposed photometric plan indicates the estimated illumination will exceed the maximum permitted along west and south property lines, where the proposed parking and driveways are close to the property lines. It is staff's opinion that the applicant should adjust the illumination to be in compliance with the maximum allowed at the south property line at the time of Final Site Plan review.
7. **Landscape Requirements:** Multiple landscape waivers are needed for deficiencies:
  - a. **Parking lot Island Space (Sec 5.5.3.C.iii):** absence of required landscaped area within the parking lot (approximately 15,664 square feet is required, 0 provided).
  - b. **Interior Parking Lot Trees (Sec 5.5.3.C.iii):** absence of parking lot interior trees (approximately 209 canopy deciduous trees required, 0 provided)
  - c. **Parking Lot Perimeter Trees (Section 5.5.3.C, chart footnote):** absence of parking perimeter trees along the western edge (approximately 50 trees required, 35 provided),
  - d. **Foundation Plantings (Sec. 5.5..D):** reduction of required foundation plantings (14,592 square foot required, 2,258 square foot provided); and
  - e. **Contiguous spaces in parking bay (Sec. 5.5.3.C.ii.i):** exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, a maximum of 93 provided).

Staff is in support of the landscape ordinance deficiencies only to the extent that flexibility is needed since the new parking area is also intended to be used as a Ride and Drive Automotive Research Lot and other activities that are not consistent with daily parking activities. Staff suggests landscape end islands be placed as needed for traffic and pedestrian pathway safety at the time of Final Site Plan submittal as included in the suggested motion.

8. **Facade Waiver:** A section 9 waiver would be required for the overage of Horizontal Rib Metal Panels, Vertical Metal Panels and Split Faced CMU. The City's Façade Consultant is in support of the Section 9 waiver in this case because the submitted renderings show that the proposed addition will harmonize well with the existing structure; careful attention to detail with respect to overall massing and design of main

entrances is evident; and similar treatment of the existing and proposed entrance canopies will create a unifying element for the overall building. Additional landscape screening may be needed to screen the truck dock area along the north and east sides.

## **RECOMMENDED ACTION:**

### **Two-Part Action is recommended, as follows:**

#### **Part 1:**

**Approval** of the request of at the request of TBON, LLC, for approval of a Special Land Use, for the proposed Suburban Collection Showplace expansion, based on the following findings:

Relative to other feasible uses of the site:

- a. The proposed use will not cause any detrimental impact on existing *thoroughfares (as indicated in the submitted Major Event Traffic Plan and based on the findings from Traffic review)*;
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(as indicated in the submitted Community Impact Statement and in the staff and consultant review letters )*;
- c. The proposed use is compatible with the natural features and characteristics of the land *(because the plan is not proposing major impacts to existing natural features)*;
- d. The proposed use is compatible with adjacent uses of land *(given the type of use and the surrounding development)*;
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use *(given there is no change in permitted use for EXO Overlay districts and Office Service and Technology district)*;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is
  - (1) Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
  - (2) Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- h. Subject to approval of the Preliminary Site Plan, Wetland Permit and Storm Water Management Plan, and also the Council waivers and ZBA variances listed in this motion sheet.

#### **Part 2:**

**Approval** of the request of at the request of TBON, LLC, for approval of a Preliminary Site Plan, Wetland Permit, and Storm Water Management Plan for the proposed Suburban Collection Showplace expansion, based on and subject the following:

- a. A section 9 façade waiver for the overage of:
  1. Horizontal Rib Metal Panels (Allowed: 0 percent; Proposed: a maximum 15 percent on south, 5 percent on north, 3 percent on east and 8 percent on west),
  2. Vertical Metal Panels (Allowed: 50 percent; Proposed: 60 percent on north and east side); and
  3. Split Faced CMU (Allowed: 10 percent; Proposed: 15 percent on south, 35 percent on North, 24 percent on east and 43 percent on west);



- b. Applicant shall plant additional trees to address staff's comments with regards to Landscape screening requirements adjacent to I-96 Right of Way as determined by the City's Landscape Architect during a site visit after the installation of transplanted trees;
- c. A Landscape waiver to permit the absence of required landscaped area within the parking lot (approximately 15,664 square feet is required, 0 provided), as listed in Section 5.5.3.C.iii;
- d. A Landscape waiver to permit the absence of parking lot interior trees (approximately 209 canopy deciduous trees required, 0 provided), as listed in Section 5.5.3.C.iii;
- e. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, a maximum of 93 provided) as listed in Section 5.5.3.C.ii.i to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot and other activities, subject to *landscape end islands be placed as determined by the City Engineer for traffic and pedestrian pathway safety adjacent to the pedestrian crosswalk in the new paved lot, and near the southwest and northwest corners of the new building, with final approval at the time of Final Site Plan submittal*;
- f. A Landscape waiver to permit the absence of parking perimeter trees along the western edge (approximately 50 trees required, 35 provided), as listed in Section 5.5.3.C, chart footnote;
- g. A Landscape waiver to permit reduction of required foundation plantings as listed in Section 5.5.3.D (14,592 square foot required, 2,258 square foot provided) due to the proposed use of outside concert venue;
- h. A City Council Waiver to allow painted end islands in lieu of required end islands *with modification of the plan at the time of Final Site Plan approval to provide additional raised, landscape end islands provided at key locations near heavy traffic areas to improve the circulation in and around key areas as determined by the City Engineer, and as required in Section 5.3.12*;
- i. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper and/or lane along Grand River Avenue (also subject to approval by the Road Commission for Oakland County); and the need for installation of the warranted right turn taper and/or lane shall be revisited within two (2) years from the date of the Certificate of Occupancy of the new building addition or sooner if City Engineer determines the need based on available crash data, or based on a diminished level of service identified by the City during major events as identified in the METP (Major Event Traffic Plan). At that time, the applicant shall provide an operational analysis of the subject driveways during major events until that date or additional information requested which will be reviewed by the City's Traffic Engineer for further recommendations regarding the need for installation of the warranted right turn taper and/or lane;
- j. Applicant to work with the Road Commission for Oakland County (RCOC) to make a final determination and address the requirements for road improvements within Grand River Avenue Right of Way;
- k. A City Council Waiver to allow Major Event Traffic Plan in lieu of required Traffic Impact Study due to the unique and non-routine operations associated with Suburban Collection Showplace and the development of a Major Event Traffic Plan should serve as a suitable replacement;
- l. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to the existing property lines, and the proposed building design ;
- m. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for construction of parking lot across multiple properties;
- n. A Zoning Boards of Appeals variance from Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot;

- o. A Zoning Boards of Appeals variance from Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non-residential districts as the development is expanded among multiple properties owned by the applicant;
- p. A Zoning Boards of Appeals variance from Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site (2,979 spaces required, 2,951 spaces provided);
- q. A Zoning Boards of Appeals variance from Section 5.2.3. to allow increase of minimum distance required from the nearest point of a building to the nearest point of the off-street parking lot on a different parcel (300 feet required, approximately 450 feet provided);
- r. Applicant to obtain MDOT approval of the storm water detention basin discharge to the I-96 Right-of-Way; and
- s. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because of the reasons provided in this motion sheet, and in the staff and consultant review letter, and because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance, Chapter 11 and Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

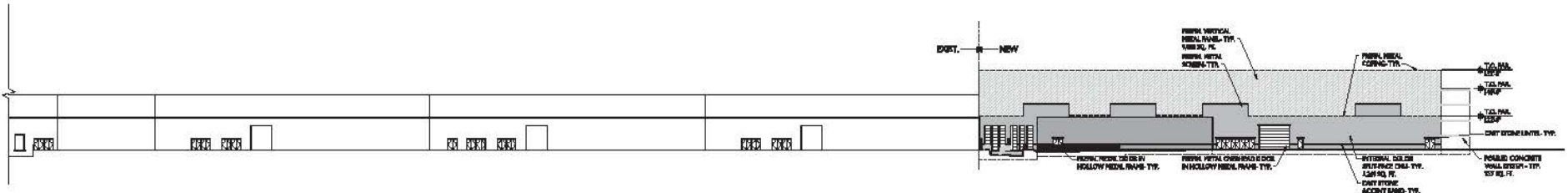
	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Burke</b>				
<b>Council Member Casey</b>				

	1	2	Y	N
<b>Council Member Markham</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				







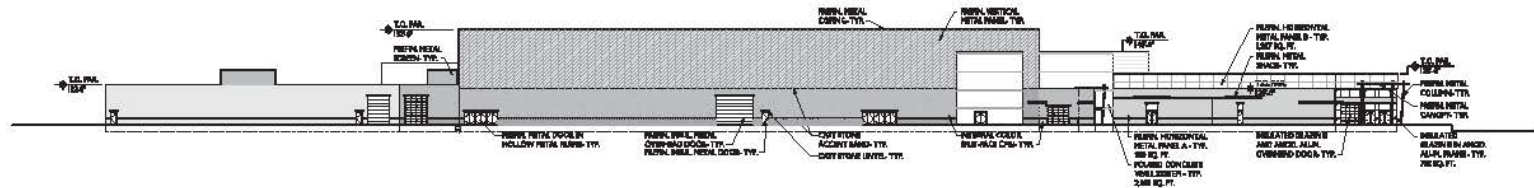


**NORTH ELEVATION**

SCALE 1/4" = 1'-0"

**NORTH ELEVATION MATERIALS**

ROUND CONCRETE WALL SYSTEM	3,174 SQ. FT.	186
HORIZONTAL METAL PANELS A	807 SQ. FT.	58
HORIZONTAL METAL PANELS B	1,827 SQ. FT.	82
VERTICAL METAL PANELS	3,454 SQ. FT.	192
PULFRANCE CHSL	1,827 SQ. FT.	82
ANGLED ALUM. GLAZING	2,082 SQ. FT.	188
<b>TOTAL</b>	<b>14,253 SQ. FT.</b>	<b>690</b>



**EAST ELEVATION**

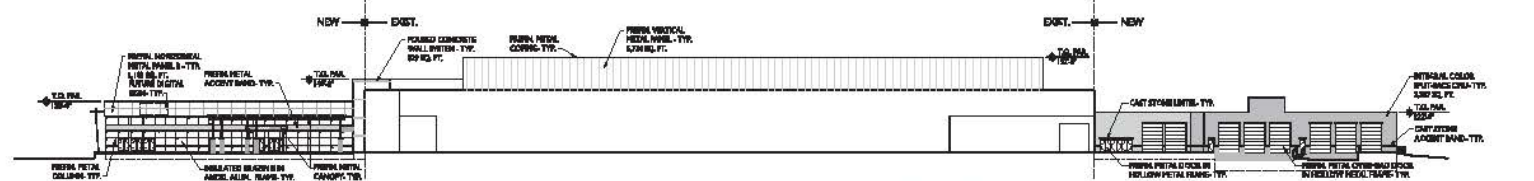
SCALE 1/4" = 1'-0"

**EAST ELEVATION MATERIALS**

ROUND CONCRETE WALL SYSTEM	3,174 SQ. FT.	186
HORIZONTAL METAL PANELS A	807 SQ. FT.	58
HORIZONTAL METAL PANELS B	1,827 SQ. FT.	82
VERTICAL METAL PANELS	3,454 SQ. FT.	192
PULFRANCE CHSL	1,827 SQ. FT.	82
ANGLED ALUM. GLAZING	2,082 SQ. FT.	188
<b>TOTAL</b>	<b>14,253 SQ. FT.</b>	<b>690</b>

**ELEVATION MATERIAL TOTALS**

ROUND CONCRETE WALL SYSTEM	3,174 SQ. FT.	186
HORIZONTAL METAL PANELS A	807 SQ. FT.	58
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<b>TOTAL</b>	<b>14,253 SQ. FT.</b>	<b>690</b>

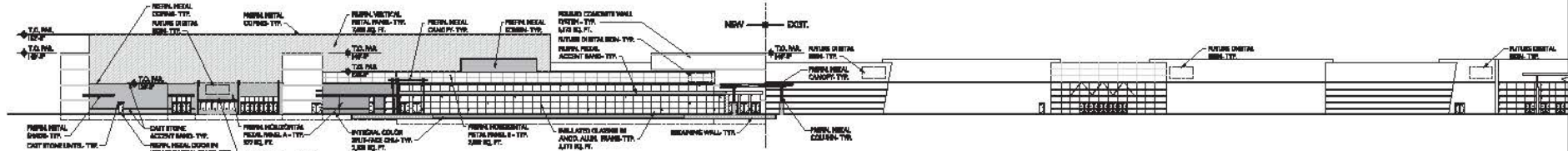


**WEST ELEVATION**

SCALE 1/4" = 1'-0"

**WEST ELEVATION MATERIALS**

ROUND CONCRETE WALL SYSTEM	3,174 SQ. FT.	186
HORIZONTAL METAL PANELS A	807 SQ. FT.	58
HORIZONTAL METAL PANELS B	1,827 SQ. FT.	82
VERTICAL METAL PANELS	3,454 SQ. FT.	192
PULFRANCE CHSL	1,827 SQ. FT.	82
ANGLED ALUM. GLAZING	2,082 SQ. FT.	188
<b>TOTAL</b>	<b>14,253 SQ. FT.</b>	<b>690</b>



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"

**SOUTH ELEVATION MATERIALS**

ROUND CONCRETE WALL SYSTEM	3,174 SQ. FT.	186
HORIZONTAL METAL PANELS A	807 SQ. FT.	58
HORIZONTAL METAL PANELS B	1,827 SQ. FT.	82
VERTICAL METAL PANELS	3,454 SQ. FT.	192
PULFRANCE CHSL	1,827 SQ. FT.	82
ANGLED ALUM. GLAZING	2,082 SQ. FT.	188
<b>TOTAL</b>	<b>14,253 SQ. FT.</b>	<b>690</b>

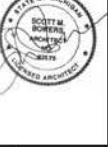
**BOWERS ASSOCIATES**  
 3400 Bowers Avenue - Ann Arbor, MI 48106  
 P: 734.769.1200  
 www.bowersassociates.com

CONSULTANT + NAME

PROJECT + INFORMATION  
**SUBURBAN COLLECTION**  
**SHOWPLACE**  
 1400 CHASE STREET AVENUE  
 NEW, MICHIGAN

PROJECT + NUMBER  
**15-001**

ISSUE + DATE  
 11 APRIL 2014 REV  
 21 APRIL 2014 SITE PLAN  
 25 JUNE 2014 SITE PLAN



SHEET + TITLE  
 EXTERIOR  
 ELEVATIONS

SHEET + NUMBER  
**A5.00**













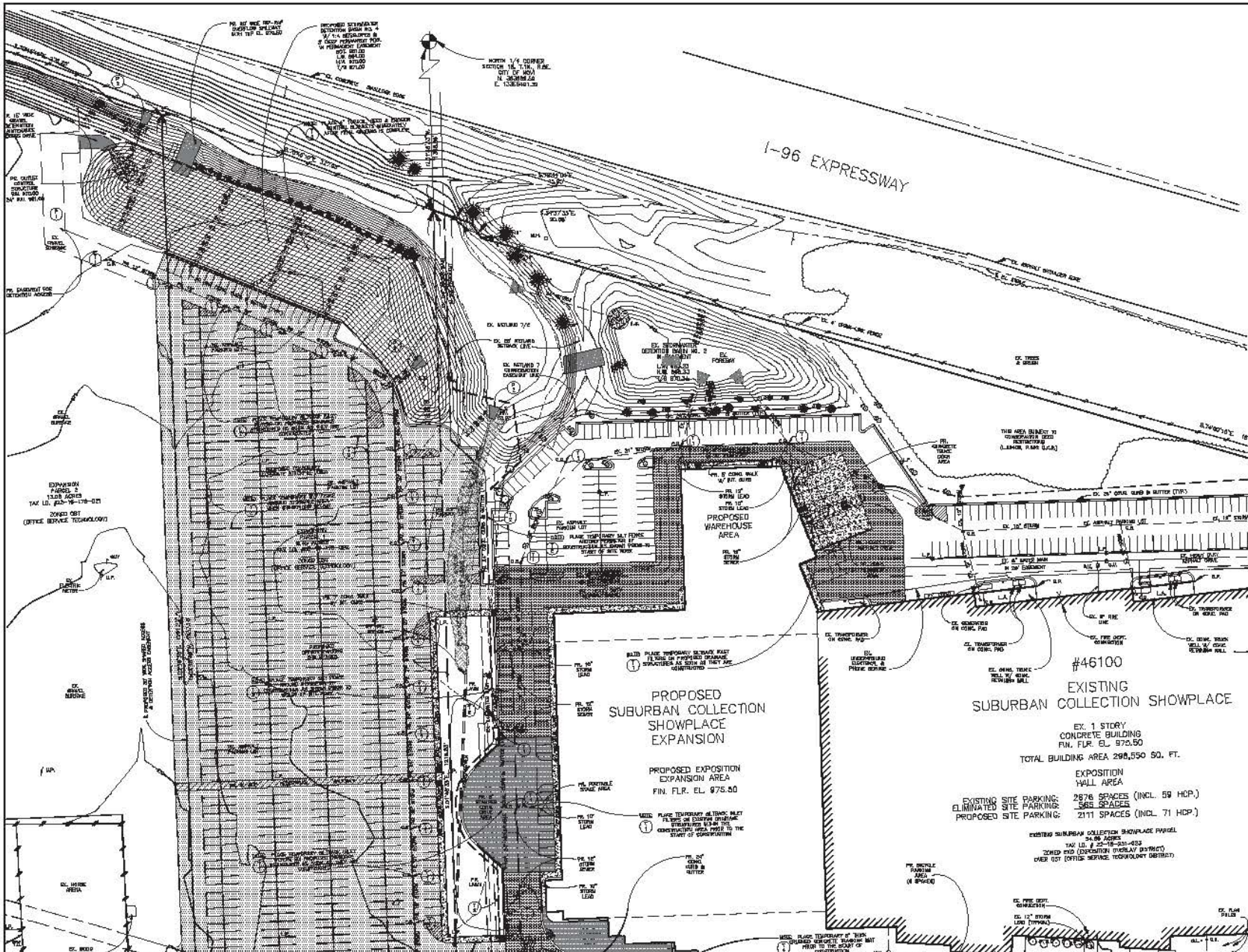












**LEGEND**

- CONTOUR
- EXISTING
- PROPOSED
- SOIL EROSION CONTROL
- CONSTRUCTION CONTROL PLAN
- UTILITY PILE
- UTILITY LINE
- VENTURE SIGN
- FIRE HYDRANT
- WATER VALVE
- OTHER SIGN
- WIRELESS
- LIGHT POLE
- FILLING SIGN
- FILLING SIGN
- SET IRON
- BRASS LIGHT
- BRASS POST
- TRAFFIC SIGNAL POLE
- TRUCK PARKING SIGN
- LIGHTING AREA

**SCALE**  
1"=50'

**SOIL EROSION & SEDIMENTATION CONTROL MEASURES & NOTES**

1. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON PLAN.
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**#46100**  
**EXISTING**  
**SUBURBAN COLLECTION SHOWPLACE**

EX. 1 STORY CONCRETE BUILDING  
FIN. FLR. EL. 975.50

TOTAL BUILDING AREA 298,550 SQ. FT.

**EXPOSITION HALL AREA**

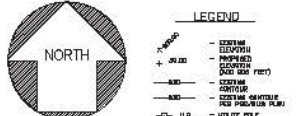
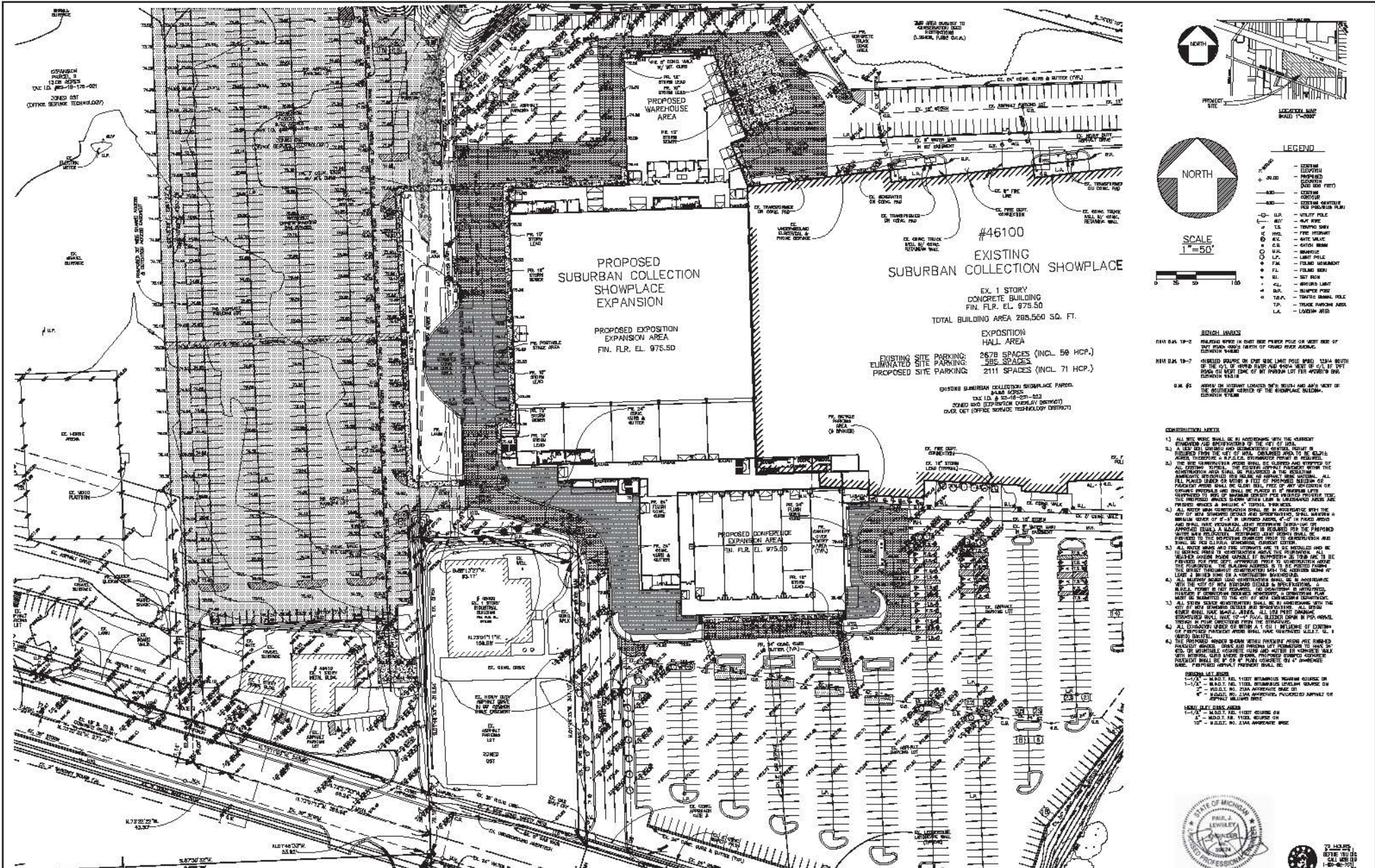
PROPOSED EXPOSITION EXPANSION AREA  
FIN. FLR. EL. 975.50

EXISTING SITE PARKING: 2876 SPACES (INCL. 59 HCP.)  
ELIMINATED SITE PARKING: 368 SPACES  
PROPOSED SITE PARKING: 2111 SPACES (INCL. 71 HCP.)

EXISTING SUBURBAN COLLECTION SHOWPLACE PARCEL  
34.86 ACRES  
TAX ID # 22-18-031-433  
ZONED RPD (COMMERCIAL OVERLAY DISTRICT)  
CHECK OUT (OFFICE SERVICE TECHNOLOGY DISTRICT)

TBM, LLC 46100 GRAND RIVER AVE. NOKIA, MICHIGAN 48575 PHONE: 248/348-5833	REVISION 06/22/18 - FOR PRELIMINARY SITE PLAN APPROVAL SUBMITTAL	PROPOSED EXPANSION AT <b>SUBURBAN COLLECTION SHOWPLACE</b> IN SECTION 16	NORTHERLY SITE SOIL EROSION CONTROL PLAN <b>Environmental Engineers, Inc.</b> 18800 WEST TONAWANDA ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-8610 FAX: 248/424-2964	SHEET NO. 18 OF 18 DATE: 06/22/18 PROJECT NO. C-8
	CITY OF NOKIA OWASAND COUNTY MICHIGAN			





**REMARKS**

ITEM 18A 18-2 REVISIONS APPLICABLE TO THE ENTIRE PROJECT. SEE SHEET 18B FOR CHANGES TO THE PROJECT.

ITEM 18A 18-7 REVISIONS APPLICABLE TO THE ENTIRE PROJECT. SEE SHEET 18B FOR CHANGES TO THE PROJECT.

ITEM 18A 18-8 REVISIONS APPLICABLE TO THE ENTIRE PROJECT. SEE SHEET 18B FOR CHANGES TO THE PROJECT.

- CONSTRUCTION NOTES**
- 1) ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND SUBCOMMITTEE ORDINANCES. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS.
  - 2) THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS.
  - 3) THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS.
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TERNI, LLC 46100 GRAND RIVER AVE. NOVA, MICHIGAN 48575 PHONE: 248/434-8810	REVISION 06/22/18 - FOR PRELIMINARY SITE PLAN APPROVAL SUBMITTAL.	PROPOSED EXPANSION AT <b>SUBURBAN COLLECTION SHOWPLACE</b> IN SECTION 18 OAKLAND COUNTY MICHIGAN	SOUTHERLY SITE GRADING & PAVING PLAN <b>Environmental Engineers, Inc.</b> 14805 WEST TEN HOLE ROAD PHONE: 248/434-8810	SHEET NO. 18-7 DATE 06/22/18 PROJECT NO. C-7
	CITY OF NOVA	OAKLAND COUNTY	MICHIGAN	SHEET NO. 18-7









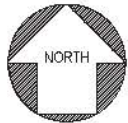
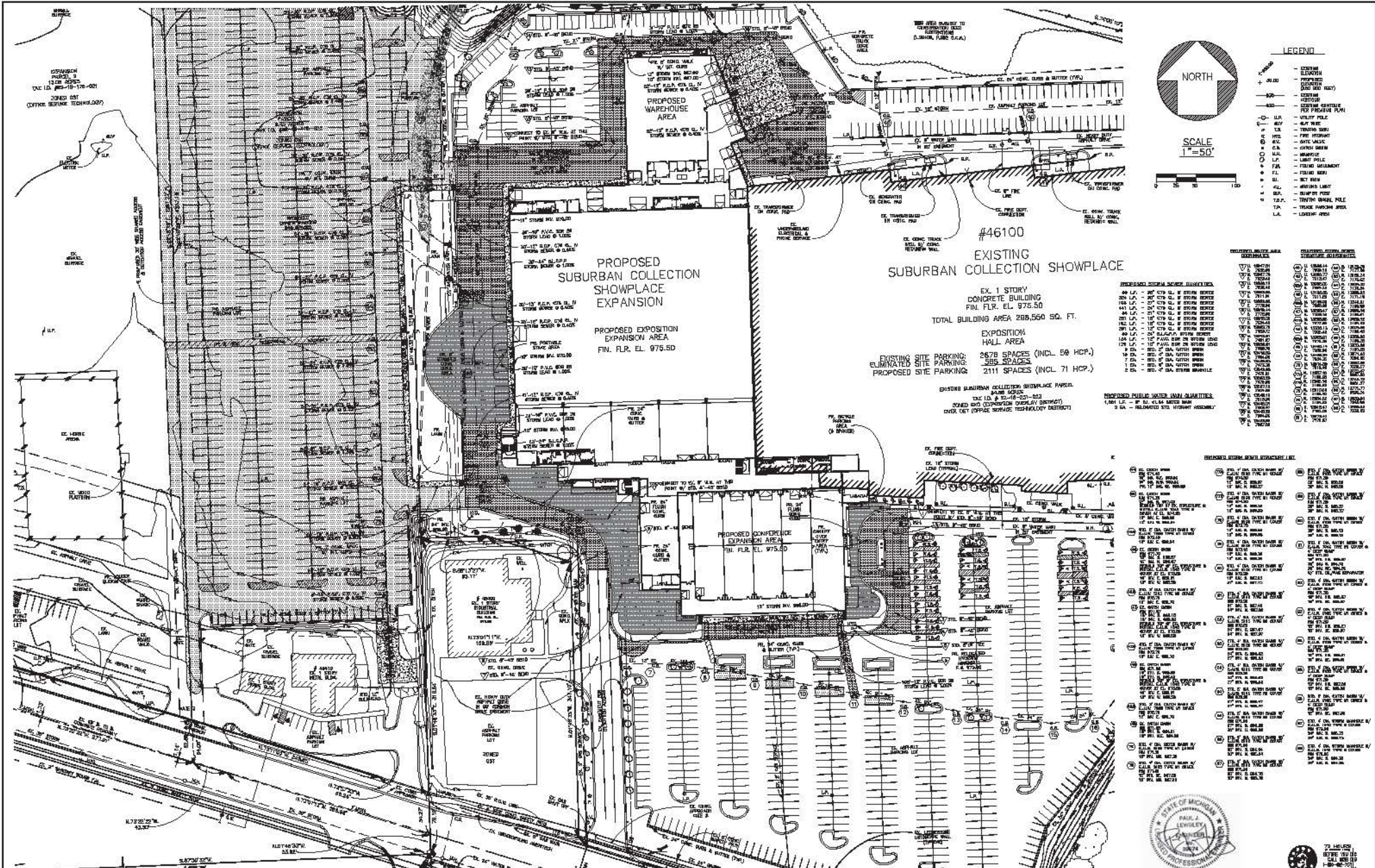












SCALE  
1" = 50'

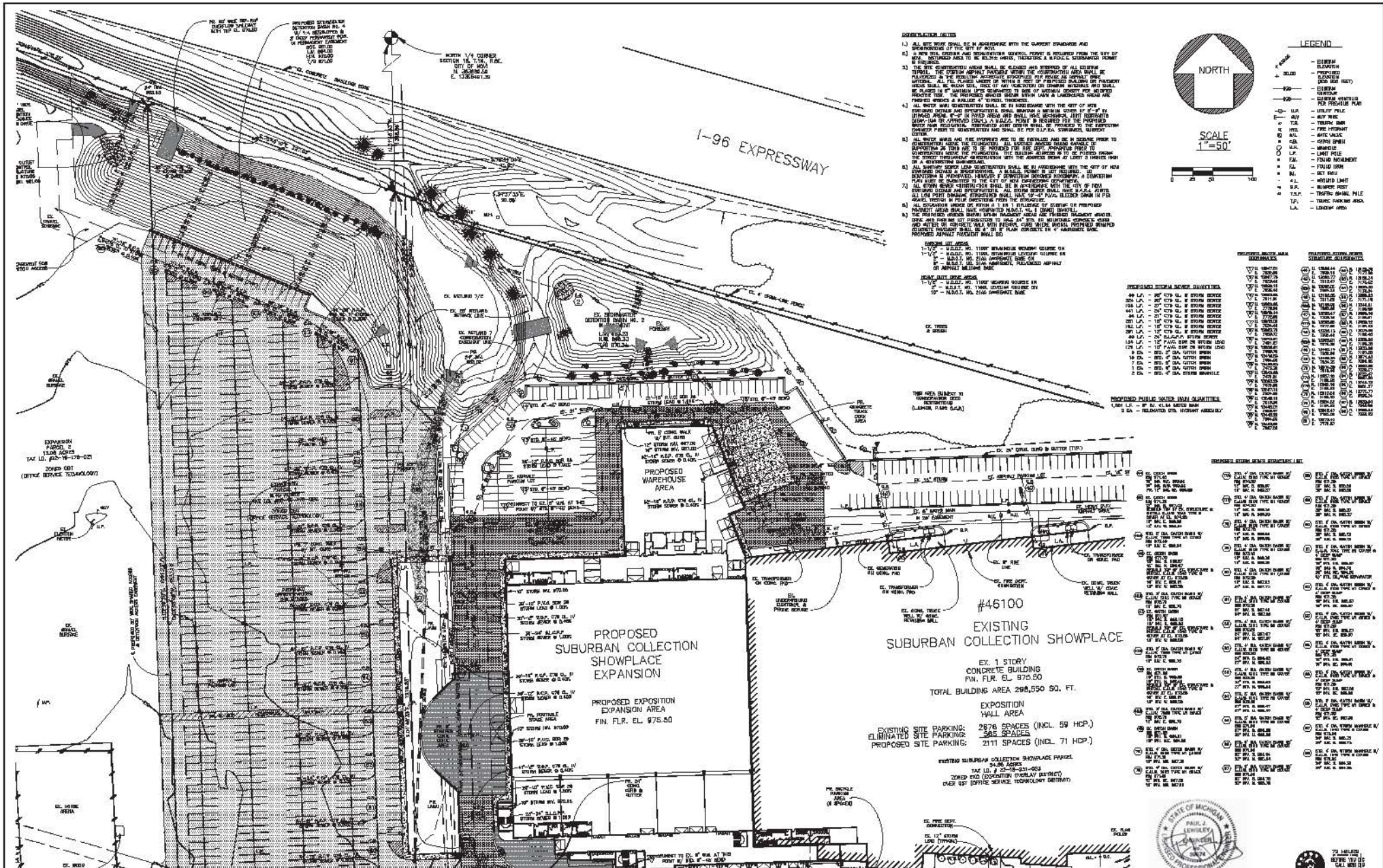
**LEGEND**

+	PROPOSED
-	EXISTING
○	UTILITY POLE
○	UTILITY POLE PER PRELIM PLAN
○	UTILITY POLE
○	4" W.P.
○	6" W.P.
○	8" W.P.
○	12" W.P.
○	18" W.P.
○	24" W.P.
○	30" W.P.
○	36" W.P.
○	42" W.P.
○	48" W.P.
○	54" W.P.
○	60" W.P.
○	66" W.P.
○	72" W.P.
○	78" W.P.
○	84" W.P.
○	90" W.P.
○	96" W.P.
○	102" W.P.
○	108" W.P.
○	114" W.P.
○	120" W.P.
○	126" W.P.
○	132" W.P.
○	138" W.P.
○	144" W.P.
○	150" W.P.
○	156" W.P.
○	162" W.P.
○	168" W.P.
○	174" W.P.
○	180" W.P.
○	186" W.P.
○	192" W.P.
○	198" W.P.
○	204" W.P.
○	210" W.P.
○	216" W.P.
○	222" W.P.
○	228" W.P.
○	234" W.P.
○	240" W.P.
○	246" W.P.
○	252" W.P.
○	258" W.P.
○	264" W.P.
○	270" W.P.
○	276" W.P.
○	282" W.P.
○	288" W.P.
○	294" W.P.
○	300" W.P.
○	306" W.P.
○	312" W.P.
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○	324" W.P.
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○	372" W.P.
○	378" W.P.
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○	390" W.P.
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○	402" W.P.
○	408" W.P.
○	414" W.P.
○	420" W.P.
○	426" W.P.
○	432" W.P.
○	438" W.P.
○	444" W.P.
○	450" W.P.
○	456" W.P.
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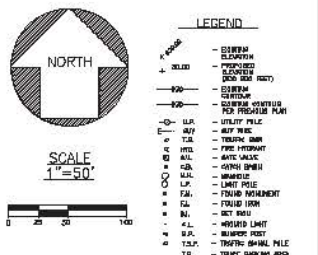
**PROPOSED PUBLIC WATER MAIN QUANTITIES**

1.000 L.F. OF 30" DIA. WATER MAIN  
2.000 L.F. OF 24" DIA. WATER MAIN  
3.000 L.F. OF 18" DIA. WATER MAIN  
4.000 L.F. OF 12" DIA. WATER MAIN  
5.000 L.F. OF 8" DIA. WATER MAIN  
6.000 L.F. OF 6" DIA. WATER MAIN  
7.000 L.F. OF 4" DIA. WATER MAIN  
8.000 L.F. OF 3" DIA. WATER MAIN  
9.000 L.F. OF 2" DIA. WATER MAIN  
10.000 L.F. OF 1" DIA. WATER MAIN  
11.000 L.F. OF 1/2" DIA. WATER MAIN  
12.000 L.F. OF 1/4" DIA. WATER MAIN  
13.000 L.F. OF 1/8" DIA. WATER MAIN  
14.000 L.F. OF 1/16" DIA. WATER MAIN  
15.000 L.F. OF 1/32" DIA. WATER MAIN  
16.000 L.F. OF 1/64" DIA. WATER MAIN  
17.000 L.F. OF 1/128" DIA. WATER MAIN  
18.000 L.F. OF 1/256" DIA. WATER MAIN  
19.000 L.F. OF 1/512" DIA. WATER MAIN  
20.000 L.F. OF 1/1024" DIA. WATER MAIN  
21.000 L.F. OF 1/2048" DIA. WATER MAIN  
22.000 L.F. OF 1/4096" DIA. WATER MAIN  
23.000 L.F. OF 1/8192" DIA. WATER MAIN  
24.000 L.F. OF 1/16384" DIA. WATER MAIN  
25.000 L.F. OF 1/32768" DIA. WATER MAIN  
26.000 L.F. OF 1/65536" DIA. WATER MAIN  
27.000 L.F. OF 1/131072" DIA. WATER MAIN  
28.000 L.F. OF 1/262144" DIA. WATER





- CONSTRUCTION NOTES**
- ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD PRACTICES OF THE CITY OF NOVI.
  - A NEW 24" DIAMETER CONCRETE SEWER MAIN SHALL BE INSTALLED FROM THE WEST OF THE EXISTING SEWER MAIN TO THE EXISTING SEWER MAIN AT THE EXISTING SEWER MAIN.
  - THE SITE CHARACTERISTICS SHALL BE REVEALED AND A RECORD DRAWING SHALL BE SUBMITTED TO THE CITY OF NOVI. THE RECORD DRAWING SHALL SHOW THE EXISTING AND PROPOSED UTILITIES, ELEVATIONS, AND THE EXISTING AND PROPOSED CONSTRUCTION AREA. THE RECORD DRAWING SHALL BE SUBMITTED TO THE CITY OF NOVI WITHIN 30 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.
  - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NOVI STANDARD SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NOVI STANDARD SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NOVI STANDARD SPECIFICATIONS.
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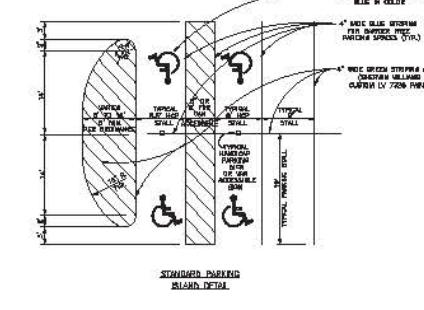
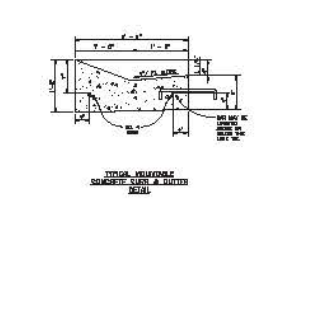
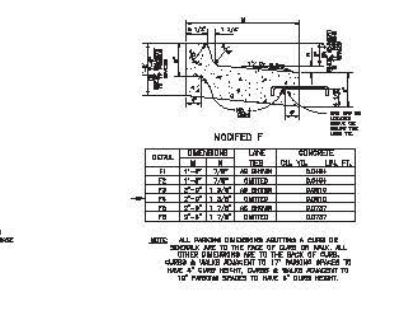
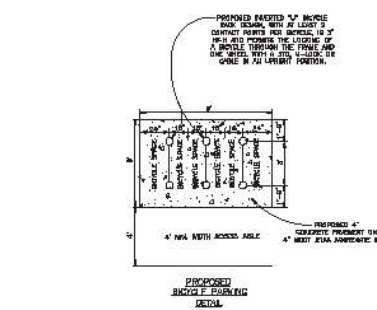
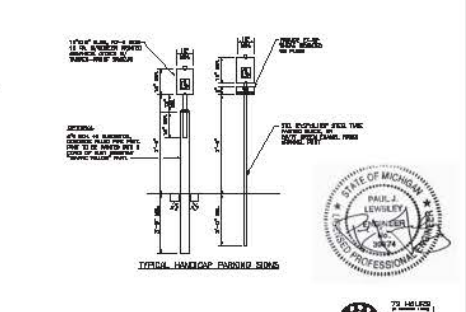
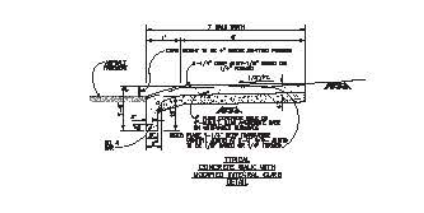
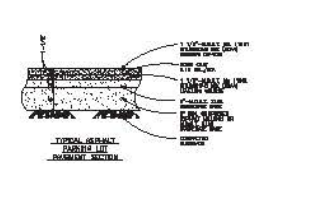
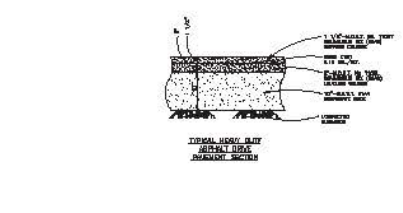
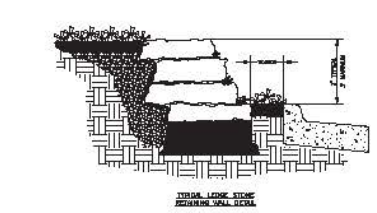
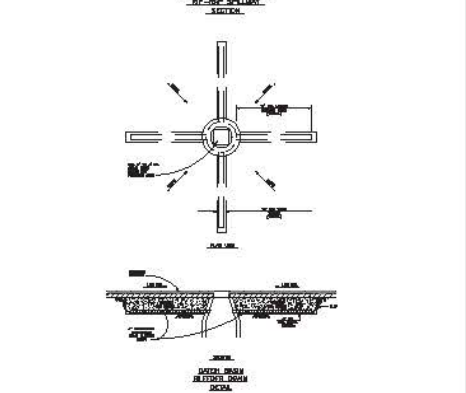
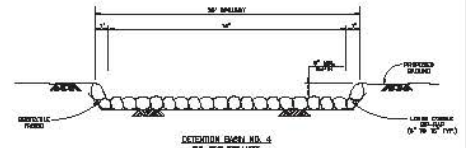
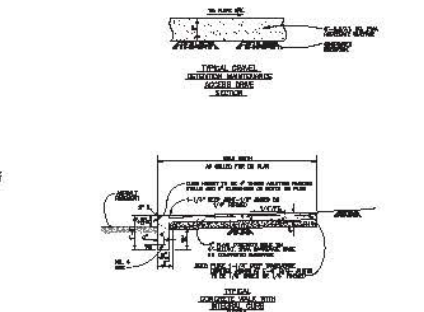
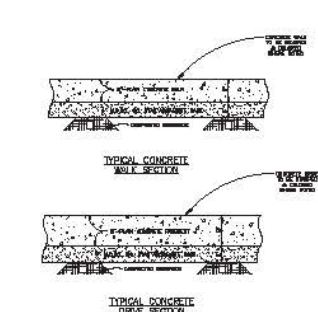
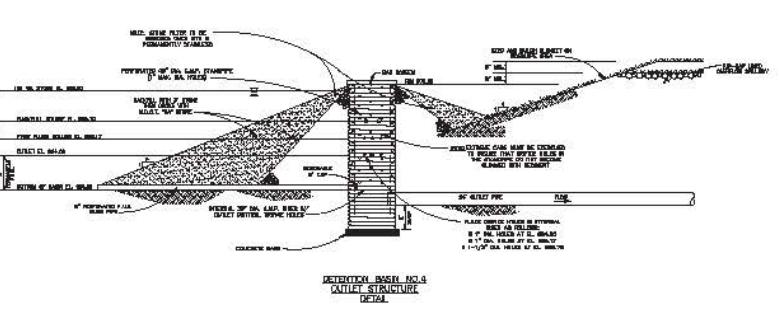
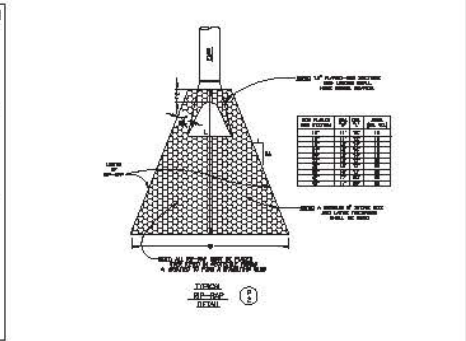
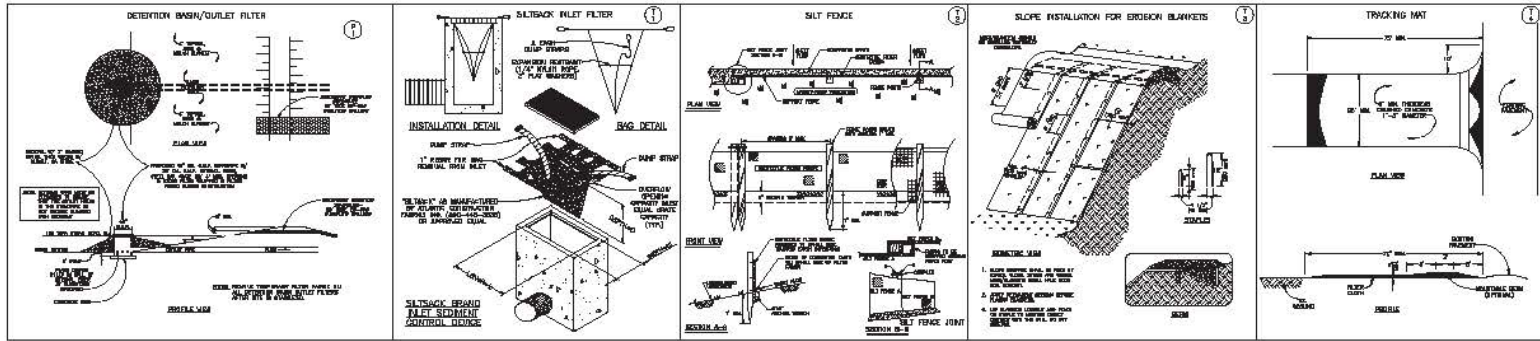


PROPOSED UTILITY SYMBOL	DESCRIPTION	PROPOSED UTILITY SYMBOL	DESCRIPTION
(Symbol)	24" CONCRETE SEWER MAIN	(Symbol)	4" GALV. STEEL WATER MAIN
(Symbol)	12" CONCRETE SEWER MAIN	(Symbol)	2" GALV. STEEL WATER MAIN
(Symbol)	6" CONCRETE SEWER MAIN	(Symbol)	1" GALV. STEEL WATER MAIN
(Symbol)	3" CONCRETE SEWER MAIN	(Symbol)	1/2" GALV. STEEL WATER MAIN
(Symbol)	18" CONCRETE SEWER MAIN	(Symbol)	12" GALV. STEEL WATER MAIN
(Symbol)	12" CONCRETE SEWER MAIN	(Symbol)	8" GALV. STEEL WATER MAIN
(Symbol)	6" CONCRETE SEWER MAIN	(Symbol)	4" GALV. STEEL WATER MAIN
(Symbol)	3" CONCRETE SEWER MAIN	(Symbol)	2" GALV. STEEL WATER MAIN
(Symbol)	18" CONCRETE SEWER MAIN	(Symbol)	12" GALV. STEEL WATER MAIN
(Symbol)	12" CONCRETE SEWER MAIN	(Symbol)	8" GALV. STEEL WATER MAIN
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(Symbol)	18" CONCRETE SEWER MAIN	(Symbol)	12" GALV. STEEL WATER MAIN
(Symbol)	12" CONCRETE SEWER MAIN	(Symbol)	8" GALV. STEEL WATER MAIN
(Symbol)	6" CONCRETE SEWER MAIN	(Symbol)	4" GALV. STEEL WATER MAIN
(Symbol)	3" CONCRETE SEWER MAIN	(Symbol)	2" GALV. STEEL WATER MAIN

**#46100**  
**EXISTING**  
**SUBURBAN COLLECTION SHOWPLACE**  
 EX. 1 STORY CONCRETE BUILDING  
 FIN. FLR. EL. 975.50  
 TOTAL BUILDING AREA 298,850 SQ. FT.  
 EXHIBITION HALL AREA  
 EXISTING SITE PARKING: 2876 SPACES (INCL. 59 HCP.)  
 ELIMINATED SITE PARKING: 385 SPACES  
 PROPOSED SITE PARKING: 2171 SPACES (INCL. 71 HCP.)



























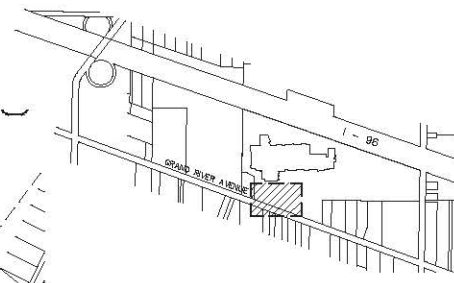
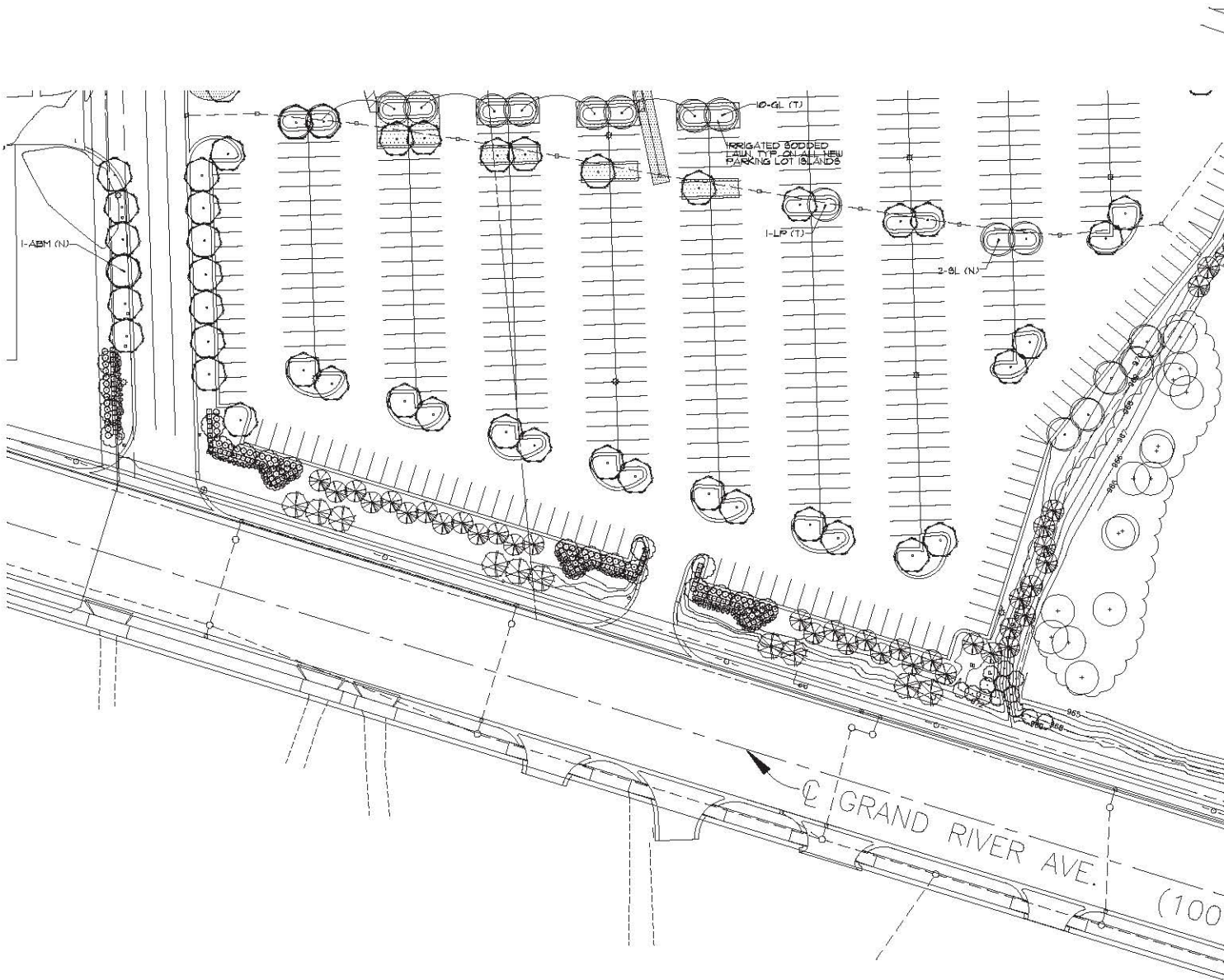




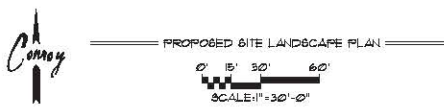








- KEY
- EXISTING (E) DECIDUOUS TREES TO BE SAVED
  - EXISTING (E) EVERGREEN TREES TO BE SAVED
  - TRANSPLANTED (T) & NEW (N) DECIDUOUS TREE LOCATIONS
  - TRANSPLANTED (T) & NEW (N) EVERGREEN TREE LOCATIONS



3 DIGITS ONLY  
 BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 (TOLL FREE)

**CONCEPTUAL PLAN**  
**NOT FOR CONSTRUCTION**

P.O. Box 542  
 Okemos, Michigan 48861-0542  
 P: 248.814.8888  
 F: 248.890.7154  
**CONROY AND ASSOCIATES**  
 Landscape Architecture & Construction • Construction Management  
 Site Remediation • Golf Course Architecture

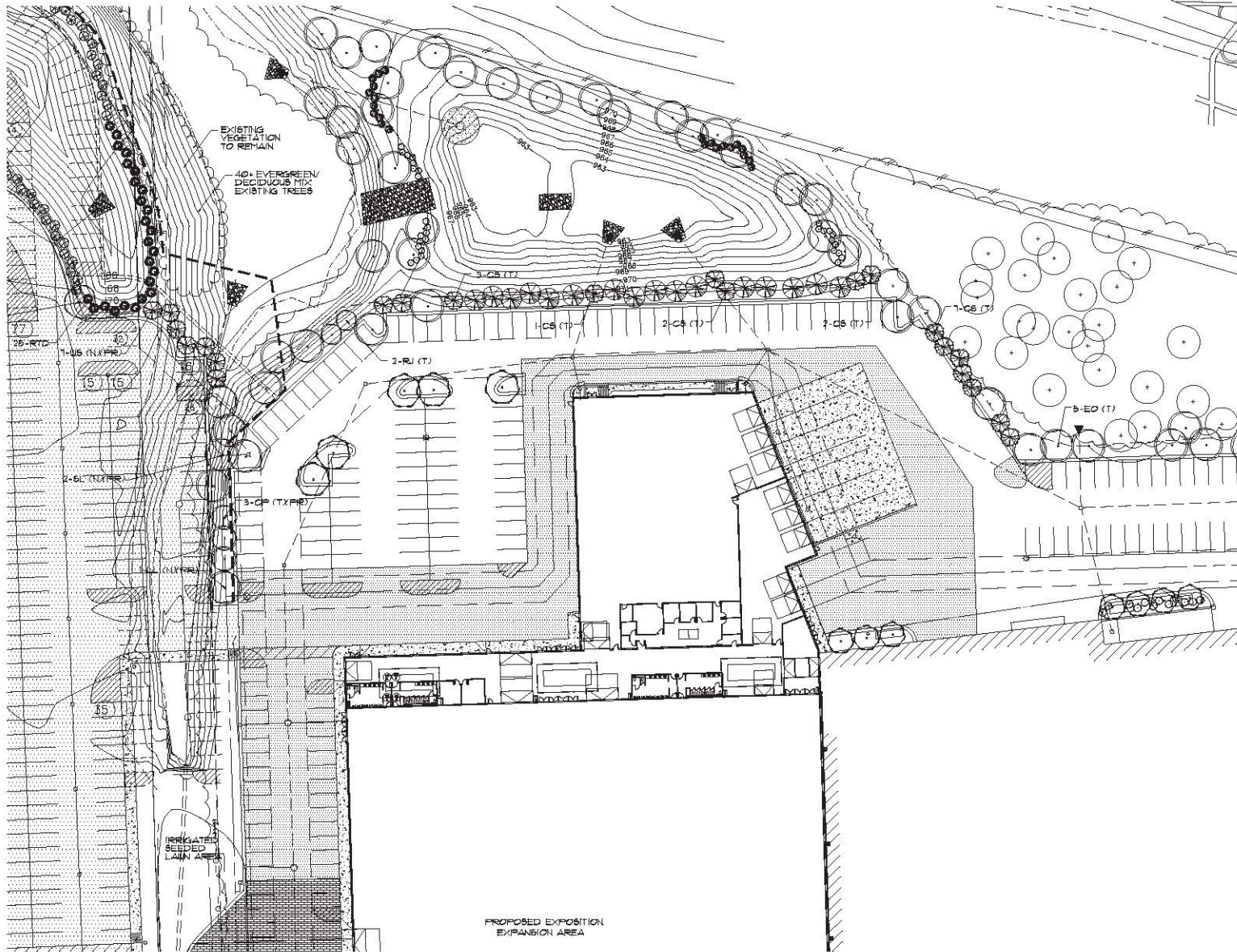
LANDSCAPE PLANS

DATE	DESCRIPTION	BY	CHKD
NOV 15 16	NOV 15 16		
NOV 15 16	NOV 15 16		
NOV 15 16	NOV 15 16		

**SUBURBAN COLLECTION SHOWPLACE**  
 NOV 15 16  
 TRKX, LLC  
 46100 GRAND RIVER AVE  
 NOV 15 16 48375

VM 04/12/2016  
**16.112**  
**L-4**





— SITE LOCATION MAP —  
NOT TO SCALE

- KEY
- EXISTING (E) DECIDUOUS TREES TO BE SAVED
  - EXISTING (E) EVERGREEN TREES TO BE SAVED
  - TRANSPLANTED (T) & NEW (N) DECIDUOUS TREE LOCATIONS
  - TRANSPLANTED (T) & NEW (N) EVERGREEN TREE LOCATIONS



PROPOSED SITE LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1" = 30'-0"



CONCEPTUAL PLAN  
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AND ASSOCIATES  
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Site Remediation • Golf Course Architecture

P.O. Box 542  
10000 Michigan  
P.O. Box 111, 4806  
P.O. Box 600, 7164

LANDSCAPE PLANS

DATE	DESCRIPTION	BY
04-12-16	CONCEPTUAL PLAN	VM
04-20-16	CONCEPTUAL PLAN	VM
04-25-16	CONCEPTUAL PLAN	VM

PROJECT: SUBURBAN COLLECTION SHOWPLACE  
NOVI, MI

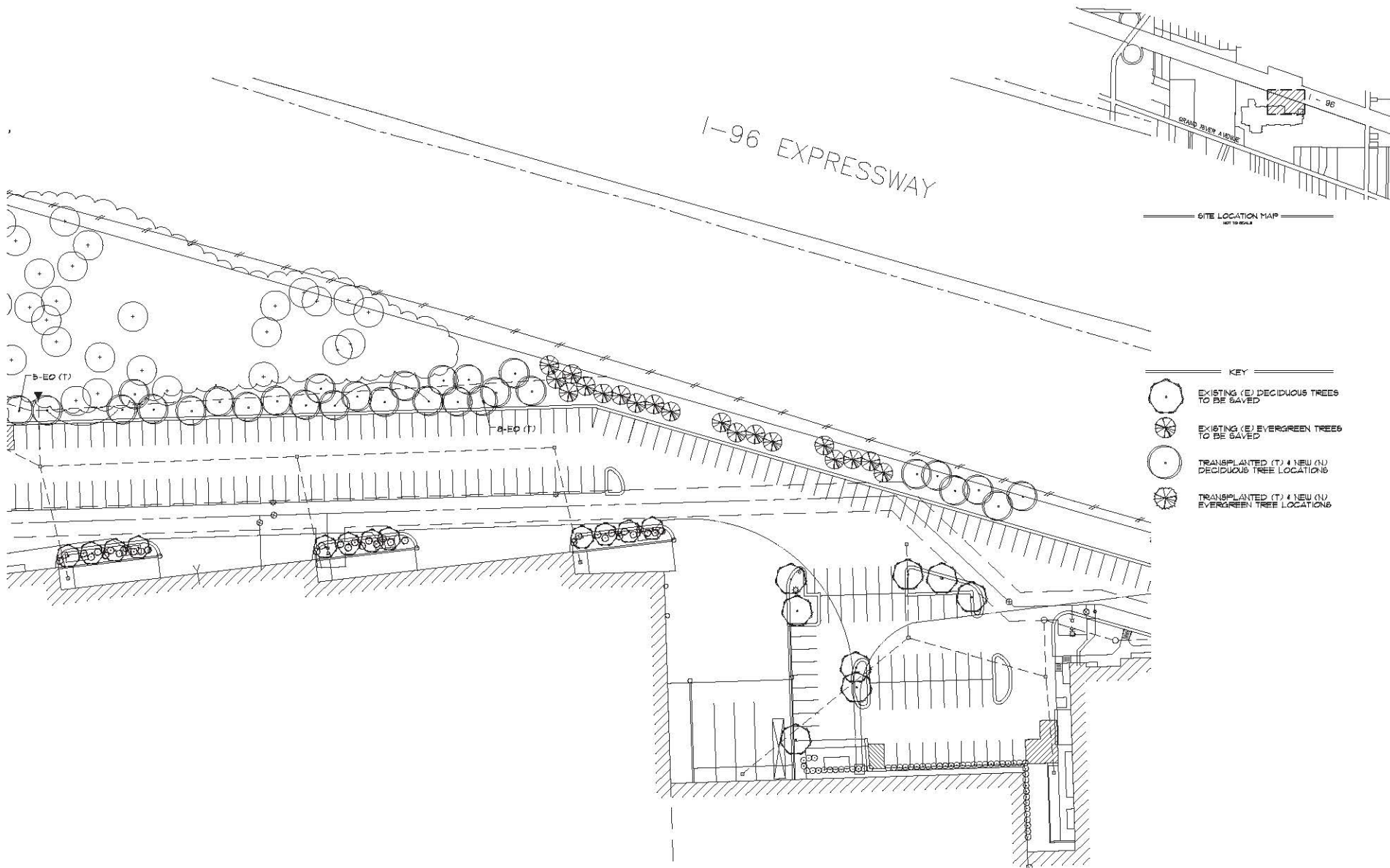
CLIENT: TRXN, LLC  
66100 GRAND RIVER AVE  
NOVI, MI 48275

DATE: 04/12/2016

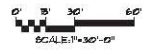
16.112

L-5





PROPOSED SITE LANDSCAPE PLAN



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**Conroy**  
AND ASSOCIATES  
Landscape Architecture & Construction • Construction Management  
Site Planning • Civil/Construction

P.O. Box 542  
Litchfield, Michigan 48611-0542  
P: 248.614.8888  
F: 248.690.7154

LANDSCAPE PLANS

DATE	DESCRIPTION
04-12-16	CONCEPT PLAN
04-29-16	CONCEPT PLAN
06-23-16	CONCEPT PLAN

ALL SYMBOLS, DETAILS AND NOTES ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL TREE LOCATIONS AND CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND STATE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND STATE DEPARTMENT OF TRANSPORTATION.

PROJECT: SUBURBAN COLLECTION SHOWPLACE  
NOVI, MI

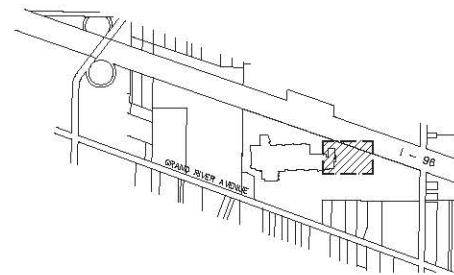
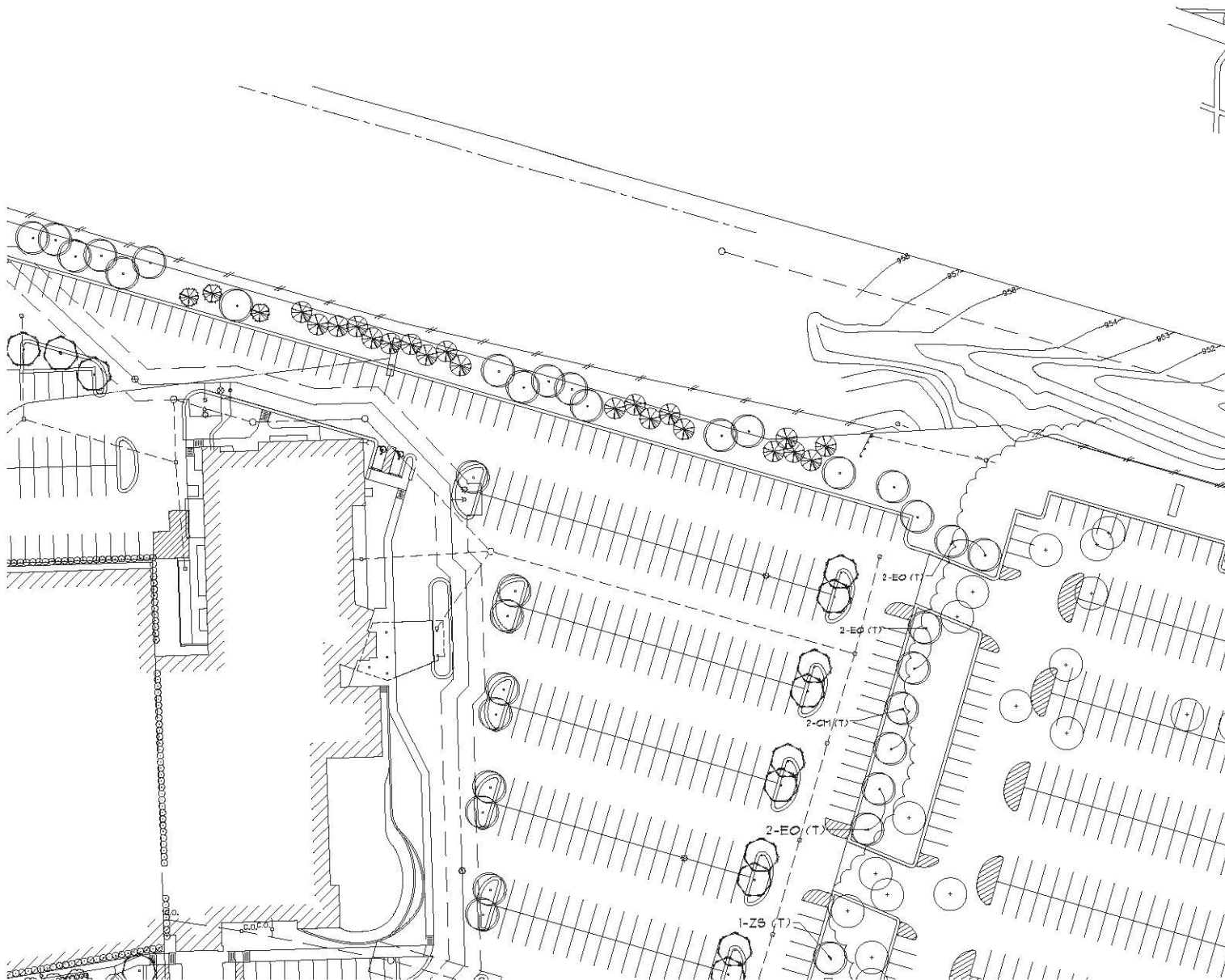
CLIENT: TRIXY, LLC  
46100 GRAND BURY AVE  
NOVI, MI 48275



CONCEPTUAL PLAN  
NOT FOR CONSTRUCTION

DATE: 04/12/2016
16.112
L-6





— SITE LOCATION MAP —  
NOT TO SCALE

- KEY
- EXISTING (E) DECIDUOUS TREES TO BE SAVED
  - EXISTING (E) EVERGREEN TREES TO BE SAVED
  - TRANSPLANTED (T) & NEW (N) DECIDUOUS TREE LOCATIONS
  - TRANSPLANTED (T) & NEW (N) EVERGREEN TREE LOCATIONS

PROPOSED SITE LANDSCAPE PLAN  
  
 SCALE: 1" = 30'-0"

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 AND ASSOCIATES  
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P.O. Box 542  
 2418 N. 14th St.  
 P.O. Box 114, 48806  
 P: 248.890.7154  
 F: 248.890.7154

LANDSCAPE PLANS

PROJECT	DATE	DESCRIPTION	SCALE
MUNICIPAL SYSTEM	4-15-16		
MUNICIPAL SYSTEM	4-29-16		
MUNICIPAL SYSTEM	6-23-16		

ALL LEGAL DETAILS AND NOTES  
 APPLICABLE TO THIS PLAN &  
 ANY OTHER PLANS SHALL BE  
 CONSULTED AND REFERRED TO  
 ANY USE OF THIS INFORMATION IN  
 CONNECTION WITH ANY OTHER  
 PROJECT SHALL BE AT THE USER'S  
 SOLE RISK AND WITHOUT LIABILITY  
 TO PATRICK & CONROY ASSOCIATES

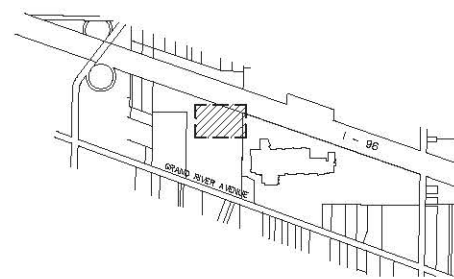
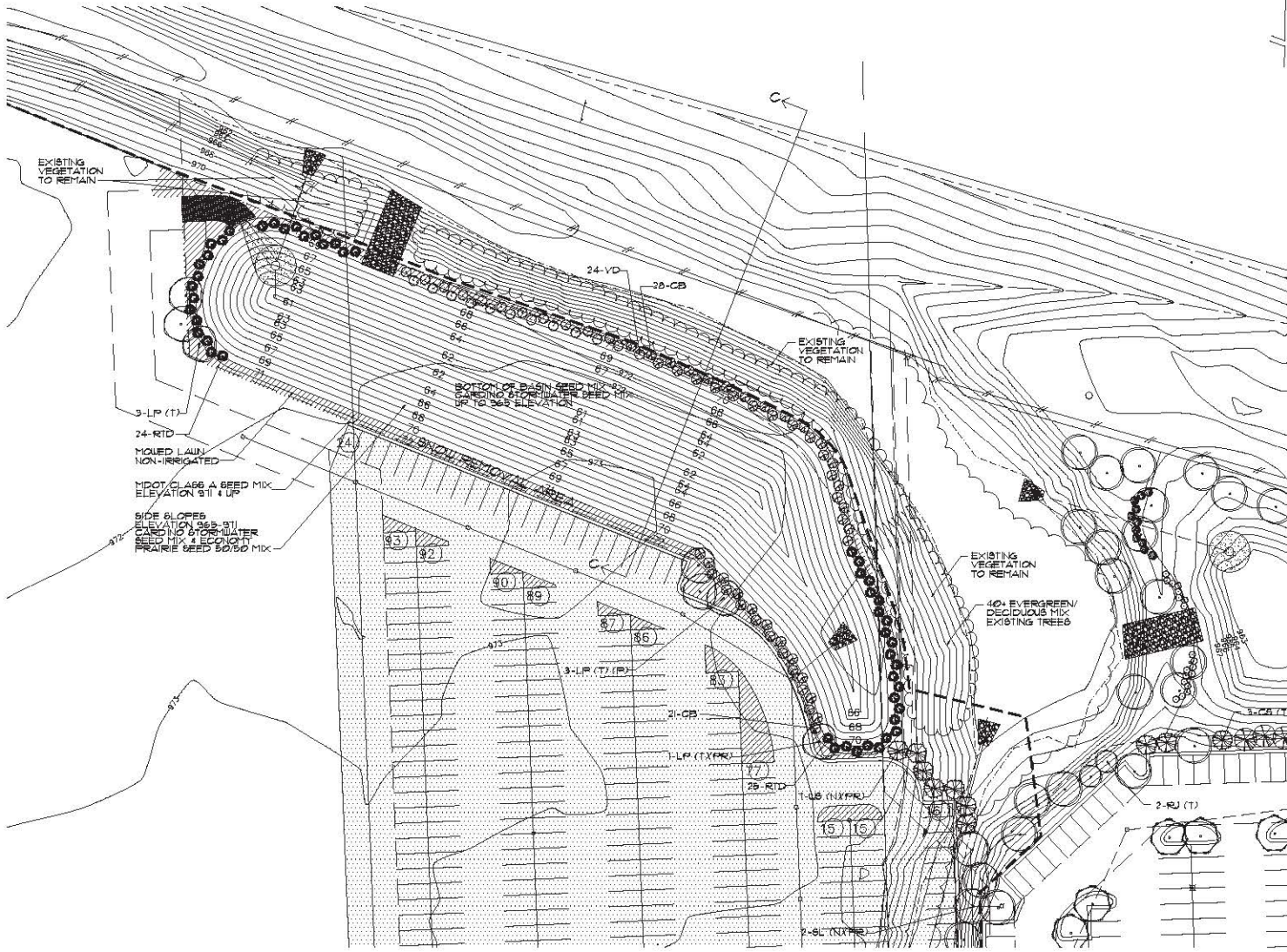
PROJECT: SUBURBAN COLLECTION SHOWPLACE  
 NOV1, MI  
 CLIENT: TRXN, LLC  
 66100 GRAND RIVER AVE  
 NOV1, MI 48875



CONCEPTUAL PLAN  
 NOT FOR CONSTRUCTION

NOV1, MI  
 VM 04/12/2016  
 16.112  
 L-7



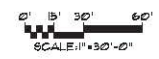


— SITE LOCATION MAP  
NOT TO SCALE

- KEY
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  - EXISTING (E) EVERGREEN TREES TO BE SAVED
  - TRANSPLANTED (T) & NEW (N) DECIDUOUS TREE LOCATIONS
  - TRANSPLANTED (T) & NEW (N) EVERGREEN TREE LOCATIONS



— DETENTION BASIN LANDSCAPE PLAN



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Novi, Michigan 48161-0542  
P: 248.814.8888  
F: 248.890.7154

LANDSCAPE PLANS

NO.	DATE	DESCRIPTION

ALL SYMBOLS, DETAILS AND NOTES ARE TO BE USED AS SHOWN. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

SUBURBAN COLLECTION SHOWPLACE

NOVI, MI

TRIXX, LLC  
46100 GRAND RIVER AVE  
NOVI, MI 48175

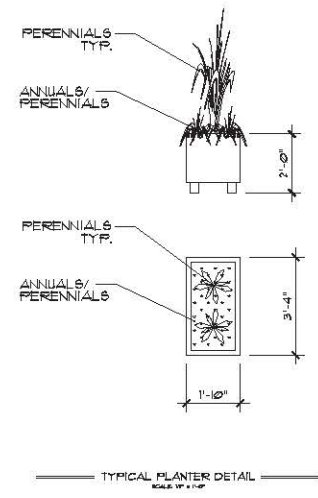
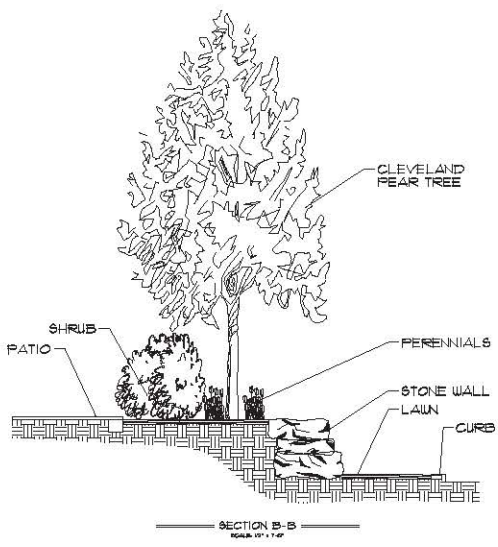
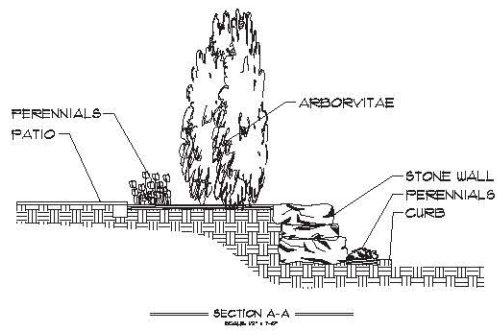
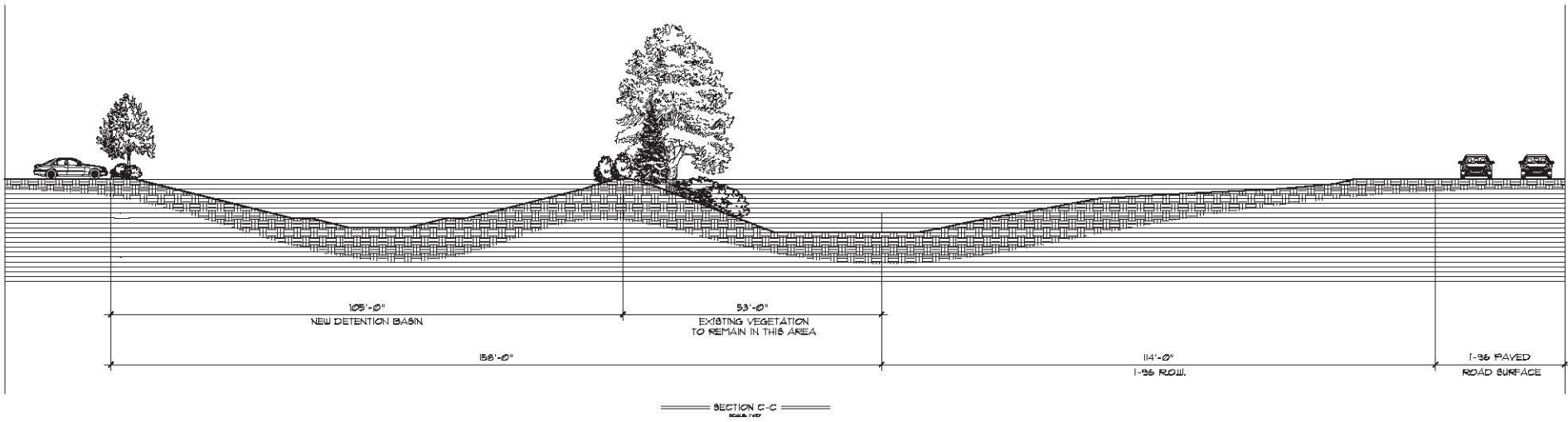
NOVEMBER 2016

VM 04/12/2016

16.112

L-8





P.O. Box 542  
 48061 Michigan 48061-0542  
 P: 248.814.8888  
 F: 248.890.7154

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 Site Remediation • Golf Course Architecture

**SECTIONS & DETAILS**

SECTION	DATE	DESCRIPTION
A-1	04-12-16	PERENNIALS
A-2	04-12-16	ANNUALS/PERENNIALS
A-3	04-12-16	PERENNIALS TYP.
A-4	04-12-16	ANNUALS/PERENNIALS

**SUBURBAN COLLECTION SHOWPLACE**

NOV1, MI  
 TRINITY LLC  
 46100 GRAND RIVER AVE  
 NOV1, MI 48375

VM 04/12/2016

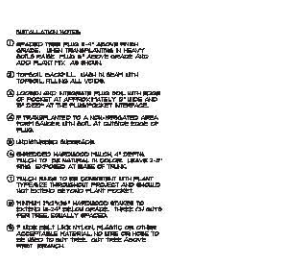
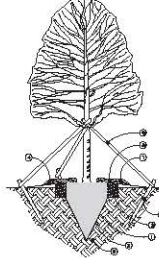
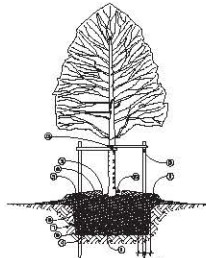
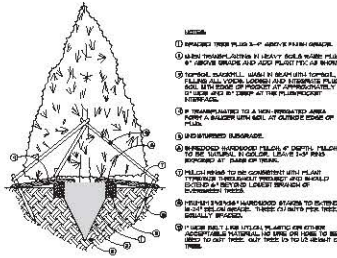
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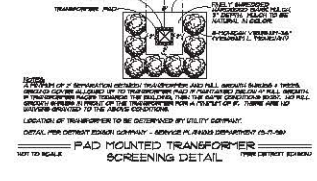
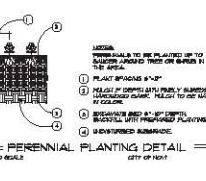
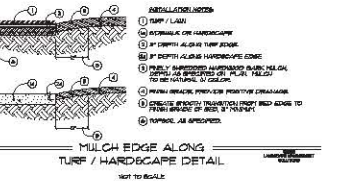


CONCEPTUAL PLAN  
 NOT FOR CONSTRUCTION





- GENERAL NOTES**
1. ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND CITY OF NOVI REQUIREMENTS.
  2. ALL PLANT MATERIAL TO BE INSTALLED PER CITY OF NOVI SPECIFICATIONS.
  3. ALL PLANT MATERIAL TO BE INSTALLED PER CITY OF NOVI SPECIFICATIONS.
  4. ALL PLANT MATERIAL TO BE INSTALLED PER CITY OF NOVI SPECIFICATIONS.
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  19. ALL PLANT MATERIAL TO BE INSTALLED PER CITY OF NOVI SPECIFICATIONS.
  20. ALL PLANT MATERIAL TO BE INSTALLED PER CITY OF NOVI SPECIFICATIONS.



- PLANTING TREES & SHRUBS**
1. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  2. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  3. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  4. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
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  17. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  18. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  19. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
  20. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.

**CITY OF NOVI LANDSCAPE REQUIREMENTS**

REQUIRED	PROVIDED
31	5
709	1
50	35

**FOUNDATION LANDSCAPE REQUIREMENTS**

PROPOSED BUILDING - 1824 LF.  
8 7/8" PERIMETER (1824 LF. x 8 = 14,592 SF.)  
(WITH A MINIMUM WIDTH OF 4' FL.)

14,592 SF. 2,256 SF.

**DETENTION / RETENTION BASIN REQUIREMENTS**

BASIN RIM PERIMETER - 125 LF.  
SHRUBS AND/OR TREES (75% OF THE BASIN RIM AREA)

844 LF. 845 LF.

**ROW LANDSCAPE SCREENING REQUIREMENTS**

CANOPY DECIDUOUS OR LARGE EVERGREEN TREE

NO PARKING (1 TREE PER 40 LF.)  
200 LF / 40 = 5 TREES

5 TREES 5 PLUS\*

\* 40% EVERGREEN / DECIDUOUS MIX EXISTING TREES

**TYPICAL PLANTER SPECIFICATION**

MODEL: EPIK-40, URBAN RECTANGLE  
COLOR: TO BE DETERMINED  
QUANTITY: 3  
PLANTER AS DISTRIBUTED BY:

EARLY PLANTER  
15 PALASKI ST.  
AUBURN, NY 13001  
Toll Free 1-877-28-9276  
Web: www.earlyplanter.com

**NEW LANDSCAPE PLANT MATERIAL LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS	UNIT COST	TOTAL COST
ABM	2	ACER X. F. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3"	B 4 B		\$416.00	\$832.00
AM	2	ACER X. F. 'ARISTON'	ARISTON MAPLE	3"	B 4 B		\$416.00	\$832.00
LL	13	TILIA C. 'LITTLE LEAF'	LITTLE LEAF LINDEN	3"	B 4 B		\$416.00	\$5,408.00
SL	9	GLEDTISIA T. 'SKYLINE'	SKYLINE LOGSUN	3"	B 4 B		\$416.00	\$3,744.00
ANA	3	ANELANCHIER	ANELANCHIER	3"	B 4 B		\$416.00	\$1,248.00
CP	6	PYRUS C. 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	3"	B 4 B		\$416.00	\$2,496.00
WB	10	FICEA GLAUCIA	WHITE SPRUCE	8'	B 4 B		\$416.00	\$4,160.00
AP	123	LIGUSTRUM AMURENSE	AMUR PRIVET	2 1/2"	CONT		\$130.00	\$16,050.00
EGA	48	THAIA C. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6"	CONT		\$125.00	\$6,000.00
GFB	25	SPINARIA J. 'GOLDFLAME'	GOLDFLAME SPINIFERA	2 1/2"	CONT		\$130.00	\$3,250.00
RTD	49	CORNUS SERICICA	RED TWIG DOGWOOD	2 1/2"	CONT		\$46.00	\$2,254.00
CB	19	ARONIA ARBURITOLIA	CHOKEBERRY	2 1/2"	CONT		\$140.00	\$2,660.00
VD	24	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2 1/2"	CONT		\$140.00	\$3,360.00
DY	4	TAKILUS X. M. 'DENIGRIFORM'	DENSE YEW	2 1/2"	CONT		\$72.00	\$288.00
<b>SUBTOTAL</b>							<b>\$37,956.00</b>	

**OTHER MATERIALS**

136 Sq.	SODDED LAWN	13,500.00	64	863.00
3,713 Sq.	SEEDED LAWN	11.75	64	756.80
4,484 Sq.	DETENTION BASIN SEED MIX	11.75	64	756.80
75 Cy.	FINELY SHREDDED HARDWOOD BARK MULCH (NATURAL COLOR)	46.50	00	3,487.50
<b>SUBTOTAL</b>				<b>\$4,803.10</b>
<b>GRAND TOTAL</b>				<b>\$42,759.10</b>

**TRANSPLANTED LANDSCAPE PLANT MATERIAL LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	UNIT COST	TOTAL COST
EO	21	QUERCUS ROBAR	ENGLISH OAK	90" SPADE	\$2,000.00	\$42,000.00
ABM	9	ACER R. X. F. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	90" SPADE	\$2,000.00	\$18,000.00
CL	8	PLATANUS ACERIFOLIA	LONDON PLANE TREE	90" SPADE	\$2,000.00	\$16,000.00
GL	3	TILIA C. 'GREENFIRE'	GREENFIRE LINDEN	90" SPADE	\$2,000.00	\$6,000.00
CP	3	PYRUS C. 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	90" SPADE	\$2,000.00	\$6,000.00
CH	3	ACER F. 'COLONNARE'	COLONNARE NORWAY MAPLE	90" SPADE	\$2,000.00	\$6,000.00
CB	1	FICEA GLAUCIA	CHOKEBERRY	90" SPADE	\$2,000.00	\$2,000.00
ZB	1	ZELKOVA BERRATA	JAPANESE ELM	90" SPADE	\$2,000.00	\$2,000.00
RJ	2	MALUS 'RED JEWEL'	RED JEWEL CRAB	90" SPADE	\$2,000.00	\$4,000.00
<b>SUBTOTAL</b>						<b>\$42,000.00</b>

**PLANTING NOTES (CITY OF NOVI)**

1. PLANT AT A DEPTH BEING NOTED BY THE TREE TAG.
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PATRICK & Conroy ASSOCIATES  
Landscape Architecture • Construction Management  
Site Remediation • Golf Course Architecture

P.O. Box 542  
10000 Riverchase  
P.O. Box 11180  
P.O. Box 600/7154

**NOTES & DETAILS**

NO.	DATE	DESCRIPTION
1	11/11/2016	ISSUED FOR PERMIT
2	11/11/2016	ISSUED FOR PERMIT
3	11/11/2016	ISSUED FOR PERMIT
4	11/11/2016	ISSUED FOR PERMIT
5	11/11/2016	ISSUED FOR PERMIT
6	11/11/2016	ISSUED FOR PERMIT
7	11/11/2016	ISSUED FOR PERMIT
8	11/11/2016	ISSUED FOR PERMIT
9	11/11/2016	ISSUED FOR PERMIT
10	11/11/2016	ISSUED FOR PERMIT

**SUBURBAN COLLECTION SHOWPLACE**

NOVI, MI

46100 GRAND RIVER AVE  
NOVI, MI 48275

DATE: 04/12/2016

16.112

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CONCEPTUAL PLAN  
NOT FOR CONSTRUCTION