



MAPLE MEDICAL OFFICE JSP21-33

JSP21-33 MAPLE MEDICAL OFFICE

Matter for Consideration at the request of AJSS Property, LLC, for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is approximately 0.42 acres and is located east of Novi Road and south of Fourteen Mile Road in the RA, Residential Acreage, Zoning District with a Planned Unit Development (PUD). The Maples of Novi PUD Agreement & Area Plan was recently amended to allow this site to be reviewed under the B-1, Local Business, Zoning District. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

Required Action

Approve/Deny the Preliminary Site Plan, Stormwater Management Plan, and any applicable Landscape Waivers.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10-14-21	<ul style="list-style-type: none"> • The Second Amendment to the Maples of Novi PUD Agreement & Area Plan received Final Approval from City Council on May 23, 2022. • The Second Amendment allows the proposed project to be reviewed under the B-1, Local Business, Zoning District standards. • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	10-6-21	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	10-14-21	<ul style="list-style-type: none"> • Landscape Waiver for the lack of required street trees along Novi Road (supported by staff) • Landscape Waiver for the lack of a berm or wall between commercial use and residentially zoned property (supported by staff) • Landscape Waiver for a lack of foundation landscaping on two sides of the building visible from Novi Road (<u>not supported by staff</u>) • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	10-5-21	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

Façade	Approval recommended	10-5-21	<ul style="list-style-type: none">• Items to be addressed by the applicant prior to Final Site Plan approval
Fire	Conditional Approval recommended	9-24-21	<ul style="list-style-type: none">• Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Maple Medical Office, JSP21-33, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The site shall be reviewed under the B-1, Local Business, Zoning District standards as listed in the executed Second Amendment to the Maples of Novi Planned Unit Development Agreement and Area Plan;
- b. Landscape waiver for the lack of required street trees along Novi Road *due to utility conflicts, which is hereby granted;*
- c. Landscape waiver for the lack of a berm or wall between a commercial use and residentially zoned property *because the use is a sufficient distance from the nearest residential unit, which is hereby granted;*
- d. **1.** Landscape waiver for the lack of foundation landscaping on two sides of the building visible from Novi Road, *which is hereby granted;* **(Applicant Requested)**
2. The applicant shall comply with the ordinance requirement and provide the required amount of foundation landscaping to meet the ordinance requirement; **(Staff Preferred)**
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- f. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Stormwater Management Plan

In the matter of Maple Medical Office, JSP21-33, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a. 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; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan

In the matter of Maple Medical Office, JSP21-33, motion to **deny** the Preliminary Site Plan...(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

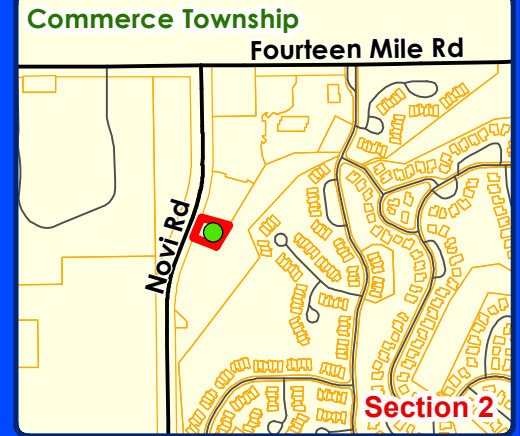
Denial – Stormwater Management Plan

In the matter of Maple Medical Office, JSP21-33, motion to **deny** the Stormwater Management Plan...(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

LOCATION



LEGEND

 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 11/5/21
Project: NOVI MEDICAL BUILDING
Version #: 1

0 15 30 60 90 Feet

1 inch = 83 feet

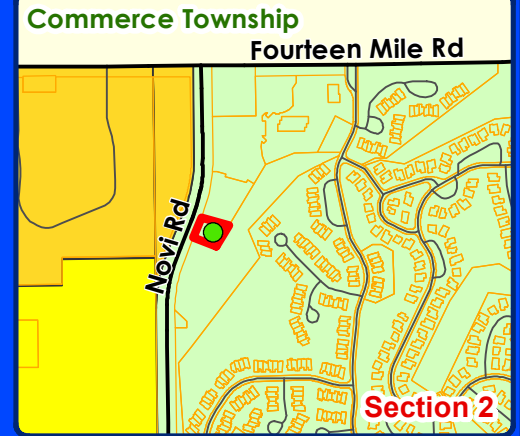


MAP INTERPRETATION NOTICE

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JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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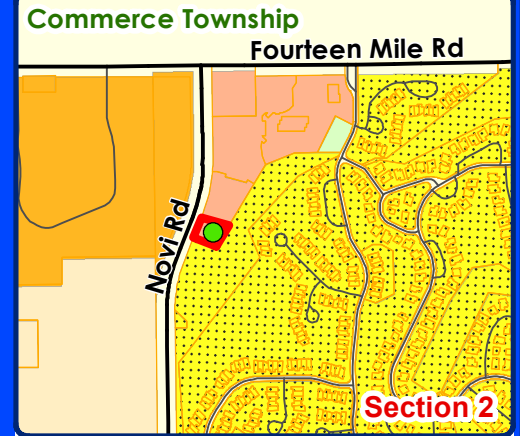
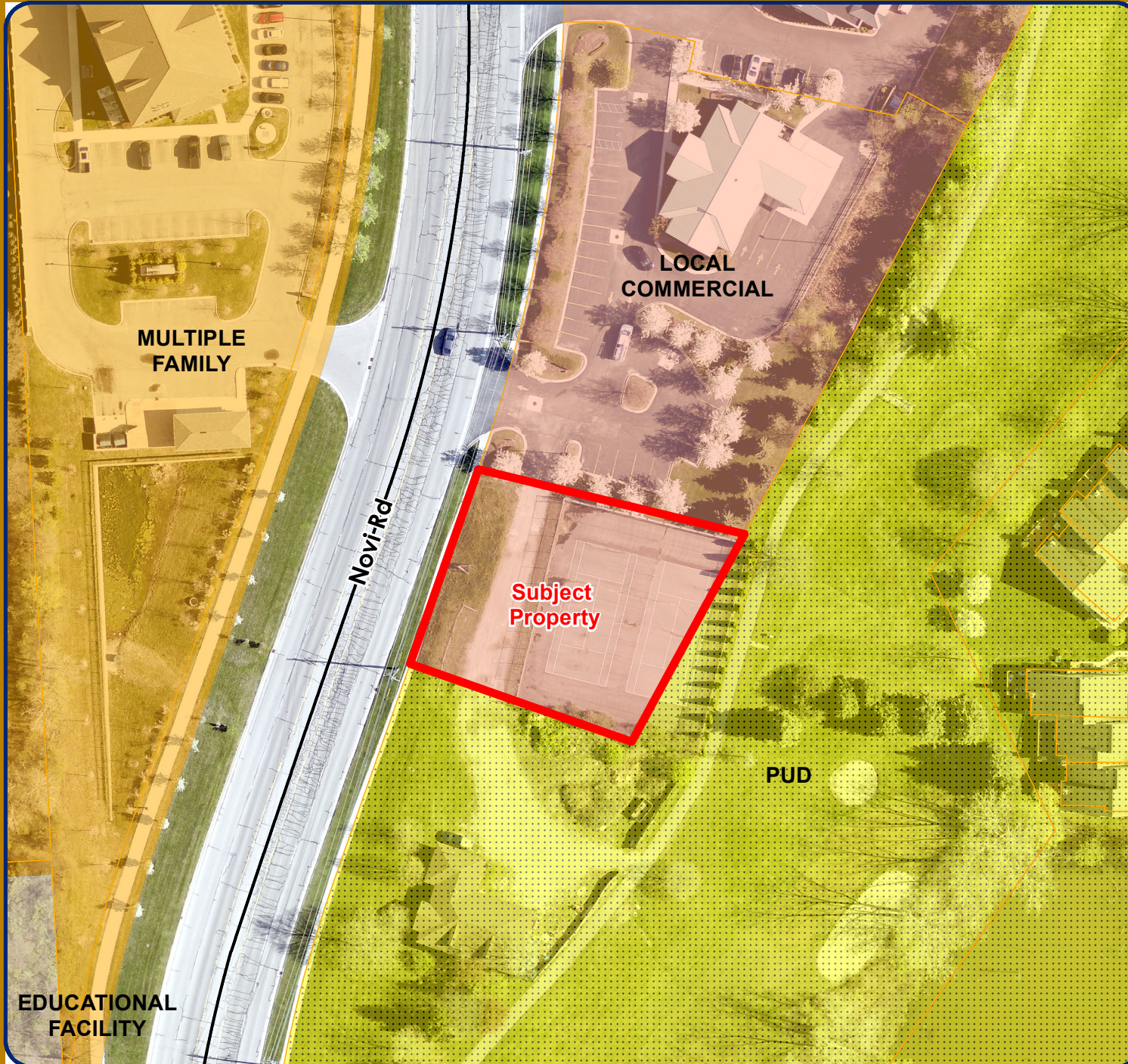
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


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JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

FUTURE LAND USE



- LEGEND**
-  PUD
 -  Multiple Family
 -  Local Commercial
 -  Educational Facility
 -  Private Park
 -  Subject Property



City of Novi

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 City Hall / Civic Center
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 Novi, MI 48375
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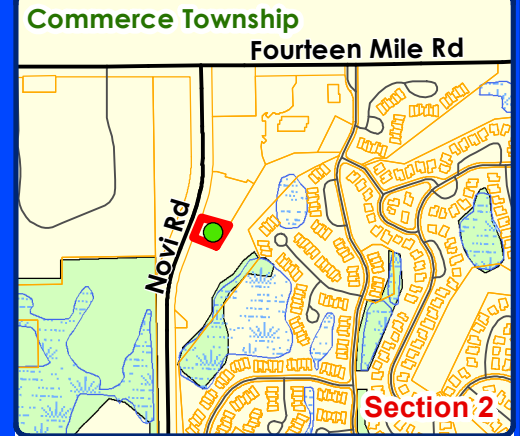


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JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

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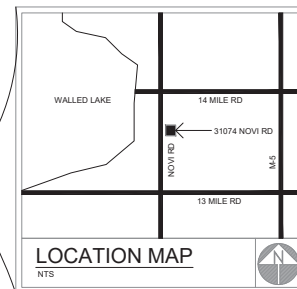
SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

SHEET INDEX

CS-01	COVER SHEET / PRELIMINARY SITE PLAN
CS-02	SITE DETAILS
V-1.0	TOPOGRAPHIC SURVEY
LP-1&2	LANDSCAPE PLANTING PLANS
SP-X	ENGINEERING PLANS (DEFERRED SUBMITTAL)
PH-1	PHOTOMETRIC PLAN
A-01	FLOOR PLAN
A-02	ELEVATIONS AND ROOF PLAN
A-03	ELEVATIONS

**PROPOSED NEW MEDICAL BUILDING
31074 NOVI RD, NOVI, MI 48377**



OWNER / APPLICANT:
RAMI FARAH
AUSS PROPERTY, LLC
19480 GARDENE CT.
NORTHVILLE, MI 48167
PH: 248-854-9926
248-854-9926

11-7-21	10/1421 CITY REVIEW COMMENTS
8-31-21	8/1821 CITY REVIEW COMMENTS
7-30-21	PLANNING SUBMITTAL
MARK	DATE DESCRIPTION

GK CONSULTING INC.
GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkca@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135
COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that

this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



GHASSAN KHALAF

MAPLE MEDICAL BUILDING

**31074 NOVI RD
NOVI, MI 48377**

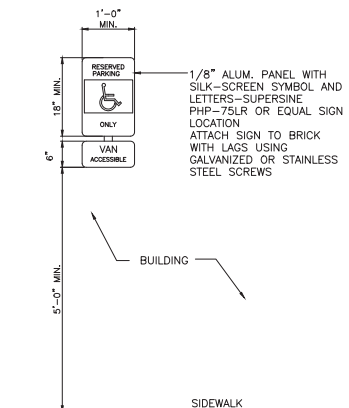
NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

WE ARE REQUESTING THE CONSIDERATION OF BUSINESS DISTRICT AND NOT RESIDENTIAL STANDARDS.

- REQUESTED VARIANCES:
1- OWNER WILL SEEK A VARIANCE FOR INTERIOR SIDE SETBACK
REQUIRED (30') PROPOSED (15') AND A VARIANCE FOR REAR YARD SETBACK REQUIRED (30') PROPOSED (20.7')
2- OWNER WILL SEEK A VARIANCE FROM PROVIDING 540 SQ.FT. OF LOADING AREA

HOURS OF OPERATIONS: 9:00 AM TO 9:00 PM

- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE ACCORDING TO MUTUOD
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY ACCORDING TO MUTUOD



BARRIER FREE PARKING SIGN
NO SCALE

PARCELS 2202200043 -- NOVI MI
EXISTING ZONING: RA (PUD)
PROPOSED ZONING: B-1 -- LOCAL BUSINESS

BUILDING SETBACKS

REQUIRED	PROPOSED
FRONT 20'	FRONT 20'
SIDE 15'	SIDE 15'
REAR 20'	REAR 20'

BUILDING HEIGHT

REQUIRED	PROPOSED
25'-0"	23'-7 1/4"

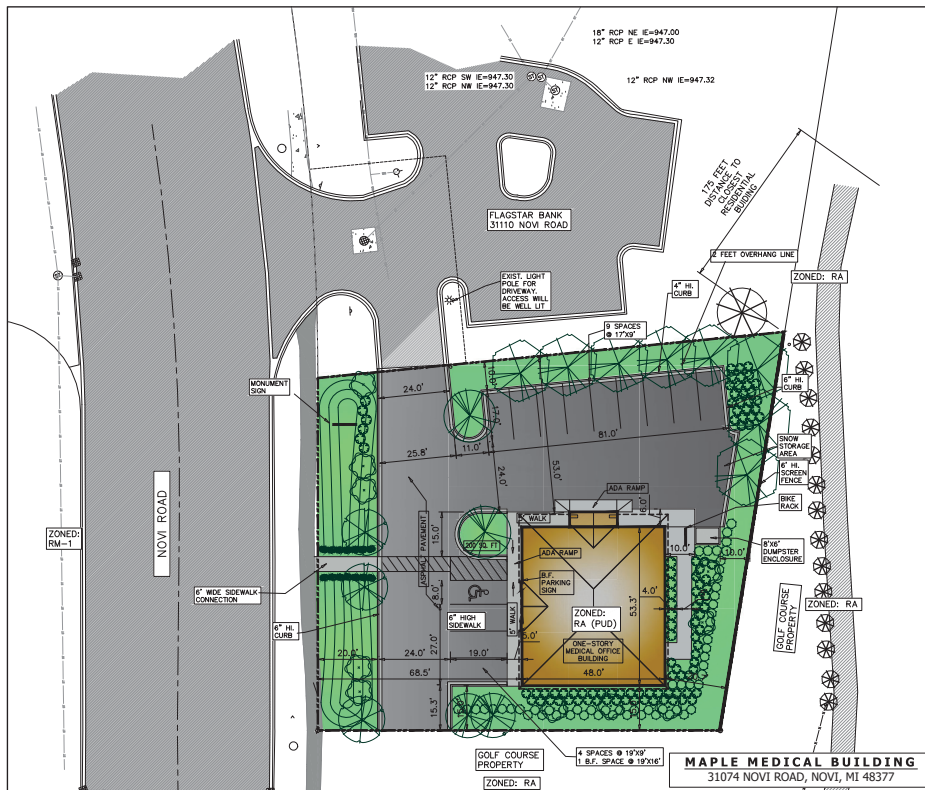
PARKING REQUIREMENTS

REQUIRED	PROPOSED
FRONT 20'	FRONT 20'
SIDE 10'	SIDE 10'
REAR 10'	REAR 10'

PARKING SPACES

PROPOSED BUILDING OUTLINE = 2560 S.F.
GROSS LEASEABLE AREA (GLA) = INTERIOR SQUARE FOOT S. LESS UTILITY ROOM = 2249 S.F.
REQUIRED 1 SPACE PER 167 S.F.
PROPOSED - 2249.51 (GLA)/167 = 13.4

13 SPACES PROVIDED



PRELIMINARY SITE PLAN

SCALE 1"=20'

SHEET TITLE

**COVERSHEET
RENDERING**

SCALE

NOTED

SHEET No.

CS-01



502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

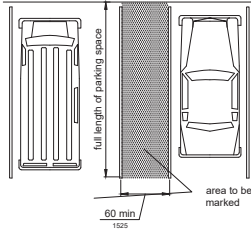


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

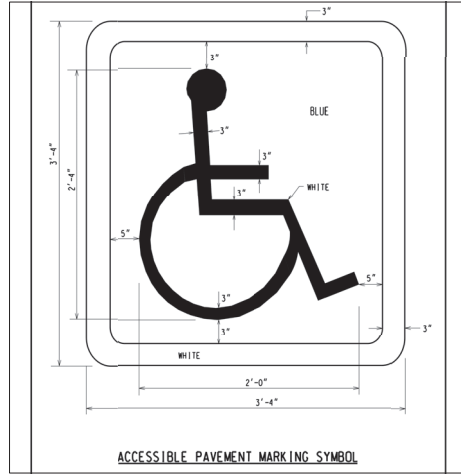
502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 502. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

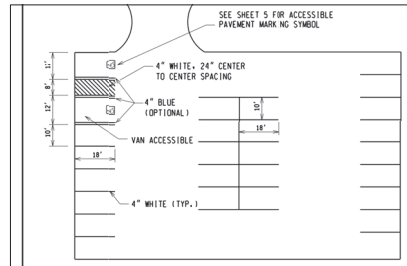
502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

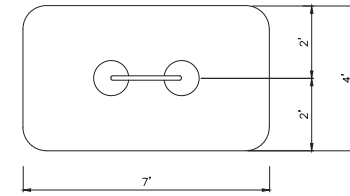
- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY
- LINES FOR REGULAR PARKING SPACES - 4" WHITE
- LINES FOR BARRIER FREE SPACES - 4" BLUE
- WHEN BARRIER FREE SPACE ABUTS REGULAR SPACE THE 4" BLUE LINE SHALL BE PAINTED NEXT TO 4" WHITE LINE



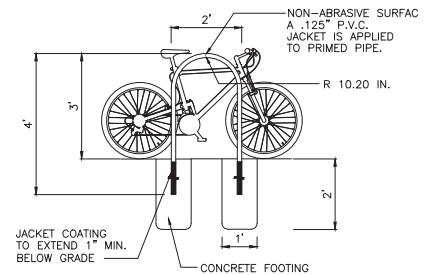
ACCESSIBLE PAVEMENT MARKING SYMBOL



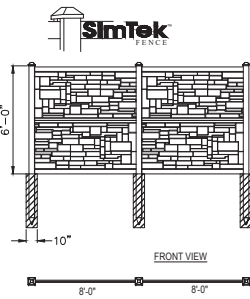
SEE SHEET 5 FOR ACCESSIBLE PAVEMENT MARKING SYMBOL



TYPICAL PLAN



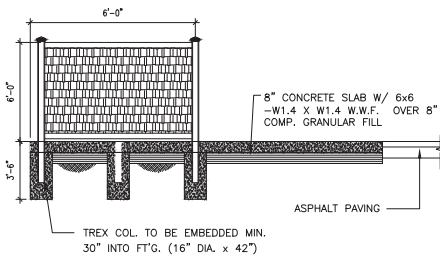
BIKE RACK DETAIL



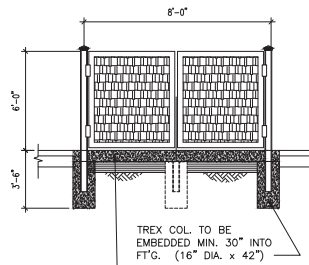
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 4312-455

6' TALL SCREEN FENCE
NO SCALE

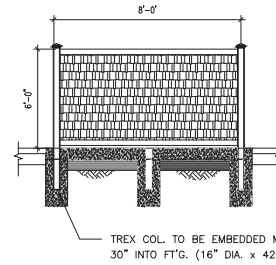
TREX PANELS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS



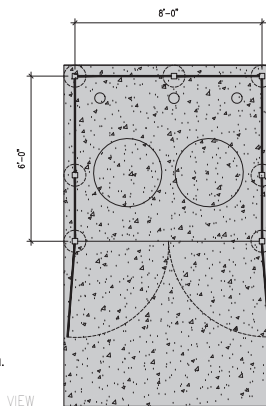
TREX PANELS DUMPSTER ENCL. SIDE VIEW



TREX PANELS DUMPSTER ENCL. FRONT VIEW



TREX PANELS DUMPSTER ENCL. REAR VIEW



DUMPSTER ENCLOSURE - PLAN VIEW

8-31-21	8/18/21 CITY REVIEW COMMENTS
7-30-21	PLANNING SUBMITTAL
MARK	DATE DESCRIPTION

GK CONSULTING INC.
GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135
COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

Ghassan K

GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

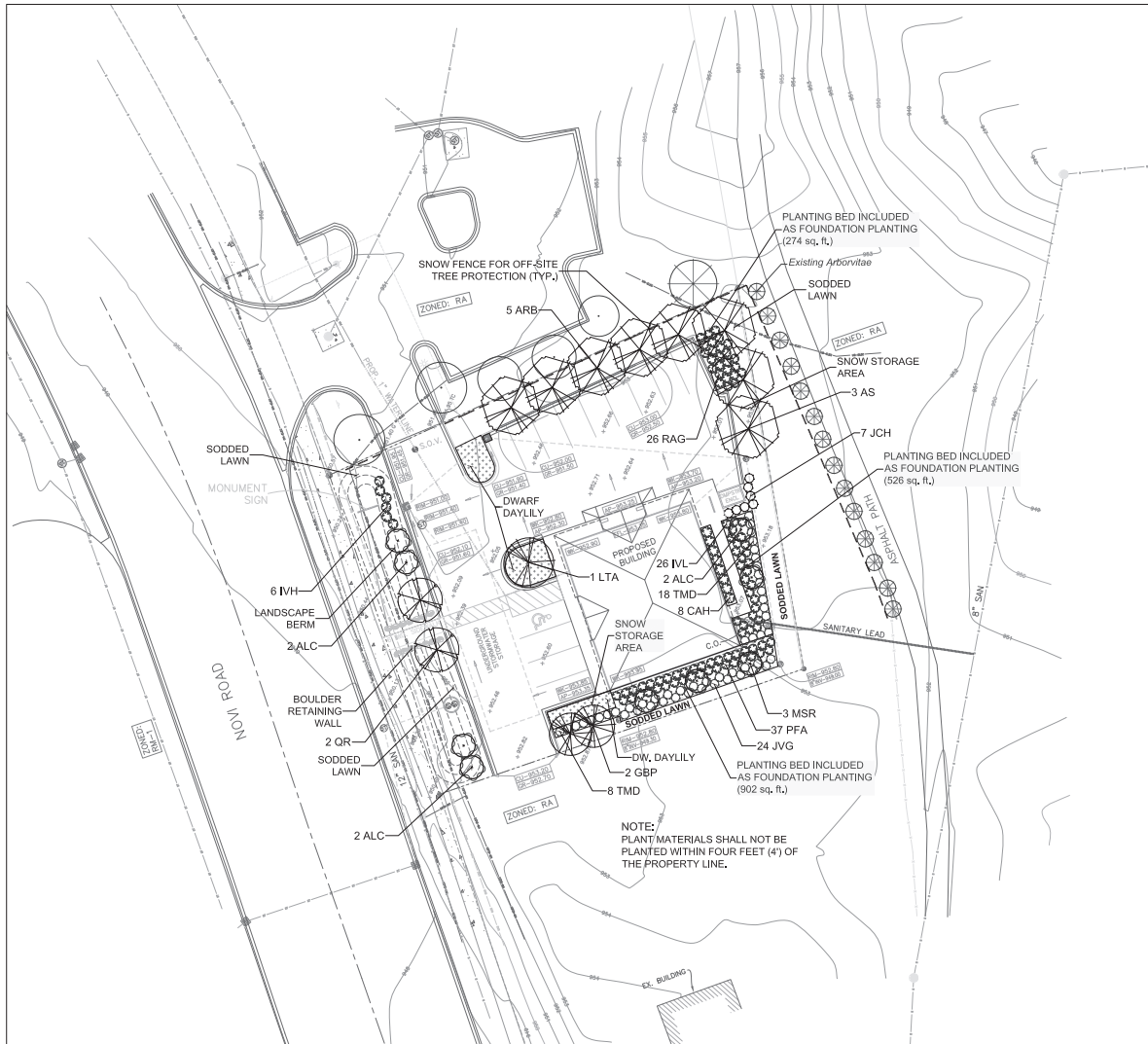
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SHEET TITLE
SITE DETAILS

SCALE
NOTED

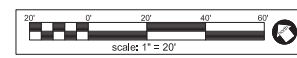
SHEET No.

CS-02



LANDSCAPE PLANTING PLAN

scale: 1" = 20'



date: July 21, 2021
 revised:
 07-29-2021 Revised dumpster location.
 08-30-2021 Review for City review file, dated July 30, 2021.
 09-08-2021 Add one (1) parking space & adjust plantings.



PLANT LIST

Nat./ KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Orn.	LANDSCAPING ADJACENT TO ROADS - Novl Road		
N	ALC 4	<i>Amelanchier laevis</i> 'Cunmuis'	Cunmuis Serviceberry 2' cal. B&B
O	IVH 6	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetgale 24" ht., 3 gal. pot
N	QR 2	<i>Quercus rubra</i>	Red Oak 3" cal. B&B
FOUNDATION PLANTINGS			
N	ALC 2	<i>Amelanchier laevis</i> 'Cunmuis'	Cunmuis Serviceberry 2' cal. B&B
H	CAH 8	<i>Celastrus scandens</i> 'Hummingbird'	Hummingbird Summersweet 24" ht., 3 gal. pot
O	IVL 26	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetgale 24" ht., 3 gal. pot
N	JVG 24	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper 24"-30" ht. B&B
O	MSR 3	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia 2' cal. B&B
N	PFA 37	<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Bush Cuneifolia 24" ht., 3 gal. pot
N	RAG 26	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac 24" ht., 3 gal. pot
O	TMD 26	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew 24"-30" ht. B&B
O	HHR 48	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily 1 gal. pot, 24" o.c.
PARKING LOT PLANTINGS			
O	GBP 2	<i>Ginkgo biloba</i>	Princeton Sentry Maidenhair Tree 3" cal. B&B
O	JCH 7	<i>Juniperus chinensis</i>	Hetz Columnar Upright Juniper 4' - 5' ht. B&B
N	LTA 1	<i>Lonicodendron tulipifera</i> 'Arnold'	Arnold Tulip Tree 3" cal. B&B
O	HHR 106	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily 1 gal. pot, 24" o.c.
PERIMETER PARKING LOT PLANTINGS			
N	AS 3	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple 3" cal. B&B
N	ARB 5	<i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple 3" cal. B&B
TRANSFORMER SCREENING			
O	VJ 12	<i>Viburnum x juddi</i>	Judd Fragrant Viburnum 30" ht. B&B

PLANT TYPES

NATIVE:	ORNAMENTAL (NON-NATIVE):
* Trees: 17 (77%)	* Trees: 5 (23%)
* Shrubs: 95 (55%)	* Shrubs: 77 (45%)

LANDSCAPE CALCULATIONS:

- LANDSCAPING ADJACENT TO ROADS - Novl Road (120 L.I.)
- * One (1) deciduous or evergreen tree / 70 L.I. = 1.71 trees = 2 trees.
 - * One (1) ornamental tree / 40 L.I. = 3 trees.
 - * Two (2) shrubs / 40 L.I. = 3 times 2 = 6 shrubs.
- FOUNDATION PLANTING (190 L.I.)
- * Interior site landscaping square footage equal to the perimeter of the building (190') times eight feet (8') = 1,520 sq. ft.
 - * Interior site landscaping area provided 1,702 sq. ft.
 - * A waiver is requested for foundation landscaping along the north and west sides of the building.
- PARKING LOT LANDSCAPING
- * Total square footage of vehicular use areas (7,830 sq. ft.) times seven and one-half percent (7.5%) equals 588 sq. ft. of interior parking lot landscaping.
 - * Parking lot landscaping area provided 650 sq. ft.
 - * One (1) deciduous/canopy tree per 200 sq. ft. or fraction thereof of interior landscaped area = 2.94 trees = 3 trees.
- PARKING LOT PERIMETER LANDSCAPING (267 L.I.)
- * One (1) canopy tree / 35 L.I. = 7.63 trees = 8 trees.
- STREET TREES (120 L.I.)
- * One (1) canopy tree / 35 L.I. = 3 trees.
 - * A waiver is requested for the street tree requirement due to ex. utilities.

COST ESTIMATE

TOTAL MATERIALS SPECIFIED:			
* Deciduous Trees:	13	\$400	\$5,200.00
* Ornamental Trees:	9	\$250	\$2,250.00
* Deciduous Shrubs:	103	\$50	\$5,150.00
* Large Deciduous Shrubs:	12	\$75	\$900.00
* Evergreen Shrubs:	50	\$50	\$2,500.00
* Upright Evergreen Shrubs:	7	\$100	\$700.00
* Perennials:	154	\$15	\$2,310.00
* Underground Irrigation:			\$4,000.00
* Sodded Lawn:	520 sq. yds.	\$6	\$3,120.00
* Planting Soil:	32 cu. yds.	\$40	\$1,280.00
* Shredded Hardwood Bark:	48 cu. yds.	\$35	\$1,680.00
TOTAL:			\$29,090.00

SOIL TYPE:

The soil on site consists of Marlette sandy loam (10C), with six percent to ten percent (6% - 10%) slopes as defined in the United States Soil Conservation Service Soil Survey of Oakland County, Michigan.

LANDSCAPE PLAN FOR:
 GK Consulting, Inc.
 5644 Middlebelt Road
 Garden City, Michigan 48135
 (313) 377-9449

PROJECT LOCATION:
 Proposed Medical
 Office Building
 31074 Novl Road
 Novi, Michigan

LANDSCAPE PLAN BY:
 Nagy Devin Land Design
 31736 West Chicago Ave.
 Livonia, Michigan 48150
 (734) 634-9208

LP-1: LANDSCAPE PLANTING PLAN

* Base data provided by GK Consulting, Inc.

LANDSCAPE PLANTING NOTES:

- PLANTING**
- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Novi, Michigan.
 - The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All masses of plants shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 - Dig shrub pits one foot (1') larger than the shrub rootball, two pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, dry soils are evident, plant trees and shrubs slightly higher.
 - The Contractor is responsible for orienting the materials at the correct grades and spacing. The plants shall be planted to give the best appearance.
 - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 - Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Parental beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
 - Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season. Include a minimum of one (1) cultivation around installed plantings without damaging roots in June, July, and August for the entire warranty period of two (2) years.
 - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
 - Organic, fibrous topsoil shall be evenly distributed and fine graded over all areas to uniform a depth of four inches (4") after settlement.
 - All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
 - All plantings shall be completed no later than November 15 in the fall season. The date of intended installation for landscape plant materials is approximately Spring 2022. Plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 - Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 - Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site. b. Call the City for an inspection prior to backfilling. c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

- MATERIAL**
- Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be: a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for two (2) years.
 - Topsoil shall be friable, fertile soil of claybarn character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
 - Plants to be installed shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
 - Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
 - Proposed perennials shall be full, well-rooted plants.
 - Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

- GENERAL**
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
 - The Contractor agrees to guarantee all plant material for a period of two (2) years. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of two (2) years.
 - The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
 - Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering. An irrigation plan for all landscape areas shall be provided with the final plant set.
 - All written dimensions override scale dimensions on the plans.
 - All substitutions or deviations from the landscape plan must be approved by the City of Novi in writing prior to installation.
 - All bidders must inspect the site and report any discrepancies to the Owner's representative.
 - All specifications are subject to change due to existing conditions.
 - The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within three (3) months, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

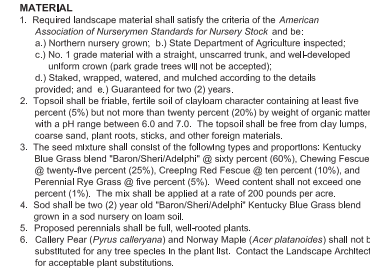
NOTE FOR PLANTING NEAR UTILITIES:

- Maintain twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures. Use feet (5') from underground lines, four feet (4') from sidewalks, and three feet (3') from curbs.

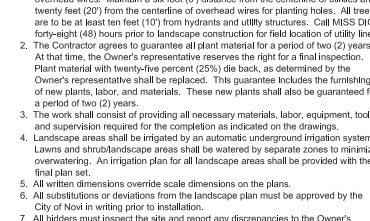
PLANTING DETAILS



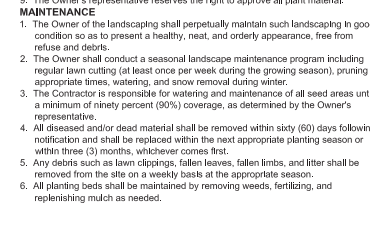
DECIDUOUS TREE PLANTING DETAILS
EVERGREEN TREE PLANTING DETAILS



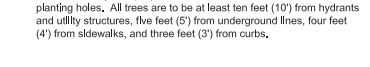
PARKING LOT ISLAND SECTION not to scale



BOULDER RETAINING WALL DETAIL not to scale



LANDSCAPE BERM DETAIL not to scale



TREE GUYING DIAGRAM



SHRUB PLANTING DETAIL



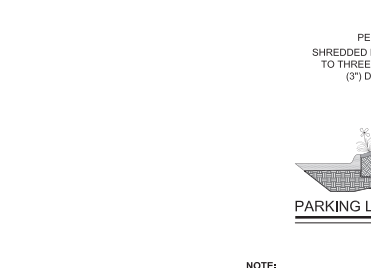
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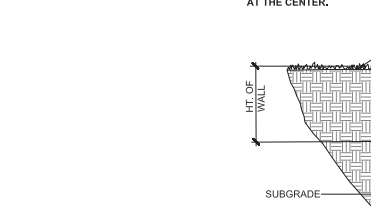
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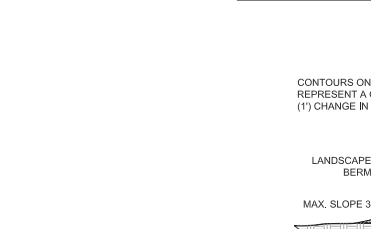
TREE PROTECTION DETAIL not to scale



BOULDER RETAINING WALL DETAIL not to scale



LANDSCAPE BERM DETAIL not to scale



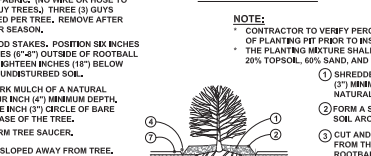
TREE GUYING DIAGRAM



SHRUB PLANTING DETAIL



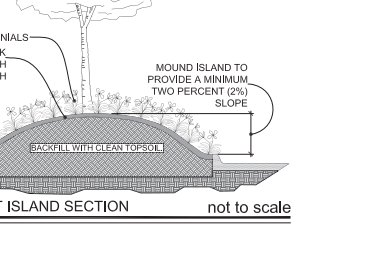
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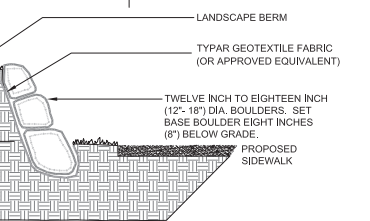
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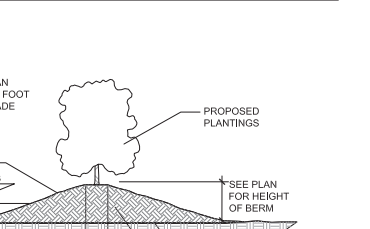
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TREE GUYING DIAGRAM



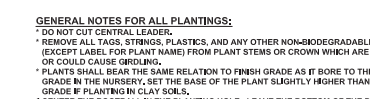
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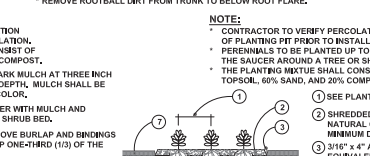
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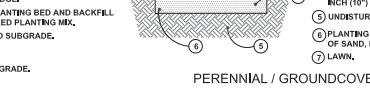
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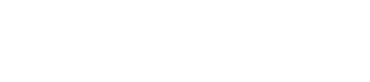
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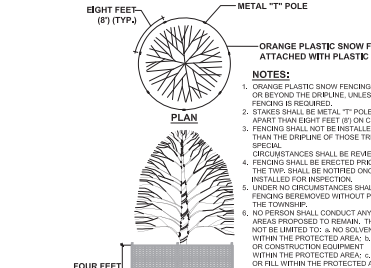
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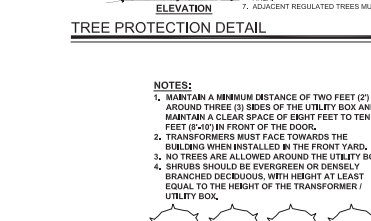
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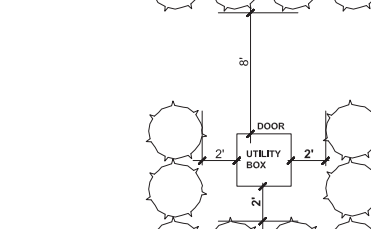
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TREE GUYING DIAGRAM



SHRUB PLANTING DETAIL



PERENNIAL / GROUNDCOVER PLANTING DETAIL



TRANSFORMER SCREEN DETAIL n.t.s.



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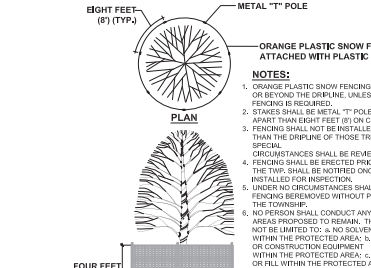
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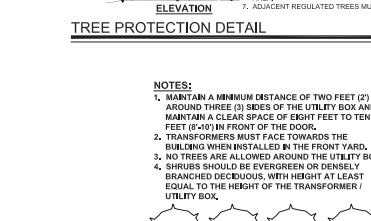
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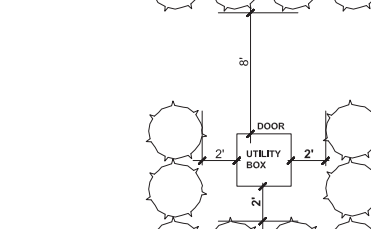
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TREE GUYING DIAGRAM



SHRUB PLANTING DETAIL



PERENNIAL / GROUNDCOVER PLANTING DETAIL



TRANSFORMER SCREEN DETAIL n.t.s.



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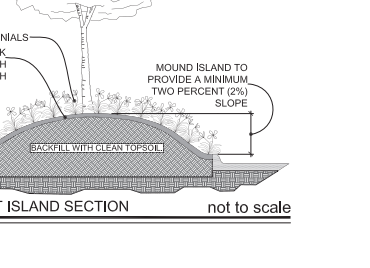
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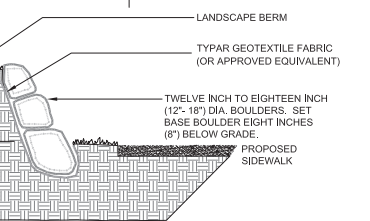
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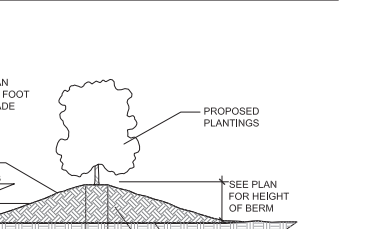
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TREE GUYING DIAGRAM



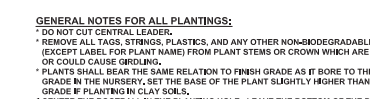
SHRUB PLANTING DETAIL



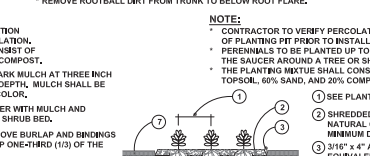
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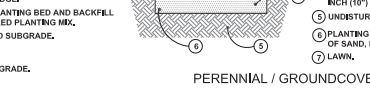
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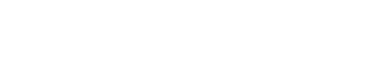
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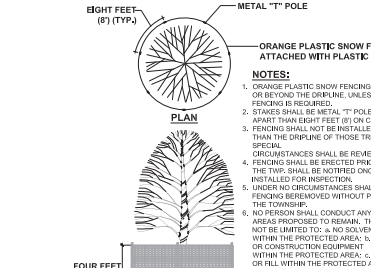
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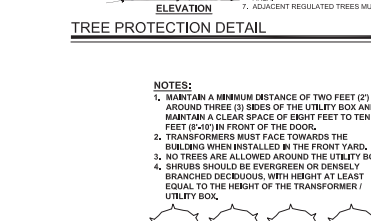
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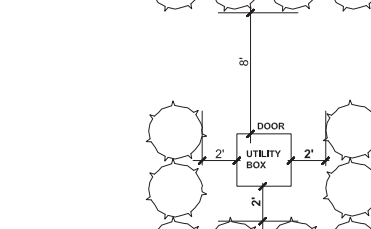
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TREE GUYING DIAGRAM



SHRUB PLANTING DETAIL



PERENNIAL / GROUNDCOVER PLANTING DETAIL



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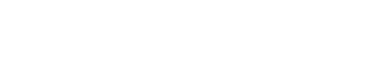
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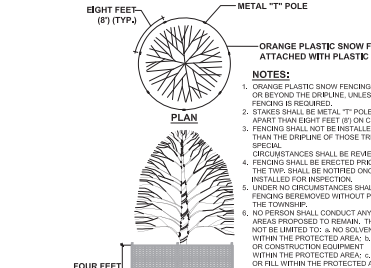
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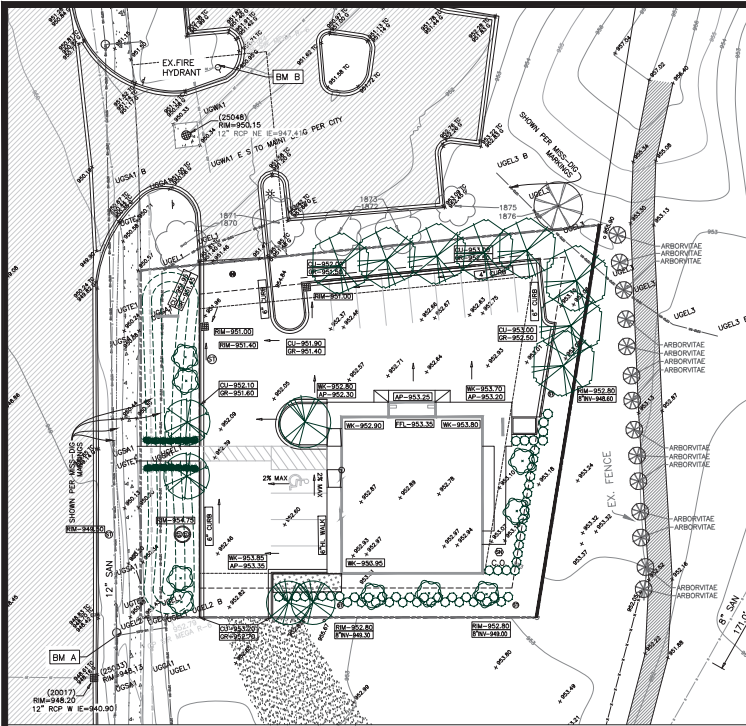


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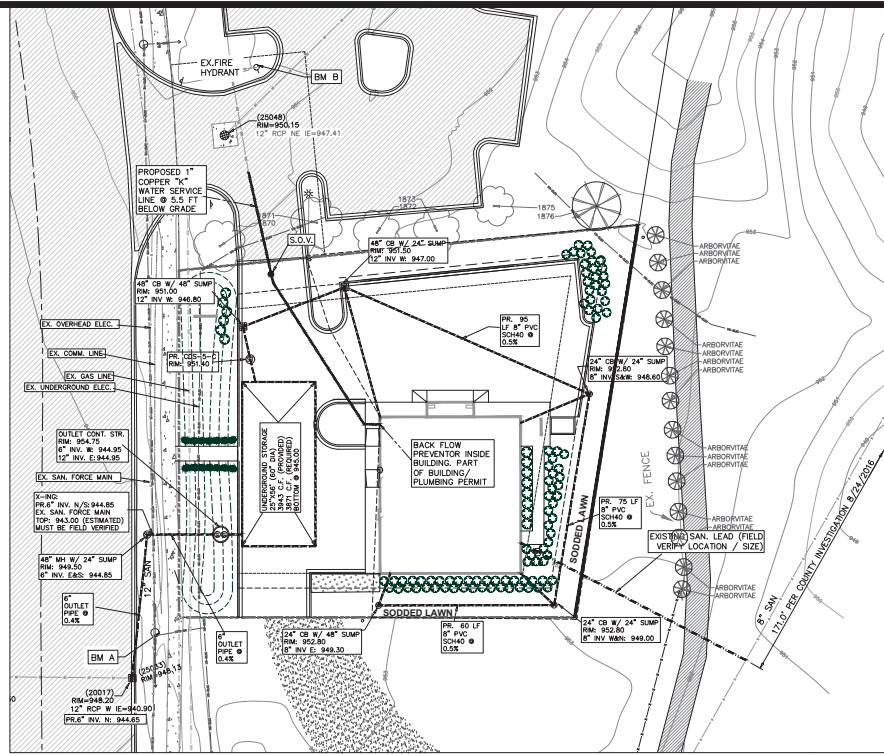




GRADING PLAN

SCALE 1"=20'

FOR PARKING AREA PAVEMENT AND CURB REFER TO DETAILS-7 SHEET 2 OF 2 (CITY OF NOVI, PAVING STANDARD DETAILS)



UTILITY PLAN

SCALE 1"=20'

UNDERGROUND STORAGE SIZING			
A ²	C = 0.95	C = 1.00	C = 0.35
0.25	0.00	0.17	
TOTAL AREA	0.42013315		
A/C=0.9	0.2492		
A/C=1.00	0.00		
A/C=0.2	0.1710		
C ave	=	0.710	
Qa = 0.15 x A	=	0.0630	cfs
100 YEAR FLOOD DESIGN:			
Qo = Qa/(A x C)	=	0.21	cfs/ac-imp
T = -26+(10312.5Qo) ^{0.5}	=	195.97	min.
Vs = [(16500/T)(1+25j)]/(40xQoXt)	=	12977.67	cfs/ac-imp
Vt = Vs x A x C	=	3971	cf

DRAINAGE AREAS CONTRIBUTE TO UGS SYSTEM					
AREA #	TOTAL A	C		Cave	Cave.
		0.95	1.0		
AREA "1A"	10940	5952.00	5038.00	0.00	0.67
AREA "2A"	7361	4951.00	2410.00	0.00	0.75
SUM AREA	18301	10653.00	7448.00	0.00	OK
TOTAL AREA (SQ. FT.)	18301				
TOTAL AREA (ACRES)	0.420				
Cave.	=	0.796			

FROM M.H.	TO M.H.	AREA SQ. FT.	AREA (ACRES)	C	(C/A)	TOTAL (C/A)	T TIME MIN.	INCH PER HOUR	Q/C/A cfs	DA OF PIPE INCH	SLOPE %	LEN OF PIPE FT.	CAPACITY YOF S/WVER C.F.S	VEL. FEET PER MIN.	TIME OF FLOW MIN.	RM ELEV.	UPPER LEVEL	LOWER LEVEL
24" CB (A1)	48" CB (A2)	10940	0.251	0.67	0.199	0.199	15	4.38	0.740	12	0.32	37	2.63	2.59	0.24	951.00	951.00	
48" CB (A2)	CRB	7361	0.169	0.75	0.127	0.297	15.24	4.35	1.290	12	0.36	9	2.66	2.39	0.04	951.00	951.00	
CRB	UGS	0	0.000	0.00	0.297	0.297	15.28	4.34	1.288	12	0.36	9	2.66	3.39	0.04	951.00	951.00	
UGS	OUTLET	0	0.000	0.00	0.297	0.297	15.33	4.34	1.287	12	0.36	9	2.66	3.39	0.04	951.50	954.75	
OUTLET	MH	1	0.000	1.00	0.000	0.297	15.37	4.33	1.286	6	0.40	25	0.36	1.81	0.23	954.75	949.50	
MH	EX CB	0	0.000	0.00	0.000	0.297	15.37	4.33	1.285	6	0.41	45	0.36	1.83	0.45	949.50	948.20	

DIYODS™
Design Your Own Detention System

CONTECH
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: diyods@contech-cpi.com

Project Summary

Date: 7/14/2021
 Project Name: Medical Building in 400
 City/County: Novi
 State: MICHIGAN
 Designed By: GHASSAN KHALAF
 Company: GK CONSULTING, INC.
 Telephone: 313-377-9449

Corrugated Metal Pipe Calculator

Storage Volume Required: 3,871
 Limiting Width (ft): 25.00
 Effective Depth Below Asphalt (ft): 6.50
 Solid or Perforated Pipe: Perforated
 Shape Or Diameter: 19.63 1/2" Pipe Area
 Spacing between Barrels (ft): 2.50
 Stone Width Around Perimeter of System (ft): 2.5
 Depth A: Porous Stone Above Pipe (ft): 0
 Depth C: Porous Stone Below Pipe (ft): 0
 Stone Porosity (0 to 40%): 0

System Sizing

Pipe Storage: 3,004 cf
 Porous Stone Storage: 939 cf
 Total Storage Provided: 3,943 cf
 Number of Barrels: 3 barrels
 Length Per Barrel: 51.00 ft
 Diameter of Barrels (D) = 25. ft = 48 in.

CONTECH Materials

Total CMP Footage: 153 ft
 Approximate Total Pieces: 9 pcs
 Approximate Coupling Bands: 6 bands
 Approximate Truckloads: 3 trucks

Construction Quantities

Total Excavation: 339 cy
 Porous Stone Backfill For Storage: 174 cy Stone
 Backfill to Grade Encircling Stone: 53 cy FILL

**CONSTRUCTION QUANTITIES ARE APPROXIMATE AND SHOULD BE VERIFIED UPON FINAL DESIGN

© 2007 CONTECH Stormwater Solutions

Custom Layout

To adjust layout, enter desired barrel length in the light blue boxes below.
 Excess Footage = 0

Barrel	Length	Area
Barrel 12	0	0
Barrel 11	0	0
Barrel 10	0	0
Barrel 9	0	0
Barrel 8	0	0
Barrel 7	0	0
Barrel 6	0	0
Barrel 5	0	0
Barrel 4	0	0
Barrel 3	0	0
Barrel 2	51	61
Barrel 1	51	61

8-18-21 PLANNING SUBMITTAL
 MARK DATE DESCRIPTION



GHASSAN KHALAF, P.E.
 TEL: 313-377-9449
 e-mail: gkci@outlook.com
 ADDRESS: 5644 MIDDLEBELT RD
 GARDEN CITY, MI 48135

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 DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the laws of the State of Michigan by my hand and seal.

PROPOSED MEDICAL BUILDING

31074 NOVI RD
 NOVI, MI 48377

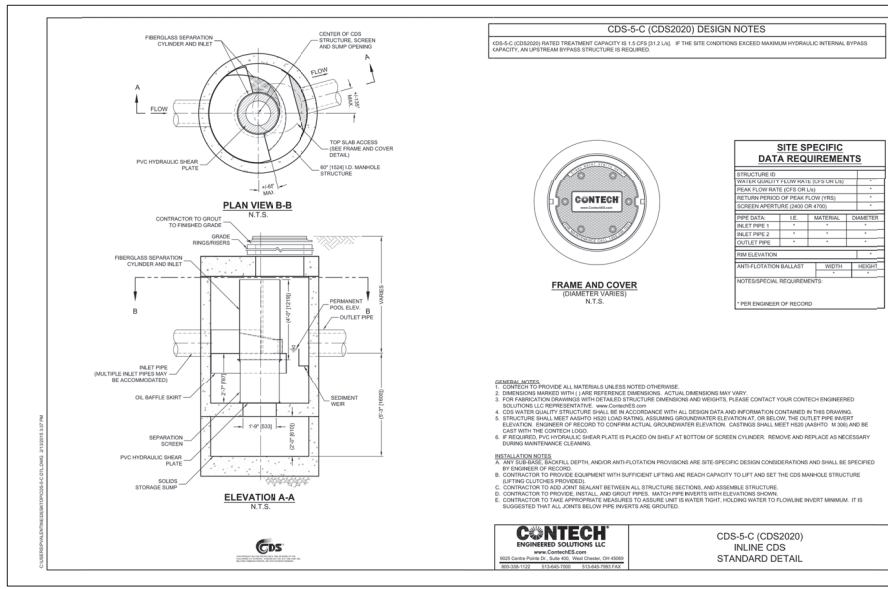
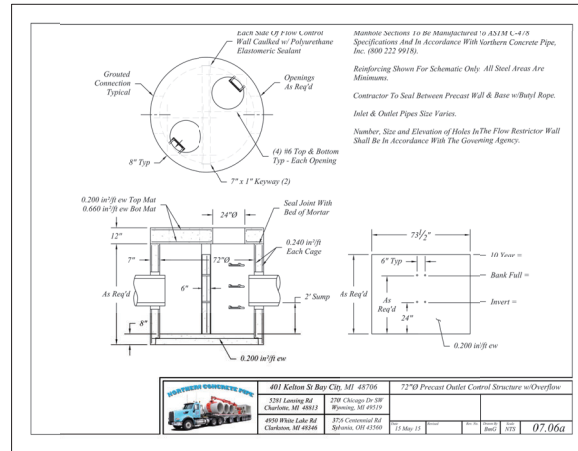
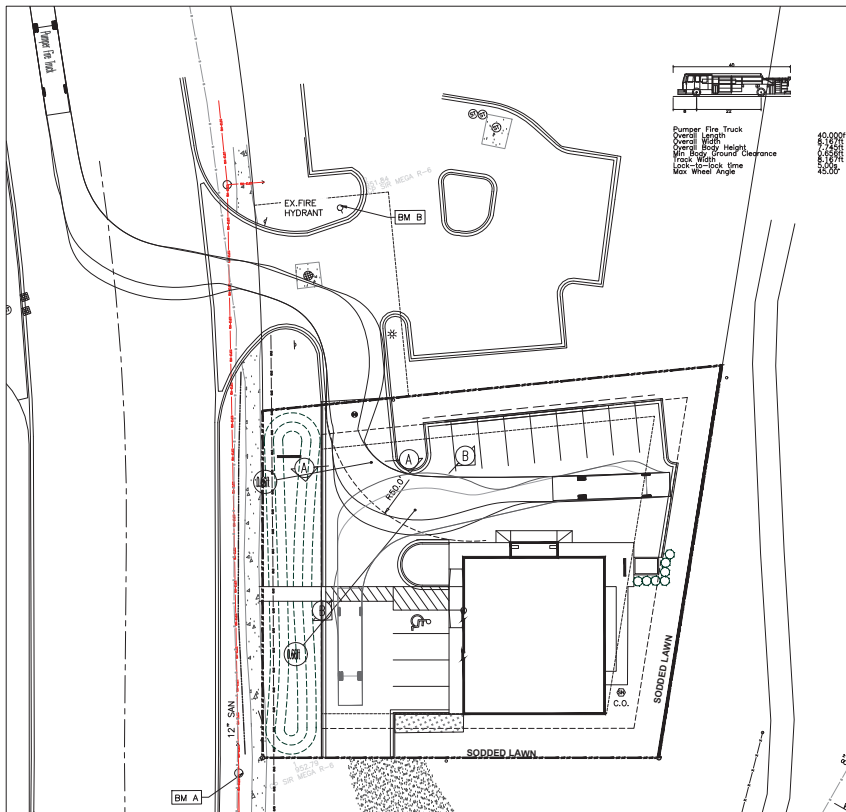
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SHEET TITLE
PRELIMINARY ENGINEERING

SCALE
NOTED

SHEET No.





8-18-21 PLANNING SUBMITTAL

MARK DATE DESCRIPTION

GK CONSULTING INC.

GHASSAN KHALAF, P.E.
 TEL: 313-377-9449
 e-mail: gkci@outlook.com
 ADDRESS: 5644 MIDDLEBELT RD
 GARDEN CITY, MI 48135

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I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF
 ENGINEER
 No. 56870

PROPOSED MEDICAL BUILDING

31074 NOVI RD
 NOVI, MI 48377

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SHEET TITLE
 FIRE TRUCK CIRCULATION AND STORM MANAGEMENT DETAILS

SCALE
 NOTED

SHEET No.
 SP-02

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	A		1	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	8'-0"	1	1163	1	13.3	
□	B		4	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	12'-0"	1	3513	1	38.8	
□	C		3	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	10'-0"	1	3513	1	38.8	

Statistics

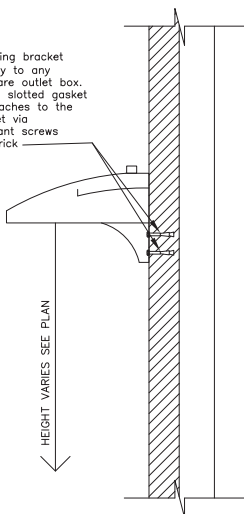
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.3 fc	0.2 fc	6.3 / 0.2	3:1

HOURS OF OPERATIONS: 9:00 AM TO 9:00 PM

STANDARD ELECTRICAL NOTES:

- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND
- FLASHING LIGHT SHALL NOT BE PERMITTED
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION

Universal mounting bracket attaches securely to any 4" round or square outlet box. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws and lags into brick.



FIXTURE MOUNTING DETAIL
NO SCALE

D-Series Size 1 LED Wall Luminaire

Buy American

Specifications

Luminaire	Width	Depth	Height
13.34" (34.1mm)	10" (254mm)	5.8" (147.6mm)	16.2" (412.7mm)

Back Box (BBW, EG20WC)

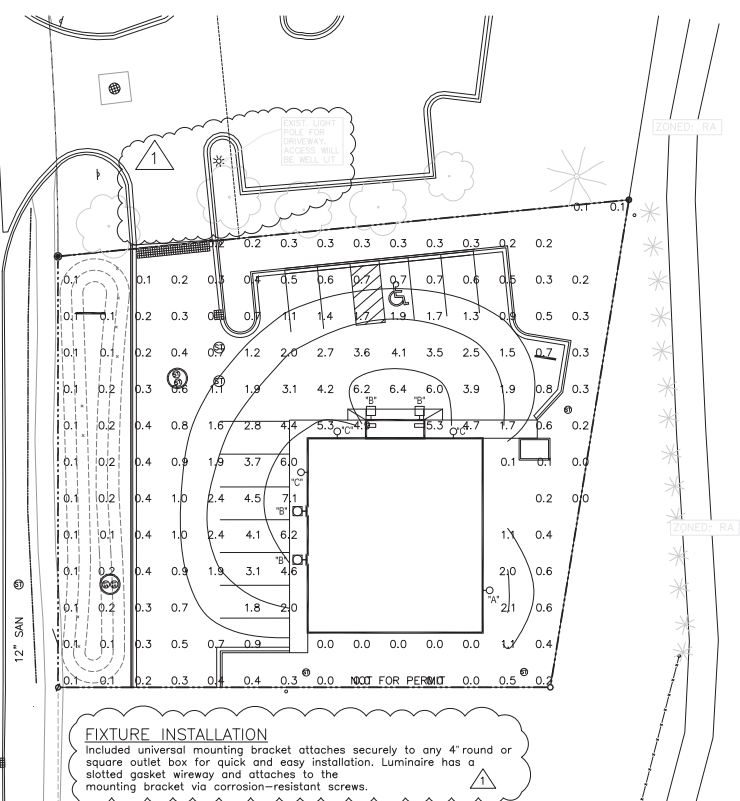
Width	Depth	Height
13.34" (34.1mm)	10" (254mm)	11.2" (284.1mm)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 230V metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

DSXW1 LED	Color	Temp	Beam Angle	Mounting Height	Optical Output	Power	Efficiency	Notes
DSXW1 LED	350	3000K	44°	105"	10500 lm	105W	100 lm/W	Shipped in 2000
DSXW1 LED	500	5000K	44°	105"	10500 lm	105W	100 lm/W	Shipped in 2000



FIXTURE INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

PHOTOMETRIC PLAN
SCALE 1"=10'-0"

7-21-21	PLANNING COMMISSION
8-31-21	8/18/21 CITY REVIEW COMMENTS

MARK	DATE	DESCRIPTION
CONSULTANT		
GHASSAN KHALAF		
TEL: 313-377-9449		
e-mail: gk_ami@goutlook.com		
ADDRESS: 1636 N. GULLEY		
DEARBORN, MICHIGAN		

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Ghassan Khalaf

GHASSAN KHALAF



PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

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SHEET TITLE
PHOTOMETRIC PLAN

SCALE
NOTED

SHEET No.

PH-01

MARK	DATE	DESCRIPTION

CONSULTANT
 GHASSAN KHALAF
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Ghassan Khalaf
 GHASSAN KHALAF

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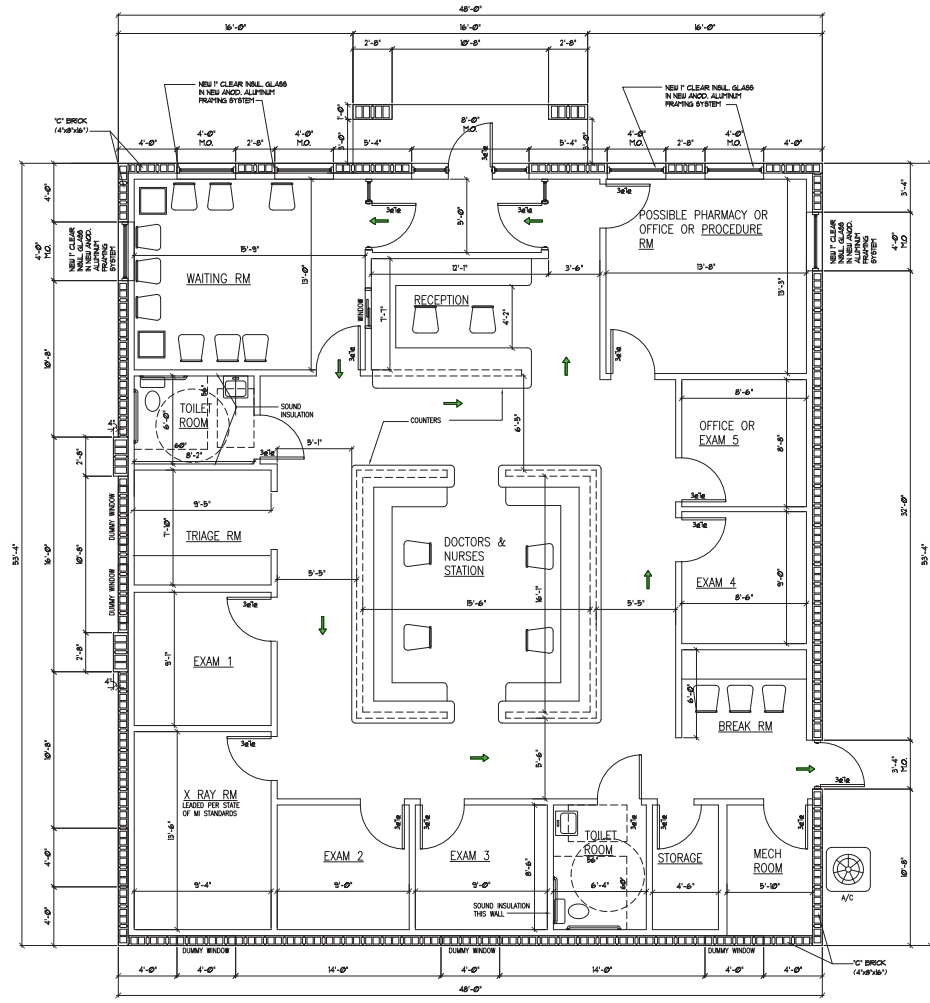
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 PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE
 PROPOSED
 FLOOR PLAN

SCALE
 NOTED

SHEET No.

A-01



FLOOR PLAN
 SCALE 1/4"=1'-0"

FACADE MATERIALS AND ELEVATIONS



GK Consulting Inc.
gkci@outlook.com
313-377-9449

Building and Civil Engineering Services

MARK	DATE	DESCRIPTION
CONSULTANT		
GHASSAN KHALAF		
TEL: 313-377-8449		
e-mail: gk.amr@outlook.com		
ADDRESS: 1636 N. GULLEY		
DEARBORN, MICHIGAN		

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GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

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 NOVI, MI 48377

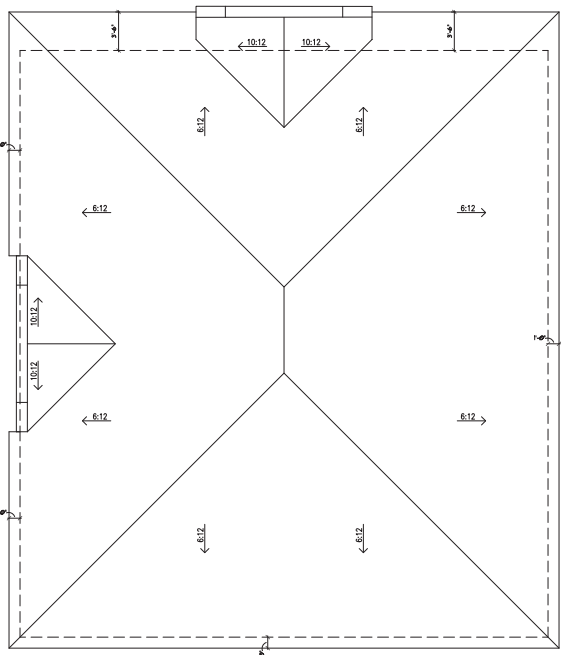
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SHEET TITLE
PROPOSED ELEVATIONS

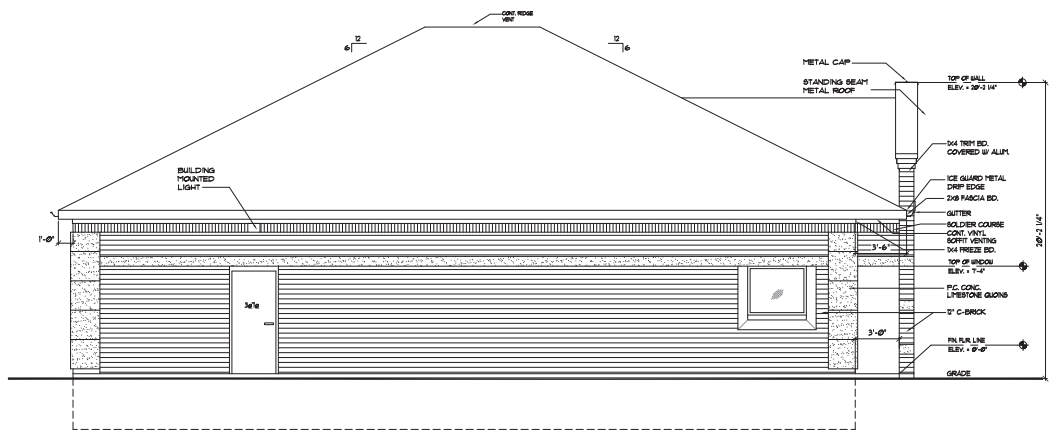
SCALE
NOTED

SHEET No.

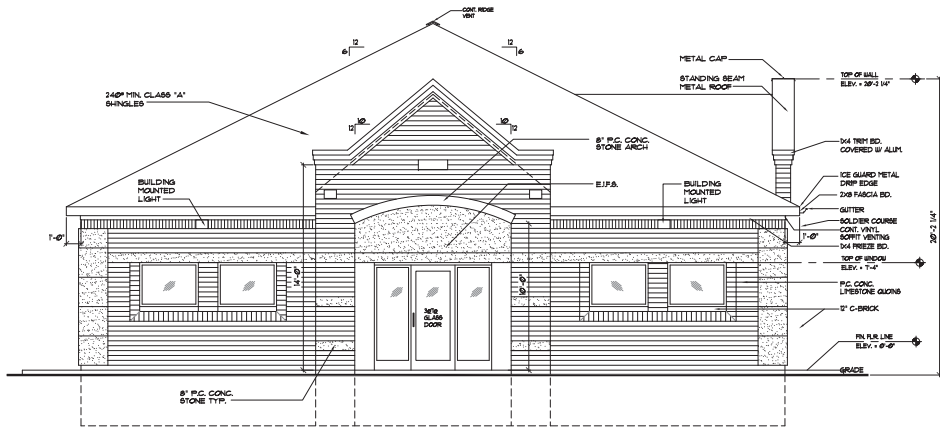
A-02



ROOF PLAN
 SCALE 3/16"=1'-0"



EAST ELEVATION
 SCALE 1/4"=1'-0"



NORTH ELEVATION
 SCALE 1/4"=1'-0"

MARK	DATE	DESCRIPTION

CONSULTANT
 GHASSAN KHALAF
 TEL: 313-377-8449
 e-mail: gk.amr@outlook.com
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 GHASSAN KHALAF



PROPOSED MEDICAL BUILDING

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 NOVI, MI 48377

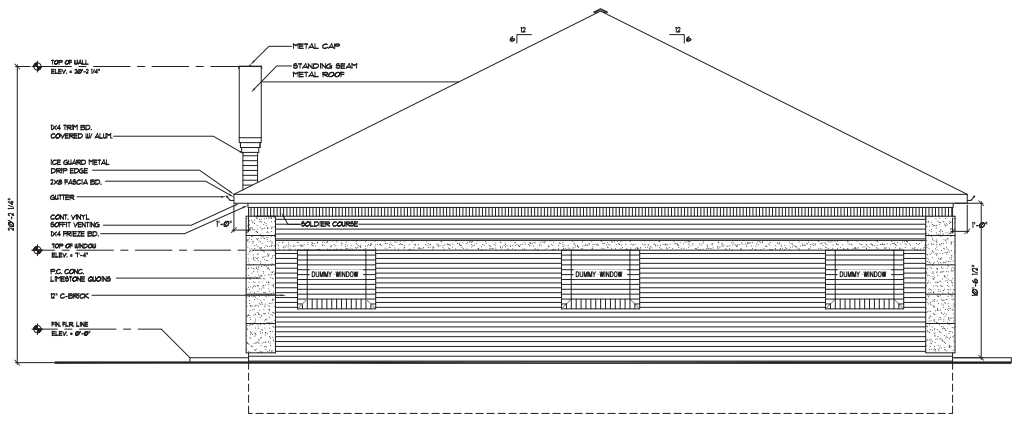
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SHEET TITLE
 PROPOSED
 ELEVATIONS

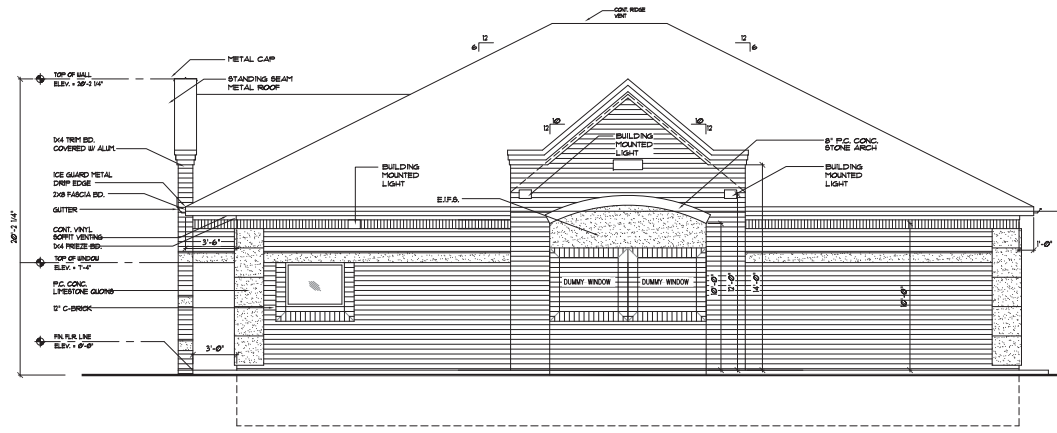
SCALE
 NOTED

SHEET No.

A-03



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



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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review MAPLE MEDICAL BUILDING

JSP21-33
June 2, 2022

PETITIONER

AJSS Property, LLC

REVIEW TYPE

Preliminary Site Plan Review

PROPERTY CHARACTERISTICS

Section	2	
Site Location	East of Novi Road, South of Fourteen Mile Road; 22-02-200-043	
Site School District	Walled Lake Consolidated School District	
Current Site Zoning	RA: Residential Acreage (with PUD)*	
*Note: 2 nd Amendment to Maples of Novi PUD allows for this site to be reviewed compared to B-1, Local Business, Zoning Standards.		
Adjoining Zoning	North	RA: Residential Acreage (with PUD)
	East	RA: Residential Acreage (with PUD)
	West	RM-1 with PRO: Low-Density Multiple-Family
	South	RA: Residential Acreage (with PUD)
Current Site Use	Vacant/Tennis Courts	
Adjoining Uses	North	Bank/Commercial
	East	Recreational, Single-Family Residential
	West	Assisted Living
	South	Recreational, Maintenance Building
Site Size	0.42 acres	
Plan Date	November 7, 2021	

PROJECT SUMMARY

The subject property, referred to as the former Maples of Novi Tennis Courts, is located east of Novi Road and south of Fourteen Mile Road in Section 2 of the City of Novi. The property totals approximately 0.42 acres and only contains former tennis courts that have been unused for several years. The applicant is proposing to construct a 2,558 square foot medical office. The proposed development will not impact any of the open space that is currently used as a golf course and has been discussed with a number of nearby HOA Presidents. Correspondence was previously received from the Maples of Novi Maple Pointe HOA indicating that the Maple Pointe HOA has no concern with the site plan proposed.

The plan for this development indicates that the hours of operation will be from 8am to 9pm and has thirteen parking spaces, a façade consistent with the nearby bank, landscape plantings, and a six foot screening fence along the east property line. The development will be accessed from the adjacent bank property, which has access to Novi Road, and it will continue to serve as an access drive for the Maples of Novi maintenance building. It will also remain a part of the Maples of Novi

Planned Unit Development, which was recently amended to allow the site to be reviewed for compliance with the B-1, Local Business, Zoning District standards. A summary of the previous motions is below (Action Summary).

Since the Second Amendment to the Maples of Novi Planned Unit Development (PUD) Agreement & Area Plan was considered a major change and approved by City Council on May 23, 2022, the applicant is now seeking Preliminary Site Plan approval.

ACTION SUMMARY

The proposed Second Amendment to the Maples of Novi PUD Agreement & Area Plan first went before the Planning Commission on November 17, 2021 for consideration and recommendation to City Council. The Planning Commission made the following motion:

In the matter of Novi Medical Building, JSP 21-33, motion to **recommend approval** to the City Council to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a **major change** based on and subject to the following:

- a. The requested amendment constitutes a **major change** to the PUD Agreement & Area Plan *because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;*
- b. The application **does not constitute a minor change** as described in the ordinance to the PUD Agreement and Area plan *since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - a. A change in residential floor area;
 - b. A change in nonresidential floor area of five (5) percent or less;
 - c. Minor variations in layout which do not constitute major changes; and or
 - d. A change in lot coverage and FAR of the entire PUD of one (1) percent or less
- c. The proposed use of the site as a medical office is recommended for approval to the City Council as an amendment to the PUD Agreement and Area Plan as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
- d. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
- e. The requirement for a 40 foot wide transition strip between residential and commercial area is recommended to be waived by the City Council *because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements;*
- f. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan following consideration and approval of the Planned Unit Development Amendment by the City Council.

On January 10, 2022, the Second Amendment went before the City Council for Tentative approval. The City Council made the following motion:

Tentative approval of the request of AJSS Property, LLC, JSP21-33 Maple Medical Office, to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a **major change** based on and subject to the following, with the final language of the amendment of the PUD Agreement to be brought back to the City Council for final consideration and approval:

1. The requested amendment constitutes a major change to the PUD Agreement & Area Plan because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;
2. The application does not constitute a minor change to the PUD Agreement and Area plan since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:
 - a. A change in residential floor area;
 - b. A change in nonresidential floor area of five percent or less;
 - c. Minor variations in layout which do not constitute major changes; and or
 - d. A change in lot coverage and FAR of the entire PUD of one percent or less.
3. The proposed use of the site as a medical office is approved as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
4. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
5. The requirement for a 40 foot wide transition strip between residential and commercial area is waived because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements;
6. City Council waiver for the lack of a 540 square foot loading area because the site is minimal in size and is proposed to be used by a medical tenant, which does not typically require deliveries by large trucks;
7. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan following consideration and approval of the Planned Unit Development Amendment by the City Council; and
8. This tentative approval of the amendment to the PUD Area Plan is contingent upon and subject to the City Council's approval of a corresponding amendment to the PUD Agreement.

After tentative approval, the City Attorney worked with the applicant on creating a final version of the amendment. This final version was then executed by the applicant, and it went before City Council on May 23, 2022 for Final Approval. City Council made the following motion:

Final approval of the request of AJSS Property, LLC, JSP21-33 Maple Medical Office, to amend the Maples of Novi Planned Unit Development Agreement (PUD) and Area Plan as a major change based on and subject to the following:

1. The requested amendment constitutes a **major change** to the PUD Agreement & Area Plan because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;
2. The application **does not constitute a minor change** to the PUD Agreement and Area plan since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:
 - a. A change in residential floor area;
 - b. A change in nonresidential floor area of five percent or less;
 - c. Minor variations in layout which do not constitute major changes; and or
 - d. A change in lot coverage and FAR of the entire PUD of one percent or less.
3. The proposed use of the site as a medical office is approved as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
4. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
5. The requirement for a 40 foot wide transition strip between residential and commercial area is waived because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements;
6. City Council waiver for the lack of a 540 square foot loading area because the site is minimal in size and is proposed to be used by a medical tenant, which does not typically require deliveries by large trucks;
7. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan.

SITE HISTORY

The Maples of Novi was developed in the early 1990s with the tennis courts proposed for redevelopment being constructed in the mid-1990s. This use has continued to be in existence since its conception, but has not been in use for a number of years. The PUD Area Plan, which was originally approved on July 20, 1989, designates this parcel as part of Zone A, Phase 6 of the Planned Unit Development.

CONDITIONS OF REQUEST FOR PUD AMENDMENT

Although the City Council removed the Planned Unit Development Section of the Zoning Ordinance in 1997 (Ordinance 97-18), the ordinance remains in place to address any proposed changes to the existing PUDs within the City. Per Article 27, Section 9, "a developer may request an amendment to an approved area plan [...]." Also, "any amendment to an approved preliminary or final site plan which results in a major change in the approved area plan, as defined in this Section, shall require an amendment to the approved area plan." The procedure and conditions for requesting an amendment to the PUD is as follows:

- A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor.

The applicant provided a written request for amendment with valid reasoning.

- The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing.

The applicant presented this item to the Planning Commission and provided a narrative.

- The applicant indicated that they sought to amend the PUD Agreement & Area Plan to allow for a medical office use on this site.

This is consistent with the language provided in the Second Amendment.

- If the approved plan is to be amended, the Planning Commission shall immediately notify City Council.

City Council was notified and approved the Second Amendment to the Maples of Novi PUD Agreement & Area Plan.

MODIFICATIONS CONSIDERED TO BE MAJOR/MINOR

Per Article 27, Section 9, Subheading G, "the Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section." Listed below are the conditions that constitute an amendment to be considered major or minor:

- **Minor Amendment**
 - A change in residential floor area;
 - A change in nonresidential floor area of five (5) percent or less;
 - Minor variations in layout which do not constitute major changes; and or
 - A change in lot coverage and FAR of the entire PUD of one (1) percent or less
- **Major Amendment**
 - Change in concept of the development;
 - **Change in use or character of the development;**
 - Change in type of dwelling unit as identified on the approved area plan;
 - Change in the number of dwelling units;
 - Change in nonresidential floor area of over five (5) percent;
 - Change in lot coverage and FAR of the entire PUD of more than one (1) percent;
 - Rearrangement of lots, blocks, and building tracts;
 - Change in character or function of any street;
 - Reduction in land area set aside for common open space or the relocation of such area(s); or
 - Increase in building height.

RELEVANT PUD SECTION(S)

As part of this request, the applicant requested that this site be included in Zone A, Phase 6 of the Planned Unit Development. Zone A is described as follows (Page 132 of 158 of the PUD, Liber 12590, Page 886, Item #13): "The development of the non-residential areas will be coordinated with that of the housing areas and their immediate environs. The development will include 60,000 square feet of convenience commercial, 20,000 square feet of office, health and fitness, adult and childcare functions necessary to service the needs of the community." The PUD goes on to describe this in more detail.

Any proposed amendment to the PUD Agreement & Area Plan shall be submitted to the City by the applicant and reviewed by City staff and City Legal Counsel. This section is provided for reference purposes only and the necessary language revisions have been proposed by the applicant and reviewed by the city accordingly.

RECOMMENDATION

Planning recommends approval of the Preliminary Site Plan as the request mostly conforms to the requirements of the Zoning Ordinance, and the proposed change in use from tennis courts to a medical office proposes a reasonable alternative to the existing lot, subject to a number of conditions, and with any deviations noted below. All reviewers recommend approval of the Preliminary Site Plan subject to addressing all other review comments prior to Final Site Plan submittal.

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Article 27 (Planned Unit Development) (Retracted – only applicable for this site since it is existing) and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address the items in **bold** with the next submittal.

1. Uses Permitted (Sec. 3.1.1 & PUD Agreement): A medical office is a permitted use in the B-1, Local Business, Zoning District. **The Second Amendment to the Maples of Novi PUD Agreement & Area Plan allows this site to be used as a medical office.**
2. Site Conditions: The applicant has indicated that the fencing along the eastern portion of the site will remain as it is not fully located on the subject property. The applicant would prefer to remove the fencing, but has not received approval from the property owner. In lieu of removing the fence, the applicant is proposing to install a 6 foot tall Trex Panel (hybrid wood) fence along the east property line to provide a buffer for any nearby residents. **However, it is the City staff's preference that the current fence be removed in its entirety and only one fence exist along this property line. Please resolve this matter prior to Final Site Plan submittal.**
3. Use Considerations: The applicant has asked that the site be considered a similar use to those nearby (Flagstar Bank, Maples Shopping Center). The Second Amendment to the Maples of Novi PUD Agreement & Area Plan allows this site to be reviewed compared to the B-1, Local Business, Zoning District standards. **Therefore, this review compares the site to B-1 (Local Business) standards rather than RA (Residential Acreage) standards.**
4. Yard Setbacks (Sec. 27-2, e, PUD Ordinance): Per Section 27-2(e) of the PUD Ordinance, "a transition strip at least 40 ft wide shall be required on any commercial or office site when adjacent to a residential area [...] shall be landscaped. The distance between any residential building and nonresidential building shall not be less than 150 ft unless waived by the City Council after recommendation by the Planning Commission." Currently, a transition strip has not been provided. **The applicant sought a waiver from this requirement. This yard**

requirement was modified by the City Council upon recommendation from the Planning Commission as part of the Second Amendment to the PUD Agreement & Area Plan.

5. Amendment & Revisions (Sec. 27-9, a, PUD Ordinance): A request to amend the PUD Agreement & Area Plan has been provided by the applicant. **Final Approval of the Second Amendment to the Maples of Novi PUD Agreement & Area Plan was granted by City Council on May 23, 2022.**
6. Planning Commission Role (Sec. 27-9, d-g, PUD Ordinance): This project was determined to be a major amendment by the City Council upon recommendation from the Planning Commission.
7. Loading Spaces (Sec. 5.4.2): This project requires a 540 square foot loading zone. Currently, the applicant is not providing a loading zone. **The applicant sought a waiver from this requirement. This loading zone requirement was modified by the City Council upon recommendation from the Planning Commission as part of the Second Amendment to the PUD Agreement & Area Plan.**
8. Sidewalks (Sec. 11-256): A 5 foot sidewalk is required throughout the site. **Please widen the 4 foot sidewalk connecting to the building exit to a minimum of 5 feet. The applicant has indicated that the site plan will be revised to meet this request.**
9. Bicycle Parking Facilities (Sec. 5.16): A 6 foot clear path to the bicycle parking is required. Currently, only a 5 foot wide path is provided. **Please widen the sidewalk leading to the bicycle parking to a minimum of 6 feet. The applicant has indicated that the site plan will be revised to meet this request.**
10. Lighting Plan (Sec. 5.7.A.ii): Please update the photometric plan to match the site plan in the next submittal. **The applicant has indicated that the photometric plan will be revised to meet this request.**
11. Shared Access Easement: A shared access easement has not been indicated on the site plan. **Please indicate if there is a shared access easement. If there is a shared access easement, please indicate the easement on the site plan and provide the Liber and Page Number. Please resolve this matter prior to Final Site Plan Submittal.**
12. Planning Chart: Please refer to the attached **Planning Chart** for additional comments to address in this submittal.

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending **approval** of the Preliminary Site Plan with comments to be addressed on the next submittal.
- b. Landscape Review: Landscape is recommending **approval** of the Preliminary Site Plan with comments to be addressed on the next submittal.
- c. Traffic Review: Traffic is recommending **approval** of the Preliminary Site Plan with comments to be addressed on the next submittal.
- d. Façade Review: Façade is recommending **approval** of the Preliminary Site Plan. The proposed façade is in full compliance with the ordinance requirements.
- e. Fire Review: Fire is recommending **approval** of Preliminary Site Plan with comments to be addressed on the next submittal.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

EXISTING ZONING



FUTURE LAND USE



	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA: Residential Acreage (with PUD)	Tennis Courts	Local Commercial
Northern Parcels	RA: Residential Acreage (with PUD)	Commercial	Local Commercial
Eastern Parcels	RA: Residential Acreage (with PUD)	Recreational/Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)
Western Parcels	RM-1 with PRO: Low-Density Multiple-Family with Planned Rezoning Overlay; R-4: Single-Family Residential	Multiple-Family Residential, Educational	Multiple Family & Educational Facility
Southern Parcels	RA: Residential Acreage (with PUD)	Recreational/Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)

Compatibility with Surrounding Land Use

The subject property is located along the east of Novi Road and south of Fourteen Mile Road. This property is surrounded by commercial, recreational, and single-family residential uses. Currently, the site is not in use, though a tennis court is still located on the site. The current use of the site was approved with the original PUD Agreement and Area Plan. The majority of the surrounding properties have been developed. The applicant has proposed redeveloping this site as a medical office. Staff is of the opinion that the proposed use would be consistent with the surrounding existing uses.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development.

- 1. General Goal: Economic Development/Community Identity**
 - a. Retain and support the growth of existing businesses and attract new businesses to the City of Novi.** The applicant will provide Economic Impact Information prior to the Planning Commission Meeting.
 - b. Compatible Development.** Ensure compatible development between residential and non-residential developments. The applicant is proposing a use that is compatible with the surrounding area and it will be well-screened from the residential area.

NEXT STEP: PLANNING COMMISSION MEETING

The Preliminary Site Plan, Stormwater Management Plan, and any requested Landscape Waivers will go before the Planning Commission for consideration. This item will be tentatively scheduled to go before the Planning Commission as a Matter for Consideration on **June 8, 2022 at 7pm in the Novi Civic Center**. Please provide the following:

1. Sample Façade Board OR high quality photos of proposed materials & manufacturers color specifications.
2. A list of names, emails, phone numbers, and titles for those planning on attending the Planning Commission Meeting on behalf of the project.

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please submit the following for review:

1. **Seven** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected**.
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. [No Revision Façade Affidavit](#) (only if no façade changes have been made)
6. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
7. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
8. A [Hazardous Chemical Survey](#)
9. A [ROW Permit Application](#)
10. A [Soil Erosion Permit Application](#)
11. An [Other Agencies Checklist](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this, and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**.

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies, folded, with signature and seal (may be electronic)** to the Community Development Department for Final Stamping Set approval.

PRE-CONSTRUCTION MEETING

At this time, **a Pre-Construction meeting is required for this project.** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni (248.347.0430 or smarchioni@cityofnovi.org) once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction. If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll, Planner



PLANNING REVIEW CHART: PUD (Planned Unit Development) w/ RA (Residential Acreage)

Review Date: June 2, 2022

Review Type: Preliminary Site Plan Review

Project Name: **JSP21-33 MAPLE MEDICAL BUILDING**

31074 Novi Road; 22-02-200-043

Plan Date: November 7, 2021

Prepared by: Christian Carroll, Planner

E-mail: ccarroll@cityofnovi.org **Phone:** (248) 735-5607

Items in **bold** need to be addressed by the applicant with next submittal. *Italicized* items are to be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Local Commercial	No change	Yes	
Zoning	Residential Acreage with Planned Unit Development* *Note: Reviewed with B-1, Local Business, Zoning Standards	No change	Yes	
Uses Permitted (Sec 3.1.1, PUD Agreement)	Uses permitted listed in Section 3.1.10 and listed in PUD Agreement.	Medical office (Professional Services)	Yes	<i>Second Amendment to Maples of Novi PUD Agreement & Area Plan was approved on May 23, 2022 by City Council.</i>
B-1 District Development Standards (Sec. 3.1.10)				
Max. Building Height (Sec. 3.1.10.D, PUD Ordinance 27-2, g)	25 ft or 1 story, whichever is less	23.7 ft	Yes	
Max Lot Coverage % (Sec. 3.1.10.D)	See Section 3.6.2.D	2558 sf/18,303 sf = ~14%	Yes	
Min. Building Setbacks (Sec. 3.1.10, Sec. 3.6.2, PUD Ordinance) – B-1 Zoning District Standards				
Front (West)	50 ft (PUD)	68 ft	Yes	
Interior Side (North)	15 ft	56 ft	Yes	
Interior Side (South)	15 ft	15 ft	Yes	
Rear (East)	20 ft	20.7 ft	Yes	
Min. Parking Setbacks (Sec. 3.1.10) – B-1 Zoning District Standards				
Front (West)	20 ft	44 ft	Yes	
Interior Side (North)	10 ft	10 ft	Yes	
Interior Side (South)	10 ft	10 ft	Yes	
Rear (East)	10 ft	~25 ft	Yes	
Required Conditions in the B-1, B-2, and B-3 Zoning District (Sec. 3.10)				
Business Service (Sec. 3.10.1.A)	All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises.	Complies	Yes	
Loading Area (Sec. 3.10.1.B)	All business, servicing or processing, except for off-street parking, loading/	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	unloading shall be conducted within completely enclosed buildings.			
PUD Regulations (formerly Article 27) (Attached) – Only applicable sections noted				
District Regulations (Sec. 27-2, a)	All uses, structures, and properties shall comply with all regulations in Article 24 (former), Schedule of Regulations, and requirements of Ordinance No. 84-18, as amended, except as provided in this Section.	Complies	Yes	
Minimum PUD Area (Sec. 27-2, b)	The minimum PUD area to be developed under the regulations of this Section shall be 20 acres, unless waived by the City Council	Complies	Yes	
Mixing of Uses (Sec. 27-2, c)	See ordinance	Complies	Yes	
Density Regulations (Sec. 27-2, d)	See ordinance	Complies	Yes	
Yard Setbacks (Sec. 27-2, e)	- 50 ft setback along perimeter of the PUD district fronting on a public street - 40 ft wide yard shall be provided along the perimeter of the PUD district not fronting on a public street. Such yard shall be designed and landscaped as a buffer strip; parking lots and driveways shall not be permitted in such yard, except that drives may cross such yard - 35 ft wide yard shall be provided along ROW of a collector street within the PUD & 50 ft wide yard shall be provided along ROW of major throughfare within the PUD - A landscaped yard at least 10 ft wide shall be provided between a parking lot of 5 or more spaces and a property line within the PUD & 20 ft from the perimeter property line of the PUD, except when adjacent to a public street ROW line, existing or proposed, in which case the	Complies No change NA Complies, see Landscape Review	Yes Yes Yes Yes	

Item	Required Code	Proposed	Meets Code	Comments
	approved subsequent thereto [...]			
Construction (Sec. 27-2, n)	See ordinance	Will comply	Yes	
Amendment and Revisions (Sec. 27-9, a)	A developer may request an amendment to an approved area plan, an approved preliminary site plan, or an approved final site plan. Any amendment to an approved preliminary or final site plan which results in a major change in the approved area plan, as defined in this section, shall require an amendment to the approved area plan. All amendments shall follow the procedures and conditions herein required for original submittal and review, in full.	Amendment request has been provided	Yes	
Request for Amendment (Sec. 27-9, b)	A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor. Such reasons may be based upon such considerations as changing social or economic conditions, potential improvements in layout of design features, unforeseen difficulties, or reasons mutually affecting the interests of the City and developer, such as technical causes, site conditions, state or Federal projects or installations, and statutory revisions. The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing. Following payment of the appropriate fee as required for the original submittal, the developer shall submit the required information to the Planning Commission for review. If the approved plan is to be	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	amended, the Planning Commission shall immediately notify the City Council.			
<p>Major Amendment Conditions (Sec. 27-9, c)</p>	<p>Modifications to be considered major changes, for which amendment is required, shall include one or more of the following:</p> <ol style="list-style-type: none"> 1. Change in concept of the development; 2. Change in use or character of the development; 3. Change in type of dwelling unit as identified on the approved area plan; 4. Change in the number of dwelling units; 5. Change in nonresidential floor area of over 5%; 6. Change in lot coverage and FAR of the entire PUD of more than 1%; 7. Rearrangement of lots, blocks, and building tracts; 8. Change in the character or function of any street; 9. Reduction in land area set aside for common open space or the relocation of such area(s); or 10. Increase in building height. 	<p>This project was determined to be a major change by the Planning Commission and City Council.</p>	<p>Yes</p>	
<p>Minor Amendment Conditions (Sec. 27-9, e)</p>	<p>Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among similar modifications, the following:</p> <ol style="list-style-type: none"> 1. A change in residential floor area; 2. A change in nonresidential floor area of 5% or less; 3. Minor variations in layout which do not constitute major changes; and/or 	<p>This project was determined to be a major change by the Planning Commission and City Council.</p>	<p>Yes</p>	

Item	Required Code	Proposed	Meets Code	Comments
	4. A change in lot coverage and FAR of the entire PUD of 1% or less.			
Planning Commission Role (Sec. 27-9, d, g)	[...] The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this section. The burden shall be on the applicant to show the reasons for any requested change owing to changed physical or economic factors, or consumer demand.	This project was determined to be a major change by the Planning Commission and City Council.	Yes	
Note to District Standards (Sec. 3.6.2) – Based on B-1 Zoning District				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		NA	
Lot Coverage (Sec. 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	Complies	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in the Development Standards of Sec. 3.1 and Sec. 5.5.3 of this ordinance.	Complies	Yes	
Residential Setback (Sec. 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum yard setback shall be twenty (20) feet.	20 ft	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	No wetlands	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3.	Provided	Yes	See Landscape Review for comments
Modification of	The Planning Commission may	Parking setbacks	NA	

Item	Required Code	Proposed	Meets Code	Comments
parking setback requirements (Sec 3.6.2.Q)	modify parking setback requirements based on conditions listed in Sec. 3.6.2.Q	conform to the minimum required		
Parking & Loading Standards				
Number of Parking Spaces (Sec. 5.2.12.B)	Medical office: 1 space for each 167 sf of Gross Leasable Area (GLA) 2,249 sf/167 = 13 spaces	14 spaces provided	Yes	
Parking Space & Maneuvering Lane Dimensions (Sec. 5.3)	90° spaces: 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping	9 ft x 17 ft with 2' overhang (4" curb) and 9 ft x 19 ft spaces (6" curb) with 24' access aisles.	Yes	
Barrier Free Spaces (ADA standard)	1 van accessible space	Complies	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	Complies	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 ft. wide with 5 ft. wide access aisle for standard accessible; 8 ft. wide with 8 ft. wide access aisle for van accessible	8 ft wide with 8 ft wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	1 barrier free sign per space	Provided	Yes	
Loading Spaces (Sec. 5.4.2)	10 square feet per 1 foot of building frontage. 54 ft x 10 sf = 540 square feet required	Not provided	Yes	Waiver granted as part of the Amendment.

Item	Required Code	Proposed	Meets Code	Comments
Sidewalks (City Code Sec. 11-256 & 11-276 & Non-Motorized Plan)	5 ft sidewalk required along Novi Rd Building exits must be connected to sidewalk system or parking lot	Existing sidewalk along Novi Road, building exits connected	No	5 foot sidewalk required to connect to building exits.
Dumpster Requirements (City Code Sec. 21-145)	Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown Screening should be 1 foot taller than dumpster	Roll-out dumpster enclosure proposed, detail provided	Yes	
Accessory Structure Setback- Dumpster (Sec. 4.19.2.F)	Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	10 feet, located in rear yard (may be located in interior side yard)	Yes	
Bicycle Parking Facilities (Sec. 5.16.1)	Minimum 2 spaces	2 spaces provided	Yes	
Bicycle Parking Facilities (Sec. 5.16)	Located along the building approach line & easily accessible from the building entrance Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance Be accessible via a paved 6 ft. route & separated from auto facilities 4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces	Does not comply	No	6 foot clear path to bicycle parking required. Please widen the sidewalk from 5 feet to 6 feet to meet this requirement.
Woodlands (City Code Ch. 37)	Replacement of removed trees	No regulated woodlands appear to be impacted by this proposed project.		
Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	No regulated wetlands appear to be impacted by this proposed project.		

Item	Required Code	Proposed	Meets Code	Comments
Economic Impact	Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	\$457,000 estimated construction costs. 4-5 permanent jobs and up to 10 temporary jobs.	Yes	
Development/ Business Sign	Signs are not regulated by the Planning Division or Planning Commission	Not indicated		Contact Maureen Underhill at 248.735.5602 or munderhill@cityofnovi.org for information
Project and Street Naming Committee	Some projects may need approval from the Street & Project Naming Committee	Approved – Maple Medical Office	Yes	
Non-Residential Fences (Sec. 5.11)				
Fence Location (Sec. 5.11.2.A)	No fence shall extend into the front of exterior side yard.	Fence located in the rear yard.	Yes	
Fence Height (Sec. 5.11.2.B)	No fence shall exceed 8 feet in height, except barbed wire placed along the top of a fence may project beyond the maximum height limitation of the fence, but no fence, including barbed wire, shall exceed an overall height of 11 feet.	Fence is 6 feet tall	Yes	
Security Fencing (Sec. 5.11.2.C)	No fence shall carry electrical current or charge of electricity.	Fence does not have electrical current.	Yes	
Landscape Standards (Sec. 5.11.2.D)	Nothing in this section shall be interpreted to supersede the applicable requirements of Section 5.5.	Complies	Yes	
Prohibited Materials (Sec. 5.11.3.A)	No fence shall be composed of scrap material, tires, canvas, cardboard, asphalt style shingles, chicken wire or similar fine wire mesh, corrugated metal or sheet metal. Fine wire fencing may be attached to the interior of, or made a part of any wooden, stone, brick, wrought-iron, or other such non-wire type fencing, where the other type fencing would not provide an adequate barrier to contain pets or animals. When so applied, the wire shall be vinyl coated or painted in a standard dark	Complies – Trex Panels (composite wood)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	brown, dark green or black color. When used under these conditions, it shall not be considered a wire fence.			
Maintenance (Sec. 5.11.3.B)	All fences shall be maintained in good condition, free of significant corrosion, peeling paint or finish and other damage. All fences shall be maintained in a condition of reasonable repair and not be allowed to become or remain in a condition of disrepair including noticeable leaning or missing sections or portions of sections, broken supports, nonuniform height, and growing of noxious vegetation. All fences shall comply with applicable provisions of the current City of Novi Property Maintenance Code.	Shall be maintained	Yes	It is the City's preference that the current fence be removed in its entirety and only one fence exist along this property line. Please resolve this matter prior to Final Site Plan Review.
Uniformity (Sec. 5.11.3.C)	All fences shall be of uniform material(s), finish, and color along a property line of any parcel totaling less than one-hundred fifty (150) feet in length. Where a fence has a finished and an unfinished side, the finished or more decorative side shall face outward toward the adjoining property or street. Except for those materials identified as permitted, materials attached to the inward facing side of a fence shall not be visible from any adjoining property or street.	Uniform materials provided	Yes	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping,	Provided	Yes	Update photometric plan to match the site

Item	Required Code	Proposed	Meets Code	Comments
	streets, drives, parking areas & exterior lighting fixtures			plan in the Final Site Plan submittal.
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.A.2.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices (Also see Sec. 5.7.3.D)	Provided	Yes	
	Type & color rendition of lamps	Provided	Yes	
	Hours of operation	9am-9pm	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided – pole on adjacent property	Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	Provided – maximum of 12 feet	Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Standard notes provided on the plans	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 	Mounting detail provided	Yes	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	3:1	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Complies	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.4 fc	Yes	
	Loading & unloading areas: 0.4 min	NA	NA	
	Walkways: 0.2 min	1.7 fc	Yes	
	Building entrances, frequent use: 1.0 min	4.9 fc	Yes	
	Building entrances, infrequent use: 0.2 min	2.1 fc	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.5 fc maximum	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle - No direct light source shall be visible at the property line (adjacent to residential) at ground level	0.5 fc maximum, 90° cut off angles	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 6, 2021

Engineering Review

Novi Medical Building
JSP21-0033

Applicant

AJSS Property LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East side of Novi Road, between Thirteen and Fourteen Mile Roads
- Site Size: 0.42 acre
- Plan Date: 08/31/2021
- Design Engineer: GK Consultants Inc.

Project Summary

- Construction of an approximately 2,652 square-foot medical office building and associated parking. Site access would be provided via Novi Road.
- Water service would be provided by extension of an existing 1-inch domestic lead stub from the bank parking lot to the north of the site. At this time, no additional hydrants or fire suppression would be required.
- Sanitary sewer service would be provided by extension of an existing 6-inch lead stub from the 10-inch sanitary sewer main on the adjacent golf course property to the east of the site.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system, with final discharge to the Novi Road right-of-way storm system.

Recommendation

Approval of the Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design

Manual with the following exceptions, which can be addressed at Final Site Plan submittal:

General

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
2. **A temporary construction agreement/easement, granted to the developer by the golf course property, will be required to remove the off-site portion of the tennis courts and restoration.**
3. The Non-Domestic User Survey form for sanitary sewer flow shall be submitted to the City so it can be forwarded to Oakland County. The form was included in the original site plan package.
4. A right-of-way permit will be required from the City of Novi.
5. Show the existing ingress/egress easement, with liber and page, on all relevant sheets.
6. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
7. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas, and illustrate and label on the profiles, once included.
8. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
9. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
10. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
11. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.

Water Lead

12. Water service would be provided by extension of the existing 1-inch domestic lead stub from the bank parking lot to the north of the site. **A private utility easement, granted by the bank property to the developer, will be required to**

install, use, and maintain the extended domestic lead. The existing ingress-egress easement (L.19445, P.893) does not grant permission for utilities installed by the grantee.

Sanitary Lead

13. Sanitary sewer service would be provided by extension of an existing 6-inch lead stub from the 10-inch sanitary sewer main on the adjacent golf course property to the east of the site. **A private utility easement, granted by the golf course property to the developer, will be required to install, use, and maintain the extended sanitary lead.**
14. Show the approximate limits on the plan of the existing sanitary lead – capped at approximately 25 feet upstream of the existing main - based on OCWRC's August investigation.
15. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement. Provide a 20-foot wide access easement to the monitoring manhole from the public road right-of-way (or from the existing easement for the 10-inch sewer on the golf course).
16. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
17. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5.

Storm Sewer

18. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
19. Provide profiles for all storm sewer 12-inch and larger.
20. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
21. Illustrate all pipes intersecting storm structures on the storm profiles.
22. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
23. Consider Nyloplast or other plastic yard drains in lieu of the 2-foot diameter concrete structures proposed for the roof drains.

Storm Water Management Plan

24. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
25. **The proposed 4-foot diameter manhole between the outlet control structure and existing catch basin appears it will conflict with the existing sanitary force main. Consider locating this structure in the curb line (as a catch basin) instead, to space it from the force main.**

26. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
27. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
28. Provide manufacturer's sizing calculations for the pretreatment structure on the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed.
29. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
30. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of **1 square-inch in size**, even though this may result in a flow rate above that calculated.
31. **Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevation of the groundwater table.**
32. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. **Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.**
33. The porosity of the stone fill is allowed up to 34%; consider increasing the stone storage volume in calculations from the 20% currently shown.
34. The underground storage system shall include either:
 - a. 4-foot diameter manholes at one end of each header and footer for maintenance access purposes.
 - b. The access risers depicted in the Contech details.Either way, show the locations of all manholes or access risers in plan view.
35. Other than in rows containing access risers or manholes, provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Also, include an additional inspection port in the center of the header and footer.
36. Show the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
37. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.

Paving & Grading

38. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.

39. Provide spot elevations at the intersection of the proposed sidewalk with the existing sidewalk on Novi Road.
40. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
41. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
42. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
43. Provide additional spot grades at corners of sidewalks to demonstrate 2% maximum cross slope.
44. Provide additional top of curb/walk and pavement/gutter grades.
45. Revise the top of curb grades to reflect the 4-inch high curb for the north parking bank.
46. Label the boulder retaining walls flanking the sidewalk connection on the grading plan.

Flood Plain

47. The 100-year flood plain does not appear to traverse the property.

Soil Erosion and Sediment Control

48. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

49. The off-site utility easements anticipated must be executed **prior to final approval of the plans**. Drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
50. Approval from the neighboring property owner for the removal of the off-site portion of the tennis courts and restoration shall be forwarded to the Engineering Division **prior to Stamping Set approval**.
51. **For both neighboring parcels granting easements**, submit up-to-date Title Policies (dated within 90 days) for the purpose of verifying that the parties signing the easement documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy

may indicate that additional documentation is necessary to complete the acceptance process.

The following must be submitted with the Final Site Plan:

52. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
53. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), grading, and the underground detention system (including control structure and pre-treatment structure).

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

54. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
55. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole access to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
56. Executed copies of approved off-site utility easements must be submitted.
57. An executed copy of the off-site temporary construction agreement must be submitted.
58. Title policies for both neighboring parcels granting easements must be submitted.

The following must be addressed prior to construction:

59. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development

- Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
60. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
 61. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
 62. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.
 63. Legal escrow fees in an amount to be determined must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
 64. A storm water performance guarantee in an amount to be determined (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
 65. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
 66. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
 67. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
 68. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy (TCO) approval for the development:

69. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
70. All easements and agreements referenced above must be executed, notarized, and approved by the City Attorney and Engineering Division.
71. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
72. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the easement documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Victor Boron at (248) 735-5695 with any questions.



Victor Boron
Project Engineer

cc: Christian Carroll, Community Development
Ben Croy, PE; Engineering
Humna Anjum, Engineering
Kate Purpura, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
October 14, 2021
Novi Medical Building
PUD Amendment Review - Landscaping

Review Type

PUD Amendment - Landscape Review

Job #

JSP21-0033

Property Characteristics

- Site Location: 31074 Novi Road
- Site Acreage: 0.42 ac.
- Site Zoning: RA with PUD
- Adjacent Zoning: North, East, South: RA; West: RM-1
- Plan Date: 8/31/2021

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval for Preliminary Site Plan if the waivers are granted by the Planning Commission.** The other revisions noted below can be addressed on the electronic stamping set.

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Berm is not large enough to comply with RA requirements. *Supported by staff.*
- No street trees are provided. *Supported by staff as the right-of-way's utilities don't provide room for the trees.*
- Lack of berm or wall between commercial use and residentially zoned property. *Supported by staff as a 6 foot high fence is proposed along the property line.*
- Lack of foundation landscaping on two sides of the building visible from Novi Road. *Not supported by staff.*

PUD WAIVER/AMENDMENT

- Lack of the required 40 foot buffer between the site and the adjacent residential area. *Supported by staff.*

Please work to reduce or eliminate the need for the unsupported waiver requests.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
Provided

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to residentially-zoned property but no new screening vegetation or berms are proposed.
2. A 6 foot fence is proposed along the property line in lieu of the berm on the site plan but not the landscape plan. **Please show the fence on the landscape plan too.**
3. **A landscape waiver is required to not provide the required screening.** *It is supported by staff as long as the fence is opaque.*
4. **In addition, the PUD requires a forty (40) foot buffer between the residential area and the site.** *This is not provided. Please request the waiver. Unlike the landscape waiver, it will need to be approved by City Council. Planning staff has indicated it will support this waiver due to the small size of the site.*

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required greenbelt width is provided.
2. The required greenbelt landscaping is not proposed at this time but the plans can easily be revised to provide the required canopy and subcanopy trees.
3. The required berm for RA is not provided, but the berm provided is sufficient for the office use. **A landscape waiver is required for the proposed configuration** *but it is supported by staff.*
4. The required street trees are not provided. **A landscape waiver is required for this,** *but it is supported by staff because utility conflicts in the right-of-way do not allow the trees to be planted there.*

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. The required interior area and trees, and perimeter trees are proposed.
2. **Please see the chart for ways to reconfigure the proposed trees to better satisfy the ordinance requirements.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. The required area is provided on the east and south sides of the building.
2. No landscaping is provided on two of the three sides of the building visible from Novi Road. **A landscape waiver is required for this deficiency.** *It is not supported by staff.*

Plant List (LDM 4, 10)

1. The tree diversity needs to be improved and the number of native species needs to be increased.
2. **Please see the Landscape Chart for details.**

Planting Notations and Details (LDM 10)

1. Provided
2. Please use \$375 for the standard cost of subcanopy trees on the cost table.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No detention basin exists or is proposed.

Irrigation (LDM 10)

1. If an irrigation system is to be used, please provide the plans in the Final Site Plans. See the Landscape Chart for details on what should be in the irrigation system.
2. If an alternative means of providing water to the plants for their establishment and long-term survival, please provide that information on the Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.

A handwritten signature in black ink, appearing to read "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PUD Amendment

Review Date: October 14, 2021
Project Name: JSP21 – 0033: Novi Road Medical Building
Plan Date: September 8, 2021
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Berm is not large enough to comply with RA requirements. *Supported by staff.*
- No street trees are provided. *Supported by staff as the right-of-way's utilities don't provide room for the trees.*
- Lack of berm or wall between commercial use and residentially zoned property. *Supported by staff as a 6 foot fence is provided in lieu of the berm.*
- Lack of foundation landscaping on two sides of the building visible from Novi Road. *Not supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale: 1"=20'	Yes	
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Brian Devlin	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	<u>Live signatures required on stamping sets</u>
Miss Dig Note (800) 482-7171	Show on all plan sheets	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM.3.a.(8))				
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Parcel:</u> RA (PUD) – Plan shows B1 <u>North South, East:</u> RA <u>West:</u> RM-1	No	Please show zoning of adjacent parcels on landscape plan.
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	Sheet V-1.0	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> A line of offsite arborvitae east of property are shown as remaining Trees and shrubs on adjacent parcels are shown. Tree chart is provided No trees are shown as being removed. 	Yes	Please add tree protection fence to the Demolition Plan when one is created.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Yes – Marlette sandy loam	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes – overhead and underground utilities in Novi Road ROW	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	No proposed plantings will block views	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Daylilies are proposed	Yes	

Item	Required	Proposed	Meets Code	Comments
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b, i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ A minimum of 200sf unpaved area per tree planted in an island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	The islands provided have sufficient area and width.	Yes	
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	19'/17'	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	7 is maximum bay length	Yes	
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> • No plantings with matured height greater than 12' within 10 ft. of fire hydrants • Plant trees at least 5 ft from underground utility lines • Plantings near hydrants or FDCs should be no taller than 12" 	The closest hydrant is off-site	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> • 25 ft corner clearance required. • Refer to Zoning Section 5.5.9 • NA – no entry onto Novi Road 	No	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> • $A = x \text{ sf} * 7.5 \% = A \text{ sf}$ • $7830 * 7.5\% = 587 \text{ sf}$ 	650 sf	Yes	
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(xxx - 50000) * 1\% = xx \text{ sf}$ 	NA		

Item	Required	Proposed	Meets Code	Comments
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 6\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> • C = A + B • C = 578 + 0 = 587 SF 	650 sf	Yes	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> ▪ D = C/200 trees ▪ 578/200 = 3 Trees 	3 trees	Yes	<ol style="list-style-type: none"> 1. Please add a tree to the north island at the entrance. Since the two greenbelt oaks can double-count as perimeter trees, one of the sugar maples east of the parking lot could be moved to that island. 2. Please convert the two narrow gingkoes at the southwest corner of the building to one canopy tree species with a wider canopy.
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ 267 /35 = 8 trees ▪ Greenbelt canopy trees within 15 feet of the parking lot may be double-counted as a parking lot perimeter tree. 	10 provided, including two greenbelt canopy trees that can be double-counted as perimeter trees.	Yes	See notes above regarding possible reconfiguration of the provided trees.
Accessway perimeter	<ul style="list-style-type: none"> ▪ 1 canopy tree per 35 lf on each side of road, less widths of access drives. ▪ (xx lf)/35 = xx trees 	NA		Accessway perimeter is included with parking lot perimeter
Parking land banked	<ul style="list-style-type: none"> ▪ NA 	None		
Berms, Walls and ROW Planting Requirements				
Berms				

Item	Required	Proposed	Meets Code	Comments
<ul style="list-style-type: none"> ▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.3.A)	A berm or wall 6-8 feet high is required between commercial and residential	<ul style="list-style-type: none"> • A 6-foot tall fence is shown on the site plan, but no detail indicating what the fence will look like is provided. • A line of arborvitae exists east of the property but as it is not on the property, it cannot count as meeting the requirement. 	No	<ol style="list-style-type: none"> 1. A landscape waiver is required for the berm/wall not provided. <i>It would be supported by staff if the fence is opaque.</i> 2. Please also show the fence on the landscape plan. 3. <u>Please provide a detail for the fence on Final Site Plans.</u> 4. Please provide justification for not providing the required buffer.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.B)	An undulating berm a minimum of 4 feet high with a 4-foot wide crest is required	A berm 3 ft high with a crest 0-2 ft wide is proposed	Yes	<ol style="list-style-type: none"> 1. A landscape waiver for the non-compliant berm would be required. 2. <i>As there is insufficient room for the full berm and the vehicles face away from the road, the proposed berm would be supported by staff.</i>
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 3 feet flat horizontal area ▪ Minimum 3 feet high ▪ Constructed of loam with 6' top layer of topsoil. 	Yes	Yes	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft.	Overhead lines are in ROW	Yes	

Item	Required	Proposed	Meets Code	Comments
	setback from closest pole			
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B.ii)				
Greenbelt width	34 ft	20 ft	Yes	
Min. berm crest width	4 ft	2 ft	Yes	
Minimum berm height	4 ft	3 ft	Yes	
3' wall	(4)(7)	No wall is proposed		
Canopy deciduous or large evergreen trees	<ul style="list-style-type: none"> • 1 tree per 40 ft • $118/40 = 3$ trees 	2 red oaks	No	<ol style="list-style-type: none"> 1. Please correct the calculation per the current ordinance (shown here, to the left) 2. Please add a third canopy tree
Sub-canopy deciduous trees No shrubs are required for this project	<ul style="list-style-type: none"> • 1 tree per 25 ft • $118/25 = 5$ trees 	4 serviceberries	No	<ol style="list-style-type: none"> 1. Please correct the calculation per the current ordinance (shown here, to the left). 2. Please add a fifth subcanopy tree
Canopy deciduous trees in area between sidewalk and curb	<ul style="list-style-type: none"> ▪ 1 tree per 35 lf ▪ $118/35 = 3$ trees 	0 trees	No	<ol style="list-style-type: none"> 1. A landscape waiver is required for the lack of street trees. 2. As there are both underground and overhead utilities in the right-of-way severely limiting the space available for trees, the waiver request would be supported by staff.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Screening of outdoor storage, loading/unloading		No loading or storage area will be proposed		

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)				
Transformers/Utility boxes (LDM)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	No transformer is indicated on the plan 12 shrubs have been added to the plant list to screen the transformer when it is added.	Yes	
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum depth of 4 ft. ▪ A: 190 lf x 8 ft = 1520 SF ▪ A minimum 4 ft wide strip of landscaping must be included around the building, except at entrances. 	1702 sf is provided on the east and south sides of the building.	Yes	The quantity provided exceeds the requirement
Zoning Sec 5.5.3.D.ii.	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	None	No	<ol style="list-style-type: none"> 1. Please provide landscaping along at least 60% of the north, south and west building frontages. 2. A landscape waiver is required for the proposed configuration. It would not be supported by staff.
Detention/Retention Basin Requirements (Sec. 5.5.3.E)				
Planting requirements (Sec. 5.5.3.E, LDM)	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix ▪ Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level 	The detention basin will be underground so no detention landscaping is required.		
Phragmites and Japanese Knotweed	<ul style="list-style-type: none"> ▪ Any and all populations of 	None indicated	TBD	1. Please survey the site for any populations

Item	Required	Proposed	Meets Code	Comments
Control (Sec 5.5.7)	Phragmites australis and/or Japanese Knotweed on site shall be included on tree survey. <ul style="list-style-type: none"> Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 			<p>of Phragmites australis and Japanese Knotweed</p> <p>2. If any is found, show it on the topo survey and add plans for its removal.</p> <p>3. If none is found, please indicate that on the survey.</p>
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	Provide intended date	No later than Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6 & 7)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival 	No	No	<p>1. <u>Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u></p> <p>2. <u>An irrigation system should follow the requirements provided at the bottom of this chart.</u></p> <p>3. <u>If xeriscaping is used, please provide information about plantings included.</u></p>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions.	City must approve any substitutions in writing	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.5.E)	prior to installation.			
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes	Tree diversity: 15% per species, 25% per genus Percentage of native species is determined by count of species used and does not consider the number of plants used as long as token numbers of natives are not used.	Yes	Yes	1. Please substitute native species for some of the non-native species to use at least 50% native. 2. Please reduce the number of serviceberries used to no more than 20% of the total number of trees used. 3. Please reduce the total number of maples used to no more 3 per species or 5 total.
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> • 6 of 15 species used (40%) are native to Michigan) • Serviceberries comprise 27% of the trees planted on site • Maples comprise 36% of the trees used. 	<ul style="list-style-type: none"> ▪ No ▪ No ▪ No 	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.f)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	NA		
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	<ul style="list-style-type: none"> ▪ Substitutions to landscape standards 	No		

Item	Required	Proposed	Meets Code	Comments
	for preserved canopy trees outside woodlands/ wetlands should be approved by LA. ■ Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others (LDM 11)	■ Size determined by use detailed in LDM Table 11.b.(2)a.i ■ Indicate on plant list	Yes	Yes	
Plant size credit (LDM 3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None are used	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	■ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ■ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ■ Refer to section for additional information	Yes	Yes	
NOTES: 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification. 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.

- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

TRAFFIC REVIEW



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP21-33 – Novi Medical Building Preliminary
 Site Plan Traffic Review

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

From:
 AECOM

Date:
 October 5, 2021

CC:
 Lindsay Bell, Madeleine Daniels, Kate Purpura,
 Victor Boron, Christian Carroll, Humna Anjum

Memo

Subject: JSP21-33 – Novi Medical Building Preliminary Site Plan Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval with conditions, as indicated**, for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, AJSS Property LLC, is proposing a 2,652 SF (2249 SF GLA) medical office building.
2. The development is located on the east side of Novi Road, south of 14 Mile Road. Novi Road is under the jurisdiction of the City of Novi.
3. The site is zoned RA (Residential Acreage). Applicant is proposing rezoning the site to B-1 (General Business).
4. The following traffic-related deviations may be required:
 - a. The applicant has indicated they are seeking a variance for lack of a loading zone.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

ITE Code: 720 (Medical-Dental Office Building)
 Development-specific Quantity: 2249 SF GLA
 Zoning Change: RA to B-1

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	8	6	100	No
PM Peak-Hour Trips	10	7	100	No
Daily (One-Directional) Trips	78	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	City of Novi suggested this project is not a rezoning, but a consideration of a use B-1 in the PUD Agreement.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	N/A	N/A	
2	Driveway Width O Figure IX.3	N/A	N/A	
3	Driveway Taper O Figure IX.11			
3a	Taper length	N/A	N/A	
3b	Tangent	N/A	N/A	
4	Emergency Access O 11-194.a.19	N/A	N/A	
5	Driveway sight distance O Figure VIII-E	N/A	N/A	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	N/A	N/A	
6b	Opposite side O 11.216.d.1.e	N/A	N/A	
7	External coordination (Road agency)	N/A	N/A	
8	External Sidewalk Master Plan & EDM	N/A	N/A	
9	Sidewalk Ramps EDM 7.4 & R-28-J	N/A	N/A	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	None	Not Met	Required for B-1 zoning, applicant has indicated intent to pursue a variance.
12	Trash receptacle ZO 5.4.4	In rear	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	24'	Inconclusive	Dimension from ADA ramp to parking space, 24' required.
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Appears 3' shorter	Inconclusive	Dimension length of end island and radii. Outer radius could be increased to 15', inner (adjacent to parking space) decreased to 2'.
15b	Internal to parking bays	N/A	N/A	
16	Parking spaces ZO 5.2.12			
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	Less than 15	Met	
18	Parking space length ZO 5.3.2	17' and 19'	Met	
19	Parking space Width ZO 5.3.2	9' typical	Met	
20	Parking space front curb height ZO 5.3.2	4" and 6"	Met	6" curb at 19' spaces, 4" curb at 17' spaces.
21	Accessible parking – number ADA	1	Met	
22	Accessible parking – size ADA	8' with 8' aisle	Met	
23	Number of Van-accessible space ADA	1	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	2 spaces	Met	
24b	Location ZO 5.16.1	<120' from door	Met	
24c	Clear path from Street ZO 5.16.1	Not present	Not Met	Ensure a 6' clear path is provided, either widen sidewalk to 6' or add an additional ramp.
24d	Height of rack ZO 5.16.5.B	36"	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Layout provided	Met	
25	Sidewalk – min 5' wide Master Plan	5' and 4'	Not Met	Sidewalk on east side should be 5' wide.
26	Sidewalk ramps EDM 7.4 & R-28-J	Included at main entrance and ADA space	Partially Met	Include ramp at sidewalk connection and parking lot. Include sidewalk ramp details in future submittals.
27	Sidewalk – distance back of curb EDM 7.4	No offset	N/A	Applicant could consider providing a sidewalk offset where the sidewalk does not abut parking spaces.
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	N/A	-	-
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	None indicated	Not Met	Indicate sign sizes.
33	Signing table: quantities and sizes	None indicated	Not Met	Include table.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Not present	Not Met	Include note in future submittals.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not present	Not Met	Include note in future submittals.
36	Sign bottom height of 7' from final grade MMUTCD	Not present	Not Met	Include note in future submittals.
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Not present	Not Met	Include note in future submittals.
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	Adjust diagram to indicate blue striping is not optional, to match notes on the same sheet.
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	Not Included	Not Met	Include detail in future submittals.
43	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

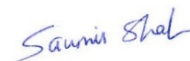
AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



October 5, 2021

Façade Review Status:
Approved, Full Compliance

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE - Final Site Plan**
Novi Medical, JSP21-33, Façade Region: 1, Zoning District: R-4

Dear Ms. McBeth:

The following Façade Review is based on the drawings prepared by GK Consulting Inc., dated 7/21/21. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages listed in the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in bold.

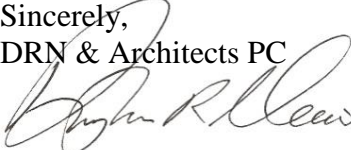
	North (Front)	South	East	West	Ordinance Maximum (Minimum)
Brick	55%	54%	51%	55%	100% (30%)
Stone	15%	10%	10%	15%	50%
EIFS	5%	0%	0%	5%	25%
Asphalt Shingles	25%	36%	39%	25%	50% (Footnote 14)

As shown above this application is in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this review, please do not hesitate to call.

Sincerely,
 DRN & Architects PC

 Douglas R. Necci, AIA

FIRE REVIEW



September 24th, 2021

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels – Plan Review Center
Ben Peacock – Planning Assistant

CITY COUNCIL

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Bob Gatt

Mayor Pro Tem
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Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: Proposed Medical Building

JSP21-33
PSP# 21-0071

Project Description:

Build a one story 2652 S.Q. F.T. structure Novi Rd south of Fourteen Mile.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire apparatus access drives to and from buildings through parking lots shall have a **minimum fifty (50) feet outside turning radius** and designed to support a minimum of thirty five (35) tons. **(D.C.S. Sec 11-239(b)(5))** Plans showed 50 ft. turning radius on the actual plan however, **calculation below Fire Truck on page SP02 showed 45 ft.**
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation: APPROVED With Conditions

Sincerely,

Tim Krajnovich-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

& Area Plan has been submitted by the applicant. The Planning Commission shall determine if the amendment is minor or major and submit a recommendation to City Council if the request is determined to be major. Submitted by owner via 11-9-21 email

2. Site Conditions: The applicant has indicated that the fencing along the eastern portion of the site will remain as it is not fully located on the subject property. The applicant would prefer to remove the fencing, but has not received approval from the property owner. In lieu of removing the fence, the applicant is proposing to install a 6 foot tall Trex Panel (hybrid wood) fence along the east property line to provide a buffer for any nearby residents. **However, it is the City staff's preference that the current fence be removed in its entirety and only one fence exist along this property line. Please resolve this matter prior to Preliminary Site Plan Submittal. In progress**
3. Use Considerations: The applicant has asked that the site be considered a similar use to those nearby (Flagstar Bank, Maples Shopping Center). Therefore, this review conducted uses some elements of the compatible uses within the B-1 Zoning District. However, not enough detail regarding the use of the site has been provided in the narrative by the applicant. **Please revise the provided narrative and provide additional details as requested. This shall be a condition of the Planning Commission motion.**
Submitted by owner via 11-9-21 email
4. Yard Setbacks (Sec. 27-2, e, PUD Ordinance): Per Section 27-2(e) of the PUD Ordinance, "a transition strip at least 40 ft wide shall be required on any commercial or office site when adjacent to a residential area [...] shall be landscaped. The distance between any residential building and nonresidential building shall not be less than 150 ft unless waived by the City Council after recommendation by the Planning Commission." Currently, a transition strip has not been provided. **The applicant has indicated that they would like to seek a waiver from this requirement. This yard requirement may also be modified by the City Council upon recommendation from the Planning Commission as part of the Amendment to the PUD Agreement & Area Plan. Staff supports this request as the site is only 0.42 acres.**
Submitted by owner via 11-9-21 email
5. Amendment & Revisions (Sec. 27-9, a, PUD Ordinance): A request to amend the PUD Agreement & Area Plan has been provided by the applicant. **However, the applicant should provide more detail indicating that they will be requesting consideration of the request under business district standards and not residential standards in a revised narrative provided to the city. Submitted by owner via 11-9-21 email**
6. Planning Commission Role (Sec. 27-9, d-g, PUD Ordinance): This project will be determined a major or minor amendment by the Planning Commission. **Staff is of the opinion that the request would be considered a major amendment to the PUD given that it would change the character of the development.**
7. Loading Spaces (Sec. 5.4.2): This project requires a 540 square foot loading zone. Currently, the applicant is not providing a loading zone. **The applicant has indicated that they intend on seeking a variance before the Zoning Board of Appeals for the absence of a loading area. Staff supports this request as the site is only 0.42 acres and is proposed to be used by a medical tenant. Submitted by owner via 11-9-21 email**
8. Sidewalks (Sec. 11-256): A 5 foot sidewalk is required throughout the site. **Please widen the 4 foot sidewalk connecting to the building exit to a minimum of 5 feet.**
Site plan has been revised to address this comment.
9. Bicycle Parking Facilities (Sec. 5.16): A 6 foot clear path to the bicycle parking is required. Currently, only a 5 foot wide path is provided. **Please widen the sidewalk leading to the bicycle parking to a minimum of 6 feet.**
Site plan has been revised to address this comment.

10. Economic Impact: Please provide the total estimated cost of the proposed building and site improvements, number of anticipated jobs (temporary construction jobs and permanent jobs, if known). Submitted by owner via 11-9-21 email
11. Lighting Plan (Sec. 5.7.A.ii): Please update the photometric plan to match the site plan in the next submittal. Photometric plan has been revised to address this comment.
12. Shared Access Easement: A shared access easement has not been indicated on the site plan. Please indicate if there is a shared access easement. If there is a shared access easement, please indicate the easement on the site plan and provide the Liber and Page Number. Working progress with the Attorney.
13. Project & Street Naming Committee: This project is required to go before the Project & Street Naming Committee for a Project Name. Please submit the following application and reach out to Madeleine Daniels at mdaniels@cityofnovi.org or 248-347-0579 if you have any questions regarding this item. Application has been submitted for Maple Medical Building
14. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in this submittal.

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed on the next submittal.
- b. Landscape Review: Landscape is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed on the next submittal.
- c. Traffic Review: Traffic is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed on the next submittal.
- d. Façade Review: Façade is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan. The proposed façade is in full compliance with the ordinance requirements.
- e. Fire Review: Fire is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed on the next submittal.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

EXISTING ZONING



FUTURE LAND USE



	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA: Residential Acreage (with PUD)	Tennis Courts	Local Commercial

Northern Parcels	RA: Residential Acreage (with PUD)	Commercial	Local Commercial
Eastern Parcels	RA: Residential Acreage (with PUD)	Recreational/Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)
Western Parcels	RM-1 with PRO: Low-Density Multiple-Family with Planned Rezoning Overlay; R-4: Single-Family Residential	Multiple-Family Residential, Educational	Multiple Family & Educational Facility
Southern Parcels	RA: Residential Acreage (with PUD)	Recreational/Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)

Compatibility with Surrounding Land Use

The subject property is located along the east of Novi Road and south of Fourteen Mile Road. This property is surrounded by commercial, recreational, and single-family residential uses. Currently, the site is not in use, though a tennis court is still located on the site. The current use of the site was approved with the original PUD Agreement and Area Plan. The majority of the surrounding properties have been developed. The applicant has proposed redeveloping this site as a medical office. Staff is of the opinion that the proposed use would be consistent with the surrounding existing uses.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development.

1. General Goal: Economic Development/Community Identity

- a. Retain and support the growth of existing businesses and attract new businesses to the City of Novi.** The applicant will provide Economic Impact Information prior to the Planning Commission Meeting. Submitted by owner via 11-9-21 email
- b. Compatible Development.** Ensure compatible development between residential and non-residential developments. The applicant is proposing a use that is compatible with the surrounding area and it will be well-screened from the residential area.

NEXT STEP: PLANNING COMMISSION MEETING

This Request for Amendment to a PUD will be tentatively scheduled to go before the **Planning Commission on November 17, 2021**, as a Public Hearing. Please indicate by **October 19, 2021**, if you would like to proceed with the Public Hearing. Please provide the following via email by **November 10, 2021**:

- 1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
- 2. A response letter addressing ALL the comments from ALL the review letters.
- 3. A color rendering of the Site Plan (to be used for Planning Commission presentation).
- 4. A revised narrative describing the request for amendment in more detail.
- 5. A list of names, emails, phone numbers, and titles for those planning on attending the Planning Commission Meeting on behalf of the project.

CITY COUNCIL MEETING

If the Request for Amendment to the PUD is recommended for approval by the Planning Commission and considered a major amendment, the following materials shall be submitted to the City Council for review and approval:

PUD Regulations (formerly Article 27) (Attached) – Only applicable sections noted				
District Regulations (Sec. 27-2, a)	All uses, structures, and properties shall comply with all regulations in Article 24 (former), Schedule of Regulations, and requirements of Ordinance No. 84-18, as amended, except as provided in this Section.	Complies	Yes	
Minimum PUD Area (Sec. 27-2, b)	The minimum PUD area to be developed under the regulations of this Section shall be 20 acres, unless waived by the City Council	Complies	Yes	
Mixing of Uses (Sec. 27-2, c)	See ordinance	Complies	Yes	
Density Regulations (Sec. 27-2, d)	See ordinance	Complies	Yes	
Yard Setbacks (Sec. 27-2, e)	- 50 ft setback along perimeter of the PUD district fronting on a public street	Complies	Yes	
	- 40 ft wide yard shall be provided along the perimeter of the PUD district not fronting on a public street. Such yard shall be designed and landscaped as a buffer strip; parking lots and driveways shall not be permitted in such yard, except that drives may cross such yard	No change	Yes	
	- 35 ft wide yard shall be provided along ROW of a collector street within the PUD & 50 ft wide yard shall be provided along ROW of major throughfare within the PUD	NA	Yes	
	- A landscaped yard at least 10 ft wide shall be provided between a parking lot of 5 or more spaces and a property line within the PUD & 20 ft from the perimeter property line of the PUD, except when adjacent to a public street ROW line, existing or proposed, in which case the preceding setbacks shall apply.	Complies, see Landscape Review	Yes	
	- A transition strip at least 40 ft wide shall be required on any commercial or office site	Submitted by owner via 11-9-21 email No transition strip, distance is 175 feet	No	Applicant will seek variance/waiver.

	2,249 sf/167 = 13 spaces			
Parking Space & Maneuvering Lane Dimensions (Sec. 5.3)	90° spaces: 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping	9 ft x 17 ft with 2' overhang (4" curb) and 9 ft x 19 ft spaces (6" curb) with 24' access aisles.	Yes	
Barrier Free Spaces (ADA standard)	1 van accessible space	Complies	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	Complies	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 ft. wide with 5 ft. wide access aisle for standard accessible; 8 ft. wide with 8 ft. wide access aisle for van accessible	8 ft wide with 8 ft wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	1 barrier free sign per space	Provided	Yes	
Loading Spaces (Sec. 5.4.2)	10 square feet per 1 foot of building frontage. 54 ft x 10 sf = 540 square feet required	Not provided Submitted by owner via 11-9-21 email	No	Applicant will seek a variance from the Zoning Board of Appeals.
Sidewalks (City Code Sec. 11-256 & 11-276 & Non-Motorized Plan)	5 ft sidewalk required along Novi Rd Building exits must be connected to sidewalk system or parking lot	Existing sidewalk along Novi Road, building exits connected	No	5 foot sidewalk required to connect to building exits. Plans have been revised
Dumpster Requirements (City Code Sec. 21-145)	Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown	Roll-out dumpster enclosure proposed, detail provided	Yes	

<p>Naming Committee</p>	<p>approval from the Street & Project Naming Committee</p> <p style="text-align: center; color: red;">Application has been submitted</p>			<p>Daniels at 248.347.0579 or mdaniels@cityofnovi.org for more information</p>
<p>Non-Residential Fences (Sec. 5.11)</p>				
<p>Fence Location (Sec. 5.11.2.A)</p>	<p>No fence shall extend into the front of exterior side yard.</p>	<p>Fence located in the rear yard.</p>	<p>Yes</p>	
<p>Fence Height (Sec. 5.11.2.B)</p>	<p>No fence shall exceed 8 feet in height, except barbed wire placed along the top of a fence may project beyond the maximum height limitation of the fence, but no fence, including barbed wire, shall exceed an overall height of 11 feet.</p>	<p>Fence is 6 feet tall</p>	<p>Yes</p>	
<p>Security Fencing (Sec. 5.11.2.C)</p>	<p>No fence shall carry electrical current or charge of electricity.</p>	<p>Fence does not have electrical current.</p>	<p>Yes</p>	
<p>Landscape Standards (Sec. 5.11.2.D)</p>	<p>Nothing in this section shall be interpreted to supersede the applicable requirements of Section 5.5.</p>	<p>Complies</p>	<p>Yes</p>	
<p>Prohibited Materials (Sec. 5.11.3.A)</p>	<p>No fence shall be composed of scrap material, tires, canvas, cardboard, asphalt style shingles, chicken wire or similar fine wire mesh, corrugated metal or sheet metal. Fine wire fencing may be attached to the interior of, or made a part of any wooden, stone, brick, wrought-iron, or other such non-wire type fencing, where the other type fencing would not provide an adequate barrier to contain pets or animals. When so applied, the wire shall be vinyl coated or painted in a standard dark brown, dark green or black color. When used under these conditions, it shall not be considered a wire fence.</p>	<p>Complies – Trex Panels (composite wood)</p>	<p>Yes</p>	
<p>Maintenance (Sec. 5.11.3.B)</p>	<p>All fences shall be maintained in good condition, free of significant corrosion, peeling paint or finish and other damage. All fences shall be maintained in a condition of reasonable repair and not be</p>	<p style="text-align: center; color: red;">Work in progress</p> <p>Shall be maintained</p>	<p>Yes</p>	<p>It is the City's preference that the current fence be removed in its entirety and only one fence exist along this property line. Please</p>

	allowed to become or remain in a condition of disrepair including noticeable leaning or missing sections or portions of sections, broken supports, nonuniform height, and growing of noxious vegetation. All fences shall comply with applicable provisions of the current City of Novi Property Maintenance Code.			resolve this matter prior to Preliminary Site Plan Review.
Uniformity (Sec. 5.11.3.C)	All fences shall be of uniform material(s), finish, and color along a property line of any parcel totaling less than one-hundred fifty (150) feet in length. Where a fence has a finished and an unfinished side, the finished or more decorative side shall face outward toward the adjoining property or street. Except for those materials identified as permitted, materials attached to the inward facing side of a fence shall not be visible from any adjoining property or street.	Uniform materials provided	Yes	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Plans have been updated Provided	Yes	Update photometric plan to match the site plan in the Final Site Plan submittal.
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.A.2.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	



PLAN REVIEW CENTER REPORT

October 6, 2021

Engineering Review

Novi Medical Building
JSP21-0033

Applicant

AJSS Property LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East side of Novi Road, between Thirteen and Fourteen Mile Roads
- Site Size: 0.42 acre
- Plan Date: 08/31/2021
- Design Engineer: GK Consultants Inc.

Project Summary

- Construction of an approximately 2,652 square-foot medical office building and associated parking. Site access would be provided via Novi Road.
- Water service would be provided by extension of an existing 1-inch domestic lead stub from the bank parking lot to the north of the site. At this time, no additional hydrants or fire suppression would be required.
- Sanitary sewer service would be provided by extension of an existing 6-inch lead stub from the 10-inch sanitary sewer main on the adjacent golf course property to the east of the site.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system, with final discharge to the Novi Road right-of-way storm system.

Recommendation

Approval of the Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments: All engineering comments will be addressed during permitting submittal.

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design



PLAN REVIEW CENTER REPORT
October 14, 2021
Novi Medical Building
PUD Amendment Review - Landscaping

Review Type

PUD Amendment - Landscape Review

Job #

JSP21-0033

Property Characteristics

- Site Location: 31074 Novi Road
- Site Acreage: 0.42 ac.
- Site Zoning: RA with PUD
- Adjacent Zoning: North, East, South: RA; West: RM-1
- Plan Date: 8/31/2021

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval for Preliminary Site Plan if the waivers are granted by the Planning Commission.** The other revisions noted below can be addressed on the electronic stamping set.

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Berm is not large enough to comply with RA requirements. *Supported by staff.*
- No street trees are provided. *Supported by staff as the right-of-way's utilities don't provide room for the trees.*
- Lack of berm or wall between commercial use and residentially zoned property. *Supported by staff as a 6 foot high fence is proposed along the property line.*
- Lack of foundation landscaping on two sides of the building visible from Novi Road. *Not supported by staff.*

PUD WAIVER/AMENDMENT

- Lack of the required 40 foot buffer between the site and the adjacent residential area. *Supported by staff.*

Please work to reduce or eliminate the need for the unsupported waiver requests.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
Provided

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to residentially-zoned property but no new screening vegetation or berms are proposed.
2. A 6 foot fence is proposed along the property line in lieu of the berm on the site plan but not the landscape plan. **Please show the fence on the landscape plan too.**
3. **A landscape waiver is required to not provide the required screening.** *It is supported by staff as long as the fence is opaque.*
4. **In addition, the PUD requires a forty (40) foot buffer between the residential area and the site.** *This is not provided. Please request the waiver. Unlike the landscape waiver, it will need to be approved by City Council. Planning staff has indicated it will support this waiver due to the small size of the site.*

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required greenbelt width is provided.
2. The required greenbelt landscaping is not proposed at this time but the plans can easily be revised to provide the required canopy and subcanopy trees.
3. The required berm for RA is not provided, but the berm provided is sufficient for the office use. **A landscape waiver is required for the proposed configuration** *but it is supported by staff.*
4. The required street trees are not provided. **A landscape waiver is required for this,** *but it is supported by staff because utility conflicts in the right-of-way do not allow the trees to be planted there.*

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. The required interior area and trees, and perimeter trees are proposed.
2. **Please see the chart for ways to reconfigure the proposed trees to better satisfy the ordinance requirements.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. The required area is provided on the east and south sides of the building.
2. No landscaping is provided on two of the three sides of the building visible from Novi Road. **A landscape waiver is required for this deficiency.** *It is not supported by staff.*

Plant List (LDM 4, 10)

1. The tree diversity needs to be improved and the number of native species needs to be increased.
2. **Please see the Landscape Chart for details.**

Planting Notations and Details (LDM 10)

1. Provided
2. Please use \$375 for the standard cost of subcanopy trees on the cost table.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No detention basin exists or is proposed.

Irrigation (LDM 10)

1. If an irrigation system is to be used, please provide the plans in the Final Site Plans. See the Landscape Chart for details on what should be in the irrigation system.
2. If an alternative means of providing water to the plants for their establishment and long-term survival, please provide that information on the Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

Changes to the Landscape Plans for Maple Medical on Novi Road.

Listed below are the changes to the Landscape Plans that were made to conform to the review letter dated October 14, 2021 by the City of Novi for Novi Road Medical.

- The zoning classification of the subject parcel is indicated on the plan.
- The landscape calculations for the Novi Road greenbelt have been adjusted and additional plantings have been provided to conform to the requirements.
- A tree has been added to the north parking lot island. The two (2) proposed Maidenhair trees remain with the hope that two (2) narrower trees can provide a similar canopy area as one (1) larger canopy tree.
- The cost estimate has been adjusted to use \$375 as the standard cost of a subcanopy tree.
- General Note #4 states that all landscape areas will be irrigated with an underground irrigation system.



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP21-33 – Novi Medical Building Preliminary
 Site Plan Traffic Review

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

From:
 AECOM

Date:
 October 5, 2021

CC:
 Lindsay Bell, Madeleine Daniels, Kate Purpura,
 Victor Boron, Christian Carroll, Humna Anjum

Memo

Subject: JSP21-33 – Novi Medical Building Preliminary Site Plan Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval with conditions, as indicated**, for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, AJSS Property LLC, is proposing a 2,652 SF (2249 SF GLA) medical office building.
2. The development is located on the east side of Novi Road, south of 14 Mile Road. Novi Road is under the jurisdiction of the City of Novi.
3. The site is zoned RA (Residential Acreage). Applicant is proposing rezoning the site to B-1 (General Business).
4. The following traffic-related deviations may be required:
 - a. The applicant has indicated they are seeking a variance for lack of a loading zone.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

ITE Code: 720 (Medical-Dental Office Building)
 Development-specific Quantity: 2249 SF GLA
 Zoning Change: RA to B-1

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	8	6	100	No
PM Peak-Hour Trips	10	7	100	No
Daily (One-Directional) Trips	78	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	City of Novi suggested this project is not a rezoning, but a consideration of a use B-1 in the PUD Agreement.

TRAFFIC REVIEW All comments will be addressed during permitting submittal.

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	N/A	N/A	
2	Driveway Width O Figure IX.3	N/A	N/A	
3	Driveway Taper O Figure IX.11			
3a	Taper length	N/A	N/A	
3b	Tangent	N/A	N/A	
4	Emergency Access O 11-194.a.19	N/A	N/A	
5	Driveway sight distance O Figure VIII-E	N/A	N/A	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	N/A	N/A	
6b	Opposite side O 11.216.d.1.e	N/A	N/A	
7	External coordination (Road agency)	N/A	N/A	
8	External Sidewalk Master Plan & EDM	N/A	N/A	
9	Sidewalk Ramps EDM 7.4 & R-28-J	N/A	N/A	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	None	Not Met	Required for B-1 zoning, applicant has indicated intent to pursue a variance.
12	Trash receptacle ZO 5.4.4	In rear	Met	



September 24th, 2021

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels – Plan Review Center
Ben Peacock – Planning Assistant

CITY COUNCIL

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Bob Gatt

Mayor Pro Tem
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Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: Proposed Medical Building

JSP21-33
PSP# 21-0071

Project Description:

Build a one story 2652 S.Q. F.T. structure Novi Rd south of Fourteen Mile.

Comments: All comments will be addressed during permitting submittal.

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire apparatus access drives to and from buildings through parking lots shall have a **minimum fifty (50) feet outside turning radius** and designed to support a minimum of thirty five (35) tons. **(D.C.S. Sec 11-239(b)(5))** Plans showed 50 ft. turning radius on the actual plan however, calculation below Fire Truck on page SP02 showed 45 ft.
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation: APPROVED With Conditions

Sincerely,

Tim Krajnovich-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org



313-377-9449
Gkci@outlook.com

5644 Middlebelt Road
Garden City, MI 48135

RESPONSE TO PRE-APPLICATION

Date: 09/15/2021

Project Name: JSP 21-33 Novi Medical Building
31074 Novi Road; 22-02-200-043

To:
Christian Carroll, Planner
Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Rick Meader, Landscape Architect
45175 W 10 Mile Rd.
Novi, MI 48375

This letter is in response to the plan review dated 8/18/21

Min. Building Setbacks (Sec. 3.1.11, Sec. 3.6.2, PUD Ordinance) – B-2 Zoning District Standards
Response: Owner will seek variance for interior side setback (south) and rear (east).

Amendment and Revisions (Sec. 27-9, a)
Response: The Owner will state on Preliminary Site Plan that he will be requesting consideration under business district standards and not residential standards.

Provide 40 feet strip and Distance
Distance to closest residential building is 175 feet.

Parking Space & Maneuvering Lane Dimensions (Sec. 5.3)
Response: The curb height and 2' overhang for 17' long spaces is noted on Sheet CS-01

Barrier Free Spaces (ADA standard)
Response: The location of the space has been revised and is shown on Sheet CS-01

End Islands (Sec. 5.3.12)
Response: We have provided an end island along front of the building and is shown on Sheet CS-01

Barrier Free Signs (Barrier Free Design Graphics Manual)
Response: Sign location is shown on Sheet CS-01

Loading Spaces (Sec. 5.4.2)
Response: Owner will seek variance for loading area

Sidewalks (City Code Sec. 11-256 & 11-276 & Non-Motorized Plan)
Response: A connection to the existing sidewalk connecting building exits is shown on Sheet CS-01

Dumpster Requirements (City Code Sec. 21-145)
Response: Details for dumpster have been provided on Sheet CS-02



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Gkcl@outlook.com

5644 Middlebelt Road
Garden City, MI 48135

Bicycle Parking Facilities (Sec. 5.16)

Response: The proposed bicycle parking facility has been adjusted to be accessible via a paved 6-foot wide route that is separated from auto facilities and shown on Sheet CS-01.

Lighting Plan (Sec. 5.7.A.2.ii)

Response: Hours of operation have been provided on Sheet CS-01. Spillover information of light pole will be provided and shown on Sheet PH-1

Required Conditions (Sec. 5.7.3.B)

Response: Standard notes are provided on Sheet PH-1

Security Lighting (Sec. 5.7.3.H)

Response: A mounting detail for lighting fixture is shown on Sheet PH-1

Required Conditions (Sec. 5.7.3.E)

Response: The average light level is shown on Sheet PH-1

Engineering comments:

- Site will be design as per city of Novi Chapter 11.
- Two benchmarks have been provided on plans.
- Soil boring test results will be provided at a later time.
- Backflow preventer design and details will be provided as part of plumbing plans inside building.
- Existing sanitary lead is shown on the plans.
- Existing water service is shown on plans
- Cross-section of pavement have been removed and referred to city standards details.
- Height of curb is indicated on plans.
- Detailed calculations and design will be provided during the final engineering plans for storm management design.

Zoning (LDM 2.f.)

Response: The zoning of adjacent parcels is shown on LP-1 AND CS-01

Parking lot Islands (a, b. i)

Response: The island has been widened to 10 feet at back of curb and is shown on Sheet CS-01

Contiguous space limit (i)

Response: A 200 square foot island has been provided on the west side of the building as is shown on Sheet CS-01

Emergency Vehicle Access

Response: Turning movement has been provided and shown on Sheet SP-02

Parking space front curb height | ZO 5.3.2

Response: Parking space front curb note is shown on Sheet CS-01

Number of Van-accessible space | ADA

Response: Van accessibility with signage is shown on Sheet CS-01



313-377-9449
Gkcl@outlook.com

5644 Middlebelt Road
Garden City, MI 48135

Requirement | ZO 5.16.1

Response: Bicycle rack has been adjusted to 2 spaces and is shown on Sheet CS-01 and CS-02

Location | ZO 5.16.1

Response: the location of bicycle rack has been adjusted and is shown on Sheet CS-01

Clear path from Street | ZO 5.16.1

Response: A 6" clear path has been provided and is shown on Sheet CS-01

Other (Covered / Layout) | ZO 5.16.1

Response: The number of spaces has been adjusted and is shown on Sheet CS-01 and Sheet CS-02

FHWA Standard Alphabet series used for all sign language | MMUTCD

Response: A note to provide FHWA standard alphabet series is shown on Sheet CS-01

High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD

Response: A note to provide High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity is shown on Sheet CS-01

Parking space striping notes

Response: Parking space striping notes is provided on Sheet CS-01

The international symbol for accessibility pavement markings | ADA

Response: Details for the international symbol for accessibility pavement markings are Shown on Sheet CS-02

Crosswalk pavement marking detail

Response: A detail for Crosswalk pavement marking detail is shown on Sheet CS-02

Ghassan Khalaf

Ghassan Khalaf, P.E.

Tel: 313-377-9449

E-mail: gkci@outlook.com

**SECOND AMENDMENT TO
THE MAPLES OF NOVI
PUD AGREEMENT & AREA PLAN**

**SECOND AMENDMENT TO
PLANNED UNIT DEVELOPMENT
AGREEMENT**

THIS SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT, made this 9th day of MAY, 2022 by and between **AJSS Property, LLC**, a Michigan limited liability company, whose address is 19480 Cardene Ct, Northville, MI 48167 (referred to as “**Developer**”) and the **City of Novi**, 45175 Ten Mile Road, Novi, MI 48375-3024 (“**City**”).

RECITATIONS:

- I. Developer’s predecessor in interest and City entered into a Planned Unit Development Agreement (the “**PUD Agreement**”) governing the development of property located in Sections 1 and 2 of the City of Novi, herein known as the “**Property**” or the “**Development**” described on **Exhibit A**, attached and incorporated herein, which PUD Agreement is dated July 10, 1989, and is recorded at Liber 12590, Page 755, Oakland County Records. The PUD was amended in 1992 with respect to the Phasing Plan and the Amendment is recorded at Liber 12792, Page 679, Oakland County Records.
- II. The PUD Agreement was approved in accordance with, and incorporated and adopted the standards of the City’s PUD Ordinance, as applied at the time of PUD Plan approval, as set forth in the City’s Zoning Ordinance, Article 27, which standards are fully incorporated herein, and continue to apply to development and use of the Property (the “**PUD Ordinance**”).
- III. The PUD Ordinance provides for consideration of modifications to the PUD Area Plan and corresponding preliminary and final site plans in accordance with the standards and procedures set forth therein. Purposes of proposed modifications include both major and minor amendments to the Area Plan and preliminary and final site plans.

RF

- IV. Permitted Major Amendments to the Area Plan, and/or corresponding preliminary and final site plans include, but are not limited to, (1) change in concept of the development; and (2) change in use or character of the development;
- V. Developer's predecessor in interest completed development of the Property in accordance with the approved Area Plan for the Maples PUD and corresponding final site plans, all as set forth and incorporated into the PUD Agreement.
- VI. The Development includes multiple distinct phases, consisting of residential subdivisions and complementary amenities providing services and/or recreational facilities to the subdivisions.
- VII. Developer has proposed in accordance with the standards and condition of the PUD Ordinance, to modify and amend the Area Plan to permit a change in use with respect to a portion of the Property consisting of a .42-acre site is located south of Fourteen Mile Road and east of Novi Road, formerly used as a tennis court described in the attached and incorporated **Exhibit B**, (the "Tennis Court Property") to a 2,558 square foot medical office use as part of the Local Business (B-1) Zoning District as a medical office is consistent with the commercial developments to the north, in accordance with the preliminary site plan, attached as **Exhibit C** (the "Medical Office Concept Plan").
- VIII. The City of Novi Planning Commission conducted a public hearing on November 17, 2021, regarding the proposed modification, as required by the PUD Ordinance, and subsequently found that the medical office use is a reasonable alternative to the uses provided in the PUD Agreement and as recommended in the Master Plan for Land Use because it provides a transition between adjacent business and residential uses, and that it may be regulated as part of the Local Business (B-1) Zoning District, and, further, that it is consistent with the commercial developments immediately to the north.
- IX. In accordance with the recommendation, and conditions as determined by the Planning Commission on November 17, 2021, the City of Novi, City Council tentatively approved the modification of the PUD Area Plan and PUD Agreement on January 10, 2022, by incorporating the Medical Office Concept Plan into the PUD Area Plan for the Development, as a major modification, in accordance with the requirements of the PUD Ordinance.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Additional Permitted Uses. The PUD Area Plan for the Development is hereby amended and by incorporating Medical Office Concept Plan, including the Stormwater Management Plan, Landscape Plan, and Elevation Plans, set forth in the attached and incorporated **Exhibit C**, to be constructed on the Tennis Court Property. The PUD Area Plan and Medical Office Concept Plan, shall permit the Developer to construct the medical office building, parking, and associated

landscaping subject to all required conditions, applicable laws and ordinances, in accordance with a preliminary site plan to be submitted and approved by the Planning Commission, consistent with the Medical Office Concept Plan.

2. Additional Waivers. The requirement for a 40 foot wide transition strip between residential and commercial area is hereby waived by the City Council because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements.
3. Except as expressly modified by this Amendment, the PUD Agreement and PUD Area Plan remains in full force and effect.
4. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. The rights and obligations contained in this Amendment shall run with the property.

This Amendment has been duly authorized by all necessary action of Developer and City.

5. This Amendment may be executed by the parties in counterparts.

IN WITNESS WHEREOF the undersigned have executed this amendment effective as of the day and year set forth above.

{Signatures begin on following page}



DEVELOPER

AJSS Property, LLC, a Michigan limited liability company

By: *Rami Farah*

Its: *Rami Farah / member*

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 9 day of May, 2022, before me appeared *Rami Farah*, the *member* of AJSS Property, LLC, a Michigan limited liability company, on its behalf.



Michael E Mitchell Jr
, Notary Public
Wayne County
Acting in *Wayne* County
My commission expires: *Sep 7 2022*

(124)

EXHIBIT A

MAPLES PUD LAND

EXHIBIT A

PARCEL I AND II:

Land situated in the Township of Novi, Oakland County, State of Michigan, described as the West half of the Northeast fractional quarter of Section 2, Town 1 North, Range 8 East, EXCEPT: A parcel of land situated in the West 1/2 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows: Beginning at a point on the North line of the Northeast fractional 1/4 of Section 2, said point being located South 88 degrees 44 minutes 36 seconds East 220.19 feet from the North 1/4 corner of said Section; thence parallel to the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 500.27 feet to a point of curve; thence along the arc of a curve to the right, 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 302.59; thence South 23 degrees 24 minutes 00 seconds West 249.74 feet to a point of curve; thence along a arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 336.14 feet; thence along the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 1845.17 feet to the center of Section 2; thence along the East and West 1/4 line of said Section, South 89 degrees 33 minutes 08 seconds East 86.00 feet; thence parallel to the North and South line of said Section, North 00 degrees 54 minutes 00 seconds East 1844.49 feet to a point of curve; thence along the arc of a curve to the right 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 302.59 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet to a point of curve; thence along the arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 336.14 feet; thence parallel to the North and South 1/4 line of said Section, North 00 degrees 54 minutes 00 seconds East 499.92 feet to the North line of the Northeast fractional 1/4 of Section 2; thence along said North line, North 88 degrees 59 minutes 36 seconds West 43.00 feet to the South 1/4 corner of Section 35, Town 2 North, Range 8 East, thence along the North line of the Northeast fractional 1/4 of Section 2, North 88 degrees 44 minutes 36 seconds West 43.00 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-201-001.
22-02-200-004.

PARCEL III:

Beginning the East 18 1/2 acres of the Southeast 1/4 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-003.

PARCEL IV:

Being the West 40 acres of the North 160 acres of the Northwest fractional 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-01-200-001.

PARCEL V:

The East 1/2 of the Northeast fractional 1/4, except the East 18.5 acres of the Southeast 1/4 of said Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-002.

EXHIBIT A (RESTATED)

The legal descriptions on the prior pages are now described as:

LEGAL DESCRIPTION:

Land in the City of Novi, Oakland County, Michigan, described as:

PARCEL A: Part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, Novi Township, now City of Novi, Oakland County, Michigan, described as beginning at the North 1/4 corner of said Section 2 and proceeding thence South 88 degrees 44 minutes 36 seconds East 220.16 feet along the North line of Section 2 to the West right of way of Decker Road (86 feet wide); thence thence following four (4) courses and distances along said right of way line South 00 degrees 54 minutes 00 seconds West 500.09 feet and 304.54 feet along an arc of a curve to the right, radius 775.51 feet, central angle 22 degrees 29 minutes 59 seconds, chord length 302.59 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West and South 23 degrees 24 minutes 00 seconds West 249.74 feet and 338.31 feet along an arc of a curve to the left, radius 861.51 feet, central angle 22 degrees 29 minutes 59 seconds chord length 336.14 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West to the North and South 1/4 line of Section 2; thence North 00 degrees 54 minutes 00 seconds East 1358.82 feet along said 1/4 line to the point of beginning.

~~22-02-201-001~~

PARCEL B1: ALL OF THE MAPLES OF NOVI, MAPLE HILLS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 593 through 635, both inclusive, and First Amendment to the Master Deed recorded in liber 11315, pages 681 through 688, both inclusive, Oakland County Records, and Second Amendment to the Master Deed recorded in liber 11522, pages 526 and 527, and Third Amendment to the Master Deed recorded in liber 11550, pages 354 through 363, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11597, pages 861 through 862, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 11724, pages 783 through 795, both inclusive, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 627 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

~~22-01-101-000~~

9000 627

PARCEL B2: ALL OF THE MAPLES OF NOVI, MAPLE GREENS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 636 through 677, both inclusive, and amended by First Amendment recorded in liber 11478, pages 891 through 901, both inclusive, and Second Amendment recorded in liber 11607, page 465 through 474, both inclusive, and Third Amendment to the Master Deed recorded in liber 11635, pages 778 through 798, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11666, pages 755 through 759, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 12179, pages 156 through 167, both inclusive, and Sixth Amendment to Master Deed recorded in liber 12246, pages 058, through 066, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 628 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

~~22-02-226-000~~

95006 28

PARCEL B3: ALL OF THE MAPLES OF NOVI, MAPLE POINTE CONDOMINIUM, according to the Master Deed recorded in liber 11664, pages 616 through 675, both inclusive, and First Amendment to the Master Deed recorded in liber 11737, pages 626 through 632, both inclusive, and Second Amendment to the Master Deed recorded in liber 12038, pages 338 through 348, both inclusive, and Third Amendment to the Master Deed recorded in liber 12115, pages 428 through 440, both inclusive, Oakland County Records, and designated as Oakland County Condominium

Continued on next page

LEGAL DESCRIPTION 'CONTINUED':

Subdivision Plan No. 709 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

22-02-202-000

9080709

PARCEL B4: ALL OF THE MAPLES OF NOVI, MAPLE HEIGHTS, according to the Master Deed recorded in liber 12350, pages 545 through 514, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 750 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

PT OF 22-02-200-017 (INDIVIDUAL SIDWALLS NOT YET ASSIGNED)

9080750

unit 0

PARCEL B5: Part of the Northwest 1/4 of Section 1 and part of the Northeast 1/4 of Section 2, beginning at the Northwest corner of Section 1, thence South 88 degrees 38 minutes 01 seconds East 649.63 feet; thence South 02 degrees 05 minutes 07 seconds West 691.80 feet; thence South 87 degrees 46 minutes 02 seconds East 17 feet; thence South 00 degrees 49 minutes 18 seconds West 1835.59 feet; thence North 88 degrees 39 minutes 42 seconds West 682.52 feet; thence South 01 degrees 32 minutes 29 seconds West 649.34 feet; thence North 89 degrees 33 minutes 08 seconds West 2570.63 feet; thence North 00 degrees 54 minutes 00 seconds East 1844.49 feet; thence along curve to the right, radius 775.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 302.59 feet, distant of 304.54 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet; thence along curve to the left, radius 861.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 336.14 feet, distant of 338.31 feet; thence North 00 degrees 54 minutes 00 seconds East 499.75 feet; thence South 89 degrees 00 minutes 02 seconds East 2385.96 feet to beginning, except that part taken for THE MAPLES OF NOVI, MAPLE GREENS, Oakland County Condominium Plan No. 628, and THE MAPLES OF NOVI, MAPLE HILLS, Oakland County Condominium Plan No. 627 and THE MAPLES OF NOVI, MAPLE POINTE, Oakland County Condominium Plan No. 709, and THE MAPLES OF NOVI, MAPLE HEIGHTS, Oakland County Condominium Plan No. 750.

22-02-200-017

not

EXHIBIT B

TENNIS COURT PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 2, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 44' 36" EAST 263.19 FEET AND SOUTH 89 DEGREES 00' 02" EAST 60 FEET AND SOUTH 00 DEGREES 54' 00" WEST 499.72 FEET AND SOUTH 12 DEGREES 09' 00" WEST 342.78 FEET FROM THE NORTHEAST 1/4 CORNER, THENCE SOUTH 72 DEGREES 14' 55" EAST 157.45 FEET, THENCE SOUTH 32 DEGREES 34' 17" WEST 135.50 FEET, THENCE NORTH 66 DEGREES 24' 00' EAST 118.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.42 ACRES SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXHIBIT C

MEDICAL OFFICE CONCEPT PLAN

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

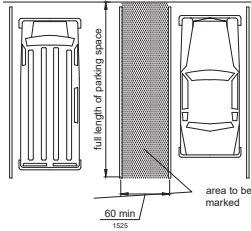


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

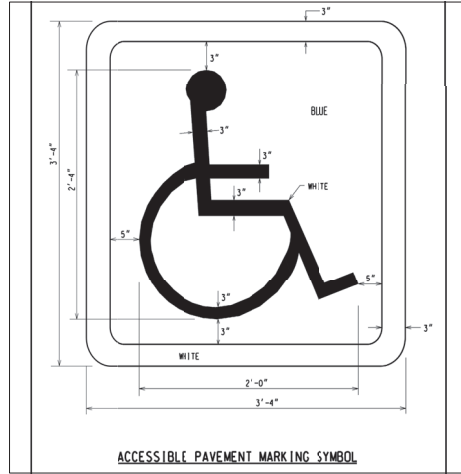
502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

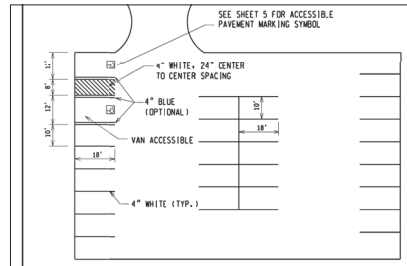
502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

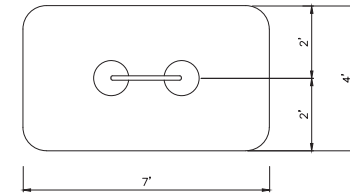
- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY
- LINES FOR REGULAR PARKING SPACES - 4" WHITE
- LINES FOR BARRIER FREE SPACES - 4" BLUE
- WHEN BARRIER FREE SPACE ABUTS REGULAR SPACE THE 4" BLUE LINE SHALL BE PAINTED NEXT TO 4" WHITE LINE



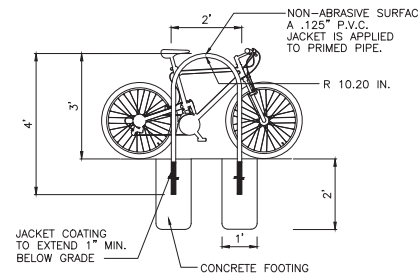
ACCESSIBLE PAVEMENT MARKING SYMBOL



SEE SHEET 5 FOR ACCESSIBLE PAVEMENT MARKING SYMBOL.

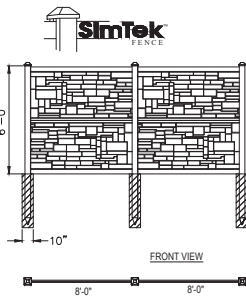


TYPICAL PLAN



JACKET COATING TO EXTEND 1" MIN. BELOW GRADE

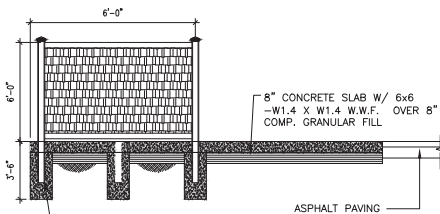
BIKE RACK DETAIL



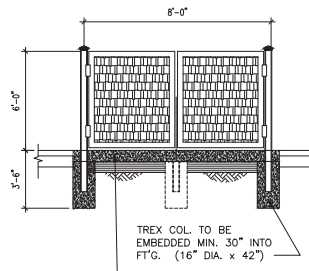
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 4312-455

6' TALL SCREEN FENCE
NO SCALE

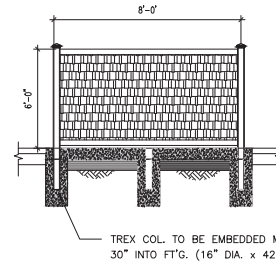
TREX PANELS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS



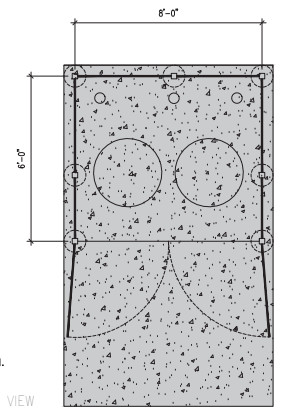
TREX PANELS DUMPSTER ENCL. SIDE VIEW



TREX PANELS DUMPSTER ENCL. FRONT VIEW



TREX PANELS DUMPSTER ENCL. REAR VIEW



DUMPSTER ENCLOSURE - PLAN VIEW

1

8-31-21	8/18/21 CITY REVIEW COMMENTS
7-30-21	PLANNING SUBMITTAL
MARK	DATE DESCRIPTION

GK CONSULTING INC.
GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135
COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

Ghassan Khalaf

GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

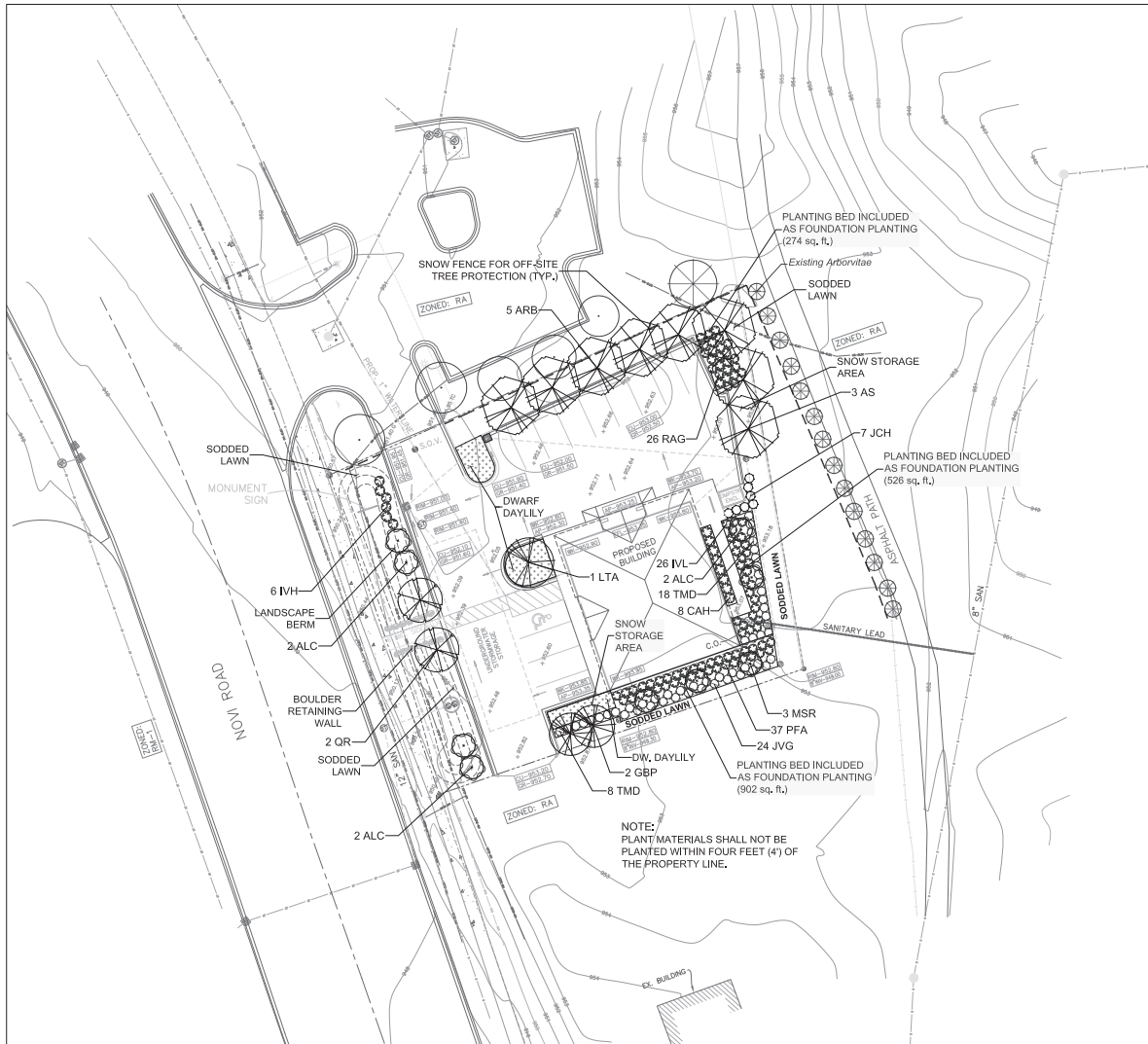
NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE
SITE DETAILS

SCALE
NOTED

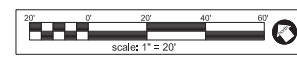
SHEET No.

CS-02



LANDSCAPE PLANTING PLAN

scale: 1" = 20'



date: July 21, 2021
 revised:
 07-29-2021 Revised dumpster location.
 08-30-2021 Review for City review file, dated July 30, 2021.
 09-08-2021 Add one (1) parking space & adjust plantings.



PLANT LIST

NAU KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Orn.		LANDSCAPING ADJACENT TO ROADS - Novil Road		
N	ALC	4 <i>Amelanchier laevis</i> 'Cunmuis'	Cunmuis Serviceberry	2' cal. B&B
O	IVH	6 <i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetgale	24" ht., 3 gal. pot
N	QR	2 <i>Quercus rubra</i>	Red Oak	3" cal. B&B
		FOUNDATION PLANTINGS		
N	ALC	2 <i>Amelanchier laevis</i> 'Cunmuis'	Cunmuis Serviceberry	2' cal. B&B
H	CAH	8 <i>Celastrus scandens</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot
O	IVL	26 <i>Itea virginica</i> 'Little Henry'	Little Henry Sweetgale	24" ht., 3 gal. pot
N	JVG	24 <i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24"-30" ht. B&B
O	MSR	3 <i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2' cal. B&B
N	PFA	37 <i>Photinia fruticosa</i> 'Abbottswood'	Abbottswood Bush Cuneifolia	24" ht., 3 gal. pot
N	RAG	26 <i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot
O	TMD	26 <i>Taxus x media</i> 'Densiformis'	Densiformis Yew	24"-30" ht. B&B
O	HHR	48 <i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 24" o.c.
		PARKING LOT PLANTINGS		
O	GBP	2 <i>Ginkgo biloba</i>	Princeton Sentry Maidenhair Tree	3" cal. B&B
O	JCH	7 <i>Juniperus chinensis</i>	Hetz Columnar Upright Juniper	4" - 5" ht. B&B
N	LTA	1 <i>Lonicodendron tulipifera</i> 'Arnold'	Arnold Tulip Tree	3" cal. B&B
O	HHR	106 <i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 24" o.c.
		PERIMETER PARKING LOT PLANTINGS		
N	AS	3 <i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3" cal. B&B
N	ARB	5 <i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple	3" cal. B&B
		TRANSFORMER SCREENING		
O	VJ	12 <i>Viburnum x juddi</i>	Judd Fragrant Viburnum	30" ht. B&B

PLANT TYPES

NATIVE:	ORNAMENTAL (NON-NATIVE):
* Trees: 17 (77%)	* Trees: 5 (23%)
* Shrubs: 95 (55%)	* Shrubs: 77 (45%)

LANDSCAPE CALCULATIONS:

LANDSCAPING ADJACENT TO ROADS - Novil Road (120 L.I.)

- * One (1) deciduous or evergreen tree / 70 L.I. = 1.71 trees = 2 trees.
- * One (1) ornamental tree / 40 L.I. = 3 trees.
- * Two (2) shrubs / 40 L.I. = 3 times 2 = 6 shrubs.

FOUNDATION PLANTING (190 L.I.)

- * Interior site landscaping square footage equal to the perimeter of the building (190') times eight feet (8') = 1,520 sq. ft.
- * Interior site landscaping area provided 1,702 sq. ft.
- * A waiver is requested for foundation landscaping along the north and west sides of the building.

PARKING LOT LANDSCAPING

- * Total square footage of vehicular use areas (7,830 sq. ft.) times seven and one-half percent (7.5%) equals 588 sq. ft. of interior parking lot landscaping.
- * Parking lot landscaping area provided 650 sq. ft.
- * One (1) deciduous/canopy tree per 200 sq. ft. or fraction thereof of interior landscaped area = 2.94 trees = 3 trees.

PARKING LOT PERIMETER LANDSCAPING (267 L.I.)

- * One (1) canopy tree / 35 L.I. = 7.63 trees = 8 trees.

STREET TREES (120 L.I.)

- * One (1) canopy tree / 35 L.I. = 3 trees.
- * A waiver is requested for the street tree requirement due to ex. utilities.

COST ESTIMATE

TOTAL MATERIALS SPECIFIED:			
* Deciduous Trees:	13	\$400	\$5,200.00
* Ornamental Trees:	9	\$250	\$2,250.00
* Deciduous Shrubs:	103	\$50	\$5,150.00
* Large Deciduous Shrubs:	12	\$75	\$900.00
* Evergreen Shrubs:	50	\$50	\$2,500.00
* Upright Evergreen Shrubs:	7	\$100	\$700.00
* Perennials:	154	\$15	\$2,310.00
* Underground Irrigation:			\$4,000.00
* Sodded Lawn:	520 sq. yds.	\$6	\$3,120.00
* Planting Soil:	32 cu. yds.	\$40	\$1,280.00
* Shredded Hardwood Bark:	48 cu. yds.	\$35	\$1,680.00
TOTAL:			\$29,090.00

SOIL TYPE:

The soil on site consists of Marlette sandy loam (10C), with six percent to ten percent (6% - 10%) slopes as defined in the United States Soil Conservation Service Soil Survey of Oakland County, Michigan.

LANDSCAPE PLAN FOR:
 GK Consulting, Inc.
 5644 Middlebelt Road
 Garden City, Michigan 48135
 (313) 377-9449

PROJECT LOCATION:
 Proposed Medical
 Office Building
 31074 Novil Road
 Novi, Michigan

LANDSCAPE PLAN BY:
 Nagy Devlin Land Design
 31736 West Chicago Ave.
 Livonia, Michigan 48150
 (734) 634-9208

LP-1: LANDSCAPE PLANTING PLAN
 * Base data provided by GK Consulting, Inc.

LANDSCAPE PLANTING NOTES:

- PLANTING**
- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Novi, Michigan.
 - The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All masses shall be installed in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 - Dig shrub pits one foot (1') larger than the shrub rootball, two pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, dry soils are evident, plant trees and shrubs slightly higher.
 - The Contractor is responsible for orienting the materials at the correct grades and spacing. The plants shall be planted to give the best appearance.
 - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 - Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Parental beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
 - Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season. Include a minimum of one (1) cultivation around installed plantings without damaging roots in June, July, and August for the entire warranty period of two (2) years.
 - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
 - Organic, fibrous topsoil shall be evenly distributed and fine graded over all areas to uniform a depth of four inches (4") after settlement.
 - All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
 - All plantings shall be completed no later than November 15 in the fall season. The date of intended installation for landscape plant materials is approximately Spring 2022. Plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 - Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 - Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

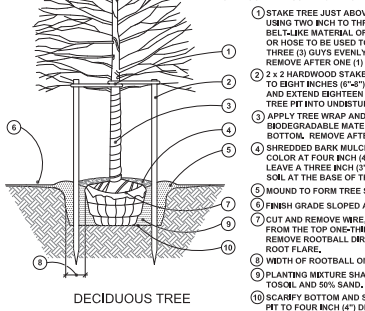
- MATERIAL**
- Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be: a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for two (2) years.
 - Topsoil shall be friable, fertile soil of claybank character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
 - Proposed perennials shall be full, well-rooted plants.
 - Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

- GENERAL**
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
 - The Contractor agrees to guarantee all plant material for a period of two (2) years. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of two (2) years.
 - The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
 - Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering. An irrigation plan for all landscape areas shall be provided with the final plan set.
 - All written dimensions override scale dimensions on the plans.
 - All substitutions or deviations from the landscape plan must be approved by the City of Novi in writing prior to installation.
 - All bidders must inspect the site and report any discrepancies to the Owner's representative.
 - All specifications are subject to change due to existing conditions.
 - The Owner's representative reserves the right to approve all plant material.

- MAINTENANCE**
- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
 - The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
 - The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
 - All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within three (3) months, whichever comes first.
 - Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
 - All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

- GENERAL FOR PLANTING NEAR UTILITIES:**
- Maintain twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures, five feet (5') from underground lines, four feet (4') from sidewalks, and three feet (3') from curbs.

- NOTES:**
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
 - CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
 - SET STAKES VERTICAL & EVENLY SPACED.
 - STAKES OR GUYTS TO BE SECURED ABOVE THE FIRST BRANCH.
 - DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GARDLING.
 - REMOVE ROOT BALL SOIL FROM TRUNK TO EXPOSE ROOT FLARE.



DECIDUOUS TREE PLANTING DETAILS

not to scale

- NOTES:**
- STAKE TREE JUST ABOVE THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC. NO WIRE OR HOSE TO BE USED TO GUY TREES).
 - THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
 - 2 x 2 HARDWOOD STAKES, POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
 - APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
 - SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
 - MOUND TO FORM TREE SAUCER.
 - FINISH GRADE SLOPED AWAY FROM TREE.
 - CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL. REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.
 - WIDTH OF ROOTBALL ON EACH SIDE.
 - PLANTING MIXTURE SHALL CONSIST OF 50% TOPSOIL AND 50% SAND.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

EVERGREEN TREE PLANTING DETAILS

not to scale

- NOTES:**
- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
 - GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
 - CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - NEVER CUT CENTRAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - SET STAKES VERTICAL AND EVENLY SPACED.
 - REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GARDLING.
 - REMOVE ROOT BALL SOIL FROM TRUNK TO EXPOSE ROOT FLARE.
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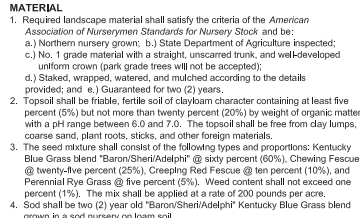
SHRUB PLANTING DETAILS

not to scale

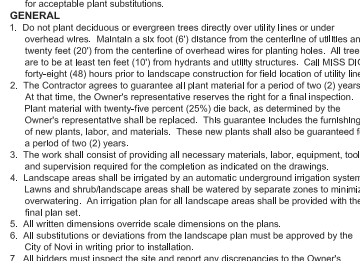
- NOTES:**
- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC. NO WIRE OR HOSE TO BE USED TO GUY TREES.
 - THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
 - 2 x 2 HARDWOOD STAKES, POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
 - SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
 - MOUND TO FORM TREE SAUCER.
 - FINISH GRADE SLOPED AWAY FROM TREE.
 - CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL. REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.
 - PLANTING MIXTURE SHALL CONSIST OF 50% TOPSOIL AND 50% SAND.
 - WIDTH OF ROOTBALL ON EACH SIDE.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

PERENNIAL / GROUNDCOVER PLANTING DETAILS

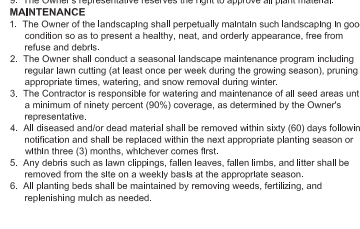
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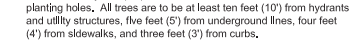
PARKING LOT ISLAND SECTION not to scale



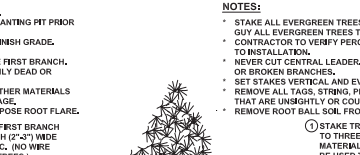
BOULDER RETAINING WALL DETAIL not to scale



LANDSCAPE BERM DETAIL not to scale



TREE GUYING DIAGRAM



TRANSFORMER SCREEN DETAIL n.t.s.

- GENERAL NOTES FOR ALL PLANTINGS:**
- DO NOT CUT CENTRAL LEADER.
 - REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GARDLING.
 - PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
 - CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING HOLE AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.
 - REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.

- NOTE:**
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
 - PLANTING MIXTURE SHALL CONSIST OF 20% TOPSOIL, 60% SAND, AND 20% COMPOST.



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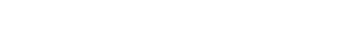
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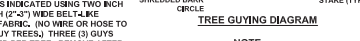
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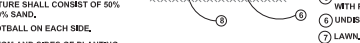
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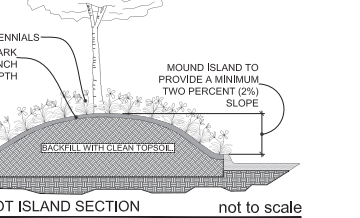
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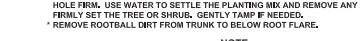
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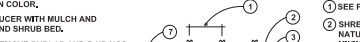
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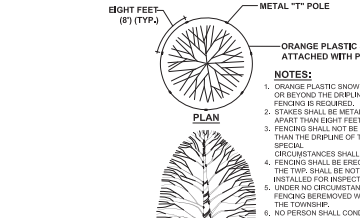
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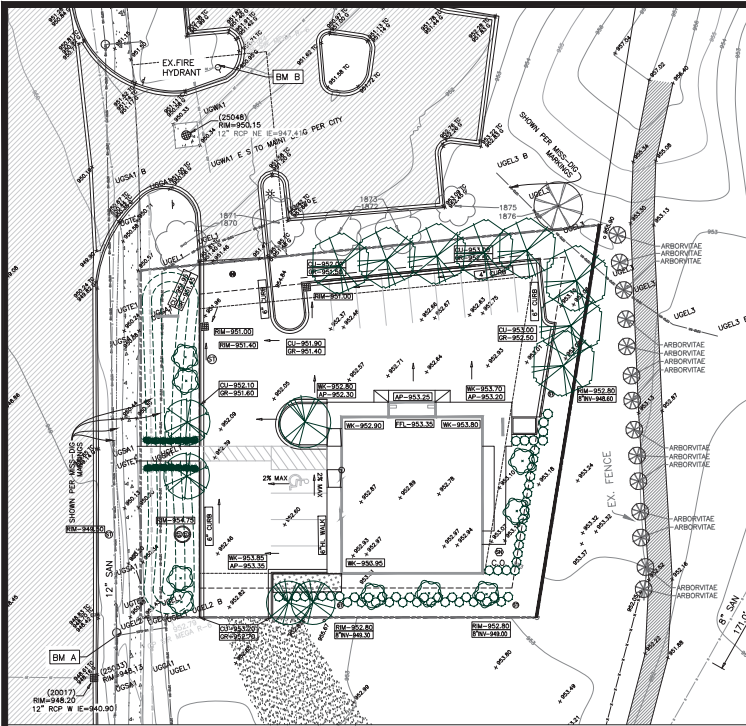
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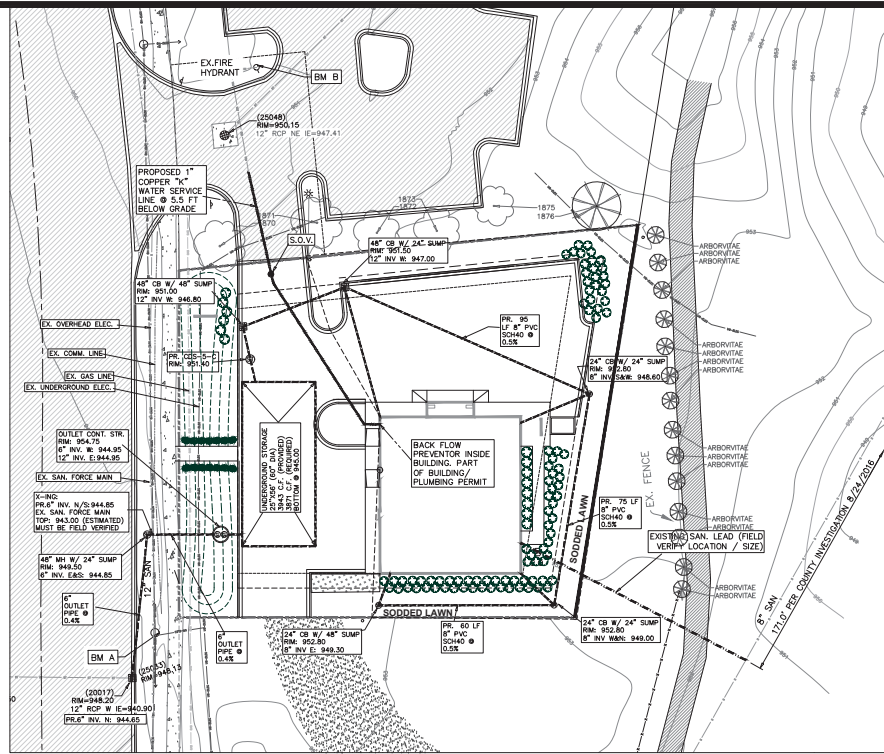
TREE GUYING DIAGRAM



GRADING PLAN

SCALE 1"=20'

FOR PARKING AREA PAVEMENT AND CURB REFER TO DETAILS-7 SHEET 2 OF 2 (CITY OF NOVI, PAVING STANDARD DETAILS)



UTILITY PLAN

SCALE 1"=20'

UNDERGROUND STORAGE SIZING				
A ²	C = 0.95	C = 1.00	C = 0.35	
TOTAL AREA	0.25	0.00	0.17	
A/C=0.9 ACRES	0.42013315			
A/C=1.00 ACRES	0.2492			
A/C=0.2 ACRES	0.00			
A/C=0.2 ACRES	0.1710			
C ave	=	0.710		
Qa = 0.15 x A	=	0.0630	cfs	
100 YEAR FLOOD DESIGN:				
Qo = Qa/(A x C)	=	0.21	cfs/ac-imp	
T = -26+(10312.5Qo) ^{0.58}	=	195.97	min.	
Vs = [(16500/T) ^{1.25}]-[40xQoX T]	=	12977.67	cfs/ac-imp	
Vt = Vs x A x C	=	3971	cf	

DRAINAGE AREAS CONTRIBUTE TO UGS SYSTEM					
AREA #	TOTAL A	C		Cave	Cave.
		0.95	1.0		
AREA "1A"	10940	5952.00	5038.00	0.00	0.67
AREA "2A"	7361	4951.00	2410.00	0.00	0.78
SUM AREA	18301	10653.00	7448.00	0.00	OK
TOTAL AREA (SQ. FT.)	18301				
TOTAL AREA (ACRES)	0.420				
Cave.	=	0.796			

FROM M.H.	TO M.H.	AREA SQ. FT.	AREA (ACRES)	C	(C/A)	TOTAL (C/A)	T TIME MIN.	INCH PER HOUR	Q/C/A cfs	DA OF PIPE INCH	SLOPE %	LEN. OF PIPE FT.	CAPACITY YOF SWIVER C.F.S.	VEL. FEET PER MIN.	TIME OF FLOW MIN.	RM ELEV.
24" CB (A1)	48" CB (A2)	10940	0.251	0.67	0.199	0.199	15	4.38	0.740	12	0.32	37	2.63	2.59	0.24	951.00
48" CB (A2)	CR	7361	0.169	0.75	0.127	0.297	15.24	4.35	1.290	12	0.36	9	2.66	3.39	0.04	951.00
CR	UGS	0	0.000	0.000	0.297	0.297	15.28	4.34	1.288	12	0.36	9	2.66	3.39	0.04	951.00
UGS	OUTLET	0	0.000	0.000	0.297	0.297	15.33	4.34	1.287	12	0.36	9	2.66	3.39	0.04	951.50
OUTLET	MH	1	0.000	1.000	0.297	0.297	15.37	4.33	1.286	6	0.40	25	0.36	1.81	0.23	954.75
MH	EX CB	0	0.000	0.000	0.297	0.297	15.37	4.33	1.285	6	0.41	45	0.36	1.83	0.45	949.50

DIYODS™
Design Your Own Detention System

CONTECH
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: diyods@contech-cpi.com

Project Summary

Date: 7/14/2021
Project Name: Medical Building in Novi
City / County: Novi
State: MICHIGAN
Designed By: GHASSAN KHALAF
Company: GK CONSULTING, INC.
Telephone: 313-377-9449

Corrugated Metal Pipe Calculator

Storage Volume Required (cu): 3,971
Limiting Width (ft): 25.00
Effective Depth Below Asphalt (ft): 15.00
Solid or Perforated Pipe: Perforated
Shape Or Diameter: 18.63 ft Pipe Area
Spacing between Barrels (ft): 2.50
Stone Width Around Perimeter of System (ft): 2.50
Depth A: Porous Stone Above Pipe (in): 12
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (ft to 4ft): 0

System Sizing

Pipe Storage: 3,004 cf
Porous Stone Storage: 939 cf
Total Storage Provided: 3,943 cf
Number of Barrels: 3 barrels
Length Per Barrel: 51.00 ft
Barrel Weight (Estimated (M x L)): 25 ft x 56 ft

CONTECH Materials

Total CMP Footage: 153 ft
Approximate Total Pieces: 9 pcs
Approximate Coupling Bands: 6 bands
Approximate Truckloads: 3 trucks

Construction Quantities

Total Excavation: 338 cy
Porous Stone Backfill For Storage: 174 cy Stone
Backfill to Grade Including Stone: 53 cy FFB

**QUANTITIES ARE APPROXIMATE AND SHOULD BE VERIFIED UPON FINAL DESIGN

© 2007 CONTECH Stormwater Solutions

Custom Layout

To adjust layout, enter desired barrel length in the light blue boxes below
Excess Footage = 0

Barrel #	Length	Area
Barrel 12	0	0
Barrel 11	0	0
Barrel 10	0	0
Barrel 9	0	0
Barrel 8	0	0
Barrel 7	0	0
Barrel 6	0	0
Barrel 5	0	0
Barrel 4	0	0
Barrel 3	51	61
Barrel 2	51	61
Barrel 1	51	61

8-18-21 PLANNING SUBMITTAL
MARK DATE DESCRIPTION



GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135

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GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS.

SHEET TITLE
PRELIMINARY ENGINEERING

SCALE
NOTED

SHEET No.

SP-01

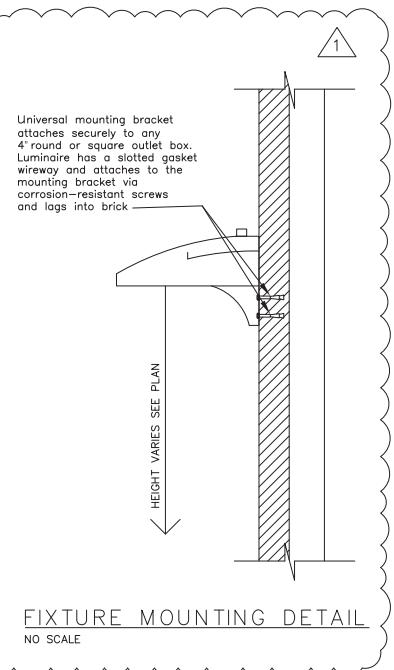
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	A		1	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	8'-0"	1	1163	1	13.3	
□	B		4	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	12'-0"	1	3513	1	38.8	
□	C		3	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	10'-0"	1	3513	1	38.8	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.3 fc	0.2 fc	6.3 / 0.2	3:1

HOURS OF OPERATIONS: 9:00 AM TO 9:00 PM

STANDARD ELECTRICAL NOTES:

- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND
- FLASHING LIGHT SHALL NOT BE PERMITTED
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION



D-Series Size 1 LED Wall Luminaire

Specifications

Luminaire	Width	Depth	Height	Weight
DSXW1	13.34"	5.0"	8.58"	12 lb
DSXW2	13.34"	5.0"	8.58"	23 lb

Back Box (BBW, ES20WC)

Back Box	Width	Depth	Height	Weight
BBW	13.34"	4.0"	11.25"	5.7 lb
ES20WC	13.34"	4.0"	11.25"	13.2 lb

Introduction

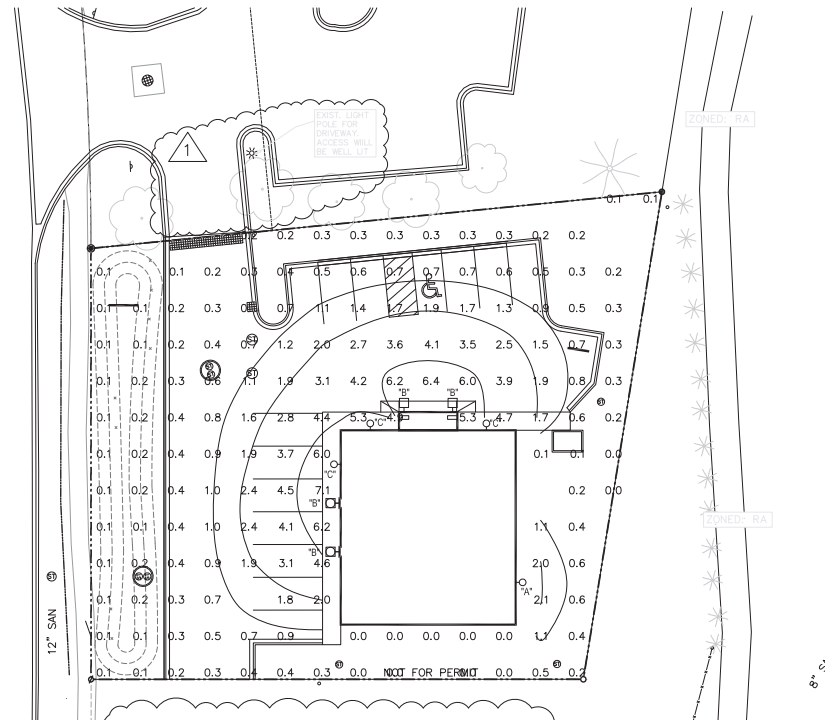
The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

DSXW1 LED	DSXW2 LED	BBW	ES20WC
10C 350	10C 1000	1000	1000
10C 350	10C 1000	1000	1000

Accessories

- DSXW1 LED 10C 350
- DSXW2 LED 10C 1000
- BBW Back Box
- ES20WC Back Box



FIXTURE INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

7-21-21
8-31-21

PLANNING COMMISSION
8/18/21 CITY REVIEW COMMENTS

MARK DATE DESCRIPTION

CONSULTANT
GHASSAN KHALAF
TEL: 313-377-9449
e-mail: gk_ami@goutlook.com
ADDRESS: 1636 N. GULLEY

DEARBORN, MICHIGAN

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GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

NOTE:

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SHEET TITLE
PHOTOMETRIC PLAN

SCALE
NOTED

SHEET No.
PH-01

MARK	DATE	DESCRIPTION

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 NOVI, MI 48377

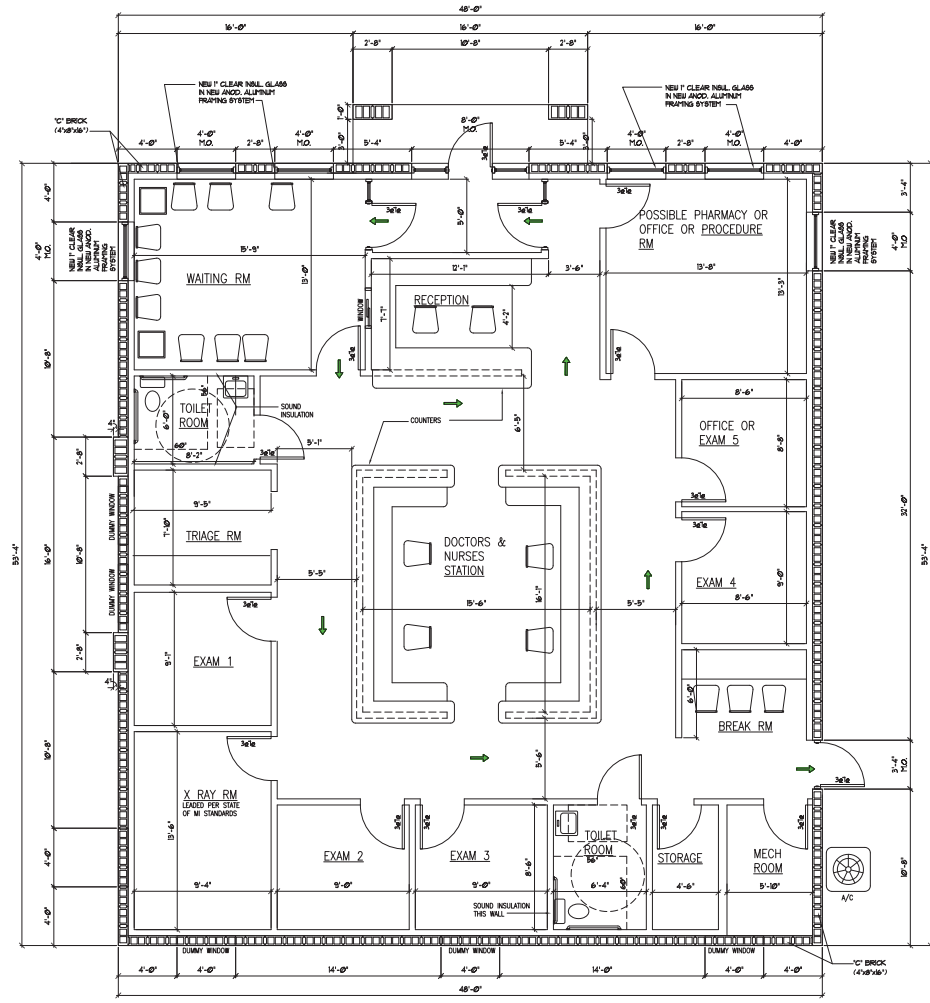
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SHEET TITLE
**PROPOSED
 FLOOR PLAN**

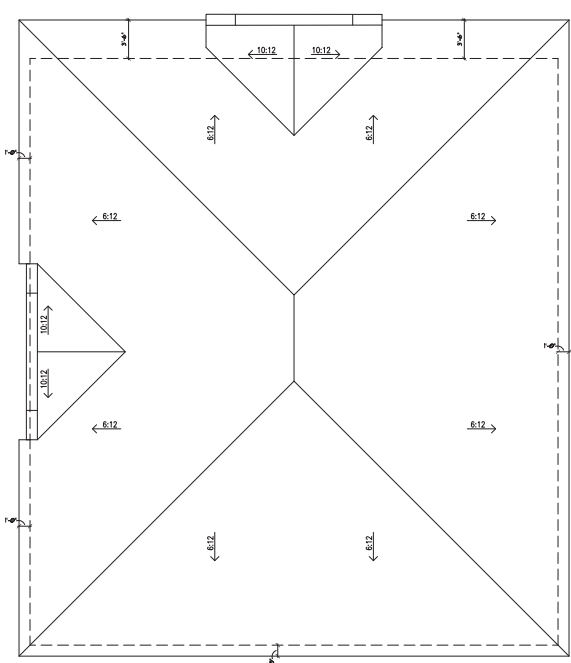
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SHEET No.

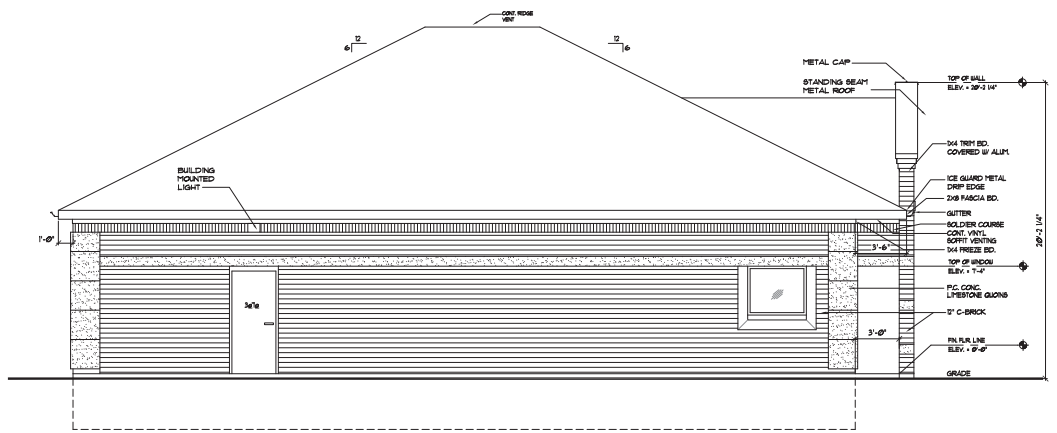
A-01



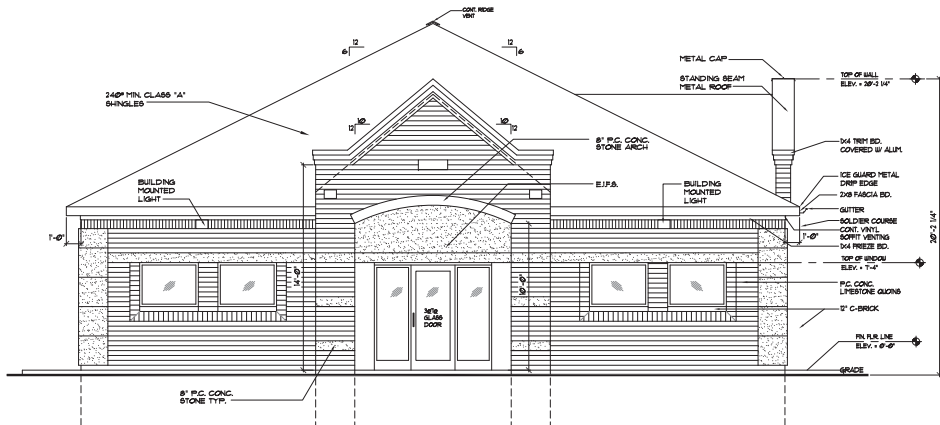
FLOOR PLAN
 SCALE 1/4"=1'-0"



ROOF PLAN
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

7-21-21 PLANNING COMMISSION

MARK	DATE	DESCRIPTION
		CONSULTANT
		GHASSAN KHALAF
		TEL: 313-377-8449
		e-mail: gk.amr@outlook.com
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GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

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NOVI, MI 48377

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SHEET TITLE
PROPOSED ELEVATIONS

SCALE
NOTED

SHEET No.


A-02



MARK	DATE	DESCRIPTION

CONSULTANT
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PROPOSED MEDICAL BUILDING

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 NOVI, MI 48377

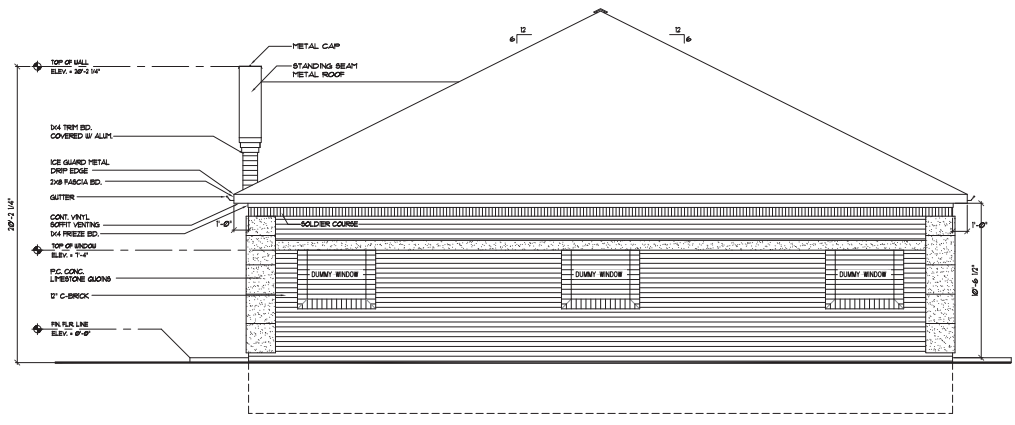
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SHEET TITLE
**PROPOSED
 ELEVATIONS**

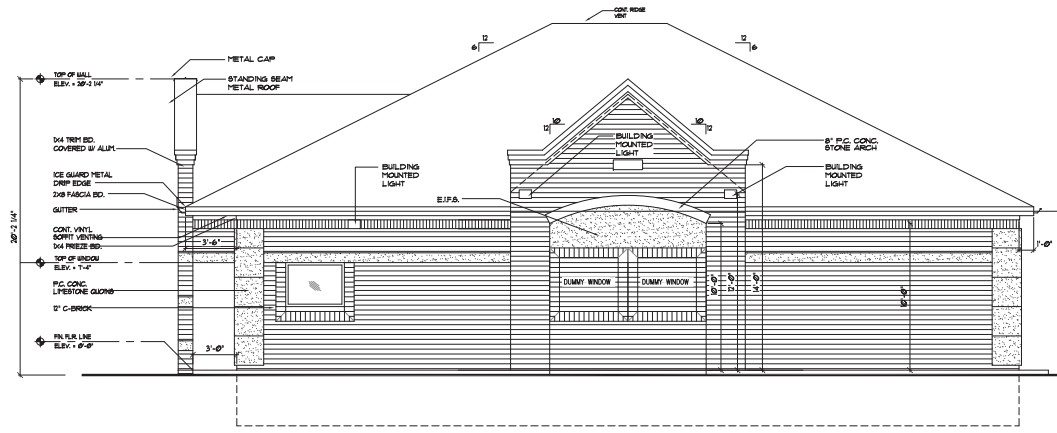
SCALE
NOTED

SHEET No.

A-03 



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



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