



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: January 9, 2018

REGARDING: Parcels # 50-22-01-200-027, 50-22-01-200-026, 50-22-01-200-018 (PZ17-0063)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Berkshire eSupply

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Office Service Technology
Location: West of Haggerty Road and South of Fourteen Mile Road
Parcel #: **50-22-01-200-027, 50-22-01-200-026, 50-22-01-200-018**

Request

The applicant is requesting a variance from the City of Novi Code of Ordinances Sections 5.4.1 for the proposed location of a loading area in the side yard, in the interior side yard up to a total of ratio of 5 square foot per front foot of building to a total area of 360 square feet per building. Section 28.7 for the proposed installation of a forth flag pole, two additional flag poles allowed by code. This property is zoned Office Service Technology (OST).

II. STAFF COMMENTS:

Two additional flags poles allowed on buildings with a length greater than 200 feet.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ17-0063**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ17-0063**, sought by _____,
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300</u>
PROJECT NAME / SUBDIVISION Berkshire-eSupply HQ Building & Fulfillment Center				Meeting Date: <u>Jan. 9th 2018</u>
ADDRESS <u>n/a</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 17-0063</u>
SIDWELL # <u>50-22-01-200-027</u>		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY Intersection of M-5 and 14 Mile Road <u>50-22-01-200-026, 50-22-01-200-018</u>				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
II. APPLICANT INFORMATION				
A. APPLICANT		EMAIL ADDRESS cfishel@pts-tools.com		CELL PHONE NO.
NAME Craig Fishel		TELEPHONE NO. (734) 934-4920		
ORGANIZATION/COMPANY Berkshire eSupply		FAX NO. (586) 755-4921		
ADDRESS 8655 East 8 Mile Road		CITY Warren	STATE MI	ZIP CODE 48089
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mmw@corepartners.net		CELL PHONE NO.
NAME Marlin M. Wroubel		TELEPHONE NO. (248) 399-9999		
ORGANIZATION/COMPANY Sehn Novi LLC		FAX NO.		
ADDRESS 30100 Telegraph Rd., Ste 366		CITY Bingham Farms	STATE MI	ZIP CODE 48025
III. ZONING INFORMATION				
A. ZONING DISTRICT				
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>OST</u>				
B. VARIANCE REQUESTED				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED: <u>for loading proposing a loading area in the side yard.</u>				
1. Section <u>320.2A 5.4.1</u>		Variance requested <u>for visual screening of dock, due to natural topography and distance.</u>		
2. Section <u>28-7</u>		Variance requested <u>to allow a forth flag pole.</u>		
3. Section _____		Variance requested _____		
4. Section _____		Variance requested _____		
IV. FEES AND DRAWINGS				
A. FEES				
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600				
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF				
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 				



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 - Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

[Signature] CFO 11/10/2017
Applicant Signature Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

[Signature] 11/12/17
Property Owner Signature Date
Amit/Member Sehnus Nov LLC

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals Date



Community Development Department

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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Describe below:

The lot has frontages on M-5, 14 Mile Road and Haggerty Road. As 14 Mile Road is being developed as the site's frontage, M-5 and Haggerty Road are being treated as 'Exterior Side Yards'. Given the size and shape of the lot / 68 Acre HQ Office and FC Property, natural topography, woodlands and distance to adjacent lots and/or public roadways we request a variance for visual screening of the "side yard" loading zone per section 320.2.A, for the Haggerty Road Side Yard. Please refer to further explanation provided below and per Mannik-Smith Group letter dated December 8, 2017.

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

OR

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The parcel is surrounded on three sides by primary roads. This and the other constraints on the site (ITC easement, Seeley Drain, extreme topography) make this a very challenging site to develop. In addition, the location of the Seeley Drain and associated high quality wetlands along the south side of the parcel restrict how trucks can be circulated throughout the site.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The Applicant's operations require separate loading areas on two sides of the building. Essentially an in/out circulation through the building allowing for a flow of materials into the site via large semis and out through the use of smaller 'UPS' style delivery trucks. As the two functions can not mix cleanly within the building, and being only one side of the building can be utilized as a loading area per the ordinance, the Applicant requests a variance on the zoning ordinance restricting loading areas in a side yard setback. Due to the presence of the ITC easement, screening for a side yard loading zone is not possible to the east.

Standard #4. Minimum Variance Necessary.

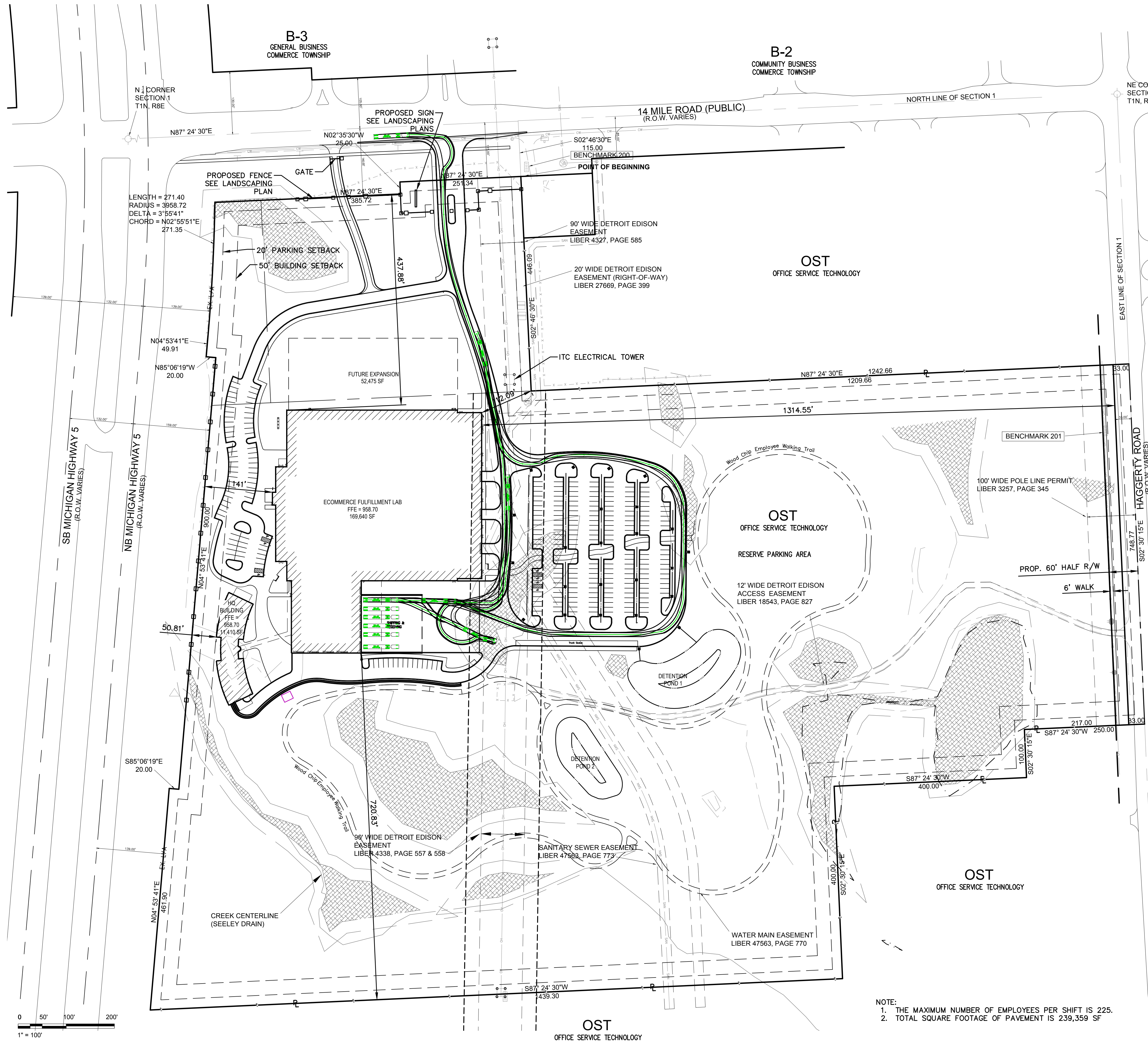
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The Applicant originally identified the large truck dock area at the northeast corner of the building but has since revised the truck docks to be in the rear yard to come as close as possible to meeting the ordinance while still allowing for the required operation. In addition the easterly side of the facility is already naturally screened by the topography and the presence of thick natural woodlands between the facility and Haggerty Road.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Due to the east side of the building being 1300 feet from Haggerty Road and any adjacent land use to the east, and due to the extreme topography of the site and the presence of thick woodland over the easterly half of the site, the east side of the building will not be easily visible from properties to the east.



PARKING SUMMARY

OFFICE PARKING
PARKING REQUIRED
 OFFICE PARKING
 GROSS LEASEABLE FLOOR AREA:
 HQ = 17,000 SF (10,000 SFT 1ST FLOOR, 7,000 2ND FLOOR)
 FULLFILLMENT OFFICE AND MEZZANINE = 16,600 SF
 REQUIRED OFFICE PARKING
 HQ: 4.5 X 17,000/1000 = 76
 FULLFILLMENT: 4.5 X 16,600/1000 = 75
 SUBTOTAL = 151

WAREHOUSE PARKING
 TOTAL USEABLE FLOOR AREA = 170,700 SF
 REQUIRED PARKING SPACES = 170,700 SF / 700 = 244 SPACES
 TOTAL REQUIRED SPACES PER 5.2.12.D (151 SPACES) AND 5.2.12.E (SECTION 1 FOR WAREHOUSE; 244 SPACES) = 395 SPACES

THE LARGEST SHIFT ANTICIPATED FOR ESUPPLY IS 225 EMPLOYEES + 50 VISITORS DURING TRAINING SESSIONS. PER SECTION 2 UNDER 5.2.12.E WAREHOUSE, PROVIDING 275 + 5 = 280 SPACES AND IDENTIFYING AN AREA FOR RESERVE PARKING TO THE EAST OF THE LARGE EASTERLY PARKING LOT FOR THE ADDITIONAL 115 SPACES.
 280 SPACES WILL ALSO MEET THE REQUIREMENTS OF 4.5/1000 SFT OFFICE (151 SPACES) + 1/1700 SFT WAREHOUSE SPACE (100 SPACES) FOR A TOTAL OF 251 SPACES REQUIRED.

PARKING PROVIDED
PARKING SPACES PROVIDED
 WEST LOT = 68 STANDARD SPACES (10'X20')
 3 ACCESSIBLE SPACES (8'X20' W/8' AISLES)
 SOUTH LOT = 15 STANDARD SPACES (10'X20') (REVISING TO 17 SPACES)
 EAST LOT = 190 STANDARD SPACES (10'X20')
 4 ACCESSIBLE SPACES (8'X20' W/8' AISLES)
 TOTAL = 273 STANDARD SPACES
 7 ACCESSIBLE SPACES (7 ACCESSIBLE SPACES REQUIRED PER ADA)
 TOTAL PARKING SPACES PROVIDED = 280

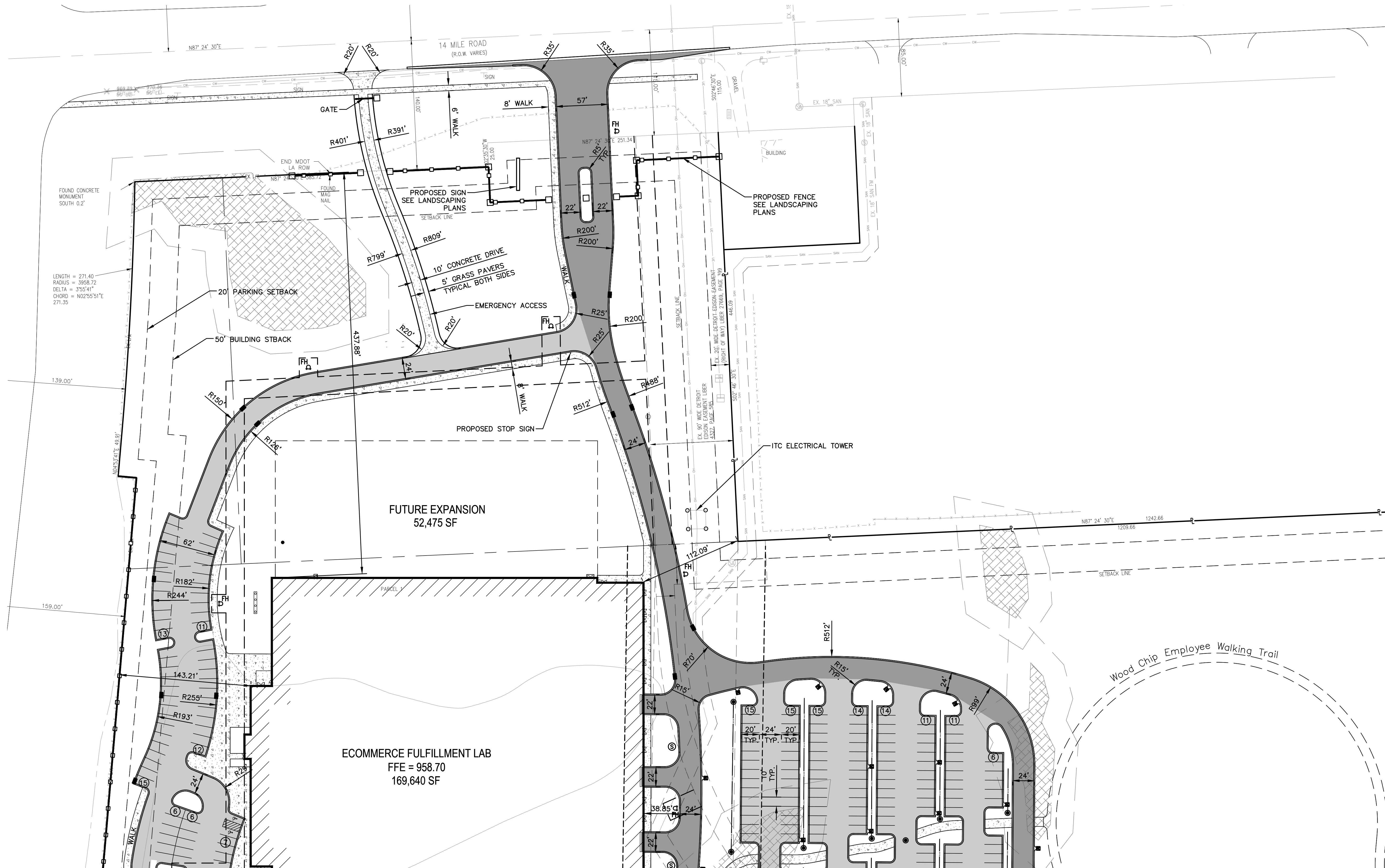
ZONING
 EXISTING ZONING = OST (OFFICE SERVICE TECHNOLOGY)

THE SITE IS NOT LOCATED IN OR WITHIN 50 FEET OF THE 100-YEAR FLOOD PLAIN PER FEMA MAP.
 DUMPSTER/TRASH COMPACTOR WILL BE INSIDE THE BUILDING IN THE SOUTHEAST CORNER OF THE WAREHOUSE AT THE TRUCK DOCK. NO EXTERNAL TRASH ENCLOSURE WILL BE REQUIRED.

PAVEMENT/WALKS = 280,704 SF
 BUILDING FOOTPRINTS = 181,400 SF
 TOTAL = 462,104 SF

EXISTING PARCEL = 57.12 ACRES (2,488,147 SF)
 462,104 SF/2,488,147 SF
MAXIMUM LOT COVERAGE = 19%

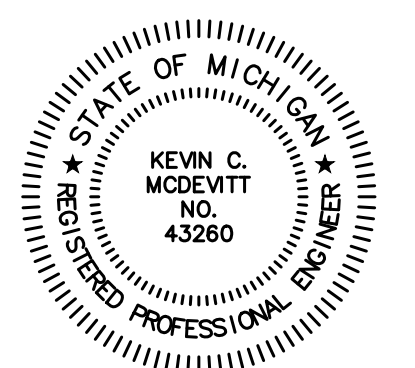
NOTE:
 1. THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT IS 225.
 2. TOTAL SQUARE FOOTAGE OF PAVEMENT IS 239,359 SF



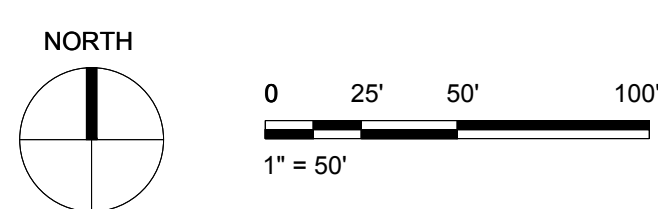
MATCHLINE SEE SHEET PC-05

PAVEMENT LEGEND

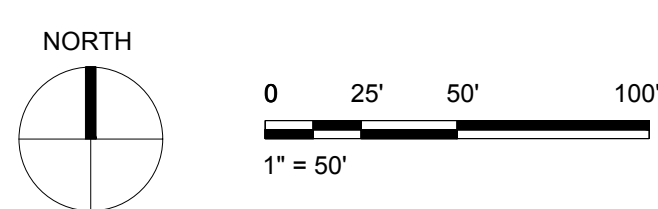
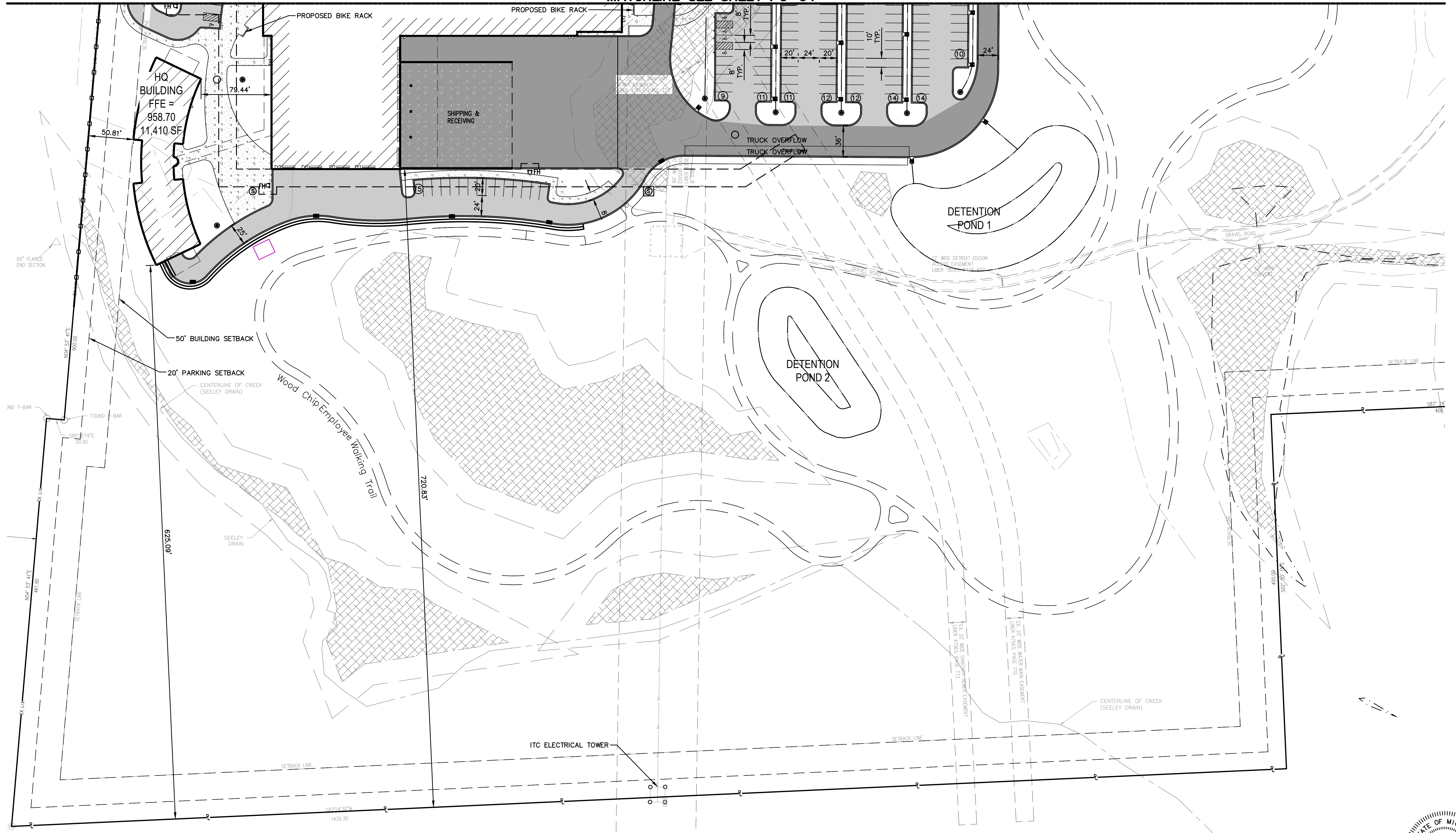
- | | | | |
|---|--|---|---|
|  | LIGHT DUTY FLEXIBLE PAVEMENT
(SEE DETAIL SHEET) |  | CONCRETE PAVEMENT
(SEE DETAIL SHEET) |
|  | HEAVY DUTY FLEXIBLE PAVEMENT
(SEE DETAIL SHEET) |  | CONCRETE SIDEWALK
(SEE DETAIL SHEET) |



Kevin C. McDevitt

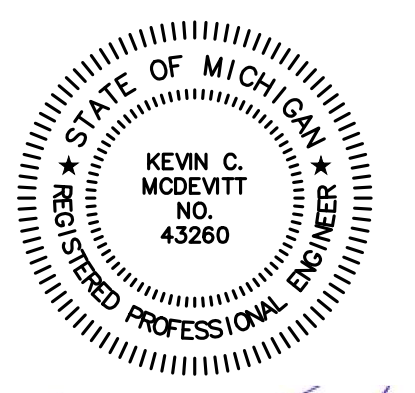


PRELIMINARY SITE PLAN - NORTH AREA PC-04



PAVEMENT LEGEND

	LIGHT DUTY FLEXIBLE PAVEMENT (SEE DETAIL SHEET)		CONCRETE PAVEMENT (SEE DETAIL SHEET)
	HEAVY DUTY FLEXIBLE PAVEMENT (SEE DETAIL SHEET)		CONCRETE SIDEWALK (SEE DETAIL SHEET)

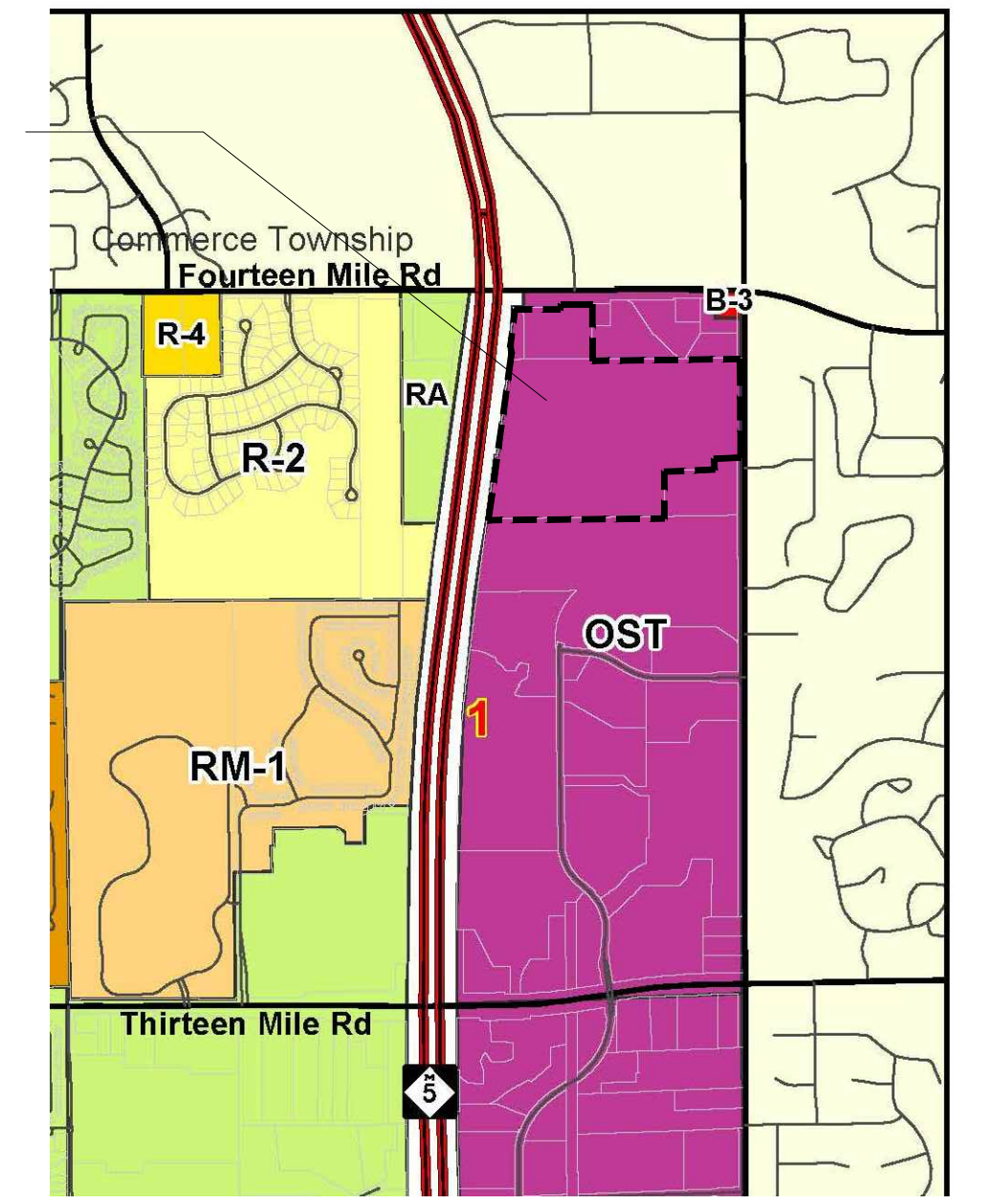


Kevin C. McDevitt

PRELIMINARY SITE PLAN - SOUTH AREA PC-05

COMMERCE TOWNSHIP COMMERCIAL

Berkshire eSupply Site OST



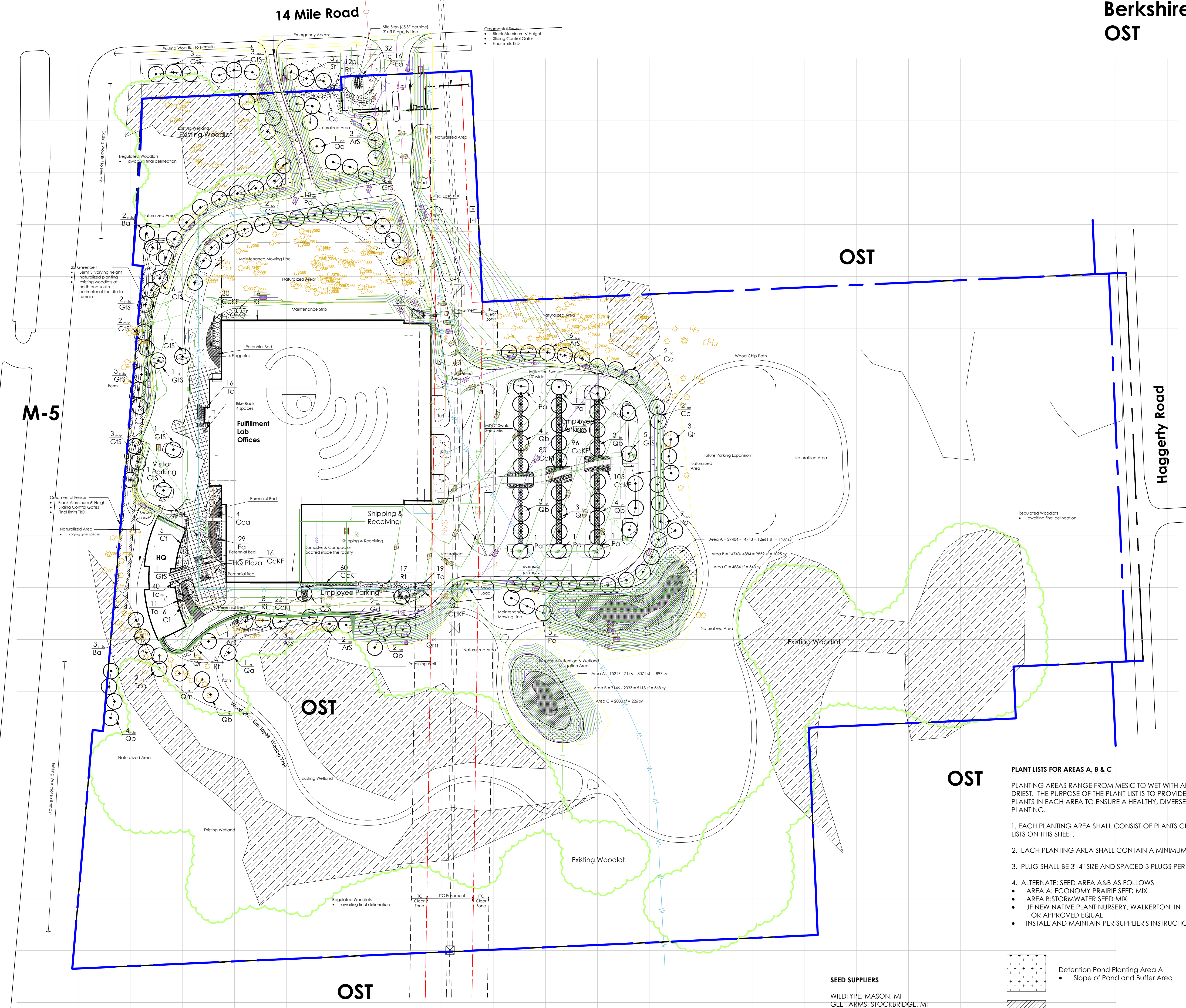
Zoning

Owner Contact
Marlin M. Wrobel

30100 Telegraph Road, Suite 366, Bingham Farms, MI 48025
Office: 248.399.9999 x209



Call before you DIG
800-482-7171



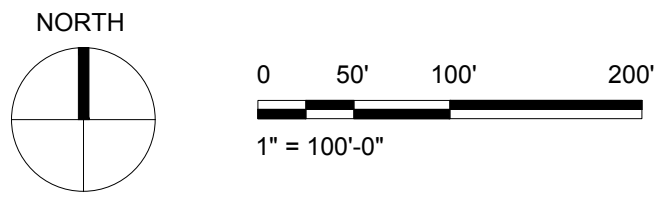
PLANT LISTS FOR AREAS A, B & C

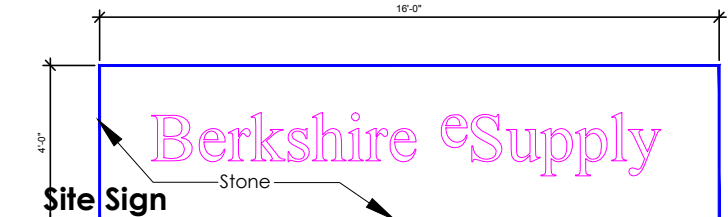
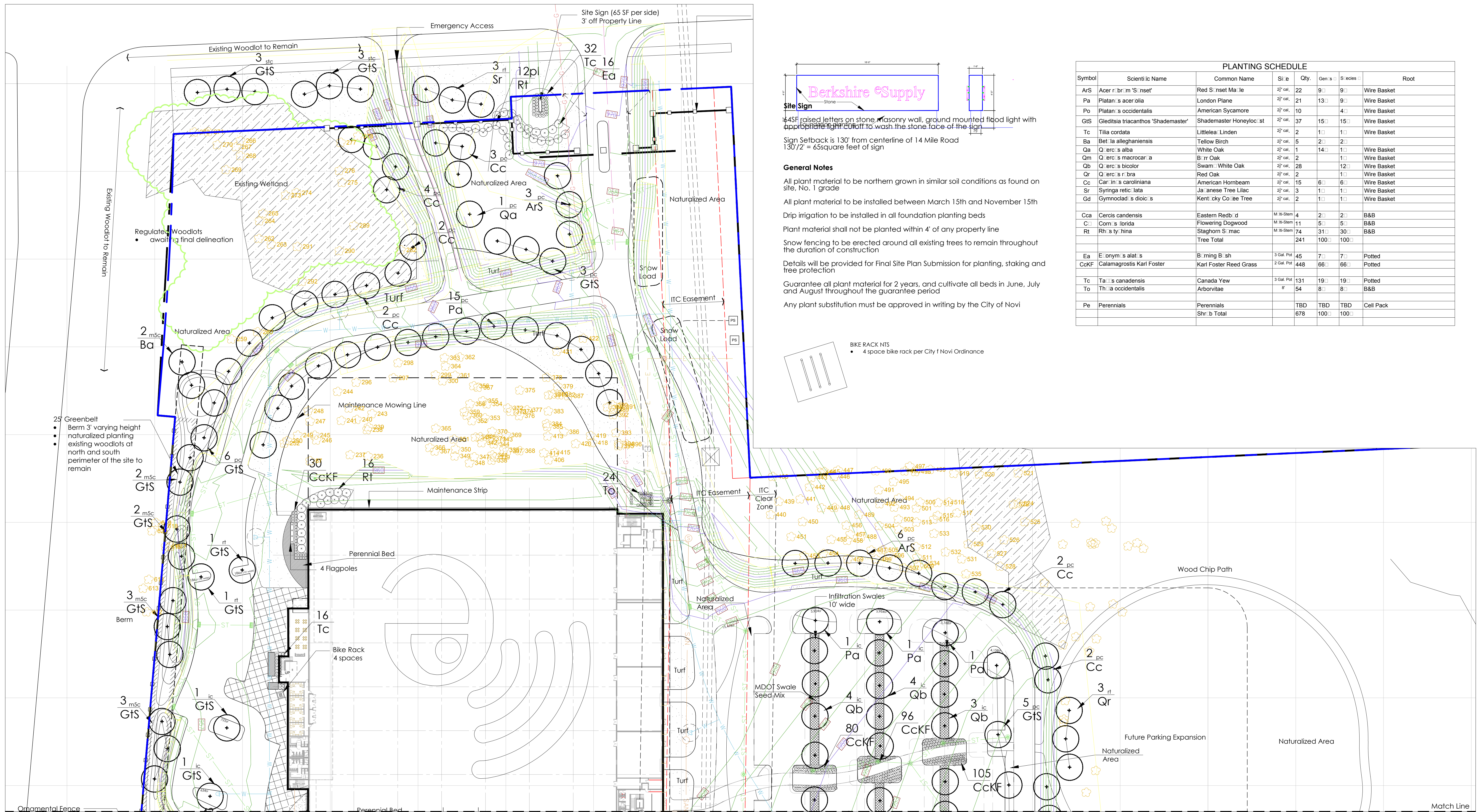
- PLANTING AREAS RANGE FROM MESIC TO WET WITH AREA A HABITAT BEING THE DRIEST. THE PURPOSE OF THE PLANT LIST IS TO PROVIDE A WIDE VARIETY OF NATIVE PLANTS IN EACH AREA TO ENSURE A HEALTHY, DIVERSE AND PERMANENT NATIVE PLANTING.
1. EACH PLANTING AREA SHALL CONSIST OF PLANTS CHOSEN FROM THE FOLLOWING LISTS ON THIS SHEET.
 2. EACH PLANTING AREA SHALL CONTAIN A MINIMUM OF 30% FORBS.
 3. PLUG SHALL BE 3"-4" SIZE AND SPACED 3 PLUGS PER SQUARE YARD (SY) MINIMUM.
 4. ALTERNATE: SEED AREA A & B AS FOLLOWS
 AREA A: ECONOMY PRAIRIE SEED MIX
 AREA B: STORMWATER SEED MIX
 • IF NEW NATIVE PLANT NURSERY, WALKERTON, IN OR APPROVED EQUAL
 • INSTALL AND MAINTAIN PER SUPPLIER'S INSTRUCTION

- #### SEED SUPPLIERS
- WILDTYPE, MASON, MI
 - GEE FARMS, STOCKBRIDGE, MI
 - MICHIGAN WILDFLOWER FARM, PORTLAND, MI
 - NATIVESCAPE, MANCHESTER, MI
 - NESTA PRAIRIE PERENNIALS, KALAMAZOO, MI
 - OIKOS TREE CROPS, KALAMAZOO, MI
 - SANDHILL FARM, ROCKFORD, MI
 - TWIXWOOD, BERRIEN SPRINGS, MI
 - WETLANDS NURSERY, SAGINAW, MI
 - IF NEW NATIVE PLANT NURSERY, WALKERTON, IN
 - LAFAYETTE HOME NURSERY, LAFAYETTE, IL

- Detention Pond Planting Area A
• Slope of Pond and Buffer Area
- Detention Pond Planting Area B
• Intermittent Wet Area
- Detention Pond Planting Area C
• Wetland Channel (low point)

DETENTION POND PLANTING SCHEDULE							
Symbol	Scientific Name	Common Name	Sl. e	Qty.	Gen. s	S. es	Sl. es
Area A Slope & Buffer Area							
	Grasses, Sedges & R. shes						
	Androgon gerardii	Big Bluestem	11 g	77	20	20	
	Carex bicknellii	Sedge	11 g	77	20	20	
	Elymus canadensis	Canada Wild Rye	11 g	77	20	20	
	Panicum virgatum	Switch Grass	11 g	77	20	20	
	Sorghastrum nutans	Indian Grass	11 g	77	20	20	
	Forbs						
	Aster laevis	Smooth Aster	11 g	77	20	20	
	Helianthus helianthoides	False Sunflower	11 g	77	20	20	
	Ratibida pinnata	Yellow Coneflower	11 g	77	20	20	
	Rudbeckia hirta	Black-Eyed Susan	11 g	77	20	20	
	Solidago rigida	St. Goldenrod	11 g	77	20	20	
	Area B - Intermittent Wet Area						
	Grasses, Sedges & R. shes						
	Androgon gerardii	Big Bluestem	11 g	26	14	14	
	Calamagrostis canadensis	Joint Grass	11 g	26	14	14	
	Carex bicknellii	Sedge	11 g	26	14	29	
	Carex stricta	Sedge	11 g	26	14		
	Elymus virginiana	Virginia Wild Rye	11 g	26	14	14	
	Panicum virgatum	Switch Grass	11 g	26	14	14	
	Sorghastrum nutans	Indian Grass	11 g	26	14	14	
	Forbs						
	Anemone canadensis	Canada Anemone	11 g	26	7	7	
	Aster novae-angliae	New England Aster	11 g	26	7	7	
	Cocklebur	Tall Tickweed	11 g	26	7	7	
	Elymus maculatus	Joe-Pye Weed	11 g	26	7	14	
	Elymus americanus	Bonset	11 g	26	7		
	Helenium autumnale	Shoe Suckle	11 g	26	7	7	
	Liatris scariosa	March Blazing Star	11 g	26	7	7	
	Peperomia hirta	Bl. Lobelia	11 g	26	7	7	
	Penstemon digitalis	Beardtongue	11 g	26	7	7	
	Ratibida pinnata	Yellow Coneflower	11 g	26	7	7	
	Solidago riddellii	Riddell's Goldenrod	11 g	26	7	7	
	Verbena hastata	Bl. Vervain	11 g	26	7	7	
	Veronica virginica	C. Vert's Root	11 g	26	7	7	
	Valeriana	Golden Alexanders	11 g	26	7	7	
	Area C - Meandering Channel						
	Grasses, Sedges & R. shes						
	Carex comosa	Sedge	11 g	43	25	25	
	Juncus sphaerocarpus	Soft-Stemmed Bulrush	11 g	43	25	25	
	Schoenoplectus americanus	Hardstem Bulrush	11 g	43	25	25	
	Schoenoplectus tabernaemontani	Softstem Bulrush	11 g	43	25	25	
	Forbs						
	Aster multiflorus	Swamp Aster	11 g	43	50	50	
	Iris virginica	Soft-thrilled Flag	11 g	42	50	50	





General Notes

All plant material to be northern grown in similar soil conditions as found on site, No. 1 grade

All plant material to be installed between March 15th and November 15th

Drip irrigation to be installed in all foundation planting beds

Plant material shall not be planted within 4' of any property line

Snow fencing to be erected around all existing trees to remain throughout the duration of construction

Details will be provided for Final Site Plan Submission for planting, staking and tree protection

Guarantee all plant material for 2 years, and cultivate all beds in June, July and August throughout the guarantee period

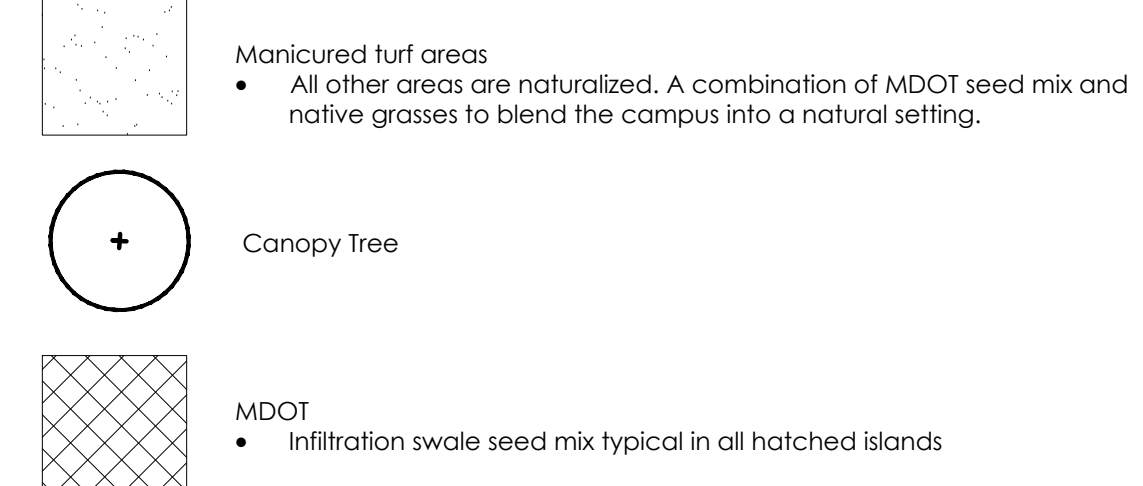
Any plant substitution must be approved in writing by the City of Novi

PLANTING SCHEDULE									
Symbol	Scientific Name	Common Name	Size	Qty.	Gen. s.	Species	Root		
ArS	Acer rubrum 'Sisseton'	Red Sisseton Maple	2" cal.	22	9	9	Wire Basket		
Pa	Platanus acerifolia	London Plane	2" cal.	21	13	9	Wire Basket		
Po	Platanus occidentalis	American Sycamore	2" cal.	10		4	Wire Basket		
GtS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2" cal.	37	15	15	Wire Basket		
Tc	Tilia cordata	Littleleaf Linden	2" cal.	2	1	1	Wire Basket		
Ba	Betula alleghaniensis	Tellow Birch	2" cal.	2	2	2			
Oa	Quercus alba	White Oak	2" cal.	1	14	1	Wire Basket		
Om	Quercus macrocarpa	Burr Oak	2" cal.	2			Wire Basket		
Ob	Quercus bicolor	Swamp White Oak	2" cal.	28		12	Wire Basket		
Or	Quercus rubra	Red Oak	2" cal.	2		1	Wire Basket		
Cc	Caroliniana caroliniana	American Hornbeam	2" cal.	15	6	6	Wire Basket		
Sr	Syringaticula	Japanese Tree Lilac	2" cal.	3	1	1	Wire Basket		
Gd	Gymnoclad dioica	Kentucky Coffee Tree	2" cal.	2	1	1	Wire Basket		
				241	100	100			
Cca	Cercis canadensis	Eastern Redbud	M. 1/2 Stem	4	2	2	B&B		
Cf	Cornus florida	Flowering Dogwood	M. 1/2 Stem	11	5	5	B&B		
Rt	Rhynchospora	Staghorn Sumac	M. 1/2 Stem	74	31	30	B&B		
				241	100	100			
Ea	Eryngium yuccifolium	Birdwing Bush	3 Gal. Pot	45	7	7	Potted		
CcKf	Calamagrostis Karl Foster	Karl Foster Reed Grass	2 Gal. Pot	448	66	66	Potted		
Tc	Taxus canadensis	Canada Yew	3 Gal. Pot	131	19	19	Potted		
To	Tilia occidentalis	Arbutus	8"	54	8	8	B&B		
Pe	Perennials	Perennials		TBD	TBD	TBD	Cell Pack		
				678	100	100			



Tree Tag Legend

m5c - M-5 Greenbelt Trees 19 Trees
 pc - Perimeter Tree Canopy 81 Trees
 rt - Restoration Tree 12 Trees
 stc - Street Tree Canopy 6 Trees
 ic - Interior Canopy 28 Trees

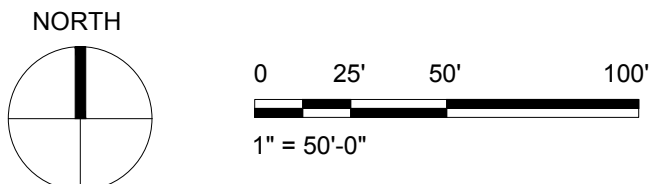
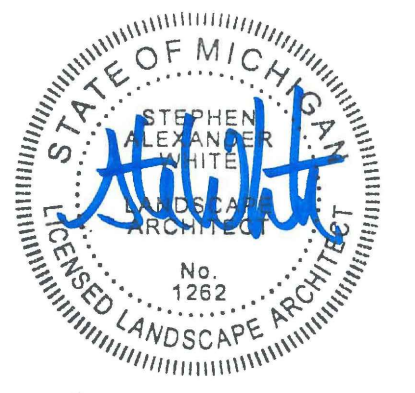


Owner Contact
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 30100 Telegraph Road, Suite 366, Bingham Farms, MI 48025
 Office: 248.399.9999 x209

MISS DIG 811
 Call before you DIG
 800-482-7171

LEGAL DESCRIPTION (AS-SURVEYED):

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE NORTH 87 DEGREES 24 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1 1550.97 FEET; THENCE SOUTH 02 DEGREES 46 MINUTES 30 SECONDS EAST 115.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 14 MILE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 46 MINUTES 30 SECONDS EAST 448.09 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 30 SECONDS EAST 1242.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1; THENCE SOUTH 02 DEGREES 30 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 1 748.77 FEET; THENCE SOUTH 97 DEGREES 24 MINUTES 30 SECONDS WEST 250.00 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 15 SECONDS EAST 100.00 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 30 SECONDS WEST 400.00 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 15 SECONDS EAST 400.00 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 30 SECONDS WEST 1439.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MICHIGAN HIGHWAY 5 (RIGHT-OF-WAY VARIES); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MICHIGAN HIGHWAY 5 THE FOLLOWING SIX (6) COURSES: 1) NORTH 04 DEGREES 53 MINUTES 41 SECONDS EAST 461.90 FEET; 2) SOUTH 85 DEGREES 06 MINUTES 19 SECONDS EAST 20.00 FEET; 3) NORTH 04 DEGREES 53 MINUTES 41 SECONDS EAST 900.00 FEET; 4) NORTH 85 DEGREES 06 MINUTES 19 SECONDS WEST 20.00 FEET; 5) NORTH 04 DEGREES 53 MINUTES 41 SECONDS EAST 49.91 FEET; 6) ALONG A CURVE TO THE LEFT 271.40 FEET, A RADIUS OF 3958.72 FEET, A DELTA OF 03 DEGREES 55 MINUTES 41 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 55 MINUTES 51 SECONDS EAST 271.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 14 MILE ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 14 MILE ROAD THE FOLLOWING THREE (3) COURSES: 1) NORTH 87 DEGREES 24 MINUTES 30 SECONDS EAST 385.72 FEET; 2) NORTH 02 DEGREES 35 MINUTES 30 SECONDS WEST 25.00 FEET; 3) NORTH 87 DEGREES 24 MINUTES 30 SECONDS EAST 251.34 FEET TO THE POINT OF BEGINNING. CONTAINS 57.12 ACRES, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FEET FOR HAGGERTY ROAD, ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

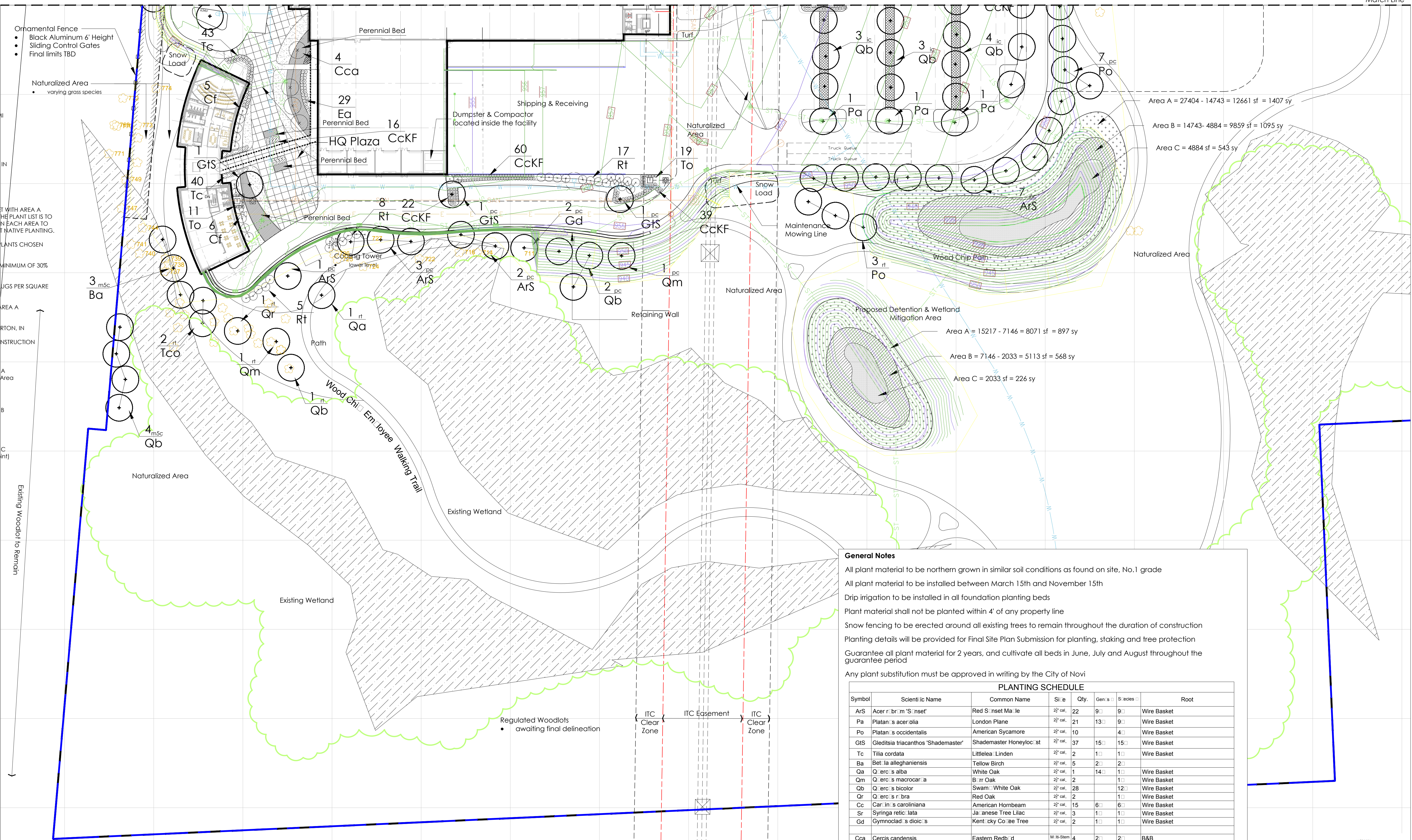


BERKSHIRE eSUPPLY

Berkshire e-Supply HQ & Fulfillment Center
 Novi, MI

Mannik Smith GROUP
Kahn
 Albert Kahn Associates, Inc.
 7430 Second Ave.
 Detroit, Michigan 48202
 P: 313-202-7000
 F: 313-202-7001
 www.alberkahn.com
 PROJECT NO.: 03375-00 ISSUED DATE: 11/14/17

PLA-102 PRELIMINARY PLANTING PLAN - NORTH AREA



- Ornamental Fence
- Black Aluminum 6' Height
 - Sliding Control Gates
 - Final limits TBD
- Naturalized Area
- varying grass species

- SEED SUPPLIERS**
- WILDTYPE, MASON, MI
 GEE FARMS, STOCKBRIDGE, MI
 MICHIGAN WILDFLOWER FARM, PORTLAND, MI
 NATIVESCAPE, MANCHESTER, MI
 NESTA PRAIRIE PERENNIALS, KALAMAZOO, MI
 OIKOS TREE CROPS, KALAMAZOO, MI
 SANDHILL FARM, ROCKFORD, MI
 TWIXWOOD, BERRIEN SPRINGS, MI
 WETLANDS NURSERY, SAGINAW, MI
 JF NEW NATIVE PLANT NURSERY, WALKERTON, IN
 LAFAYETTE HOME NURSERY, LAFAYETTE, IL
- PLANT LISTS FOR AREAS A, B & C**
- PLANTING AREAS RANGE FROM MESIC TO WET WITH AREA A HABITAT BEING THE DRIEST. THE PURPOSE OF THE PLANT LIST IS TO PROVIDE A WIDE VARIETY OF NATIVE PLANTS IN EACH AREA TO ENSURE A HEALTHY, DIVERSE AND PERMANENT NATIVE PLANTING.
1. EACH PLANTING AREA SHALL CONSIST OF PLANTS CHOSEN FROM THE FOLLOWING LISTS ON THIS SHEET.
 2. EACH PLANTING AREA SHALL CONTAIN A MINIMUM OF 30% FORBS.
 3. PLUG SHALL BE 3"-4" SIZE AND SPACED 3 PLUGS PER SQUARE YARD (SY) MINIMUM.
 4. ALTERNATE: SEED AREA A&B AS FOLLOWS
 AREA A: ECONOMY PRAIRIE SEED MIX
 AREA B: STORMWATER SEED MIX
 JF NEW NATIVE PLANT NURSERY, WALKERTON, IN OR APPROVED EQUAL
 INSTALL AND MAINTAIN PER SUPPLIER'S INSTRUCTION

- Detention Pond Planting Area A
• Slope of Pond and Buffer Area
- Detention Pond Planting Area B
• Intermittent Wet Area
- Detention Pond Planting Area C
• Wetland Channel (low point)

Area A = 27404 - 14743 = 12661 sf = 1407 sy
 Area B = 14743 - 4884 = 9859 sf = 1095 sy
 Area C = 4884 sf = 543 sy

Area A = 15217 - 7146 = 8071 sf = 897 sy
 Area B = 7146 - 2033 = 5113 sf = 568 sy
 Area C = 2033 sf = 226 sy

General Notes

All plant material to be northern grown in similar soil conditions as found on site, No.1 grade
 All plant material to be installed between March 15th and November 15th
 Drip irrigation to be installed in all foundation planting beds
 Plant material shall not be planted within 4' of any property line
 Snow fencing to be erected around all existing trees to remain throughout the duration of construction
 Planting details will be provided for Final Site Plan Submission for planting, staking and tree protection
 Guarantee all plant material for 2 years, and cultivate all beds in June, July and August throughout the guarantee period
 Any plant substitution must be approved in writing by the City of Novi

PLANTING SCHEDULE							
Symbol	Scientific Name	Common Name	Size	Qty.	Gen. s	Species	Root
ArS	Acer rubrum 'Silet'	Red Spine Maple	22' cal.	22	9	9	Wire Basket
Pa	Platanus acerifolia	London Plane	22' cal.	21	13	9	Wire Basket
Po	Platanus occidentalis	American Sycamore	22' cal.	10		4	Wire Basket
GtS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	22' cal.	37	15	15	Wire Basket
Tc	Tilia cordata	Littleleaf Linden	22' cal.	2	1	1	Wire Basket
Ba	Betula alleghaniensis	Tellow Birch	22' cal.	5	2	2	
Qa	Quercus alba	White Oak	22' cal.	1	14	1	Wire Basket
Qm	Quercus macrocarpa	Burr Oak	22' cal.	2		1	Wire Basket
Qb	Quercus bicolor	Swamp White Oak	22' cal.	28		12	Wire Basket
Qr	Quercus rubra	Red Oak	22' cal.	2		1	Wire Basket
Cc	Caroliniana	American Hornbeam	22' cal.	15	6	6	Wire Basket
Sr	Syringa reticulata	Japanese Tree Lilac	22' cal.	3	1	1	Wire Basket
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		Shrub Total		678	100	100	

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- Manicured turf areas
- All other areas are naturalized. A combination of MDOT seed mix and native grasses to blend the campus into a natural setting.
- Canopy Tree
- MDOT
- Infiltration swale seed mix typical in all hatched islands

