



SAKURA EAST JSP25-09

JSP25-09 SAKURA EAST

Consideration of the request of Sakura Novi Residential LLC for Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned TC-1 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The applicant is proposing to develop 45 multifamily residential units.

REQUIRED ACTION

Approve/deny the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	8-21-25	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	8-19-25	Items to be addressed on the Electronic Stamping Set submittal
Landscaping	Approval recommended with conditions	8-4-25	Items to be addressed on the Final Site Plan submittal
Wetlands	Approval recommended with conditions	8-19-25	- Wetland Buffer Authorization - Items to be addressed on the Final Site Plan submittal
Woodlands	NA		
Traffic	Approval recommended	8-19-25	Items to be addressed on the Electronic Stamping Set submittal
Façade			Facades have not been revised and are as permitted by PRO Agreement;
Fire	Approval recommended	8-26-25	Plans approved

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Sakura East, JSP25-09, motion to **approve** the Preliminary Site 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, as well as all of the terms and conditions of the PRO Agreement as approved, with any outstanding items 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance, as well as the terms of the PRO Agreement.)

-AND-

Approval – Stormwater Management Plan

In the matter of Sakura East, JSP25-09, motion to **approve** the Stormwater Management Plan, based on and subject to:

- 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 it 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 Sakura East, JSP25-09, 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.)*

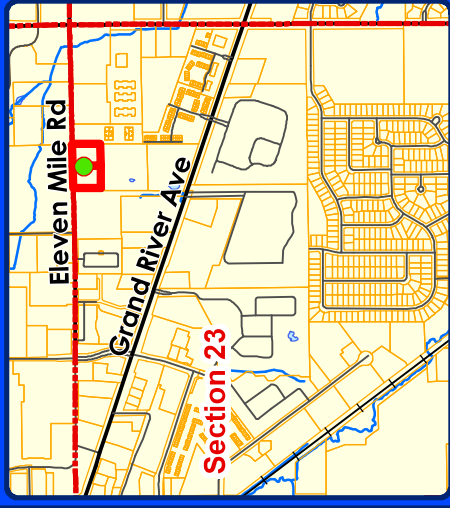
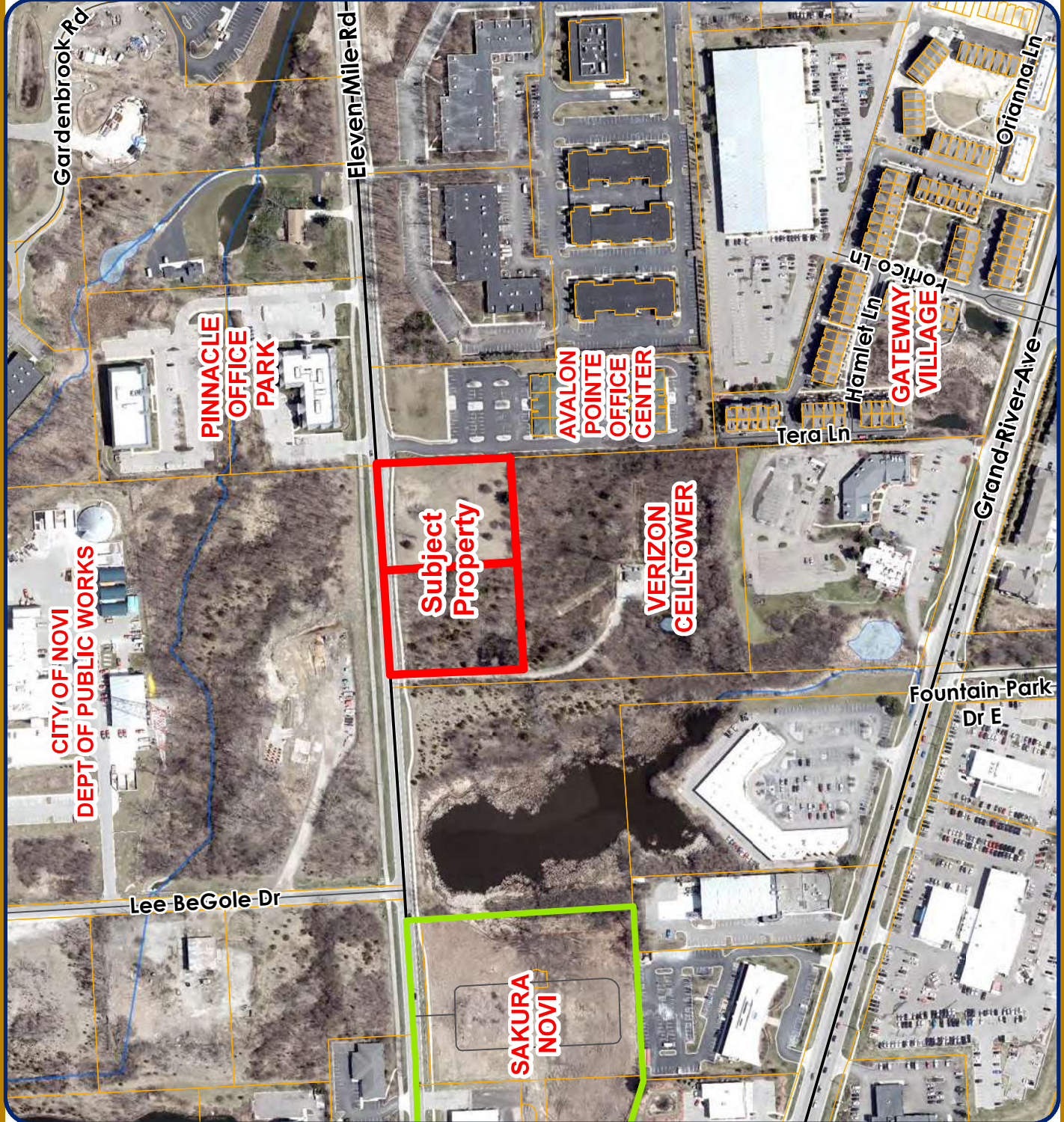
-AND-

Denial – Stormwater Management Plan

In the matter of Sakura East, JSP25-09, 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

SAKURA EAST PRO LOCATION



Legend



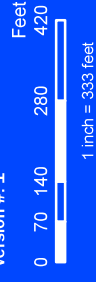
Subject Property



City of Novi

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

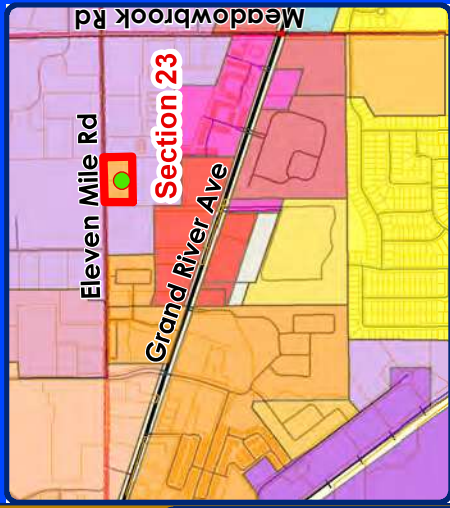
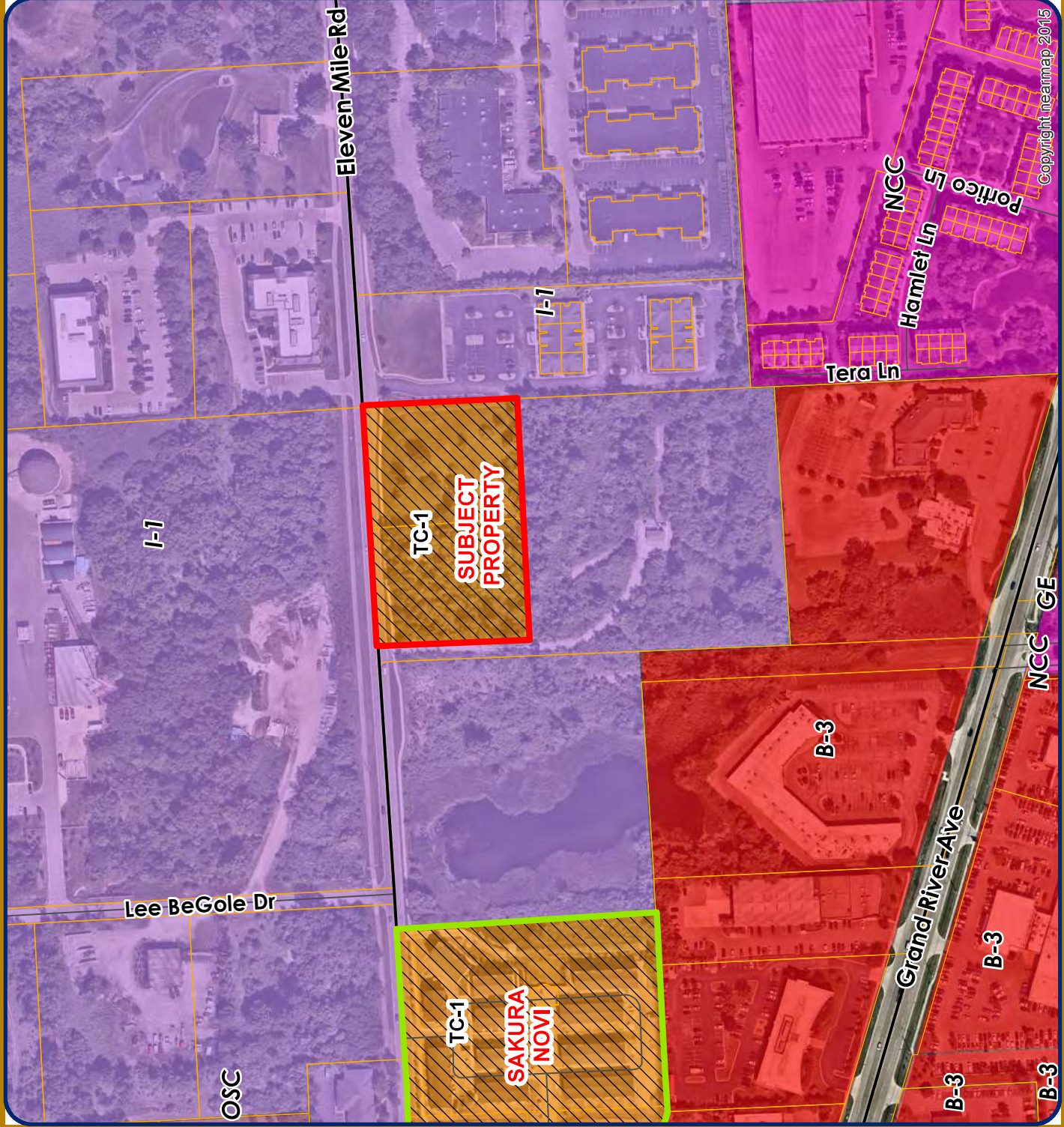
Map Author: Lindsay Bell
Date: 11/2/23
Project: SAKURA EAST PRO
Version #: 1



MAP INTERPRETATION NOTICE

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

JSP 25-09 SAKURA EAST ZONING



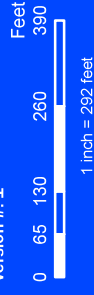
Legend

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center-1 District



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

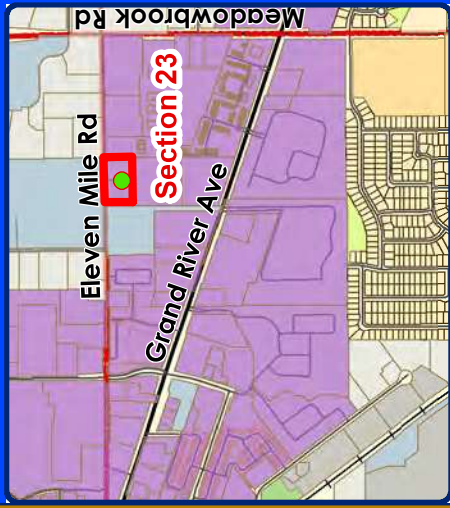
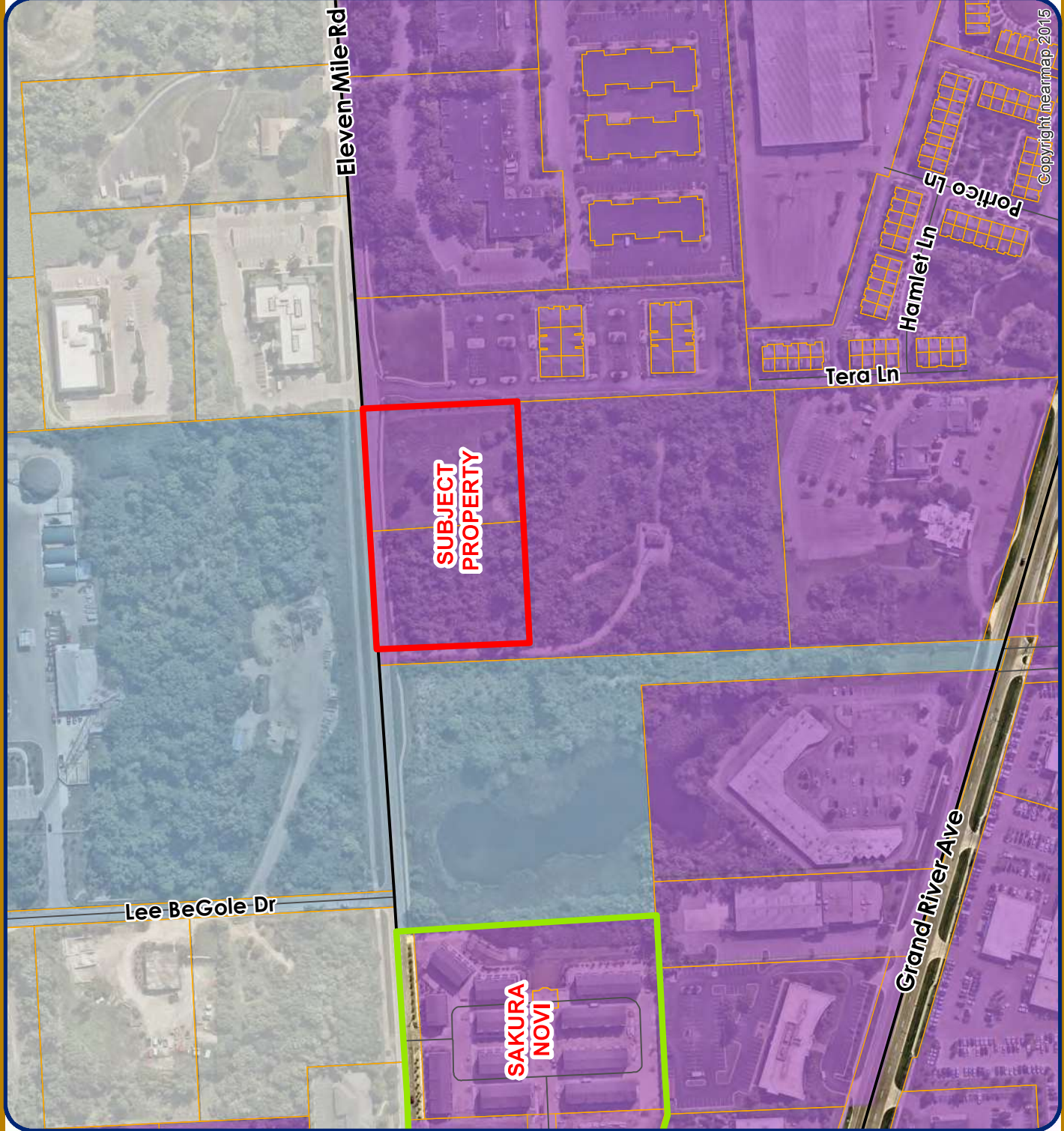
Map Author: Lindsay Bell
 Date: 9/4/25
 Project: FOUNTAIN VIEW BLG C
 Version #: 1



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JSP 25-09 SAKURA EAST FUTURE LAND USE



Legend

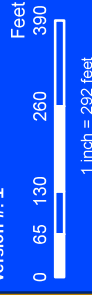
Land Use Code	
	GENERAL INDUSTRIAL
	INDUSTRIAL OFFICE
	MULTIPLE FAMILY
	PUBLIC/QUASI PUB
	PUBLIC PARK
	PRIVATE PARK
	SINGLE FAMILY
	TOWN CENTER

City of Novi

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



Map Author: Lindsay Bell
Date: 9/4/25
Project: SAKURA EAST
Version #: 1



MAP INTERPRETATION NOTICE

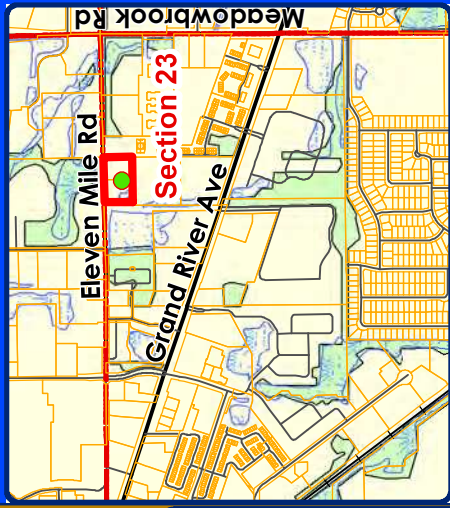
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate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

JSP 25-09 SAKURA EAST

NATURAL FEATURES



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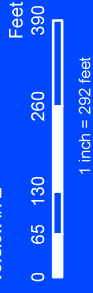
Legend

- WETLANDS
- WOODLANDS



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

Map Author: Lindsay Bell
 Date: 9/4/25
 Project: SAKURA EAST
 Version #: 1



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SITE PLAN

SAKURA EAST

NOVI, OAKLAND COUNTY, MICHIGAN



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/9/2025
REVISED PER CITY OF NOVA REVIEW DATED 5/29/2025	7/29/2025



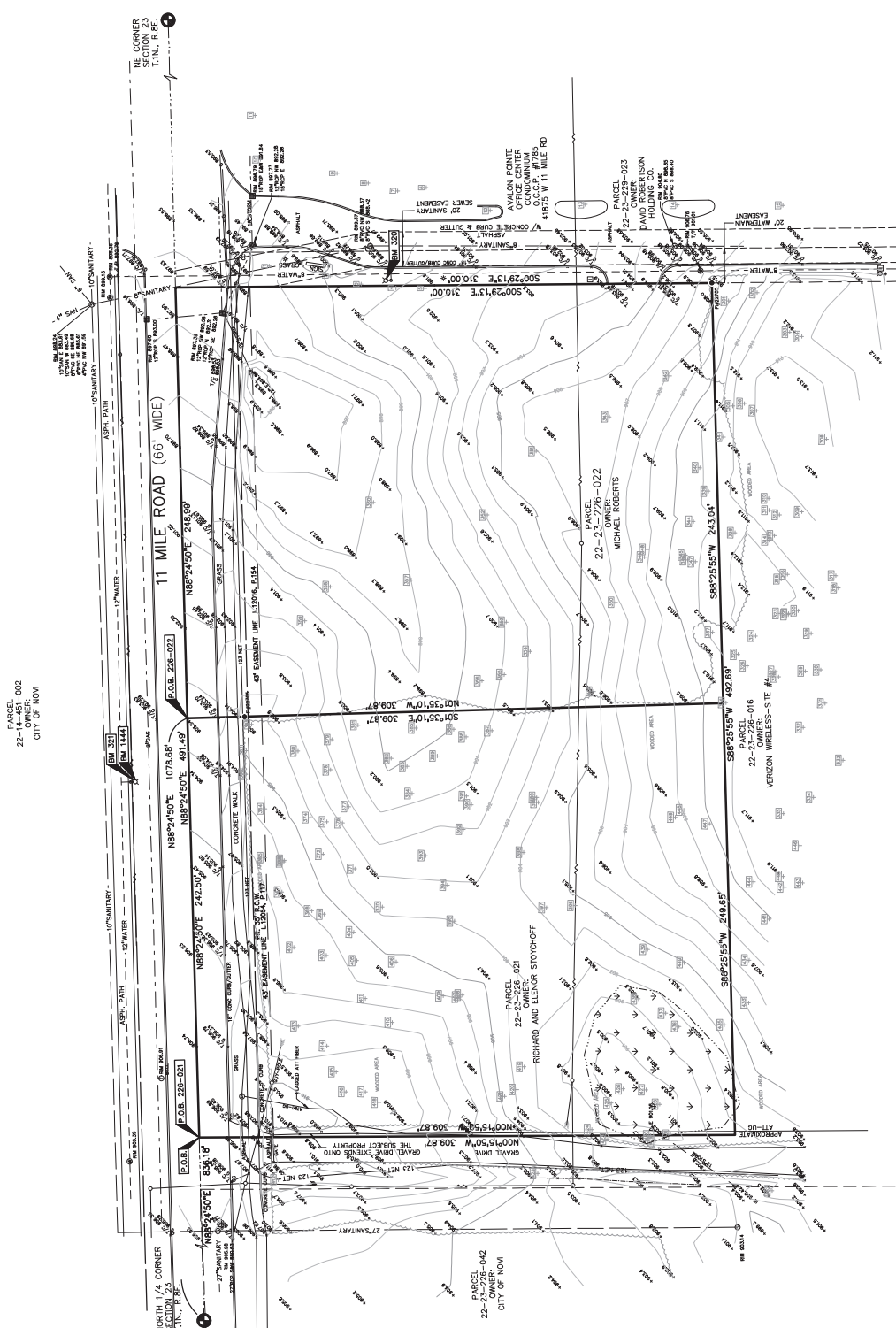
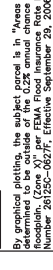
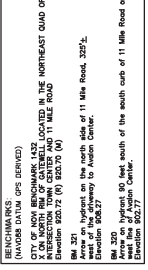
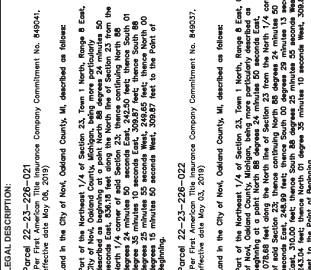
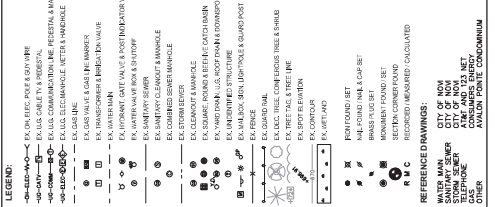
Q&A GROUP

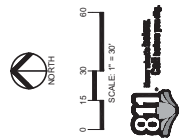
CIVIL ENGINEER

ROBERTSON BROTHERS HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLAINEFIELD HILLS, MI 48301
CONTACT: TIMOTHY M. LOUGHRIN
PHONE: 248.2821428
EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM

LANDSCAPE ARCHITECT

LAND DESIGN STUDIOS
750 FOREST AVE., SUITE 101
BIRMINGHAM, MI 48009
CONTACT: TAD KREAR
PHONE: 248.594.3220
EMAIL: TAD@LDSRO.COM





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CLIENT
ROBERTSON
BROTHERS CO.

PROJECT TITLE
SAKURA EAST
PART OF THE 1/4 CORNER OF SECTION 23
T.1N., R.6E.

REVISIONS
NO. DESCRIPTION
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ORIGINAL ISSUE DATE
MAY 5, 2025
DRAWING TITLE
DEMOLITION
PLAN

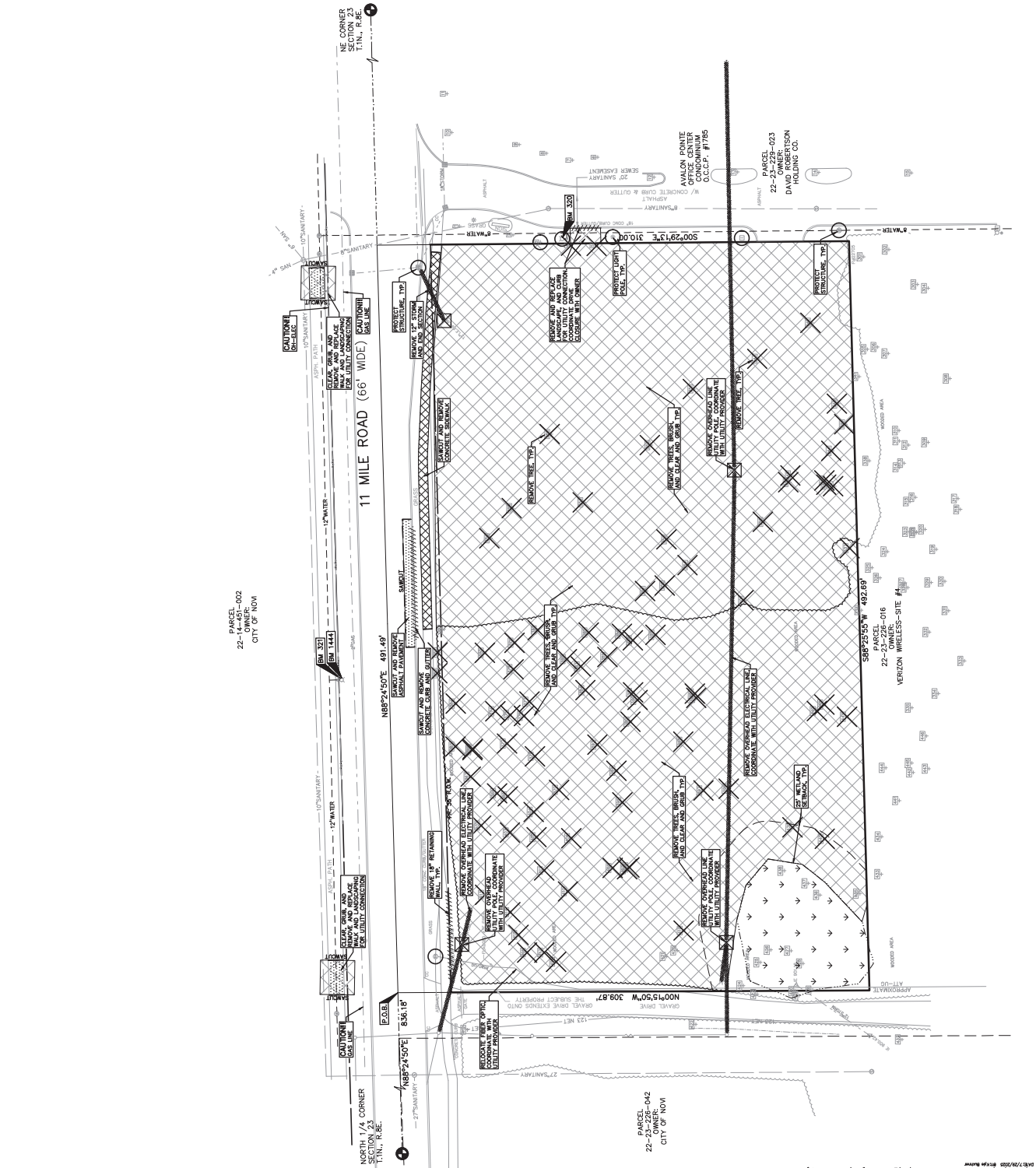
PEA JOB NO. 2018-538
JOB NO. 22-23-228-042
TOWN OF NEWTON
COUNTY OF NEWTON
DRAWING NUMBER C-2.0

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GENERAL DEMOLITION NOTES:

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2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL ORDINANCES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. IT IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. IT IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND:
ITEM TO BE PROTECTED
ITEM TO BE REMOVED
CURB/ENCE REMOVAL
CONCRETE REMOVAL
ASPHALT REMOVAL
AREA OR ITEMS TO BE REMOVED
UTILITY REMOVAL
WATER REMOVAL
ASPHALT REMOVAL
TREE REMOVAL
DEMOLITION



APR 7/2 1996

REQUIRED
BICYCLE PARKING REQUIRED - 1 SPACE PER DWELLING UNIT + 0.5 SPACES
PROPOSED
BICYCLE PARKING PROVIDED - 10 SPACES

OPEN SPACE
REQUIRED
OPEN SPACE REQUIRED - 15%
PROPOSED
PROVIDED OPEN SPACE - 4.65%

SOIL QUALITY
ACCORDING TO THE URBAN NATURAL RESOURCES CONSERVATION SERVICE
FIELD SURVEY AND ANALYSIS, THE SITE CONSISTS OF THE
FOLLOWING SOIL TYPE:
MARLETT SANDY LOAM

SIDEWALK RAMP LEGEND:

	SIDEWALK RAMP TYPE P
	SIDEWALK RAMP TYPE D
	CURB DROP ONLY

REFER TO SHEET C-1.2 FOR
 SIDEWALK RAMP AND DETECTABLE
 WARNING DETAILS

SIGN LEGEND:

1	NO PARKING RELINE SIGN (RT-22) (12"x18")
2	"STOP" SIGN (R-1) (30"x30")
3	"BARRIER TREE PARKING SIGN (RT-8) (12"x18")
4	"VAN ACCESSIBLE" SIGN (RT-49) (8"x12")
5	"ELECTRIC VEHICLE CHARGING SIGN (20"x18") (24"x18")

REFER TO DETAIL SHEETS FOR SIGN DETAILS

16" CONCRETE CURB AND GUTTER (4"/8" CURB)	1,234 LF
4" CONCRETE WITH 4" SAND BASE	8,130 SF
8" CONCRETE WITH 6" 21AA AGGREGATE BASE	391 SF
4" ASPHALT PAVEMENT WITH 6" 21AA AGGREGATE BASE	36,757 SF

SIGN NOTES:

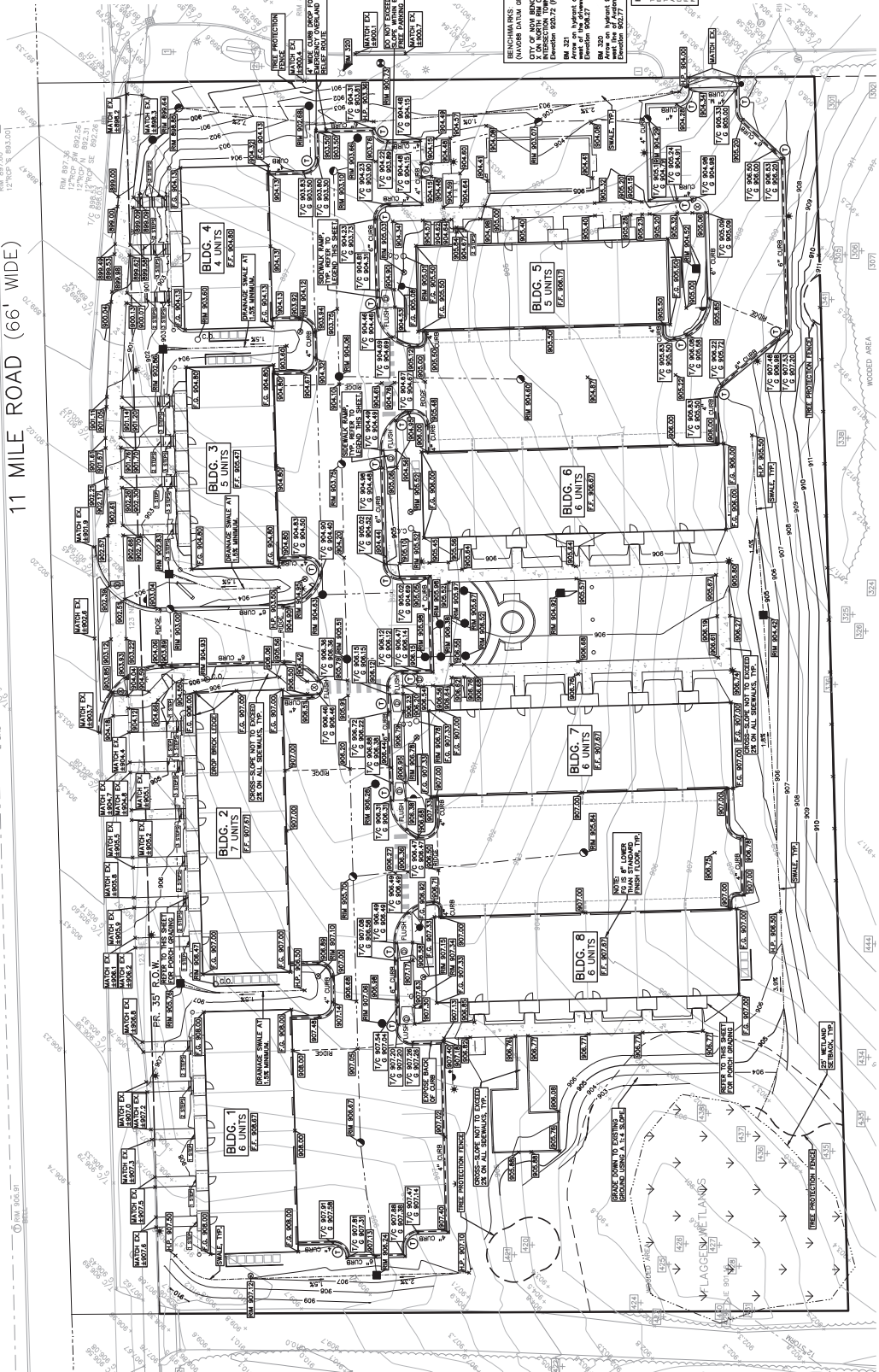
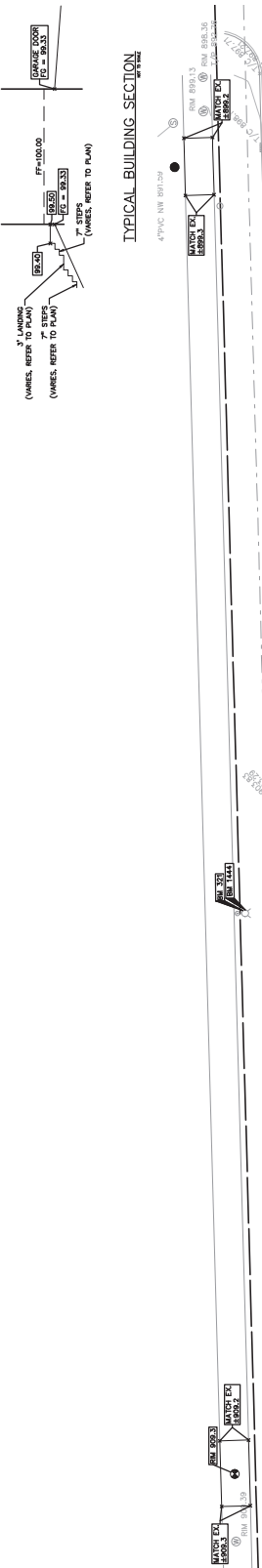
1. SIGNS 17'-18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.

1. SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED SUB. OR STEEL U CHANNEL.
2. SIGN BOTTOM HEIGHT TO BE 7' FROM AL GRADE.
3. SIGNING SHALL BE PLACED 2' FROM FACE OF CURB OR EDGE OF NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
4. FHWA STANDARD ALPHABET SERIES IS USED FOR ALL SIGN LANGUAGE.
5. HIGH INTENSITY REFLECTIVE MATERIAL SHALL BE USED TO MEET SIGN RETRO REFLECTIVITY.

4. **FOURTH CHARACTERISTICS OF DOCUMENTING (HYP) ARTISTS** AND TO WHAT EXTENT HAVE THEY BEEN MET

NOT FOR CONSTRUCTION

[illegible]





CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE, NO WARRANTY OR REPRESENTATION IS MADE BY THE COMPANY IN CONNECTION WITH THE PROVISION OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF ANY CONSTRUCTION.

LIENT
ROBERTSON
BROTHERS CO.
1005 TELEGRAPH ROAD, SUITE 200

PROJECT TITLE
SAKURA EAST
SUBJECT OF THE NE 1A OF SECTION 23,
01 N., R. 08 E.
T4N, MCHIAN

REVISIONS	7/28/2025
ENTER NOW ENG. REV 5/28/25	

ORIGINAL ISSUE DATE:
MAY 5, 2025

WATER MAIN PLAN AND PROFILE

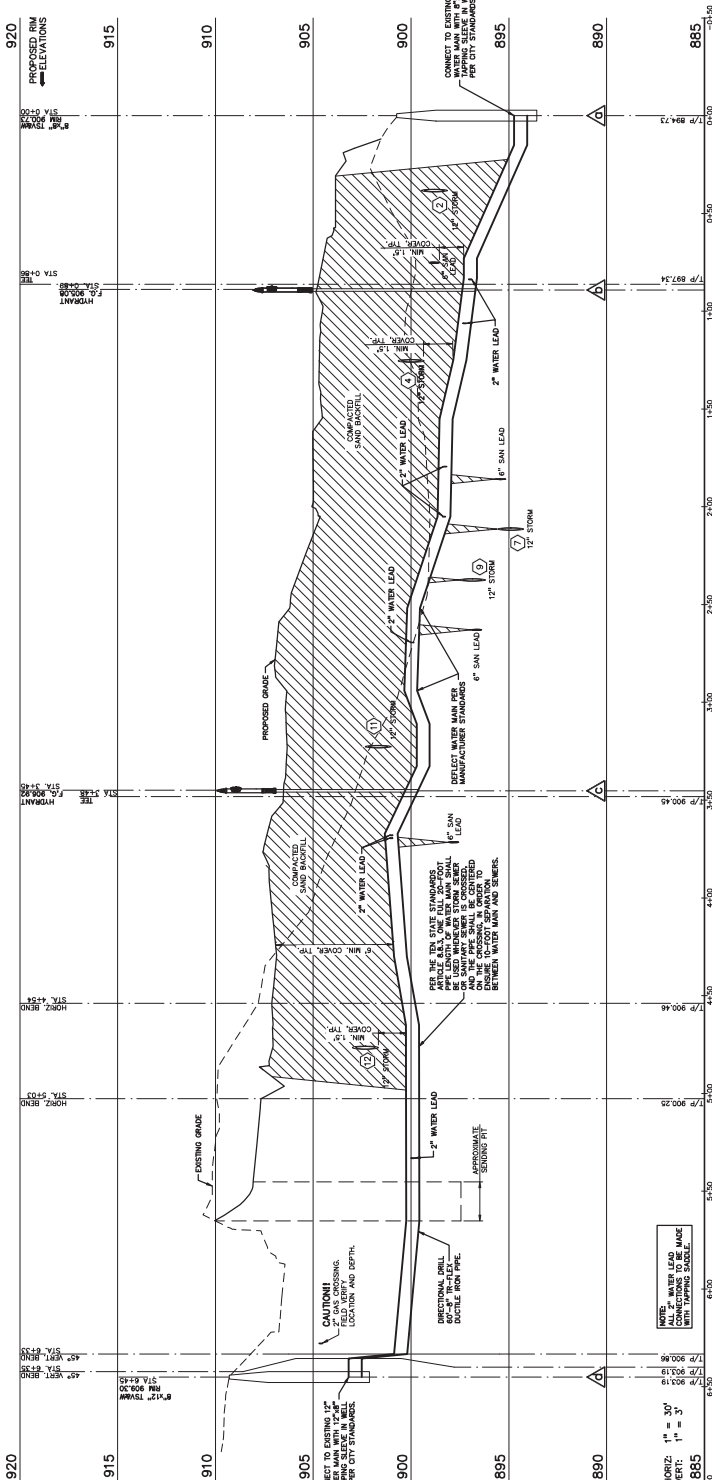
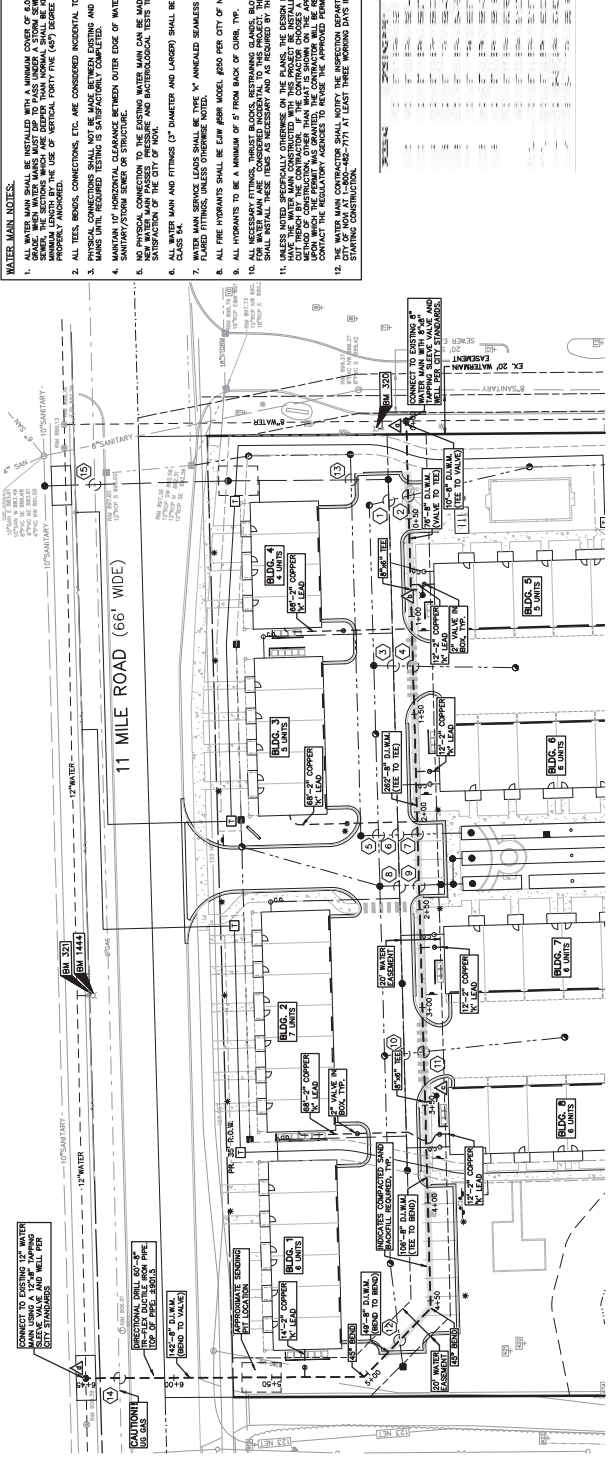
EA JOB NO.	2018-33
M.	JB
N.	KM
ES.	DS

C-8.0

[illegible]

STATE MAIN BASIS OF DESIGN			
List Factors Based on Climatic County (List Assignment Factors)			
Multi-Family	Residence	1 Unit	40
Joint Factors	Joint Factors	1 Unit	40
REU	REU		
TOTAL		REU	40
Equipment P (0.12) C/F C/E REU		146 People	
Average Flow (100 C/F C/E)		21,800 P.P.D.	
		8,833 C.F.S.	
		8,822 M.G.D.	
Design Main Flow = Q (Pp)		54,088 P.P.D.	
		8,884 C.F.S.	
		8,858 M.G.D.	

HYDRANTS	
b	HYDRANT ASSEMBLY F.G. = 905.08
c	HYDRANT ASSEMBLY F.G. = 906.92
WATER MAIN STRUCTURES	
a	8"x8" TSV4W RM = 900.73
d	8"x12" TSV4W RM = 909.30





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CLIENT
**ROBERTSON
BROTHERS CO.**
6905 TELEGRAPH ROAD, SUITE 200
GLOUCESTER, MA 01830

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.,
NOM. MICHIGAN

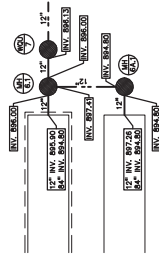
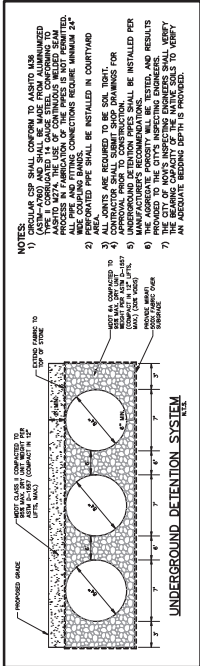
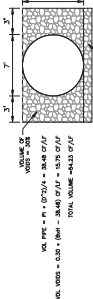
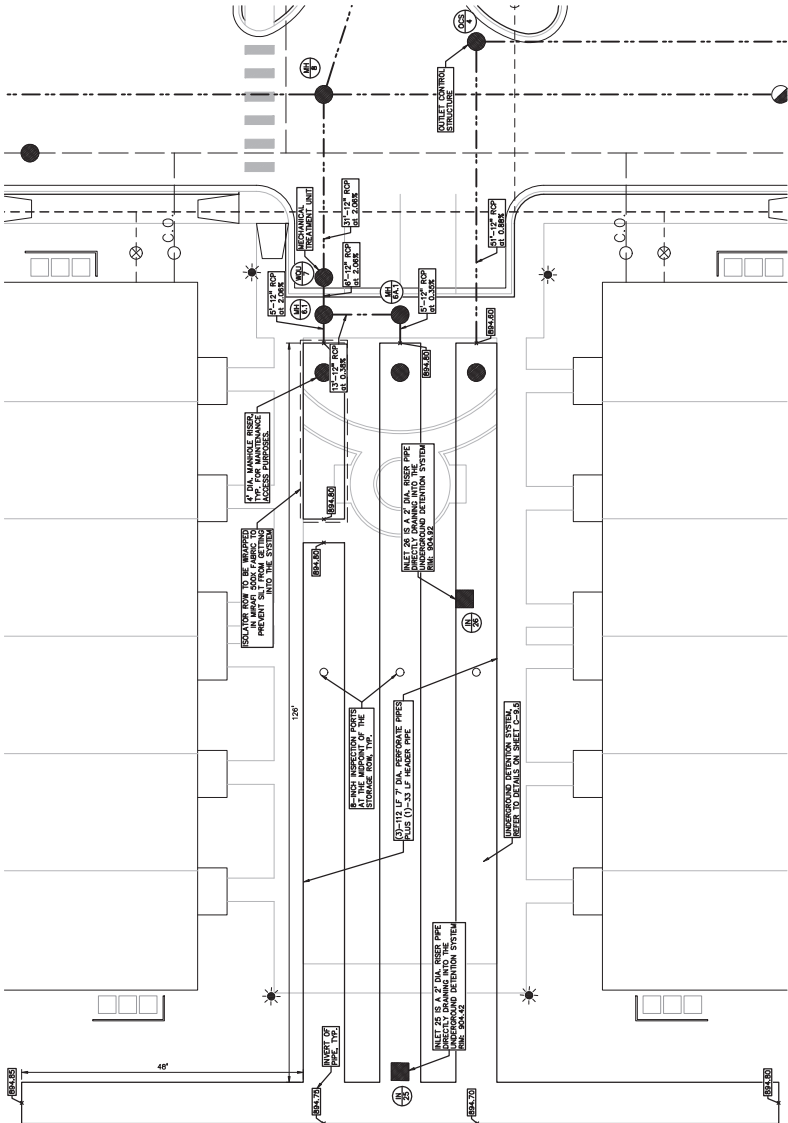
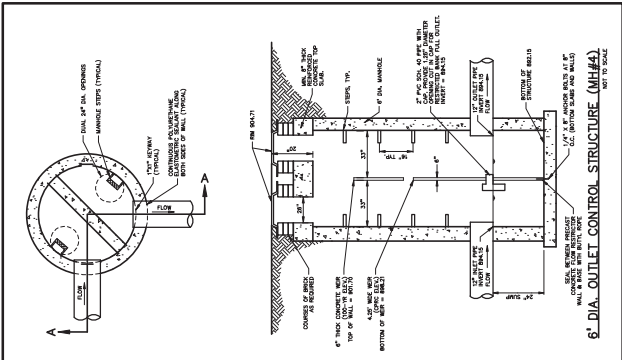
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ORIGINAL ISSUE DATE: MAY 5, 2025	DRAWING TITLE
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PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES	DSK

C-9.4

NOT FOR CONSTRUCTION



ISOLATOR ROW NOTE:
WATER QUALITY VOLUME WILL FLOW INTO THE ISOLATION ROW UNTIL ELEVATION 897.41, THE FLOW WILL THEN SPLIT BETWEEN THE ISOLATION ROW AND THE DETENTION SYSTEM.



CAUTION!!
THE LOCATION BAND ELEVATIONS OF EXISTING JACKING PILING
AND UTILITY ARE AS SHOWN ON THIS DRAWING ARE ONLY
FOR INFORMATION. NO GUARANTEE, EITHER EXPRESSED OR
IMPLIED AS TO THE CORRELATION OF ACCURACY OF THE
EXISTING TRACER SHALL BE EXCLUSIVE RESPONSIBILITY OF
THE USER. THE EXACT UTILITY LOCATIONS AND DEPTHS ARE
Determined BY THE USER. CONSULTATION

CLIENT
**ROBERTSON
BROTHERS CO.**
9005 TELEGRAPH ROAD, SUITE 200
COVINGTON, LA 70424

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.,
S. 04A, MEDIAN

REVISIONS	REVISIONS	REVISIONS
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
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19	20	21
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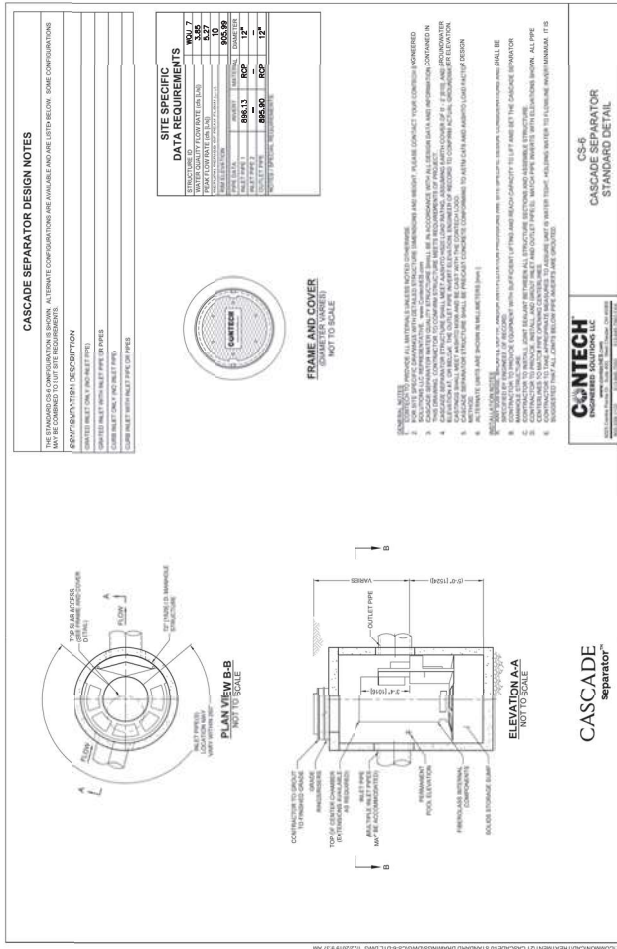
ORIGINAL ISSUE DATE:
MAY 5, 2025

**CONTECH
WATER QUALITY
UNIT DETAIL**

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

NOT FOR CONSTRUCTION

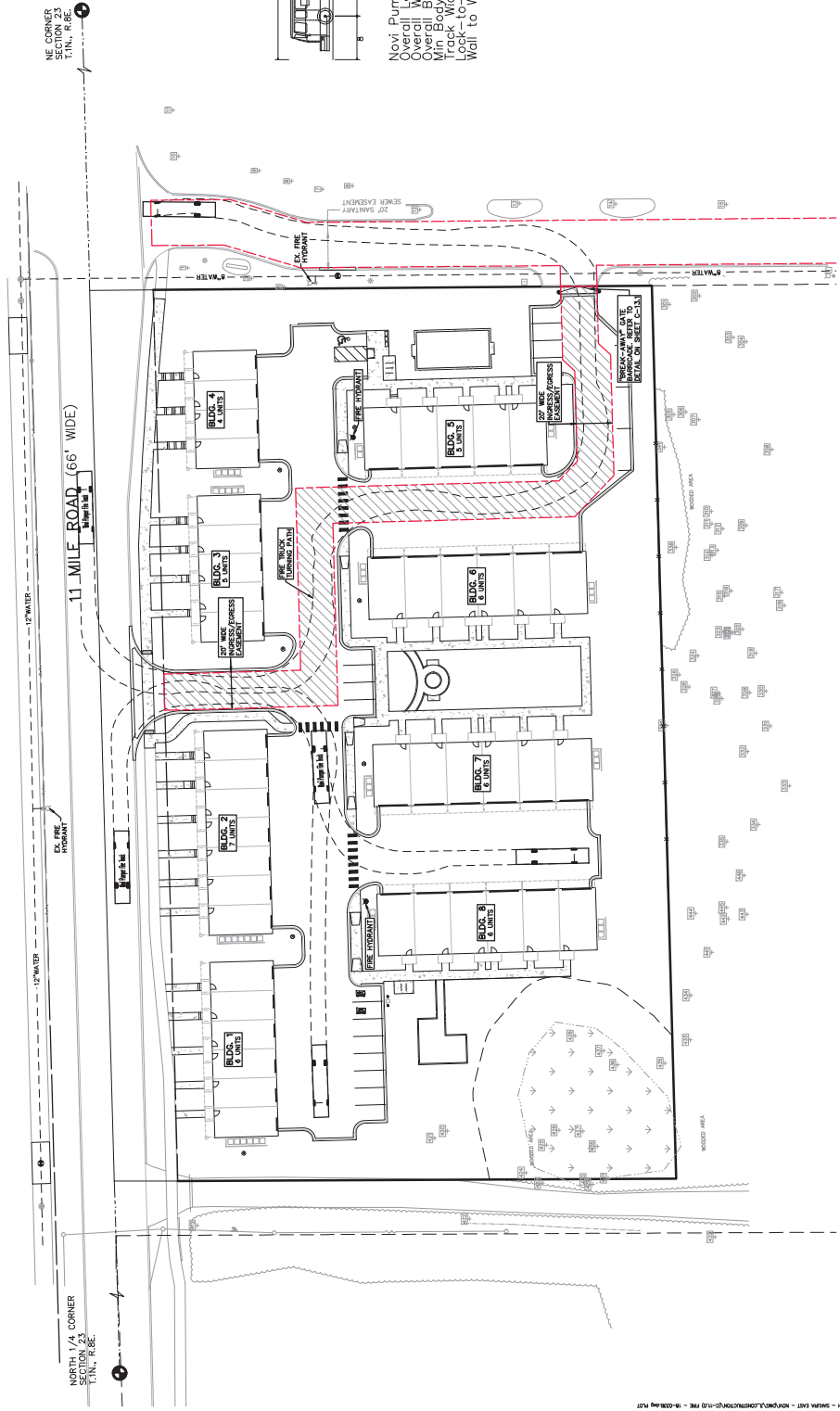
C-9.6



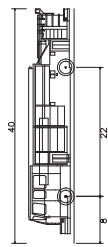
NOTE: CONTECH OR APPROVED EQUAL

Mechanical Separator Sizing	
Weighted Puncti Count (C) =	0.80
WOL Tributary Area (A) =	2.25 ac
WOL Time of Concentration (T _c) =	17.3 min
From Storm Sewer Calculations Spreadsheet	
Mechanical Separator Sizing	
C = 20.2 [(7 + 0.177-8)]	2.15 inch
A = 56.12 [(7 + 0.177-8)]	3.53 inch
Treatment Flow Rate	
Q _{avg} = C/A	3.85 cfs
Select Unit:	C/S-4
Select Unit:	4.05 cfs
Selected Unit: Treatment Flow Rate:	

NOT FOR CONSTRUCTION



Novi, Pumper Fire Truck	40,000ft
Overall Length	9,125ft
Overall Width	7.75ft
Overall Body Height	7.45ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	50,000ft





PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.,
NOM. MICHIGAN

REVISIONS	
POW NOV ENG REV 454/26	7/20/2025
ORIGINAL ISSUE DATE:	
MAY 5, 2025	
DRAWING TITLE	

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER	

NOT FOR CONSTRUCTION



..... PLASTIC DRUM, HIGH INTENSITY

SPACED 25' IN TANGENT, 10' IN SHIFTS AND TAPERS, 5' WHERE TIGHTER TRAFFIC CONTROL IS REQUIRED, UNLESS OTHERWISE NOTED.

	TRAFFIC SIGN
	PEDESTRIAN DETOUR SIGN
	BARRICADE, TYPE III, HIGH INTENSITY, LIGHTED DOUBLE SIDED
	LIGHTED ARROW TYPE C

1. LEGENDS ON THIS SHEET APPLY TO MAINTAINING TRAFFIC SHEETS ONLY.
2. WHEN CLOSING ROADWAYS, SIDE STREETS AND/OR DRIVEWAYS, PLACE A SUFFICIENT NUMBER OF TYPE I BARRICADES TO MAINTAIN ADEQUATE TRAFFIC FLOW AND TO ADEQUATELY CLOSE OFF PAVEMENT WITH NO GAPS BETWEEN BARRICADES.
3. REASONABLE ACCESS, AS DETERMINED BY THE ENGINEER, TO ALL DRIVES AND CROSS STREETS MUST BE MAINTAINED AT ALL TIMES.
4. FIELD ADJUSTMENT TO SIGNS AND TRAFFIC CONTROL DEVICES MAY BE NECESSARY TO FIELD CONDITIONS. CONFORM WITH ENGINEER'S FIELD REPRESENTATIVE PRIOR TO MAKING ANY CHANGES.
5. FIELD ADJUSTMENT OF ANY CLOSURE IMPROVES DOWM THE PLANS MAY BE NECESSARY TO PROVIDE MAXIMUM VISIBILITY TO THE LIGHTED ARROWS AND TO MAINTAIN THE FIELD OF VISION FOR THE TRAFFIC SIGNAL.
6. WHEN SPECIFIED, WOOD POSTS MUST BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN ROAD SIGN SPECIFICATIONS (W20-1000-A) (GROUND DRIVEN SIGN SUPPORT DETAIL FOR TEMPORARY SIGNS).
7. MINIMUM DISTANCES ON THE PLANS SHALL BE CONSIDERED.
8. CONTRACTOR SHALL TEMPORARILY COVER/REMOVE ANY SIGNS, MARKINGS, OR SIGNALS THAT CONFLICT WITH THE PROPOSED TEMPORARY TRAFFIC PLANS.
9. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY EXISTING TRAFFIC CONTROL DEVICES AFFECTED BY THE CONSTRUCTION AND OF ANY TEMPORARY TRAFFIC CONTROL DEVICES UPON REMOVAL OF THE TEMPORARY TRAFFIC CONTROL DEVICES.
10. ANY MODIFICATION TO THE PROPOSED MAINTENANCE OF TRAFFIC PLANS, AND ALL PROPOSED TRAFFIC CONTROL DEVICES, MUST BE APPROVED BY THE ENGINEER. THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. CONSTRUCTION MUST BE COMPLETELY CLOSED OFF FROM PEDESTRIANS AT ALL TIMES. CONTINUOUS FENCING SHOULD BE USED BOTH TO SECURE THE WORK AREA AND TO PARALLEL TO THE SIDES OF THE ROAD.





CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING LANCEWINDING
UTILITY AS SHOWN ON THIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVE RESPONSIBLE FOR
OBTAINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS
BEFORE BEGINNING ANY CONSTRUCTION.

CLIENT
**ROBERTSON
BROTHERS CO.**
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

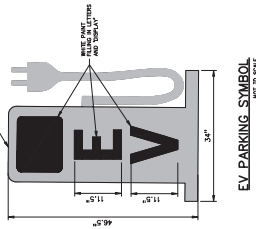
PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.
NOMA, MINN.

REVISIONS	
PERFORMING NEW S&B'S	7/20/2025
ORIGINAL ISSUE DATE:	MAY 5, 2025

**NOTES AND
DETAILS - 2**

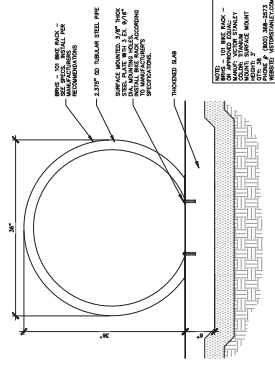
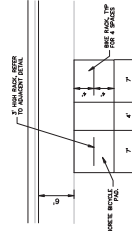
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P.M.	JBT
DN.	KMB
DES.	DSK

C-13.1

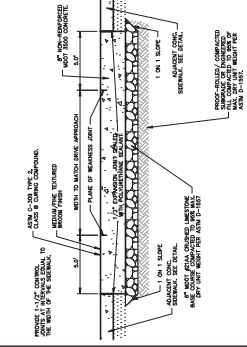
A rectangular sign with a black border and the words "ELECTRIC VEHICLE CHARGING" in white, bold, sans-serif capital letters, arranged vertically.

D9-11bP
Electric Vehicle
Charging

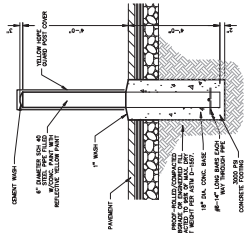
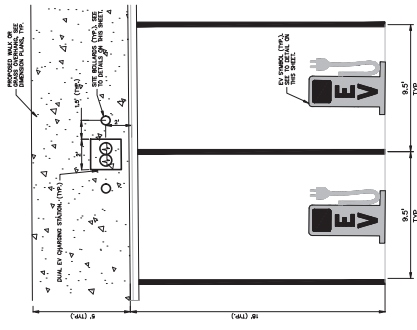
24" x 16"
WHITE ON BLUE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(29-1114P)



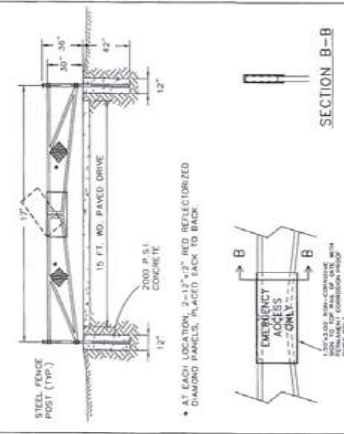
BIKE RACK DETAIL
NOT TO SCALE



THICKENED SIDEWALK AT DRIVE APPROACH DETAIL



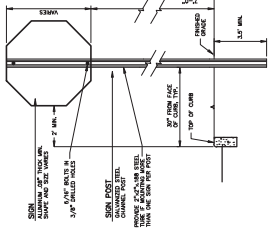
6" DIA. GUARD POST DETAIL



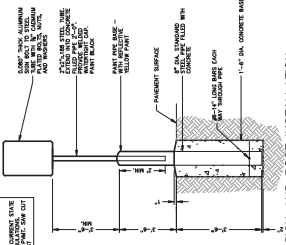
NOTE: IF A LOCKED GATE IS DESIRED (OPTIONAL),
LOCKING MECHANISMS MUST BE PURCHASED
FROM THE NFM FIRE DEPARTMENT.

FIGURE VIII-
CITY OF NOVI
STANDARD DETAIL
PLAN FOR
"BREAK-AWAY"
GATE BARRICADE

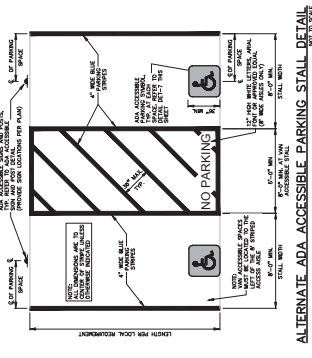
100%



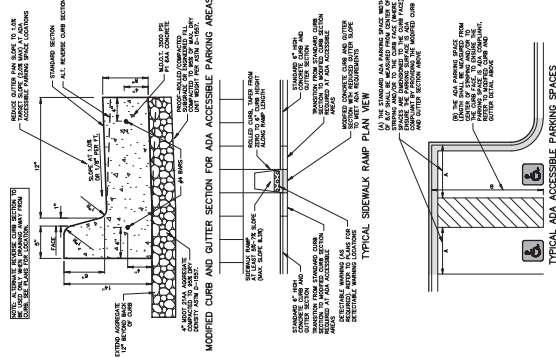
SIGN AND POST INSTALLATION
IN LANDSCAPED AREAS
NOT TO SCALE



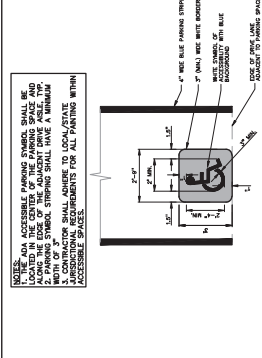
SIGN AND POST INSTALLATION
IN PAVED AREAS
NOT TO SCALE



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



MODIFIED 18" W/6" CONCRETE CURB AND GUTTER
DETAIL TO BE USED IN ADA ACCESSIBLE AREAS
NOT TO SCALE



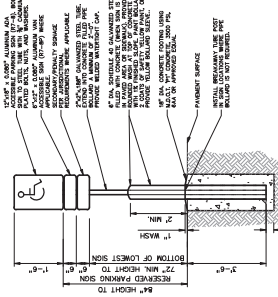
ADA ACCESSIBLE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE



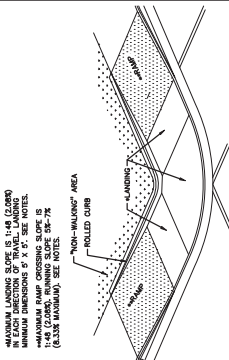
STOP SIGN DETAIL
NOT TO SCALE



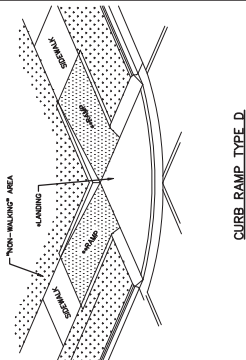
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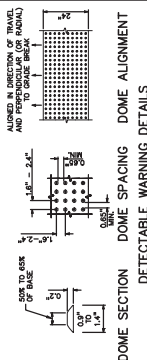
ADA ACCESSIBLE SIGN AND POST DETAIL
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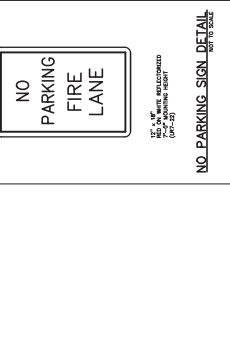
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CURB RAMP TYPE E
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CURB RAMP TYPE F
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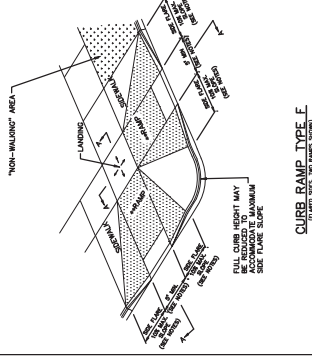


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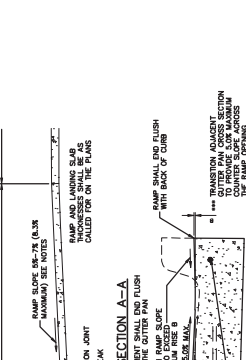


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ADA ACCESSIBLE SIGN DETAIL
NOT TO SCALE



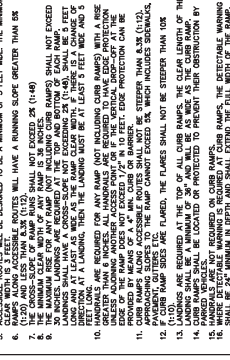
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CURB RAMP TYPE J
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CURB RAMP TYPE K
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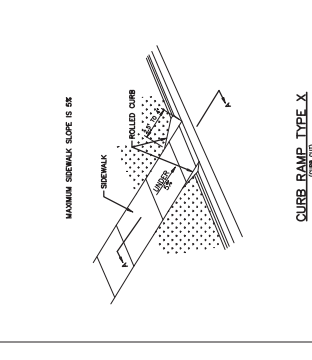


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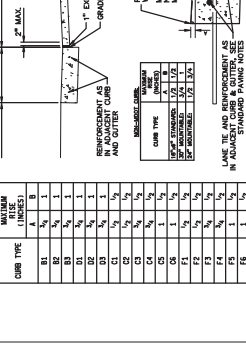


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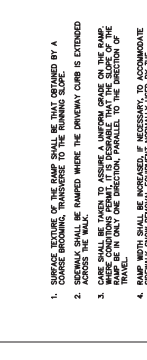
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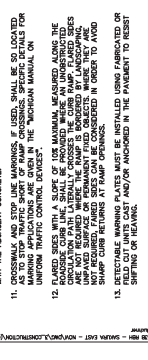
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CURB RAMP TYPE P
NOT TO SCALE



CURB RAMP TYPE Q
NOT TO SCALE



CURB RAMP TYPE R
NOT TO SCALE

ADA ACCESSIBLE SIGN DETAIL
NOT TO SCALE



■ sheet title:

Seed-Sod Plan

■ project title:

Sakura East

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

19019	02.03.2025
-------	------------

■ drawn by: ■ checked by:

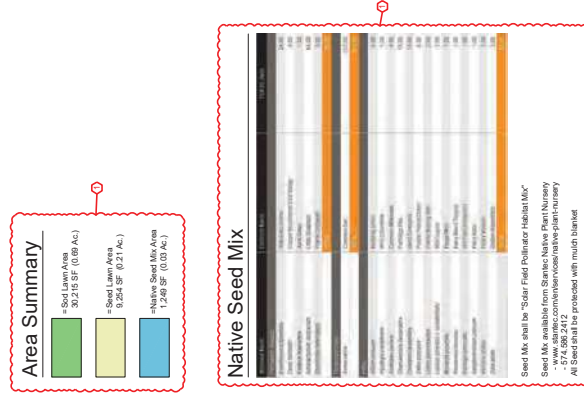
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Know what's below.
Call before you dig.

sheet no.

五



Hillside Area shall be seeded upon completion of mass grading. Install straw blanket per manufacturer's instructions to avoid erosion.

Utility Setback Legend

- Sewer - 10' Setback
- Water Main - 5' Setback
- Storm Sewer - 5' Setback
- Franchise Easement



Tree-Utility Setback Plan

project title:
Sakura East
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6805 Telegraph Rd., Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4988

job number:
18019

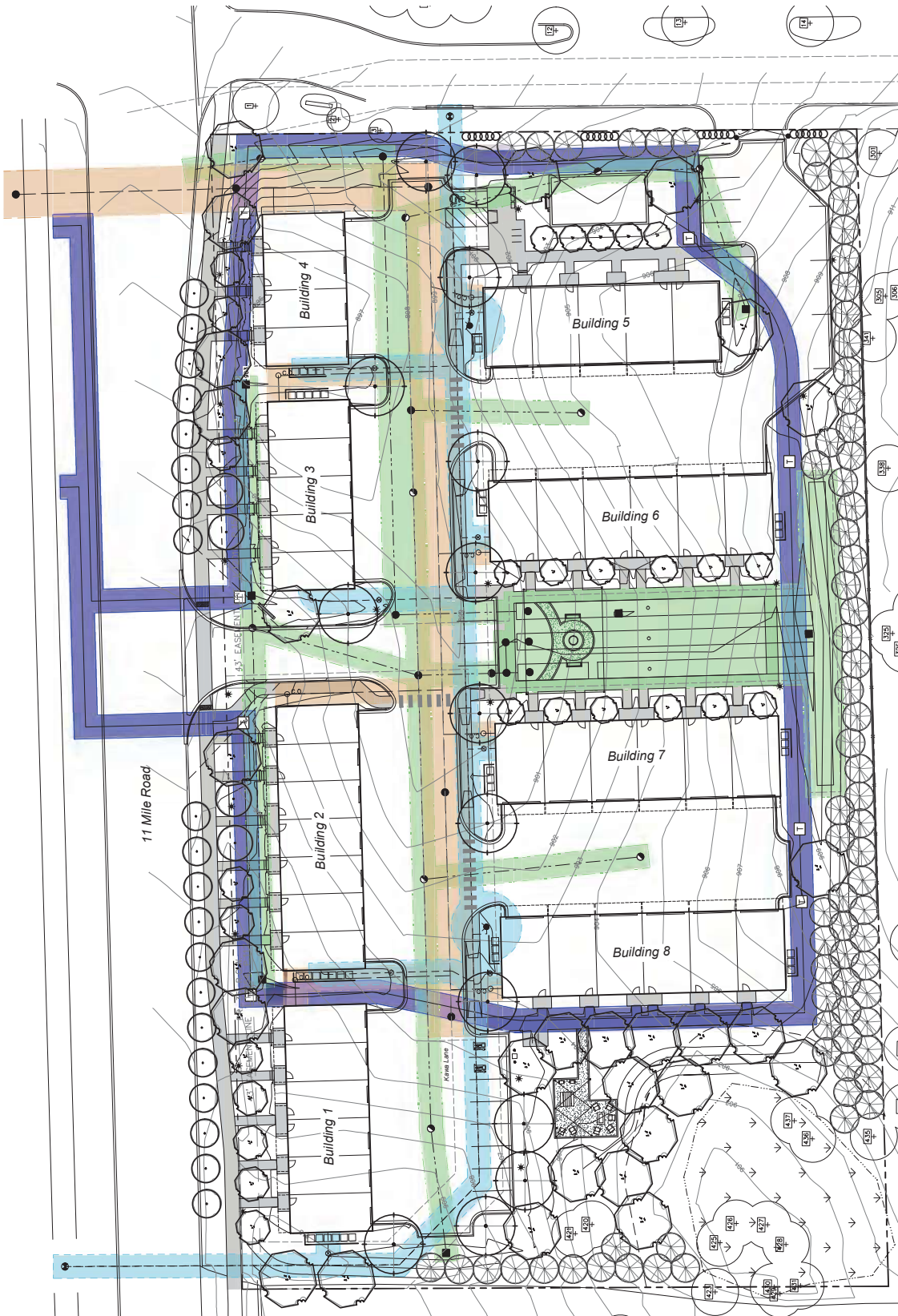
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WTK

drawn by:
EMJ

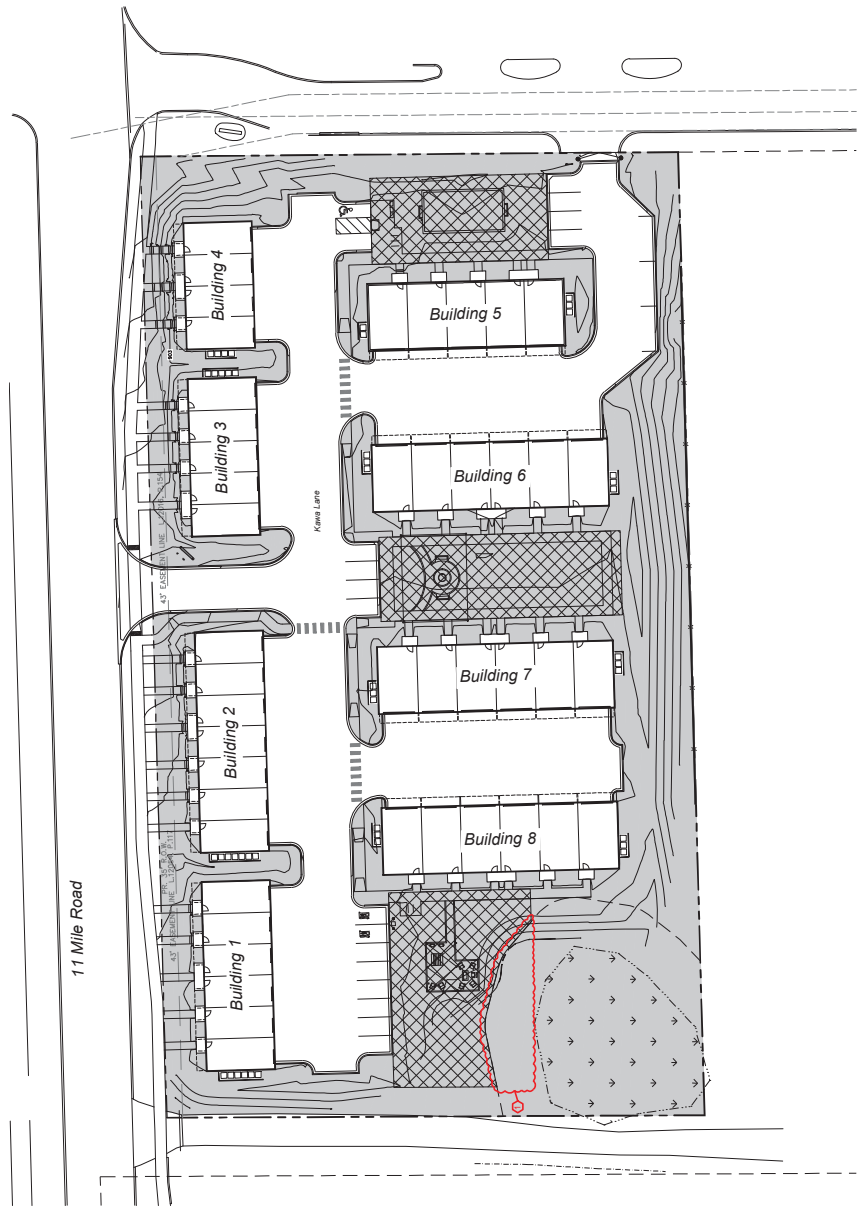
811 logo with text: Know what's below. Call before you dig.

revisions:



Open Space Summary

Requirement:	200 SF of Onsite Open Space / Dwelling Unit
Dwelling Units:	45
Required:	9,000 SF (0.21 A.C.)
Provided:	14,597.26 SF (0.33 A.C.)
Excess:	5,597.26 SF (0.13 A.C.)
General Open Space:	65,747.17 SF (1.57 A.C.)
	48.50% of Net Site Area



Open Space Plan

Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6805 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4988

job number: 18019
date: 04.24.2024

drawn by: EMJ
checked by: WTK



sheet no.

L-2



Plant Schedule This Sheet

Symbol	Plant Name	Quantity	Notes
1	Proposed Large Shrubs at End of Building Typ. See Sheets L-3 & L-4 for Details	1	
2	Proposed AC Unit Typ Building Quantity varies per Building	2	
3	Proposed AC Unit Screen Fence	3	
4	Proposed AC Unit Building	4	
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97	Proposed AC Unit Building	97	
98	Proposed AC Unit Building	98	
99	Proposed AC Unit Building	99	
100	Proposed AC Unit Building	100	

16' Width Building Foundation Summary

Required	Min. 35% of Unit Facade, less paved entry points, adjacent to foundation
Length	35'
Control Units	12.25'
End Unit	12.25'
Provided	12.25'
Control Units	12.25'
End Unit	12.25'
Provided	12.25'

20' Width Building Foundation Summary

Required	Min. 35% of Unit Facade, less paved entry points, adjacent to foundation
Length	34.33'
Control Units	12.00'
End Unit	12.00'
Provided	12.00'
Control Units	12.00'
End Unit	12.00'
Provided	12.00'

Notes

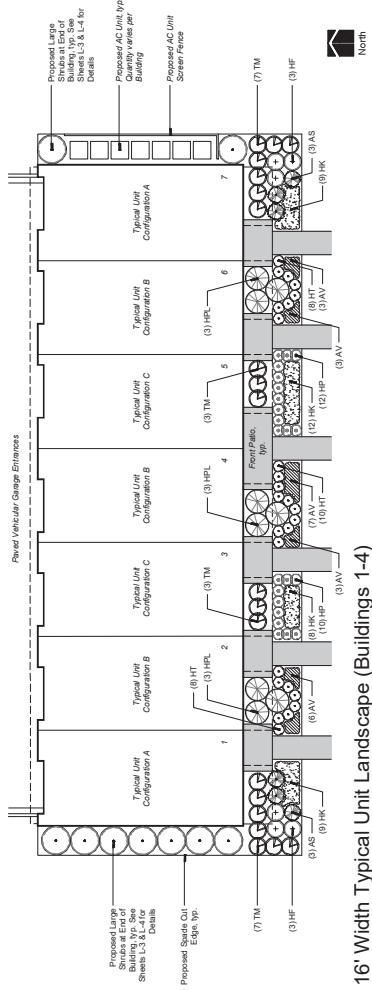
- All 16' width units are Shade Exposure
- For 4-unit Building use 1, 4, & 7
- For 6-unit Building use 1, 2, 5, 6, & 7
- For 8-unit Building use 1, 2, 5, 6, & 7
- For 10-unit Building use 1, 2, 5, 6, & 7
- For 12-unit Building use 1, 2, 5, 6, & 7
- For 14-unit Building use 1, 2, 5, 6, & 7
- For 16-unit Building use 1, 2, 5, 6, & 7
- For 18-unit Building use 1, 2, 5, 6, & 7
- For 20-unit Building use 1, 2, 5, 6, & 7

Notes

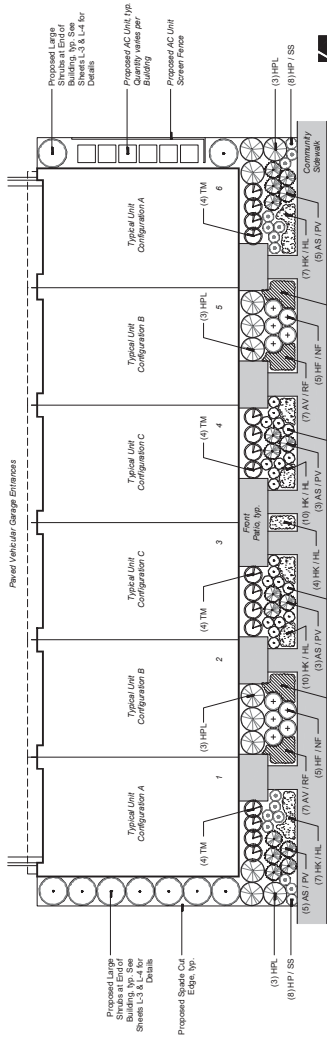
- Building 5 has Shade Orientation
- Building 6 has Shade Orientation
- For Building 5 use at least 4
- For Building 6 use at least 4
- For Building 7 use at least 4
- For Building 8 use at least 4
- For Building 9 use at least 4
- For Building 10 use at least 4
- For Building 11 use at least 4
- For Building 12 use at least 4
- For Building 13 use at least 4
- For Building 14 use at least 4
- For Building 15 use at least 4
- For Building 16 use at least 4
- For Building 17 use at least 4
- For Building 18 use at least 4
- For Building 19 use at least 4
- For Building 20 use at least 4

Notes

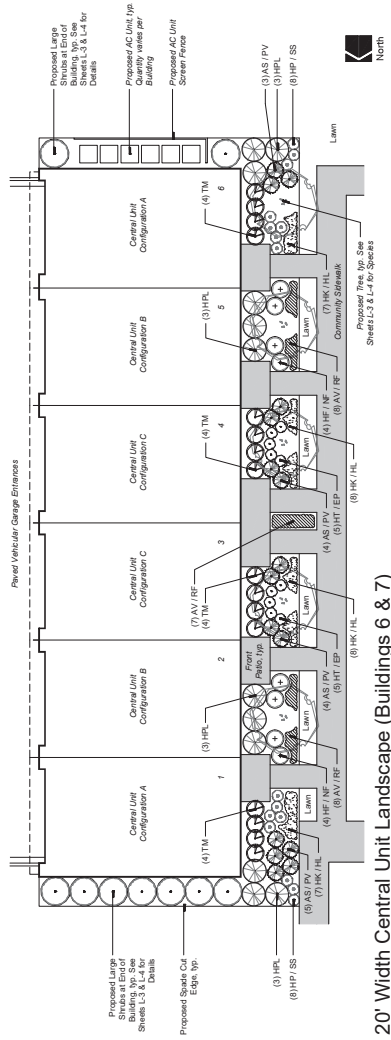
- Building 5 has Shade Orientation
- Building 6 has Shade Orientation
- For Building 5 use at least 4
- For Building 6 use at least 4
- For Building 7 use at least 4
- For Building 8 use at least 4
- For Building 9 use at least 4
- For Building 10 use at least 4
- For Building 11 use at least 4
- For Building 12 use at least 4
- For Building 13 use at least 4
- For Building 14 use at least 4
- For Building 15 use at least 4
- For Building 16 use at least 4
- For Building 17 use at least 4
- For Building 18 use at least 4
- For Building 19 use at least 4
- For Building 20 use at least 4



16' Width Typical Unit Landscape (Buildings 1-4)



20' Width Typical Unit Landscape (Buildings 5 & 8)



20' Width Central Unit Landscape (Buildings 6 & 7)



Building Foundation Landscape

Sakura East

City of Novi, Michigan

prepared for:

Robertson Brothers Homes
6805 Telegraph Rd., Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4988

job number: 18019 date: 10/05/2023

drawn by: EMJ checked by: WTK



Know what's below.
Call before you dig.



sheet no.

L-5



sheet title

Tree Preservation Plan

■ project title

Sakura East

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number: ■ date: 19019 10.09.2019

■ drawn by: ■ checked by:

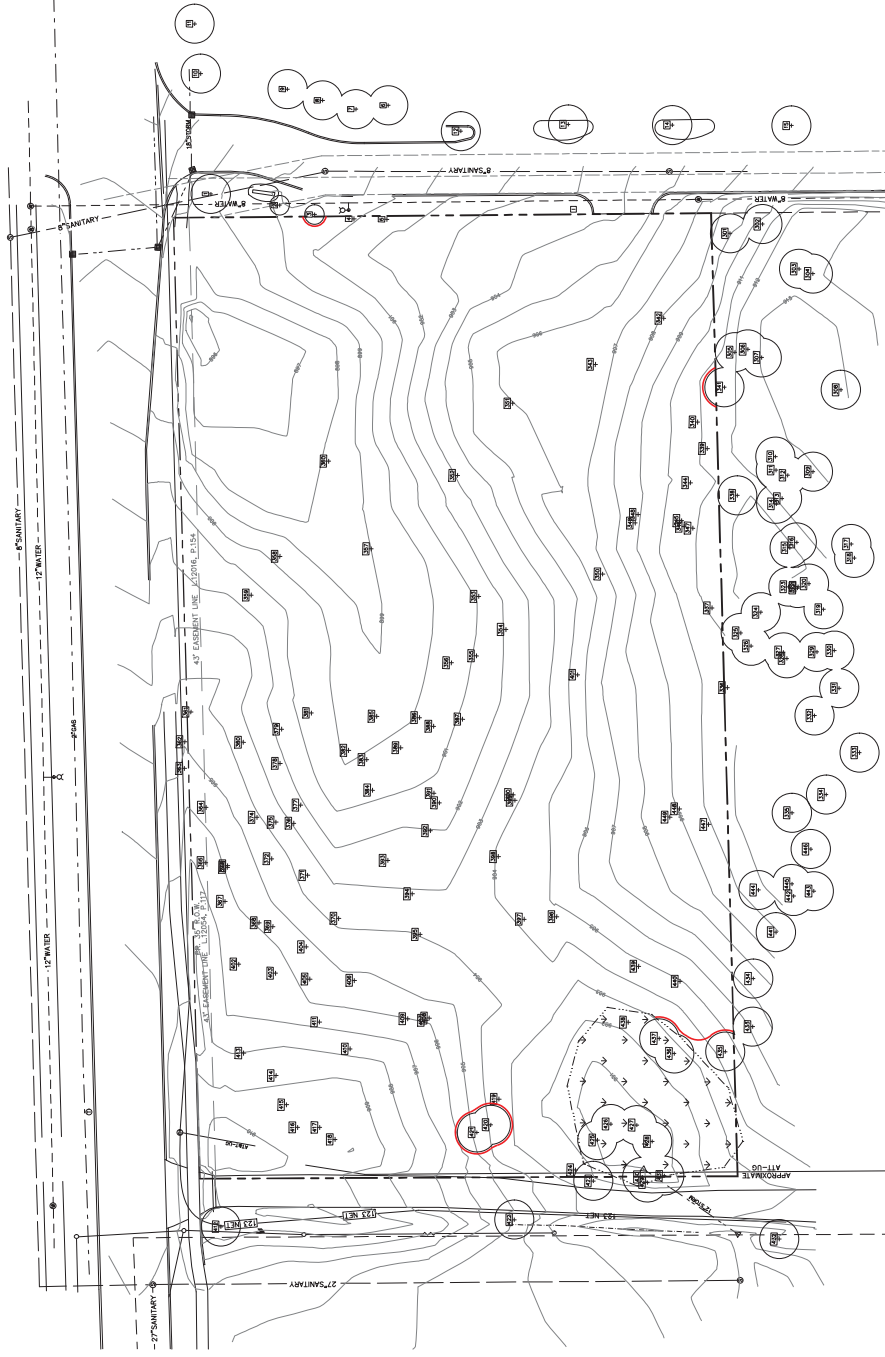
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Know what's below
Call before you dig

sheet no.

2.

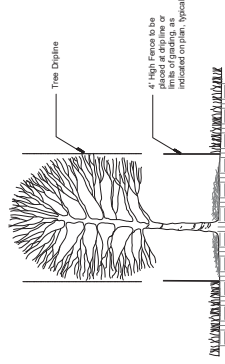


Tree Preservation Legend

-  = Existing Tree, To Remain
 = Existing Tree, To Be Removed
 = Approximate Location of Tree

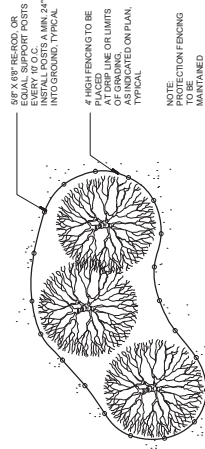
Tree Protection Notes

- [illegible]



Tree Protection Detail - Section

Scale: NTS



Tree Protection Detail - Plan

Scale: NTS



■ sheet title

Tree Survey

■ project title

Sakura East

City of Novi, Michigan

■ prepared for

Robertson Brothers Homes
6805 Telegraph Rd., Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4988

■ job number

18019

■ date

10.06.2023

■ drawn by

EMU

■ checked by

WTK

■ revision

07.31.2024 - Revised for Preliminary Site Plan
07.31.2024 - For Municipal Review
07.31.2024 - Revised for Final Site Plan
07.31.2024 - For Municipal Review
07.28.2024 - For Municipal Review

sheet no.

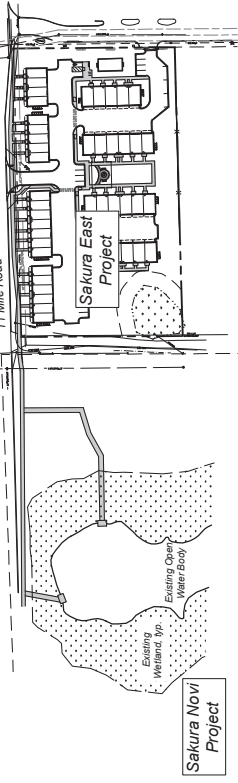
L-8



Know what's below.
Call before you dig.

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	EXEMPT	SAVE/REMOVE
1	10	1	Red Oak	Quercus rubra	1A		Remove
2	10	2	Red Oak	Quercus rubra	1A		Remove
3	10	3	Red Oak	Quercus rubra	1A		Remove
4	10	4	Red Oak	Quercus rubra	1A		Remove
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Amenity Precedent Imagery



Amenity Location Plan

Scale: 1" = 100'



ndrain



Note: All products shown shall be considered conceptual.



Accent Boulder



Potential Bench Aesthetics



Potential Bench Aesthetics



■ sheet title

Public Wetland
Overlook Amenity

■ project title:

Sakura East

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

Job number:

■ job number: ■ date: 19019 04.29.2024

■ drawn by ■ checked by:

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■ revisions:

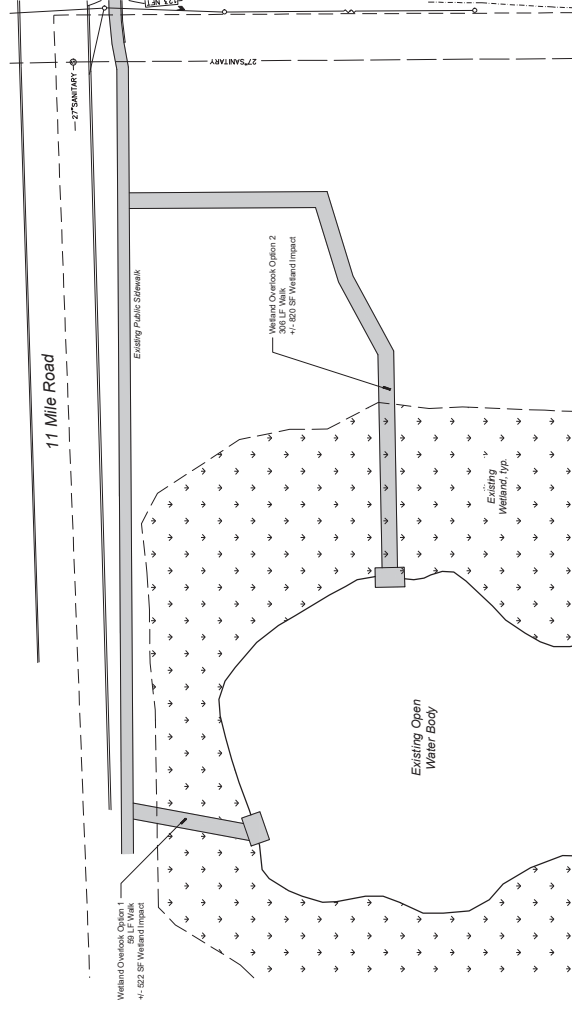
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07.31.2024	Per Municipal Review
02.03.2025	Issued for Final Site Plan
05.02.2025	Per Plan Revisions
05.15.2025	Per Walk Revisions
07.28.2025	Per Municipal Review

sheet no.

L-10

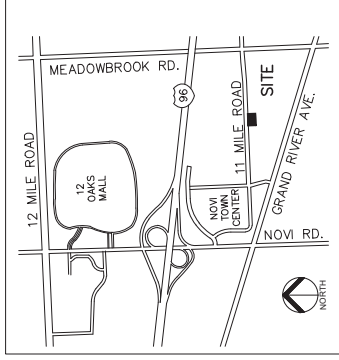


Know what's below.
Call before you dig.

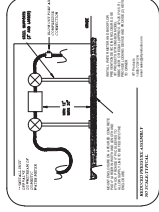


Overlook Amenity Enlargement Plan

Scale: 1" = 30'



LOCATION MAP
SCALE: 1" = 1/4 MILE



Overall Irrigation Plan

■ sheet title:
■ project title:
Sakura East
City of Novi, Michigan
■ prepared for:
Robertson Brothers Homes
6805 Telegraph Rd., Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4988

■ job number:
18019
■ date:
02.10.2024
■ checked by:
AJB
WTK



Know what's below.
Call before you dig.

2428 Chippewa Trail
Farmington Hills, MI 48336
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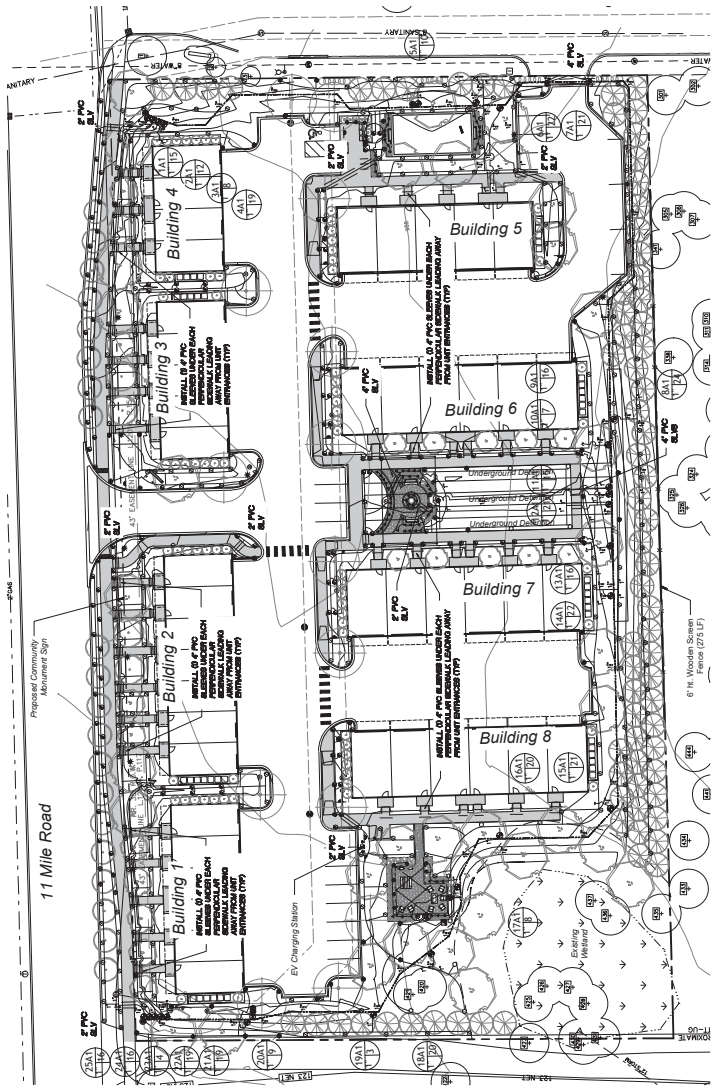
IRRIGATION NOTE:

ALL IRRIGATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN & WATER MANAGEMENT MANUAL, 10TH EDITION, PUBLISHED BY THE IRRIGATION DESIGN & WATER MANAGEMENT ASSOCIATION (IDWA).
FOR MORE INFORMATION, VISIT: www.idwa.org
FOR IRRIGATION DESIGN & WATER MANAGEMENT MANUAL, VISIT: www.idwa.org/publications
FOR IRRIGATION DESIGN & WATER MANAGEMENT MANUAL, VISIT: www.idwa.org/publications



sheet no.
IR-1

North



IRRIGATION CONTRACTOR TO PROGRAM FLOW MANAGEMENT AT THE ACZ CONTROLLER FOR NEW IRRIGATION SYSTEM ADDITIONS BY CREATING "FLOW ZONES" FOR EACH WATER SOURCE...

- A. Flow management shall allow the controller to schedule simultaneous stations on wells each flow zone, based on their flow independent flow zone. To monitor and protect long runs of mainline pipe.
1. Station flow may be "bumped" via flow sensor or external manually by the user.
 2. Flow zone assignment shall be by individual station, not the multiple programs they operate their stations in a flow managed state within a given flow zone.
- B. Flow monitoring uses a flow sensor to monitor actual flow and improve when high- or low flow conditions are detected.
1. Controller shall allow the stations flows to be lowered and entered automatically.
 2. The station flow as an settings shall have an adjustable delay factor to allow flow to adjust the.
 3. Each flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 4. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 5. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 6. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
- C. Flow operations shall also include the ability to assign a separate flow sensor and monitor when in the mainline level, above the independent flow zone, to monitor and protect long runs of mainline pipe.
1. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 2. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 3. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 4. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 5. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.
 6. Flow zone shall be constructed flow distance to prevent manual watering within same programmable limits.

ALL OUTSIDE PVC VALVES FOR BACKFLOW PREVENTION MUST BE DRAINABLE AND ASSE AND APPROVED PURSUANT TO THE IRRIGATION FLUORINE CODE.

THE IRRIGATION FLUORINE CODE IS A REQUIREMENT FOR THE PRESENTATION OF THE IRRIGATION FLUORINE CODE.

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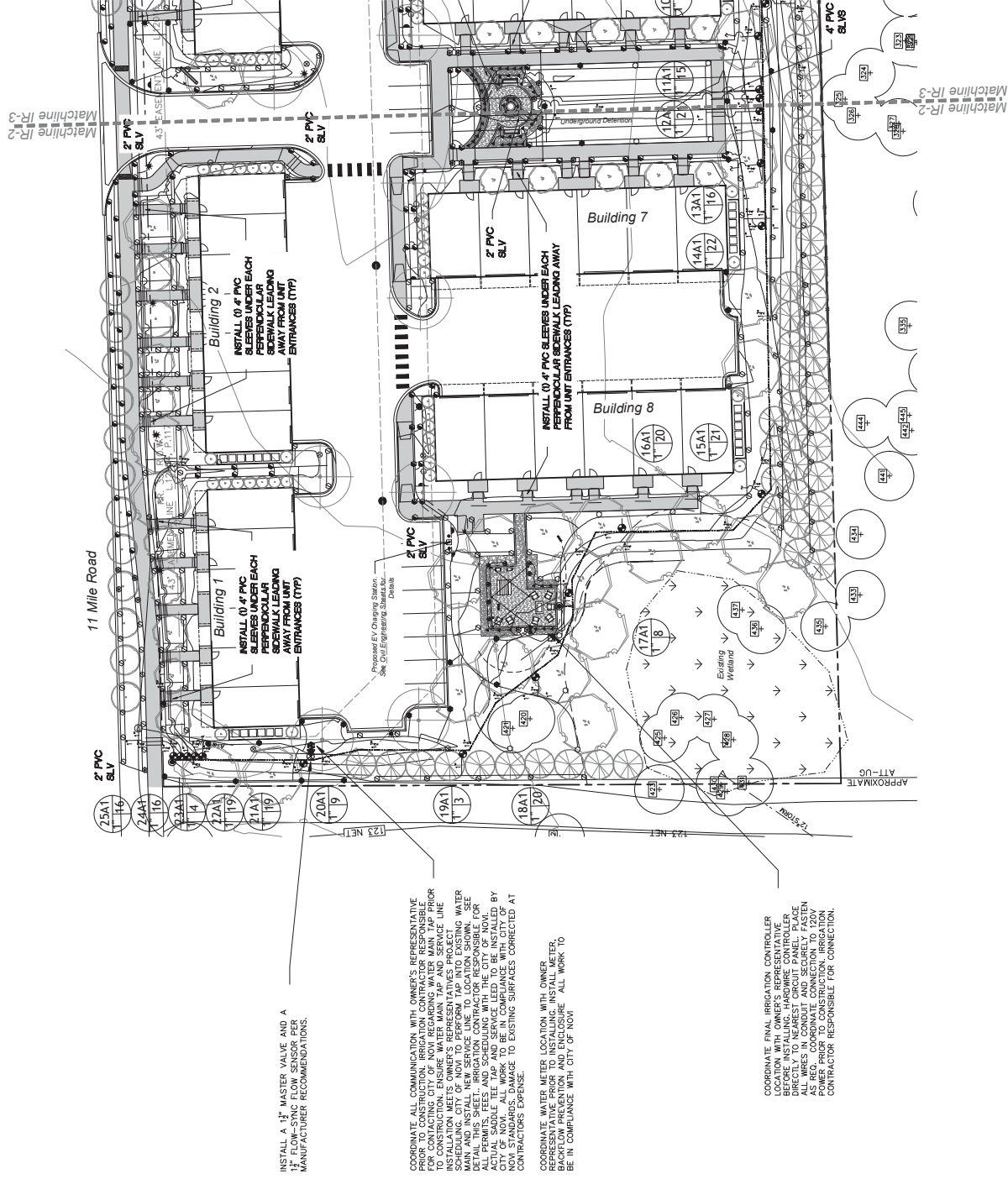
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■ sheet title:

■ project title:
Sakura East
City of Novi, Michigan

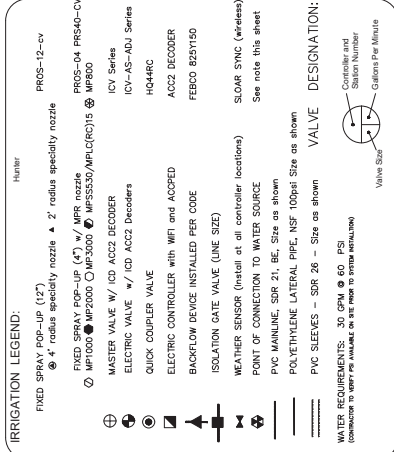
■ prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4968

■ job number:	■ date:
19019	02.10.2021
■ drawn by:	■ checked:
AJB	WTK



sheet no.





NOTES:

1. Refer to the specifications for installation details and descriptions, as well as, construction details for the various components of the system.
2. All work shall be in compliance with all local, state, and federal codes.
3. All work shall be in compliance with the contractor and the **FANG HUNTER** IDWRE – RED UL.
4. All control wiring shall be installed in accordance with the manufacturer's instructions.
5. All control wiring shall be installed in accordance with the manufacturer's instructions.
6. All control wiring shall be installed in accordance with the manufacturer's instructions.
7. All control wiring shall be installed in accordance with the manufacturer's instructions.
8. All control wiring shall be installed in accordance with the manufacturer's instructions.
9. All control wiring shall be installed in accordance with the manufacturer's instructions.
10. All control wiring shall be installed in accordance with the manufacturer's instructions.

PIPE SIZE CHART

0-12 GPM = 1"	DIAMETER POLY PIPE
12-24 GPM = 1 1/4"	DIAMETER POLY PIPE
24-30 GPM = 1 1/2"	DIAMETER POLY PIPE
30-60 GPM = 2"	DIAMETER POLY PIPE

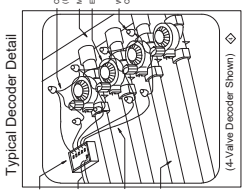
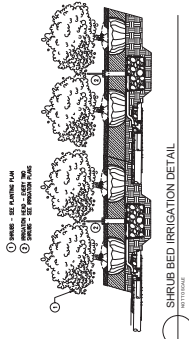
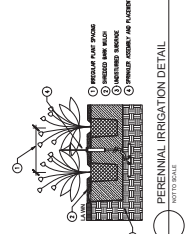
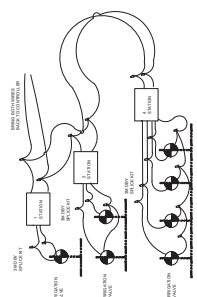
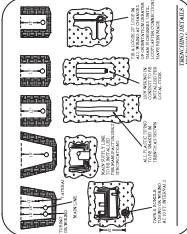
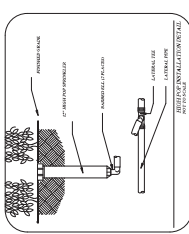
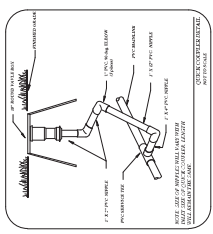
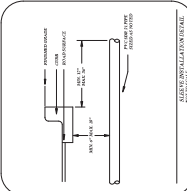
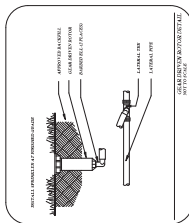
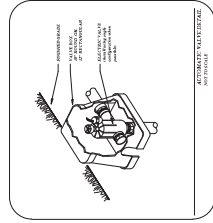


2428 Chippewa Trail
Hasting, MI 49058
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email: abarnes@qdassets.org
www.qdassets.org

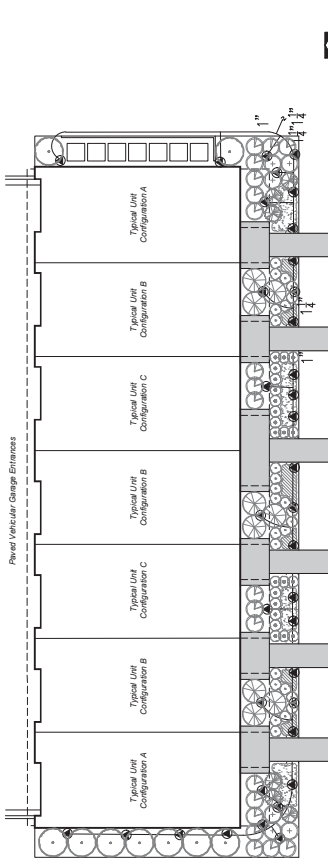


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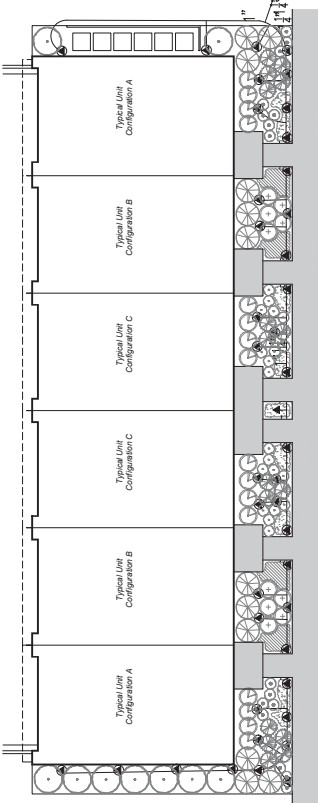
R-3



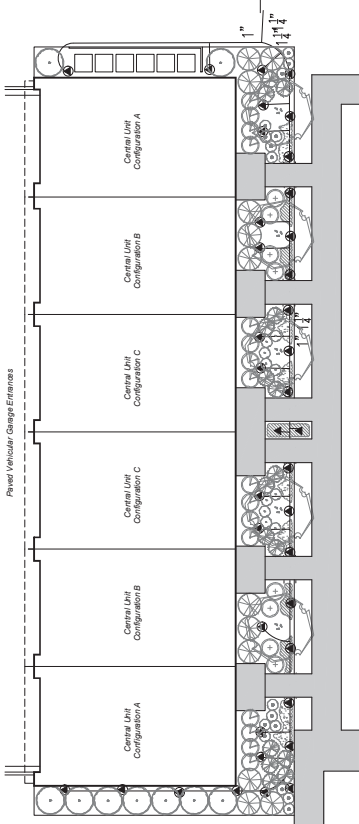
sheet no. **IR-4**



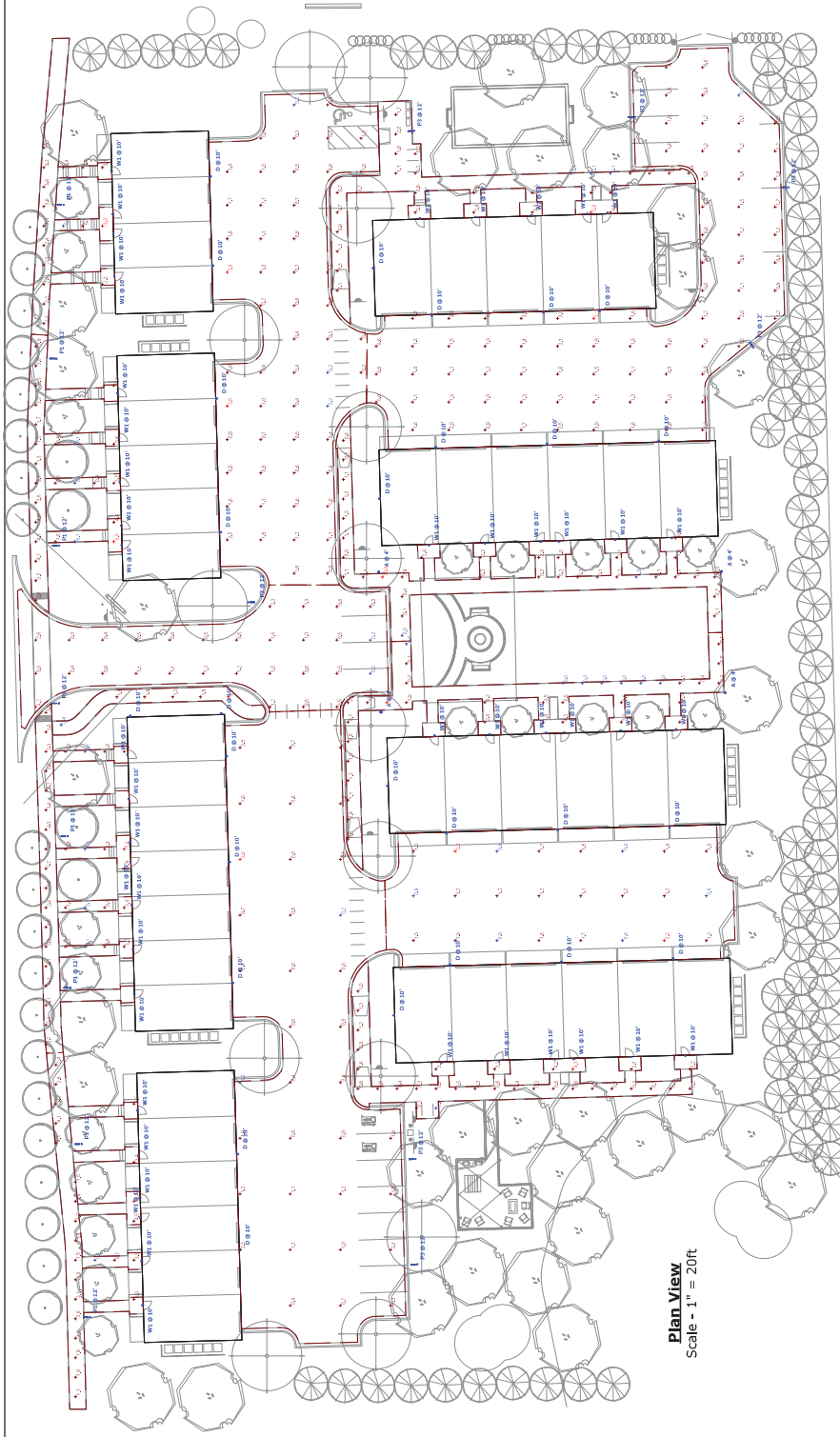
16' Width Typical Unit Irrigation (Buildings 1-4)



20' Width Typical Unit Irrigation (Buildings 5 & 8)



20' Width Central Unit Irrigation (Buildings 6 & 7)



Plan View
Scale - 1" = 20ft

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOT-CANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO THE PROJECT. THE LAYOUT IS BASED ON THE ASSUMPTION THAT THE LUMINAIRE MOUNTING HEIGHTS AND FOOTCANDLE LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

734-266-6705.

Ordering Note
FOR INQUIRIES CONTACT
QUOTES@GASSERBUSH.COM OR
734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED BY ADDING MOUNTING HEIGHT LESS BASE HEIGHT.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Schedule					Statistics				
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Power (W)	LLF	Input (VA)	
P1	P1	8	Luminaire	BUDS-512-120/277-CSL-560-30K-CRI 80-2 BLS	Luminaire	2250	0.9	55	
P3	P3	7	Luminaire	BUDS-512-120/277-CSL-560-30K-CRI 80-4 BLS	Luminaire	2159	0.9	55	
D	D	27	Luminaire	BUDS-512-120/277-CSL-560-30K-CRI 80-4 BLS	Luminaire	1963	0.9	30	
W1	W1	45	KUZO LIGHTING	EW3105-HK	WALL MOUNT / EXTERIOR WALL	683	0.9	9.9	
A	A	4	86GA Converted by H.R.	8439427		1982	0.9	17	
					Building 1 & 2 Parking & Drive Lanes	1.1 fc	2.6 fc	0.2 fc	13.0:1
					Building 1 Sidewalk	2.5 fc	5.3 fc	0.1 fc	53.0:1
					Building 2 Sidewalk	1.7 fc	2.7 fc	0.4 fc	6.8:1
					Building 3 & 4 Parking & Drive Lanes	0.9 fc	2.6 fc	0.2 fc	13.0:1
					Building 3 Sidewalk	2.5 fc	5.0 fc	0.1 fc	50.0:1
					Building 4 Sidewalk	2.3 fc	3.9 fc	0.2 fc	19.5:1
					Building 5 & 6 Parking & Drive Lanes	1.3 fc	3.1 fc	0.3 fc	10.3:1
					Building 5 Sidewalk	1.5 fc	5.6 fc	0.1 fc	56.0:1
					Building 6 Sidewalk	2.5 fc	28.9 fc	0.0 fc	N/A
					Building 7 & 8 Parking & Drive Lanes	1.3 fc	2.2 fc	0.9 fc	2.4:1
					Building 7 Sidewalk	1.7 fc	12.3 fc	0.0 fc	N/A
					Building 8 Sidewalk	1.0 fc	4.3 fc	0.0 fc	N/A
					Building Sidewalk 2	2.5 fc	5.4 fc	0.1 fc	54.0:1
					Entrance Drive	1.1 fc	4.2 fc	0.2 fc	21.0:1

**BUILDING ELEVATIONS &
FAÇADE MATERIAL BOARD**

SCALE: 1/4" = 1'-0"



BRIAN KASPER ARCHITECTURE P.C.
DESIGN • PLANNING • INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANKASPER.COM
248.259.1784

SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

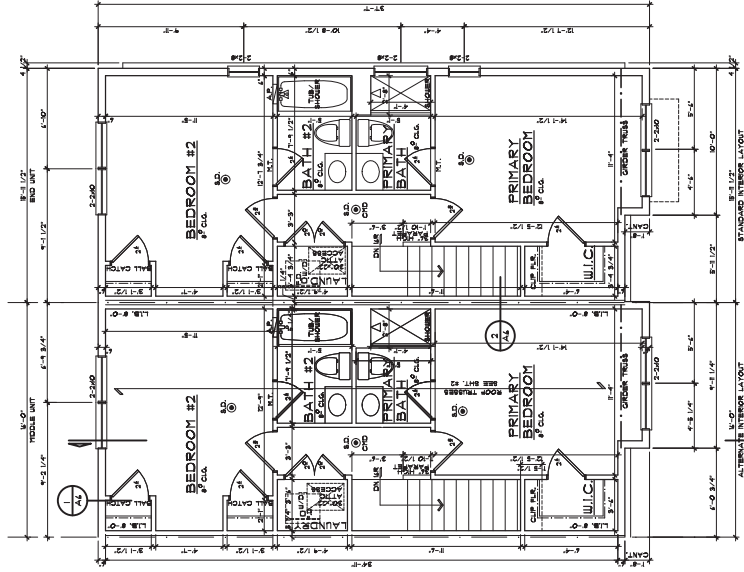
CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - 100 SERIES
NOVI, MICHIGAN

DATE: 10-11-21
REVISIONS
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PROJECT NO. 201
ARCHITECT: B.K.A.
DATE: 10-11-21
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A-2

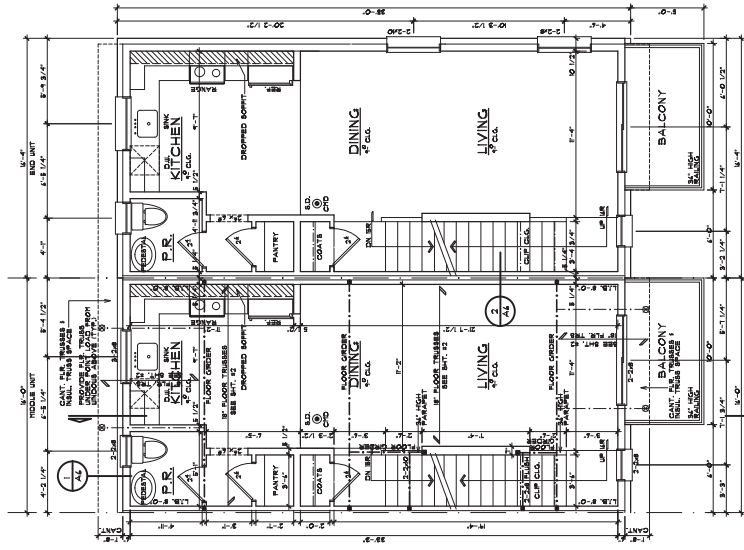
SQUARE FOOTAGE	
LOWER LEVEL	182 SQ FT
1ST FLOOR	548 SQ FT
2ND FLOOR	401 SQ FT
TOTAL	1131 SQ FT



END UNIT

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



END UNIT

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

OVERHANGS & DRAINAGE

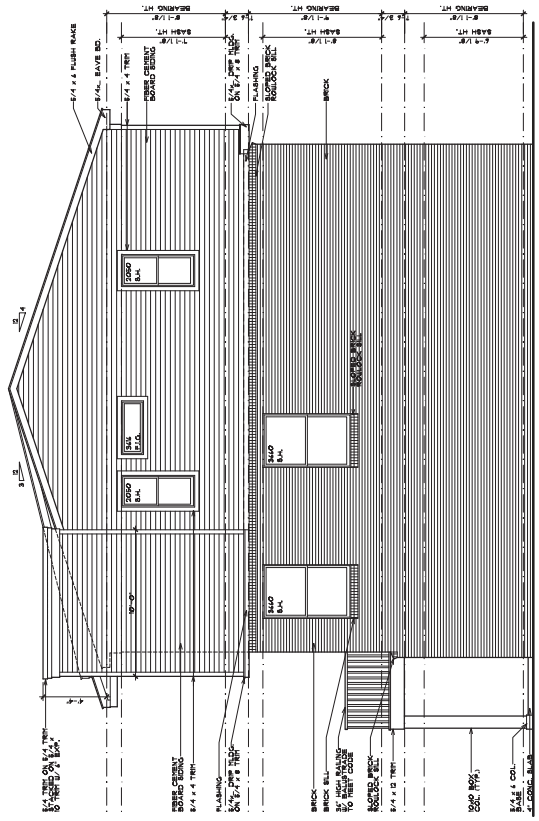
PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DRAINAGE IS CONNECTED TO AN UNDERGROUND DRAINAGE SYSTEM WITH EJECTOR.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 1' FROM FACE. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SOFFIT.

STEEL LINTEL SCHEDULE

[illegible]

NOTE: THE SCREWDRIVER APPROX. UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

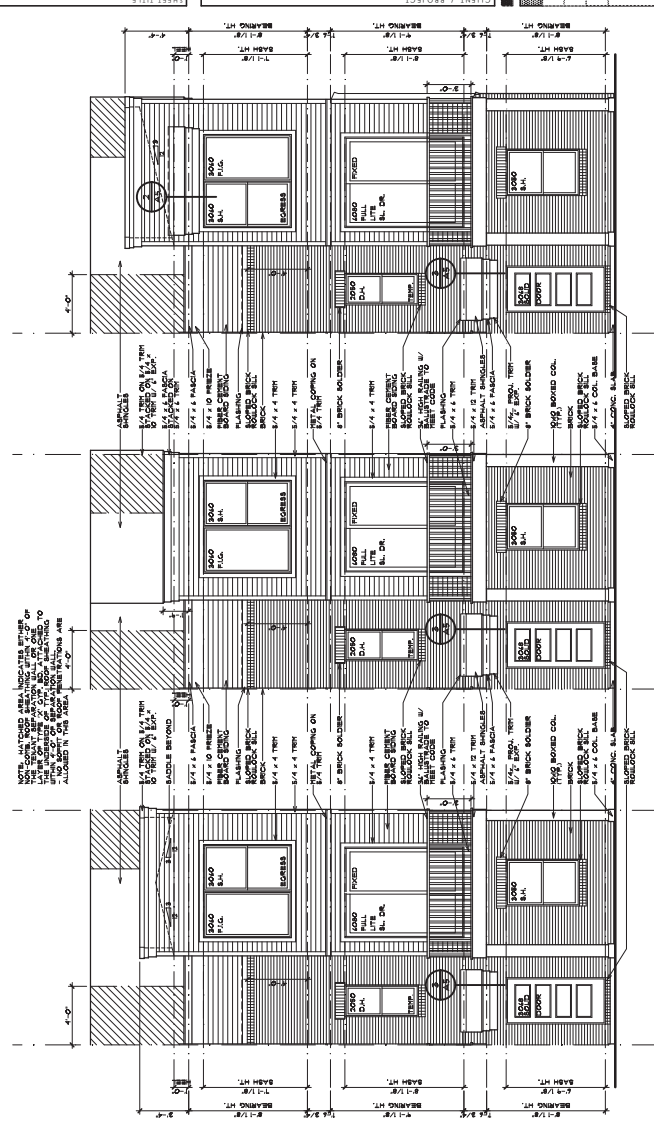


NOTE: ALL SIDING 1" THICK TO BE HARDIE

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

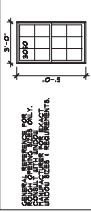


NOTE, ALL SONGS 1 TRY TO BE HARDER

FRONT ELEVATION 'A'

$$\overline{\text{SCM E} \cdot 1/T^3} = 1'0''$$
A-3
SPEC. INQUIRY

TYPE	WINDQIII	DESIGNATION
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EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SUITABLE UNDOORS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE. THE SHALL HAVE AN MINIMUM HEIGHT OF MORE THAN 4 FEET AND AN MINIMUM WIDTH OF MORE THAN 20 INCHES. UNOCCUPIED PROXY SLEEPING ROOMS MUST HAVE A VENTILATION CLEAR OPENING, HEIGHT EXTENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.

OVERHANGS & DRAINAGE

PROVIDE CUTTERS; DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE IS CONNECTED TO AN UNDERGROUND DRAINAGE SYSTEM PER SITE ENGINEER.

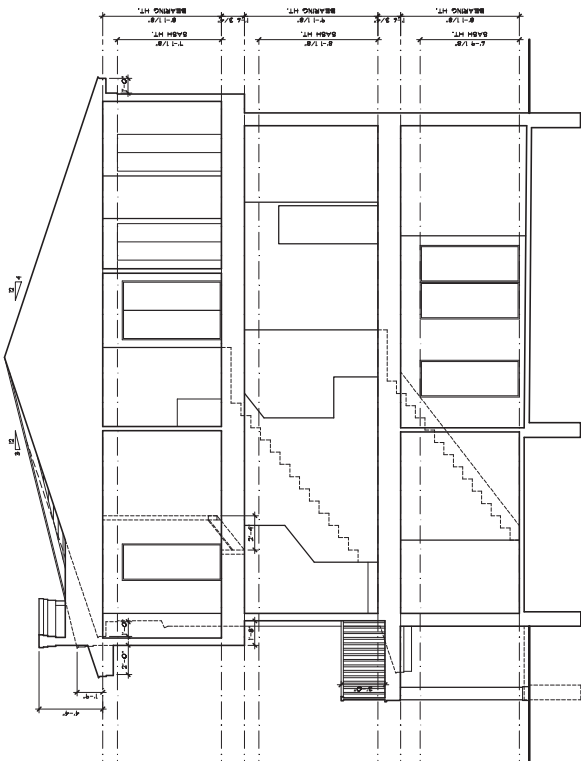
UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 4" FROM FRAME. RAISE DIMENSIONS ARE 4" AT BACK AND 2" AT SIDING.

STEEL | INTEL | SCHEDULING

ANGLE W/IN SPAN	LINTEL SIZE
0'-0"	3 1/2" x 3 1/2" x 8/16"
0'-0"	4" x 3 1/2" x 8/16"
0'-0"	5" x 3 1/2" x 8/16"
0'-0"	5" x 3 1/2" x 3/4"
0'-0"	5" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

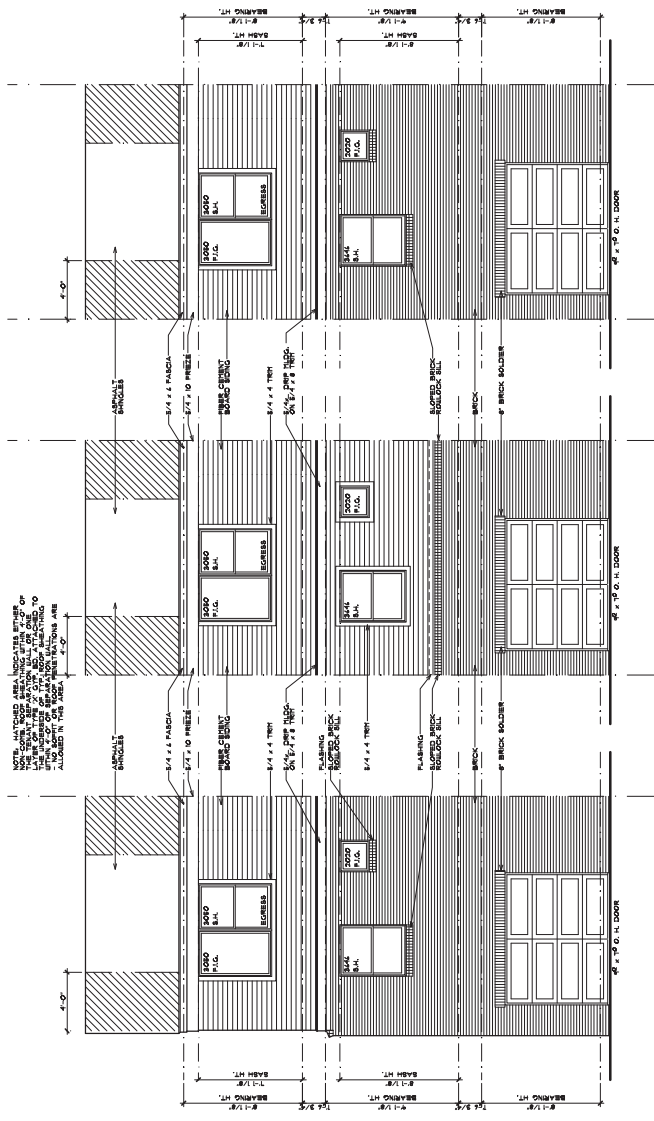
BUILDING SECTION



SCALE: 1/4" = 1'-0"

REAR ELEVATION 'A'

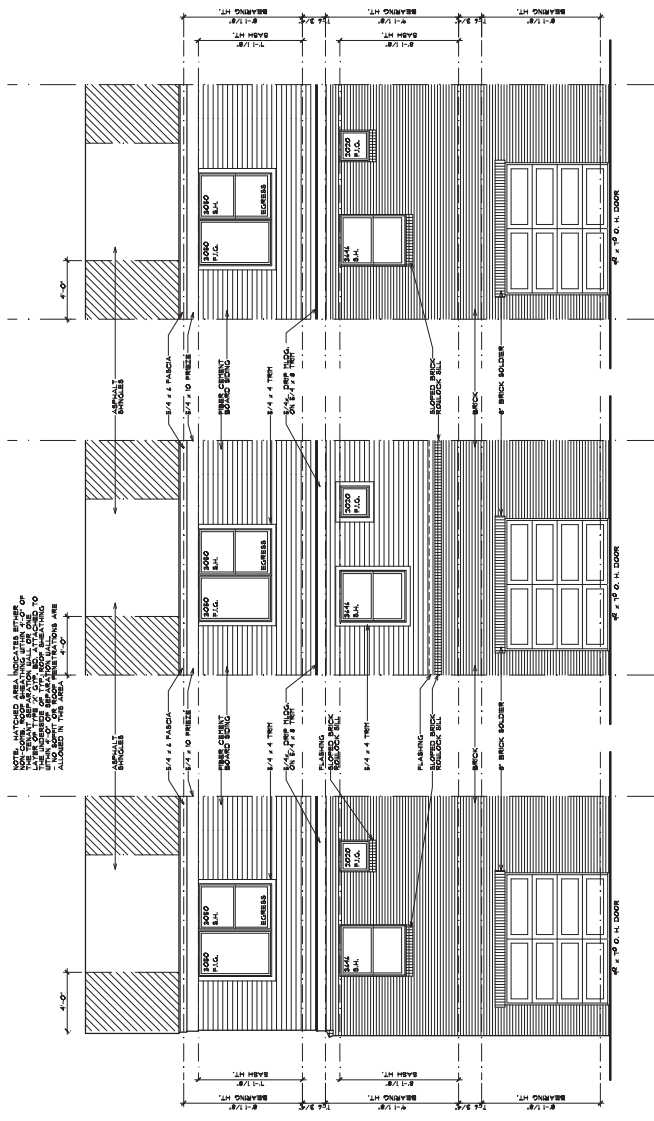
NOTE: ALL BIDDING IS TRIM TO BE HANDLED



SCALE: 1/4" = 1'-0"

NOTE: ALL SIDING IS TRIM TO THE HARDIE
REAR ELEVATION 'B'

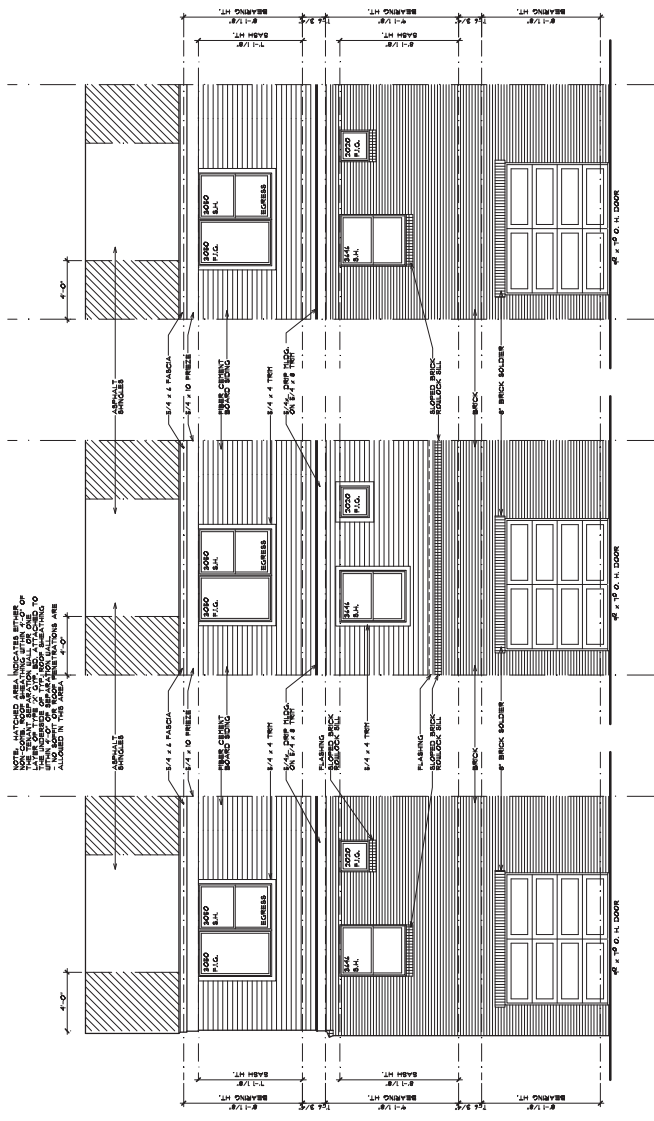
NOTE: ALL SIDING IS TRIM TO THE HARDEN



SCALE: 1/4" = 1'-0"

REAR ELEVATION 'C'

NOTE: ALL SIDING & TRIM TO BE HARD



VENT AREA RATIO 150
VENT AREA = 312 SQ FT. (1/10)
VENT AREA = 312 SQ FT. @ 140
50% SOFFIT AND 50% ROOF = 288 SQ IN. EACH

VENT AREA PROVIDED = 848
LOUVER AT ROOF TYPE 18 SQ IN. EA.
TOTAL VENTING AT ROOF = 324 SQ IN.

VENT AREA PROVIDED = 848
LOUVER AT ROOF TYPE 18 SQ IN. EA.
TOTAL VENTING AT ROOF = 324 SQ IN.

VENT AREA PROVIDED = 848
LOUVER AT ROOF TYPE 18 SQ IN. EA.
TOTAL VENTING AT ROOF = 324 SQ IN.

NOTE, HATCHED AREA INDICATES EITHER NON-COMB. ROOF SHEATHING WITHIN 4'-0" OF THE TENANT SEPARATION WALL OR ONE LAYER OF TYPE 'X' GYP. BO. ATTACHED TO THE UNDERSIDE OF TYPE ROOF SHEATHING WITHIN 4'-0" OF SEPARATION WALL.

LOCATION	QTY.	LABEL	SIZE (H" x W")	TEMPERED
FLEX RM.	5	3050 S.H.	34" x 40"	YES
LIVING RM.	5	3050 S.G.LDR.	12" x 46"	NO
LIVING RM.	5	2050 F.I.G.	24" x 40"	YES
LIVING RM.	4	3440 S.H.	42" x 12"	NO
KITCHEN	5	3444 S.H.	42" x 54"	NO
P.R.	5	2020 F.I.G.	24" x 24"	NO
BR. #1	5	3040 S.H.	34" x 12"	NO
BR. #1	5	2050 F.I.G.	34" x 12"	NO
BR. #1	2	3050 S.H.	24" x 40"	NO
BATH	2	304 F.I.G.	34" x 18"	YES
BR. #2	2	2050 S.H.	24" x 40"	NO
BR. #2	2	3050 S.H.	34" x 40"	NO
BR. #2	5	3050 F.I.G.	24" x 24"	NO

BRICK

WOOD SIDING

3'-0" 1'-0" 3'-0" 1'-0" 3'-0" 1'-0"



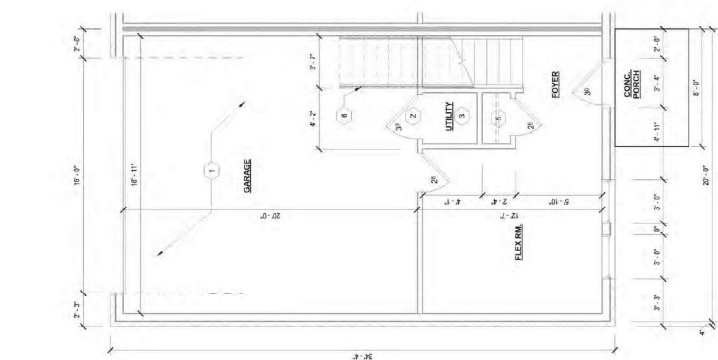
GENERAL PLAN NOTES:

- THIS DRAWING IS DIAGNOSTIC AND SHOULD BE USED TO IDENTIFY THE LOCATION OF EXISTING UTILITIES AND STRUCTURES FOR THE COMPLETE SET OF WORK AS INDICATED AND SMALL FIELD NOTATIONS. CONTRACTOR SHALL ADVISE NEW UTILITIES AND STRUCTURES TO BE LOCATED AND CONSTRUCTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S RISK AND RESPONSIBILITY AND WILL BE A BASIS FOR SUE AND DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD AND THE RESPONSIBILITY OF THE CONTRACTOR.
- WALL THICKNESS ARE NOMINAL, NOT ACTUAL DIMENSIONS. SEE ARCHITECT'S NOTES FOR DETAILS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, OSHA, AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- DO NOT BRACKET WALLS UNTIL FLOOR DECKS ARE INSTALLED.
- ALL JOISTS CONTINUOUS TO FOUNDATION.
- SHEAR WALLS TO BE PERSCRIPTIVE PER IRC 2015.

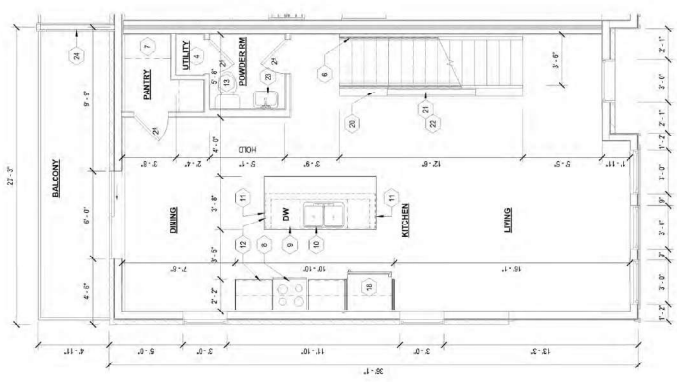
FLOOR PLAN KEY NOTES:

1. GARAGE FLOOR CONC SLAB ON GRADE, SLOPE TOWARD DOOR.
2. INSULATED DOORS AT UTILITY CLOSET.
3. FORCED AIR FURNACE, MECHANICAL CONTRACTOR TO COORDINATE EXHAUST ROUTING.
4. WATER HEATER.
5. HANGING SINK AND SHELVE @ 4"Z A.F.F.
6. DECORATIVE WOOD HANDRAIL.
7. 5/8" IN WALL SHELLING MILLWORK.
8. GAS RANGE.
9. UNDERCOUNTER DISHWASHER.
10. PROVIDE AMBITION IN CLOSET TOP FOR GARAGE DISPOSAL.
11. FINISHED FLOOR AT EXTERIOR SIDE OF BUNGALOWS.
12. KITCHEN CABINETS WITH STONE COUNTERTOP FINISHED TO.
13. TOILET.
14. UTILITY WITH BONE COUNTERTOP, INSTALL FLOORING FRAILERS IMPROVE BACKSPLASH.
15. TUB, SEE A1.1 FOR FINISH CHOICE.
16. SINKER, SEE A1.1 FOR FINISH CHOICE.
17. INSTALL WASHING MACHINE WALL BOX IN LAUNDRY CLOSET.
18. REFRIGERATOR, PROVIDE WATERLINE FOR COLD WATER DISHWASHER.
19. KITCHEN FRAME BALCONY WITH STAINED WOOD DECKING AND REFINISHED ALUM. HANDRAIL.
20. 2"X8" HIGH WALL WITH WOOD HANDRAIL.
21. 2"X4" LUMBER ELECTRIC FINISH (OPTIONAL).
22. PICK OUT WALL FOR ELECTRIC FINISH (OPTIONAL).
23. FURNISH SINK NO MIRROR TO BE INSTALLED.
24. 2"X4" FINISH WALL WITH 1/2" BUSHING AND VINYL SILING.

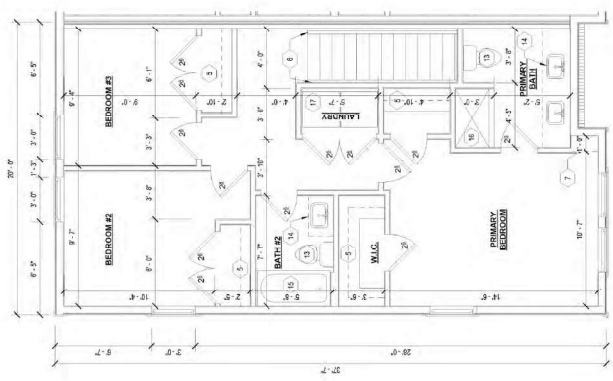
UNIT SQUARE FOOTAGE	
GROUND FLOOR LEVEL	227 SQFT
SECOND LEVEL	686 SQFT
THIRD LEVEL	737 SQFT
TOTAL UNIT AREA:	1,650 SQFT



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

- [illegible]

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN		
6-UNIT BUILDING FRONT ELEVATION		
TOTAL AREA:	3,558 SQFT	32%
BRICK AREA:	1,148 SQFT	34%
HARDE LAP SIDING AREA:	1219 SQFT	10%
TRIM:	354 SQFT	24%
ASPHALT SHINGLE AREA:	847 SQFT	

ELEVATION MATERIAL BREAKDOWN	
SIDE ELEVATION	
TOTAL AREA:	1,173 SQFT
BRICK AREA:	515 SQFT 44%
HARDIE SIDING AREA:	579 SQFT 49%
TRIM:	79 SQFT 7%

2 SIDE ELEVATION 1

10-11

1 6-UNIT FRONT ELEVATION

1001 110-0
SOME 44 170

Project: ROBERTSON
SAKURA NO
20' WIDE TO
MASTER SET

Issue for :	04/11/2025
PERMITS R1	



Drawn by :
ANJ
Checked by :
ANJ

Sheet Title :
BUILDING EXTERIOR
ELEVATIONS

Project No
2020036

Sheet No.,

A3.1

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 21, 2025 (updated 9/5/25)

Planning Review

Sakura East

JSP25-09

PETITIONER

Sakura Novi Residential, LLC

REVIEW TYPE

Revised Preliminary Site Plan/Final Site Plan

PROPERTY CHARACTERISTICS

Section	23	
Site Location	South of Eleven Mile Road, West of Meadowbrook Drive	
Site School District	Novi Community School District	
Current Site Zoning	I-1 Light Industrial	
Proposed Site	TC-1: Town Center - 1	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	I-1 Light Industrial
Current Site Use	Vacant	
Adjoining Uses	North	City of Novi Department of Public Works
	East	Office Complex
	West	Vacant, wetland area
	South	Verizon cell tower
Site Size	3.5 acres	
Parcel ID's	22-23-226-021 & 22-23-226-022	
Plan Date	July 29, 2025	

PROJECT SUMMARY

The subject property is located on the south side of Eleven Mile Road, west of Meadowbrook Road in Section 23 of the City of Novi. The property to be rezoned totals about 3.5 acres (gross) and is currently vacant. The applicant received approval to rezoning the property from I-1 Light Industrial to TC-1 Town Center One utilizing the Planned Rezoning Overlay option. The PRO Agreement and Plan permits the applicant to develop 45 multiple-family residential units in 8 townhouse-style buildings. One new access point to Eleven Mile Road would be constructed. Parking would be provided in garages, on garage aprons, and small bays of surface parking.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in July 2023. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

The initial PRO plan was submitted and reviewed in November 2023. The Planning Commission held a public hearing on December 13, 2023 and provided feedback on the proposal. On February 5, 2024, City Council considered the request and provided feedback to the applicant.

The Formal PRO submittal was first reviewed in June and again in August 2024 to address outstanding concerns.

The Planning Commission held a public hearing on the Formal PRO request on October 16, 2024. They unanimously recommended approval of the rezoning to City Council.

The applicant received tentative approval from City Council of the rezoning request and PRO Concept Plan on November 25, 2024.

Final approval of the rezoning to TC-1 and PRO Agreement was granted by City Council on May 19, 2025.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case I-1 to TC-1) and the applicant enters into a PRO agreement with the City, whereby the applicant submits a conceptual plan for development of the site. The City Council reviews the Concept Plan, and if the plan may be acceptable, it directs for preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

RECOMMENDATION

Planning recommends conditional approval of the revised Preliminary and Final Site Plan as it is in conformance with the PRO Agreement and relevant sections of the Zoning Ordinance. **The Preliminary Site Plan is also now recommended for approval by the Fire Marshal. Landscape and Wetland reviews are not recommending approval of the Final Site Plan at this time due to unresolved comments, but do recommend approval of the Preliminary Site Plan.**

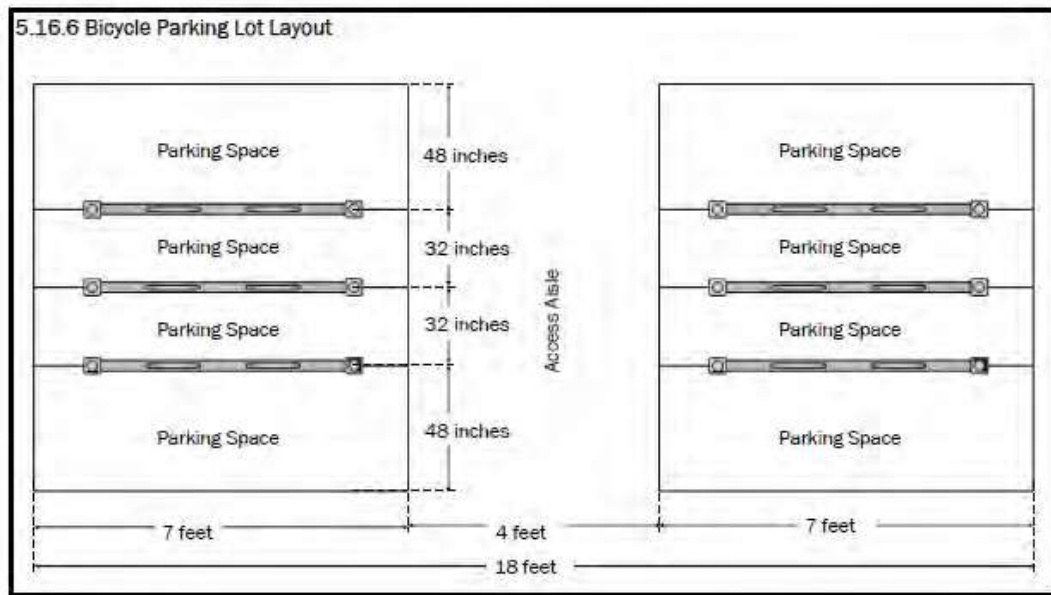
Planning Commission approval is required for Preliminary Site Plan and Storm Water Management Plan once all reviewers recommend approval of the PSP.

REVIEW COMMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance, as well as the terms of the PRO Agreement. Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Fire Turning Radius: As noted in the Fire Review, the Sheet C-11.0 continues to model a 40-foot length emergency vehicle. **The correct truck length is 48'6", with a 50' outside swing radii. The Fire Truck spec is attached to the Fire Review. The turning radius issue needs to be resolved in order to confirm that the driveway width and other dimensions do not need to be modified, which could impact other elements of the layout.**

2. Wetland Buffer Impacts: **As noted in the Wetland Review, previously noted comments have not yet been addressed. Please see comments in bold in the review letter and address in the next submittal.**
3. Bicycle Parking Layout (Section 5.16.6): The bike parking layout detail (Sheet 13.1) now complies with the dimensions of the ordinance. **However, the layout does not match what is shown on Sheet C-3.0, where the racks are shown perpendicular to the sidewalk. The layout on Sheet 13.1 shows the racks placed parallel to the sidewalk. Please revise the layout to accommodate the number and orientation of racks needed.**



MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

Some selected conditions that are part of the PRO Agreement are included below. Please refer to the PRO agreement for other details. **Staff comments on the status of each item are in bold.**

1. The height of the buildings will be limited to 35 feet to the midpoint of the roof. The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.
2. The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.
3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided, which exceeds the ordinance requirements. The amenities shall be as shown on the PRO Plan or similar, and shall be installed prior to the issuance of any certificate of occupancy (TCO or C of O), or if weather conditions do not permit, will be installed/inspected/approved within six (6) months of issuance of the first TCO or C of O, if feasible relative to surrounding construction.
4. The distance between buildings will be a minimum of 15 feet.
5. No more than 7 units would be in a single building, which is more limiting than the ordinance allows.

6. Screening between adjacent properties including fences and landscaping as shown in the PRO Plan and shall use an increased number of native plant species. Screening shall be completed prior to the issuance of any certificate of occupancy (TCO or C of O), or if weather conditions do not permit, will be installed/inspected/approved within six (6) months of issuance of the first TCO or C of O, if feasible relative to surrounding construction. .
7. The Developer shall install electric car chargers in the parking lot, prior to issuance of any certificate of occupancy unless secured by the Developer through a letter of credit or cash bond.
8. The Developer shall install phone chargers in the open space congregation areas, prior to issuance of any certificate of occupancy unless secured by the Developer through a letter of credit or cash bond.
9. The Developer shall dedicate the 35-foot ROW along its Eleven Mile Road frontage to the City that is consistent with the ROW dedicated for the existing Sakura development and adjacent office complex, prior to stamping set approval.
10. The Developer shall install an overlook amenity ("Overlook") which will include a crushed granite pathway from the 11 Mile Road public sidewalk to a wider area overlooking the pond with benches, accent boulders, a stone retaining wall with a guardrail consistent with amenities on the overall Sakura Novi Development site, and landscaping on the northeast side of the pond. After further review of the Overlook Concept Plans by City Staff and the governmental requirements to construct the features depicted on the Overlook Concept Plans, the City's Staff may determine that the location will need to be adjusted and the Overlook Concept Plans may require modification in its location, and in such event the City's Staff is permitted to approve any such change without seeking City Council or Planning Commission approval provided that the over-all concept of providing an overlook is not eliminated from the Project and is located generally on the northeast side of the pond. The sidewalk may require a boardwalk over existing wetlands and may be subject to permitting requirements through EGLE. In the event a wetland permit from EGLE is required, the City will cooperate by submitting the application for same and payment of all costs associated with obtaining the permit. The Developer will complete invasive species treatment, at Developer's expense, pursuant to the City's ANC Permit issued for this work, within the area that is 25 feet from the amenity spaces and pathway. The improvements to constitute the Overlook and the work detailed in the ANC Permit to be issued, shall be completed within one year following issuance of all requisite governmental approvals, including without limitation any permits from EGLE, to install the improvements, which includes without limitation issuance of EGLE approval and permit(s) and shall not limit the Developer's ability to secure temporary or final certificates of occupancy, except that the Overlook shall be completed before the final C of O for the last unit within the Development may be issued. Performance guarantees for the completion of the Overlook improvements shall be posted in accordance with Paragraph F.4, below.
11. Developer shall prepare, at its expense, the legal description of the emergency access connection over the parcel to the east prior to stamping set approval.
12. Developer shall submit escrow fees in the estimated amount of \$5,000 to cover document review relating to the DTE pole relocation for the Development.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that “each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas.”

The following deviations from the standards of the Zoning Ordinance are authorized pursuant to the PRO Agreement:

- a. Allowable Number of Rooms (4.82.2.B): Planning deviation to allow an increase in the number of rooms permitted on the property up to 225 rooms, because it is within the allowable increase of the TC-1 ordinance.
- b. Sidewalks (Sec 3.27.1.I): Planning deviation to permit the existing 6-foot sidewalk rather than the 12.5-foot-wide sidewalk required in the TC-1 District on a non-residential collector road, as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area. Developer will be responsible for restoring any portion of the sidewalk that is either damaged or removed in connection with development of the Property before the City will issue a certificate of occupancy (either temporary or final), weather permitting, for the townhome building proposed to be located adjacent to the sidewalk.
- c. Pedestrian Connectivity (Sec. 3.8.2.G): Planning deviation to allow a 5-foot sidewalk along the west side of the entrance driveway only instead of on both sides of the drive, since it is a relatively small development and areas to the east do not have many walkable destinations, and fewer trees would be provided if both sidewalks were installed.
- d. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation for the lack of a berm between the site and adjacent industrial properties, as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.
- e. Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site (if emergency vehicle access requirements can be met), where the ordinance requires a major drive to be 28-feet back-to-back width, as the site will have a relatively low number of trips.

SUMMARY OF OTHER REVIEWS

1. Engineering Review: **Engineering recommends approval.** The plans meet the general/preliminary requirements on Chapter 11, Storm water management ordinance and the Engineering Design Manual..
2. Landscape Review: **Landscape recommends approval for the Preliminary Site but not for Final Site Plan.** Comments to be addressed with a revised submittal. Refer to review letter for more comments.
3. Wetland Review: **Wetlands does not recommend approval at this time.** See review letter for detailed comments to be addressed in a revised submittal.
4. Traffic Review: **Traffic recommends approval for the Preliminary and Final Site Plan.** Refer to review letter for more comments.
5. Facade Review: No façade review completed at this time, as the applicant indicates there are no changes to the facades that were approved in the PRO Plan.
6. Fire Review: **Fire recommends approval at this time.** Previous comments on fire truck turning radii was addressed in revised submittal.

NEXT STEP: PLANNING COMMISSION MEETING

With all reviewers recommending approval of the PSP, this item will be scheduled to go before the Planning Commission for public hearing and consideration for approval on **September 10, 2025**.

REVISED FINAL SITE PLAN SUBMITTAL

Landscape and Wetland reviews are currently not recommending approval of the Final Site Plan. Plans need to be revised to address the comments provided in the review letters. Please submit the following for reconsideration after the Planning Commission meeting:

- a. [Site Plan Revision Application](#)
- b. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
- c. **Four copies** of revised site plan set.
- d. Itemized cost estimate of Site Amenities (see below)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

Once all reviewers recommend Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**.
3. Legal Documents as noted on the LRTs.

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received Electronic Stamping Set comments from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

New addresses are required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on [this link](#).

Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project has received approval from the Project Naming Committee.

SITE AMENITIES

The following site amenities are shown on the plans and were conditions of the PRO Agreement. **Please provide an itemized cost estimate for these items in the next submittal: 6' Wood fence, EV Chargers, Synthetic turf field, benches, string lighting, focal planter/art piece, fire table, picnic table, USB Charging post, and Adirondack chairs.**

PRE-CONSTRUCTION MEETING

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. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

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 248.347.0484 or lbell@cityofnovi.org



Lindsay Bell, AICP – Senior Planner

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

August 19, 2025

Engineering Review

Sakura East
JSP25-0009

APPLICANT

Sakura Novi Residential, LLC

REVIEW TYPE

Revised Preliminary/Final Site Plan

PROPERTY CHARACTERISTICS

- Site Location: South of Eleven Mile Road, West of Meadowbrook Road
- Site Size: 3.50 acres
- Plan Date: 07/29/2025
- Design Engineer: PEA Group

PROJECT SUMMARY

- Construction of approximately 8 residential buildings with 45 units total and associated parking. Site access would be provided via public roadways.
- Water service would be looped with an 8-inch extension from the existing 12-inch water main along the north side of Eleven Mile Road and 8-inch water main along the east side of the property. A 2-inch domestic lead would be provided to serve each building, along with 2 additional hydrants. No fire service lines are shown on the plans.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 10-inch sanitary sewer along the north side of Eleven Mile Road. A 6-inch lead would be provided to serve each building.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system.

RECOMMENDATION

Approval of the Revised Preliminary/Final Site Plan is **recommended**. The plans do meet the general requirements of [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Electronic Stamping Set submittal:

COMMENTS

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 under [Engineering Standards and Construction Details](#).
2. Show and label the hatched area on sheet C-11.0 and any other relevant sheets representing the emergency access easement (20 feet wide) from the emergency access gate through the adjoining property to Eleven Mile Road.
3. A [Right-of-Way Permit](#) will be required from the City of Novi.
4. Provide a note along with the traffic sign table stating all traffic signage will comply with the current MMUTCD standards.
5. Revise the traffic control plan to better illustrate where all of the road closure signs (that are to be spaced 350 feet apart) will be placed.
6. Per the traffic control plan, if any staging will take place off-site, make sure to get approval from the off-site property owner.

WATER MAIN

7. Consider using a solid line type for fire hydrant leads to better illustrate the horizontal bend and point of connection at the water main.
8. Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers. Demonstrate this standard is met at each applicable crossing on the water main profiles.
9. The length of water main directionally drilled underneath Eleven Mile Road appears to be roughly 90 feet (from the tapping location to the receiving pit). The plans list it as roughly 60 feet. Update the plans and cost estimate if necessary.
10. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), [Basis of Design](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

IRRIGATION

11. The common area irrigation system has been approved by the City of Novi Water & Sewer Division Cross Connection Control Specialist.

SANITARY SEWER

12. Three (3) sealed sets of revised utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets

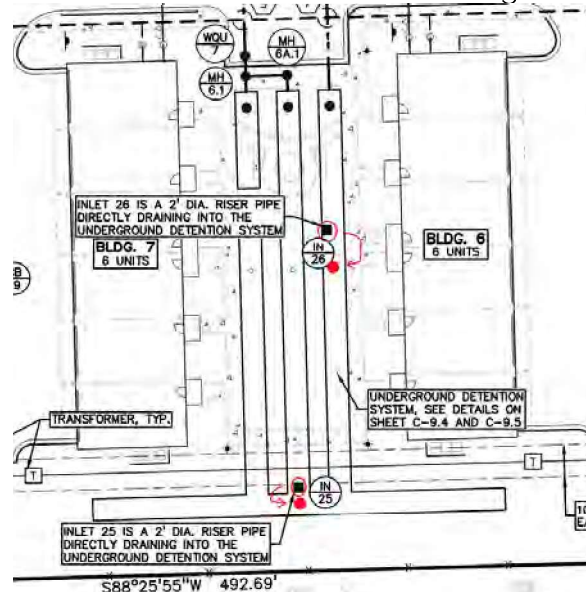
shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

STORM SEWER

13. Storm sewers, where the calculated pipe flow rate exceeds pipe capacity, are shown to be undersized. To maximize the life of the pipe and structures we recommend revising the storm sewer accordingly.
14. It is **strongly recommended** that roof downspouts tie into the storm sewer. However, if they will not connect to storm sewer and the downspouts will discharge on grade, add details to illustrate where the water will ultimately flow and ensure it does not drain across any sidewalks.
15. Provide the casting type for all storm structures on the storm sewer plan (sheet C-9.0). Round castings shall be provided on all catch basins except curb inlet structures.

STORM WATER MANAGEMENT PLAN

16. Provide justification for the runoff coefficients used in the pre- vs post-development runoff rate calculations on sheet C-9.3.
17. Identify the existing in-situ soil conditions on the soil erosion sedimentation control plan (SESC plan requirement) to further support the soil type used to calculate the runoff coefficient.
18. The underground storage system shall include at least one 4-foot diameter manhole in the singular row running perpendicular to the rest of the system for maintenance access purposes. Consider upsizing the nearest inlet to a 4-foot manhole and shifting it to the middle of the pipe in question. See image below.
19. Consider removing the 8-inch inspection port on the underground detention row furthest east, shifting the nearest inlet to the old inspection port location, and upsizing the inlet to a 4-foot manhole. See image below.



PAVING & GRADING

20. Specify the **product proposed** and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
21. Provide at least a 3-foot buffer distance between the sidewalk and any fixed objects, including light poles. Include a note on the plan where the 3-foot separation cannot be provided.
22. If the two inlets are to be moved per comments 18 and 19, re-grade this area to make sure all runoff from the storm water capture zone still flows to these structures.

SOIL EROSION & SEDIMENT CONTROL

23. A SESC permit is required ([Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

24. A letter from either the applicant or the applicant's engineer must be submitted with the next submittal 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.**
25. A revised, 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, should include number of detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

OFF-SITE EASEMENTS

26. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. The draft emergency access easement has been approved. The next step is to submit the off-site title policy and executed document to the Community Development Department.
 - a. Off-Site Title Policy
 - b. Emergency Access Easement – For access through the property to the east.
27. Proof that the neighboring property owner has been made aware of the work associated with the off-site water main connection shall be forwarded to the Engineering Division **prior to Stamping Set approval**.

REQUIRED LEGAL DOCUMENTS

The following must be submitted with the Stamping Set: All documents must be submitted together as a package with the Stamping Set submittal with the [legal review transmittal form](#) that is attached to this review letter. Partial submittals will **not** be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#)).

28. 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.
29. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
30. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.
31. A draft copy of the 20-foot-wide [Sidewalk Easement](#) onsite must be submitted to the Community Development Department.
32. A draft copy of the warranty deed for the additional proposed 35-foot-wide right-of-way along Eleven Mile Road must be submitted for review and acceptance by the City.
33. Executed copies of approved off-site easements must be submitted.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

34. 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.**
35. 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.
36. 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.
37. Construction inspection fees in an amount that is TBD must be paid to the Community Development Department. ****fees are subject to change.**
38. Off-Site Legal exhibit review fees in the amount of **\$660** must be paid to the Community Development Department. **(ONLY FOR OFF-SITE DOCUMENTS)**
39. Legal escrow fees in the amount of **\$4,025** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. ****fees are subject to change.**

40. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
41. A storm water performance guarantee in the amount 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.
42. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
43. A street sign financial guarantee in the amount of **\$4,000** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
44. A traffic control inspection fee of **\$605** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
45. 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.
46. 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 ([Right-of-Way Permit Application](#)) 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.
47. An [Act 399 Permit for Community Water Supply Systems](#) for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
48. A [Part 41 Permit For Wastewater Systems](#) for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WC DPS) are required prior to submittal to EGLE.**
49. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
50. The amount of the incomplete site work performance guarantee for this development will be equal to 1.2 times the amount required to complete the site improvements excluding the storm water facilities, as specified in the

Performance Guarantee Ordinance. This guarantee will be reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

51. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and Engineering Division.
52. A [Bill of Sale for the Utilities](#) conveying the improvements to the City of Novi must be submitted to the Community Development Department.
53. 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.
54. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties. The Waivers of Lien shall state that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
55. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
56. Submit a Maintenance Bond to the Community Development Department in the amount equal to 25 percent of the cost of the construction of the utilities to be accepted. This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under [Forms and Permits](#).
57. 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 and Bill of Sale 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.
58. Provide a Warranty Deed for the additional proposed road right-of-way along Eleven Mile Road for acceptance by the City.

PRIOR TO SUBMITTING STAMPING SETS, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval applicant must submit revised sheets for 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 Kate Purpura at (248) 735-5643 or email at kpurpura@cityofnovi.org with any questions.



Kate Purpura
Project Engineer

cc: Lindsay Bell, Community Development
Angela Sosnowski, Community Development
Stacey Choi, Planning Assistant
Tina Glenn, Treasurers
Kristin Pace, Treasurers
Linda Slepetski, Water & Sewer
Humna Anjum, Engineering
Milad Alesmail, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 4, 2025

Sakura East

Revised Preliminary/Final Site Plan - Landscaping

Review Type

Revised Preliminary/Final Site Plan Landscape Review

Job #

JSP25-0009

Property Characteristics

- Site Location: 11 Mile Road east of Le Begole Drive, south side
- Site Acreage: 3.50 ac.
- Site Zoning: I-1 Proposed: TC-1 with PRO
- Adjacent Zoning: North, South, East, West: I-1
- Plan Date: 7/29/2025

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 Final Site Plan submittal. 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 Plans**. The corrections noted below and on the Landscape Chart must be addressed on the revised Final Site Plan.

LANDSCAPE DEVIATION RECOMMENDED BY PLANNING COMMISSION ON 10/16/2024 AND APPROVED BY CITY COUNCIL ON 5/19/2025:

Lack of required berm between site and surrounding I-1 property

Ordinance Considerations

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

1. Tree survey is provided.
2. Wetland survey is provided.
3. No regulated woodland or regulated trees were found on the site.
4. Trees to be removed are clearly indicated.

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

1. The project is adjacent to industrial property so a 10-15 foot tall, landscaped berm is required for the proposed residential property.
2. The plan proposes a double row of evergreen trees and a 6-foot wooden fence along the south side of the site and more evergreens along the east and west sides of the site.
3. The proposed screening requires a landscape deviation that was recommended for approval by the Planning Commission and granted by City Council.

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 project does not require any berm along 11 Mile Road and one isn't proposed.
3. The required greenbelt landscaping (24 subcanopy trees) is proposed.
4. **The transformers and their screening must be moved out of the clear vision zone.**

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

There are no lots on the site, only single-sided bays or parallel parking bays, so only perimeter parking trees are required and multi-family unit trees are used to meet that requirement.

Multi-family Residential Landscaping (Zoning Sec 5.5.3.F.iii)

1. **Multi-family unit trees**
 - a. 45 units are proposed, so 135 trees are required.
 - b. 135 multi-family unit trees, including 104 canopy/large evergreen trees, 27 subcanopy/columnar canopy trees and 24 shrubs at 6 shrubs per tree, are provided.
 - c. **As noted on the landscape chart, please use a canopy tree in place of the two evergreen trees in the southeast corner island to provide better shade for the lot.**
2. **Interior roadway trees**

14 canopy trees are required for interior roadway trees and 14 are provided.
3. **Foundation landscaping**
 - a. The required frontage will be provided.
 - b. The applicant is encouraged to add small landscape areas between units on the garage side of the buildings as suggested on the Landscape Chart to improve the appearance of the site.

Plant List (LDM 4, 10)

1. 18 of 34 species used (53%) are native to Michigan.
2. The tree diversity is acceptable.

Planting Notations and Details (LDM 10)

Provided

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

Underground detention is proposed so no detention basin landscaping is required.

Irrigation (LDM 10)

1. Plans for an automatic irrigation system are provided.
2. They will be reviewed by our Cross Connection Specialist.

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

LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary/Final Site Plan

Review Date: August 4, 2025
Project Name: JSP25-0009: Sakura East
Project Location: 11 Mile Road east of Le Begole Drive, south side
Plan Date: July 29, 2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

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 Final Site Plan submittal. 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.

LANDSCAPE DEVIATION RECOMMENDED BY PLANNING COMMISSION ON 10/16/2024 AND APPROVED BY CITY COUNCIL ON 5/19/2025:

Lack of required berm between site and surrounding I-1 property

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e)	• 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	• Overall site plan scale is 1"=30 ft • Detailed site plans are 1"=20 ft • Foundation details are 1"=10'	• Yes • Yes • Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	On title block	Yes	
Project Information (LDM 2.d.)	Name and Address	Location map has been added to L-1	Yes	
Survey information (LDM 2.c.)	Legal description or boundary line survey	Description and survey on Sheet P-1	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	William T. Krear - Land Design Studio	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature is provided	Yes	

Item	Required	Proposed	Meets Code	Comments
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2), Sec 12, 37))	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree survey on L-7 • It was decided that regulated woodlands don't exist on the site. • Tree Chart on L-8 • All removals are indicated on C-2.0, L-7 and L-8. • Two new removals (336 and 447) are proposed to create a more consistent and dense screening along the south property lines – they are not regulated trees • A small wetland is indicated at southwest corner of the site	• Yes • Yes • Yes • Yes • Yes • Yes	As there are no regulated woodlands on the site and no removed trees are 36" dbh or greater are being removed, no woodland replacements are required.
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	A note on Sheet C-3.0 says all soils are Marlette Sandy Loam	Yes	
Zoning (LDM 2.f.)	• Site: I-1 • Proposed: TC-1 with PRO overlay • North, South, East, West: I-1	Shown on C-3.0	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• Included on Landscape Plan L-1 • Dimensions on C-3.0	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	• Utilities included on C-6.0 and L-1 • The only overhead line on the site is shown on the demolition plan as being removed.	Yes	

Item	Required	Proposed	Meets Code	Comments
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed grading on C-4.0	Yes	
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	- The clear vision zone is shown for the 11 Mile Road entry - The transformers and screening plants are located within the clear vision zone	- Yes - No	The transformers must be moved to a location outside of the clear vision zones so they and the required screening do not block visibility.
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
- 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.A)	<u>Multi-family Residential adjacent to I-1 residential requires:</u> 10-15 foot high landscaped berm with 6 foot wide crest. - Opacity 80% winter, 90% summer.	- No berms are provided. - A double row of deciduous canopy trees and a 6-foot-high wooden screening fence is proposed along the south property line.	- No - TBD	A landscape deviation was included in the PRO agreement and granted by City Council for the proposed screening
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii)(TC-1)				
Greenbelt width (2)(3) (5)	Use TC-1 requirements - Adj to parking: 20 ft - Not adj to pkg: 0 ft	23 ft	Yes	
Min. berm crest width	Not required	0 ft	Yes	
Min. berm height (9)	Not required	0 ft	Yes	
3' wall	(4)(7)	No retaining wall is proposed		
Canopy deciduous or large evergreen trees Notes (1) (10)	- Adj to pkg: 1 tree per 25 ft - Not adj to pkg: 1 tree per 30 ft. 11 Mile Road: (TC-1) $(468 - 24)/30 = 15$ trees OR subcanopy trees Greenbelt landscaping	0 trees - TC requirement is being met with subcanopy trees	Yes	

Item	Required	Proposed	Meets Code	Comments
	is not required along Avalon Pointe Office Center Drive			
Sub-canopy deciduous trees Notes (2)(10)	- Adj to pkg: 1 tree per 15 ft - Not adj to pkg: 1 tree per 20 ft. $(468 - 24)/20 = 22$ trees OR canopy trees	24 trees 20 of the trees are located within the right-of-way as was done in Sakura Novi. 4 are in the greenbelt	Yes	This was allowed for Sakura Novi and are allowed here.
Canopy deciduous trees in area between sidewalk and curb	No street trees are required in the TC-1 district	20 subcanopy trees (not street trees) are proposed in the 11 Mile Road right-of-way - It appears there are no utility lines that will prevent them from being planted there.	Yes	After the 2-year maintenance period the city would assume maintenance of them.
Multi-Family Residential (Sec 5.5.3.F.ii)				
Building Landscaping (Zoning Sec 5.5.3.E.ii.)	3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. 45 units * 3 = 135 trees - Up to 25% of requirement can be subcanopy trees - Parking lot interior and perimeter requirements may be met with multifamily unit trees.	135 trees or tree equivalents are provided 104 canopy or large evergreen trees (77%) 27 subcanopy or columnar canopy (20%) 24 arborvitae (at 1 tree/6 shrubs)(3%)	- Yes - Yes - Yes	1. The 24 arborvitae were allowed for credit to provide additional screening from the east, similarly to the credits for shrubs allowed for the Townes of Main Street development. 2. Please use a canopy tree in the most southeast corner island in place of the two evergreens. The remaining evergreen will need to be planted elsewhere.
Interior Street Landscaping	1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. - Trees in boulevard islands do not count	14 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
	toward street tree requirement • 505/35 = 14 trees			
Foundation Landscaping	35% of building façades facing road must be landscaped	16' width units: 52% 20' width units: 54%	Yes	1. While not required since Buildings 1-4 have double frontages and the more visible side, facing 11 Mile Road, is satisfactory, the appearance of the garage sides of the buildings would be greatly improved by adding small landscape areas between units such as is shown in the image below. Please consider this. 2. Buildings 5-8 do not back up to an interior drive, but their appearance would also improve with similar landscaping between the units.
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	• Clear sight distance within parking islands • No evergreen trees	No plantings appear to block vision	TBD	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	TBD	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b, i)	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	No islands are proposed		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17 feet with greenspace overhang or a broad sidewalk by the mailboxes	Yes	

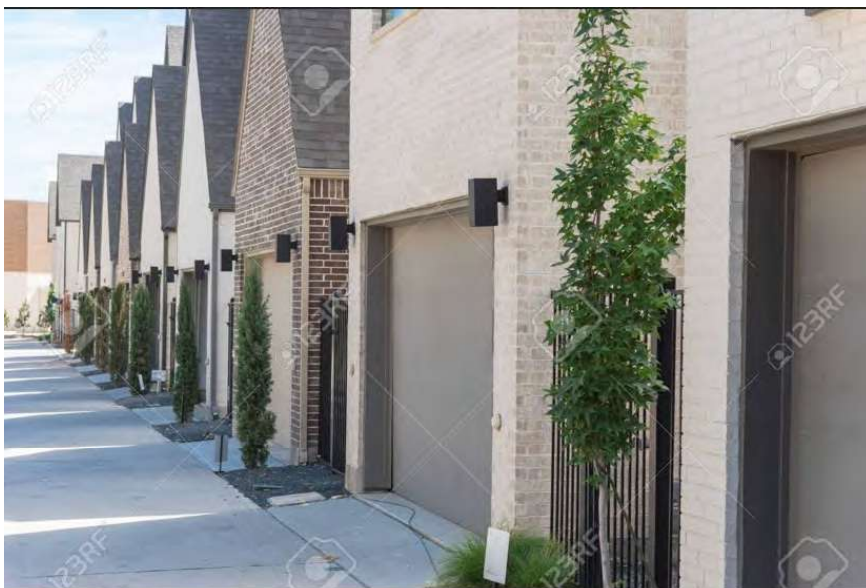
Item	Required	Proposed	Meets Code	Comments
Contiguous space limit (i)	Maximum of 15 contiguous spaces	No bay is more than 8 spaces	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		Only single-sided parking areas are provided so only parking lot perimeter trees are required.
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		See above
All Categories				
$C = A+B$ Total square footage of landscaped islands	$A + B = C \text{ SF}$	NA		See above
$D = C/200$ Number of canopy trees required	$C/200 = D \text{ Trees}$	None	Yes	
Parking Lot Perimeter Trees	1 Canopy tree per 35 lf - Sub-canopy trees can be used under overhead utility lines. - Perimeter within 20 feet of a building does not need to be included in the basis	1 interior street trees and 1 multifamily unit tree south of the west bay. 2 evergreen multifamily unit tree north of the southeast bay	- Yes - No	As noted above, please replace the two evergreen trees at the southeast bay with a canopy tree and plant one of the evergreen trees elsewhere.
Accessway perimeter (southeast drive)	1 Canopy tree per 35 lf $260\text{lf}/35 = 7 \text{ trees}$	2 canopy trees north side 11 evergreens + 1 canopy on south side	No	See above
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. - Trees should not be planted within 5 feet of underground lines.	- Both hydrants are clear of landscaping - Tree/utility conflicts don't exist	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Sod and seed are indicated where other natural plantings and artificial surfaces are not indicated.	Yes	
Snow deposit areas (LDM.2.q.)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Yes	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	- A minimum of 2 ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	- The transformers and their screening shrubs are shown in the 11 Mile Road clear vision zones - The screening detail is included on L-9	- No - Yes	The transformers and their screening must be moved out of the clear vision zone.
Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)	- Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. - Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for basin mix - Include seed mix details on landscape plan	Underground detention is proposed so no detention basin landscaping is proposed	Yes	<u>Please use a different seed mix near the wetland than the Solar Field Pollinator mix – one that is more shade and heavy soil tolerant than the one specified which would be more appropriate for a drier, sunnier setting.</u>
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		Provided on plant lists	Yes	
Root type		Provided on plant lists	Yes	
Botanical and common names	At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan.	<u>Per the plant list on Sheet L-9:</u> 18 of 34 species used (53%) are native to Michigan - The tree diversity	- Yes - Yes	

Item	Required	Proposed	Meets Code	Comments
	The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4 (no more than 15% of the trees may be of single species nor 25% of a single genus)	meets the LDM requirements		
Type and amount of lawn		Yes	Yes	<u>See the note above in the Detention section regarding the native seed mix to be used</u>
Cost estimate (LDM 2.t)	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	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	- Label contour lines - Maximum 33% slope - Constructed of loam 6" top layer of topsoil	No		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants and sanitary sewer lines, 5 feet from other underground utility lines	No overhead lines will remain on the site	Yes	
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 retaining walls are proposed	Yes	

Item	Required	Proposed	Meets Code	Comments
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	- Provide intended date - Between Mar 15 – Nov 15	Between Mar 15 and November 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	- 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	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Miscellaneous Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	An irrigation system plan is provided	TBD	The plan will be reviewed by the City Cross-connection specialist
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	None shown		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	- Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. - Refer to LDM section	On plant list		

Item	Required	Proposed	Meets Code	Comments
	11.b for more details			
Plant size credit (LDM 11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	No prohibited plant species are used	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	A note indicates that there will not be any overhead lines on the site	Yes	
Collected or Transplanted trees (LDM 3.f)		None indicated		
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	No		
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.				



WETLAND & WOODLAND REVIEW

August 19, 2025

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Sakura East Wetland Review (Revised Preliminary/Final Site Plan; JSP25-09)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a site plan review of the combined revised preliminary site plan (rPSP) – final site plan (rFSP) for Sakura East (Project). Two sets of plans were provided:

- One plan prepared by the PEA Group dated July 29, 2025. This plan contains the revised primary design/engineering information for the PSP-FSP.
- One plan prepared by LAND Design Studio dated July 28, 2025. This plan contains the proposed landscape design and invasive removal information for the PSP.

Merjent reviewed the plans for conformance with the City of Novi's (City) Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V and Section 3.6(2)(M) of the City's Zoning Ordinance. The site is located south of 11 Mile Road, east of Town Center Drive, North of Grand River Avenue, and west of Meadowbrook Road in Section 23 of the City of Novi (Parcel Nos. 50-22-23-226-021 and 50-22-23-226-022; site). The site contains City-regulated wetlands (**Figure 1**).

This rPSP-rFSP is associated with the former JZ23-41 Sakura East Planned Rezoning Overlay (PRO). A Project Wetland Boundary Verification was conducted by the Mannik and Smith Group (MSG) and was submitted to the City on November 8, 2023. Merjent performed the PSP review in accordance with the results of the Wetland Boundary Verification and the City's Wetlands and Watercourse Protection Ordinance for the PRO submission on June 7, 2024. This letter utilizes information from both the PRO Review and the Wetland Boundary Verification conducted by MSG in 2024 and 2023, respectively. Additionally, a review was conducted on May 27, 2025 and deficiencies were found in the initial PSP-FSP submittal in regards to wetland setback information. Hereafter, the May 27, 2025 review will be referred to as the "PSP-FSP Review."

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Sakura East rPSP. Edits should be addressed in a revised FSP submittal. Additional comments have been provided to meet the City's Wetlands and Watercourse Protection Ordinance.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**).

- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☐ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided in Pre-app Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☐ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website.

Permits and Regulatory Status

Merjent conducted a site visit on June 5, 2024 and observed conditions on-site consistent with the current and previously conducted reviews, one wetland was delineated on-site (Wetland 1). The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). Due to the Wetland containing evidence of wildlife habitat and stormwater storage, Merjent concurs with MSG's determination that the on-site Wetland is a City of Novi Essential Wetland. However, no impacts are proposed to the on-site Wetland.

Based on the provided PSP, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Requested (not required)

*Requirements for EGLE permits cannot be determined by Merjent nor the City of Novi. Final jurisdictional determination of wetland permits in the State of Michigan is at the discretion of EGLE.

Wetland Review Comments

1. As stated above and in the PSP-FSP Review, Merjent conducted a site visit on June 5, 2024. In the November 8, 2023 review, MSG requested that the wetland boundary be expanded to include trees 423, 424, 436, and 437. Merjent concurs with MSG's recommendation and the drawings provided in the PSP-FSP display a modified wetland boundary encompassing trees 436 and 437. **However, the flagging on-site nor the provided rPSP-rFSP appear to encompass trees 423 and 424.**
 - a. During Merjent's June 5, 2024 site visit, trees 423 and 424 appeared to contain primary indicators of wetland hydrology. **Requested edit/clarification: Per MSG's original request, and Merjent's concurrence, the wetland boundary should be expanded in the northwest portion to include trees 423 and 424. This will likely not cause any additional wetland impacts but may cause additional impacts within the 25-foot wetland setback** (see additional information below).
 - b. Photographs of the altered wetland boundary and requested wetland boundary alteration are provided in **Attachment A**.
2. The applicant has proposed no impact/fill to any wetlands on-site. Therefore, no wetland permit is required from the City of Novi for this Project. Jurisdiction of EGLE-regulated wetlands can only be

determined by EGLE, but due to no proposed impacts to wetlands on-site, it is likely that a permit from EGLE for impacts to wetlands will not be required for this Project.

3. When a project permanently impacts 0.25 acres or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. Merjent recommends the areas of the wetland types be individually quantified on Site development plans for calculation of the mitigation area required (should mitigation be necessary). Otherwise, a conservative mitigation ratio of 2:1 will be utilized for all wetland types at the Site.
 - No impacts to wetlands are proposed for this Project and therefore, no mitigation is required for the Project.
4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. The preservation of the 25-foot wetland buffer areas (also referred to as the "25-foot wetland setback/buffer") is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.
 - **Requested edit/clarification:** The applicant has shown the location of the 25-foot setback for the on-site wetland. However, as mentioned in the PSP-FSP Review, **grading activity between elevations 903 and 906 feet above mean sea level appears to extend into the 25-foot setback on Sheet C-4.0 and Sheet C-5.0. The applicant must provide details on the nature and extent of this impact, including:**
 - o **Area, volume, and type of fill**
 - o **Justification for the impact**
 - o **Whether the impact is temporary or permanent**
 - o **Construction method and sequencing**

These impacts should also be clearly identified using a unique icon or polygon on the plans. The applicant is encouraged to reduce impacts to the 25-foot setback to the maximum extent practicable.

- o In the updated Seed-sod Plan on Sheet L-1.1, LAND Design Studio notes that the "Native Seed Mix Area" encompasses approximately 1,249 square feet (0.03 acre). This area is requested to not be mowed upon project completion. Additionally, if the grading impact area is confirmed to be 1,249 square feet, it should be identified as requested in the engineering plans pursuant to the information noted above.
5. Pursuant to Section 12-172(f), "Upon filing of the application, the applicant shall have the boundary lines of any watercourses or wetlands on the property flagged or staked. The flagging or staking shall remain in place throughout the conduct of the permit activity."

-
- It is requested that flagging remain throughout the course of construction if/when the Project receives final approval.
6. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.
- While not required for site plan approval, the applicant is encouraged to provide conservation easements for any undisturbed wetlands and associated 25-foot wetland buffer not impacted. This would also include signage around the preserved area, and no mowing would be allowed in the remaining buffer areas.
 - o **If a conservation easement is placed around the remaining wetland and associated buffer, appropriate signage designs should be provided on Sheet C-13.1/13.2 and locations provided on Sheet C-3.0 or Sheet C-4.0.**

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Wetlands Map
Attachment A – Site Photographs

CC:

Stacey Choi, City of Novi, schoi@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com



Figure 1. City of Novi Regulated Wetlands Map
 Approximate Site boundary is shown in red.
 (Approximate) Regulated Wetland areas are shown in turquoise.

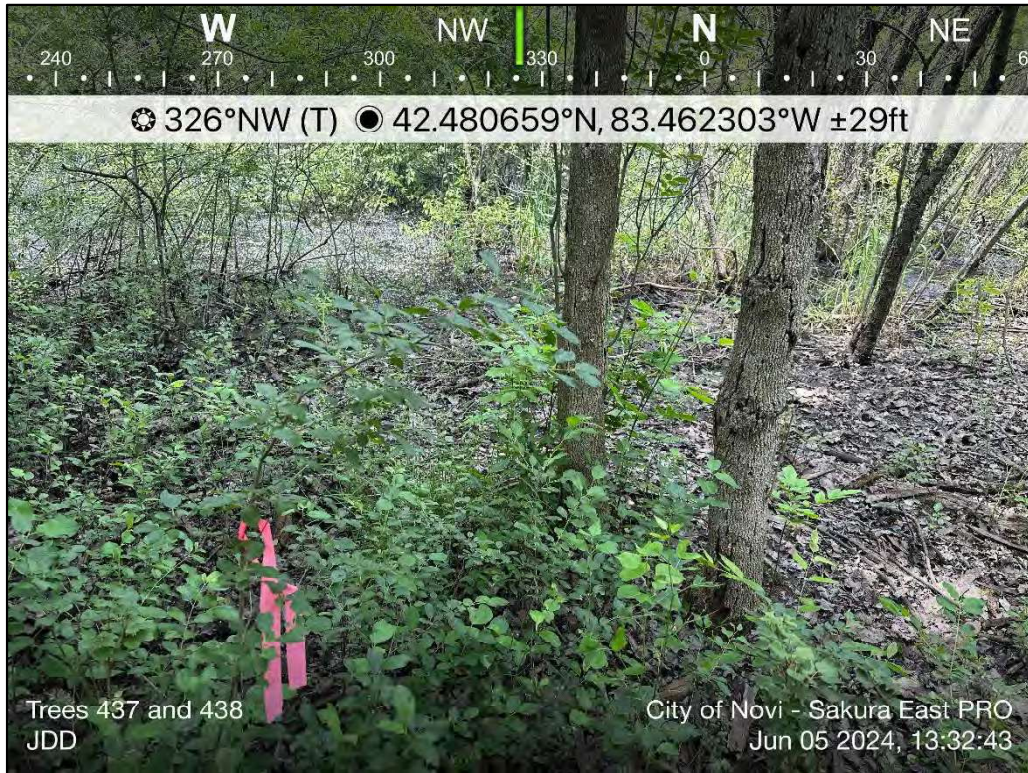
Attachment A
Site Photographs



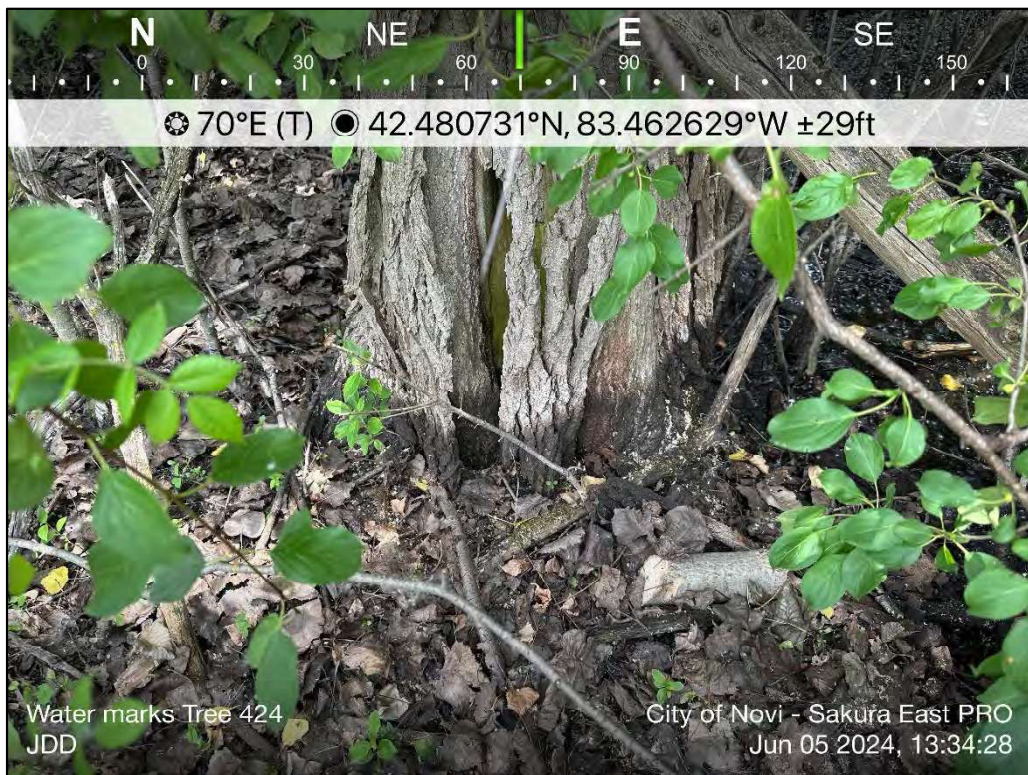
Overview of the southwestern portion of Wetland 1.



Overview of Trees 423 and 424. Note the pink flagging in the background behind the two trees.



Overview of Trees 436 and 437 with the adjusted pink flagging.



Water marks and water stained leaves around Tree 424 (primary indicators of wetland hydrology).



Overview of a northern flag of Wetland 1 – flag WL R1.2.

TRAFFIC REVIEW



AECOM
39575 Lewis Dr
Novi
MI, 48377
USA
aecom.com

Project name:

JSP25-09 – Sakura East Revised Combined
Preliminary and Final Traffic Review

From:

AECOM

Date:

August 19, 2025

To:

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

CC:

Lindsay Bell, Humna Anjum, Diana Shanahan, Dan
Commer, Milad Alesmail, Stacey Choi

Memo

Subject: JSP25-09 – Sakura East Revised Combined Preliminary and Final Traffic Review

The revised combined preliminary and final site plan was reviewed to the level of detail provided, and AECOM recommends **approval** of the preliminary and final site plan as long as the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Robertson Brothers Homes, is proposing 45 three-story rental townhomes on the east side of the proposed Sakura Way development (JSP22-09).
2. The development is located on the south side of Eleven Mile Road, north of Grand River Avenue. Eleven Mile Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial), and the applicant is requesting a PRO for TC-1 (Town Center-1), as granted for Sakura Way.
4. There are no traffic-related deviations required at this time.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 220 – Multifamily Housing (Low-Rise)
Development-specific Quantity: 45 Dwelling Units
Zoning Change: I-1 to TC-1 PRO

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	37	28	100	No
PM Peak-Hour Trips	40	25	100	No
Daily (One-Directional) Trips	364	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
Rezoning Traffic Impact Study (RTIS)	Proposed rezoning from I-1 to TC-1. The RTIS was previously submitted and approved. Conclusion of RTIS: The results of the trip generation comparison indicate that the proposed PRO (52 townhomes) will generate less trips compared to the various build uses (General light industrial, manufacturing, general offices, and medical-dental offices) permitted under the existing zoning.

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	25'	Met	
2	Driveway Width O Figure IX.3	24'	Met	Within range.
3	Driveway Taper O Figure IX.11			
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access O 11-194.a.19	2 access points	Met	Emergency access gate details provided.
5	Driveway sight distance O Figure VIII-E	360'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	256' and 282' shown on previous submittal	Met	
6b	Opposite side O 11.216.d.1.e	282' shown on previous submittal	Met	
7	External coordination (Road agency)	N/A	-	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
8	External Sidewalk Master Plan & EDM	Existing walk	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	-	
12	Trash receptacle ZO 5.4.4	Curbside pickup, no dumpsters	Met	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	24' minimum	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned	Met	
15b	Internal to parking bays	N/A	-	
16	Parking spaces ZO 5.2.12	21 as well as spaces in and in front of each garage		See Planning review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces in all parking bays	Met	
18	Parking space length ZO 5.3.2	17' and 23' parallel	Met	
19	Parking space Width ZO 5.3.2	9.5' and 8.5'	Met	
20	Parking space front curb height ZO 5.3.2	4" in front of 17' spaces	Partially Met	6" curb should be located everywhere except in front of 17' spaces. Verify grades are correct on sheet C-4.0.
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	10 provided	Met	
24b	Location ZO 5.16.1	Indicated	Met	
24c	Clear path from Street ZO 5.16.1	6' indicated	Met	
24d	Height of rack ZO 5.16.5.B	36"	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Provided	Met	
25	Sidewalk – min 5' wide Master Plan	5', 6' and 7' in front of parking	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	0' between sidewalk and curb in most locations	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
28	Cul-De-Sac O Figure VIII-F	N/A	-	
29	EyeBrow O Figure VIII-G	N/A	-	
30	Turnaround ZO 5.10	Dimensioned	Met	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Indicated	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Indicated	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Indicated	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Indicated	Met	
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	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	EV charging symbol detail provided.
41	The international symbol for accessibility pavement markings ADA	Indicated	Met	
42	Crosswalk pavement marking detail	Indicated	Met	
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



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PE
Project Manager

FIRE REVIEW



August 26, 2025

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

RE: **Sakura East**

PSP/FSP

JSP25-09

PSP25-016

Project Description:

Build a 10 building multi-tenant family structures off Eleven Mile Rd.

Comments:

All previous comments from review dated August 5 2025, have been addressed and are acceptable.

Recommendation:

The Fire Dept. requirements have now been addressed. Plan is acceptable.

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland". The signature is fluid and cursive, with the first name "Andrew" and last name "Copeland" clearly distinguishable.

Andrew Copeland – Fire Marshal
City of Novi Fire Department
cc: file

Novi Public Safety Administration

45125 Ten Mile Road

Novi, Michigan 48375

248.348.7100

248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTERS

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

September 4, 2025
PEA Group Project No: 2018-033B

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

**RE: Response to Novi Review Letter 2
Sakura East
City of Novi Project Number: JZ23-41/JSP23-0026**

Dear Ms. Bell:

This office is in receipt of the City of Novi review letter dated August 21, 2025, regarding the subject development. Please note the following responses to the review:

Planning:

Planning recommends conditional approval of the revised Preliminary and Final Site Plan as it is in conformance with the PRO Agreement and relevant sections of the Zoning Ordinance. However, the Preliminary Site Plan is still not recommended for approval by the Fire Marshal. In addition, Landscape and Wetland reviews are not recommending approval of the Final Site Plan at this time due to unresolved comments. Please address the issues identified in this and other review letters in a revised submittal.

We have revised the fire truck turning plan per the Fire Marshal's review and have received approval on August 26, 2025.

Engineering:

Approval of the Revised Preliminary/Final Site Plan is recommended. The plans do meet the general requirements of Chapter 11 of the City of Novi Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Electronic Stamping Set submittal.

The Engineering Department is recommending approval, we will address the Engineering Department's additional comments in the final site plan submittal.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA Group



John B. Thompson, PE
Associate | Senior Project Manager

Sakura East
Landscape Response Letter
09.04.2025

To whom it may concern,

Land Design Studio has received the Combined Review Letters and Charts related to the Sakura East project number JSP25-09. Please see the following responses as they relate to the various comments within the letters and charts:

Planning Review Letter – dated August 21, 2025

Site Amenities:

- The following site amenities are shown on the plans and were conditions for the PRO Agreement. Please provide an itemized cost estimate for these items in the next submittal: 6' Wood fence, EV Chargers, Synthetic turf field, benches, string lighting, focal planter/art piece, fire table, picnic table, USB Charging Post, and Adirondack Chairs.
Response: The above mentioned items will be included in the itemized cost estimates included with the next submittal.

Landscape Review Letter – dated August 4, 2025

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees

- The transformers and their screening must be moved out of the clear vision zone.
Response: This item will be addressed for Final Site Plan approval.

Multi-Family Residential Landscaping

- Multi-family unit trees: As noted on the landscape chart, please use a canopy tree in place of the two evergreen trees in the southeast corner island to provide better shade for the lot.
Response: This landscape revision will be addressed for Final Site Plan approval. Though upon review it seems as though it is possible to accommodate.

Landscape Review Chart – dated August 4, 2025

Proposed Improvements

Clear Zones

The transformers must be moved to a location outside of the clear vision zones so they and the required screening do not block visibility

Response: This item will be addressed for Final Site Plan approval.

Multi-Family Residential

Building Landscaping

2. Please use a canopy tree in the most southeast corner island in place of the two evergreens. The remaining evergreen will need to be planted elsewhere.

Response: This landscape revision will be addressed for Final Site Plan approval. Though upon review it seems as though it is possible to accommodate.

Foundation Landscaping

1. While not required since Buildings 1-4 have double frontages and the more visible side, facing 11 Mile Road, is satisfactory, the appearance of the garage sides of the buildings would be greatly improved by adding small landscape areas between units, such as is shown in the image below. Please consider this.

Response: The Development Team has considered this request, but has decided not to pursue the requested landscape islands.

2. Buildings 5-8 do not back up to an interior drive, but their appearance would also improve with similar landscaping between the units.

Response: The Development Team has considered this request, but has decided not to pursue the requested landscape islands.

Parking Area Landscape Requirements

All Categories: Parking Lot Perimeter Trees

As noted above, please replace the two evergreen trees at the southeast bay with a canopy tree and plant one of the evergreen trees elsewhere.

Response: This landscape revision will be addressed for Final Site Plan approval. Though upon review it seems as though it is possible to accommodate.

Miscellaneous Landscaping Requirements

Transformer / Utility Boxes

The transformers and their screening must be moved out of the clear vision zone.

Response: This item will be addressed for Final Site Plan approval.

Detention / Retention Basin Planting Requirements

Please use a different seed mix near the wetland than the Solar Field Pollinator Mix – one that is more shade and heavy soil tolerant than the one specified which would be more appropriate for a drier, sunnier setting.

Response: This item will be addressed for Final Site Plan approval.

Merjent Wetland Review Letter – dated August 19, 2025

Wetland Review Comments

Item 1 Per MSG's original request, and Merjent's concurrence, the wetland boundary should be expanded in the northwest portion to include trees 423 and 424. This will likely not cause any additional wetland impacts, but may cause additional impacts within the 25-foot wetland setback.

Response: This item will be addressed for Final Site Plan approval.

Item 4 The applicant has shown the location of the 25-foot setback for the on-site wetland. However, as mentioned in the PSP-FSP Review, grading activity between elevations 903 and 906 feet above mean sea level appears to extend into the 25-foot setback on Sheet C-4.0 and Sheet C-5.0. The applicant must provide details on the nature and extent of this impact.

Response: This item will be addressed for Final Site Plan approval.

Item 6 If a conservation easement is placed around the remaining wetland and associated buffer, appropriate signage designs should be provided on Sheet C-13.1 / 13.2 and location provided on Sheet C-3.0 or Sheet C-4.0.

Response: This item will be addressed for Final Site Plan approval.

Thank you for your consideration of the project and we hope the above answers meet with your approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric James". The signature is fluid and cursive, with a large loop at the end.

Eric James, Landscape Architect
LAND Design Studio