

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: CONSIDERATION OF REQUEST TO AMEND CONSENT JUDGMENT: JSP25-12 NOVI ACRES
DATE: APRIL 10, 2026

The petitioner is requesting to amend a Consent Judgment for the Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The proposed plans include 61 townhome units and a small stand-alone retail building.

The parcel proposed for development, approximately 24.71 acres, is currently vacant. It is located immediately south of the Sam's Club store and northeast of the Target store. The site includes an existing access drive to Wixom Road, a lawn area intended for future parking, and regulated wetlands and wetland mitigation areas to the east of the proposed development. About 65% of the site contains regulated wetlands and permanently preserved wetland mitigation areas.

In 2023, the applicants proposed a multi-family apartment-style development (157 units) with limited associated retail for the same location; however, the proposal did not advance beyond the Planning Commission meeting after receiving a recommendation for denial.

The applicant is now requesting an amendment to the Consent Judgment to allow a 61-unit townhome development on 7.17 acres, a 6,529-square-foot standalone retail building on 1.53 acres.

The Consent Judgment limits development on the subject property to 100,000 square feet of retail use conforming to B-2 (Community Business) zoning standards – essentially another “big box” store like Sam's Club and Target was proposed for the site. The agreement binds both parties equally to its terms and runs with the land, acting as a covenant attached to the property, unless and until it is formally amended by mutual agreement.

The proposed amendment to the Consent Judgment and associated concept plan would be a significant change from what is currently permitted. In addition, Target and Sam's Club have some binding covenants that have limited development of the site, according to the applicant.

The request is presented to this Committee for input as the proposal is currently not explicitly supported by our 2025 Master Plan for Land Use, which identifies this property as Community Commercial, nor is it supported by the current binding conditions of the Consent Judgment. Staff is requesting the Committee consider the applicant's request, review staff and

consultants' review letters and provide direction to staff and the applicant. Recommendations have been retracted for the purpose of this meeting.

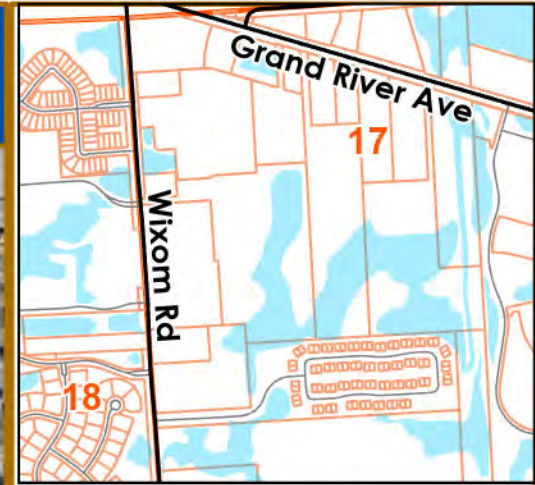
The applicant has provided the following documents as part of their application packet. All are attached to this memo following the staff and consultant reviews:

1. Project Narrative
 - a. Applicant Cover Letter
 - b. Community Impact Statement
2. Response Letter to Previous Review Comments

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP25-0012 NOVI ACRES

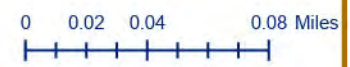
LOCATION



 Sections



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



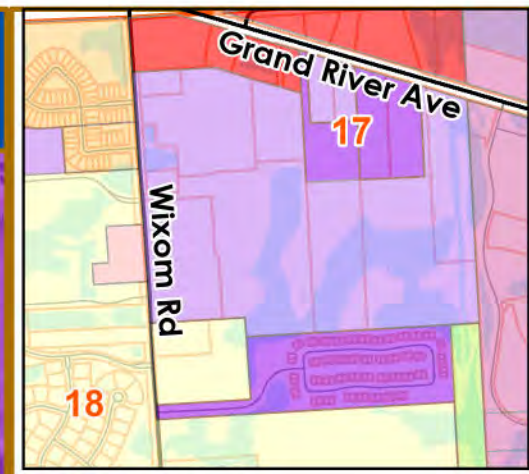
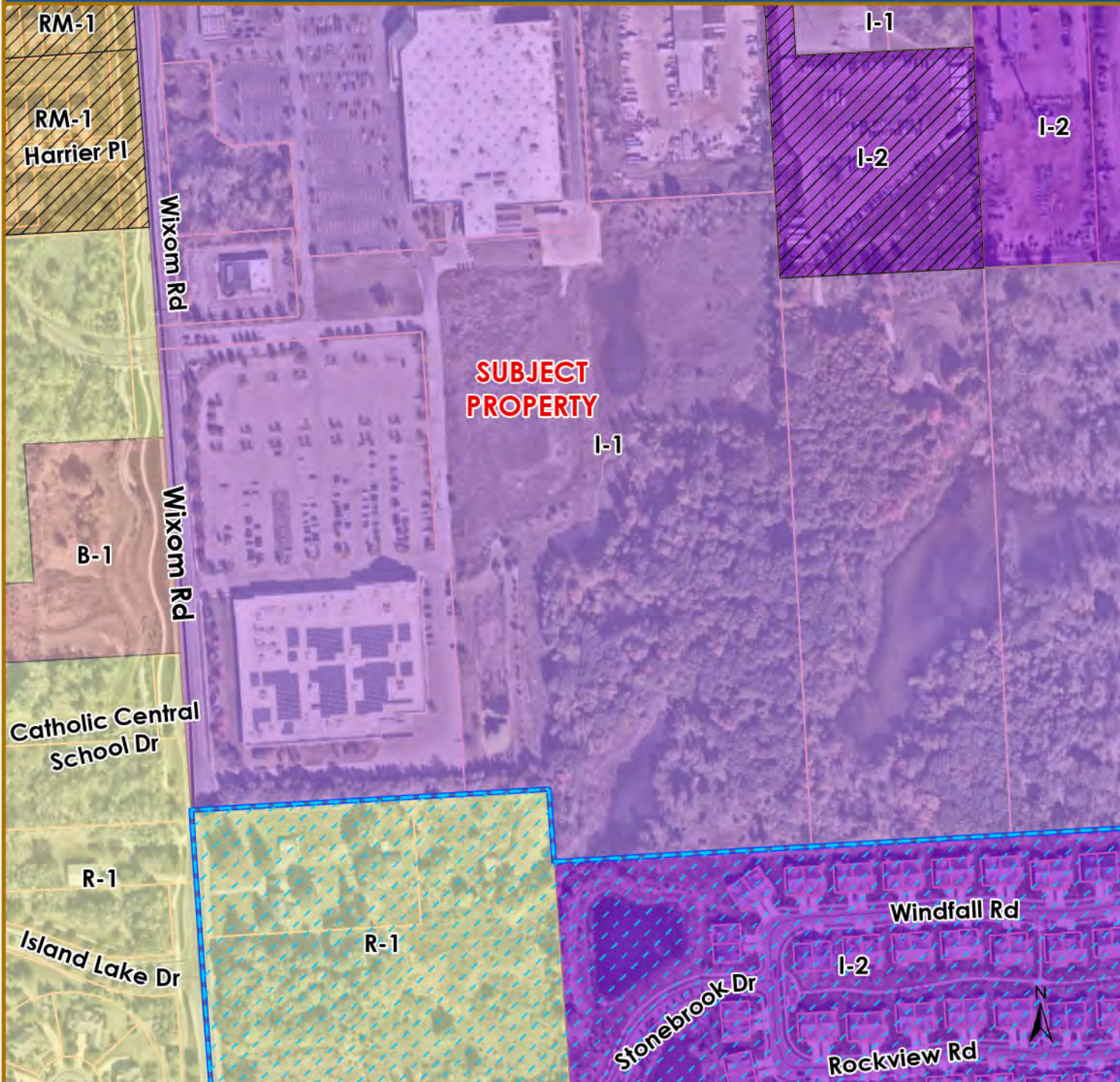
Map Author: Lindsay Bell
Date: 4/10/26
Project: NOVI ACRES
Version #: 1



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.

JSP25-0012 NOVI ACRES

ZONING



Zoning District

- B-1: Local Business
- B-3: General Business
- I-1: Light Industrial
- I-2: General Industrial
- OSC: Office Service Commercial
- R-1: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family



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

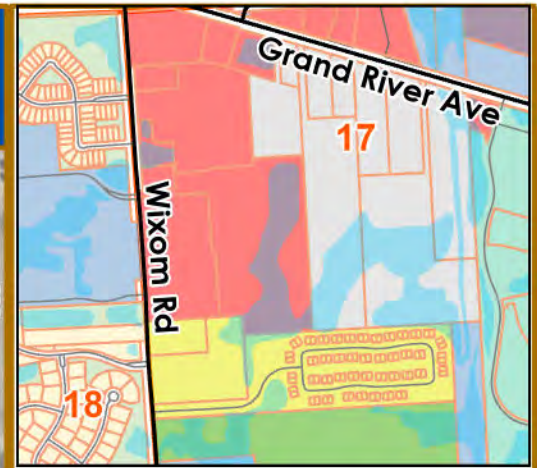
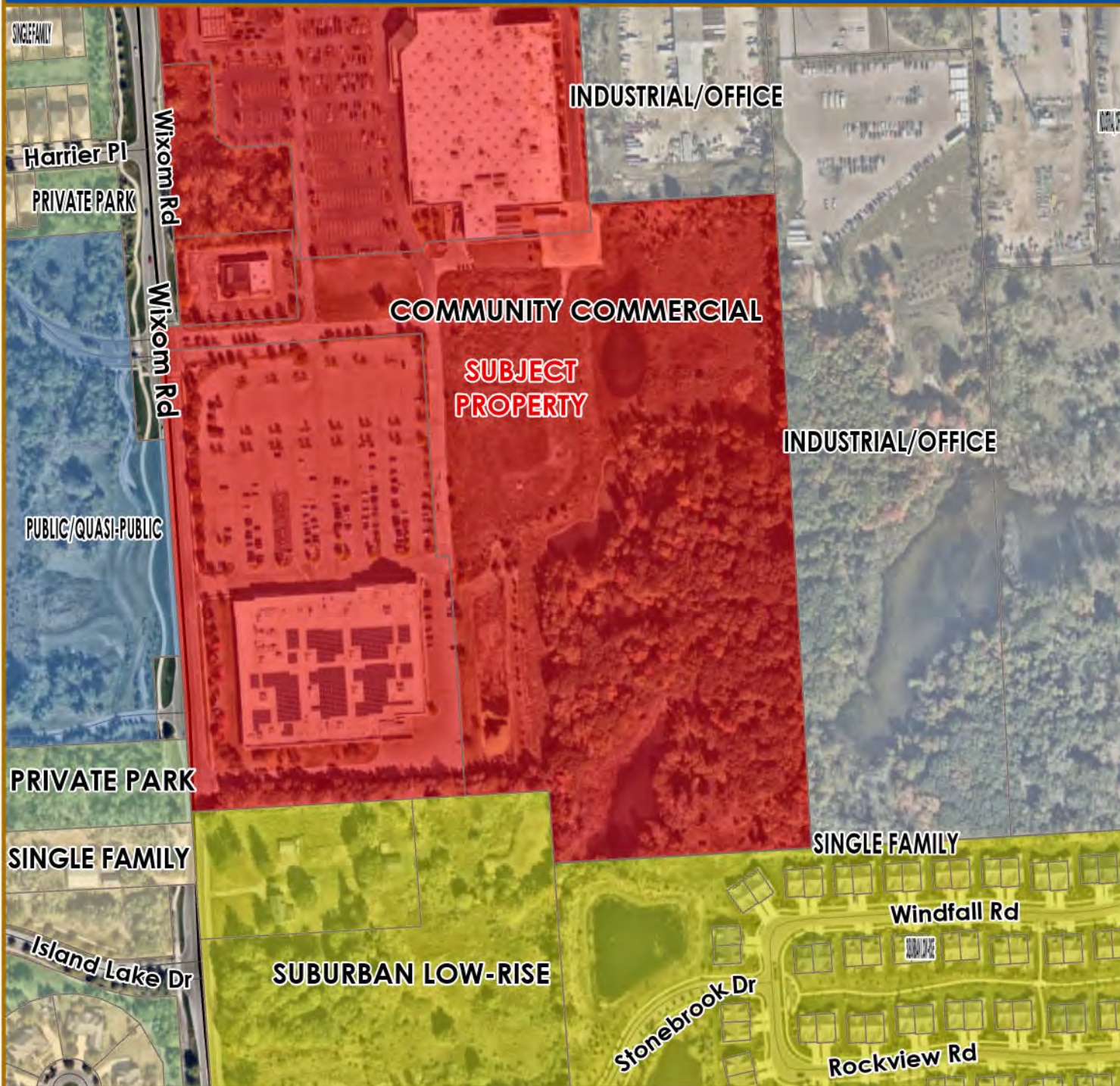


Map Author: Lindsay Bell
 Date: 4/10/26
 Project: NOVI ACRES
 Version #: 1









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.

JSP25-0012 NOVI ACRES

FUTURE LAND USE



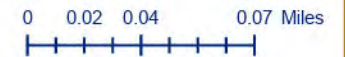
Future Land Use (2025)

-  Community Commercial
-  Industrial/Office
-  Office, Service, Commercial
-  Private Park
-  Public Park
-  Public/Quasi-Public
-  Single Family
-  Suburban Low-Rise



City of Novi

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



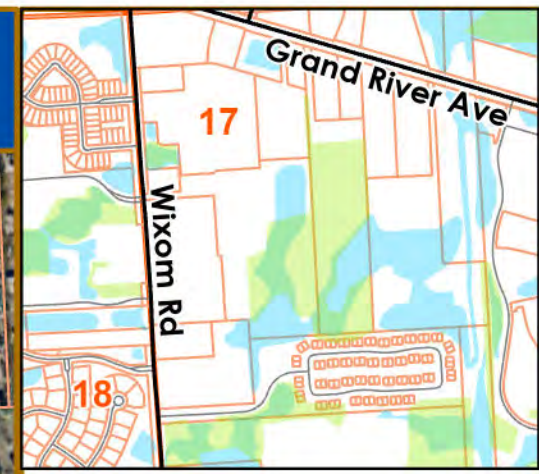
Map Author: Lindsay Bell
Date: 4/10/26
Project: NOVI ACRES
Version #: 1




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.

JSP25-0012 NOVI ACRES

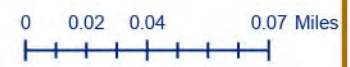
NATURAL FEATURES



-  Woodlands
-  Wetlands



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



Map Author: Lindsay Bell
Date: 4/10/26
Project: NOVI ACRES
Version #: 1



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.

PROJECT COVER LETTER

LAW OFFICES
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.
37000 GRAND RIVER AVENUE, SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

D. B. LANDRY
dlandry@lmdlaw.com

Office: (248) 476-6900
Direct: (248) 919-3783
Fax: (248) 476-6564

April 29, 2025

VIA HAND DELIVERED

City of Novi Community Development Department
Attn: Lindsay Bell
45175 West 10 Mile Road
Novi, Michigan 48375

RE: Application for Re-Zoning/Amendment of Consent Judgment for Novi Promenade
PRE-APP24-15 Station Flats
Project Name: Novi Acres (Formerly Station Flats)
Our File No.: DID 27961

Dear Ms. Bell:

Attached herewith is an Application for Re-Zoning/Amendment of the Consent Judgment in the matter of Novi Promenade LLC v. City of Novi, Oakland County Civil Action No.: 00-021-096-CZ. I represent the applicant, M.F. Novi, LLC. This application involves the remaining vacant parcel at the Novi Promenade Complex which includes approximately twenty-four acres of property, approximately nineteen acres of which is wetland/woodland under a Conservation Easement and a storm water detention area. The applicant wishes to develop the approximate five remaining acres which are not within the Conservation Easement area. This is the last remaining undeveloped parcel of the Novi Promenade Project which has been vacant since the initial Consent Judgment was entered by the Court in 2001 and before.

The applicant has previously submitted a proposal to the city under the project name Station Flats, JSP23-02. That proposal included multi-family housing only, consisting of 157 apartment units in a single four-story building, with the only retail portion being a small café included within the single residential building. The current application is drastically different. This application – Novi Acres - includes only sixty-one owner occupied dwelling units – condominiums – in eight separate buildings with garages and a 6,529 sq. ft. separate retail building.

I have attached to this narrative the following:

- A. Application for Site Plan and Land Use Approval
- B. Preliminary Site Plan Checklist
- C. Seven copies of Preliminary Site Plan in 24" x 36" format with architectural drawings
- D. Lighting Plan
- E. A response letter to the comments by the city after our December 9, 2024 Pre-Application meeting.
- F. Non-Domestic User Survey
- G. Hazardous Material Checklist
- H. Updated Traffic Impact Study
- I. Community Impact Statement
- J. Project and Street Name Request
- K. Original Consent Judgment entered July 19, 2001 and Amended Consent Judgment dated June 23, 2015.

I am also providing to you separately, digital copies of all of the foregoing.

The original Station Flats proposal of 157 rental units within a single building was reviewed by the Planning Commission in September of 2023. The Planning Commission recommended denial of that Application and rather than proceeding to City Council the applicant considered the Planning Commission comments and went back to the drawing board and now presents a significantly different proposal. In fact, after meeting with the City Administration at a Pre-Application meeting in December of 2024 the applicant now has made additional changes. A summary of the significant changes from the original Station Flats proposal to the Novi Acres proposal is as follows:

<u>Station Flats</u>	<u>Novi Acres</u>
157 dwelling units	61 dwelling units
Rental units	Owner occupied townhouse condominiums
Height four stories	Height three stories
Surface parking	Two car garages with each unit
Density 18 DU/acre	7 DU/acre
Small Café retail within residential building	6,529 sq. ft. separate retail building

The following is a more detailed description of this project.

Nature and density of residential component.

The original project consisted of 157 rental units within a single building. This new application has decreased the density 62% from 18 DU/acre to 7 DU/acre. Moreover, the residential units will be owner occupied townhouse condominiums. There are no rental

units. The original proposal was a single building four stories in height. This new proposal consists of eight residential buildings each three stories in height. Note, this increases the open space and we have also made additional changes since the Pre-Application meeting so we now have increased the spacing between the buildings.

Parking

This proposal includes a two-car garage with each dwelling unit which consists of under unit first floor garages. This directly addresses a concern expressed by the Planning Commission that unit occupants are not required to park in the adjacent Target parking lot or cross that lot to access their vehicles. Moreover, 32 additional parking spaces are provided throughout the site to accommodate guest parking. There are a total of 154 parking spaces for the development. This should alleviate any parking concerns.

Traffic Study

Attached is an updated traffic study. When analyzing the traffic impact of this development it is important to recognize that as zoned, per the Consent Judgment, a 100,000 sq. ft. big box retail store could be built. The attached traffic impact study compares the traffic generated by a 61-unit condominium development along with the separate retail building to the traffic generated by a 100,000 sq. ft. retail development. The results are staggering. A 100,000 sq. ft retail building would generate 9,449 daily traffic trips while the proposed Novi Acres development would generate only 919 daily traffic trips. This is a decrease of 8,530 trips per day. Thus, the traffic generated by Novi Acres is a decrease of 90% of the traffic that would be generate if this site were developed as zoned.

Woodland/Wetland Areas

This project does not intrude upon the wetland/woodland acres protected under the Conservation Easement. In stepping back in viewing this proposed project, one must appreciate the fact that a large big box retail store might preserve the woodland/wetland Conservation area but would completely hide it and ignore it. By developing Novi Acres this development incorporates the woodland/wetland area into this residential development. Residential buildings 1,8,4 and 7 would directly border the Conservation Area and offer stunning views of that natural area.

Walkability

This project includes the construction of a sidewalk from the residential buildings all the way to the separate retail building at the North West portion of this project and continuing all the way to Wixom Road. Thus, it will not be necessary for any of the residents of Novi Acres to cross any existing parking lot in Novi Promenade. Residents can utilize the internal sidewalks in the residential portion, they can then cross the road way which is internal to the large Novi Promenade area at the North West corner of the residential area to access the separate retail building and then continue on that sidewalk

all the way to Wixom Road. This would allow pedestrian access to the other developments along Wixom Road and Grand River Ave.

Separate Retail Building

Novi Acres also includes the development of a 6,529 sq. ft. retail building at the North West corner of the project. Thus, rather than the previously proposed café within the larger four-story residential apartment building, Novi Acres now proposes a separate retail building. This could be developed as several separate shops, coffee and/or other convenient retail tenants, servicing both the residents of Novi Acres as well as the residential areas along Wixom Road.

Community Impact

Attached is a Community Impact Statement for this project. In addition, this project is expected to create approximately 100-110 construction jobs and between 10-30 permanent retail jobs. The permanent jobs for the residential condominium units would be minimal, consisting of a management company to be retained and outdoor maintenance.

The Last Piece of Novi Promenade

The original Consent Judgment was approved by the Court in 2001. Since then, in the last 24 years, Sams Club and Target have built out while this remaining "Lot B" has remained undeveloped. It's suitability for development "as zoned" is negligible. No interest has been shown. Novi Acres would complete the Novi Promenade area with a development that incorporates the conservation easement view shed, generates a fraction of the traffic, brings in owner occupied dwelling units with garage parking and safely manages pedestrian accessibility.

We look forward to the city's comments on this new Novi Acres proposal and we look forward to presenting this proposal to both the Planning Commission and the City Council.

Very truly yours,
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

/s/ David B. Landry

David B. Landry

DBL/slw
Enclosures

APPLICANT'S
COMMUNITY IMPACT STATEMENT



April 16, 2025

Mr. Jeffrey Buck, Project Manager
Cypress Partners
280 West Maple Road
Suite 230
Birmingham, MI 48009

Subject: City of Novi Consent Judgement Amendment for the 24.78-acre property on the east side of Wixom Road, south of Grand River Ave. (south of Sam's Club and east of Target) in the City of Novi, Oakland County, Michigan.

Dear Mr. Buck:

At your request, I have reviewed the above *revised* proposal to amend the Consent Judgement from July 19, 2001, and then amended June 23, 2015, for the above 24.78-acre parcel. The property is currently vacant and was intended to be developed for additional retail space facing the Target parking lot. The property is currently zoned I-1, Light Industrial but was approved for retail use through the Consent Judgement. Proposed is the Novi Acres development with 61, three-bedroom, townhouse units in eight buildings and a 6,529 square foot retail building. Each townhouse unit has a two-stall parking garage access from the rear of the first floor. There are also 32 parking spaces available throughout the townhouse development. The 6,529 square foot retail building faces the Target Parking lot and will have parking spaces in the rear. It is important to note that the proposed development occupies 5 acres +/- of the 24.78-acre site and the rest of the property remains as a conservation/wetland area.

This letter is submitted as an evaluation of the appropriateness of the proposed Consent Agreement amendment request, understanding the future land use designation for the site is Community Commercial. Moreover, this letter addresses why this project meets the Goals & Objectives in the Master Plan and the benefits outweigh those for commercial uses at that location.

The observations in this report are based upon over 40 years' experience as a professional community planner, including work representing communities in Southeast Michigan. For the sake of conciseness, this letter will not re-state the existing land use, site conditions, zoning, and master plan designation for the subject and surrounding sites. Instead, it will focus on the key factors that relate to implementation of the Goals and Objectives in the Master Plan as well as zoning requirements. Based upon our review of the Consent Judgement, the proposed site plan and related materials, a visit to the site, and examination of the City of Novi Zoning Ordinance and Master Plan, we offer the following for your consideration:

ANALYSIS OF REQUEST

The requested Consent Judgement amendment will allow for the change in zoning while committing to a specific development layout. In this case, three-story upscale townhouses and a retail building, which is a use permitted under the consent judgement and will back up to the Sam's Club parking lot.

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

The subject site abuts primarily community commercial developments to the north and west, and detention ponds/wetlands to the south and east. There are single-family residential uses to the south of this site, behind Target, but they will be a considerable distance from the proposed project. A more detailed examination of the site, market conditions, available land, and surrounding land uses indicates that the proposed townhouse residential and retail commercial development will prove more beneficial to the community than a single commercial use.

Master Plan Goals. One of the goals of the Master Plan states that “A variety of housing options will welcome younger residents and families as well as older residents to age in the community.” The corresponding Objective is to “Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.” While the City has done a good job of providing a variety of housing types, the provision for additional upscale townhouse units in a key location will further the above goal and objective.

Grand River Corridor Plan. The subject site abuts the Grand River Corridor and one of the goals is “To Provide Housing Options. The City of Novi is well-known in the region for its thriving single-family neighborhoods, but alternative housing types can serve two segments of the population that may wish to live in a different setting: young people and empty nesters. Housing in the Grand River Corridor will provide medium-sized housing and will fit the low-maintenance needs of both age groups.” The proposed development will also place additional residents in close proximity to businesses along the Grand River Corridor; further strengthening the future viability of those uses. This includes larger businesses like Sam’s Club and Target as well as the numerous retailers located in nearby shopping centers like the Grand Promenade and, farther to the east, the center where Kroger and Home Depot are located. The provision for 61 residential townhouses will also take advantage of the surrounding commercial activity and support those businesses.

Viability of Subject Site for Commercial Use. The ability to develop this site for commercial use has been in place for 24 years yet it has remained vacant. Conditions have certainly changed since the Consent Agreement was filed and the property is even less viable for large scale commercial development now than it has been during that period. One of the primary reasons is the lack of visibility from primary roads, which include Grand River Ave. and, to a lesser extent, Wixom Road. The subject site is tucked behind the Sam’s Club building and is not visible until driving past that building toward Target. Due to the setback from Wixom Road, the site is only visible from the Target parking lot.

Any of the potential big box uses for the site are already located in the area and they chose locations over this one, likely due to the above-mentioned lack of road visibility and access. The only real option would be development of a large strip shopping center with numerous, small retail spaces. Shopping center uses are highly dependent upon visibility from major roads, which is why the Grande Promenade project was developed along Grand River Ave. instead of this site. Given the limited size of just over 6,000 square feet, the retail space can still benefit from the close proximity to Sam's Club and Target, including the visibility from the parking lot. There are still some small retailers looking for space and the proposed building can accommodate one to three tenants.

From a planner's perspective, we continue to see an increase in retail vacancies in shopping centers and malls across the region, including communities that I work in. This is due, in part, to the advent of on-line shopping from virtual companies, like Amazon, as well as traditional retailers like Kohl's and Wal Mart. It is difficult for small retailers to compete with the price and selection offered by the larger companies. Those specialty retailers that can compete locate in either traditional downtowns or in high visibility, high traffic shopping centers. There is still some potential for limited retail space, with uses like medical office, yoga studio, hair salon, coffee shop, dance studio, clothing boutique, etc. Once again, we don't anticipate large demand but there should be sufficient interest for a small retail building to be developed.

Housing Options. Many empty nesters have either paid off their mortgages or have small balances. They can take the equity in their existing houses by selling and use it for other purposes, while maintaining the same standard of living in the community. This is not currently happening due to the housing shortage and inability of empty nesters to find replacement housing within the community, including owner-occupied units. First-time and move-up buyers are having difficulty finding available housing because empty nesters are staying in place, due primarily to lack of replacement units.

The proposed project would provide empty-nester homeowners with an option that allows them to sell their larger, existing homes while remaining in the City of Novi. This in turn will help free up single-family for-sale houses, thereby adding supply to new and move-up home buyers. Once the existing homes are sold, this will also remove the cap on property taxes and provide an increase in revenue for the City. This project will also help provide additional short-term corporate housing for companies bringing executives into the area for temporary assignment. There is a shortage of high-quality "missing middle" housing in the region and many companies have resorted to buying houses for their temporary transfers to live in.

Walkability. Given the location of the site along Grand River Ave., the proposed townhouses would be in close proximity to a wide range of retail, restaurant, office and medical services. There are sidewalk connections to big box uses like Target, Sam's Club, Meijer and Kroger; a wide range of restaurants like Applebee's, Shaker's, Outback Steakhouse, etc.; and medical services at the Ascension Providence hospital campus. A wide array of retail and service options are within walking distance of the project, thereby limiting the need to drive to these locations. This meets the City's goal of having a walkable community and providing services near housing.

CONCLUSION

With the proposed benefits, quality site design, and an understanding of the current and future commercial market for the subject site, the proposed mix of residential and limited commercial development represents an appropriate departure from the current Consent Judgement designation of only commercial. It is highly unlikely that this property will ever be developed for large scale commercial purposes due to the lack of visibility from the primary roads. It is hidden behind the Sam's Club and can only be seen from the Target parking lot. The transition to on-line buying has also decreased demand for retail space and only the most outstanding locations will remain viable moving forward. A small retail building will still benefit from the activity generated by Target and Sam's Club, along with the 61 townhouse units, and create potential for between one and three specialty uses.

Mr. Jeffrey Buck, Project Manager
City of Novi Consent Judgement Amendment Letter
April 16, 2025
Page 4

In addition, upscale townhouse development meets the City Master Plan goals and objectives of providing additional housing opportunities in close proximity to services, in a walkable environment.

If you have any further questions, please contact me at 810-335-3800.

Sincerely,

CIB Planning

A handwritten signature in cursive script, appearing to read "Carmine P. Avantini".

Carmine P. Avantini, AICP
President

SITE PLAN

PRELIMINARY SITE PLANS

NOVI ACRES

WIXOM ROAD BETWEEN GRAND RIVER AVENUE AND 11 MILE ROAD
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



NOTE:
ALL WORK SHALL CONFORM TO THE CITY OF NOVI
CURRENT STANDARDS AND SPECIFICATIONS



DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MF NOVI, LLC. 280 WEST MAPLE ROAD, SUITE 230 BIRMINGHAM, MI 48009 CONTACT: MICHAEL PARKS PHONE: 248.640.9300, EXT. 10 EMAIL: MPARKS@CYPRESSMI.COM	PEA GROUP 1849 POND PLN AUBURN HILLS, MI 48236 CONTACT: JAMES P. BUTLER, PE PHONE: 248.821.4841 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
KRIEGER KLATT ARCHITECTS 2120 EAST 11 MILE ROAD ROYAL OAK, MI 48067 CONTACT: BRODRICK BROZOWSKI PHONE: 248.414.9270 EXT. 124 EMAIL: BRODRICK@KRIEGERKLATT.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	ALTA SURVEY
C-1.1	TOPOGRAPHIC SURVEY - NORTH
C-1.2	TOPOGRAPHIC SURVEY - SOUTH
C-1.3	USEABLE OPEN SPACE CALCULATION PLAN
C-3.0	PRELIMINARY SITE PLAN - OVERALL
C-3.1	PRELIMINARY SITE PLAN - NORTH
C-3.2	PRELIMINARY SITE PLAN - SOUTH
C-4.1	PRELIMINARY GRADING PLAN - NORTH
C-4.2	PRELIMINARY GRADING PLAN - SOUTH
C-6.0	PRELIMINARY UTILITY PLAN - OVERALL
C-6.1	PRELIMINARY UTILITY PLAN - NORTH
C-6.2	PRELIMINARY UTILITY PLAN - SOUTH
C-8.1	STORM WATER MANAGEMENT PLAN
C-8.1	NOTES AND DETAILS
C-9.2	DETAILS
C-10.0	TRUCK TURNING PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN - OVERALL
L-1.1	PRELIMINARY LANDSCAPE PLAN - NORTH
L-1.2	PRELIMINARY LANDSCAPE PLAN - SOUTH
L-1.3	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
ARCHITECTURE PLANS	
A.100	RETAIL FLOOR PLAN
A.200	RETAIL ELEVATIONS
PHOTOMETRIC PLANS	
1 OF 8	OVERALL
2 OF 8	RETAIL
3 OF 8	RESIDENTIAL
4 OF 8	RESIDENTIAL
5 OF 8	RESIDENTIAL
6 OF 8	COLOR ISOMETRIC
7 OF 8	COLOR ISOMETRIC
8 OF 8	SPECIFICATIONS

REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	3/9/2023
CITY COMMENTS	5/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023
LAYOUT CHANGES	9/13/2024
LAYOUT CHANGES	10/7/2024
LAYOUT CHANGES	3/27/2025
CITY COMMENTS	1/6/2025

CITY OF NOVI PROJECT NUMBER: JSP21-0051



BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
DUMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 83' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. = 986.37

BM #301
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. = 984.93

BM #302
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.).
ELEV. = 985.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK.
ELEV. 974.22

BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB.
ELEV. 981.30

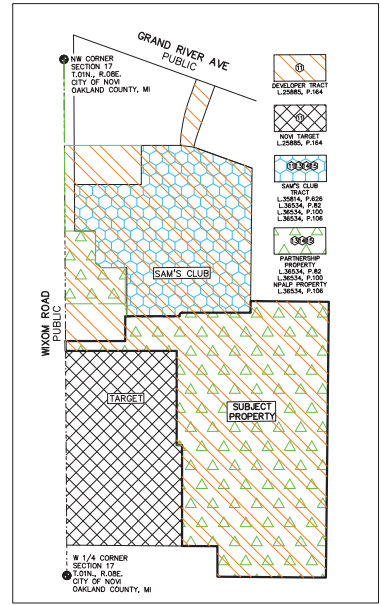
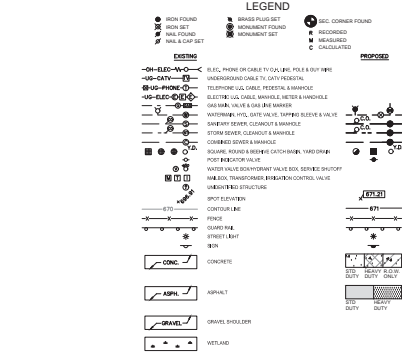
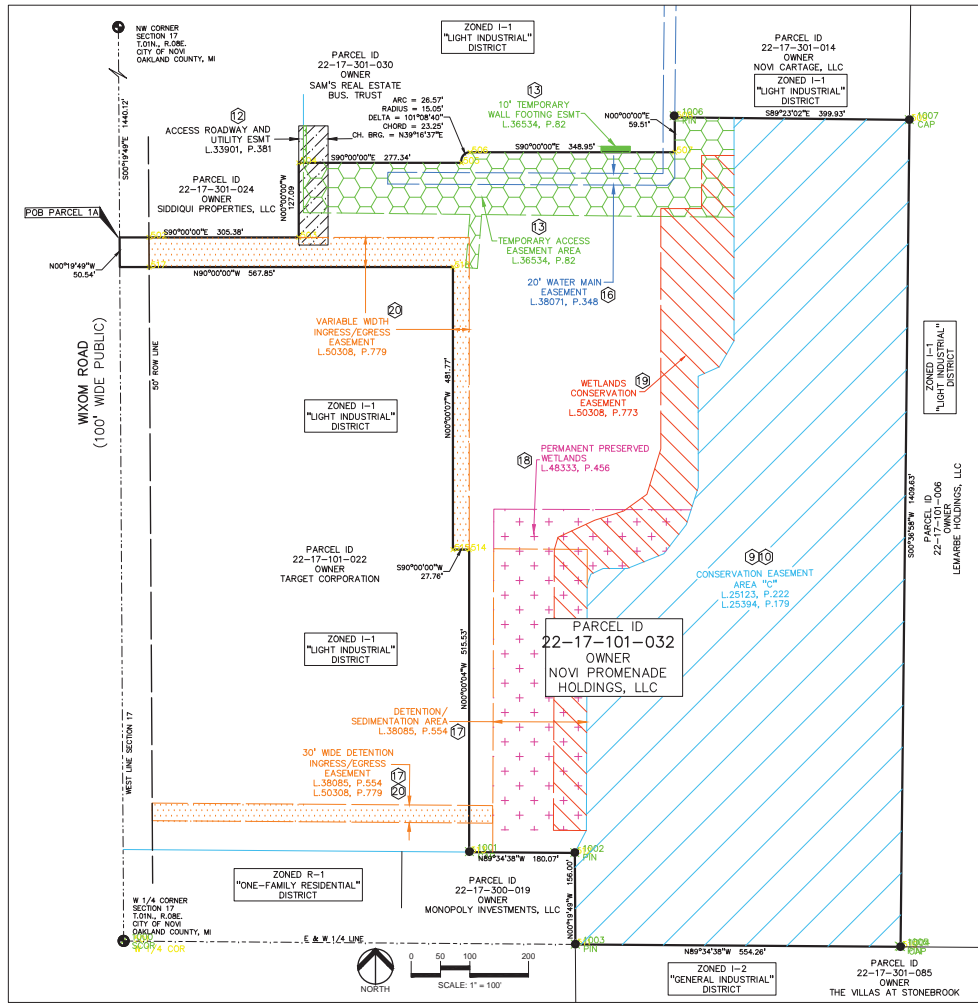
BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 1/2 MILE ROAD.
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.10 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.85 feet, chord bears North 39 degrees 16 minutes 27 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1429.63 feet; thence North 89 degrees 34 minutes 38 seconds West 504.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

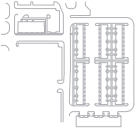
- SCHEDULE B-II EXCEPTIONS**
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)
- Items 1-7, 21, and 22 are not plottable survey items.
- 8 Pole Line Permit granted to The Detroit Edison Company recorded in Liber 3514, Page 127, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]
 - 9 Conservation Easement granted to the City of Novi recorded in Liber 25123, Page 222, Oakland County Records, and the terms, conditions and provisions contained therein. [AS PLOTTED]
 - 10 Conservation Easement granted to the Michigan Department of Environmental Quality recorded in Liber 25394, Page 179, Oakland County Records, and the terms, conditions and provisions contained therein. [AS PLOTTED]
 - 11 Terms, conditions and provisions contained in Operation and Easement Agreement recorded in Liber 25885, Page 184, as amended by First Amendment to Operation and Easement Agreement recorded in Liber 35814, Page 626, Oakland County Records. [AS PLOTTED]
 - 12 Terms, conditions and provisions contained in Access Roadway and Utility Easement Agreement recorded in Liber 33907, Page 381, Oakland County Records. [AS PLOTTED]
 - 13 Terms, conditions and provisions contained in Easement Agreement recorded in Liber 36534, Page 82, Oakland County Records. [AS PLOTTED]
 - 14 Terms, conditions and provisions contained in unrecorded Development Rights Agreement dated April 29, 2005, as evidenced by Memorandum of Development Rights Agreement entered in Liber 36534, Page 100, Oakland County Records. [AS PLOTTED]
 - 15 Terms, conditions and provisions contained in Declaration as to Allocation of Common Area Maintenance Fee and Administration Fee recorded in Liber 36534, Page 106, Oakland County Records. [AS PLOTTED]
 - 16 Terms, conditions and provisions contained in Water System Easement Agreement recorded in Liber 38071, Page 348, Oakland County Records. [AS PLOTTED]
 - 17 Terms, conditions and provisions contained in Storm Drainage Facility Maintenance Easement Agreement recorded in Liber 38085, Page 504, Oakland County Records. [AS PLOTTED]
 - 18 Terms, provisions and stipulations contained in Consent Judgment entered July 19, 2001 in Oakland County Circuit Court Case No. 00-02108-CZ, as evidenced by Affidavit Providing Notice of Consent Judgment recorded September 12, 2001 in Liber 23600, Page 92, as modified by Amendment to Consent Judgment entered June 23, 2015 and recorded June 26, 2015 in Liber 48333, Page 456, Oakland County Records. [AS PLOTTED]
 - 19 Terms, conditions and provisions contained in Wetland Conservation Easement recorded in Liber 50300, Page 773, Oakland County Records. [AS PLOTTED]
 - 20 Terms, conditions and provisions contained in Storm Drainage Facility Maintenance Easement Agreement recorded in Liber 50308, Page 779, Oakland County Records. [AS PLOTTED]



PEA GROUP
t. 844.813.2949
www.peagroup.com



CAUTION!
THIS DOCUMENT IS UNRECORDED AND NOT FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI ZONING ORDINANCES AND THE CITY OF NOVI ENGINEERING DEPARTMENT RECORDS.



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 1/2 MILE RD.
NOVI, MICHIGAN

REVISIONS	DATE
THE APPLICATION SUBMITTAL	1/13/22
SPA SUBMITTAL	3/9/22
CITY COMMENTS	5/4/22
CITY COMMENTS	6/21/22
CITY COMMENTS	7/26/22
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	4/30/25

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022
DRAWING TITLE
ALTA SURVEY

PEA JOB NO. 2021-0449
P.M. JPE
D.N. JNS
DES. JNS
DRAWING NUMBER:

NOT FOR CONSTRUCTION
NOVI PROJECT NO. JSP22-0005

C-1.0

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #200
DUMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 986.57

BM #201
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 984.93

BM #202
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.).
ELEV. - 985.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTRAL LINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK.
ELEV. 974.22

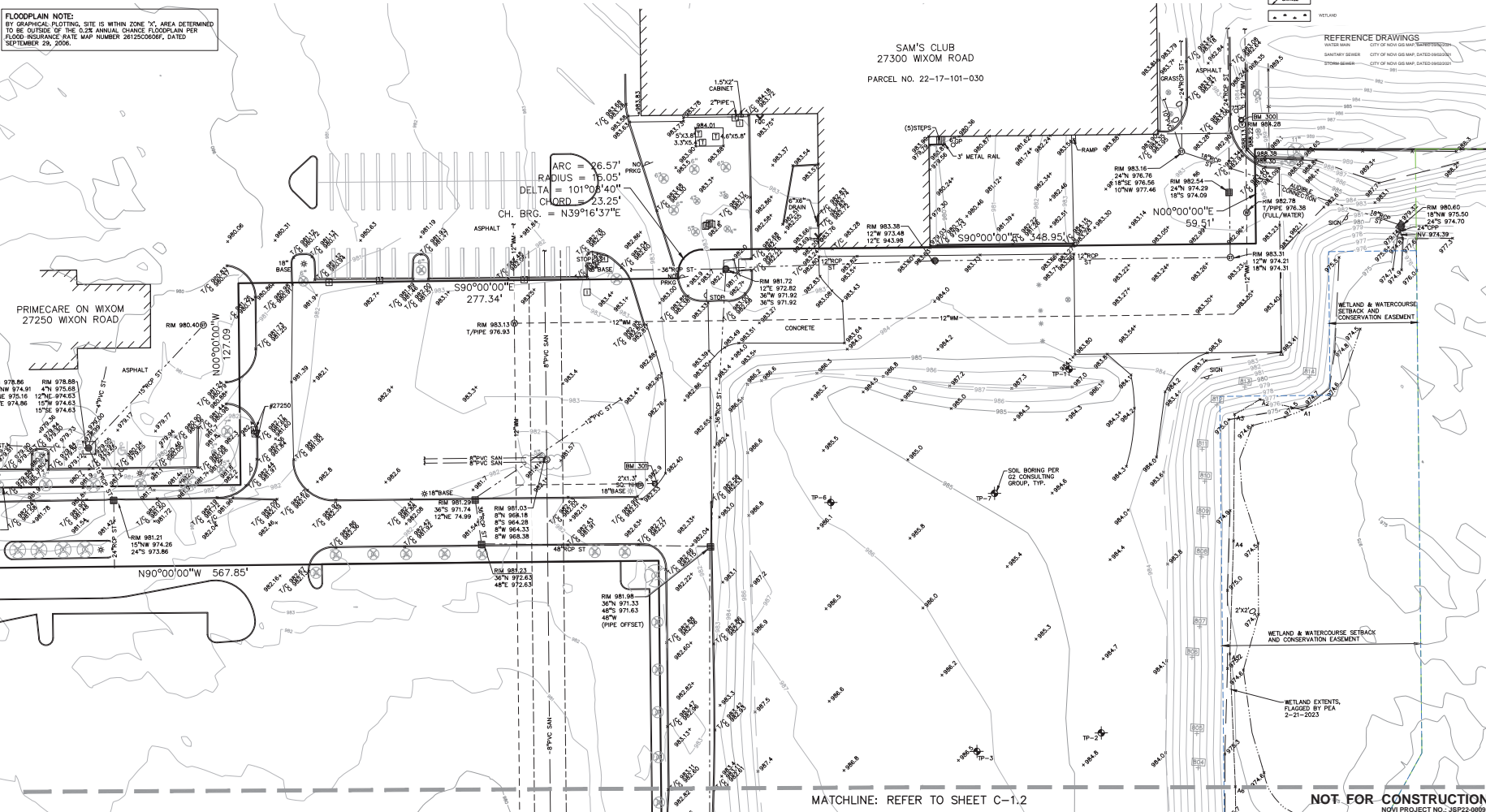
BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27250 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB.
ELEV. 981.30

BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 1/2 MILE ROAD.
ELEV. 976.77

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 59 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 00 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 04 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 07 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "A" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.



LEGEND

NON FOUND
● NON FOUND
○ NON FOUND
○ NON FOUND
○ NON FOUND

BRIDGE PLUG SET
○ BRIDGE PLUG SET
○ BRIDGE PLUG SET
○ BRIDGE PLUG SET

MEASURED
○ MEASURED
○ MEASURED
○ MEASURED

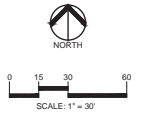
CALCULATED
○ CALCULATED
○ CALCULATED
○ CALCULATED

EXISTING

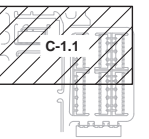
○ CONC. CONCRETE
○ ASPHALT
○ GRAVEL SHOULDER
○ WETLAND

○ 15" PVC SANITARY SEWER
○ 8" PVC SANITARY SEWER
○ 12" PVC SANITARY SEWER
○ 18" PVC SANITARY SEWER
○ 24" PVC SANITARY SEWER
○ 30" PVC SANITARY SEWER
○ 36" PVC SANITARY SEWER
○ 42" PVC SANITARY SEWER
○ 48" PVC SANITARY SEWER
○ 54" PVC SANITARY SEWER
○ 60" PVC SANITARY SEWER
○ 66" PVC SANITARY SEWER
○ 72" PVC SANITARY SEWER
○ 78" PVC SANITARY SEWER
○ 84" PVC SANITARY SEWER
○ 90" PVC SANITARY SEWER
○ 96" PVC SANITARY SEWER
○ 102" PVC SANITARY SEWER
○ 108" PVC SANITARY SEWER
○ 114" PVC SANITARY SEWER
○ 120" PVC SANITARY SEWER
○ 126" PVC SANITARY SEWER
○ 132" PVC SANITARY SEWER
○ 138" PVC SANITARY SEWER
○ 144" PVC SANITARY SEWER
○ 150" PVC SANITARY SEWER
○ 156" PVC SANITARY SEWER
○ 162" PVC SANITARY SEWER
○ 168" PVC SANITARY SEWER
○ 174" PVC SANITARY SEWER
○ 180" PVC SANITARY SEWER
○ 186" PVC SANITARY SEWER
○ 192" PVC SANITARY SEWER
○ 198" PVC SANITARY SEWER
○ 204" PVC SANITARY SEWER
○ 210" PVC SANITARY SEWER
○ 216" PVC SANITARY SEWER
○ 222" PVC SANITARY SEWER
○ 228" PVC SANITARY SEWER
○ 234" PVC SANITARY SEWER
○ 240" PVC SANITARY SEWER
○ 246" PVC SANITARY SEWER
○ 252" PVC SANITARY SEWER
○ 258" PVC SANITARY SEWER
○ 264" PVC SANITARY SEWER
○ 270" PVC SANITARY SEWER
○ 276" PVC SANITARY SEWER
○ 282" PVC SANITARY SEWER
○ 288" PVC SANITARY SEWER
○ 294" PVC SANITARY SEWER
○ 300" PVC SANITARY SEWER

○ 15" METAL RAIL
○ 2" PIPES
○ 4" PIPES
○ 6" PIPES
○ 8" PIPES
○ 10" PIPES
○ 12" PIPES
○ 14" PIPES
○ 16" PIPES
○ 18" PIPES
○ 20" PIPES
○ 22" PIPES
○ 24" PIPES
○ 26" PIPES
○ 28" PIPES
○ 30" PIPES
○ 32" PIPES
○ 34" PIPES
○ 36" PIPES
○ 38" PIPES
○ 40" PIPES
○ 42" PIPES
○ 44" PIPES
○ 46" PIPES
○ 48" PIPES
○ 50" PIPES
○ 52" PIPES
○ 54" PIPES
○ 56" PIPES
○ 58" PIPES
○ 60" PIPES
○ 62" PIPES
○ 64" PIPES
○ 66" PIPES
○ 68" PIPES
○ 70" PIPES
○ 72" PIPES
○ 74" PIPES
○ 76" PIPES
○ 78" PIPES
○ 80" PIPES
○ 82" PIPES
○ 84" PIPES
○ 86" PIPES
○ 88" PIPES
○ 90" PIPES
○ 92" PIPES
○ 94" PIPES
○ 96" PIPES
○ 98" PIPES
○ 100" PIPES
○ 102" PIPES
○ 104" PIPES
○ 106" PIPES
○ 108" PIPES
○ 110" PIPES
○ 112" PIPES
○ 114" PIPES
○ 116" PIPES
○ 118" PIPES
○ 120" PIPES
○ 122" PIPES
○ 124" PIPES
○ 126" PIPES
○ 128" PIPES
○ 130" PIPES
○ 132" PIPES
○ 134" PIPES
○ 136" PIPES
○ 138" PIPES
○ 140" PIPES
○ 142" PIPES
○ 144" PIPES
○ 146" PIPES
○ 148" PIPES
○ 150" PIPES
○ 152" PIPES
○ 154" PIPES
○ 156" PIPES
○ 158" PIPES
○ 160" PIPES
○ 162" PIPES
○ 164" PIPES
○ 166" PIPES
○ 168" PIPES
○ 170" PIPES
○ 172" PIPES
○ 174" PIPES
○ 176" PIPES
○ 178" PIPES
○ 180" PIPES
○ 182" PIPES
○ 184" PIPES
○ 186" PIPES
○ 188" PIPES
○ 190" PIPES
○ 192" PIPES
○ 194" PIPES
○ 196" PIPES
○ 198" PIPES
○ 200" PIPES
○ 202" PIPES
○ 204" PIPES
○ 206" PIPES
○ 208" PIPES
○ 210" PIPES
○ 212" PIPES
○ 214" PIPES
○ 216" PIPES
○ 218" PIPES
○ 220" PIPES
○ 222" PIPES
○ 224" PIPES
○ 226" PIPES
○ 228" PIPES
○ 230" PIPES
○ 232" PIPES
○ 234" PIPES
○ 236" PIPES
○ 238" PIPES
○ 240" PIPES
○ 242" PIPES
○ 244" PIPES
○ 246" PIPES
○ 248" PIPES
○ 250" PIPES
○ 252" PIPES
○ 254" PIPES
○ 256" PIPES
○ 258" PIPES
○ 260" PIPES
○ 262" PIPES
○ 264" PIPES
○ 266" PIPES
○ 268" PIPES
○ 270" PIPES
○ 272" PIPES
○ 274" PIPES
○ 276" PIPES
○ 278" PIPES
○ 280" PIPES
○ 282" PIPES
○ 284" PIPES
○ 286" PIPES
○ 288" PIPES
○ 290" PIPES
○ 292" PIPES
○ 294" PIPES
○ 296" PIPES
○ 298" PIPES
○ 300" PIPES
○ 302" PIPES
○ 304" PIPES
○ 306" PIPES
○ 308" PIPES
○ 310" PIPES
○ 312" PIPES
○ 314" PIPES
○ 316" PIPES
○ 318" PIPES
○ 320" PIPES
○ 322" PIPES
○ 324" PIPES
○ 326" PIPES
○ 328" PIPES
○ 330" PIPES
○ 332" PIPES
○ 334" PIPES
○ 336" PIPES
○ 338" PIPES
○ 340" PIPES
○ 342" PIPES
○ 344" PIPES
○ 346" PIPES
○ 348" PIPES
○ 350" PIPES
○ 352" PIPES
○ 354" PIPES
○ 356" PIPES
○ 358" PIPES
○ 360" PIPES
○ 362" PIPES
○ 364" PIPES
○ 366" PIPES
○ 368" PIPES
○ 370" PIPES
○ 372" PIPES
○ 374" PIPES
○ 376" PIPES
○ 378" PIPES
○ 380" PIPES
○ 382" PIPES
○ 384" PIPES
○ 386" PIPES
○ 388" PIPES
○ 390" PIPES
○ 392" PIPES
○ 394" PIPES
○ 396" PIPES
○ 398" PIPES
○ 400" PIPES
○ 402" PIPES
○ 404" PIPES
○ 406" PIPES
○ 408" PIPES
○ 410" PIPES
○ 412" PIPES
○ 414" PIPES
○ 416" PIPES
○ 418" PIPES
○ 420" PIPES
○ 422" PIPES
○ 424" PIPES
○ 426" PIPES
○ 428" PIPES
○ 430" PIPES
○ 432" PIPES
○ 434" PIPES
○ 436" PIPES
○ 438" PIPES
○ 440" PIPES
○ 442" PIPES
○ 444" PIPES
○ 446" PIPES
○ 448" PIPES
○ 450" PIPES
○ 452" PIPES
○ 454" PIPES
○ 456" PIPES
○ 458" PIPES
○ 460" PIPES
○ 462" PIPES
○ 464" PIPES
○ 466" PIPES
○ 468" PIPES
○ 470" PIPES
○ 472" PIPES
○ 474" PIPES
○ 476" PIPES
○ 478" PIPES
○ 480" PIPES
○ 482" PIPES
○ 484" PIPES
○ 486" PIPES
○ 488" PIPES
○ 490" PIPES
○ 492" PIPES
○ 494" PIPES
○ 496" PIPES
○ 498" PIPES
○ 500" PIPES
○ 502" PIPES
○ 504" PIPES
○ 506" PIPES
○ 508" PIPES
○ 510" PIPES
○ 512" PIPES
○ 514" PIPES
○ 516" PIPES
○ 518" PIPES
○ 520" PIPES
○ 522" PIPES
○ 524" PIPES
○ 526" PIPES
○ 528" PIPES
○ 530" PIPES
○ 532" PIPES
○ 534" PIPES
○ 536" PIPES
○ 538" PIPES
○ 540" PIPES
○ 542" PIPES
○ 544" PIPES
○ 546" PIPES
○ 548" PIPES
○ 550" PIPES
○ 552" PIPES
○ 554" PIPES
○ 556" PIPES
○ 558" PIPES
○ 560" PIPES
○ 562" PIPES
○ 564" PIPES
○ 566" PIPES
○ 568" PIPES
○ 570" PIPES
○ 572" PIPES
○ 574" PIPES
○ 576" PIPES
○ 578" PIPES
○ 580" PIPES
○ 582" PIPES
○ 584" PIPES
○ 586" PIPES
○ 588" PIPES
○ 590" PIPES
○ 592" PIPES
○ 594" PIPES
○ 596" PIPES
○ 598" PIPES
○ 600" PIPES
○ 602" PIPES
○ 604" PIPES
○ 606" PIPES
○ 608" PIPES
○ 610" PIPES
○ 612" PIPES
○ 614" PIPES
○ 616" PIPES
○ 618" PIPES
○ 620" PIPES
○ 622" PIPES
○ 624" PIPES
○ 626" PIPES
○ 628" PIPES
○ 630" PIPES
○ 632" PIPES
○ 634" PIPES
○ 636" PIPES
○ 638" PIPES
○ 640" PIPES
○ 642" PIPES
○ 644" PIPES
○ 646" PIPES
○ 648" PIPES
○ 650" PIPES
○ 652" PIPES
○ 654" PIPES
○ 656" PIPES
○ 658" PIPES
○ 660" PIPES
○ 662" PIPES
○ 664" PIPES
○ 666" PIPES
○ 668" PIPES
○ 670" PIPES
○ 672" PIPES
○ 674" PIPES
○ 676" PIPES
○ 678" PIPES
○ 680" PIPES
○ 682" PIPES
○ 684" PIPES
○ 686" PIPES
○ 688" PIPES
○ 690" PIPES
○ 692" PIPES
○ 694" PIPES
○ 696" PIPES
○ 698" PIPES
○ 700" PIPES
○ 702" PIPES
○ 704" PIPES
○ 706" PIPES
○ 708" PIPES
○ 710" PIPES
○ 712" PIPES
○ 714" PIPES
○ 716" PIPES
○ 718" PIPES
○ 720" PIPES
○ 722" PIPES
○ 724" PIPES
○ 726" PIPES
○ 728" PIPES
○ 730" PIPES
○ 732" PIPES
○ 734" PIPES
○ 736" PIPES
○ 738" PIPES
○ 740" PIPES
○ 742" PIPES
○ 744" PIPES
○ 746" PIPES
○ 748" PIPES
○ 750" PIPES
○ 752" PIPES
○ 754" PIPES
○ 756" PIPES
○ 758" PIPES
○ 760" PIPES
○ 762" PIPES
○ 764" PIPES
○ 766" PIPES
○ 768" PIPES
○ 770" PIPES
○ 772" PIPES
○ 774" PIPES
○ 776" PIPES
○ 778" PIPES
○ 780" PIPES
○ 782" PIPES
○ 784" PIPES
○ 786" PIPES
○ 788" PIPES
○ 790" PIPES
○ 792" PIPES
○ 794" PIPES
○ 796" PIPES
○ 798" PIPES
○ 800" PIPES
○ 802" PIPES
○ 804" PIPES
○ 806" PIPES
○ 808" PIPES
○ 810" PIPES
○ 812" PIPES
○ 814" PIPES
○ 816" PIPES
○ 818" PIPES
○ 820" PIPES
○ 822" PIPES
○ 824" PIPES
○ 826" PIPES
○ 828" PIPES
○ 830" PIPES
○ 832" PIPES
○ 834" PIPES
○ 836" PIPES
○ 838" PIPES
○ 840" PIPES
○ 842" PIPES
○ 844" PIPES
○ 846" PIPES
○ 848" PIPES
○ 850" PIPES
○ 852" PIPES
○ 854" PIPES
○ 856" PIPES
○ 858" PIPES
○ 860" PIPES
○ 862" PIPES
○ 864" PIPES
○ 866" PIPES
○ 868" PIPES
○ 870" PIPES
○ 872" PIPES
○ 874" PIPES
○ 876" PIPES
○ 878" PIPES
○ 880" PIPES
○ 882" PIPES
○ 884" PIPES
○ 886" PIPES
○ 888" PIPES
○ 890" PIPES
○ 892" PIPES
○ 894" PIPES
○ 896" PIPES
○ 898" PIPES
○ 900" PIPES
○ 902" PIPES
○ 904" PIPES
○ 906" PIPES
○ 908" PIPES
○ 910" PIPES
○ 912" PIPES
○ 914" PIPES
○ 916" PIPES
○ 918" PIPES
○ 920" PIPES
○ 922" PIPES
○ 924" PIPES
○ 926" PIPES
○ 928" PIPES
○ 930" PIPES
○ 932" PIPES
○ 934" PIPES
○ 936" PIPES
○ 938" PIPES
○ 940" PIPES
○ 942" PIPES
○ 944" PIPES
○ 946" PIPES
○ 948" PIPES
○ 950" PIPES
○ 952" PIPES
○ 954" PIPES
○ 956" PIPES
○ 958" PIPES
○ 960" PIPES
○ 962" PIPES
○ 964" PIPES
○ 966" PIPES
○ 968" PIPES
○ 970" PIPES
○ 972" PIPES
○ 974" PIPES
○ 976" PIPES
○ 978" PIPES
○ 980" PIPES
○ 982" PIPES
○ 984" PIPES
○ 986" PIPES
○ 988" PIPES
○ 990" PIPES
○ 992" PIPES
○ 994" PIPES
○ 996" PIPES
○ 998" PIPES
○ 1000" PIPES



CAUTION!
THIS DRAWING IS THE PROPERTY OF PEA GROUP, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PEA GROUP, INC. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PEA GROUP, INC. IS STRICTLY PROHIBITED.



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 1/2 MILE RD.
NOVI, MICHIGAN

REVISIONS	
DATE	DESCRIPTION
11/20/22	FINAL APPLICATION SUBMITTAL
9/29/22	80% SUBMITTAL
6/4/22	CITY COMMENTS
6/21/22	CITY COMMENTS
5/24/22	CITY COMMENTS
5/13/22	LAYOUT CHANGES
10/14/24	LAYOUT CHANGES
3/27/22	LAYOUT CHANGES
1/26/22	CITY COMMENTS

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
TOPOGRAPHIC SURVEY- NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
D.N.	SWS
DES.	SWS

DRAWING NUMBER:

MATCHLINE: REFER TO SHEET C-1.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: 21SP22-0009

C-1.1

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #200
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. = 986.57

BM #201
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. = 984.93

BM #202
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. = 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)

BM #711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK ELEV. 974.22

BM #712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 976.77

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.95 feet, chord bears North 39 degrees 16 minutes 37 seconds East, 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.89 feet; thence North 00 degrees 00 minutes 00 seconds East 50.51 feet; thence South 89 degrees 23 minutes 02 seconds East, 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 80 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

DETECTABLE WARNING PLATE NOTE:

AS SHOWN ON THIS SHEET, SOME SIDEWALK RAMPS WILL REQUIRE DETECTABLE WARNING PLATES TO BE INSTALLED.
DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN TURF-AST IN NATURAL FINISH OR BLACK ASPHALTIC DIP FINISH, OR APPROVED EQUAL.

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO LATEST M.D.O.T. DETAIL R-26 FOR SIDEWALK RAMP DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, METERS, GATE WELLS ETC.) WITHIN GRASSY AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
- PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT BARRIER FREE PARKING SPACES ADJUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ADJUTING BLUE AND WHITE STRIPES.
- SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.
- NO PARKING-FREE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP "TYPE R"
- SIDEWALK RAMP "TYPE P"
- CURB DROP ONLY
- REFER TO LATEST M.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-3.2

SIGN LEGEND:

- "NO PARKING FIRE LANE" SIGN
- "STOP" SIGN
- "BARRIER FREE PARKING" SIGN
- "VAN ACCESSIBLE" SIGN
- "CROSSWALK" SIGN
- REFER TO DETAIL SHEET FOR SIGN DETAILS. ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MUTCD STANDARDS.

LEGEND

EXISTING

- NON-FOUND
- FOUND
- WALL EXISTING
- WALL & CURB SET
- BRIDGE PLUS SET
- INCORPORATED CURB TO CITY STANDARD
- TELEPHONE VAULT, CATCH BASIN, MANHOLE
- ELECTRIC VAULT, MANHOLE, BATTERY MANHOLE
- SEWER VAULT, MANHOLE, BATTERY MANHOLE
- NATURAL GAS VAULT, MANHOLE, BATTERY MANHOLE
- SEWER VAULT, MANHOLE, BATTERY MANHOLE
- STORM SEWER, CATCH BASIN, MANHOLE
- PROPOSED
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- GRAVEL SHOULDER
- WEETLAND
- SPOT ELEVATION
- CONTOUR LINE
- FINISH
- STREET LIGHT
- IRON
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WEETLAND
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- GRAVEL SHOULDER
- WEETLAND

REFERENCE DRAWINGS

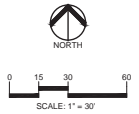
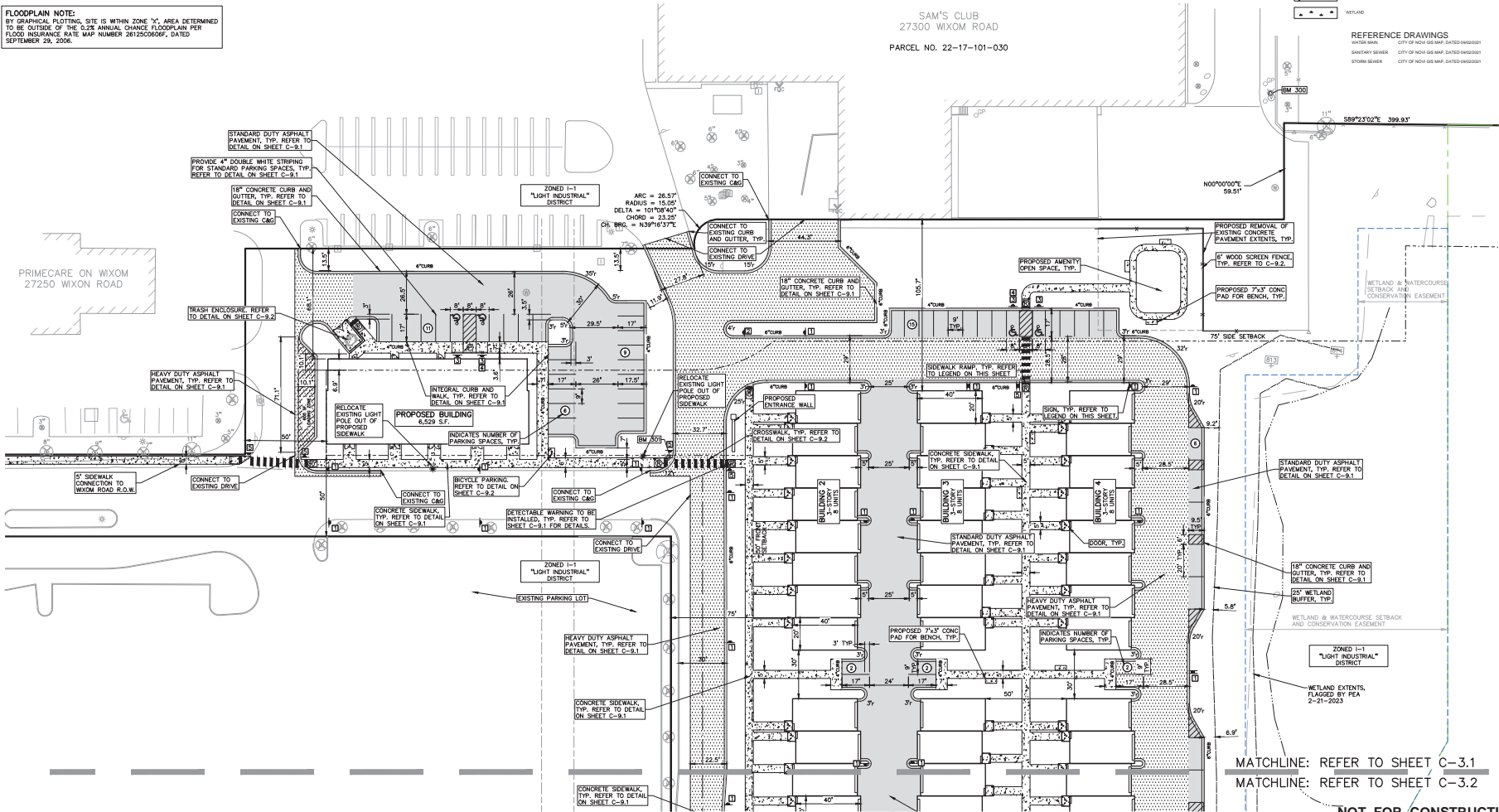
- CITY OF NOVI H.M. DATED 08/2018
- SANITARY SEWER CITY OF NOVI H.M. DATED 08/2018
- STORM SEWER CITY OF NOVI H.M. DATED 08/2018
- CITY OF NOVI H.M. DATED 08/2018

SCALE: 1" = 30'

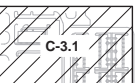
811

CAUTION!
DO NOT REMOVE OR DESTROY ANY EXISTING UTILITIES OR STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NOVI AND ANY OTHER AGENCIES HAVING JURISDICTION.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "C" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.



CAUTION!
DO NOT REMOVE OR DESTROY ANY EXISTING UTILITIES OR STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NOVI AND ANY OTHER AGENCIES HAVING JURISDICTION.



CLIENT
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION SUBMITTAL	11/02/23
2	SPA SUBMITTAL	3/9/23
3	CITY COMMENTS	6/4/23
4	CITY COMMENTS	6/21/23
5	CITY COMMENTS	7/26/23
6	LAYOUT CHANGES	9/13/24
7	LAYOUT CHANGES	10/14/24
8	LAYOUT CHANGES	3/27/25
9	CITY COMMENTS	1/6/25

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN-NORTH

PEA JOB NO. 2021-0449

P.M.	JPB
D.N.	JKS
D.S.	JKS

DRAWING NUMBER:

C-3.1

MATCHLINE: REFER TO SHEET C-3.1
MATCHLINE: REFER TO SHEET C-3.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #200
DUMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAMS CLUB (27300 WIXOM RD.)
ELEV. = 986.57

BM #201
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAMS CLUB (27300 WIXOM RD.)
ELEV. = 984.93

BM #202
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. = 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 2 MILE SOUTH BACK OF WIXOM
ELEV. 976.77

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner, thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East, 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 50.51 feet; thence South 89 degrees 23 minutes 02 seconds East, 399.63 feet; thence South 00 degrees 36 minutes 59 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/W = TOP OF SIDEWALK
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RM = RIM ELEVATION

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE 1"

SIDEWALK RAMP "TYPE 2"

CURB DROP ONLY

REFER TO LATEST MDT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-4-2

LEGEND

EXISTING

- NON FOUND
- AS BUILT
- WALL EXISTING
- WALL & CURB SET
- BRIDGE PLUS SET
- MOVEMENT FOUND
- MOVEMENT SET
- CONC. CORNER FOUND
- MEASURED
- MEASURED
- CALCULATED

PROPOSED

- 1" CONC. DRIVE OR CABLE TV DRAIN, POLE & DUCT
- UNDERGROUND CABLE TV DUCT (SEE SHEET)
- TELEPHONE VAULT, CONC. REINFORCED
- ELECTRICAL VAULT, CONC. REINFORCED
- CONCRETE VAULT (SEE SHEET)
- NATURAL GAS VAULT (SEE SHEET)
- SEWER VAULT (SEE SHEET)
- STORM SEWER CLEANOUT & MANHOLE
- CONCRETE DRIVE MANHOLE
- SOIL, ROAD & BARRIER CATCH BASIN, VASCOUR
- POST BENCH MARK
- WATER VALVE (NON-VENT VALVE BOX) SEE SHEET
- HYDRANT (NON-VENT VALVE BOX) SEE SHEET
- HYDRANT CONTROL VALVE
- HYDRANT STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FINISH
- STEEL EXIST
- IRON
- CONC. CONCRETE
- ASPHALT
- GRAVEL
- GRAVEL SHOULDER
- WETLAND

REFERENCE DRAWINGS

- SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/2019
- STORM SEWER CITY OF NOVI GIS MAP, DATED 08/2019
- WETLAND & WATERCOURSE NETWORK, A/E/C CONSERVATION EASEMENT
- WETLAND & WATERCOURSE SETBACK AND CONSERVATION EASEMENT

SCALE: 1" = 30'

CAUTION!
THIS DRAWING IS THE PROPERTY OF PEACORP GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PEACORP GROUP IS STRICTLY PROHIBITED.

PEACORP GROUP
t. 844.813.2949
www.peacorp.com

811

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 1 1/2 MILE RD.
NOVI, MICHIGAN

REVISIONS

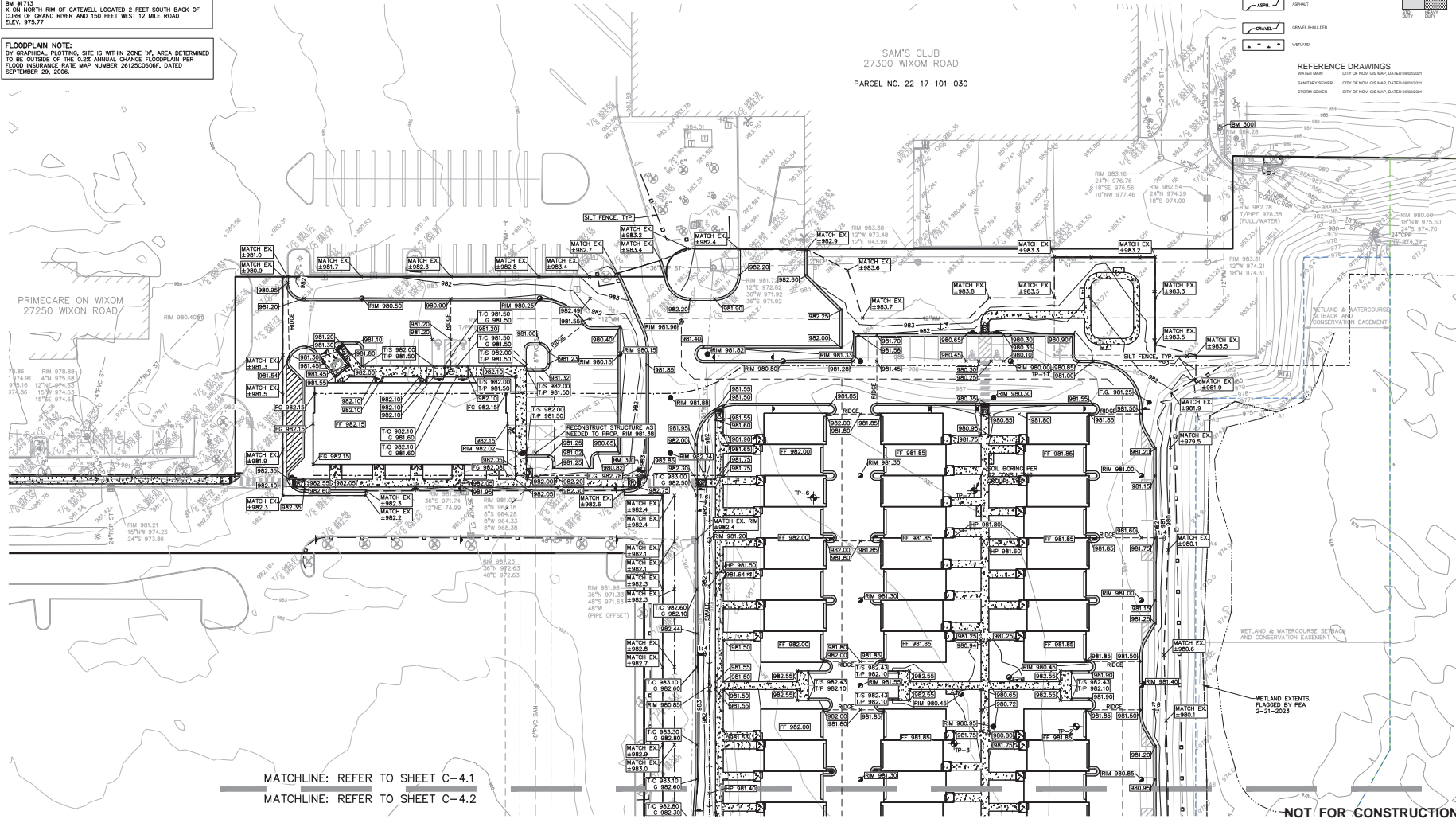
1	PRE-APPLICATION SUBMITTAL	11/02/21
2	SPA SUBMITTAL	3/09/22
3	CITY COMMENTS	6/4/22
4	CITY COMMENTS	6/21/22
5	CITY COMMENTS	7/26/22
6	LAYOUT CHANGES	9/13/24
7	LAYOUT CHANGES	10/14/24
8	LAYOUT CHANGES	3/27/25
9	CITY COMMENTS	1/26/25

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY GRADING PLAN-NORTH

PEA JOB NO. 2021-0449
P.M. JPB
D.N. JKS
D.S. JKS
DRAWING NUMBER: C-4.1

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JS2P2-0009



MATCHLINE: REFER TO SHEET C-4.1
MATCHLINE: REFER TO SHEET C-4.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JS2P2-0009

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #200
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27200 WXOM RD.).
ELEV. - 986.57

BM #201
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27200 WXOM RD.).
ELEV. - 984.93

BM #202
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WXOM RD.).
ELEV. - 985.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WXOM ROAD AND 3 FEET WEST OF SIDEWALK.
ELEV. 974.22

BM #712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WXOM ROAD AND #27225 WXOM ROAD, 1 FOOT EAST OF BACK OF CURB.
ELEV. 981.30

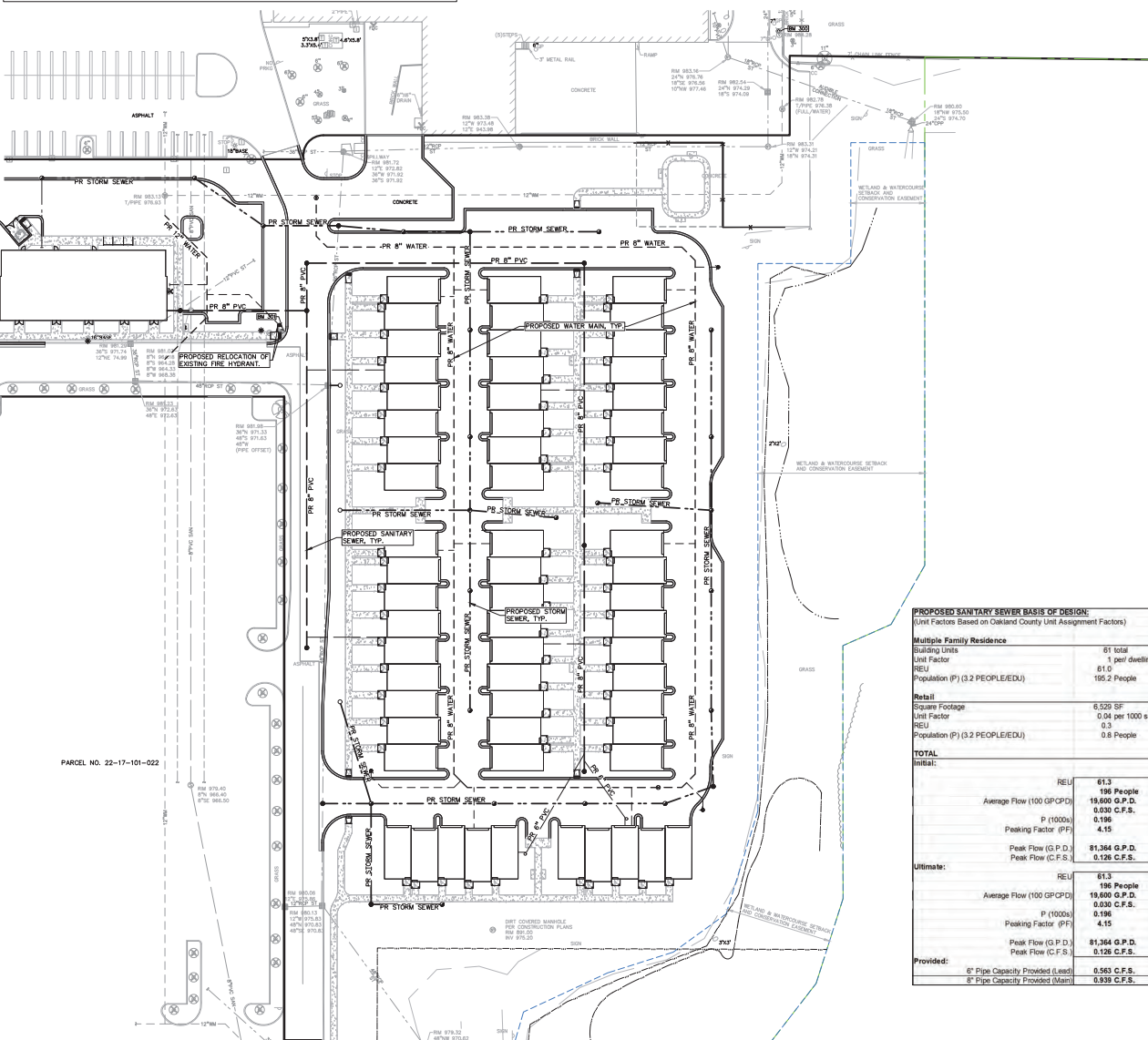
BM #713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD.
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'C' AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0667, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION

(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)
The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 56 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 04 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



LEGEND

EXISTING

- NON FOUND
- FOUND
- WALL FOUND
- WALL NOT FOUND
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- GRAVEL
- WETLAND

PROPOSED

- ELEC. POLE OR CABLE TO GUY WIRE, POLE & GUY WIRE
- UNDERGROUND CABLE TO GUY WIRE
- TELEPHONE W/AL. CABLE, FIBERGLASS MANHOLE
- ELECTRICAL W/AL. CABLE, FIBERGLASS MANHOLE
- GUY WIRE W/AL. CABLE, FIBERGLASS MANHOLE
- NATURAL GAS W/AL. CABLE, FIBERGLASS MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COVERED STORM MANHOLE
- SIGNAL BOARD & REDUCED CATCH BASIN, VASER BOX
- POST BOX SIGN VALVE
- WATER VALVE, REAR VALVE BOX, REDUCED CATCH BASIN
- METAL, TRANSDUCER, HYDRANT CONTROL VALVE
- HYDRANT BOX STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GRAVEL SWA
- STEEL RAIL
- IRON
- CONC.
- ASPH.
- GRAVEL SHOULDER
- GRAVEL

REFERENCE DRAWINGS

- SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/2019
- STORM SEWER CITY OF NOVI GIS MAP, DATED 08/2019

PEA GROUP
t. 844.813.2949
www.peagroup.com

LEGEND

EXISTING

- NON FOUND
- FOUND
- WALL FOUND
- WALL NOT FOUND
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- GRAVEL
- WETLAND

PROPOSED

- ELEC. POLE OR CABLE TO GUY WIRE, POLE & GUY WIRE
- UNDERGROUND CABLE TO GUY WIRE
- TELEPHONE W/AL. CABLE, FIBERGLASS MANHOLE
- ELECTRICAL W/AL. CABLE, FIBERGLASS MANHOLE
- GUY WIRE W/AL. CABLE, FIBERGLASS MANHOLE
- NATURAL GAS W/AL. CABLE, FIBERGLASS MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COVERED STORM MANHOLE
- SIGNAL BOARD & REDUCED CATCH BASIN, VASER BOX
- POST BOX SIGN VALVE
- WATER VALVE, REAR VALVE BOX, REDUCED CATCH BASIN
- METAL, TRANSDUCER, HYDRANT CONTROL VALVE
- HYDRANT BOX STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GRAVEL SWA
- STEEL RAIL
- IRON
- CONC.
- ASPH.
- GRAVEL SHOULDER
- GRAVEL

REFERENCE DRAWINGS

- SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/2019
- STORM SEWER CITY OF NOVI GIS MAP, DATED 08/2019

CAUTION!
THIS DOCUMENT IS UNLAWFUL TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT OR INFORMATION CONTAINED THEREIN.

811

CAUTION!
THIS DOCUMENT IS UNLAWFUL TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT OR INFORMATION CONTAINED THEREIN.

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240

PROJECT TITLE
NOVI ACRES
WXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION SUBMITTAL	11/22/21
2	SPA SUBMITTAL	3/9/22
3	CITY COMMENTS	5/4/22
4	CITY COMMENTS	6/21/22
5	CITY COMMENTS	7/26/22
6	LAYOUT CHANGES	9/13/24
7	LAYOUT CHANGES	10/14/24
8	LAYOUT CHANGES	3/27/25
9	CITY COMMENTS	1/6/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN - OVERALL

PEA JOB NO. 2021-0449
P.M. JPE
D.N. JKS
D.E.S. JKS

DRAWING NUMBER:

PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	61 total
Building Units	1 per dwelling
Unit Factor	61.0
REU	61.0
Population (P) (3.2 PEOPLE/EDU)	195.2 People
Retail	
Square Footage	8,529 SF
Unit Factor	0.04 per 1000 sf
REU	0.3
Population (P) (3.2 PEOPLE/EDU)	0.8 People
TOTAL	
Initial:	
REU	61.3
196 People	
Average Flow (100 GPCPD)	18,600 G.P.D.
	0.030 C.F.S.
P (1000s)	0.196
Peaking Factor (PF)	4.15
Peak Flow (G.P.D.)	81,364 G.P.D.
Peak Flow (C.F.S.)	0.126 C.F.S.
Ultimate:	
REU	61.3
196 People	
Average Flow (100 GPCPD)	18,600 G.P.D.
	0.030 C.F.S.
P (1000s)	0.196
Peaking Factor (PF)	4.15
Peak Flow (G.P.D.)	81,364 G.P.D.
Peak Flow (C.F.S.)	0.126 C.F.S.
Provided:	
8" Pipe Capacity Provided (Least)	0.561 C.F.S.
8" Pipe Capacity Provided (Main)	0.939 C.F.S.

MAJOR MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	61 total
Building Units	1 per dwelling
Unit Factor	61.0
REU	61.0
Population (P) (3.2 PEOPLE/EDU)	195.2 People
Retail	
Square Footage	8,529 SF
Unit Factor	0.04 per 1000 sf
REU	0.3
Population (P) (3.2 PEOPLE/EDU)	0.8 People
TOTAL	
Initial:	
REU	61.3
196 People	
Average Flow (100 GPCPD)	28,400 G.P.D.
	0.068 C.F.S.
Design Max. Flow = Q ₃ P ₃	73900.00 G.P.D.
	0.974 M.G.D.

Building Type = Type 1
Required Flow Flow = 4000 gal for 2 hours.

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

C-6.0

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #200
DUMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 986.57

BM #201
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.).
ELEV. - 984.93

BM #202
DUMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.).
ELEV. - 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAM'S CLUB GAS STATION, 36 FEET EAST OF CENTRAL LINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK.
ELEV. 974.22

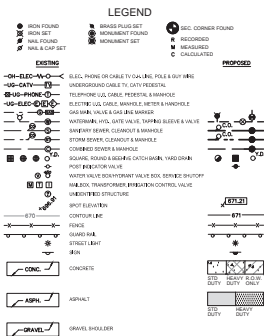
BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WIXOM ROAD AND #27255 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB.
ELEV. 981.30

BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD.
ELEV. 976.77

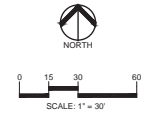
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "C" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C06067, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

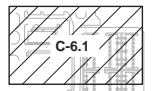
The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.53 feet; thence South 00 degrees 36 minutes 59 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.25 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



REFERENCE DRAWINGS
SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/2018
STORM SEWER CITY OF NOVI GIS MAP, DATED 08/2018



CAUTION!
THIS DRAWING IS THE PROPERTY OF PEA GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEA GROUP, INC.



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

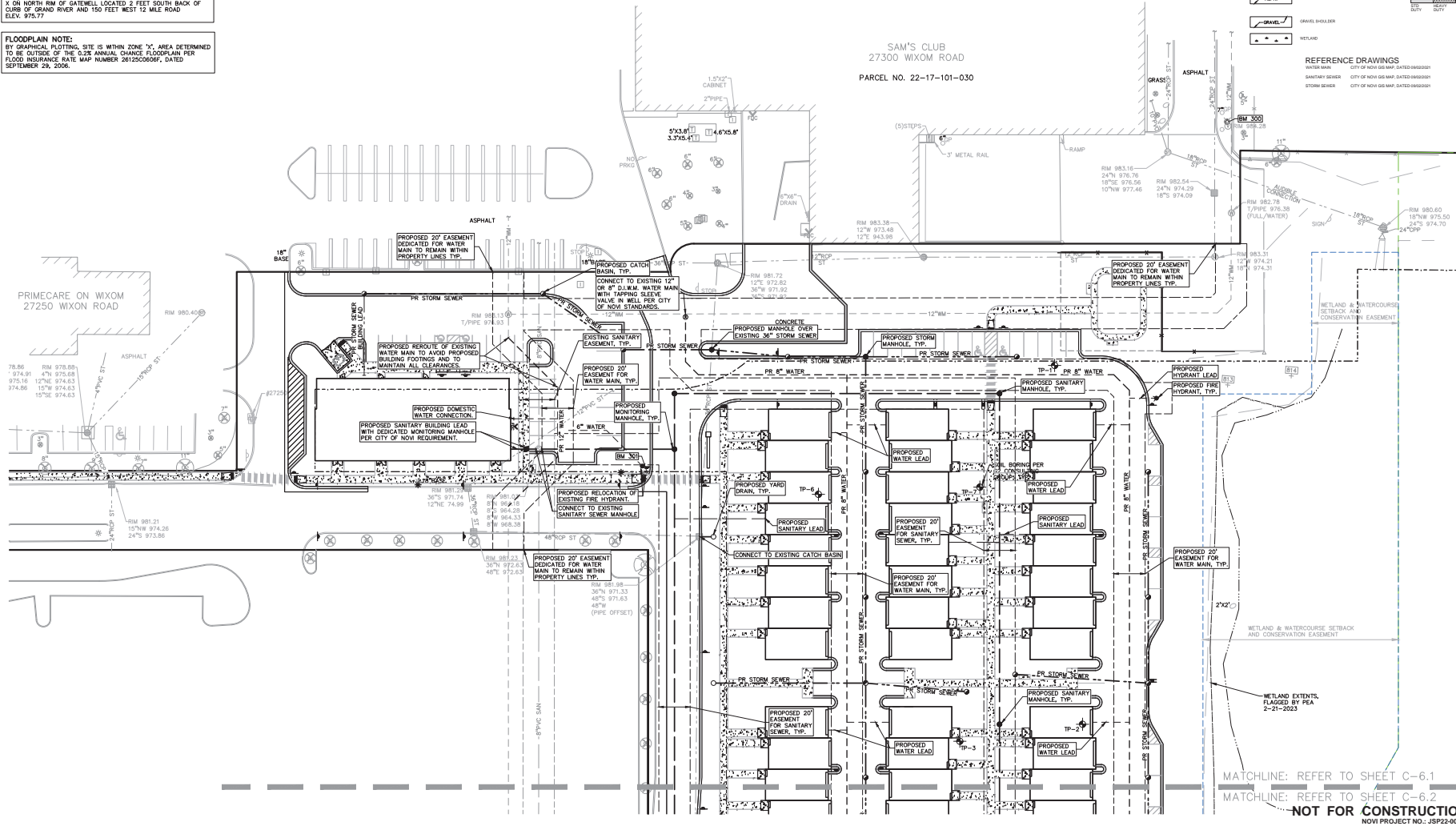
REVISIONS	
1	FINAL APPLICATION SUBMITTAL 11/02/22
2	3PA SUBMITTAL 3/29/23
3	CITY COMMENTS 5/4/23
4	CITY COMMENTS 6/21/23
5	CITY COMMENTS 7/26/23
6	LAYOUT CHANGES 9/13/24
7	LAYOUT CHANGES 10/14/24
8	LAYOUT CHANGES 3/27/25
9	CITY COMMENTS 4/16/25

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY
UTILITY PLAN-
NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
D.N.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.1



MATCHLINE: REFER TO SHEET C-6.1
MATCHLINE: REFER TO SHEET C-6.2
NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #200
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAMS CLUB (27200 WXOM RD.)
ELEV. - 986.57

BM #201
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAMS CLUB (27200 WXOM RD.)
ELEV. - 984.93

BM #202
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WXOM RD.)
ELEV. - 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORIZ. DATUM NAVD83)

BM #1711
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTRELINE OF WXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

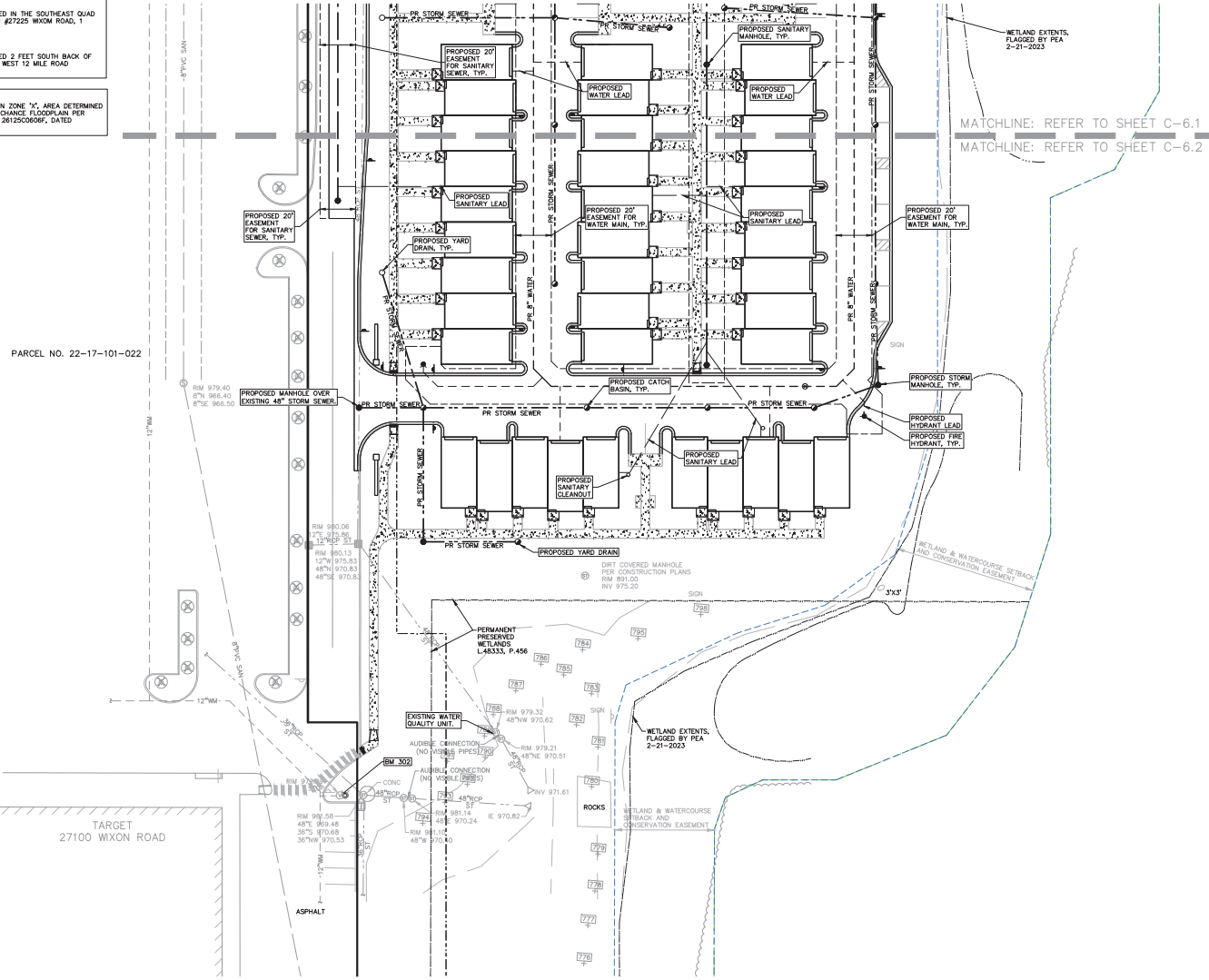
BM #1712
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF INTERSECTION OF WXOM ROAD AND #27225 WXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 976.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "C" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.25 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 50.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.53 feet; thence South 00 degrees 36 minutes 59 seconds West 1408.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 00 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



LEGEND

EXISTING

- NON FOUND
- FOUND
- WALL FOUND
- WALL & CAP SET

PROPOSED

- ELEC. POSE OR CABLE TV (CALL RAIL, POLE & DUCT) (UNDERGROUND OR OVER THE GUY WEDDING)
- TELEPHONE (VUL. CONC. RESTR. & BOND)
- ELECTRIC (VUL. CONC. MANHOLE, RESTR. & BOND)
- GAS (VUL. CONC. MANHOLE, RESTR. & BOND)
- NATURAL GAS (VUL. CONC. MANHOLE, RESTR. & BOND)
- SEWER (VUL. CONC. MANHOLE, RESTR. & BOND)
- STORM SEWER (VUL. CONC. MANHOLE, RESTR. & BOND)
- COMBINED SEWER MANHOLE
- SIGNAL BOARD & REDUCED CATCH-BASIN, VAS. DRAIN
- POST-BUILDING VALVE
- WATER VALVE (NON-VALVE VALVE BOX, REDUCED DRUPPT)
- MANHOLE TRANSFORMER (HYDRANT CONTROL VALVE)
- MANHOLE STRUCTURE

CONC. CONCRETE

ASPH. ASPHALT

GRAVEL GRAVEL SHOULDER

WETLAND WETLAND

SPOT ELEVATION SPOT ELEVATION

CONTOUR LINE CONTOUR LINE

ROCK ROCK

GRAVEL GRAVEL

STEEL STEEL

BRK BRK

REF. DRAWINGS

- SANITARY SEWER CITY OF NOVI GIS MAP, DATED 08/03/2021
- STORM SEWER CITY OF NOVI GIS MAP, DATED 08/03/2021

PEA GROUP
t. 844.813.2949
www.peagroup.com

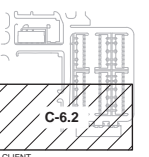


811

CAUTION!
ALL UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION OBTAINED FROM THE CITY OF NOVI GIS MAP. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CLIENT

MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MICHIGAN 48240



PROJECT TITLE
NOVI ACRES
WXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

PRE-APPLICATION SUBMITTAL	11/2021
SPA SUBMITTAL	3/2022
CITY COMMENTS	5/4/22
CITY COMMENTS	6/21/22
CITY COMMENTS	7/26/22
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
CITY COMMENTS	3/27/25
CITY COMMENTS	1/6/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN - SOUTH

PEA JOB NO. 2021-0449

P.M. JPB

D.N. JKS

DES. JKS

DRAWING NUMBER:

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

C-6.2



Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
10B	Medium sandy loam, 1 to 6 percent slopes	4.6	29.7%
11B	Coarse sandy loam, 0 to 4 percent slopes	10.4	66.8%
27	Hogback and Ashlin shales	0.5	3.5%
Totals for Area of Interest		15.6	100.0%



LOCATION MAP
NO SCALE

NOTE: NO OVERHEAD UTILITY LINES

NOTE: WETLAND DELINEATION WAS COMPLETED ON 2/20/2023

SITE DATA TABLE:
 SITE AREA: 24.71 ACRES (1,076,239 SF.) GROSS
 TAX ID: 22-17-101-032
 ZONING: CONSENT JUDGEMENT
 PROPOSED ZONING: CONSENT JUDGEMENT
 EXISTING USE: VACANT LAND
 PROPOSED USE: RESIDENTIAL MULTI-FAMILY AND COMMERCIAL-RETAIL

TREE REPLACEMENT CALCULATIONS:
 PER CITY OF NOVI ZONING ORDINANCE (AMENDED 2020) - LIGHT INDUSTRIAL

REQUIRED: 1 REPLACEMENT: P<C1
 2 REPLACEMENTS: 1P<C2
 3 REPLACEMENT 2P<C3

NO TREES GREATER THAN 8" ARE BEING REMOVED.
 EXISTING TREES TO BE REMOVED AT A 1:1 RATIO: 22

NOTE: AN ADDITIONAL 10 TREES REQUIRED TO BE REPLACED FROM A PREVIOUS PROJECT PER RICK MEADER EMAIL 6.13.23

TOTAL REPLACEMENT TREES REQUIRED: 32

LANDSCAPE CALCULATION-ENTIRE SITE:
 PER CITY OF NOVI ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE = IP
 REQUIRED PARKING LOT: 57' OF PAVED AREA UNDER 50,000 SF = 10,540 SF x 7.5% = 790.5 / 200 = 4 CANOPY TREES REQUIRED
 PROVIDED PARKING LOT: 1,220 SF OF INTERIOR LANDSCAPE ISLAND AREA 4, 3" CAL. DEC. TREES AND 16 SHRUBS.

PARKING LOT PERIMETER TREES = PP
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF OF PERIMETER
 329 LF / 35 = 10 TREES
 PROVIDED: 10 PROPOSED TREES, 5 DOUBLE-COUNTING AS ACCESS PERIMETER TREES

INTERIOR ROADWAY TREES = IR
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE
 927 LF / 35 = 27 TREES
 PROVIDED: 27 TREES

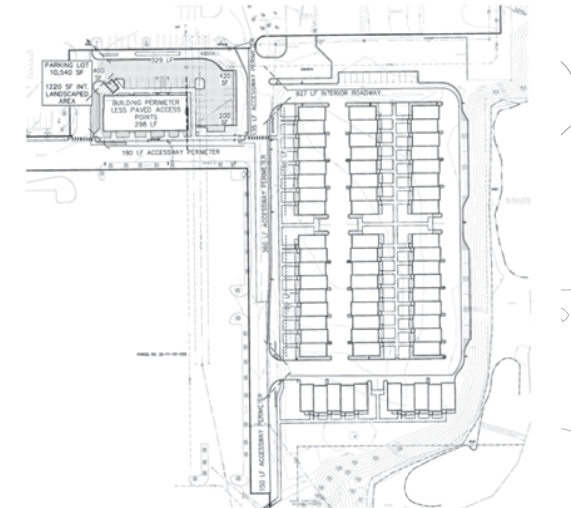
MULTI-FAMILY FOUNDATION PLANTINGS
 REQUIRED: A MIX OF SHRUBS, SUB-CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE GROUND FLOOR UNIT FACING THE DRIVE AND COVERING 30% OF BUILDING FACADE.
 BLDG 1: NA
 BLDG 2: 160 LF x .35 = 56 LF REQUIRED
 BLDG 3: NA
 BLDG 4: NA
 BLDG 5: 180 LF x .35 = 63 LF REQUIRED
 BLDG 6: NA
 BLDG 7: NA
 BLDG 8: NA

PROVIDED:
 BLDG 1: 70 LF
 BLDG 2: 152 LF
 BLDG 3: 152 LF
 BLDG 4: 152 LF
 BLDG 5: 152 LF
 BLDG 6: 152 LF
 BLDG 7: 152 LF
 BLDG 8: 70 LF

UNIT TREE PLANTINGS = M / M1 / M2
 REQUIRED: 3 DECIDUOUS TREES OR LARGE CONIFERS PER EACH DWELLING UNIT ON THE FIRST FLOOR OF THE FLOOR UNITS X 3 = 183 TREES, WITH UP TO 25% SUB CANOPY TREES FOR DIVERSITY
 PROVIDED: 96 LARGE CONIFERS, 42 DECIDUOUS AND 45 SUB CANOPY. 183 TOTAL 25% SUB CANOPY

COMMERCIAL BUILDING FOUNDATION PLANTINGS
 REQUIRED: TOTAL PERIMETER OF BUILDING LESS ACCESS POINTS x 8 = TOTAL # OF FOUNDATION PLANTINGS
 298 LF x 8 = 2,384 SF
 PROVIDED: 2,700 SF

ACCESS WAY PERIMETER TREES = AP
 REQUIRED: 1 CANOPY TREE PER 35 LF OF DRIVES WITHOUT PARKING.
 DEVELOPMENT DRIVE:
 (360+135+150) / 35 = 11 TREES
 DRIVE TO WIXOM RD:
 180 / 35 = 5 TREES
 PROVIDED: 16 TREES, 5 DOUBLE-COUNTING AS PARKING PERIMETER TREES



LANDSCAPE CALCULATION-ENTIRE SITE:
 PER CITY OF NOVI ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE = IP
 REQUIRED PARKING LOT: 57' OF PAVED AREA UNDER 50,000 SF = 10,540 SF x 7.5% = 790.5 / 200 = 4 CANOPY TREES REQUIRED
 PROVIDED PARKING LOT: 1,220 SF OF INTERIOR LANDSCAPE ISLAND AREA 4, 3" CAL. DEC. TREES AND 16 SHRUBS.

PARKING LOT PERIMETER TREES = PP
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF OF PERIMETER
 329 LF / 35 = 10 TREES
 PROVIDED: 10 PROPOSED TREES, 5 DOUBLE-COUNTING AS ACCESS PERIMETER TREES

INTERIOR ROADWAY TREES = IR
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE
 927 LF / 35 = 27 TREES
 PROVIDED: 27 TREES

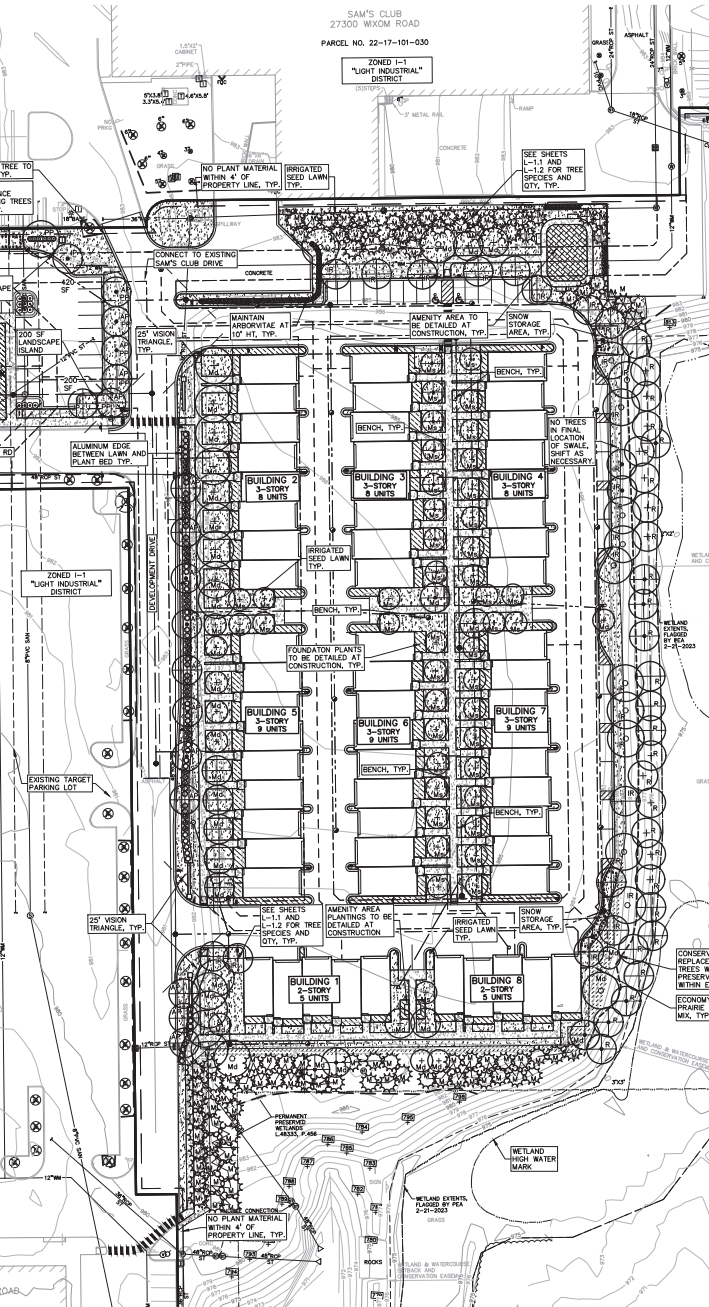
MULTI-FAMILY FOUNDATION PLANTINGS
 REQUIRED: A MIX OF SHRUBS, SUB-CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE GROUND FLOOR UNIT FACING THE DRIVE AND COVERING 30% OF BUILDING FACADE.
 BLDG 1: NA
 BLDG 2: 160 LF x .35 = 56 LF REQUIRED
 BLDG 3: NA
 BLDG 4: NA
 BLDG 5: 180 LF x .35 = 63 LF REQUIRED
 BLDG 6: NA
 BLDG 7: NA
 BLDG 8: NA

PROVIDED:
 BLDG 1: 70 LF
 BLDG 2: 152 LF
 BLDG 3: 152 LF
 BLDG 4: 152 LF
 BLDG 5: 152 LF
 BLDG 6: 152 LF
 BLDG 7: 152 LF
 BLDG 8: 70 LF

UNIT TREE PLANTINGS = M / M1 / M2
 REQUIRED: 3 DECIDUOUS TREES OR LARGE CONIFERS PER EACH DWELLING UNIT ON THE FIRST FLOOR OF THE FLOOR UNITS X 3 = 183 TREES, WITH UP TO 25% SUB CANOPY TREES FOR DIVERSITY
 PROVIDED: 96 LARGE CONIFERS, 42 DECIDUOUS AND 45 SUB CANOPY. 183 TOTAL 25% SUB CANOPY

COMMERCIAL BUILDING FOUNDATION PLANTINGS
 REQUIRED: TOTAL PERIMETER OF BUILDING LESS ACCESS POINTS x 8 = TOTAL # OF FOUNDATION PLANTINGS
 298 LF x 8 = 2,384 SF
 PROVIDED: 2,700 SF

ACCESS WAY PERIMETER TREES = AP
 REQUIRED: 1 CANOPY TREE PER 35 LF OF DRIVES WITHOUT PARKING.
 DEVELOPMENT DRIVE:
 (360+135+150) / 35 = 11 TREES
 DRIVE TO WIXOM RD:
 180 / 35 = 5 TREES
 PROVIDED: 16 TREES, 5 DOUBLE-COUNTING AS PARKING PERIMETER TREES



KEY

- = PROPOSED DECIDUOUS TREES
- ⊗ = PROPOSED EVERGREEN TREES
- ⊗ = SHRUBS
- ⊗ = FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
- ⊗ = IRRIGATED SEED LAWN
- ⊗ = ECONOMY PRAIRIE SEED MIX BY STATESC: 574-586-2412 WITH EROSION MAT
- ⊗ = AMENITY AREA TO BE DETAILED AT CONSTRUCTION, TYP.
- = EXISTING TREE
- = TREE PROTECTION FENCING
- = CONSERVATION EASEMENT
- = EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE
- ⊗ = SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDNANCE REQUIRED MATERIAL

- IP = INTERIOR PARKING TREES
- PP = PARKING PERIMETER TREES
- IR = INTERIOR ROADWAY TREES
- M = MULTI-FAMILY LANDSCAPE TREES
- M1 = MULTI-FAMILY DECIDUOUS TREES
- M2 = MULTI-FAMILY SUBCANOPY TREES
- R = REPLACEMENT TREES PER CITY COMMENT
- AP = ACCESSWAY PERIMETER TREES

CAUTION!
 THIS DRAWING IS THE PROPERTY OF PEA GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF PEA GROUP IS STRICTLY PROHIBITED. PEA GROUP ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

STATE OF MICHIGAN
 LYNN A. WHIPPLE
 LANDSCAPE ARCHITECT
 LICENSE NO. 043192

NORTH

0 20 40 80
 SCALE: 1" = 40'

811

CLIENT
MF NOVI, LLC.
 280 WEST MAPLE RD., SUITE 230
 NOVI, MICHIGAN 48240

PROJECT TITLE
NOVI ACRES
 WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
 NOVI, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/23	PRE-APPLICATION SUBMITTAL
2	11/20/23	SPA SUBMITTAL
3	11/20/23	CITY COMMENTS
4	11/20/23	CITY COMMENTS
5	11/20/23	CITY COMMENTS
6	11/20/23	CITY COMMENTS
7	11/20/23	LAYOUT CHANGES
8	11/20/23	LAYOUT CHANGES
9	11/20/23	LAYOUT CHANGES
10	11/20/23	CITY COMMENTS
11	11/20/23	CITY COMMENTS

ORIGINAL ISSUE DATE:
 DECEMBER 1, 2022

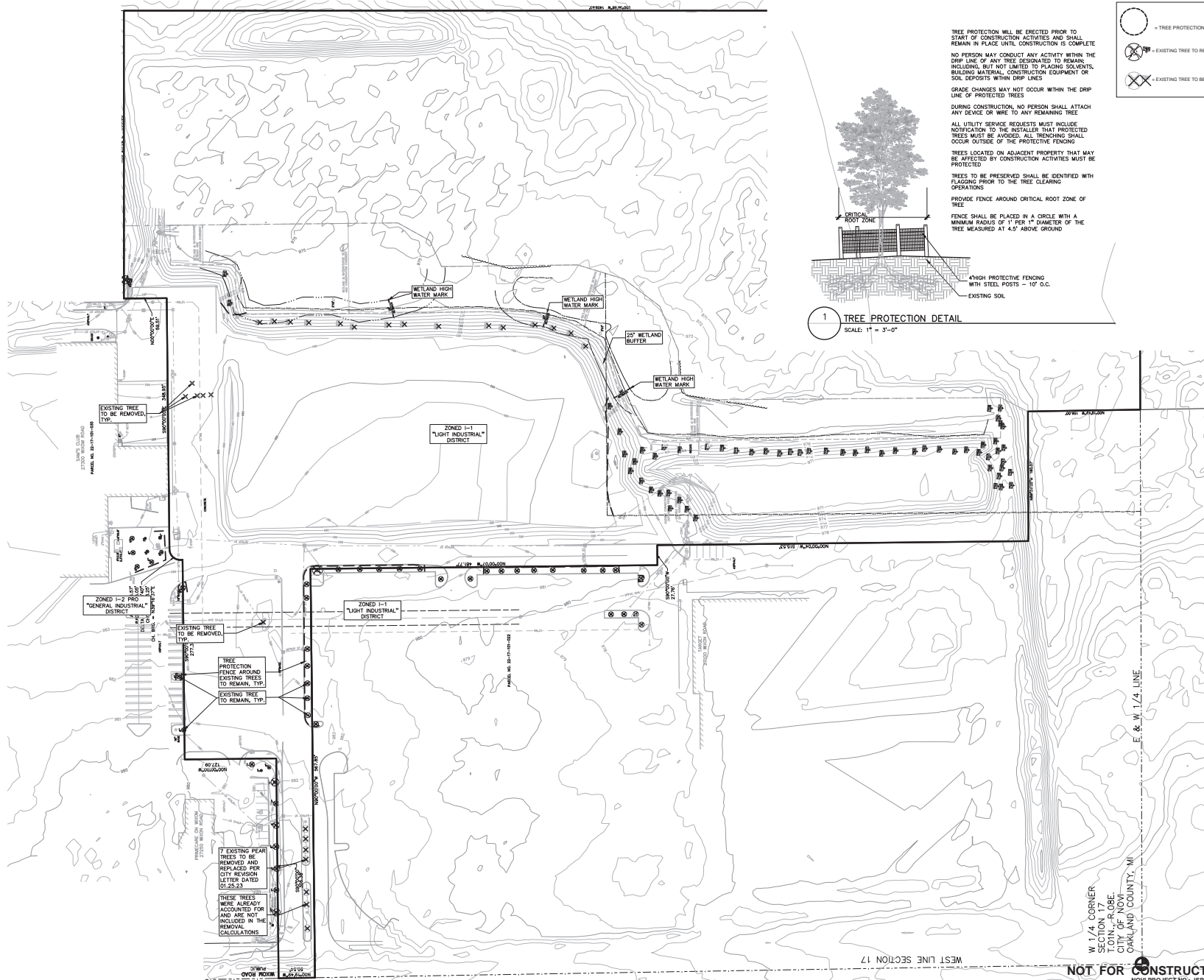
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN-OVERALL

PEA JOB NO. 2021-0449
P.M. JPB
D.N. TRC
DES. LAW

DRAWING NUMBER:

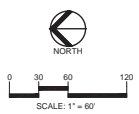
NOT FOR CONSTRUCTION
 NOVI PROJECT NO.: JSP22-0009

L-1.0



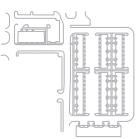
TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO FISHING, SKATEBOARDS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING. TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED. TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS. PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1" PER 1" DIAMETER OF THE TREE MEASURED AT 4.0' ABOVE GROUND.

- = TREE PROTECTION FENCING
- = EXISTING TREE TO REMAIN
- = EXISTING TREE TO BE REMOVED



811

CAUTION!
NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.



CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
NOVI, MI 48240

PROJECT TITLE
NOVI ACRES
WYOMING RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	11/22/21
BPA SUBMITTAL	3/9/22
CITY COMMENTS	5/4/22
CITY COMMENTS	6/21/22
CITY COMMENTS	7/26/22
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/6/26

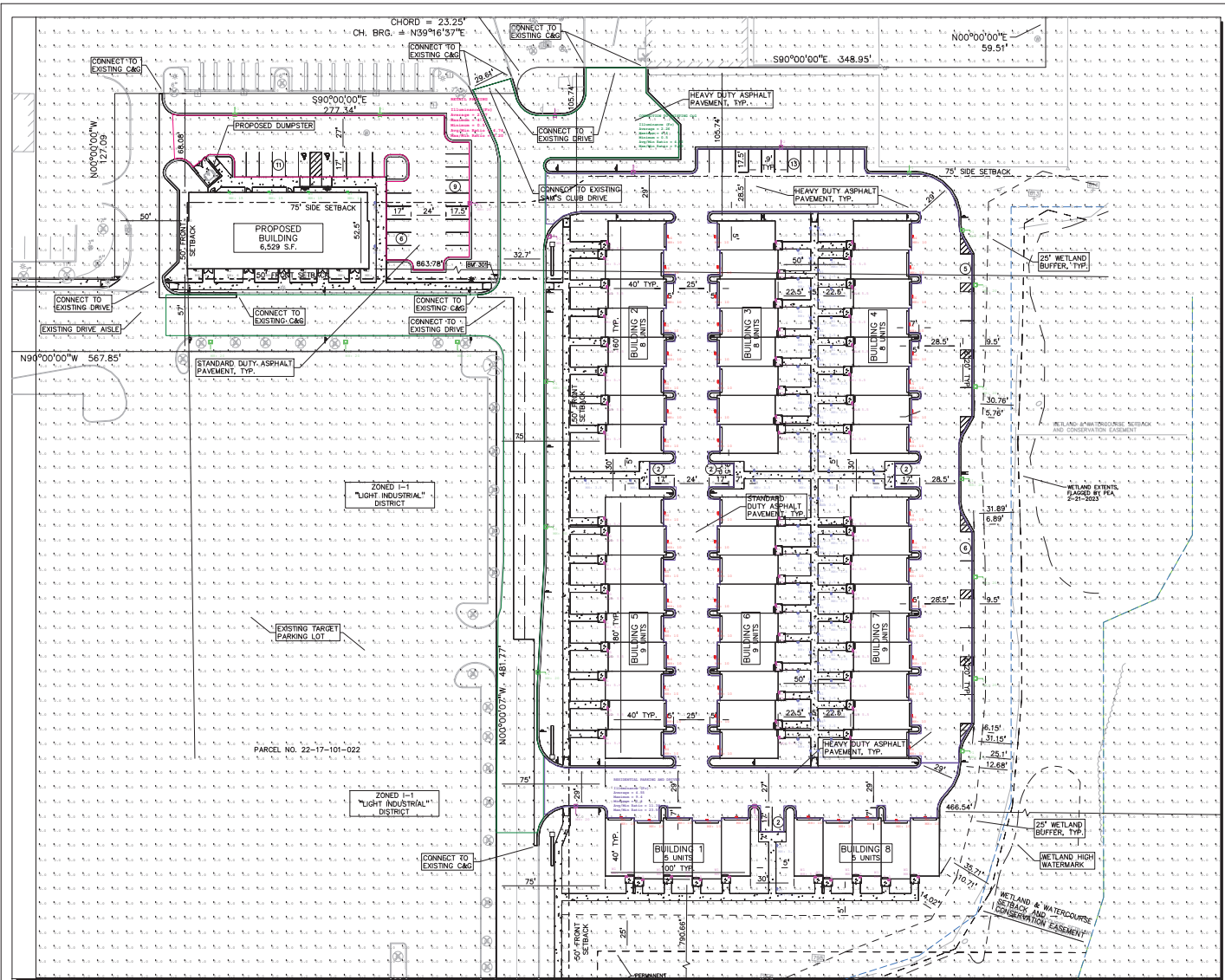
ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

TREE PRESERVATION PLAN

PEA JOB NO.	2021-0449
P.M.	JPB
D.N.	TRC
DES.	LAW

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009



Symbol	Qty	Tag	(MANUFAC)	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts	Mounting Height
[Symbol]	78	B1	Lumenpulse	BLDB-TM1-120_277-CSL-N10-40K-CRI 80-SS	0.900	741	11	3.5
[Symbol]	16	P1	Lithonia Lighting	DSX1 LED P5 40K 80CRI BLC4	0.900	12150	138.16	20
[Symbol]	7	P2	Lithonia Lighting	DSX1 LED P5 40K 80CRI TSW	0.900	17162	138.16	20
[Symbol]	61	W1	VISA LIGHTING	QW1291-L35K-H	0.900	1286	14.1	5.5
[Symbol]	6	W2	Kenall	F5848R-0-PIA-MB-L50-DV	0.900	2903	75.7	6
[Symbol]	4	W3	Lithonia Lighting	WPX1 LED P2 40K-Mult	0.900	2913	14.1	15
[Symbol]	61	W4	Lithonia Lighting	WDS2 LED P3 40K 80CRI T4M	0.900	3147	32.1375	10

Statistics					
Description	Avg fc	Max fc	Min fc	Avg/Mn (-1)	Max/Mn (-1)
RESIDENTIAL WALKWAY	5.36	12.2	0.8	6.70	15.25
SITE_Top_1	0.96	10.2	0.0	N.A.	N.A.
CONNECTION TO EXISTING C&G	2.26	4.8	0.5	4.52	9.60
RESIDENTIAL PARKING AND DRIVES	4.55	9.4	0.4	11.38	23.50
RETAIL PARKING	2.37	4.1	0.5	4.74	8.20

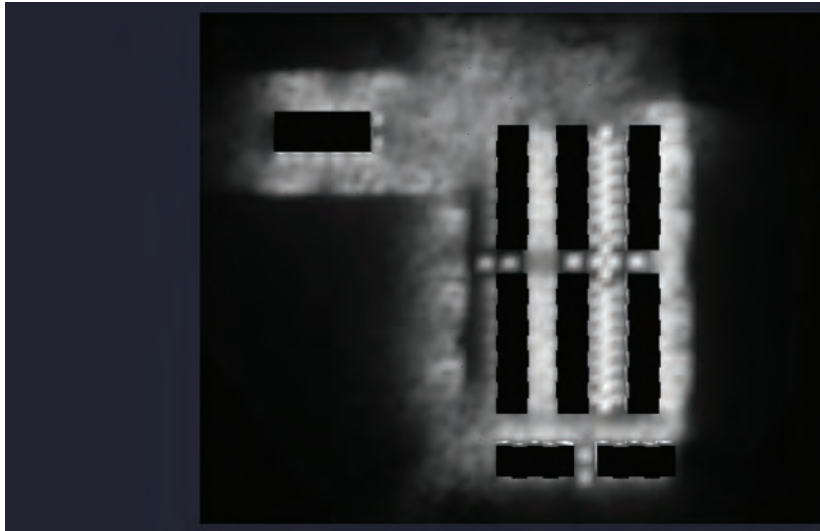
Scale: 1 inch= 35 Ft.

GENERAL NOTES
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOT-CANDELES AT 0' - 0".
 4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
 5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
 6. FLASHING LIGHT SHALL NOT BE PERMITTED.
 7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.
 8. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE AREAS TO BE SECURED.
 9. FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO ILLUMINATE THE FACADES ARE PREFERRED.
 10. LIGHTING FOR SECURITY PURPOSES SHALL BE DIRECTED ONLY ONTO THE AREAS TO BE SECURED.
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION 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 ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. 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 VARIATION. 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 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-286-6705.

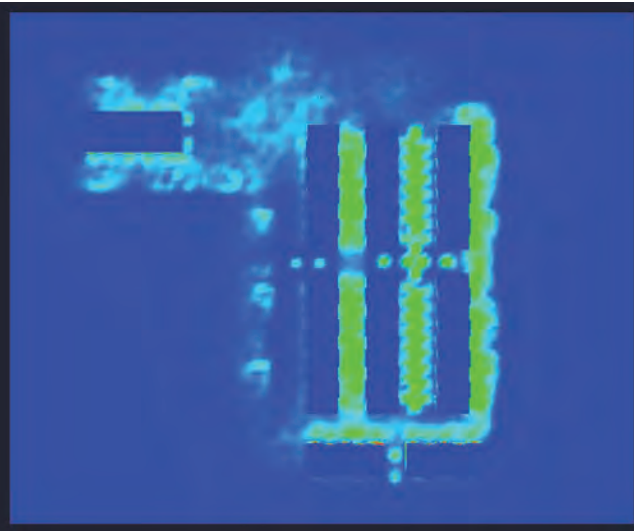
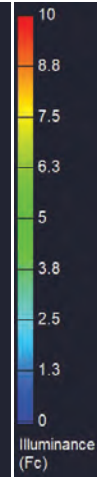
Novi Acres #22-71582 V3.AGI
 Gasser Bush Associates / Applications
 www.gasserbush.com

Designer: EM/KB
 Date: 4/21/2025
 Scale: NOT TO SCALE

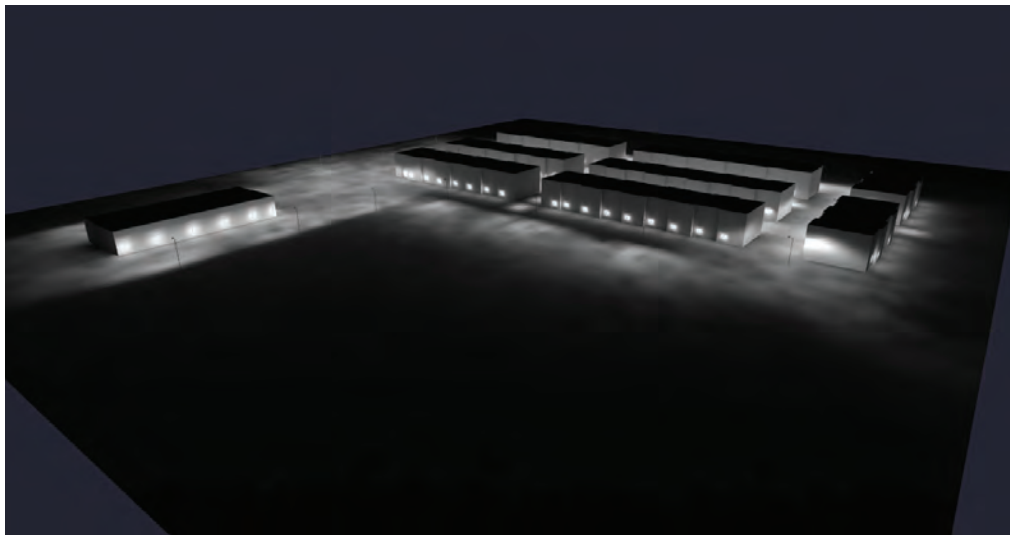




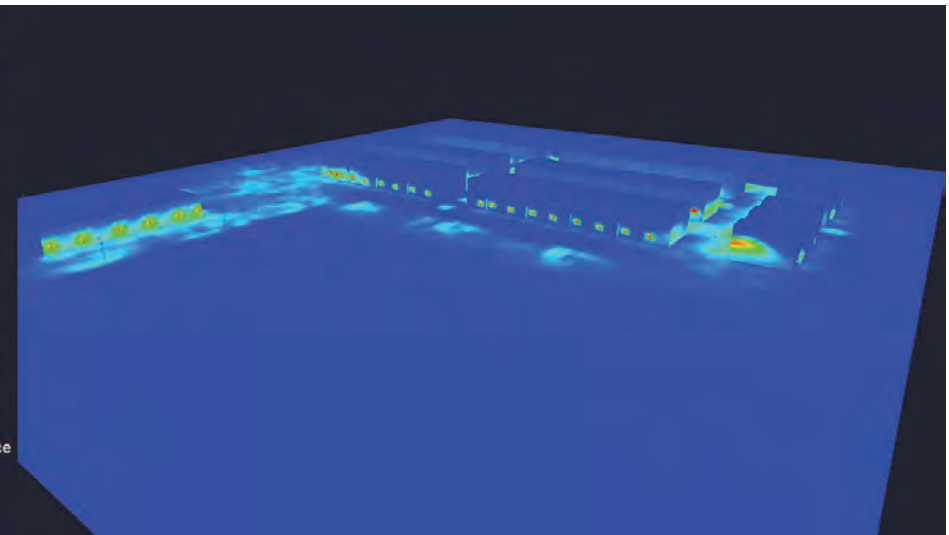
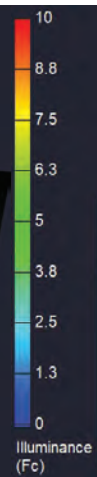
VIEW 1



VIEW 1 - PSEUDO COLOR



VIEW 2



VIEW 2 - PSEUDO COLOR

- GENERAL NOTE
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT 0' - 10'
 4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
 5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
 6. FLASHING LIGHT SHALL NOT BE PERMITTED.
 7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.
 8. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE AREAS TO BE SECURED.
 9. FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO ILLUMINATE THE FACADES ARE PREFERRED.
 10. LIGHTING FOR SECURITY PURPOSES SHALL BE DIRECTED ONLY ONTO THE AREAS TO BE SECURED.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION 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 ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

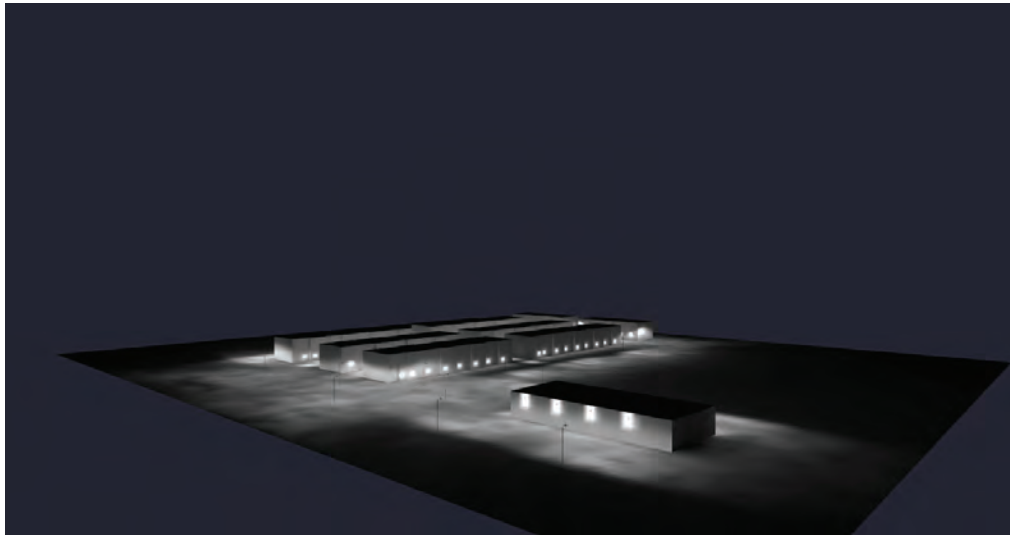
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROL@GASSERBUSH.COM OR 734-266-6705.

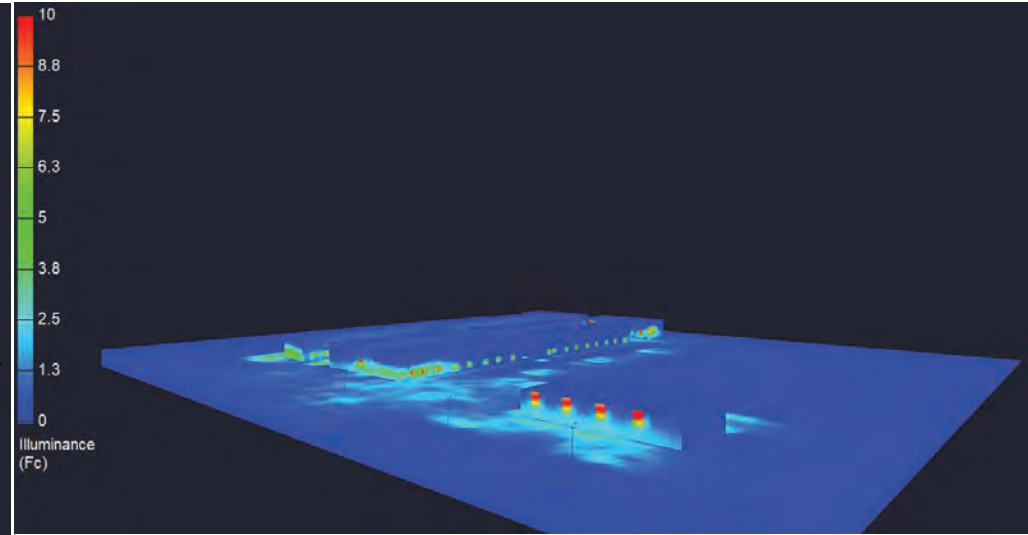
Novi Acres #22-71582 V3.AGI
 Gasser Bush Associates / Applications
www.gasserbush.com

Designer: EM/KB
 Date: 4/21/2025
 Scale: NOT TO SCALE

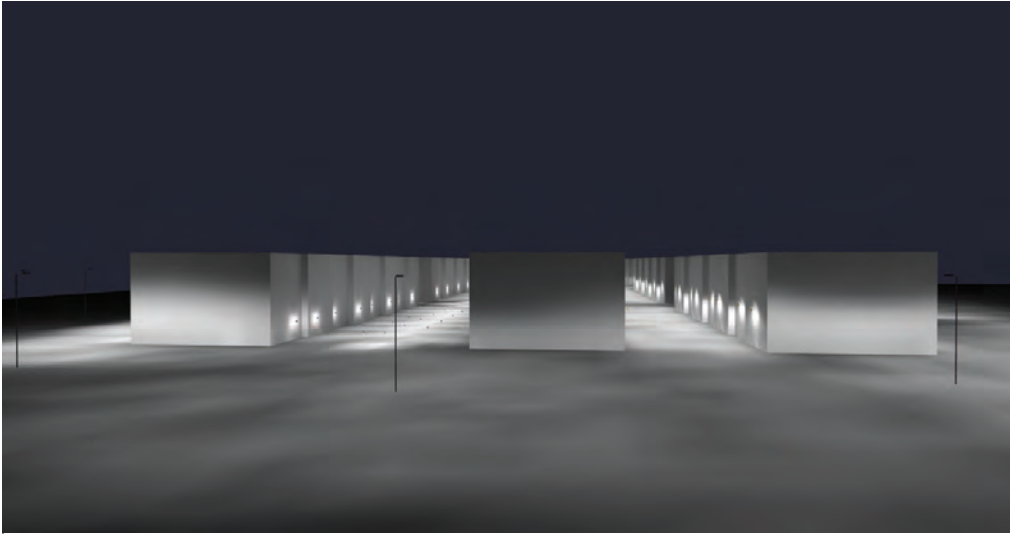




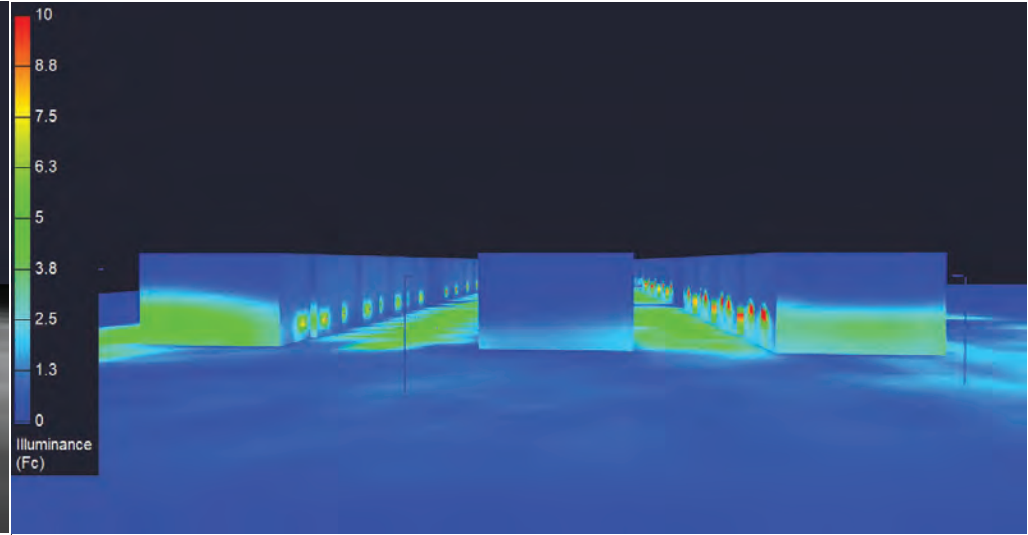
VIEW 3



VIEW 3 - PSEUDO COLOR



VIEW 4



VIEW 4 - PSEUDO COLOR

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANGLES AT 0' - 0"
 4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
 5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
 6. FLASHING LIGHT SHALL NOT BE PERMITTED.
 7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.
 8. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE AREAS TO BE SECURED.
 9. FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO ILLUMINATE THE FACADES ARE PREFERRED.
 10. LIGHTING FOR SECURITY PURPOSES SHALL BE DIRECTED ONLY ONTO THE AREAS TO BE SECURED.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION 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 ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. 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 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROL@GASSERBUSH.COM OR 734-266-6705.

Novi Acres #22-71582 V3.AGI
 Gasser Bush Associates / Applications
www.gasserbush.com

Designer: EM/KB
 Date: 4/21/2025
 Scale: NOT TO SCALE



Specification Sheet

B1

Lumenblade
Model: LBL10

Project Name: _____ City: _____

Type: _____ Catalog Part Number: _____

Dimensions

Depth: 0.63" (16mm)
Length: 32.21" (820mm)
Height: 14.20" (360mm)
Width: 7.80" (200mm)
Height H1: 14.20" (360mm)
Height H2: 14.20" (360mm)

Distributions

Beam Spread: 15°
Beam Spread: 30°
Beam Spread: 45°
Beam Spread: 60°

Description

The Lumenblade Lumenblade fixture is a recessed LED luminaire that uses a reflective interior of the Lumenblade light guide to create a continuous line of light. Options include heights of either fixed or three feet, with a single or dual head. The recessed design is ideal for applications in both commercial and residential settings. It is available in both contemporary and heritage finishes, provides a high level of versatility, and is suitable for the outdoor environment with a Durable outdoor low output, anti-UV light guide.

Features

Mounting: Single head, Dual head, Unit isolated
Height: 2' & 3'
Distributions: Types 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Color and Color Temperature

Color and Color Temperature: 2700K, 3000K, 3500K, 4000K, 5000K

Control

0-10V, 0-10V, IT

Rating

IP67 (depth optional) IP68 (3' depth optional)

lumenpulse

8000 Lincoln Ave • Dayton, Georgia 30711 • Phone: 1-800-765-5276 • www.lithonia.com • sales@lithonia.com

D-Series Size 1 LED Area Luminaire

W1

CS

Specifications

Depth: 0.63" (16mm)
Length: 32.21" (820mm)
Height: 14.20" (360mm)
Width: 7.80" (200mm)
Height H1: 14.20" (360mm)
Height H2: 14.20" (360mm)

Introduction

The D-Series lighting of the D-Series features a high performance, high efficiency, long life luminaire. The D-Series offers the benefits of the latest LED technology on a high performance, high efficiency, long life luminaire. The photometric performance results in sites with excellent uniformity, greater spike spacing and lower power density. D-Series outstanding photometric results are by reducing the number of poles required in site lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P3 40K 70CR T3M SVA12R2 P1RH OD50

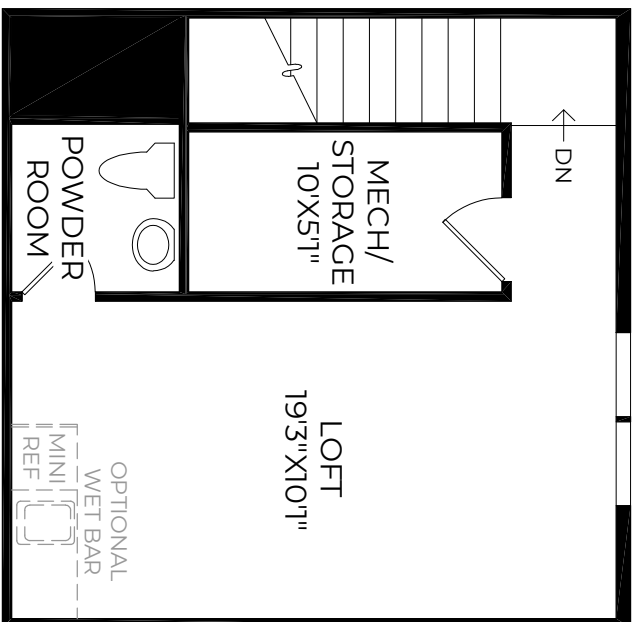
Series	Depth	Length	Height	Width	Height H1	Height H2
DSX1	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX2	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX3	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX4	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX5	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX6	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX7	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX8	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX9	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX10	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX11	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX12	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX13	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX14	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX15	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX16	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX17	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX18	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX19	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX20	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX21	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX22	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX23	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX24	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX25	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX26	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX27	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX28	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX29	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX30	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX31	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX32	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX33	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX34	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX35	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX36	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX37	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX38	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX39	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX40	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX41	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX42	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX43	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX44	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX45	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX46	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX47	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX48	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX49	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX50	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX51	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX52	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX53	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX54	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX55	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX56	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX57	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX58	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX59	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX60	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX61	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX62	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX63	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX64	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX65	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX66	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX67	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX68	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX69	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX70	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX71	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX72	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX73	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX74	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX75	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX76	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX77	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX78	0.63"	32.21"	14.20"	7.80"	14.20"	14.20"
DSX79	0.63"	32.21"	14.20"	7.80"	14.2	

RENDERINGS AND ELEVATIONS

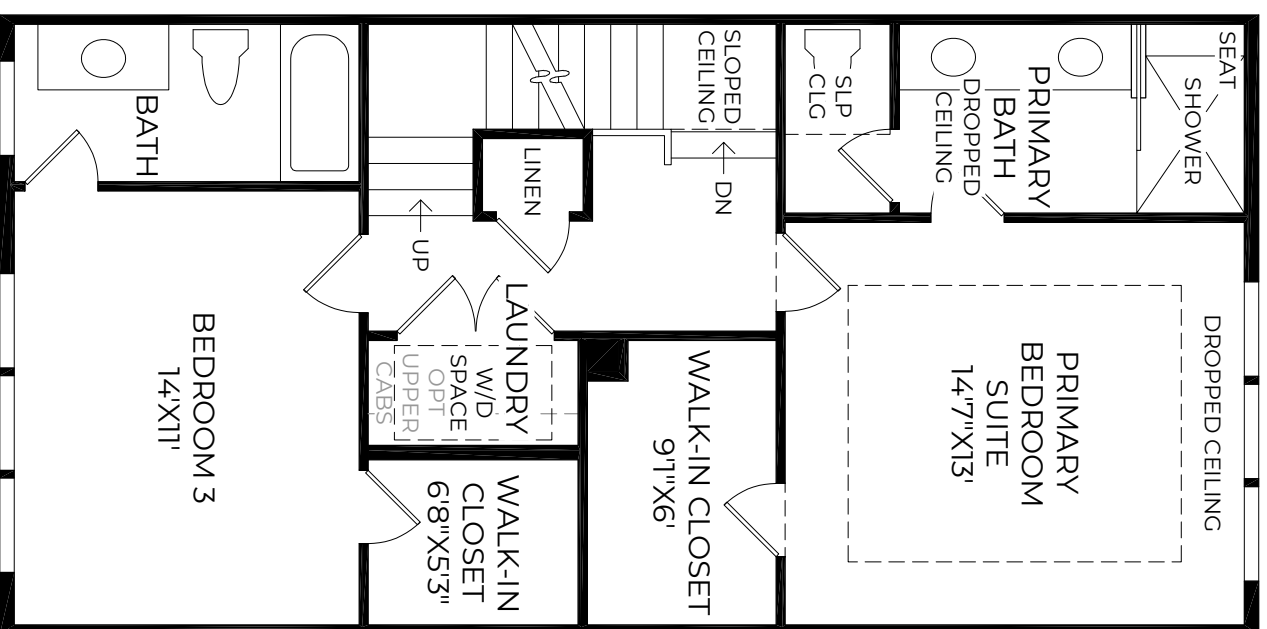


Toretto

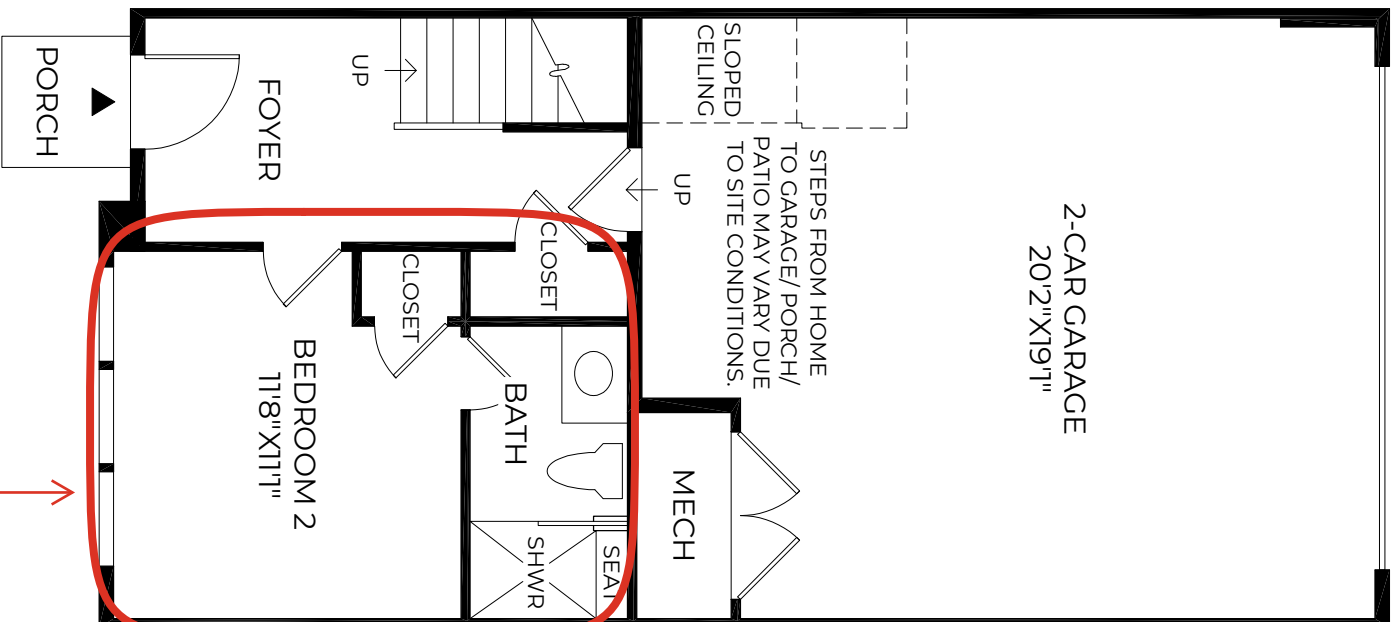
BRANDYWINE EXTERIOR DESIGN



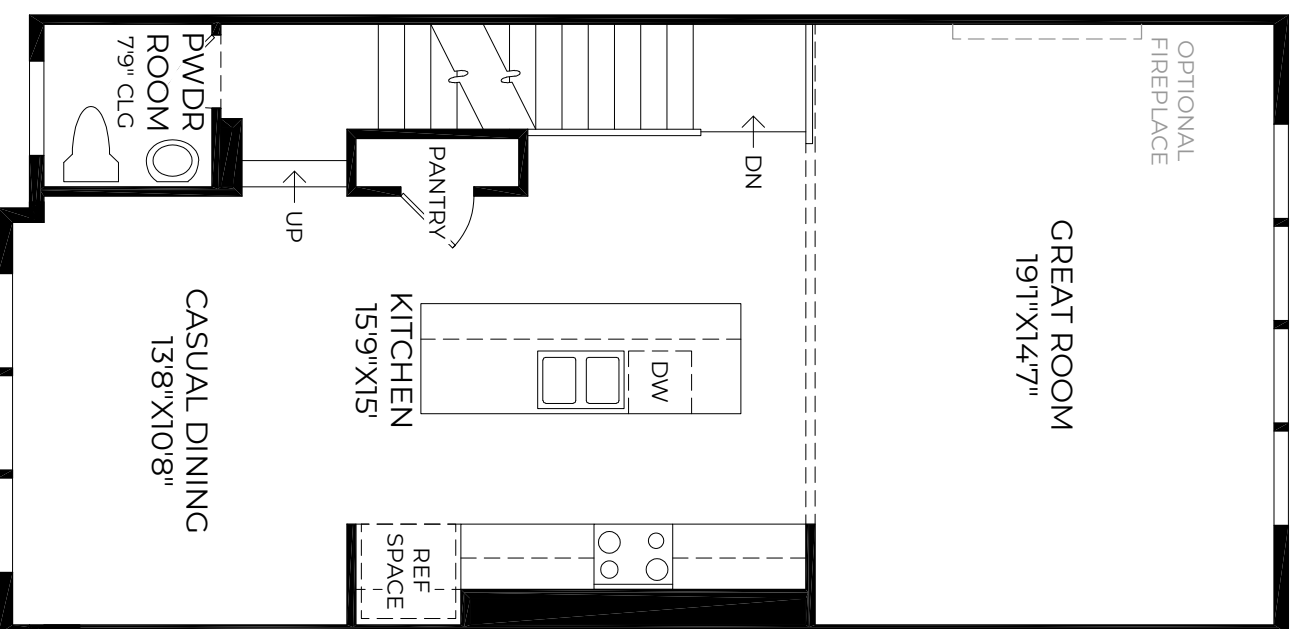
FOURTH FLOOR
8' CEILING HEIGHT



THIRD FLOOR
9' CEILING HEIGHT

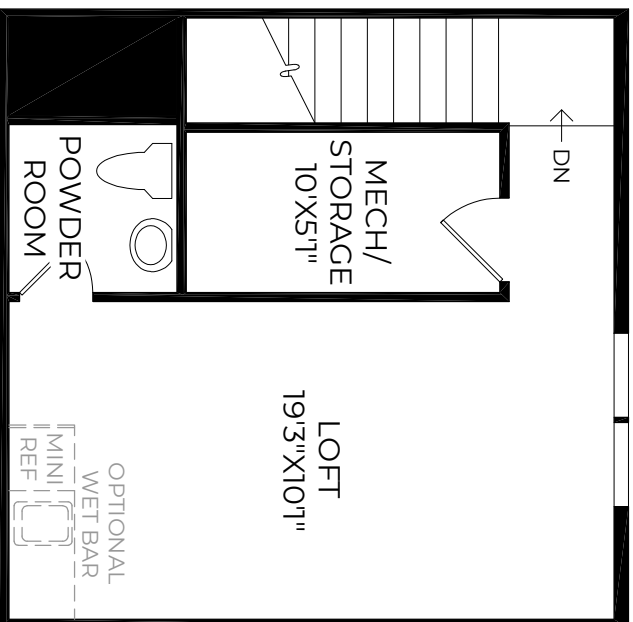


FIRST FLOOR
9' CEILING HEIGHT



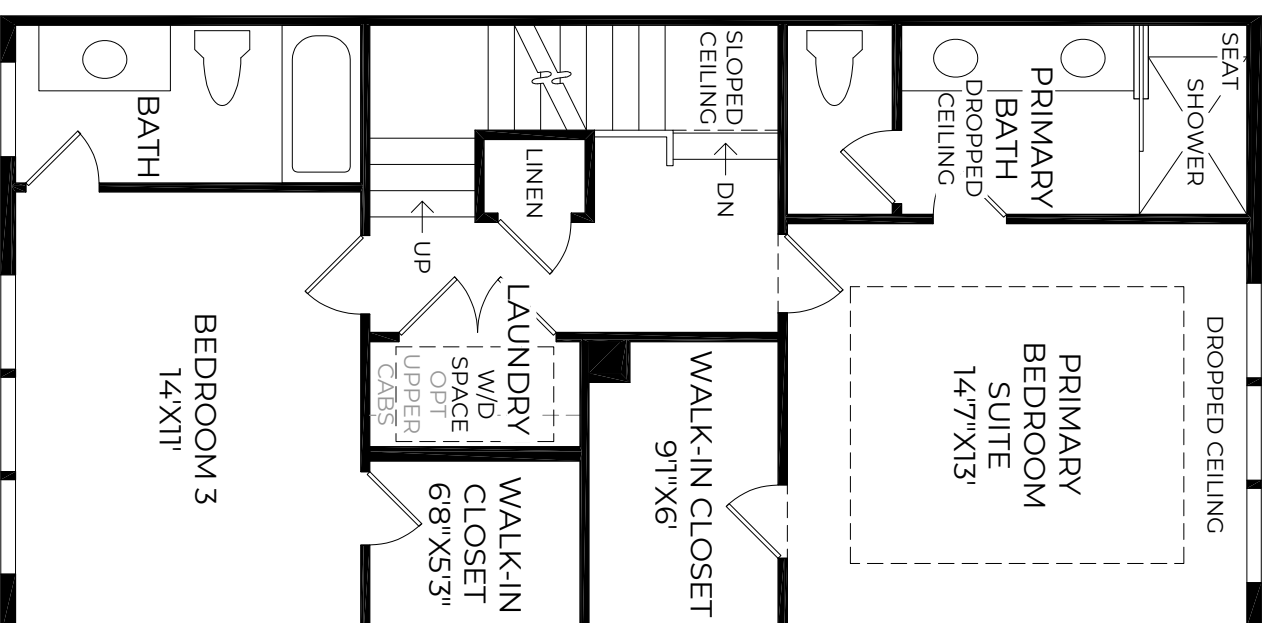
SECOND FLOOR
9' CEILING HEIGHT

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field variations. Some design features and options shown may not be offered in your community and may vary by elevation selected. All options to be included in your home must be specified in an Exhibit B to the Agreement of Sale. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This is not an offering where prohibited by law. This Floor Plan does not form part of any contract, agreement, or legally binding document, even if attached or referenced as an exhibit. No reliance should be placed upon this Floor Plan for construction, legal interpretation, or investment decisions. Please see our sales consultant for details.

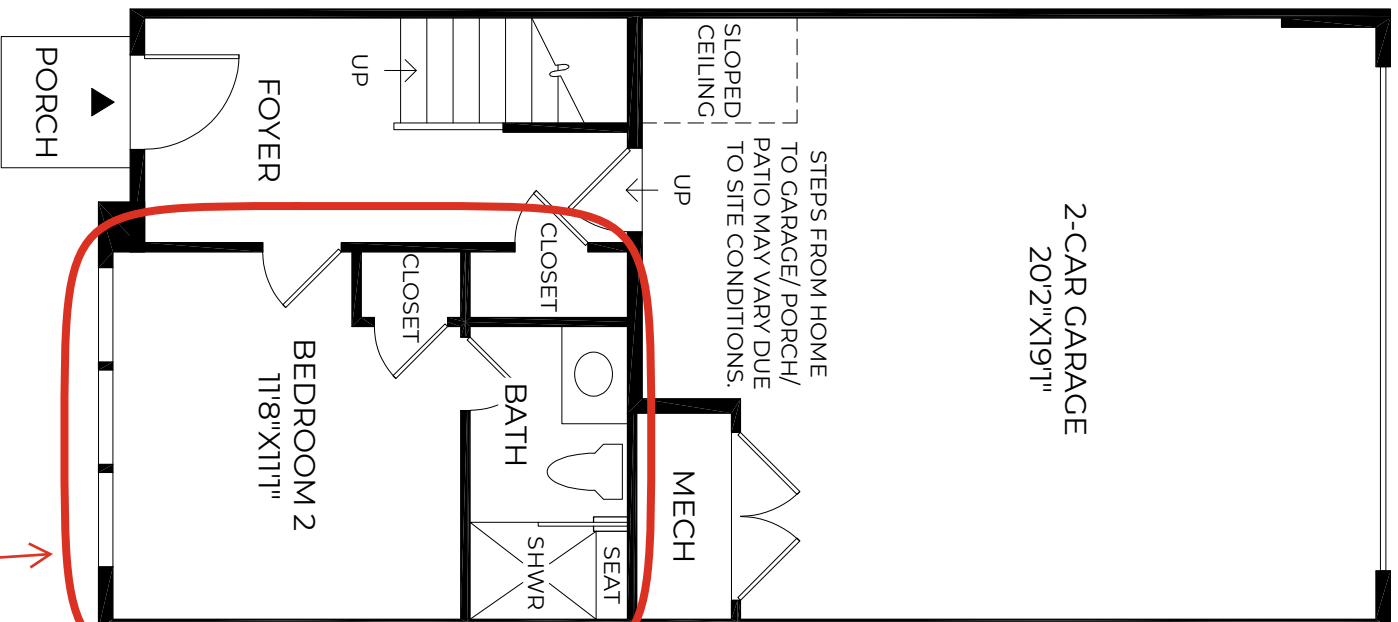


Optional addition for customer

FOURTH FLOOR
8' CEILING HEIGHT

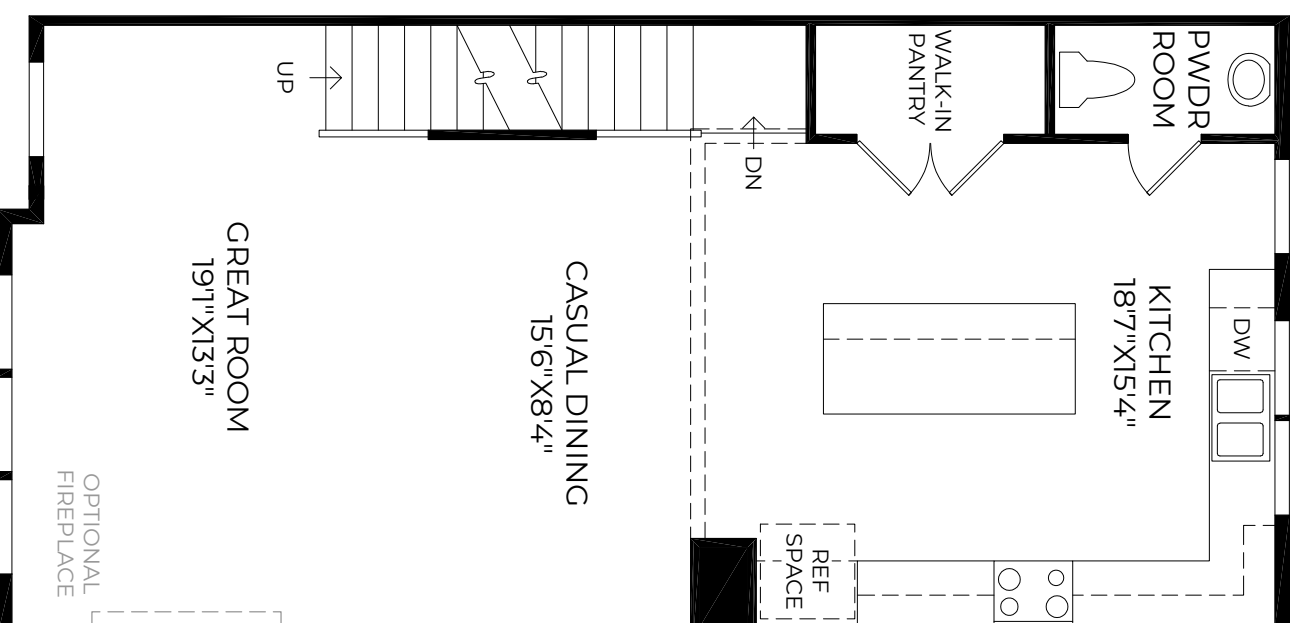


THIRD FLOOR
9' CEILING HEIGHT



FIRST FLOOR
9' CEILING HEIGHT

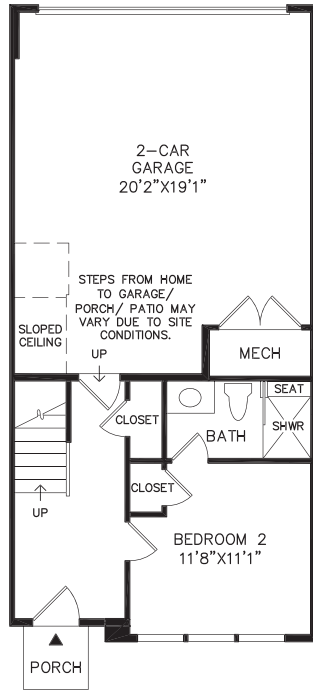
Optional space for customer to finish with bed/bath



SECOND FLOOR
9' CEILING HEIGHT

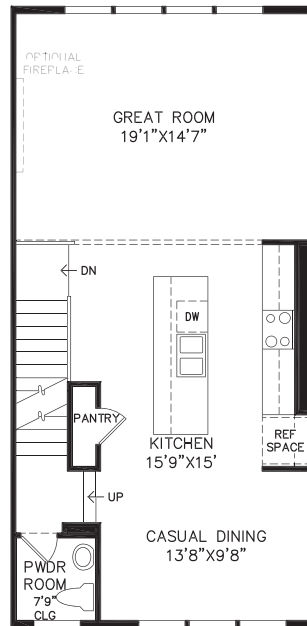
Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field variations. Some design features and options shown may not be offered in your community and may vary by elevation selected. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This is not an offering where prohibited by law. This Floor Plan does not form part of any contract, agreement, or legally binding document, even if attached or referenced as an exhibit. No reliance should be placed upon this Floor Plan for construction, legal interpretation, or investment decisions. Please see our sales consultant for details.

©TB PROPRIETARY CORP. (DC-METRO-MASTER) 060925 (ZEPHYR-89A-75)



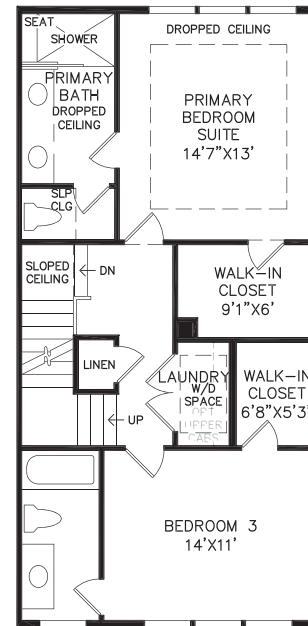
FIRST FLOOR PLAN

TORRETO 9' CLG.



SECOND FLOOR PLAN

TORRETO 9' CLG.



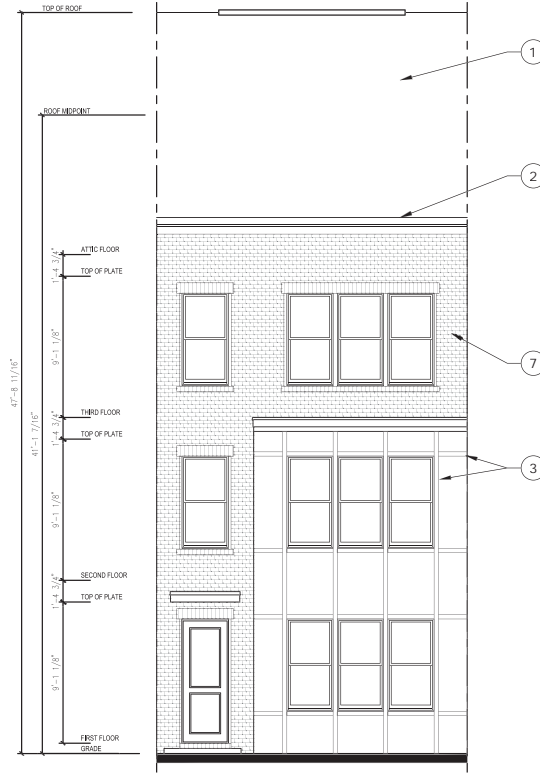
THIRD FLOOR PLAN

TORRETO 9' CLG.

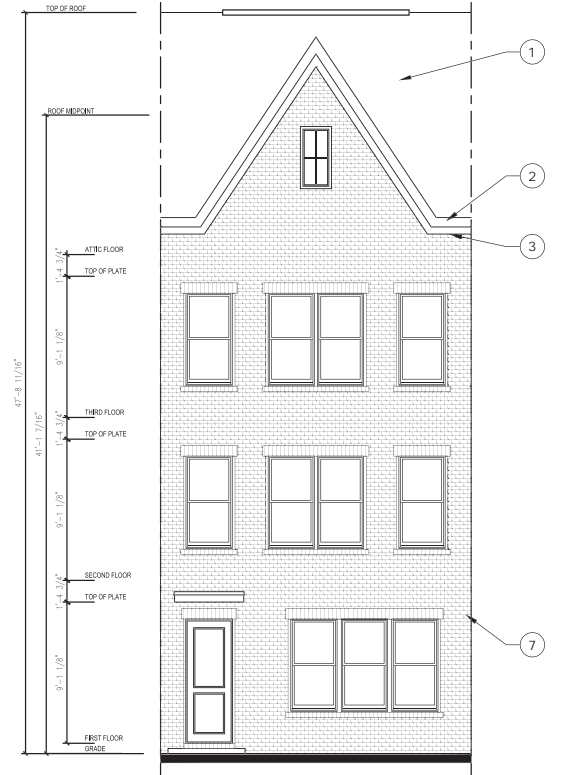
TORRETO | FLOOR PLANS - 1850 SF
STATION FLATS- NOVI, MI



FRONT ELEVATION
ABERDEEN



FRONT ELEVATION
BRANDYWINE



FRONT ELEVATION
GREENSBORO

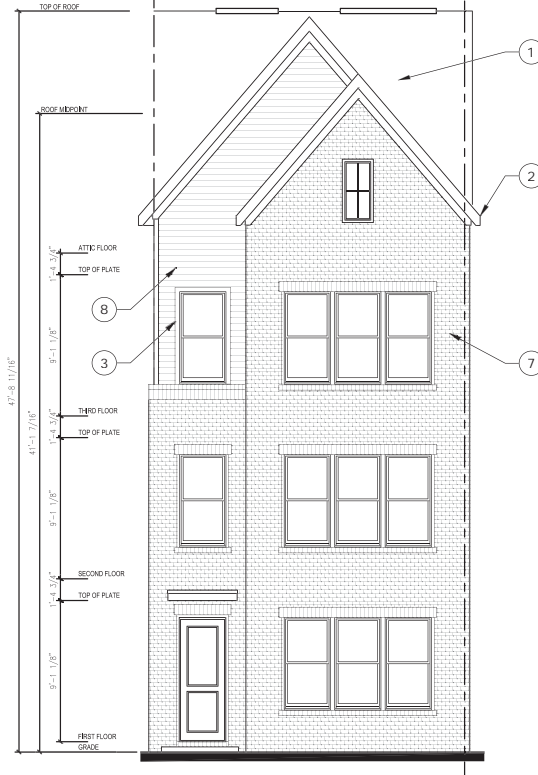
MATERIAL KEYNOTE LEGEND:

- ① ASPHALT SHINGLES
- ② METAL CAPPED FASCIA
- ③ COMPOSITE TRIM
- ④ STANDING SEAM METAL ROOF
- ⑤ PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
- ⑥ VINYL BOARD AND BATTEN SIDING
- ⑦ ANCHORED BRICK VENEER
- ⑧ VINYL HORIZONTAL SIDING

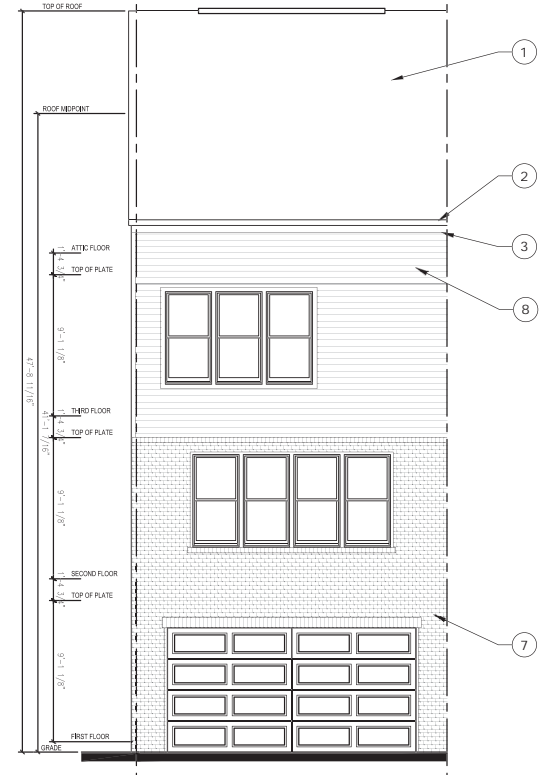
TORETTO | ELEVATIONS
STATION FLATS- NOVI, MI



FRONT ELEVATION
WOODBURY



FRONT ELEVATION
WESTBROOK



REAR ELEVATION
ALL ELEVATIONS

MATERIAL KEYNOTE LEGEND:

- ① ASPHALT SHINGLES
- ② METAL CAPPED FASCIA
- ③ COMPOSITE TRIM
- ④ STANDING SEAM METAL ROOF
- ⑤ PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
- ⑥ VINYL BOARD AND BATTEN SIDING
- ⑦ ANCHORED BRICK VENEER
- ⑧ VINYL HORIZONTAL SIDING

TORETTO | ELEVATIONS
STATION FLATS- NOVI, MI



MATERIAL KEYNOTE LEGEND:

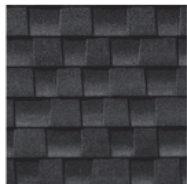
- ① ASPHALT SHINGLES
- ② METAL CAPPED FASCIA
- ③ COMPOSITE TRIM
- ④ STANDING SEAM METAL ROOF
- ⑤ PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
- ⑥ VINYL BOARD AND BATTEN SIDING
- ⑦ ANCHORED BRICK VENEER
- ⑧ VINYL HORIZONTAL SIDING

SIDE ELEVATION
ALL ELEVATIONS

TORETTO | ELEVATIONS
STATION FLATS- NOVI, MI



ROOF SHINGLES



GAF Timberline
HDZ - Charcoal

BRICK



Glen Gery - Grey
Ash

SIDING



Hardie Cedarmill -
Cobblestone

ACCENT SIDING/ TRIM



Hardie Cedarmill -
Iron Grey

SOFFIT, FASCIA, FREIZE



Metal Coil Stock -
Dark Bronze

WINDOWS



Single Hung
Vinyl - Black

ENTRY DOOR



Therma-Tru -
SW7069 Iron Ore

TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORRETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



FRONT ELEVATION

MATERIAL	SF	%
BRICK	1745	81%
HORIZONTAL SIDING	226	11%
COMPOSITE PANEL	172	8%

TORETTO | 5UNIT BUILDING FRONT ELEVATION
 STATION FLATS- NOVI, MI



TORETTO WOODBURY- RH TORETTO ABERDEEN - RH TORETTO GREENSBORO- RH TORETTO BRANDYWINE- RH TORETTO WESTBROOK- LH

REAR ELEVATION

MATERIAL	SF	%
BRICK	1009	54%
HORIZONTAL SIDING	853	46%

TORETTO 5 UNIT BUILDING REAR ELEVATION
 STATION FLATS- NOVI, MI

MATERIAL	SF	%
BRICK	820	54%
HORIZONTAL SIDING	689	46%



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

MATERIAL	SF	%
BRICK	820	54%
HORIZONTAL SIDING	689	46%

TORETTO | 5,8, & 9 UNIT BUILDINGS SIDE ELEVATIONS
 STATION FLATS- NOVI, MI



TORETTO | 8 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORETTO | 8 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORETTO | 8 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



FRONT ELEVATION

MATERIAL	SF	%
BRICK	2862	83%
HORIZONTAL SIDING	226	7%
COMPOSITE PANEL	344	10%

TORETTO | 8 UNIT BUILDING FRONT ELEVATION
 STATION FLATS- NOVI, MI



TORETTO WOODBURY- RH TORETTO GREENSBORO - RH TORETTO BRANDYWINE- RH TORETTO GREENSBORO - RH TORETTO ABERDEEN - RH TORETTO GREENSBORO- RH TORETTO BRANDYWINE- RH TORETTO WESTBROOK- LH

REAR ELEVATION

MATERIAL	SF	%
BRICK	1607	54%
HORIZONTAL SIDING	1363	46%

TORETTO 8 UNIT BUILDING REAR ELEVATION
 STATION FLATS- NOVI, MI



TORETTO | 9 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORETTO | 9 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI



TORETTO | 9 UNIT BUILDING PERSPECTIVE RENDERINGS
STATION FLATS- NOVI, MI

PLANNING REVIEW



Planning Review

JSP 25-12 NOVI ACRES		
Preliminary Site Plan and Request to Amend Consent Judgment		
Date of Review	Mar 09, 2026	
Plan Date	January 08, 2026	
Applicant	Cypress Partners, LLC	
Parcel ID's	Section 17: 22-17-101-032	
Site Size	24.77 acres gross; 7.17 acres net (residential) & 1.53 acres (commercial)	
Site Location	East of Wixom Road, South of Grand River Avenue	
Site School District	Novi Community School District	
Current Site Zoning	I-1, Light Industrial, with Consent Judgment (B-2, Community Business)	
Adjoining Zoning	North	I-1, Light Industrial, with Consent Judgment (B-2, Community Business)
	East	I-1, Light Industrial
	West	R-1, One-Family Residential
	South	I-2, Heavy Industrial with PSLR (Planned Suburban Low Rise)
Current Site Use	Vacant	
Adjoining Uses	North	Sam's Club
	East	Vacant
	West	Catholic Central High School & Target
	South	Villas at Stonebrook
Current FLU designation	Community Commercial (Uses consistent with B-2 Local Business District)	
Future Land Use (FLU)	North	Community Commercial (Uses consistent with B-2 Local Business District) and Industrial/Office (Uses consistent with I-1 Light Industrial District) Research Development
	East	Industrial/Office (Uses consistent with I-1 Light Industrial District)
	West	Public/Quasi-Public and Community Commercial
	South	Suburban Low-Rise

PROJECT SUMMARY

The subject property is governed by a Consent Judgment. The Consent Judgment limits development on the subject property to 100,000 square feet of retail use conforming to B-2 (Community Business) zoning standards. The agreement binds both parties equally to its terms and runs with the land, acting as a covenant attached to the property, unless and until it is formally amended by mutual agreement.

The parcel proposed for development is currently vacant, located immediately south of the Sam’s Club store and northeast of the Target store. The site includes an existing access drive to Wixom Road, a lawn area intended for future parking, and regulated wetlands and wetland mitigation areas to the east of the proposed development.

The total site area is approximately 24.71 acres, of which about 65% contains regulated wetlands and permanently preserved wetland mitigation areas.

The applicant is now requesting an amendment to the Consent Judgment to allow a 61-unit multi-family residential development on 7.17 acres, a 6,529-square-foot standalone retail building and an associated parking on 1.53 acres.

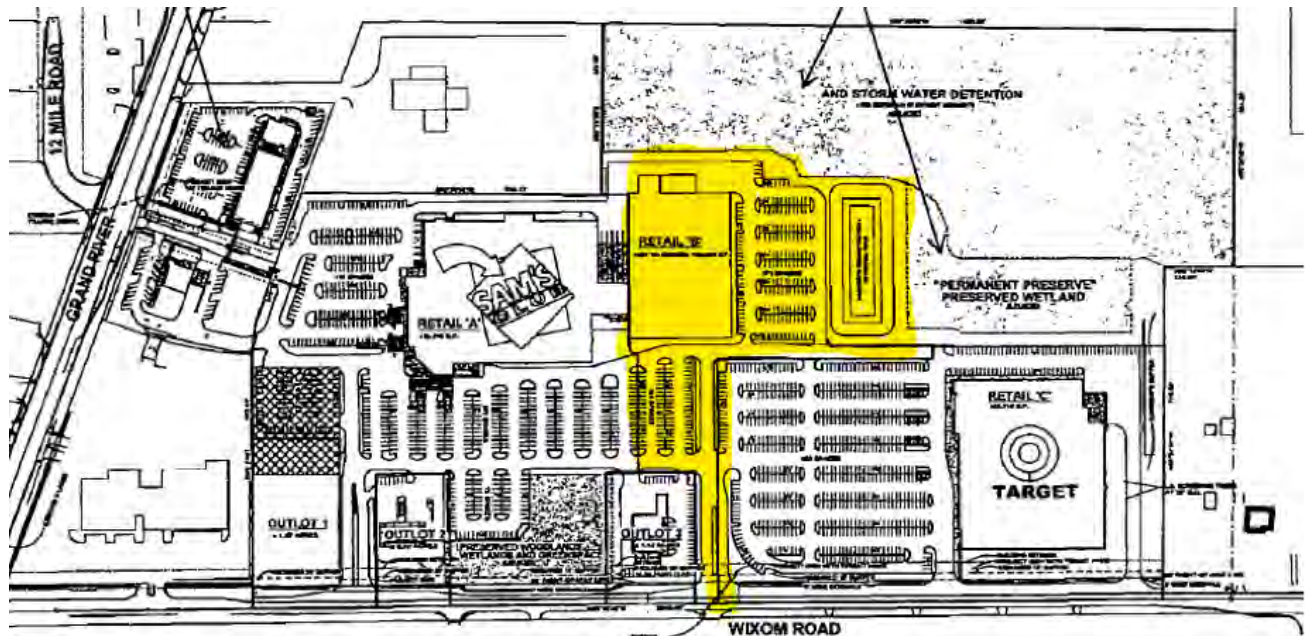
The Planning review letter and the associated chart identify several concerns (noted in **bold and underline** throughout the review letter) and request additional clarification or justification regarding the proposed use and its compatibility with surrounding uses. The applicant’s revised letter submitted with this application does not address these concerns.

BACKGROUND

In 1999, the developer, Novi Equities, asked to rezone the property from I-1 (Light Industrial) to B-2 (Community Business), but the City Council denied the request. A later request for a use variance was also denied by the Zoning Board of Appeals. In 2000, the developer filed a lawsuit against the City, which was settled in July 2001 before going to trial. The terms of the settlement were outlined in a Consent Judgment, which acts like a development agreement.

In 2015, the Consent Judgment was amended to allow changes to the sedimentation basin and wetland areas, increasing the amount of preserved open space.

In 2023, the applicants proposed a multi-family apartment-style development with limited associated retail for the same location; however, the proposal did not advance beyond the Planning Commission meeting.

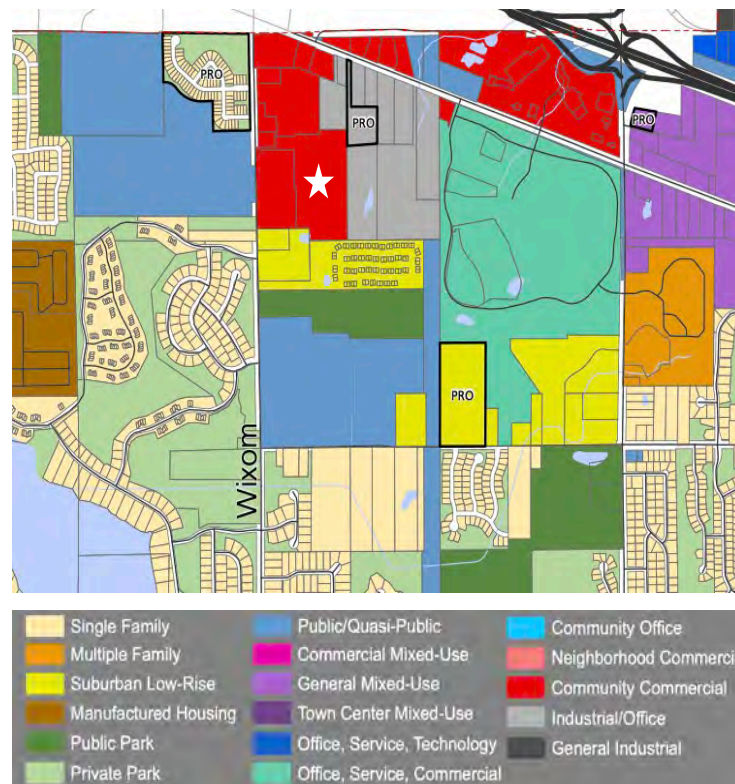


MASTER PLAN FOR LAND USE

The 2025 Master Plan, recently adopted by the Planning Commission, identifies this property as Community Commercial. The Community Business (B-2) District generally fall within areas planned for Community Commercial. The subject site is zoned Light Industrial (I-1) but is subject to a Consent Judgment that states that the subject site “shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance [...],” which is generally consistent with the Community Commercial land use designation.

The Plan also identifies several trends in the residential market:

- Residential market will remain relatively strong. Rising mortgage interest rates will taper the pace of sales.
- There is a market for age-targeted housing for 55+ households with a focus on single-level living.
- There is a movement to higher density residential (3-5 units/acre) to accommodate 1,700–2,100 square foot homes with the ability to “age in place” as desirable to a variety of home purchasers.



The proposed development consists of three-story units with bedrooms and living areas on separate levels. While the ‘community impact statement (CIS)’ characterizes the project as ideal for “empty nesters,” the floor plans are not consistent with the aging in place principles emphasized in the Master Plan. Additionally, the Master Plan recognizes the need for a broader range of housing types from starter homes to senior housing to serve diverse economic groups. It notes that much of Novi’s housing stock may be financially out of reach for first-time homebuyers and recommends promoting “missing middle” housing through infill and mixed-residential development, particularly along the Grand River corridor.

The CIS also notes that this intends to provide additional short-term corporate housing for companies bringing executives into the area for temporary assignments. In response to change of use from commercial to residential/mixed-use, the applicant notes in the CIS that ‘the ability to develop the site commercial has been in place place for 24 years yet it remained vacant’.

The CIS presents arguments supporting a change of use to residential; however, it does not clearly identify the intended residents or the type of housing proposed (sale or rental). For example, are the units intended as rentals for short-term executive housing, owner-occupied units for empty nesters, or housing aimed at increasing supply for young families? The appropriate amenities, usable open space, and the justification for the requested deviations may vary depending on the intended user group.

COMPATIBILITY WITH SURROUNDING USES

The Consent Judgment includes several binding conditions originally tailored for development of a traditional “big box” retail format. The applicant’s proposal to introduce multi-family residential development represents a substantial departure from the original intent. Notably, the permitted uses and dimensional standards in the B-2 zoning district differ significantly from those in the RM-2 (High-Density Mid-Rise Multiple-Family Residential) district, which the applicant is now proposing.

Furthermore, the current site lacks sufficient screening or transitional buffers between the proposed residential use and adjacent commercial uses. Had the site originally been intended for residential development, berms and protective screening measures would likely have been required as part of the Sam’s Club and Target developments.



Ideally, this responsibility now falls to the current developer to ensure compatibility and mitigate potential land use conflicts (light spillover, traffic and noise etc.) for their future residents. Perhaps a shared parking agreement with Target would free up space for more active recreational spaces (like a park, play structure etc.). The applicant should clarify what measures are being taken to address this. The landscape plan review does not support a number of deviations from screening requirements.

The surrounding land uses are shown on page 1. The compatibility of the proposed development with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council. In particular, the Planning Commission should review the plan carefully to ensure that any negative impacts are minimized and mitigated.

STUDY FINDINGS

1. **Traffic Impact Study:** The applicant has submitted an addendum to the 2023 Traffic Impact Study. This addendum focused on comparison analysis of what could be developed under the current Consent Judgment versus the amendment proposed for 61 dwelling units with 6,529 square feet of retail. See comments in the TIS Review letter.
2. **Community Impact Statement:** Two narratives are included and reviewed with this submittal, one from the applicant’s representative and one from a planner. The applicant should provide additional information as suggested in this review. The applicant shall also refer to City’s Site Plan & Development Manual for components of a community impact statement.
3. **Land Use Study:** The applicant has submitted a Community Impact Statement that presents several valid points supporting the viability of residential use over commercial use on the site. While the statement raises a valid point, it is not supported by a market study or land use study.

ORDINANCE REQUIREMENTS

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), and any other applicable provisions of the Zoning Ordinance. Please see the attached chart for information pertaining to ordinance requirements.

Staff is requesting additional clarification on the following items.

1. Street and Project Name

At their May 16, 2025, meeting, the Project and Street Naming Committee has denied the applicant request for project name and a street name. Please review the letter and resubmit for approval. Please contact Stacey Choi at 248-347-0547 or e-mail at schoi@cityofnovi.org in the Community Development Department for additional information.

2. Establishing Development Boundaries.

The applicant is proposing a mixed-use development with separate residential and commercial components that are not physically or functionally integrated. The applicant should clarify how ownership and legal boundaries will be defined, specifically, whether the property will be formally split or if separate ownership will be established through a Master Deed.

The existing lot boundaries appear to have been established as an afterthought during the Consent Judgment process. As a result, there are apparent inconsistencies and nonconformities, such as the Sam’s Club building not meeting minimum building setback requirements and the loading area encroaching beyond the lot line, and the Target parking lot encroaching into required setback areas, which eliminates space for buffer screening typically required between uses. These existing conditions must be considered when reviewing the proposed development, particularly in evaluating its compatibility with surrounding uses.

This property presents a unique challenge due to its flag-shaped configuration. Splitting the parcel would create a residential lot without frontage on Wixom Road, making it nonconforming. To address this, we recommend either establishing development boundaries instead of relying solely on lot lines, or alternatively, the applicant may seek a deviation from the frontage requirement.

For this review, the residential portion has an estimated net area of 7.17 acres, and the commercial portion is approximately 1.53 acres. Given the unique configuration of the lots and uses, the applicant shall provide a setback exhibit that clearly illustrates the ownership boundaries (lot lines) for each use, gross and net areas, identified yards and proposed setbacks. The applicant should confirm the estimated net areas used for density calculations.

3. Residential Density and Room Count.

The ordinance allows for two types of multi-family developments. A summary of proposed development compared to permissible standards in RM-1 and RM-2 is provided below.

	RM-2	RM-1	Proposed	Context
Maximum density	15.4	5.4	Not specified; approximately 8.46 (61 units/7.17 net for residential)	PSLR areas to south allow up to 7.3.
Maximum Lot Coverage	45%	25%	5.14%	
Maximum number of stories	5 stories	2 stories	3 stories	
Maximum Room count	157	157	244	Room counts are the same as the development is less than 4 stories

Although the calculated density may appear modest, the presence of significant unusable areas, such as wetlands and access drives result in development being concentrated within a limited portion of the site, creating the appearance of greater density than the numbers suggest. The applicant should provide a clear justification for selecting the RM-2 District as the reference zoning category for the proposed amendment to the Consent Judgment. Establishing the rationale for this designation is important, as the evaluation of the requested deviations is based on the appropriateness of RM-2 zoning standards for this area.

Hypothetically, a 39-unit 4-bedroom development would comply with 5.4 DUA density and 157 maximum room for RM-1. A deviation may be required for an additional story. Reduction in total number of units from currently proposed will free space to meet screening requirements and activated open space. The applicant should consider a more compatible layout than proposed, which may involve reducing the number of units to accommodate buffers and amenities.

4. **Yard setback restrictions (Sec. 3.8.2.E)**
Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area. **The response letter refers to 36%. Requires deviation.**
5. **Pedestrian Connectivity (Sec. 3.8.2.G):** 5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access. Plans show a 5-foot-wide sidewalk connecting to Wixom Road on the north side and a 5-foot sidewalk along of the east side of the north-south access drive. **Requires a deviation for absence of sidewalk on one side.**
6. **Minimum Distance between the buildings (Sec. 3.8.2.H):**
The plans should include an exhibit that shows the calculation, indicate what is required and what is proposed in order to verify compliance and determine the deviation. A minimum of 30 ft. is proposed, but calculations indicating what is the minimum required is not provided.
7. **RM-2 Required Conditions (Sec.3.8.3).** **The applicant shall include how these conditions are met in a narrative:**
 - *In making its review of any proposed multiple development in an RM-2 district, the Planning Commission shall find that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.*
 - *All development features of the principal building or buildings, and any accessory buildings, such as architectural design and facade materials, shall be clearly shown and identified.*
 - *All service roads, driveways, parking areas and open spaces shall be located and interrelated so as to minimize any adverse effects upon adjacent property, such as channeling excessive traffic onto local residential streets, lack of adequate or effective screening or buffering of parking and service areas.*
 - *All buildings or building groupings shall be located so as to properly relate one to the other and to uses on adjacent properties. Circulation between buildings and within the site shall be carried out so as not to interfere with fire equipment access to the buildings*
8. **Bicycle Parking Spaces (sec. 5.16.1)**
The plans indicate bike parking will be provided inside a garage. Two spaces are provided for retail. 5.16.5.D. requires bicycle parking be accessible from an adjacent street. If bike parking is provided inside a garage, then then are not accessible to the general public. A deviation is required. **This deviation may be supported if at least some bike racks are provided that would be available to guests of the residents.**
9. **Private Easements**
Major drives that serve Target and Sams Club from Wixom Road are physically located on the subject parcel. The applicant should provide a copy of access easements or clarify how shared access is handled, prior to final site plan approval.
10. **Building Lighting ((Sec. 5.7.2.A.iii)).** Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures. **Please provide light levels on building facades, If information is provided at the time of final site plan, they are expected to comply. Any deviations at that time would require amendment to consent judgment.**

11. **Security Lighting** (Sec. 5.7.3.H)

The plan includes a general note stating that “only necessary lighting will be functional after hours of operation.” **The applicant should clarify the hours of operation for both developments, specify which lighting will remain on after hours, and indicate whether any automatic lighting controls (such as timers or motion sensors) are proposed.**

12. **Average Light Level** (Sec.5.7.3.L).

The listed ratios on the plan appear to exceed maximum ratio. This could be misleading as the development boundaries are unique in this scenario. **Please revise to comply or provide a justification.**

DEVIATIONS FROM AREA, BULK, YARD, AND DIMENSIONAL REQUIREMENTS:

The Amendment to Consent Judgment may permit deviations from the strict interpretation of the Zoning Ordinance if approved by City Council. These deviations should 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.” Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in the proposed amendment. **The applicant should include a detailed list of requested deviations, along with justification for each, in the revised submittal.** The applicant identified only four of the following deviations in their review letter.

1. **Usable Open Space Area (Sec. 3.1.8.D.)**. A determination is needed as to whether the proposed development satisfies the qualifying criteria for usable open space under Section 3.1.8.D. The ordinance defines Usable Open Space as “courts and yards at grade level devoted exclusively to recreational use.” The 50-foot strip between the buildings identified as usable open space does not appear to be devoted exclusively to recreational use; rather, its primary function appears to be pedestrian access to building entryways. While the applicant indicates that the required square footage is met, it is unclear whether the area qualifies under the ordinance definition. **This is not supported.**
2. **Minimum Lot Area for B-2 (sec. 3.1.11.D.)**. A determination whether the minimum lot size requirement for commercial development is applicable for this development. A minimum of 2 acres is required; the area encompasses about 1.54 acres. **This is supported given the location of surrounding commercial uses.**
3. **Total Number of Rooms (sec. 3.8.1.A.)**. A deviation to allow increase in room count for 3-story building. (157 maximum allowed, 244 proposed). **This may be supported if adequate screening and appropriate open space for intended users and unsupported deviations are addressed.**
4. **Building Orientation (Sec. 3.8.2.D.)**. A deviation to allow for buildings to be at 90-degree angle, in lieu of required 45 degrees. **This is supported, provided other impacts noted in this review are addressed (landscape and lighting deviations).**
5. **Yard Setback restrictions (Sec. 3.8.2.E.)**. A deviation for exceeding the maximum amount of permissible pavement area in front yard for residential. (30% maximum permitted, 36% proposed), **This is supported.**
6. **Pedestrian Connectivity (sec. 3.8.2.G.)** A deviation to allow sidewalk only on one side of the drives on the south end towards Target (both sides required). **This is supported because sidewalk connection is extended to Wixom Road providing a safe connection to public roads.**
7. **Minimum Distance between buildings (sec. 3.8.2.H)**. A deviation to allow buildings to not be angled at 45 degrees. **This is not supported at this time as the plans do not provide data to identify the minimum v proposed distances.**
8. **Minimum number of Bicycle Parking (sec. 5.16.1.)** A deviation for not providing any exterior bike spaces for residential development (14 spaces required, none provided). Bike spaces proposed inside garage are not counted towards minimum as Sec. 5.16.5.D. requires bicycle parking be accessible from an adjacent street. **This can be supported, if there is a mix of accessible spaces outside garages and private spaces in garage.**
9. **Average Light levels (sec. 5.7.3.1)** A deviation to allow overage ratio of average light level of the surface being lit to the lowest light of the surface being lit (4:1 maximum permitted, 4.74 for retail, 11.38 for residential. Provided). **Provide additional information as required for a complete review.**

SUGGESTED CONDITIONS OF APPROVAL

The Amendment to a Consent Judgment typically involves a concept plan and specific conditions in conjunction with the request. The applicant and City Council would need to eventually agree on a series of conditions to be included as part of the approval before the judgment goes before court. **Suggested conditions will be developed when the plans are ready for Planning Commission review.**

PLANNER CONCERNS

1. The 2023 market study in the 2025 City Master Plan shows strong demand for age-targeted housing and options that support aging in place, as well as higher-density apartments. We agree with the applicant that residential use may be appropriate for this site and that a change from the commercial use shown in the Master Plan and Consent Judgment could be justified. The proposed layout does not include adequate mitigation measures to ensure compatibility with adjacent commercial uses, such as screening to buffer residents from lighting, traffic, and loading zones.
2. **2026 Master plan recommends commercial use for this property. However, the CIS presents arguments supporting a change of use to residential; however, it does not clearly identify the intended residents or the type of housing proposed (sale or rental). For example, are the units intended as rentals for short-term executive housing, owner-occupied units for empty nesters, or housing aimed at increasing supply for young families? The appropriate amenities, usable open space, and the justification for the requested deviations may vary depending on the intended user group. The applicant should provide clarity on intended user group and need for identified deviations.**
3. The current proposal includes several deviations from ordinance standards, some of which could potentially be reduced or eliminated with an alternative design approach and reduction in units. The review letter identifies more deviations than the applicant's response letter. Landscape Review does not recommend approval at this time. The applicant is encouraged to address these comments and submit a revised plan for further review and consideration. **Please review all letters and provide a comprehensive list of deviations requested along with justifications.**

NEXT SUBMITTAL: REVISED SITE PLAN SUBMITTAL

To proceed, the applicant should consider revising the plans to address the comments outlined in the review letters. Please submit the following materials for reconsideration:

- a. Site Plan Revision Application
- b. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
- c. Narrative addressing the comments in Planning Review letter and deviations requested.
- d. **Three copies** of revised site plan set, folded.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 703-474-2625 or sri@sriplanning.com. For immediate assistance, please contact Lindsay Bell at 248.347.0484 or lbell@cityofnovi.org.

Sri Ravali Komaragiri

Sri Ravali Komaragiri, AICP



Planning Review Summary Chart

JSP 25-03 TWEVE MILE TOWNES

Concept Plan and Request to Amend Consent Judgment

Date of Review	March 09, 2026
Plan Date	January 08, 2026

- This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
- The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
- 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.

General Standards (Article 3, 4 & 6)

Item	Required Code	Proposed	Complies	Comments
A. ZONING AND USE REQUIREMENTS				
Master Plan	Community Commercial	Multiple-Family Residential and retail center- Narrative provided.	No	<u>See review letter for more details</u>
Area Study	None		NA	
Zoning (Effective January 8, 2015, as amended)	B-2, Community Business (Consent Judgment)	RM-2, High-Density, Mid-Rise Multiple-Family Residential with retail as a special landuse	No	
Uses Permitted (Sec 3.1.11.B & C)	B-2 Uses permitted listed in Section 3.1.11.B & C	Multiple-Family Residential (RM-2)	No	
Frontage on a Public Street (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Wixom Road	Yes	
Access To Major Thoroughfare (Sec. 5.13)				

Dimensional Standards

Item	Required Code		Proposed	Complies	Comments
A. HEIGHT, BULK, DENSITY AND AREA LIMITATIONS (RM-2 MULTI-FAMILY RESIDENTIAL)					
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1) Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)	RM-2 Required Conditions <u>See below</u>		Unit mix and height provided Unit mix and height provided	Yes Yes	
Maximum % of Lot Area Covered (By All Buildings)	45 %		5.34%	Yes	
Usable Open Space Area (Sec. 3.1.8.D)	200 sf Minimum usable open space per dwelling unit For a total of 61 dwelling units, <u>required Open Space: 12,200 SF</u>		26,000 per sheet C 1.3	No	The quantity shown on the plan appears to comply, but, areas identified on Sheet C-1.3 do not meet definition of "Usable Open Space" See review letter for more details. Previous comments still remain.
Residential Building Setbacks (Sec. 3.1.8.D, Sec. 3.6.2.B, and Sec. 3.8.2.C - if applicable)	Front (West)	75 feet	<u>466.54 feet</u>	Yes	See page 6 in the review letter for more details
	Side (North)	75 feet	<u>105.73 feet</u>	Yes	
	Side (South)	75 feet	<u>75 feet</u>	Yes	
	Side (West)	75 feet	75 feet	Yes	
	Rear (East)	75 feet	863.78'	Yes	
Building Height (Sec. 3.1.8.D)	65 ft or 5 stories, whichever is less		3 stories, 41 feet	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sf	NA	NA	
	1 bedroom	500 sf	NA	NA	
	2 bedroom	750 sf	Complies	Yes	
	3 bedroom	900 sf	Complies	Yes	
	4 bedroom	1,000 sf	NA	NA	
Maximum Dwelling Unit Density/Net Size Area (Sec. 3.1.8.D) 3.8.1.A.ii	Efficiency	5%	NA	NA	
	1 bedroom and Live/Work (1 bedroom)	31.1 du/net ac. 20%		NA	
	2 bedroom	20.7 du/net ac.			See page 6 of the review letter for more details
3+ bedroom	15.6 du/net ac.	Not specified; approximately 8.46 (61 units/7.17 net for residential)	No?		

Item	Required Code	Proposed	Complies	Comments	
B. HEIGHT, BULK, DENSITY AND AREA LIMITATIONS (RETAIL B-2)					
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Wixom Road	Yes		
Minimum Lot Size	2 acres	Approx. area of B-2 portion 34,450 1.54 acres	No?	<u>It is unclear whether the proposal involves a lot split or a building condominium, making it difficult to verify compliance. The project is presented as mixed-use, which may make the site area compliant, but clarification is needed.</u>	
Minimum Zoning Lot Size for each Unit: Width in Feet	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA		
Maximum % of Lot Area Covered (By All Buildings)	Section 3.6.2.D				
Building Height	30 ft. (See Sec. 3.10.2.B. for additional height to 42 ft)	20 ft proposed	Yes		
B-2 Building Setbacks (Sec 3.1.11.D)	Front (West)	40 ft.	50 ft	Yes	Setbacks are presented from the overall property boundary. <u>It is unclear whether the proposal involves a lot split or a building condominium, making it difficult to verify compliance.</u>
	Side (North)	30 ft.	68.08 ft.	Yes	
	Side (South)	30 ft.	57 ft.		
	Rear (East)	30 ft.	863.78 ft.	Yes	
B-2 Parking Setback (Sec 3.1.11.D) Refer to applicable notes in Sec 3.6.2	Front (West)	20 ft.	~50+ feet	Yes	<u>Sheet C 3.0 refers to RM-2 setbacks for required Retail.</u>
	Side (North)	10 ft.	Not shown, appears to comply	Yes?	
	Side (South)	10 ft.	N/a		
	Rear (East)	10 ft.	~20 ft	Yes	
C. NOTE TO DISTRICT STANDARDS (Sec 3.6) (RM-2 MULTI-FAMILY RESIDENTIAL)					
Off-Street Parking Setback (Sec 3.6.2.B)	Front (West)	75 feet (Street frontage)	Exceeds from Wixom Rd	NA	Not indicated, approximate dimensions are measured.
	Side (North)	20 feet	Appears to be over 50 ft.	NA	
	Side (South)	20 feet	Exceeds	NA	
	Rear (East)	20 feet	30.76 ft.	Yes	

Item	Required Code	Proposed	Complies	Comments
Area Requirements (Sec. 3.6.2.A)		Reduction not proposed at this time	Yes	
Structure Setback Requirements (Sec. 3.6.2.B)		75-foot building setback from all property lines is required	Yes	
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Complies	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	30.76 ft. sheet C 3.0	Yes	
NOTE TO DISTRICT STANDARDS (Sec 3.6) <u>RETAIL B-2</u>				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Front yard parking permitted if setback requirements of district and landscaping standards of Section 5.5.3 are observed	No front yard parking proposed	NA	
Setback Abutting a Residential District (Sec 3.6.2.L)	Minimum yard setback shall be 20 feet	Exceeds 20 feet	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	30 ft.	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Section 5.5.3.			See Landscape Review
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q		NA	
D. RM-1 & RM-2 DISTRICT REQUIRED CONDITIONS (Sec 3.8)				
Total number of rooms (Sec. 3.8.1.A)	For RM-2 building less than 4-stories, RM-1 regulations apply: Total No. of rooms permitted = Net site area in SF/2000 312, 325 SF/2000 = 157	61 4-bedroom units 244 rooms <u>A total of 7.17 acres for residential area is used in the maximum calculation</u>	No	Deviation to allow increase in room count for 3-story building would be required
Public Utilities (Sec. 3.8.1.A)	All public utilities should be available	Shown	Yes	

Item	Required Code		Proposed	Complies	Comments
Dwelling Unit Size (Sec. 3.8.1.C) An extra room such as den, library or other extra room count	Dwelling Unit Size	Room Count *			
	Efficiency	1		NA	
	1 bed*	2		NA	
	2 bedroom	3		NA	
	3 or more bedrooms	4	61 4 bedroom units	No	
Setback along natural shoreline (Sec. 3.8.2.A)	A minimum of 150 feet along natural shoreline is required.		No shoreline	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.		Drives will be private	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.		180 ft.		
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft if common areas with a minimum capacity of 50 persons for recreation or social purposes. Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			NA	
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of 45 degrees to property line.		Buildings are not angled, required to be angled 45°	No	Deviations would be needed as part of the Consent Judgment amendment.
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area		36 percent	No	Exceeds maximum permitted.
Off-Street Parking or related drives (Sec. 3.8.2.F)	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas		Parking on garage aprons only	NA	
Off-street parking and related drives shall be...	No closer than 8 ft for other walls			NA	
	No closer than 20 ft from ROW and property line			NA	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.		5-foot-wide sidewalk connecting to Wixom Road. 5-foot sidewalk along portion of north-south access drive	No	Continue the sidewalk to the south toward Target. <u>Deviation required for sidewalk on one side of the drives only</u>

Item	Required Code	Proposed	Complies	Comments
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Connected to main sidewalk system	Yes	
	All sidewalks shall comply with barrier free design standards	Barrier free markings shown	TBD	See Traffic Review for more information.
Minimum Distance between the buildings (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6	A minimum of 30 ft. is proposed	TBD	Provide calculations to determine minimum distance between buildings – deviations likely
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	A minimum of 30 ft. is proposed		
B-2 District Required Conditions (Sec. 3.10)				
Business Establishments (Sec. 3.10.1.A)	All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises	Shall comply		
Building Height (Sec. 3.10.2.A)	The maximum height of buildings may be increased to 42 feet (up to 3 stories) for a development that does not abut a residential district	20 feet proposed	Yes	
Business, Servicing, Processing (Sec. 3.10.2.B.)	All business, servicing or processing except for off-street parking, loading/unloading, and those outdoor sales uses permitted in Section 3.1.11.C, shall be conducted within completely enclosed buildings	No outdoor activities proposed at this time	Yes	
Loading Requirements (Sec. 3.10.3.A)	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. Pedestrian exits or emergency door are permitted on such building facades.	600 sf of loading area proposed	Yes	

Site Standards

Item	Required Code	Proposed	Complies	Comments
A. OFF-STREET PARKING & LOADING REQUIREMENTS				
Off-street parking Sec. 5.2.2	Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard nor within a minimum side yard setback unless otherwise provided in this Ordinance.	complies	Yes	
Number of Parking Spaces Residential, Multiple-family (Sec. 5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms	Residential: 61 units = 153 spaces required 32 surface spaces, 122 garage spaces are provided	Yes	
5.2.13	Parking spaces for those with physical disabilities shall be designed and provided as part of the minimum number of parking spaces required by this Ordinance			
Barrier Free Spaces Barrier Free Code	To be determined	Two van accessible barrier free spaces are provided each for retail and residential use	Yes	
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	Appears to comply	Yes	
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Shown	Yes	
Landbank Parking (Sec.5. 2.14)	Maximum number of Landbank spaces: 25% of required parking	Not proposed	NA	
Plug-In Electric Vehicle (PEV) charging stations (Sec. 5.2.15)	installation and operation of Plug-In Electric Vehicle (PEV) charging stations and charging spaces within off-street parking areas	Not proposed	NA	
B. OFF-STREET STACKING SPACE, LAYOUT STANDARDS, CONSTRUCTION AND MAINTENANCE				
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces with buffer or sidewalk as required - 8 ft. x 23 ft. parallel spaces	Yes	

Item	Required Code	Proposed	Complies	Comments
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	-	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> - shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer 	Not applicable	NA	
C. BICYCLE PARKING FACILITY REQUIREMENTS				
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u>	<p>Residential: One (1) space for each five (5) dwelling units Required: 14 Spaces</p> <p>Retail: Five (5) percent of required automobile spaces, minimum two (2) spaces</p>	<p>Applicant states they will be provided in garages</p> <p>2 spaces are provided for retail</p>	No	<u>Deviation will be required</u>
Permissible Yard 5.16.1.B	Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements	Located in side yard (south) for retail	Yes	
Location 5.6.1.D.	Bicycle parking facilities shall be located along the principal building entrance approach line and be clearly visible and easily accessible from the approach and building entrance being served.	<p>Located in side yard (south) for retail</p> <p>Does not comply for residential</p>	No	<u>5.16.5.D. requires bicycle parking be accessible from an adjacent street. If bike parking is provided inside a garage, then then are not accessible. A deviation is required. Deviation will be required</u>
Location 5.16.1.E	Bicycle parking facilities shall be no greater than one-hundred twenty (120) feet from the entrance being served or the nearest automobile parking space to that entrance.	Located in side yard (south) for retail	Yes	
Location 5.16.1.F	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	N/A	N/A	

Item	Required Code	Proposed	Complies	Comments
Bicycle Parking Lot layout (Sec 5.16.5.A)	Parking space width: 7 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single; 2.5ft. double	36" shown between racks, 4-foot maneuvering lane appears to be provided	Yes	
5.B & 5.C	- Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	Complies	Yes	
D. MISCELLENOUS SITE STANDARDS				
Fences (Sec. 5.11)	Fences shall comply with section 5.11	None proposed	NA	
Off-Street Loading and Unloading (Sec. 5.4.)	Off-street loading is required for commercial uses	None provided	No	Revise the plan to provide minimum required loading
Residential Entranceway (Sec. 5.8.)	may be permitted and may be located in a required yard, except as provided in Section 5.9 Corner Clearance,	One entryway sign is indicated.		A separate sign permit shall be approved prior to installation. Deviations from sign requirements are subject to ZBA approval per consent judgment.
Corner Clearance (Sec. 5.9)	No fence, wall, plant material, sign or other obstruction shall be permitted within the clear view zone above a height of 2 feet from established street grade		TBD	Note Corner Clearance zone on site plan and landscape plans
Entryway lighting (Sec. 5.7.N)	One streetlight is required per entrance.	Existing streetlights at Wixom Road	Yes	
E. ACCESSORY USES & STRUCTURES				
Dumpster Sec 4.19.2.F	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft., from property line. - Away from Barrier free Spaces	Not proposed for residential Proposed for retail	NA	Individual trash pick up service
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Complies for retail	yes	

Item	Required Code	Proposed	Complies	Comments
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building.	None proposed at this time	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property.			
F. LIGHTING AND PHOTOMETRIC PLAN (SEC. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
Lighting Plan (Sec. 5.7.2.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Not provided	No	Please provide light levels on building facades, If information is provided at the time of final site plan, they are expected to comply. Any deviations at that time would require amendment to consent judgment.
Lighting Specifications (Sec. 5.7.A.2.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			
	Hours of operation			
Max Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses.	20 ft. maximum pole lights 10-15 ft. wall lights	Yes	

Item	Required Code	Proposed	Complies	Comments
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes added to plan	Yes	
Indoor Lighting (Sec. 5.7.3.H)	<ul style="list-style-type: none"> - Indoor lighting shall not be the source of exterior glare or spillover 			
Security Lighting (Sec. 5.7.3.H)	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 		TBD	Need more information. See review letter
Color Spectrum Management (Sec. 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	LED lights proposed	Yes	
Parking Lot Lighting (Sec. 5.7.3.J)	<ul style="list-style-type: none"> - Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover. 	Full cut-off fixtures proposed	Yes	
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 fc min		Yes	All minimums are met
	Loading & unloading areas: 0.4 fc min	Not applicable	NA	
	Walkways: 0.2 fc min		Yes	
	Building entrances, frequent use: 1.0 fc min		Yes	
	Building entrances, infrequent use: 0.2 min		Yes	
Average Light Level (Sec.5.7.3.L)		4.74 retail 11.38 res drives	No	<u>A deviation is required</u>
Max. Illumination adjacent to Residential (Sec. 5.7.3.M)	Fixture height not to exceed 25 feet Cut off angle of 90 degrees or less No direct light source shall be visible at the property line adjacent to residential at ground level Maximum illumination at the prop line not to exceed 0.5 fc.			

Item	Required Code	Proposed	Complies	Comments
Residential Developments (Sec. 5.7.3.O)	Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided			

Consent Judgement Review

Item	Required Code	Proposed	Complies	Comments
Total Green and Open Space (Item 11, A)	-The total green and open space, including preservation areas and interior landscaping, shall be preserved and maintained by the Developer on the property, and shall be a minimum of 40% of the total (not including 2.34 acres of right-of-way) land area.	Not Provided	TBD	Applicant must verify that 40% of total green/open space will be maintained in Novi Promenade development
Landscape Areas (Item 11, B)	The landscape areas [...] shall be constructed and preserved by the Developer, and shall be subject to the maintenance obligations set forth in this judgment.	Shall comply	Yes	See Landscape Review.
Gross Building Area – Retail (Item 12, A)	Retail “B” located on this property, which shall not exceed 100,000 square feet.			Applicant is requesting to modify the size and use as part of the amendment to the Consent Judgment.
Uses Permitted (Item 12, B)	Retail “A,” “B” and “C” shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance [...]	B-2 uses for retail building RM-2 Proposed for residential.	No	Applicant is requesting to modify the size and use as part of the amendment to the Consent Judgment.
Uses Not Permitted (Item 12, D)	Arcades and adult business uses (or any other uses involving sexually explicit activities, all as defined in the City Zoning Ordinance, as amended) shall not be permitted.		Yes	Shall comply
Parking (Item 12, E)	Plaintiffs shall provide 1,725 parking spaces for Retail “A,” “B” and “C.”	1,470 spaces proposed - less 251 spaces	No	Applicant is requesting an amendment of this as part of the Consent Judgment.

Other Standards

Item	Required Code	Proposed	Complies	Comments
A. NON-MOTORIZED FACILITIES				
Active Mobility Plan	Improving Access to Shopping and Dining	Access provided from Wixom Road sidewalk to Retail and Residential	Yes	
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Only shown on one side of main access drive, and partially on N/S drive	No	Extend sidewalk south toward Target. Applicant requests deviation to provide sidewalk on only one side as there is no room available on both sides.
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	Connection to main sidewalk on Wixom Road required.	Connection provided	Yes	
B. OTHER REQUIREMENTS				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	See review letters for any missing information
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Employment impact of 250 jobs	TBD	
Building Exits	<ul style="list-style-type: none"> - Building exits must be connected to sidewalk system or parking lot. 	Proposed	Yes	
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	Signage information not reviewed at this time		For further information contact Ordinance 248-347-0438 if a sign permit is required.
Project and Street naming	Some projects may need approval from the <u>Street & Project Naming Committee</u>			Contact Stacey Choi at 248.347.0547 or via email schoi@cityofnovi.org

Item	Required Code	Proposed	Complies	Comments
Parcel Split or Combination or Condominium Approval	Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval.			
C. LEGAL REQUIREMENTS				
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal		TBD	
Conservation easements	Conservation easements may be required for woodland impacts	Additional wetland and woodland easements may be required	TBD	Draft documents would be required prior to stamping set approval.
Consent Judgement Amendment	Provide all pre-existing easements and agreements that pertain to the property	Buildings are proposed in 86' ingress easement	No	Off-site easements likely required Existing easements should be revised or vacated

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

3/11/2026

Engineering Review

Novi Acres
JSP25-0012

APPLICANT

Cypress Partners LLC

REVIEW TYPE

Revised Preliminary Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the east side of Wixom Road south of Grand River Avenue, between Sam's Club and Target. Project is located in the northwest quadrant of Section 17 of the City of Novi.
- Site Size: Overall parcel is 24.77 acres, 5.66 acres will be impacted
- Plan Date: 01/08/2026
- Design Engineer: Jim Butler - PEA Group

PROJECT SUMMARY

- Construction of 8 multi-family residential buildings with 61 units total. And a 6,529 square foot commercial building with associated parking. Site access will be provided via Wixom Road.
- Water service would be provided by an extension from the existing 12-inch water main on site. A domestic lead will need to be provided to serve each building, along with two additional hydrants. A portion of the water main shall also need to be relocated near the proposed commercial building.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer on-site. A monitoring manhole will be needed for the commercial building and leads will be provided for each building on-site.
- Storm water will be collected and discharged to the on-site detention basin for the entire development located on the south side of the property.

RECOMMENDATION

Approval of the Revised Preliminary Site Plan is **LEFT BLANK FOR MPZ**. At this time, the plan meets the general requirements of the design and construction standards as set forth in [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 Final Site Plan 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), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
2. Provide soil boring data for the borings shown on the site plan, this can be provided with the final site plan submittal.
3. Right-of-way dedication is requested, the proposed right-of-way on Wixom Road has been shown.
4. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. 'No Parking' signs on the north side of buildings 5 and 6 look like they are close to the proposed parking spaces, it is recommended to move them.
5. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
8. Indicate if any light poles are proposed in front of the buildings where the entrances are located.

WATER MAIN

9. Revise basis of design, 100 should be used for the GPCPD value not 150.
10. It is recommended that you connect to the existing stub on the west side of your property to create a looped system. This is recommended in the case of a water main break where the existing connection is proposed, the entire residential development will be without water.
11. A tapping sleeve, valve and well is required at the connection to the existing water main.
12. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas.
13. Provide a profile for all proposed public water main 8-inch or larger.
14. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
15. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".

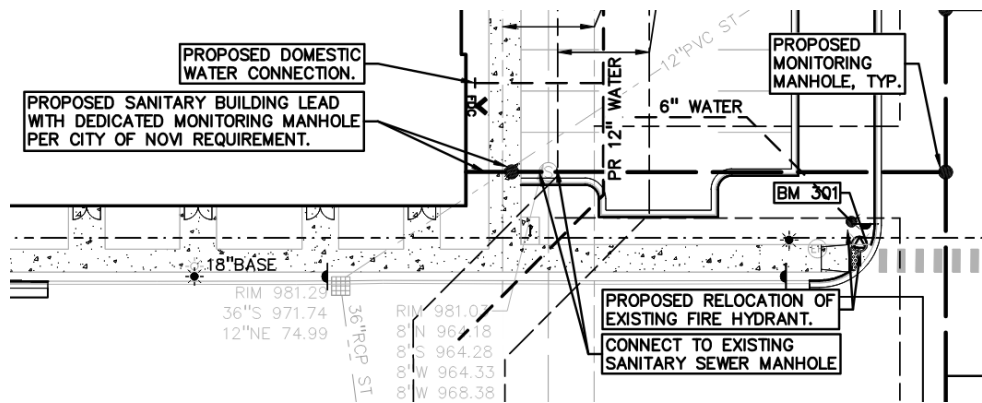
16. Provide a separate domestic lead and, if required by the Fire Marshal, a minimum 6-inch fire lead for the commercial building with a unique shut-off valve for each.
17. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe 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." Additionally, show the 20-foot pipe lengths on the profile.
18. 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

19. Irrigation plans will be provided at time of final site plan submittal.

SANITARY SEWER

20. Remove the old note for the proposed monitoring manhole, also the existing sanitary sewer manhole that is next to the building can be the monitoring manhole.



21. If any of the existing sanitary sewer on your site is not located within a dedicated easement, it will need to be dedicated at this time.
22. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
23. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot-deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
24. Illustrate all pipes intersecting with manholes on the sanitary profiles.
25. At time of final site plan submittal, an electronic copy of the utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), 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

26. Show and label all roof conductors and show where they tie into the storm sewer. If roof leads do not tie into the storm sewer the water cannot flow across sidewalks or pavement where there will be freeze or thaw issues.
27. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth.
28. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
29. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
30. Illustrate all pipes intersecting storm structures on the storm profiles.
31. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
32. Provide Storm sewer basis of design table for the proposed storm sewer at time of final site plan submittal.

STORM WATER MANAGEMENT PLAN

33. It is recommended that the applicant clean out the existing pre-treatment structure and restore the basin access drive if it is no longer there.
34. A time of concentration of 20 minutes should be used.
35. Applicant has provided stormwater detention calculations for the site; the existing basin will be used for this development. Additional detention storage is not required.
36. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

PAVING & GRADING

37. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
38. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.

SOIL EROSION & SEDIMENT CONTROL

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

OFF-SITE EASEMENTS


40. Off-site easements not anticipated at this time.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

41. 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.**
42. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, 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).

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 Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.


Humna Anjum, EIT
Project Engineer

cc: Lindsay Bell, Community Development
Stacey Choi, Planning Assistant
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 6, 2026
Novi Acres
Revised Preliminary Site Plan - Landscaping

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP25-0012

Property Characteristics

- Site Location: Wixom Road, south of Sam's Club
- Site Acreage: 24.78 ac.
- Site Zoning: I-1 Proposed RM-1 with PRO
- Adjacent Zoning: North, East, South, West: I-1 (Commercial Use)
- Plan Date: 1/8/2026

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal and underlined items must be addressed no later than Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

Recommendation: **LEFT BLANK FOR MPZ**

LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:

- Deficiency in screening between the site and the Sam's Club loading areas and Target parking lot – *not supported by staff*
- Deficiency in foundation landscaping of Buildings 1, 4, 7 and 8 – *not supported by staff*
- Lack of trees in two commercial building interior islands – *supported by staff due to utility conflicts if alternative plantings are proposed in those two islands*

Please change the city project number on the cover sheet to JSP25-0012.

Ordinance Considerations

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

An accurate tree survey is provided and replacements for the removed woodland replacement trees are proposed.

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

1. The residential project is adjacent to I-1 zoned property with a commercial use. At a minimum, a 6-8 foot tall, landscaped berm is required between the uses. No such berm is proposed. A 6-foot tall wooden fence with evergreen landscaping in front is proposed for the east loading area (which has been reduced in size), and a 10-foot tall, evergreen hedge is proposed between the drive and the west loading area. **The deficient buffering requires a landscape deviation.** *It would not be supported by staff.*

2. Please add 8-foot tall masonry walls for both loading areas in addition to the landscape proposed (and instead of the 6-foot wooden fence) and extend it to buffer the entire eastern loading area (except the eastern side of the area that doesn't face the development).
3. Please revise the screening shrubs proposed within the swale in the north-south island west of Buildings 2 and 5 to species that can withstand wet soils and road salt.

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

1. The project does not require any additional right-of-way berm or landscaping.
2. The landscaping on the boulevard island at Wixom Road is in poor condition and an acceptable replacement landscape plan for it is proposed.

Multi-family Landscaping:

1. Unit landscaping:

Based on the number of ground-floor units (61), 183 unit trees are required for the site and are provided.

2. **Interior drive trees** - All required interior drive trees are provided. **Please space out the trees more so more of the drive has shading trees and move trees that are 15 feet or more from the curb so they are within 10 feet of the drive to provide better shading.**

3. Building foundation Landscaping

- a) 35% of the building frontage facing drives are required to be landscaped
- b) Buildings 1, 3, 4, 6, 7 and 8 have less than 7% of their frontages facing the interior drive with landscape space, so **a landscape deviation is required. It would not be supported by staff. See the landscape chart for a detailed discussion of the issue.**
- c) Detailed foundation landscaping plans are required on the Final Site Plans.

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

1. The required parking lot landscaping interior area and trees and perimeter trees are proposed for the commercial area, but utility conflicts in the bays at the east end of the building **require a landscape deviation. That deviation is supported by staff as alternative landscape in the islands is proposed.**
2. The required accessway perimeter trees are provided along the drive to Wixom Road. 18 are required for the north-south drive but only 16 are provided. **Please add 2 more accessway perimeter trees in the long island west of Buildings 2 and 5.**
3. **Please add at least 2 deciduous canopy trees near the west loading zone in the open lawn area to help shade that area.**

Plant List (LDM 4, 10)

1. 23 of 31 species used (74%) are native to Michigan.
2. The tree mix meets the diversity requirements of LDM Section 4.
3. Although they are acceptable native species, please do not use hemlock or beech as there are two significant health problems facing both species (Hemlock Woolly Adelgid and Beech Leaf Disease).

Planting Notations and Details (LDM 10)

Provided

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

No new detention basin is proposed so no new landscaping is required for this project.

Irrigation (LDM 10)

Either a plan for an automated irrigation system, or an alternative method of providing sufficient water for the landscaping's establishment and long-term survival must be provided in the Final Site Plans.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

Review Date: March 6, 2026
Project Name: JSP25-0012: Novi Acres
Project Location: East side of Wixom Road, south of Sam’s Club
Plan Date: January 8, 2026
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal and underlined items must be addressed no later than Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED PLAN:

- Deficiency in screening between the site and the Sam’s Club loading areas – *not supported by staff*
- Deficiency in foundation landscaping of Buildings 1, 3, 4, 6, 7 and 8 – *not supported by staff*
- Lack of trees in two commercial building interior islands – *supported by staff due to utility conflicts*

Please change the city project number on the lower right corner of the cover sheet to JSP25-0012.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 10)</i>	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA 	<ul style="list-style-type: none"> • Overall Plan: 1" = 40 ft • N & S Plans: 1" = 20 ft 	Yes	
Owner/Developer Contact Information <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Project Information <i>(LDM 10)</i>	Name and Address	Location map on Sheet L-1.0	Yes	
Survey information <i>(LDM 10)</i>	Legal description or boundary line survey	Sheets C-1.0 – C1.2	Yes	
Landscape Architect contact information <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Lynn Whipple - PEA	Yes	

Item	Required	Proposed	Meets Code	Comments
Sealed by LA. (LDM 10)	Requires original signature	Copy of seal and signature on all landscape plan sheets	Yes	
Miss Dig Note (800) 482-7171 (LDM 10)	Show on all plan sheets	Yes – on title block	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 10.h)	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Tree Survey on Sheets T-1.0 and 1.1 Removals are indicated. A total of 32 replacement trees are shown as required but only 28 are proposed. Wetlands on site are delineated – and shown on the topographic survey and the tree survey. 	<ul style="list-style-type: none"> Yes Yes No Yes 	<ol style="list-style-type: none"> Please add 4 replacement trees. It appears that the silt fence may be on the grading plan, but the line is not labeled or included in the legend. Please add labeling for it if that is the silt fence or add silt fence. See the Merjent letter for a complete review of woodlands and wetlands
Soil type (LDM 10)	As determined by Soils survey of Oakland county	Sheet L-1.0 <ul style="list-style-type: none"> Marlette sandy Loam Capac sandy loam Houghton & Adrian mucks 	Yes	
Zoning (LDM 10)	Show zoning of all adjacent parcels on the landscape plan	Shown on C-3.0 <ul style="list-style-type: none"> Site: I-1 with consent judgment North, East, South, West: I-1 	Yes	
PROPOSED IMPROVEMENTS (LDM 10)				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> Dimensions on Sheets C-3.0, 3.1 and 3.2 All elements are included on the landscape plans 	Yes	
Existing and proposed utilities	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants Proposed light posts 	<ul style="list-style-type: none"> Proposed utilities are shown Sheets C-6.0, 6.1 and 6.2, and on the Landscape Plans No light posts are shown 	<ul style="list-style-type: none"> Yes No 	<u>Please add all proposed light fixtures to the landscape plan and resolve tree/pole conflicts such that all required trees can be planted.</u>

Item	Required	Proposed	Meets Code	Comments
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Proposed spot elevations on Sheets C-4.1 and 4.2	Yes	
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Provided	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.3.A)	<u>Residential adjacent to industrial requires:</u> <ul style="list-style-type: none"> 10-15-foot-tall berm with 6-foot-wide crest. Opacity 80% winter, 90% summer. <u>Residential adjacent to commercial requires:</u> <ul style="list-style-type: none"> 6-8-foot-tall berm with 5-foot-wide crest. Opacity 80% winter, 90% summer. 	<ul style="list-style-type: none"> No berm is proposed between the buildings and the Sam's Club loading areas The reduced east loading area is shown on the landscape plans but is only partially screened with a 6-foot-tall wooden fence with evergreen trees and shrubs planted in front. A 10-foot-high arborvitae hedge is proposed for the western Sam's Club loading area The screening evergreen shrubs along the Target drive would all be located in a swale. 	<ul style="list-style-type: none"> No No No No 	<ol style="list-style-type: none"> A landscape deviation would be required for the screening for both loading areas. <i>The current proposal would not be supported by staff as the eastern fence is not high enough, is wood so it may not provide much sound buffering and doesn't screen the entire east loading east area. Likewise, the arborvitae hedge won't provide much sound buffering for the west loading area.</i> Provide acceptable visual and audible screening for both loading areas. Solid walls 8 feet tall should be used, not wood fencing. You might consider approaching Sam's Club about the possibility of removing the southern 15 feet of paving in the remaining concrete section of the east loading area to

Item	Required	Proposed	Meets Code	Comments
				provide the room necessary for the required buffering 4. Please use shrub species along the north-south frontage that will be able to withstand wet soils and road salt.
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.B) and (LDM 1.b) (PROPOSED ZONING RM-2 with CONSENT JUDGMENT)				
Greenbelt width	<ul style="list-style-type: none"> • Adj to parking: 20 ft • Not adj to parking: 34 ft 	Site is over 567 feet from Wixom Road and no changes to the greenbelt area are proposed	Yes	
Min. berm crest width	2 ft	0 ft	Yes	
Min. berm height	3 ft	0 ft	Yes	
3' wall	(4)(7)	No wall is proposed		
Canopy deciduous or large evergreen trees (7)(10)(11)	NA – not adjacent to ROW	None	Yes	
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	NA – not adjacent to ROW	None	Yes	
Canopy deciduous trees in area between sidewalk and curb (10)	NA – not adjacent to ROW	None	Yes	
Multi-Family Residential (Zoning Sec 5.5.3.F.iii)				
Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> ▪ 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. ▪ 61 units * 3 = 183 trees ▪ Up to 25% of requirement can be subcanopy trees 	183 trees <ul style="list-style-type: none"> • 96 large evergreens • 42 deciduous canopy trees • 45 subcanopy trees (25%) 	Yes	
Interior Street Landscaping (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> • 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. • $(927-230)/35 = 20$ trees – no trees are required 	<ul style="list-style-type: none"> • 27 trees proposed along interior drive • 2 of them, at the southeast drive corner, are too far from the drive to count toward the requirement 	No	1. Please space the interior drive trees out more evenly, no closer than 25 feet from each other. 2. Please move trees 15 feet or more to locations where they would provide better shade for the drive. 15 feet is allowed,

Item	Required	Proposed	Meets Code	Comments
	<p>along the inside of the drive due to the building locations vis a vis the drive (within 20 feet)</p>			<p>but ideally drive trees will be within 10 feet of the road to provide better shading.</p> <p>3. If an island is too small for even a subcanopy tree, please add salt-tolerant shrubs to the island.</p>
<p>Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b)</p>	<p>35% of building façades facing road must be landscaped</p> <p>For the purpose of this review, the drive around the site is considered to be the interior drive while the accessway between Buildings 2, 3, 5 and 6 is not.</p>	<ul style="list-style-type: none"> Buildings 2 and 5: More than 35% of the building facing the road is landscaped Buildings 1, 3, 4, 6, 7 and 8 have 3%, 5.6%, 5.7%, 6.7%, 6.8% and 3% respectively of greenspace area facing the interior drive. It is not clear if some plants are proposed on the road ends of Buildings 2-7. 	<ul style="list-style-type: none"> Yes No TBD 	<p>1. A landscape deviation is required for Buildings 1, 3, 4, 6, 7 and 8. It would not be supported by staff</p> <p>2. Please at least add shrubs and other plantings in the narrow islands that can't support even a subcanopy tree and along the sides of buildings 2-7 where trees can't be placed. Those plantings could count toward the frontage requirement in consideration of support of the waiver, but the design is not preferable at all and support is still not likely.</p>
<p>Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)</p>				
<p>General requirements</p>	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	<p>No blocking landscape is indicated in Commercial or Residential lots</p>	<p>Yes</p>	
<p>Name, type and number of ground cover</p>	<p>As proposed on planting islands</p>	<p>Irrigated seed lawn is indicated</p>	<p>Yes</p>	
<p>Parking lot Islands (Zoning Sec 5.5.3.c.ii, iii)</p>	<ul style="list-style-type: none"> A minimum of 200 SF to qualify 200sf landscape space per tree planted in island. 	<ul style="list-style-type: none"> Residential: No parking lots are provided – only bays along one side of drive 	<ul style="list-style-type: none"> NA No 	<p>Please correctly show the SF of all islands in the commercial area that can count toward the requirement.</p>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> 6" curbs Islands minimum width 10' BOC to BOC 	<ul style="list-style-type: none"> Commercial: islands are provided but aren't labeled properly 		
Curbs and Parking stall reduction (Zoning Sec 5.5.3.c.ii)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	All spaces are either 17 long (perpendicular parking) or 20 feet long (parallel spots)	Yes	
Contiguous space limit (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	Maximum bay is 15 spaces long on residential section, 11 in commercial section	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%	<ul style="list-style-type: none"> A = x SF x 7.5% = A sf Commercial: 10540sf * 7.5% = 791 sf 	Calculations are provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	B = x SF x 1% = B sf	NA		
All Categories				
C = A+B Total square footage of landscaped islands	A + B = C SF Residential: NA Commercial: C = 790+0=790sf	Residential: 0 sf Commercial: 1020sf	<ul style="list-style-type: none"> NA Yes 	
Number of canopy trees required (Zoning Sec. 5.5.3.D) D = C/200	<ul style="list-style-type: none"> C/200 = D Trees Minimum 200sf/tree Commercial: 790sf 	Commercial: 4 trees	Yes	
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf Commercial: 350/35 = 10 trees 	10 trees	Yes	
Accessway Perimeter Trees (Zoning Sec 5.5.3.C.iv.j).	1 canopy tree per 35lf of drives without parking North-south development drive between Sam's Club and Target: (360+135+150)lf/35 = 18	North-South Drive: <ul style="list-style-type: none"> 5 trees east of commercial building – double-counted as Commercial parking lot perimeter or 	<ul style="list-style-type: none"> North-south drive: No East-west drive: Yes 	<ol style="list-style-type: none"> Please add two more canopy trees in the long island west of Buildings 2 and 5 (for a total of 10). Please shift the 5 perimeter trees east of the commercial

Item	Required	Proposed	Meets Code	Comments
	trees Drive to Wixom Road: 180lf/35 = 5 trees	parking lot interior trees <ul style="list-style-type: none"> • 8 trees west of Buildings 2 and 5 • 3 trees west of building 1 Drive to Wixom Rd. <ul style="list-style-type: none"> • 5 trees south of commercial building 		parking lot northward so they are all the same distance from the curb and the southern oak is at least 10 feet away from the hydrant.
Miscellaneous Landscaping Requirements				
Commercial Building Foundation (Zoning Sec 5.5.3.D)	<ul style="list-style-type: none"> • A = Bldg perimeter less doorways x 8 • A = 298lf * 8 = 2384 sf Landscape areas must be a minimum of 4 feet wide.	<ul style="list-style-type: none"> • Hatching appears to show 2700 sf of area but the areas aren't labeled in SF. • The areas on the north side of the building are only about 2 feet wide 	<ul style="list-style-type: none"> • TBD • No 	<ol style="list-style-type: none"> 1. Please label the foundation areas in SF. 2. Please widen the landscape islands along the north side of the building to at least 4 feet. 3. <u>Please provide detailed foundation landscape plans in the Final Site Plans.</u>
Plantings around Fire Hydrant (Zoning Sec 5.5.3.c.ii.j)	<ul style="list-style-type: none"> • No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures and sanitary sewer lines • Trees should not be planted within 5 feet of other underground lines. 	<ul style="list-style-type: none"> • There appears to be adequate spacing for the hydrants • No Fire Department Connections (FDC)s are indicated on the plan 	<ul style="list-style-type: none"> • Yes • TBD 	<ol style="list-style-type: none"> 1. Please show the location of any FDCs on the landscape plan and keep plantings taller than 12" away from them. 2. If there won't be any FDCs, please add a note to the landscape plan or utility plan stating that.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	The open space at the northwest corner of the property at the west loading zone has no trees	No	<ol style="list-style-type: none"> 1. Please add at least 2 deciduous canopy trees in the island to help shade the pavement. 2. Please add subcanopy trees or shrubs in narrow residential islands that can't support a canopy tree.
Name, type and number of ground cover (LDM 5)	As proposed on planting islands	Groundcovers are indicated with hatching	Yes	
Snow deposit (LDM 10)	Show leave snow deposit areas on plan in	<ul style="list-style-type: none"> • Yes • Two hydrants are 	Yes	Please do not put the snow deposit areas

Item	Required	Proposed	Meets Code	Comments
	locations where landscaping won't be damaged	in snow deposit areas.		near hydrants.
Transformers/Utility boxes (LDM 6)	<ul style="list-style-type: none"> • 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 	None shown	TBD	<ol style="list-style-type: none"> 1. <u>Please show transformers and other utility boxes when their locations are determined.</u> 2. <u>If the locations aren't available, please estimate the number of boxes that will be needed and add an allowance of 10 shrubs per box on the plant list and label as such.</u>
Detention/Retention Basin Planting requirements (Zoning Sec. 5.5.3.e, LDM 3)	<ul style="list-style-type: none"> • 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 	It appears that the stormwater will be handled by the existing basin	TBD	<u>If any changes to the pond are required, the modified areas of the pond will need to be landscaped per the current ordinance.</u>
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names	<ul style="list-style-type: none"> • At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • No more than 10% of the non-woodland replacement trees may be of a single 	<ul style="list-style-type: none"> • 23 of 31 species used (74%) are native to Michigan. • The tree diversity is satisfactory for all species 	<ul style="list-style-type: none"> • Yes • Yes 	<ol style="list-style-type: none"> 1. <u>When foundation plantings are provided, please work to keep the percentage of native species used to at least 60%.</u> 2. <u>Although they are both species native to Michigan, please do not specify</u>

Item	Required	Proposed	Meets Code	Comments
	species, or 15% of a single genus <ul style="list-style-type: none"> • Woodland replacement trees should be removed from the tree diversity calculation. 			<u>American Beech or Eastern Hemlock as both are prone to diseases spreading across Michigan (Beech Leaf Disease and Woolly Hemlock Adelgid).</u>
Type and amount of lawn		Areas not provided in SF		<u>Need for final site plan</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for final site plan</u>
Planting Details/Info (LDM Part III) – 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		No	No	<u>Provide detail on landscape plans if used.</u>
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 1.a.(1))				
Slope, height and width	<ul style="list-style-type: none"> • Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil 	No berms are proposed so no cross section is provided	TBD	
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	No overhead utilities are on site	NA	
Walls (LDM 10 & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed	NA	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
Notes (LDM 10) – Utilize City of Novi Standard Details				
Installation date	<ul style="list-style-type: none"> • Provide intended date 	Mar 15 - Nov 15	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> Between Mar 15 – Nov 15 			
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
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	
General Landscape Requirements (LDM)				
General Conditions (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation (LDM 10.i.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<ol style="list-style-type: none"> <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> <u>The plan should meet the requirements listed at the end of this chart.</u> <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 10.n)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	<ul style="list-style-type: none"> 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 taken		
Plant Sizes for ROW,	<ul style="list-style-type: none"> Canopy Deciduous 	On plant list		

Item	Required	Proposed	Meets Code	Comments
Woodland replacement and others (LDM 11.b)	shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details			
Plant size credit (LDM 11.b)	NA	No		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	None are used	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No overhead utilities are on the site	NA	
Collected or Transplanted trees (LDM 11.b.(2)(c))		None		
Nonliving Durable Material: Mulch (LDM 12)	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch.	On details	Yes	

Irrigation System Requirements

- Any booster pump installed to connect the project’s irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND REVIEW

June 2, 2025

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

Submitted electronically to lbell@cityofnovi.org

Re: Novi Acres Wetland Review (Preliminary Site Plan; JSP25-12)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the preliminary site plan (PSP) for the Novi Acres Project (Project). 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 Project is located southeast of the intersection of Grand River Avenue and Wixom Road on Parcel 50-22-17-101-032 in Section 17 of the City (site). The site contains City-regulated wetlands (**Figure 1**).

Merjent understands this Project may have had components previously reviewed under the Station Flats Project (JSP23-02). In addition to this Project, Merjent reviewed previous documents reviewed by the Mannik and Smith Group (MSG) in March 2023 and May 2023 for the JSP23-02 Project. MSG recommended conditional approval of the previous site plan but recommended that wetland flagging be replaced due to the placement of flagging being potentially mowed or falling off in the future.

This review may reference information from MSG's previous reviews while also providing information from Merjent's current review of the Project.

Wetlands

Wetland Recommendation: LEFT BLANK FOR MPZ

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 May 30, 2025 and concurs with MSG's findings of a wetland being located on-site and that a conservation easement is located southeast of the proposed development and was established via an agreement between the City of Novi and Novi Promenade Holdings, LLC in November 2016. Wetland southeast of the proposed development and the conservation easement on-site are likely regulated by EGLE.

Due to the comments below, 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	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	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. 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.
2. 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.
3. 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.

4. 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." Merjent conducted an on-site review on May 30, 2025 and flagging has fallen off or been removed since the original delineation reviewed by MSG. **It is requested that flagging be replaced and remain throughout the course of construction if/when the Project receives final approval.**
5. 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.

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 blue.

Attachment A
Site Photographs



Overview of wetland on-site with no flagging



Overview of wetland on-site with no flagging

TRAFFIC REVIEW



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

Project name:
 JSP25-12 – Novi Acres Revised Preliminary
 Traffic Review

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

From:
 AECOM

Date:
 March 10, 2026

CC:
 Lindsay Bell, Humna Anjum, Diana Shanahan, Milad
 Alesmail, Stacey Choi, Kate Purpura

Memo

Subject: JSP25-12 – Novi Acres Revised Preliminary Traffic Review

The revised preliminary site plan was reviewed to the level of detail provided and AECOM recommends **LEFT BLANK FOR MPZ** for the applicant to move forward as long as the comments provided below and applicable deviations are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Cypress Partners, is proposing 61 owner-occupied residential units and a separate 6,529 SFT retail building.
2. The development is located on the east side of Wixom Road, between Grand River Avenue and 11 Mile Road. Wixom Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial). The applicant is requesting to amend the previously approved Consent Judgement to allow for RM-2 (High-Density Multiple-Family).
4. The following traffic-related deviations are being requested by the applicant:
 - a. Sidewalk on one side of the drives only.

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), Unknown type of retail (assumed as 'Strip Plaza' for the calculation)

Development-specific Quantity: 61 Dwelling Units, 6,529 SFT

Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	42 + 22	32 + 13	100	No
PM Peak-Hour Trips	47 + 57	29 + 29	100	Yes
Daily (One-Directional) Trips	466 + 504	N/A	750	Yes

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
RTIS/TIS	<p>The TIS study was conducted and reviewed in 2023 with the site plan of that time, with 158 dwelling units. The revised site plan reduced the dwelling units significantly (158 to 61) and added 6,529 sq ft of retail.</p> <p>Trip generation comparison submitted with allowed building use and analysis suggests a reduction in the trips compared to the Shopping Plaza/Super Market. However, Strip retail plaza added to Single Family Attached housing, and the resulting total trips (919) are more than the TIS study conducted last time, with 707 weekday trips.</p>

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	Dimensioned	Partially Met	12’ radius below range, 15’ minimum required.
2	Driveway Width O Figure IX.3	Varies and matches existing	Met	
3	Driveway Taper O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access O 11-194.a.19	-	N/A	No changes proposed.
5	Driveway sight distance O Figure VIII-E	-	N/A	Does not directly access City road.
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	-	N/A	Does not directly access City road.
6b	Opposite side O 11.216.d.1.e	-	N/A	Does not directly access City road.
7	External coordination (Road agency)	-	N/A	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
8	External Sidewalk Master Plan & EDM	5'	Met	A sidewalk connection is proposed between the development and the existing sidewalk along Wixom Rd.
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated and detail provided	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	600 SFT on west side of retail building	Met	
12	Trash receptacle ZO 5.4.4	Indicated in NW corner of retail building, not proposed at residential	Met	The applicant could indicate how trash will be collected in the residential area. Truck turning path included.
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	Varies, 24' minimum	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	3' shorter than adjacent space	Partially Met	Provide all radius dimensions at retail building.
15b	Internal to parking bays	-	N/A	
16	Parking spaces ZO 5.2.12	26 proposed at retail building, 32 proposed throughout residential area		See Planning letter. Revise label of "6" parallel parking spaces to "5" for the northern parallel parking spaces on sheet C-3.1.
17	Adjacent parking spaces ZO 5.5.3.C.ii.p	<15 spaces	Met	
18	Parking space length ZO 5.3.2	17' with 2' clear overhang at retail building and 20' parallel spaces	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	4" in front of 17' spaces and 6" everywhere else	Partially Met	Revise the integral curb and sidewalk detail on sheet C-9.1 to 4" height in front of 17' parking spaces.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
21	Accessible parking – number ADA	2 required, 2 proposed at retail building, 2 proposed at proposed amenity open space	Met	
22	Accessible parking – size ADA	8' spaces with 8' aisle	Met	
23	Number of Van-accessible space ADA	1 required, 1 proposed	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	Provided within garages, 2 proposed at retail building	Met	
24b	Location ZO 5.16.1	Indicated	Met	
24c	Clear path from Street ZO 5.16.1	Indicated	Met	
24d	Height of rack ZO 5.16.5.B	Indicated	Met	
24e	Other (Covered / Layout) ZO 5.16.1, Text Amendment 18.301	Indicated	Partially Met	The bike rack detail on sheet C-9.2 shows 4 spaces but the plan calls for 2 spaces. The layout should match standards in Text Amendment 18.301.
25	Sidewalk – min 5' wide Master Plan	5', 7' with 2' overhang at parking	Partially Met	The applicant is requesting a deviation for sidewalk on only one side of a minor drive. Dimension sidewalk for the proposed amenity open space.
26	Sidewalk ramps EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	No offset	Met	Sidewalk abuts parking.
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	Turn Around ZO 5.10	Not dimensioned	Not Met	Dimension turn around at the retail building.
30	Major Drive ZO 5.10	N/A	-	Drive aisle around building is not considered a "major drive".
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Shown on sign details	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
33	Signing table: quantities and sizes	Not included	Not Met	Include in sign legend on site plan the sizes, sign code and quantities for any proposed signs.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Partially included	Partially Met	Include full note.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Partially included	Partially Met	Include full note.
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	Shown on sign details.
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	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not included	Not Met	Include note.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not included	Not Met	Include note.
40	Parking space striping notes	Indicated	Partially Met	The site plan indicates 4" white but the detail on sheet C-9.1 shows double white markings, update detail to match site plan.
41	The international symbol for accessibility pavement markings ADA	Not included	Not Met	Provide detail.
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	There is a "Do Not Enter" sign shown in the sign legend but not on site plan, remove any sign details that are not proposed on the site plan.		

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

FAÇADE REVIEW



March 3, 2026

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

Façade Review Status Summary:
Approved – Full Compliance, Section 9
Waiver Not Required

Re: **FACADE ORDINANCE, Revised Preliminary Site Plan (RPSP)**
Novi Acres, JSP25-12, Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth;

This review is based on the drawings prepared by Toll Brothers (undated). The percentages of façade materials proposed for each building are shown below. The minimum and maximum percentages allowed by the Façade Ordinance are shown in the right-hand column. This project is considered “residential style architecture” with respect to Footnotes 10 & 14 of the Façade Chart.

Townhomes, 5-Unit Buildings	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	55%	53%	53%	33%	100% (30% Min.)
Wood Siding, Horiz. Pattern (Cement Fiber)	7%	44%	44%	26%	50%
Composite Panels	5%	0%	0%	0%	25%
Asphalt Shingles	28%	0%	0%	38%	50%
Trim	5%	3%	3%	3%	15%
TL	100%	100%	100%	100%	

Townhomes, 8 & 9 Unit Buildings	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	58%	53%	53%	33%	100% (30% Min.)
Wood Siding, Horiz. Pattern (Cement Fiber)	7%	44%	44%	26%	50%
Composite Panels	5%	0%	0%	0%	25%
Asphalt Shingles	24%	0%	0%	38%	50%
Trim	6%	3%	3%	3%	15%
TL	100%	100%	100%	100%	

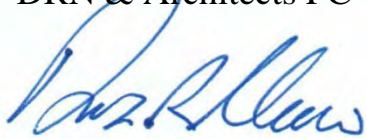
Recommendation –

The applicant has provided the sample board required by Section 5.15.4.D of the Ordinance by way of colored photographs on the drawings. This, together with the renderings indicate carefully coordinated colors and texture that are consistent with the Façade Ordinance. A Section 9 Waiver is not required for this project.

General Notes:

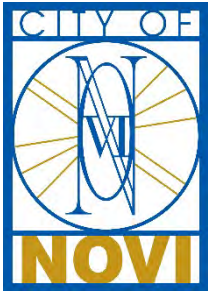
1. Inspections – The Façade Ordinance requires inspection(s) for all façade materials. It is the applicant’s responsibility to request the inspection at the appropriate time, prior to installation. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



May 13, 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

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RE: Novi Acres (fka Station Flats)

PSP#24-25-019

JSP25-12

Project Description:

Build 7 multi-tenant/multi-story structures with a single story Commercial building.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- **Corrected from previous review 3/27/23 KSP-** Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- **Corrected from previous review 3/27/23 KSP-** An unobstructed outside turning radius of 50 feet minimum and an inside turning radius of 30 feet maximum are to be provided at intersections of private or public roadways and cul-de-sacs. **(International Fire Code 503.2.4) (South entrance from Target).**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The

spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

- Fire hydrant spacing shall be measured as “hose laying distance” from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Shall add Fire Department Connection(s) - FDC on the plans for review.
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(International Fire Code 912.2.1)**
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17 912.2.3)**
- Landscaping shall not obstruct the FDC.
- **Corrected and received on previous review in 12/2024.** A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- Water main sizes shall be put on the plans for review.
- All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. **(D.C.S. Sec 11-194 (a)(20))**
By the retail building.

Recommendation:

Left Blank for MPZ

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

**APPLICANT RESPONSE LETTER
FROM ORIGINAL REVIEW**



Response Letter JSP25-12

PROJECT	Novi Acres, City of Novi, MI
DATE	01-08-2026
FROM	PEA Group
PEA JOB No.	2021-0449
PURPOSE	Response Letter for Review JSP25-12

The following changes have been made to the Site Plans based on comments received from the City of Novi.

Planning Review

- 1. Provide a setback exhibit that illustrates the ownership boundaries for each use, gross and net areas, identified yards and proposed setbacks**
 - Designer Response: Setbacks and dimensions are shown on overall C-3.0. Data table also shows proposed and required setback dimensions.
- 2. Applicant to justify the reasoning behind choosing RM-2 as the appropriate rezoning category for the proposed development.**
 - Designer Response: We are not proposing a rezoning to RM-2, we are proposing to amend the existing consent judgment. The reference to the requirements to RM-2 is being done for the purposes of comparison used since it closely matches what is being proposed for the development.
- 3. Provide a calculation of pavement area in front yard of residential area to show pavement area does exceed 30% of front yard space.**
 - Designer Response: This has been calculated to be 36% with allowable maximum being 30%. Deviation requested.
- 4. Deviation required for sidewalk on one side of the drives only on the south end towards Target.**
 - Designer Response: Deviation requested.
- 5. Provide the minimum required bicycle parking at in retail and residential developments**
 - Designer Response: This has been addressed in Sheet C-3.0.

- 6. Provide loading to meet requirement.**
 - Designer Response: This has been addressed in Sheets C-3.0, C-3.1, and C-3.2
- 7. Open space does not meet requirement or definition of Open space per ordinance.**
 - Designer Response: Open space area remains in the courtyards with benches for gathering now included. Northern amenity space is also added for additional secluded open space.
- 8. Deviation request needed to allow increase in room count for 3-story building.**
 - Designer Response: Deviation requested.
- 9. Deviation is needed as part of the Consent Judgement amendment to allow buildings to not be angled at 45 degrees.**
 - Designer Response: Deviation requested.
- 10. Indicate whether outdoor dining patios are proposed.**
 - Designer Response: No outdoor dining patios are proposed.
- 11. Provide barrier free spaces for residential development by ADA standards.**
 - Designer Response: ADA spaces have been provided.
- 12. Dimension the sidewalk width abutting 17' deep parking spaces.**
 - Designer Response: This has been addressed in Sheets C-3.0, C-3.1 and C-3.2
- 13. Provide bike rack detail and 6' sidewalk adjacent as required.**
 - Designer Response: This has been addressed on Sheets C-3.0, C-3.1, C-3.2, and C-9.2
- 14. Applicant must verify that 40% of total green/open space will be maintained in Novi Promenade Development.**
 - Designer Response: Our office does not have any information related to the current green/open space percentage for the overall Novi Promenade Development. Based upon the historical plan provided to our office this part of the development was previously planned for a 100,000 square foot commercial use. The proposed development with multi-family and small retail center is significantly less intense than the previously proposed commercial development. It is assumed that the entire Novi Promenade maintains sufficiency for this requirement.

Engineering Review

General Comments

- 1. Provide overall utility sheet that shows both the north and south side, with all utilities. Manholes, hydrants and catch basins should be shown on overall site plan sheet, sheet C-3.0.**
 - Designer Response: Overall Utility sheet has been created as C-6.0. Manholes, hydrants, and catch basins are now shown on C-3.0
- 2. 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), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website under Engineering Standards and Construction Details.**
 - Designer Response: This will be addressed at the Stamping Set submittal.

- 3. Provide soil boring data for the borings shown on the site plan, if borings are older than 5 years new borings will be needed.**
 - Designer Response: G2 Consulting Group completed a geotechnical investigation report on June 24, 2024, for the subject site. A copy of this report will be provided during engineering review phase.
- 4. Right-of-way dedication is requested, the proposed right-of-way on Wixom Road has been shown.**
 - Designer Response: The proposed ROW as shown remains proposed. Overall C-3.0 now shows dedicated area as a hatch.
- 5. Provide a traffic control sign table listing the quantities of each permanent sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. 'No Parking' signs on the north side of buildings 5 and 6 look like they are close to the proposed parking spaces, it is recommended to move them.**
 - Designer Response: Center aisle signs have been repositioned. Note is now included in legend. Sign quantities will be provided in engineering phase once site plan layout has been approved.
- 6. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.**
 - Designer Response: Will be provided during engineering design phase.
- 7. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.**
 - Designer Response: Will be provided during engineering design phase.
- 8. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.**
 - Designer Response: Will be provided during engineering design phase.
- 9. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.**
 - Designer Response: Will be provided during engineering design phase.
- 10. Indicate if any light poles are proposed in front of the buildings where the entrances are located.**
 - Designer Response: Lighting plan sheets are included in package. We will coordinate with Architecture on any non-fascia mounted lighting.

Water Main

- 11. See the attached easements for Sam's Club and Target, it looks like the portion of the main going north to south on this property has not been dedicated. A portion of the main on the Sam's Club property is also not dedicated. The portion that is not dedicated is part of the area where the main will be relocated, the remaining main that will be left in place should be included in the watermain easement as well. Any existing water main off-site that is not dedicated is not part of this project.**
 - Designer Response: We have revised the 20-foot easement to include existing to remain to be dedicated within our property.
- 12. Provide the water main basis of design for commercial building. Indicate material of main where connection is proposed.**
 - Designer Response: Revised per comment. Updated on sheet C-6.1 and BOD added to sheet C-6.0.
- 13. Basis of design for residential buildings use a unit factor of .6 but the site plan states that this will be 3- or 4-bedroom units, a unit factor of 1 should be used. The peaking factor should be 2.5 for the water main basis of design.**
 - Designer Response: Revised per comment.
- 14. A tapping sleeve, valve and well is required at the connection to the existing water main.**
 - Designer Response: Added on Sheet C-6.1.
- 15. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas.**
 - Designer Response: Revised per comment.
- 16. Provide a profile for all proposed public water main 8-inch or larger.**
 - Designer Response: Will be provided during engineering design phase.
- 17. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.**
 - Designer Response: Hydrant and Lead design will be fully designed during engineering design phase.
- 18. All gate valves 6 or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6.**
 - Designer Response: Will be provided during engineering design phase.
- 19. EGLE water main application will be required for this project, at time of Final Site Plan submittal please provide the following items. An electronic copy of the 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.**
 - Designer Response: EGLE submission will occur during engineering design phase.

Irrigation

20. Indicate if irrigation is proposed on-site. If irrigation system is proposed, plans must be provided with final site plan submittal.

- Designer Response: Will be provided during engineering design phase.

Sanitary Sewer

21. Provide a sanitary sewer monitoring manhole for the commercial building, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement). The proposed monitoring manhole is for the residential buildings; it is only required for the commercial building. It should be at the connection point to the sanitary sewer or proposed upstream over the lead.

- Designer Response: Monitoring manhole and access easement are now provided on all utility plans.

22. If any of the existing sanitary sewer on your site is not located within a dedicated easement, it will need to be dedicated at this time.

- Designer Response: Noted.

23. Provide a sanitary sewer basis of design for the development on the utility plan sheet. (Calculations should use peaking factor of 4.0 and 3.2 People/REU, peaking factor of 4.0 is only for sanitary not for water main). The sanitary basis of design must use a unit factor of 1 instead of 0.6.

- Designer Response: This has been addressed and added to C-6.0.

24. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

- Designer Response: Will be provided during engineering design phase.

25. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.

- Designer Response: Will be provided during engineering design phase.

26. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot-deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.

- Designer Response: Will be provided and detailed during engineering design phase.

27. Illustrate all pipes intersecting with manholes on the sanitary profiles.

- Designer Response: Will be provided during engineering design phase.

28. At time of final site plan submittal, an electronic copy of the utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application, 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.

- Designer Response: EGLE submission will occur during engineering design phase.

Storm Sewer

29. Show and label all roof conductors and show where they tie into the storm sewer. If roof leads do not tie into the storm sewer the water cannot flow across sidewalks or pavement where there will be freeze or thaw issues.

- Designer Response: Courtyard roof lead will be fully designed in the engineering design phase.

30. Show where roof leads for commercial building will tie into the storm sewer.

- Designer Response: Roof lead for commercial building is now provided on utility plans.

31. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.

- Designer Response: Will be provided and detailed during engineering design phase.

32. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.

- Designer Response: Will be provided during engineering design phase.

33. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.

- Designer Response: Will be provided during engineering design phase.

34. Illustrate all pipes intersecting storm structures on the storm profiles.

- Designer Response: Will be provided during engineering design phase.

35. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

- Designer Response: Will be provided during engineering design phase.

36. Provide Storm sewer basis of design table for the proposed storm sewer at time of final site plan submittal.

- Designer Response: Drainage map for runoff areas and full stormwater conveyance design calculations will be provided during engineering design phase.

Storm Water Management Plan

37. Existing detention basin is within a recorded easement, no new easement will be required for this project.

- Designer Response: Noted.
- 38. Must provide C factor calculation for site along with 100-year detention calculations.**
- Designer Response: Refer to updated Stormwater Management Plan on sheet C-8.1 for site c-factor and detention calculations, existing provisions and management narrative.
- 39. The 2005 plans refer to the 2002 original Novi Promenade site plan. The calculations on that site plan say that the tributary area is 36.58 acres with a factor of 0.8. The existing site is within this acreage but the calculations of that site plan do not meet our old 100-year detention standards.**
- a. **See screenshot of 2002 and 2015 site plans below. By our calculations the required 100-year detention is 371,272 cubic feet, this is using the acreage of 36.58, with a discharge rate of .2 per acre (old Novi standard was .15/acre) and using the Qa value of 7.32 CFS.**
 - Designer Response: Refer to updated Stormwater Management Plan on sheet C-8.1 for site c-factor and detention calculations, existing provisions and management narrative.
- 40. You must also provide a pre-treatment structure that removes a minimum 80% of Total Suspended Solids (TSS) based on the 110-micron particle size. The NJDEP standard of 50% removal is also allowable, as it is for the target median particle size of 75-microns. The existing structure based on the 2002 plans is only an oil and gas separator, that is allowed if there is permanent water elevation or a sedimentation basin.**
- Designer Response: Refer to updated Stormwater Management Plan on sheet C-8.1 for site c-factor and detention calculations, existing provisions and management narrative.
- 41. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.**
- Designer Response: Proposed outlet structures over existing storm sewer have the required maintenance clearance. Existing pond conditions for ultimate outlets remain the same with access from the north side of Target drive isle.
- 42. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation).**
- Designer Response: No pond work is proposed, existing conditions for master detention remain.
- 43. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.**
- Designer Response: No pond work is proposed, existing conditions for master detention remain.
- 44. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. Show buffer area on plans.**
- Designer Response: No pond work is proposed, existing conditions for master detention remain.

Paving & Grading

- 45. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.**
 - Designer Response: Will be provided during engineering design phase.
- 46. Provide top of curb and top of pavement grades for the parking north of buildings 3 and 4. 4-inch curb should be provided for the parking spaces around the commercial building, 6-inch curb with 17-foot stalls is currently provided. Label 4 inch at top of stalls/sidewalks and 6 inch curbs everywhere else around residential area at the north and the middle**
 - Designer Response: This has been addressed on Sheet C-3.1 and C-3.2.
- 47. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.**
 - Designer Response: This has been addressed in Sheets C-3.1, C-3.2 and detailed on sheet C-9.2.
- 48. Label specific ramp locations on the plans where the detectable warning surface is to be installed.**
 - Designer Response: This has been addressed in Sheets C-3.1 and C-3.2.
- 49. 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.**
 - Designer Response: This has been addressed on Sheet C-9.2.
- 50. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.**
 - Designer Response: Noted.
- 51. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.**
 - Designer Response: Noted, will keep in consideration and will include callouts on engineering plans post layout approval.
- 52. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.**
 - Designer Response: Noted.
- 53. Per MDOT Special Provision for Crushed Concrete; the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.**

- Designer Response: Water course note has been added to asphalt pavement detail on sheet C-9.1.
- 54. Revise the on-site asphalt pavement cross-section to 1.5 inches of MDOT 5EML/5EMH on 2.5 inches of MDOT 3C/4EML on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.**
- Designer Response: This has been addressed on Sheet C-9.1.
- 55. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 5-18 Figure 5.3.12 of the Zoning ordinance (See Figure 5.3.12, i.e. 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall).**
- Designer Response: This has been addressed on Sheet C-3.1 and C-3.2.
- 56. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Remove detail and attach City standard paving details.**
- Designer Response: Curbing is designed to match existing. Detail is proposed to remain.
- 57. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.**
- Designer Response: This has been addressed in Sheets C-3.1 and C-3.2.

Soil Erosion & Sediment Control

- 58. A SESC permit is required at time of final site plan submittal (link to Soil Erosion Permit Application). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.**
- Designer Response: SESC permit will be submitted during engineering design phase

Off-Site Easements

- 59. No off-site easements anticipated at this time.**

The Following Must be Submitted with the Next Submittal:

- 60. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set 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.**
- 61. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. The estimate must be itemized for each utility (water, sanitary, storm sewer), on-site paving (square yardage, 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).**
- Designer Response: Noted, the cost opinion will be included with engineering submittal.

Traffic Review

External Site Access and Operations

- 1. Driveway radii is a 12' radius, which is below range, 15' minimum required. Add radius dimensions for connections at retail building.**
 - Designer Response: Addressed for future submittals.

- 9. Provide latest ramp detail.**
 - Designer Response: This will be provided during engineering design phase.

Internal Site Operations

- 11. The applicant indicated a loading zone area was added at retail building, but it is not labeled on the plan. A deviation will be required if there is not a loading zone.**
 - Designer Response: A loading zone meeting ordinance has been added to the west side of the building and has been dimensioned and labeled on sheets C-3.0 and C-3.1.

- 15. End Islands**
 - a. Provide all radius dimensions at retail building.**
 - Designer Response: Addressed for future submittals.

- 20. Revise the integral curb and sidewalk detail on sheet C-9.1 to 4" height in front of 17' parking spaces.**
 - Designer Response: This has been addressed on Sheet C-9.1, 18" by 16" curb detail includes specification for where 4" high curb is required.

- 23. Indicate which space is van accessible on site plan and add van accessible sign.**
 - Designer Response: ADA/Van accessible spaces have been addressed.

- 24. Bicycle Parking**
 - b. A deviation will be required if bicycle parking is not added to the retail building.**
 - Designer Response: Bicycle Parking has been added to the retail building and called out on sheets C-3.0 and C-3.1.
 - b. No Remark**
 - c. A 6' clear path is required (does not include the 2' overhang at parking spaces).**
 - Designer Response: This has been addressed on sheets C-3.0 and C-3.1
 - d. Height of 36" required for bike rack.**
 - Designer Response: This has been addressed and detail included on sheet C-9.1.

- 26. Provide latest ramp detail.**
 - Designer Response: This will be provided during engineering design phase.

- 29. Dimension turn around at the retail building.**
 - Designer Response: Designer Response: Addressed for future submittals.

Signing and Striping

- 33. Include sign legend the sizes, sign code and quantities for any proposed signs.**
 - Designer Response: This will be provided during engineering design phase.
- 34. Include full note stating signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post.**
 - Designer Response: This will be provided during engineering design phase.
- 35. Include full note stating signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or great U-channel post.**
 - Designer Response: This will be provided during engineering design phase.
- 38. Include full note stating FHWA Standard Alphabet series shall be used for all sign language.**
 - Designer Response: This will be provided during engineering design phase.
- 39. Include full note on High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity.**
 - Designer Response: This will be provided during engineering design phase.
- 40. The site plan indicates 4” white but the detail on sheet C-9.1 shows double white markings, update detail to match site plan.**
 - Designer Response: Addressed for future submittals.
- 41. Provide detail for the international symbol for accessibility pavement markings.**
 - Designer Response: Addressed for future submittals.
- 43. There is a “Do Not Enter” sign shown in the sign legend but not on site plan, do not see where this sign would be needed. Add the “Van Accessible” sign callout on the site plan. The applicant could add a “Stop” sign at the northwest parking lot exit.**
 - Designer Response: Van accessible sign is now included.

Landscape Review

- **LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:**
 - Deficiency in screening between the site and the Sam’s Club loading areas and Target parking lot – not supported by staff
 - Designer Response: Additional screening provided between site and Sam’s Club loading areas and Target parking lot.
 - Deficiency in foundation landscaping of Buildings 1, 4, 7 and 8 – not supported by staff
 - Designer Response: Foundation landscaping provided for Buildings 1, 4, 7 and 8.
 - Lack of trees in two commercial building interior islands – supported by staff due to utility conflicts if alternative plantings are proposed in those two islands
 - Designer Response: Trees and additional plantings provided in landscape islands.
 - Deficiency in accessway perimeter trees along overall development’s drives– not supported by staff
 - Designer Response: Accessway perimeter trees provided along overall development’s drives.

- **Please add the city project number, JSP25-0012, to the lower right corner of sheet G.001.**
 - Designer Response: NOVI PROJECT NO.: JSP22-0009 has been added to civil title block as well for all sheets.

Existing Conditions

- 1. Please add the silt fence to protect the wetland to the Grading Plans.**
 - Designer Response: Silt Fence has been added to C4.1 and C4.2 for wetland protection.
- 2. Please correct the table on T-1.1 where it states that trees #741-814 are exempt from replacement due to their size. Those are all woodland replacement trees from the Grand Promenade/Novi Promenade projects and must be replaced if they are removed, even if they are not 8 dbh.**
 - Designer Response: The tree preservation plan no longer shows #741-841 as exempt trees.
- 3. See the Merjent letter for a complete review of woodlands and wetlands**
 - Designer Response: Noted. No comments.
- 4. Please show zoning of parcel and adjacent parcels on Landscape Plan or add to Alta Survey**
 - Designer Response: Zoning information is shown on C3.0 Overall Site and L-1.0.

Proposed Improvements

- 1. The storm sewer layout does not allow all of the required interior street trees to be planted along the existing north-south drive. Please revise the utility layout to leave room for all required landscaping. Currently the storm sewer location in the north-south island west of Buildings 2 and 5 prevents the plantings of the trees required in that island.**
 - Designer Response: The storm sewer has been revised to leave room for the required landscaping.
- 2. Please add all proposed light fixtures to the landscape plan and resolve tree/pole conflicts such that all required trees can be planted.**
 - Designer Response: Noted. All commercial light fixtures are not in conflict with proposed trees. All light poles to be proposed for the residential buildings will not be in conflict with the proposed trees.

Landscaping Requirements

- 1. A landscape deviation would be required for the screening for both loading areas. The current proposal would not be supported by staff. Provide acceptable visual and audible screening for the loading areas.**
 - Designer Response: Loading areas now screened with evergreens.
- 2. An alternate means of screening that provides the same or better opacity and audible blockage as the required berm will be required.**
 - Designer Response: Loading area now screened with evergreens.

- 3. You might consider approaching Sam's Club about the possibility of removing the southern 15 feet of paving in the east loading area to provide the room necessary for the required landscaping.**
 - Designer Response: Pavement now removed to accommodate new conifer screening.
- 4. Please provide better screening along the north-south drive frontage. Instead of the deciduous shrubs used on that berm, please use evergreen species that will provide blockage throughout the year.**
 - Designer Response: 30 tall evergreen shrubs provided along north-south drive frontage.
- 5. The Red Rocket maple does not qualify as a canopy tree because its mature canopy width is less than 20 feet. Please use a tree with a wider canopy.**
 - Designer Response: Red Rocket Maple has been replaced with *Acer rubrum* 'Red Sunset'.
- 6. The trees required west of Buildings 2 and 5 may not be planted along the interior drive as they are accessway perimeter trees, not interior drive trees.**
 - Designer Response: Accessway trees have been added along the N-S drive in front of Buildings 2 and 5.
- 7. Please correct the interior drive trees.**
 - Designer Response: Interior drive trees have been updated.
- 8. Subcanopy trees should be used in the islands that have less than 200sf of green space, such as along the drive in front of Buildings 1, 4, 7 and 8.**
 - Designer Response: Shrubs to be specified at final site plan added in islands along buildings. Islands are only 2.5' wide, not suitable for subcanopy trees.
- 9. If an island is too small for even a subcanopy tree, please add shrubs to the island.**
 - Designer Response: Shrubs to be specified at final site plan placed in islands along buildings and in commercial islands not large enough for trees. Residential area shrubs will be detailed with foundation plantings in final site plans.
- 10. A landscape deviation is required for Buildings 1, 4, 7 and 8. It would not be supported by staff**
 - Designer Response: Shrubs to be specified at final site plan added in islands along buildings.
- 11. Please at least add shrubs and other plantings in the narrow islands that can't support even a subcanopy tree and along the sides of buildings 2-7 where trees can't be placed. Those plantings could count toward the frontage requirement in consideration of support of the waiver, but the design is not preferable at all.**
 - Designer Response: Shrubs to be specified at final site plan added in islands along buildings.

Parking Area Landscape Requirements

- 12. Please correctly label all islands that can count towards the requirement.**
 - Designer Response: All islands labelled with square footage on L-1.0

- 13. Islands must be within the lot edges to count as Islands. The islands east of the commercial building may not be counted as interior landscaping because interior trees cannot be located in them due to the utility conflicts, but landscaping other than lawn should be proposed.**
- Designer Response: Landscape island areas have been updated. Smaller islands do not counting toward interior parking calculation and now include shrubs due to lack of space or utility conflicts preventing space for canopy trees.
- 14. The long island between the commercial lot and the interior drive may also not be counted toward the total as it is not interior to the commercial lot. The corner islands may count.**
- Designer Response: Only islands on corners or within parking lot are now counted toward area calculation.
- 15. Islands must have canopy trees planted in them to count toward the total area required.**
- Designer Response: Only islands with canopy trees count towards total required for interior parking area.
- 16. Islands must be correctly labeled to count toward the total required. There still may be sufficient area to meet the requirements but they must be labeled correction to confirm that.**
- Designer Response: All parking lot islands now correctly labelled.
- 17. Landscape deviations would be required for the proposed islands and landscaping in the commercial sections. They would not be supported by staff.**
- Designer Response: Plan has been updated to avoid the need for waivers.
- 18. Canopy trees are required in all interior islands to shade the lot. They are not provided in two of the Commercial lot islands.**
- Designer Response: Center island cannot have a tree due to the existing sanitary sewer. Island is not counted toward total required land area and shrubs have been added.
- 19. That would require a landscape deviation. It would be supported by staff for those islands since the sanitary line exists if alternative attractive plantings are planted in those islands.**
- Designer Response: Shrubs are now proposed for these islands.
- 20. The large island east of the commercial parking lot may not be counted as interior space, but parking lot and accessway perimeter trees can be provided in them. As the island is only 20 feet wide, trees in the island that are within 15 feet of each curb can be double-counted as parking lot perimeter trees and accessway perimeter trees.**
- Designer Response: Trees east of the commercial parking now counting as accessway perimeter and parking lot perimeter trees.
- 21. Parking lot perimeter trees are not required for the frontage(s) where the building is within 20 feet of the parking lot**
- Designer Response: Parking lot perimeter tree calculation has been amended.
- 22. Please relabel the PP trees within the lot as IP – there should be four.**
- Designer Response: All parking tree labels have been updated.

- 23. Since the island east of the parking lot is less than 30 feet wide, the parking lot perimeter trees can be double-counted as accessway perimeter trees.**
- Designer Response: Trees in the island east of the parking lot now double counting as Accessway Perimeter trees and Parking Lot Perimeter trees.
- 24. Only canopy trees can be used as perimeter trees unless there are overhead wires, which aren't in the commercial area. Please change those undersized trees to canopy trees.**
- Designer Response: All trees used for parking lot perimeter trees are now canopy sized trees.
- 25. Landscape deviations are required for the deficiency in accessway perimeter trees provided. It would not be supported by staff.**
- Designer Response: Accessway perimeter trees have been added to the plan.
- 26. As noted above, 5 trees provided for the commercial building in the large eastern island can be double-counted as parking lot perimeter and accessway perimeter trees since they are within 15 feet of both edges.**
- Designer Response: 5 trees in large eastern island now double counting as parking lot perimeter and accessway perimeter trees.
- 27. Please add 10 canopy trees along the east side of the development drive between Sam's Club and Target (360/35) between the residential entry drives and 3 south of the south residential drive.**
- Designer Response: 10 canopy trees have been added to the east side of Development Drive.
- 28. Please provide 5 trees on the south edge of the commercial building/parking lot (220/35).**
- Designer Response: 5 trees have been added on the south edge of the commercial building parking lot added.

Miscellaneous Landscaping Requirements

- 29. Please widen the landscape islands along the north side of the building to at least 4 feet.**
- Designer Response: Landscape islands along North side of building now at least 4 feet wide.
- 30. Please provide detailed foundation landscape plans in the Final Site Plans**
- Designer Response: Detailed foundation landscape plans will be provided in Final Site Plans
- 31. Please show the location of any FDCs on the landscape plan.**
- Designer Response: All final snow locations at Final Site Plans will not block FDC locations.
- 32. Please do not put the snow deposit areas adjacent to hydrants.**
- Designer Response: Snow deposit areas will not be located at hydrants.
- 33. Please add subcanopy trees or large shrubs in narrow islands that can't support a canopy tree.**
- Designer Response: All narrow islands unable to support a canopy tree now have shrubs.

34. Please show snow deposit areas away from fire hydrants

- Designer Response: See plans for snow deposit areas.

35. Please show transformers and other utility boxes when their locations are determined.

- Designer Response: Transformer will be added and screened at final site plan.

36. Please add an allowance of 10 shrubs per box on the plant list and label as such

- Designer Response: Transformer will be added and screened at Final Site Plan.

37. If any changes to the pond are required, the modified areas of the pond will need to be landscaped per the current ordinance.

- Designer Response: Noted.

Landscape Notes and Details – Utilize City of Novi Standard Notes

38. Please reduce the number of Black Hills spruce planted to no more than 25 trees (10%).

- Designer Response: Black Hills spruce quantity reduced to 24 trees.

39. When foundation plantings are provided, please work to keep the percentage of native species used to about 60% if possible.

- Designer Response: Noted. Percentage of native species will be maintained at 60% when foundation plantings are provided.

40. *Betula nigra* and *Liquidambar styraciflua* may not be used for woodland replacements as they are not on the woodland replacement chart. Please use species from the woodland replacement chart which is attached to this review.

- Designer Response: *Quercus palustris* and *Quercus shumardii* from the woodland replacement chart identified and now replace *Betula nigra* and *Liquidambar styraciflua* as woodland replacements.

41. Need lawn type and amount in square feet for Final Site Plans.

- Designer Response: Noted. Lawn type and amount will be provided on final site plans.

42. Need cost estimate for Final Site Plans.

- Designer Response: Noted. Currently provided on L-1.3 and will be provided on Final Site Plan.

43. For Perennial/Ground Cover, provide detail on Landscape Plans if used.

- Designer Response: Noted. All planting details included.

44. Add note on intended installation date.

- Designer Response: Note added to L-1.3.

45. Add note maintenance and 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.

- Designer Response: Noted. Note provided on L-1.3 Landscape Details.

46. Add note on plant source being northern nursery grown, No. 1 grade

- Designer Response: See planting notes. Specifications will be included on Final Site Plan.
- 47. Add note on establishment period on the 2-year guarantee.**
 - Designer Response: Noted. See plantings notes on Sheet L-1.3.
- 48. Add note on approval of substitutions that city must approve any in writing prior to installation.**
 - Designer Response: Noted. Note added to landscape plans L-1.3.
- 49. Please keep the tree designations (R, IP, etc) shown on L-1.0 on Sheets L-1.1 and 1.2 to assist with evaluating the plans.**
 - Designer Response: All tree designation labels now visible on Sheets L-1.0, L-1.1, and L-1.2
- 50. Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.**
 - Designer Response: Noted. Irrigation will be addressed at Final Site Plans.
- 51. The plan should meet the requirements listed at the end of this chart.**
 - Designer Response: Noted.
- 52. If xeriscaping is used, please provide information about plantings included.**
 - Designer Response: Noted.

END OF RESPONSE LETTER

CONSENT JUDGMENT

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

LIBER 48333 PAGE 456

0130494

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2015 JUN 25 PM 11:31

LIBER 48333 PAGE 456
\$118.00 MISC RECORDING
\$4.00 REMONUMENTATION
06/26/2015 01:32:37 PM RECEIPT# 74972
RAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

NOVI EQUITIES LIMITED PARTNERSHIP,
and
NOVI PROMENADE HOLDINGS, LLC

Plaintiff,

Case No. 00-021096-CZ
Hon. Rae Lee Chabot

-vs-

CITY OF NOVI,

Defendant.

MOORE PENNA & ASSOCIATES PLLC
ANTHONY J. PENNA (P 67707)
Attorney for Novi Promenade Holdings, LLC
38600 Van Dyke Avenue, Suite 300
Sterling Heights, MI 48312-1173
(586) 883-6585

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
THOMAS R. SCHULTZ (P 42111)
Attorney for Defendant
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550
(248) 489-4100

37P
R

AMENDMENT TO CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac,
County of Oakland, State of Michigan on JUN 23 2015

PRESENT: COLLEEN A. O'BRIEN
Circuit Court Judge

OK-LB

This matter having come before the Court upon the parties' submission of an Amendment to a Consent Judgment; the parties having agreed to entry of an Amendment to a Consent Judgment in this matter as set forth below, and according to the express terms and provisions stated herein; and the Court otherwise being duly advised in the premises:

RECITALS

A. A Consent Judgment in this case was entered on July 19, 2001 (the Original Consent Judgment). (Tab 1.) The Original Consent Judgment related to the approval of and conditions surrounding the development of certain property (the Property) located in the City of Novi by Plaintiff Novi Equities Limited Partnership, as developer.

B. Plaintiff Novi Equities Limited Partnership did in fact develop a portion of the Property as permitted under the Original Consent Judgment, and currently there exists within the approved development a Target Store, a Sam's Club retail store, and certain other retail stores located on outlots known collectively as the "Novi Promenade" development. (Tab 2.)

C. In addition to these building improvements, the Original Consent Judgment required the Plaintiff to construct other site improvements, including a wetland mitigation area as well as a separate sedimentation/detention pond, and also to preserve certain wetlands (and woodlands) in an area known as the "Permanent Preserve." A Development Site Plan showing all such Improvements is attached as Exhibit B to the Original Consent Judgment.

D. While the required site improvements have been made, not all of the approved building improvements were constructed by Plaintiff Novi Equities Limited Partnership. More specifically, there remains an unbuilt retail area known and shown on the plan as "Retail B."

E. Novi Promenade Holdings, LLC has purchased the remaining undeveloped property in the Novi Promenade development. It has asked that it be permitted to amend Exhibit B to the Original Consent Judgment to (i) alter the configuration of the approved

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

sedimentation/detention pond; and (ii) increase the area shown as "Permanent Preserve" for preservation of woodlands and wetlands by constructing an additional wetland mitigation area approximately 2.0 acres in size.

F. The Additional Wetland Mitigation Area is intended to replace wetlands as mitigation for the filling of wetlands on an adjacent property also owned by Novi Promenade Holdings, LLC. The proposed development on the adjacent property includes a retail building and a drive through restaurant.

G. On October 22, 2014, the City of Novi Planning Commission held a public hearing and approved the proposed development of the adjacent parcel, JSP 14-15, as well as the location of the 2.0 acres of wetland mitigation on the Novi Promenade site JSP 14-30, subject to approval by the City Council of an appropriate amendment to the Original Consent Judgment.

H. The City Council has reviewed the request and is willing to amend the Consent Judgment to allow the increase in the preserved area for the overall site and the alteration of the Exhibit B Site Plan correspondingly, upon the terms and conditions set forth herein.

I. It is not the parties' intention to amend the Original Consent Judgment in any other manner other than to allow the reconfiguration of the sedimentation and detention basin and the wetland area. In all other respects and for all other purposes, the Original Consent Judgment, and the development plans approved thereunder (and since) remain unchanged.

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED AS FOLLOWS:

1. Novi Promenade Holdings, LLC is hereby added as a Successor Defendant to Novi Equities Limited Partnership for purposes of and to the extent required for this Amendment to Consent Judgment.

2. The Development Site Plan attached as Exhibit B to the Original Consent Judgment, as described in Paragraph 10 of the Original Consent Judgment, is amended *only* as

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

shown on the attached revised Exhibit B (Tab 3) with respect to the sedimentation/detention pond and the Permanent Preserve area.

2. The area to be added to the Permanent Preserve, which is approximately 2.0 acres in size, as depicted on the revised Exhibit B (Tab 3), shall be subject to the limitations set forth in the Original Consent Judgment, including Paragraph 11, for the Permanent Preserve.

3. With respect to the area added to Exhibit B for the construction of wetland mitigation area to be added to the Permanent Preserve:

- a. All work within the Property shall be conducted in compliance with all ordinances, rules, and regulations, of the City of Novi and the State of Michigan, and in compliance with (i) the preliminary site plan as approved on October 22, 2014; (ii) the wetland permit approved by the City of Novi on October 22, 2014; and (iii) and the storm water management plan approved by the City of Novi on October 22, 2014.
- b. No other part of the Permanent Preserve already existing on the property shall be disturbed in connection with the establishment of the new mitigated wetland area.
- c. Any proposed changes to attached revised Exhibit B shall require review and approval by City Council following a public hearing pursuant to which each property owner within the Novi Promenade Development receives advanced written notice personally delivered or deposited during normal business hours for delivery with the United States postal service or other public or private delivery service not less than 15 days before the date the request will be considered. Novi Promenade Holdings, LLC, or its successor, assign or transferee shall be responsible for the costs of the notice.

4. This Order shall be recorded in the Oakland County Register of Deeds.

5. This Amendment to Consent Judgment is binding on the Parties' heirs, successors, and assigns.

7. Except as expressly and necessarily altered by this Amendment to Consent Judgment, the Original Consent Judgment is not amended and remain in full force and effect.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

/s/ Judge Colleen A. O'Brien
CIRCUIT COURT JUDGE
COLLEEN A. O'BRIEN KE

Approved as to form and substance:

/s/ Anthony J. Penna
ANTHONY J. PENNA (P 67707)
Attorney for Plaintiff

/s/ Thomas R. Schultz
THOMAS R. SCHULTZ (P 42111)
Attorney for Defendant

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

LIBER 4833 PAGE 461

TAB 1

STATE OF MICHIGAN

7-18-01

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

NOVI EQUITIES LIMITED PARTNERSHIP,

Plaintiff,

Case No. 00-021096-CZ

v

HON. RAE LEE CHABOT

CITY OF NOVI,

Defendant.

Teresa S. Decker (P-32114)
Varnum, Riddering, Schmidt & Howlett LLP
Attorneys for Plaintiff
333 Bridge Street, N.W.
P.O. Box 352
Grand Rapids, MI 49501-0352
(616) 336-6000

George M. DeGroot, III (P-33724)
Attorney for Defendant
400 Galleria Officecentre, Suite 550
Southfield, MI 48034
(248) 353-4450

BY
DEPUTY COUNTY CLERK

01 JUL 19 2001

RECEIVED
COURT CLERK

CONSENT JUDGMENT

At a session of said court, in the City of Pontiac,
County of Oakland, State of Michigan, on the
_____ day of JUL 19 2001 2001.

Present: Honorable Rae Lee Chabot, Circuit Court Judge

Received for Filing Oakland County Clerk 2015 JUN 23 PM 04:49

This case having come before this Court on the Complaint filed by Plaintiff ("Developer"), and the responsive pleadings and filings of the Defendant ("City"), and the parties to this case having agreed to settle this dispute in the manner set forth in this Consent Judgment and to entry of this Consent Judgment; each of the parties to this Consent Judgment having represented that all requirements necessary for each party to bind itself to this Consent Judgment have been met; it appearing to the Court that this Consent Judgment has been consented to by the parties freely, voluntarily and with full knowledge of its effects; and the Court being otherwise fully advised in the premises;

NOW THEREFORE, IT IS ORDERED AND ADJUDGED as follows:

1. By approving this Consent Judgment, the parties are agreeing with, and stipulating and consenting to, all of terms and provisions of this Consent Judgment with like effect to agreeing to be bound by the terms of a contract.
2. This Court has subject matter jurisdiction over all of the issues raised in the Complaint, and has the authority and jurisdiction to enter this Consent Judgment.
3. This Court has personal jurisdiction over the parties and venue is proper.
4. The parties have the authority to and have duly authorized the terms and conditions of the settlement on which this Consent judgment is based.
5. All conditions precedent to giving effect to the terms and conditions of this Consent Judgment are in compliance with all procedural and substantive requirements of all applicable law.
6. The terms and conditions of the settlement on which this Consent Judgment is based are within the scope of the Court's jurisdiction and remedial powers, and are valid and enforceable.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

7. The terms and conditions of this Consent Judgment shall be appurtenant to the property which is the subject matter of this case, described on Exhibit A (the "Property"). These terms and provisions shall run with the Property as if they were covenants running with the land. The terms and conditions of this Consent Judgment shall inure to the benefit of and be binding on the parties and their respective heirs, successors and assigns, and reference herein to Plaintiffs and/or Defendant (including reference to the Developer and/or the City, as applicable) shall include their respective heirs, successors, transferees and assigns. A copy of this Consent Judgment shall be recorded in the Register of Deeds for the County of Oakland.
8. All claims in the pleadings, and any and all new claims that could be asserted as of this date relating to the specific subject matter of this case, are merged as part of this Consent Judgment, and, subject to the terms and conditions of this Consent Judgment, all claims are dismissed with prejudice and without attorney fees or costs and including a dismissal with prejudice of all money damage claims.
9. The Developer shall be responsible for clearing obstructions and debris from the public roads adjoining the Property, and shall pay the City for the cost of repairing any damage to the roads caused by construction traffic to the Property.

DEVELOPMENT OF PROJECT

10. Subject to and in accordance with the terms of this Consent Judgment, and subject to the Developer seeking and securing site plan review and approval in accordance with the ordinances of the City, the Property may be developed, and the Property shall be preserved and maintained, in the manner depicted in the plan

attached as Exhibit B, and the Developer shall be enjoined from developing or disturbing the Property in any other manner.

LAND PRESERVATION AND LAND USES

11. **Land Preservation**

- a. The total green and open space, including preservation areas and interior landscaping, shall be preserved and maintained by the Developer on the Property, and shall be a minimum of forty percent (40%) of the total (not including 2.34 acres of right-of-way) land area. The area depicted on Exhibit B as "Preserved Woodlands, Wetland and Storm Water Detention" shall be permanently preserved, and, prior to the issuance of any development approval, the Developer shall execute and record the Conservation Easement attached as Exhibit C prior to any site development approvals. Such area shall be referred to as the "Permanent Preserve". The Permanent Preserve shall be included in the calculation of total green space under sub-paragraph 11(a), above. The Permanent Preserve shall remain undeveloped and in a natural state, as provided in the Conservation Easement, and shall be subject to the maintenance obligations set forth in this Judgment, below. The parties agree that the legal description for the Permanent Preserve shall be incorporated in this Judgment immediately following final site plan review, and prior to any site development approvals.
- b. The Landscape areas, as approved as part of site plan review and approval, consistent with this Consent Judgment, shall be constructed and preserved

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

by the Developer, and shall be subject to the maintenance obligations set forth in this Judgment, below.

- c. The area depicted on Exhibit B as the "Former Outlot" shall be land-banked for future parking development and use. The Developer shall develop such area for parking purposes if and to the extent the Developer determines, in the reasonable exercise of his or her discretion, that additional parking spaces are needed to service the buildings depicted on Exhibit B as Retail "A," "B," and "C". In the event a sit down, table service restaurant (not fast food sit down or fast food carry out) is established on Outlot 1, the area within the Former Outlot may be utilized for parking purposes for such restaurant. Until such time as such area is developed for additional parking, it shall be landscaped and maintained as approved as part of site plan review and approval, consistent with this Consent Judgment.

12. Land Uses - Retail 'A', 'B' and 'C'

- a. The total gross building area for the buildings depicted on Exhibit B as Retail "A," "B," and "C" ("Retail "A," "B," and "C""), including all areas authorized by the Planning Commission for outdoor use, shall, respectively, not exceed the following: Retail "A" - 149,600 square feet; Retail "B" - 100,000 square feet; and, Retail "C" - 125,400 square feet. If there is a reduction in the area of one or two of the buildings, other buildings may be correspondingly increased in area, subject to the overarching limitations that the total square footage of all three buildings

(including areas authorized for outdoor use) shall not exceed 375,000 square feet, and no one building or user may exceed 150,000 square feet. The 150,000 square foot limitation upon each building and user shall not prohibit the Developer from requesting and the Planning Commission granting additional space for outdoor use, provided that the aggregate gross square footage of all buildings, uses and outdoor space shall not exceed 375,000 square feet.

- b. Retail "A", "B" and "C" shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance, as amended, subject to and in accordance with this Consent Judgment, and subject to the Developer seeking and securing site plan review and approval in accordance with the ordinances of the City.
- c. At the election of the Developer, Retail "C", and all other improvements shown on the plan attached as Exhibit D, and subject to all terms and provisions of this Consent Judgment, may be developed as a separate and initial phase of the overall development ("Phase 1"). In such event, the provisions of this sub-paragraph c shall apply. The building identified on Exhibit B as Retail "C" shall be a retail store of not more than 125,400 gross square feet, and shall be subject to and in accordance with the following:
 - (1) The details of the elevation of the building on all four sides, and the specification of a description of the type of façade and façade materials to be used, shall be as shown on Exhibit E, and, to the

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

extent that such Exhibit does not specify information, the City's ordinances shall apply.

- (2) The types of signs and square footage of signage allowed on and for the building shall be as determined in site plan review and approval, provided, wall signage on the north side of the building shall be as set forth on Exhibit E, reflecting a tenant identification wall sign 34' x 6' (204 square feet), plus a wall sign to identify one of the departments of the store, e.g., "pharmacy", 23' x 2.5' (57.5 square feet).
- (3) The truck or loading dock, and the screening of such facility, shall be as determined in site plan review and approval.
- (4) Landscaping details adjacent to the building shall be as determined in site plan review and approval.
- (5) Signage identifying the name of the development and/or Retail "A", "B" and "C": One ground sign adjacent to the Grand River entrance, and one ground sign adjacent to the main Wixom Road entrance. Such signage shall be monument signs, with a height not greater than six feet and an area not greater than seventy-two square feet, provided that the Developer shall not be prohibited from seeking relief from the City Zoning Board of Appeals.
- (6) The Developer shall obtain preliminary and final site plan approval for Phase 1, subject, however, to Paragraph 21 of this Judgment. The City shall complete the site plan review process on an

expedited basis for Phase 1. Anything herein to the contrary notwithstanding, the Developer may proceed with the initial stages of development of Phase 1 in accordance with the following:

- (i) To "*clear and grub*" the Phase 1 area of development, the Developer shall be required to: secure all applicable wetland and woodland permits for those areas shown to be a part of Phase 1 on Exhibit D, and shall have submitted a complete application for preliminary site plan review, and allowed such review for thirty days, and, conform the plan to such requirements imposed by the City (either as a result of staff review, or based upon planning commission review to that point); secure environmental permit sign-off from the City Building Department for wetlands, woodlands and soil erosion; attend an environmental pre-con meeting with the City Engineer; install soil erosion measures and woodlands fencing; and, secure a City inspection of the soil erosion, wetland and woodland protection measures.
- (ii) To *undertake mass grading* of the Phase 1 area, the Developer shall be required to: Submit a mass grading plan certified by the Developer's registered

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

civil engineer, and secure a mass grading recommendation from the City Engineer; submit a letter holding the City and adjoining property owners harmless in connection with the permission to proceed on an advanced/expedited basis, recognizing the risks inherent in moving forward prior to obtaining final approvals; comply with the City's Mass Grading Policy;

- (iii) To *construct the building foundation* for Phase 1 of the development, the Developer shall be required to:
- Secure preliminary site plan approval; apply for and secure a foundation permit from the Building Department; submit construction drawings for a foundation permit (partial set), including the site plan, foundation plans and all details associated with the foundation, floor plan(s) and elevations (details not required), special inspection statement, structural calculations, soil boring reports, hazardous chemical survey; secure mechanical permits for any underground utilities to be installed within the footprint of the building; submit hold harmless letter in connection with the foundations/footings relative to the permission to

proceed on an advanced/expedited basis, recognizing the risks inherent in moving forward prior to obtaining final approvals; and, attend a pre-construction meeting with the Building Department.

- (7) Any and all additional development shall be based upon the grant of final site plan approval and the issuance of all applicable permits and approvals.
 - (8) This provision shall not relieve the Developer from paying all applicable escrows and fees.
- d. In the event the Developer elects not to construct the Retail "C" in Phase 1 in the manner specified in subparagraph c, above, the Developer shall be required to proceed in the customary manner in accordance with all applicable law and ordinances, including the obligation to submit any other plans to the City for preliminary and final site plan approval, in which case, the design and architecture shall be governed by subparagraph g, below.
- e. The following uses shall not be permitted on Retail "A", "B" and "C"
- (1) Arcades (as a principal use).
 - (2) Adult business use, or any other use involving sexually explicit activities, all as defined in the City Zoning Ordinance, as amended.
- f. Plaintiff shall provide 1,725 parking spaces for Retail "A", "B" and "C".
- g. The design and architecture for Retail "A" and "B", and for Retail "C" if not developed in accordance with sub-paragraph c, above, shall include

pitched roof, predominantly brick exterior, and comparable architectural features as shown on the concept elevations attached as Exhibit G, and, to the extent that such Exhibit does not specify information, the City's ordinances shall apply.

13. Land Uses - Outlots

- a. Three outlots, subject to the Developer seeking and securing site plan review and approval in accordance with the ordinances of the City, may be developed on the Property in the locations, and having the lot areas and dimensions, shown on Exhibit B.
- b. The uses of the outlots shall conform with the uses permitted in the B-3 zoning district as described in the City of Novi Zoning Ordinance, as amended, subject to and in accordance with this Consent Judgment.
- c. The following uses shall not be permitted on the Outlots:
 - (1) Package sale of alcoholic beverages, provided that a pharmacy having such package sale as an incidental use shall not be prohibited.
 - (2) Arcades.
 - (3) Adult business use, or any other use involving sexually explicit activities, all as defined in the City Zoning Ordinance, as amended.
- d. Parking spaces for outlots shall be determined based upon applicable City ordinances at the time of site plan approval and shall be located on the outlot parcel, subject to the exception stated in paragraph 11(c), above, for a restaurant use on Outlot 1.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

SITE DEVELOPMENT

14. The Property shall be improved, developed and maintained as follows:
- a. Parking lot landscaping on the Property, not including the outlots, shall be in the areas generally depicted on the Site Plan, Exhibit B, and the particular plantings thereon shall be determined in accordance with the applicable provisions of the Zoning Ordinance, as amended, and shall be subject to site plan review. Approximately 700 trees of a total of 1441 regulated trees shall be preserved. The removed trees shall be replaced as determined in site plan review and approval, in accordance with applicable City Ordinances, and shall be subject to the maintenance obligations set forth in this Judgment, below.
 - b. A landscaped buffer 50 feet wide shall be established along the south side of the Property, commencing at Wixom Road, and running in excess of 600 feet to the storm water detention area. This buffer shall be a six foot landscaped berm. A combination of plantings on the berm shall be determined as part of site plan review and approval, with the objective of providing the screening as contemplated in the Zoning Ordinance, as amended. The landscape buffer, and all vegetation planted thereon, shall be subject to the maintenance obligations set forth in this Judgment, below.
 - c. It is the intent and goal of the parties that the development shall access and connect to an existing regional storm water basin located approximately 600 feet south of the site, if determined to be feasible during site plan

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

review. If the City determines that connection to the regional basin is not feasible, on-site detention shall be provided in accordance with applicable City ordinance standards, and, in such event, all storm water storage shall be achieved in the on-site basin shown on Exhibit B, which may be expanded not more than 30 feet to the west if and to the extent needed to accommodate the additional detention requirements (and no other portion of the Permanent Preserve shall be utilized for such purpose). In any event, a sedimentation pond will be constructed on the Property from which storm water will be discharged to the detention basin. The sedimentation pond shall be constructed in accordance with the requirements of all applicable laws, ordinances and regulations, and shall be constructed in the location determined as part of site plan review and approval. Such areas utilized for storm water storage shall be included in the calculation of the minimum green/open space on the Property, as required in this Judgment.

- d. Sanitary sewer service shall be provided by connecting to the existing sanitary sewer line in the Grand River Avenue right-of-way. Plaintiff may request an alternate sanitary sewer service connection along Wixom Road.

OFF-SITE IMPROVEMENTS – WIXOM ROAD AND GRAND RIVER

- 15. Plaintiff shall, at its sole expense, cause the necessary plans to be prepared and secure all required permits and approvals, and provide all labor and materials, to widen Wixom Road to three lanes in the area including the Property frontage, as generally depicted in Exhibit B. Subject to permit approval requirements, this

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

widening will commence on the north from the point at which Wixom Road narrows from three lanes to two, and shall continue south to Plaintiff's southern property line. Plaintiff shall design, engineer and construct the road widening in accordance with City standards and specifications. Defendant shall retain all plan approval and inspection rights relating to the road construction, and, following completion and approval, the right-of-way improvements shall be dedicated for public use. Such road improvement shall be completed, inspected and approved prior to the issuance of a certificate of occupancy for any use of the Property.

16. Plaintiff shall, at its expense, cause the installation of a traffic signal at the main boulevard entrance on Wixom Road identified on Exhibit B, and shall be installed prior to issuance of a certificate of occupancy for any use on the Property.
17. The parties understand that the Oakland County Road commission may recommend that the Grand River Avenue entrance shown on Exhibit B be moved to align with the new Grand River Avenue/12 Mile Road traffic signal, or may not approve a traffic signal at the existing Grand River Avenue entrance in conjunction with the new intersection. In the interest of traffic safety, the City, without expense, shall cooperate in pursuing approval of a relocated Grand River Avenue entrance designed to align with the new Grand River Avenue/12 Mile Road traffic signal.
18. Signage for the development will be allowed at the Grand River Avenue and middle Wixom Road (traffic light) entrances. The precise location and signage shall be determined as part of site plan review and approval. This provision is to

be read in conjunction with sub-paragraph 12.c(5), above, and is not intended to authorize signage in addition to such sub-paragraph.

WETLANDS

19. The Developer has conducted a wetlands delineation for the Property. The wetlands are identified on Exhibit F, attached hereto, as wetlands A, B, C, D, E, F and G, consisting of a total of 7.1 acres of wetlands, 5.9 acres of which are deemed essential.
20. This Consent Judgment contains certain authorizations and requirements relative to the wetlands identified on Exhibit F.
 - a. All authorizations relative to such wetlands shall be subject to any and all approvals required by ordinance and law to be secured from the City and the Michigan Department of Environmental Quality ("MDEQ"), respectively. Subject to the disclosure of facts and/or circumstances not known at the time of this Judgment, the wetland permits issued by the City shall substantially conform to the wetland provisions of this paragraph 20.
 - b. All City requirements relative to such wetlands shall be binding upon the Developer, regardless of any permission granted by MDEQ, and the Developer shall take all actions reasonably required to maintain all wetland areas to be preserved under the terms of this Consent Judgment, consistent with the provisions of the Conservation Easement attached to this Judgment, and such maintenance shall be subject to the obligations and enforcement provisions set forth in this Judgment, below. The Developer is enjoined from disturbing, destroying and/or impairing such

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

wetlands in a manner inconsistent with the requirements of this Consent Judgment and the terms of the wetland permit.

c. Subject to the issuance of a wetlands permit by the City Council, the following shall apply:

- (1) Wetlands D, E and F are deemed non-essential wetlands and the Developer shall be authorized to fill those areas, upon issuance of the appropriate permit, subject to the overall mitigation requirements contained in this Consent Judgment and in the wetland permit.
- (2) Prior to the issuance of a certificate of occupancy for any use of the Property, wetlands B and G shall be fully mitigated consistent with the provisions of the City permit issued for such purpose.
- (3) Wetlands A and C shall be partially maintained as they currently exist with the remainder mitigated prior to the issuance of a certificate of occupancy for any use of the Property, with the disturbance of such wetlands and all mitigation to be consistent with the provisions of the City permit issued for such purpose.
- (4) Aside from the 1.2 acres of wetlands in areas D, E and F, all wetland disturbances shall be mitigated as required by the City's permit at a ratio of 1.5 acres of newly created wetland for every acre disturbed. Subject to being required by City permit to undertake alternative mitigation based upon detailed engineering and analysis, the Developer shall mitigate wetlands B and G (to establish 1.8

acres of new wetlands) and shall mitigate portions of wetlands A and C (to establish the number of acres of new wetland determined as part of wetland review concurrent with site plan review, consistent with the ratio set forth above). Unless determined otherwise based upon detailed engineering and analysis, it is contemplated that the construction of new wetland for mitigation purposes may be in the Permanent Preserve, and 2.87 acres of mitigated wetlands shall be on the Property.

GENERAL TERMS OF JUDGMENT

21. Development and use of the Property shall be in conformance with all applicable laws, ordinances and regulations, provided, however, where the express terms of this Consent Judgment deviate from City Ordinance, the terms of this Judgment shall govern.
22. The parties will deal with one another, and shall make all filings and take all actions in the spirit of good faith and timeliness.
23. The terms of this Judgment may be amended, changed, or modified, only by written consent and agreement of both parties, unless otherwise specified herein. No waiver of any provision of this Judgment shall be valid unless in writing.
24. This Judgment is declared to be in recordable form and the obligations contained herein relative to the Property are declared to be covenants running with the land and the Oakland County Register of Deeds is hereby ordered to record a true copy of this Judgment.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

25. The Developer shall maintain, repair and preserve all common areas, landscaping, signage, open spaces, natural feature areas, wetlands, woodlands, habitat areas, privately owned detention and drainage facilities, and any other commonly owned improvements on the Property. Such maintenance, repair and preservation shall be undertaken with prudent practices. If the Developer shall at any time fail to carry out one or more responsibilities or obligations relative to maintenance, repair and/or preservation, the City shall have the right to serve written notice upon the Developer, setting forth the deficiencies in maintenance, repair and/or preservation. The notice may also set forth a demand that such deficiencies be cured within a stated reasonable period of time, and further state a date, time and place of hearing before the City Council or other board, body or official delegated by the City Council, for the purpose of allowing the Developer to be heard as to why the City should not proceed with the maintenance, repairs and/or preservation not undertaken. At the hearing, the City may take action to extend the time for curing the deficiencies, and the date of the hearing may itself be extended and/or continued to a date certain. If, following the hearing, the City shall determine that the maintenance, repairs and/or preservation have not been completed within the time specified in the notice, as such time may have been extended by the City, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents and/or contractors to enter upon the Property, and perform such maintenance, repairs and/or preservation as found by the City to be appropriate. The cost and expense of making and financing such maintenance, repairs and/or preservation, including

the cost of all notices and hearing, including reasonable attorneys' fees, plus a reasonable administrative fee, shall be paid by the Developer, and such amounts shall constitute a lien on all taxable portions of the Property. The Township may require the payment of such moneys prior to the commencement of any work.

If such costs and expenses have not been paid within thirty (30) days of a billing to the Developer or successor owners, all unpaid amounts may be placed on the delinquent tax roll of the City as regards the taxable portions of the Property (allocated among any privately owned parcels based upon assessed value), and shall accrue interest and penalties, and shall be collected in the manner made and provided for the collection of delinquent real property taxes in the City. Any failure or delay by the City to enforce any provision of this provision shall in no event be deemed or construed, or otherwise relied upon, as a waiver or estoppel of the right to eventually pursue and insist upon strict enforcement. In all instances in which the City is authorized to pursue maintenance, repairs and/or preservation, as provided above, the City, and its agents and contractors, shall be permitted, and are hereby granted authority, to enter upon all portions of the Property reasonably necessary or appropriate for the purpose of inspecting and/or completing the respective work.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

26. Subject to the continuing jurisdiction of the Court to ensure compliance with this Judgment, this Judgment resolves the last pending claim and closes the case.

RAE LEE CHABOT
CIRCUIT JUDGE
HONORABLE RAE LEE CHABOT

A TRUE COPY
G. WILLIAM CADDELL
Caldwell County Clerk - Register of Deeds
By R. K. [Signature]

Approved as to Form and Substance:

Teresa S. Decker
Teresa S. Decker, Attorney for Plaintiff

George M. DeGrood III
George M. DeGrood III, Attorney for Defendant

305834_1

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

EXHIBIT A

a part of the NW 1/4 of Section 17, T.1N., R.8E., City of Novi, Oakland County, Michigan, being part of parcel 22-17-101-018, more particularly described as follows:

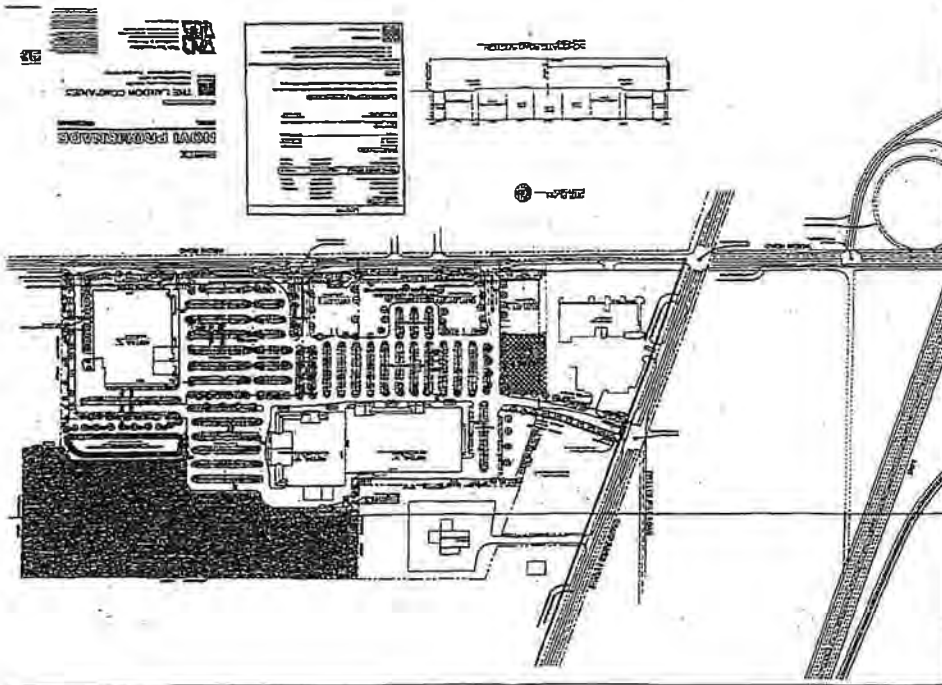
All that part of the following described parcel lying southerly of a line 370 feet southerly of, parallel with and at right angles to the South R.O.W. line of Grand River Avenue, said line being the south line of the existing B-3 zoning.

Beginning at a point on the west line of Section 17 (nominal C/L of Wixom Road) said point being S00°19'49"E 440.00 feet from the NW corner of Section 17; thence N90°01'00"E 592.55 feet; thence Northeasterly along the arc of a curve to the right 245.35 feet, said curve having a radius of 800.00 feet, a central angle of 17°34'19" and a chord bearing and distance of N11°02'37"E 244.39 feet; thence N19°49'46"E 104.27 feet to the southerly right-of-way line of Grand River Ave.; thence S70°10'14"E 530.19 feet along said right-of-way line; thence S00°36'58"W 350.00 feet; thence N70°10'14"W 223.52 feet; thence S00°36'58"W 679.38 feet; thence S89°23'02"E 399.93 feet; thence S00°36'58"W 1408.58 feet to the E-W 1/4 line of Section 17; thence N89°34'38"W 554.28 feet along said E-W 1/4 line; thence N00°19'49"W 156.00 feet; thence N89°34'38"W 770.00 feet to the West line of Section 17 (nominal C/L of Wixom Road); thence N00°19'49"W 2043.45 feet along said West line to the point of beginning.

parcel Same as original NKA 22-17-101-025, 22-17-101-026,
22-17-101-029, 22-17-101-030, 22-17-101-031,
22-17-101-024, 22-17-101-022, 22-17-101-032

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19



THE LARSON COMPANY
10001 PROGRESS
515

NO.	DESCRIPTION	AMOUNT
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

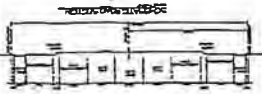


EXHIBIT B

EXHIBIT C

CONSERVATION EASEMENT

NOVI EQUITIES LIMITED PARTNERSHIP, the "Owner", whose address is _____, hereby, reserves, conveys, excepts and grants the following Conservation Easement pursuant to and in accordance with MCL 324.2140, and consistent with the Article IV, Section 52 of the Michigan Constitution of 1963 and the Consent Judgment in Oakland County Circuit Court case no: 00-021096-CZ (the "Consent Judgment"). This Conservation Easement shall run with the land described on attached and incorporated Exhibit A (the "Land"); Owner represents that it is the current owner of the Land, and that this Conservation Easement shall be binding upon the Owner, and all successors, assigns and transferees of the Owner. The Conservation Easement is granted to, and shall be for the benefit of the City of Novi, Oakland County, Michigan ("City"), on behalf of the public.

This Conservation Easement shall require preservation, maintenance and protection, in perpetuity, of the Land in its undisturbed natural condition, unless caused by act of God or authorized by permit from the City, and, when appropriate, permit from the Michigan Department of Natural Resources or other governmental agency. This Conservation Easement further requires the following:

- a. Any construction, improvement, and/or alteration of the Land, directly or indirectly, shall be undertaken in a manner approved in advance, in writing, by the City, and, if required, by Michigan Department of Natural Resources, or other appropriate governmental agency.
- b. No building or structure, or extension of a building or structure shall be placed or constructed in or on the Land, except as expressly approved by or under the Consent Judgment.
- c. Except for the activities which have been expressly authorized by City permit, or by the Consent Judgment (which may require a permit) there shall be no disturbance of the Land, including depositing or permitting deposit of fill materials; dredging; removing or permitting the removal of soil or minerals; constructing, operating, or maintaining any use or development; and or cutting or removing any natural vegetation from the Land.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

Conservation Easement
Page -2-

- d. Wooded open space areas shall be left in their natural, undeveloped state, unless otherwise approved by City permit or by the Consent Judgment (which may require a permit).

This Conservation Easement shall be subject to City enforcement. The Owner shall have the responsibility, at its expense, to preserve and maintain (which shall include restoration, where needed) the Land consistent with this Conservation Easement. The Owner shall establish a regular and systematic program to ensure maintenance and preservation of the Land, and the City shall have the right to enter upon the Land at reasonable times to monitor compliance with this Conservation Easement, provided, the general public is not granted any right under this Conservation Easement. In the event that the Owner shall at any time fail to carry out the responsibilities specified above, the City shall have the right to serve written notice upon the Owner, setting forth the deficiencies in maintenance and/or preservation. The notice may also set forth a demand that such deficiencies be cured within a stated reasonable period of time, and further state a date, time and place of hearing before the City Council or other board, body or official delegated by the City Council, for the purpose of allowing the Owner to be heard as to why the City should not proceed with the maintenance and/or preservation not undertaken. At the hearing, the City may take action to extend the time for curing the deficiencies, and the date of the hearing may itself be extended and/or continued to a date certain. If, following the hearing, the City shall determine that the maintenance, and/or preservation have not been completed within the time specified in the notice, as such time may have been extended by the City, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents and/or contractors to enter upon the Property, and perform such maintenance and/or preservation as found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of all notices and hearing, including reasonable attorneys' fees, plus a reasonable administrative fee, shall be paid by the Owner, and such amounts shall constitute a lien on all taxable portions of the Property. The Township may require the payment of such moneys prior to the commencement of any work. If such costs and expenses have not been paid within thirty (30) days of a billing to the Owner or successor owners, all unpaid amounts may be placed on the delinquent tax roll of the City as regards the taxable portions of the Property (allocated among any privately owned parcels based upon assessed value), and shall accrue interest and penalties, and shall be collected in the manner made and provided for the collection of delinquent real property taxes in the City. Any failure or delay by the City to enforce any provision of this Conservation Easement shall in no event be deemed or construed, or otherwise relied upon, as a waiver or estoppel of the right to eventually pursue and insist upon strict enforcement. In all instances in which the City is authorized to pursue maintenance and/or preservation, as provided above, the City, and its agents and contractors, shall be permitted, and are hereby granted authority, to enter upon all portions of the Property reasonably necessary or appropriate for the purpose of inspecting and/or completing the respective work.

The rights granted in this Conservation Easement shall be to the City, and shall not otherwise grant any rights to the general public.

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

Conservation Easement
Page -3-

The terms of this Conservation Easement may be amended, changed, or modified only by written consent and agreement of Owner and the City.

In presence of: NOVI EQUITIES LIMITED PARTNERSHIP

By: _____
Its

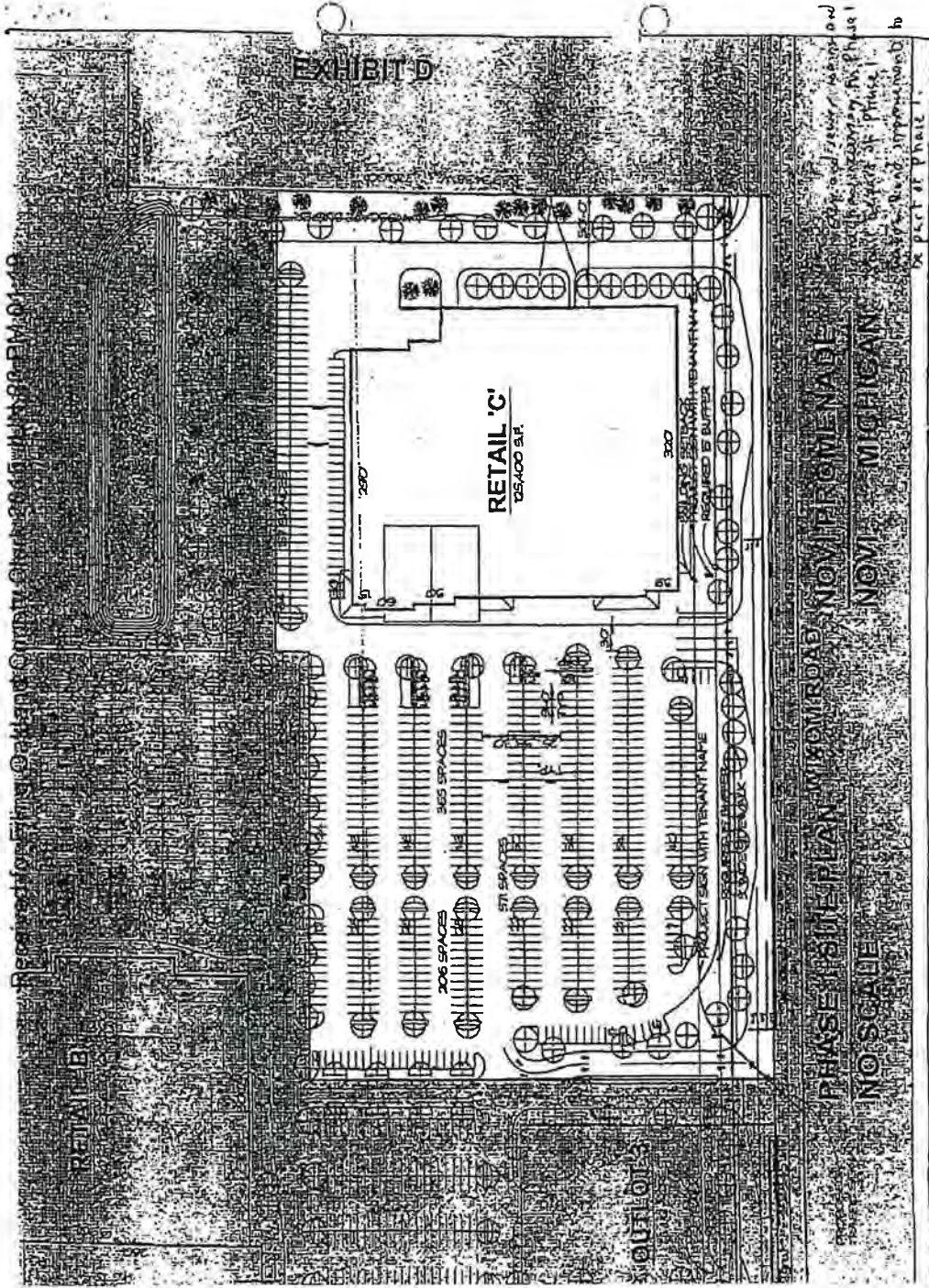
STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

On this ____ day of _____ 2001, before me, a Notary public in and for said County, personally appeared _____, personally known, who being duly sworn, and representing that he/she had full authority to do so, did say that he/she is the _____ of the Novi Equities Limited Partnership, and that the said instrument represents the free act and deed of the said partnership.

Notary Public, _____
Oakland County, Michigan
My commission expires: _____

Prepared By and After Recording Return To:
Gerald A. Fisher, Esquire
SECRET, WARDLE, LYNCH,
HAMPTON, TRUEX AND MORLEY
30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040
(248) 851-9500

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19



PHASE ONE PLAN
NO SCALE

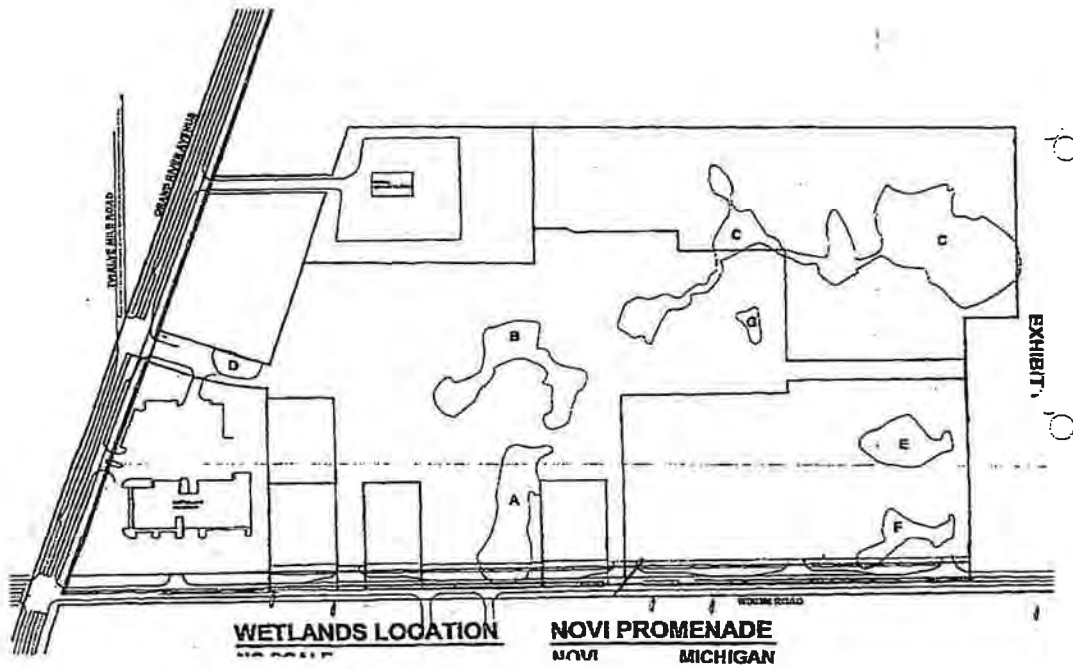
PHASE ONE PLAN
NO SCALE

PHASE ONE PLAN
NO SCALE

PHASE ONE PLAN
NO SCALE

PHASE ONE PLAN
NO SCALE

PHASE ONE PLAN
NO SCALE

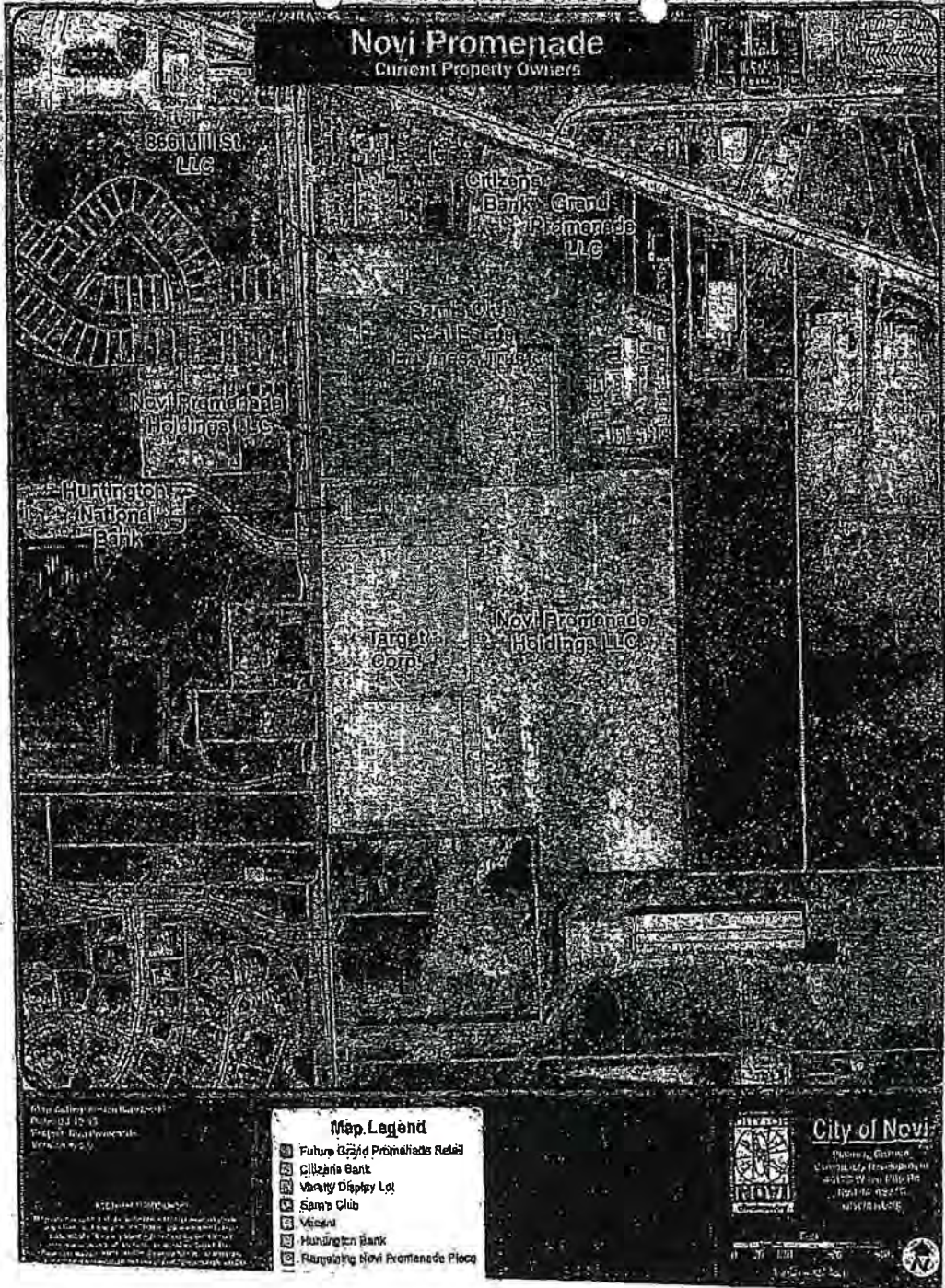


Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

LIBER 4833 PAGE 489

TAB 2

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19



Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

LIBER 48333 PAGE 491

TAB 3

Received for Filing Oakland County Clerk 2015 JUN 23 PM 01:19

"Grand Promenade" 11,970 sq. ft. retail space
with drive-thru restaurant

"Navi Promenade" Relocate detention pond and
construct 2 acres of wetland mitigation

