



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETINGDATE: November 10, 2026

REGARDING: **46785 Magellan Drive #50-22-09-177-011 (PZ26-0058)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

ITT Motion Technologies Cooling Tower

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Light Industrial (I-1)

Location: east of Beck Road, south of West Road

Parcel #: 50-22-09-177-011

Request

The applicant is requesting variances from Section 4.19.1.H of the City of Novi Zoning Ordinance to permit a cooling tower and foundation pad within an existing water main easement, where accessory buildings are prohibited; and Section 4.19.1.G to allow a cooling tower enclosure to be located 2 ft. from the principal building (10 ft. minimum required, variance of 8 ft.).

II. STAFF COMMENTS:

The applicant is seeking (2) dimensional variances to allow a new cooling tower installation.

1) To allow the installation of mechanical equipment (accessory structure), including its foundation system and protective housing, within a water main easement.

2) An 8' variance to allow the installation to be placed 2' from the building (10' required).

The protective housing is intended to screen and limit access to the equipment.

III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ26-0058**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

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

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0058** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

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

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

01 01 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION ITT Motion Tech Cooling Tower (JSP26-0012)				Meeting Date: <u>11/10/26</u>	
ADDRESS 46785 Magellan Drive		LOT/SUITE/SPACE # N/A		ZBA Case #: <u>PZ 26-0058</u>	
SIDWELL # 50-22-09 - 177 - 011		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY West Rd & Beck Rd					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO			REQUEST IS FOR: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME Nick Carver				TELEPHONE NO.	
ORGANIZATION/COMPANY Link Engineering Company				FAX NO.	
ADDRESS 43855 Plymouth Oaks Blvd.		CITY Plymouth		STATE MI	ZIP CODE 48170
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME 46785 Novi MI LLC, a Michigan limited liability company				TELEPHONE NO.	
ORGANIZATION/COMPANY Authorized Representative: Dovie Sperlin				FAX NO. N/A	
ADDRESS 549 Empire Blvd		CITY Brooklyn		STATE NY	ZIP CODE 11225
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☒ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>4.19.1.G</u>		Variance requested <u>8' reduction from the required seperation</u>			
2. Section <u>4.19.1.H</u>		Variance requested <u>allow the cooling tower, pad and protective housing withi</u>			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275 ☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440 ☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application					



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

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

B. SIGN CASES (ONLY)

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

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

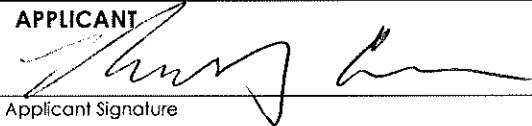
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE

☒ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

9/22/2026
Date

B. PROPERTY OWNER

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

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


DORE SPERLIN (Sep 22, 2026 14:59:45 EDT)
Property Owner Signature

Sep 22, 2026
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

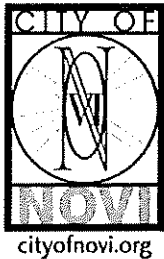
☐ GRANTED

☐ DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

☐

Signed Application Form

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

☐

Response to Variance Review Standards – Dimensional, Use, or Sign

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

☐

Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

☐

Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

☐

Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

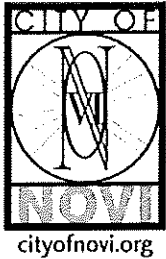
☐

Fee (make check payable to the City of Novi)

Single Family Residential (Existing) \$220 (With Violation) \$275
Single Family Residential (New) \$275
Multiple/Commercial/Industrial \$330 (With Violation) \$440
Signs \$330 (With Violation) \$440
House Moves \$330
Special Meetings (At discretion of Board) \$660

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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REVIEW STANDARDS DIMENSIONAL VARIANCE

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

Standard #1. Circumstances or Physical Conditions.

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

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
☐ Not Applicable ☒ Applicable If applicable, describe below:

Existing developed industrial site with established building, utilities, mechanical systems, and a 20-foot water main easement. The existing site configuration and operational requirements of the cooling tower limit the feasible installation location and require the proposed placement within the easement and approximately 2 feet from the principal building.

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
☐ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

The immediate practical difficulty results from the pre-existing configuration of the developed property, existing laboratory building and mechanical systems, and existing water main and easement in relation to the functional requirements of the cooling tower system.

The proposed location was not selected merely for convenience or to avoid an otherwise workable compliant configuration. The cooling tower, pumps, piping, controls, and associated equipment must be

Standard #3. Strict Compliance.

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

Strict compliance would require either relocating the cooling tower installation outside the existing water main easement and/or increasing the separation between the protective mechanical housing and the principal building from approximately 2 feet to 10 feet.

Based on the existing facility configuration and the functional requirements of the cooling tower system, those changes would prevent or materially impair the ability to locate the equipment where it can properly connect to and support the existing laboratory mechanical systems.

Standard #4. Minimum Variance Necessary.

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

The requested relief is limited to the two dimensional conditions identified by the City and is the minimum relief necessary for the cooling tower installation to function as designed.

For Section 4.19.1.G, the request is limited to permitting approximately 2 feet of separation between the protective mechanical equipment housing and the existing principal building instead of the required 10 feet.

Standard #5. Adverse Impact on Surrounding Area.

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

The requested variances are not expected to adversely affect surrounding property, property values, or the use and enjoyment of neighboring properties.

The property is located within an I-1 Light Industrial district and the proposed cooling tower is mechanical equipment serving the existing laboratory use. The protective housing is intended to screen and protect the equipment, restrict unauthorized access, provide controlled maintenance access, and protect the equipment from weather and physical damage.

dimensional-variance-packet ITT Cooling Tower 46785 Magellan 09.22.2026

Final Audit Report

2026-09-22

Created:	2026-09-22
By:	Brandon Hanna (bhanna@encorereis.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACCzCg6qrTZhDf9N4NAf5YciiRPDcwF0I

"dimensional-variance-packet ITT Cooling Tower 46785 Magellan 09.22.2026" History

 Document created by Brandon Hanna (bhanna@encorereis.com)
2026-09-22 - 6:27:34 PM GMT- IP address: 50.173.134.218

 Document emailed to DOVIE SPERLIN (dovie.sperlin@gmail.com) for signature
2026-09-22 - 6:33:52 PM GMT

 Email viewed by DOVIE SPERLIN (dovie.sperlin@gmail.com)
2026-09-22 - 6:58:24 PM GMT- IP address: 146.75.244.1

 Document e-signed by DOVIE SPERLIN (dovie.sperlin@gmail.com)
Signature Date: 2026-09-22 - 6:59:45 PM GMT - Time Source: server- IP address: 146.75.245.79 - Signature Appearance Selected: MOBILE_DRAW

 Agreement completed.
2026-09-22 - 6:59:45 PM GMT

ITT FRICTION COOLING TOWER FOUNDATION DESIGN

Novi, Michigan



AREA OF WORK

PARCEL ID

PHELPS 26A LLC
22-09-177-011

LEGAL DESCRIPTION

T1N, R8E, SEC 9 PART OF W 1/2 OF SEC BEG
AT PT DIST N 87-53-26 E 1324.37 FT & S02-51-51
E 1330.94 FT & S 02-50-04 E 328.01 FT



Corporate Headquarters
45650 Grand River Ave.
Novi, Michigan 48374
Ph: (248)349-4500 • Fax: (248)349-1429

Novi • Wyandotte • Muskegon
Lansing • Gaylord • Sault Ste. Marie

www.sidockgroup.com

Client:

Link Engineering Co.

Project:

ITT COOLING
TOWER FOUNDATION
DESIGN

46785 MAGELLAN DR.
NOVI, MI. 48374

Seal:



Date	Issued For
04/09/26	REVIEW
04/14/26	CONSTRUCTION
07/29/26	OWNER REVIEW
08/04/26	REV. 1
09/29/26	FINAL SITE PLAN

Drawn: PGK
Checked: BDR
Approved: BDR

Sheet Title:
COVER SHEET

City of Novi
Project Number: JSP26-0012

SGL Project Number: 26398

Sheet Number: S-0

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GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF MIOSHA, THE MICHIGAN BUILDING CODE (LATEST EDITION) AND THE LOCAL GOVERNING CODE. LATEST EDITIONS, AND ALL REQUIREMENTS SPECIFIED IN THE CODES SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWING MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.

DESIGN LOADS:
COOLING TOWER WEIGHT:
OPERATING WEIGHT 50,000 lbs.

- PRIOR TO SUBMITTING PROPOSAL, VERIFY ALL CONDITIONS GOVERNING OR AFFECTING THE STRUCTURAL WORK. OBTAIN AND VERIFY ALL DIMENSIONS TO ENSURE THE PROPER FIT AND LOCATION OF THE STRUCTURAL WORK. TAKE ADDITIONAL DIMENSIONS AS REQUIRED. REPORT TO THE ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK. FAMILIARIZE YOURSELF WITH THE ACTUAL CONDITIONS OF THE STRUCTURAL WORK, ACCESS TO THE SITE, AVAILABLE STORAGE SPACE, FACILITIES AND OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING THE PROGRESS OF WORK.
- CONTRACTOR TO FURNISH ALL NECESSARY LABOR, MATERIAL, EQUIPMENT AND FACILITIES TO FURNISH, FABRICATE AND PERFORM THE REQUIRED STRUCTURAL WORK.
- ANY EXISTING CONSTRUCTION TO BE MODIFIED AS A PART OF THIS CONTRACT SHALL BE REBUILT AS REQUIRED TO THE SATISFACTION OF THE OWNER/ENGINEER.
- EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, THE EXISTING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED AND TO THE SATISFACTION OF THE OWNER/ENGINEER.
- ALL WORK SHOWN ON THESE DRAWINGS MAY BE CHECKED BY AN INDEPENDENT TESTING AGENCY RETAINED BY OWNER TO ENSURE COMPLIANCE WITH THE REQUIREMENTS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ACCESS AS REQUIRED FOR TESTING PURPOSES.
- CONTRACTOR SHALL MAKE ALL NECESSARY FIELD VISITS FOR INSPECTION, MEASUREMENTS AND VERIFICATION OF EXISTING CONDITION OF RUNWAYS AND BUILDING.
- THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS, SPECIFICATION, AND/OR THE GENERAL STRUCTURAL NOTES, THE STRICTEST PROVISION AS DETERMINED BY THE ENGINEER SHALL GOVERN.
- WORK THE STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE MECHANICAL, SITE AND ELECTRICAL DRAWINGS.

FOOTINGS & FOUNDATIONS

- CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES, AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- PROVIDE ALL NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED FOR EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS AND ADJACENT STRUCTURES.
- CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF OSHA, OTHER REGULATORY AGENCIES AND THE OWNER'S SITE SPECIFIC SAFETY PLAN AND REGULATIONS FOR SAFETY PROVISIONS.
- BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN ARE MINIMUM ELEVATIONS. IN ALL CASES, FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- NO FOOTINGS OR SLABS SHALL BE PLACED ON OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST, HOWEVER SLIGHT, ENTER A FOOTING EXCAVATION AFTER SUB-GRADE APPROVAL, THE SUB-GRADE SHALL BE RE-INSPECTED BY THE TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE BEFORE AND AFTER PLACING OF CONCRETE UNTIL THE CONCRETE HAS REACHED ITS' DESIGN STRENGTH.
- ALL FOUNDATION BEARING SOILS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, IDENTIFICATION OF SOILS AT AND BELOW THE FOUNDATION BEARING LEVEL, AND THE ALLOWABLE BEARING CAPACITY.

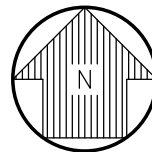
BACKFILLING

- MATERIAL FOR BACKFILL OR ENGINEERED FILL REQUIRED TO ACHIEVE DESIGN GRADES SHOULD CONSIST OF NON-ORGANIC SOILS. THE ON-SITE SOILS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS MAY BE USED FOR ENGINEERED FILL WITH ENGINEER'S APPROVAL.
- BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF ITS' MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHODS (ASTM D1557), IN LIFTS NOT EXCEEDING 12-INCHES IN LOOSE THICKNESS.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301- LATEST REVISION, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING", EXCEPT AS MODIFIED BY STRUCTURAL REQUIREMENTS NOTED ON THE DRAWINGS.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW:
 - INTERIOR FOOTINGS AND FOUNDATIONS: 3500 psi
 - INTERIOR SLAB ON GRADE: 4000 psi
 - INTERIOR SUPPORTED SLABS: 4000 psi
 - EXTERIOR CONCRETE EXPOSED TO WEATHER: 4000 psi
 - EXTERIOR FOUNDATIONS NOT EXPOSED TO WEATHER: 3000 psi
 - GRADE WALLS: 4000 psi
- ALL EXTERIOR CONCRETE INCLUDING WALLS SHALL BE AIR ENTRAINED 5% +/- 1%.
- ALL EXTERIOR CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.
- UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE:

CONCRETE CAST AGAINST EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
SLABS, JOISTS & WALLS	3/4 INCHES
BEAMS, COLUMNS & PEDESTALS	1 1/2 INCHES
- ALL REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
- ALL REINFORCEMENT TO BE DETAILED, FABRICATED AND ERECTED ACCORDING TO THE ACI STANDARDS: "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", ACI 315 - LATEST REVISION AND "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES", ACI 315R - LATEST REVISION.
- WELDING OF REINFORCING STEEL IS PROHIBITED UNLESS SPECIFICALLY DETAILED. WELDING SHALL CONFORM TO AWS D1.4 SPECIFICATION.



SITE PLAN
N.T.S.

DRAWING INDEX		
SHEET NUMBER	REV.	DESCRIPTION
S-0	0	COVER SHEET, GENERAL NOTES & DRAWING INDEX
S-1	0	SITE PLAN, WATERMAIN EASEMENT PLAN
S-2	0	COOLING TOWER FOUNDATION PLAN & SECTIONS
S-3	0	COOLING TOWER FOUNDATION SECTIONS
L-1	0	LANDSCAPE PLAN

Client:

Link Engineering Co.

Project:

ITT COOLING
TOWER FOUNDATION
DESIGN

46785 MAGELLAN DR.
NOVI, MI. 48374

Seal:



Date	Issued For
04/09/26	REVIEW
04/14/26	CONSTRUCTION
07/29/26	OWNER REVIEW
08/04/26	REV. 1
09/29/26	FINAL SITE PLAN

Drawn: PGK
Checked: BDR
Approved: BDR

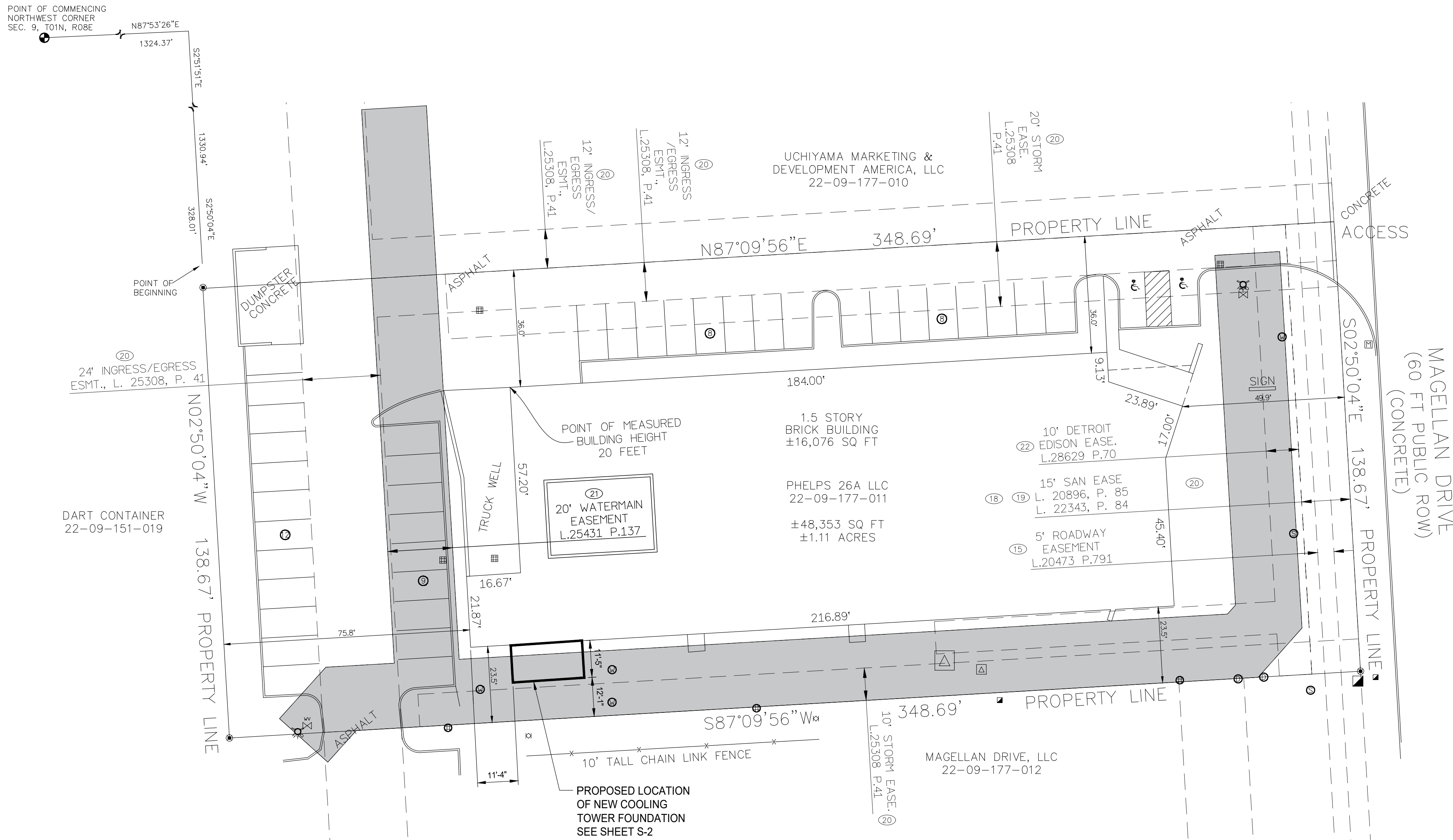
Sheet Title:
SITE PLAN

City of Novi
Project Number: JSP26-0012

SGI Project Number: 26398

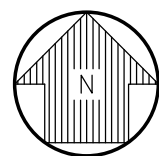
Sheet Number: **S-1**

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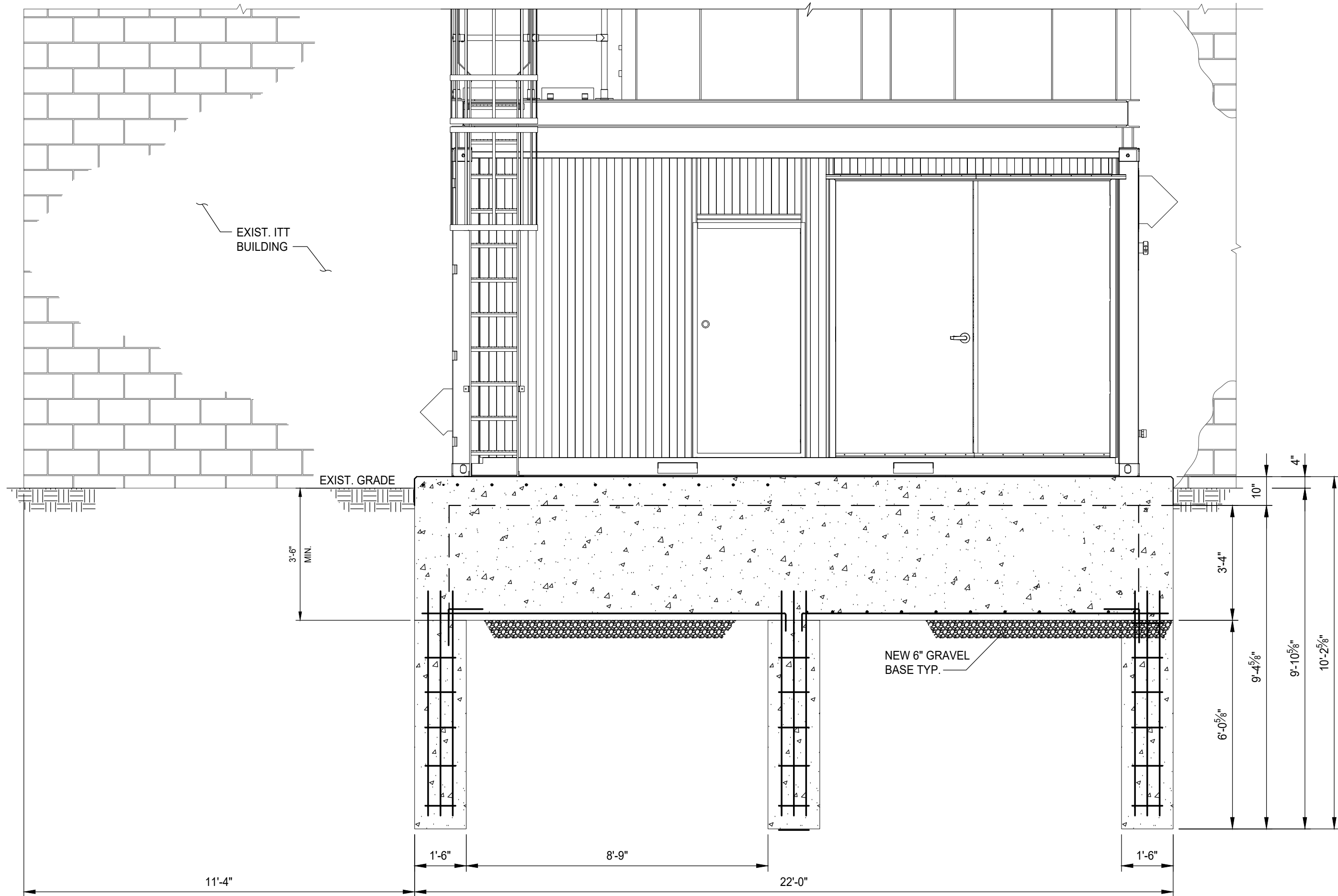
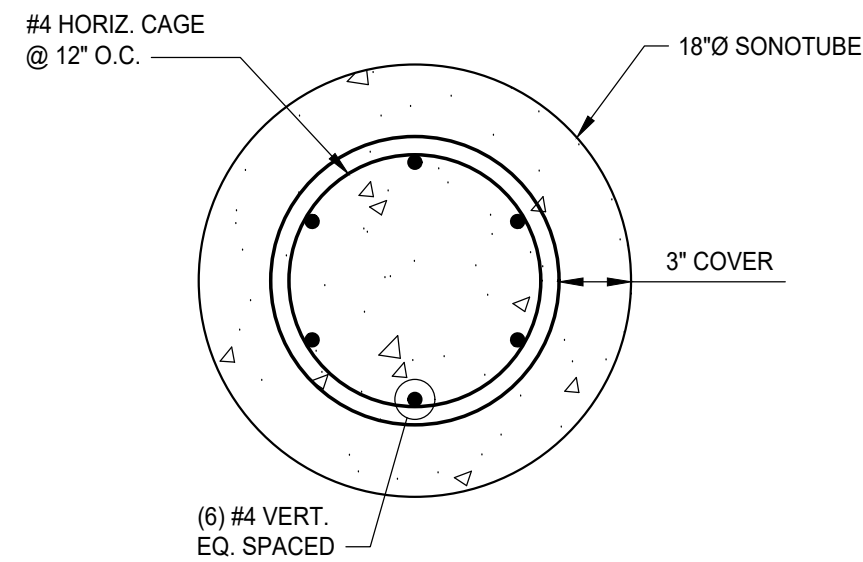
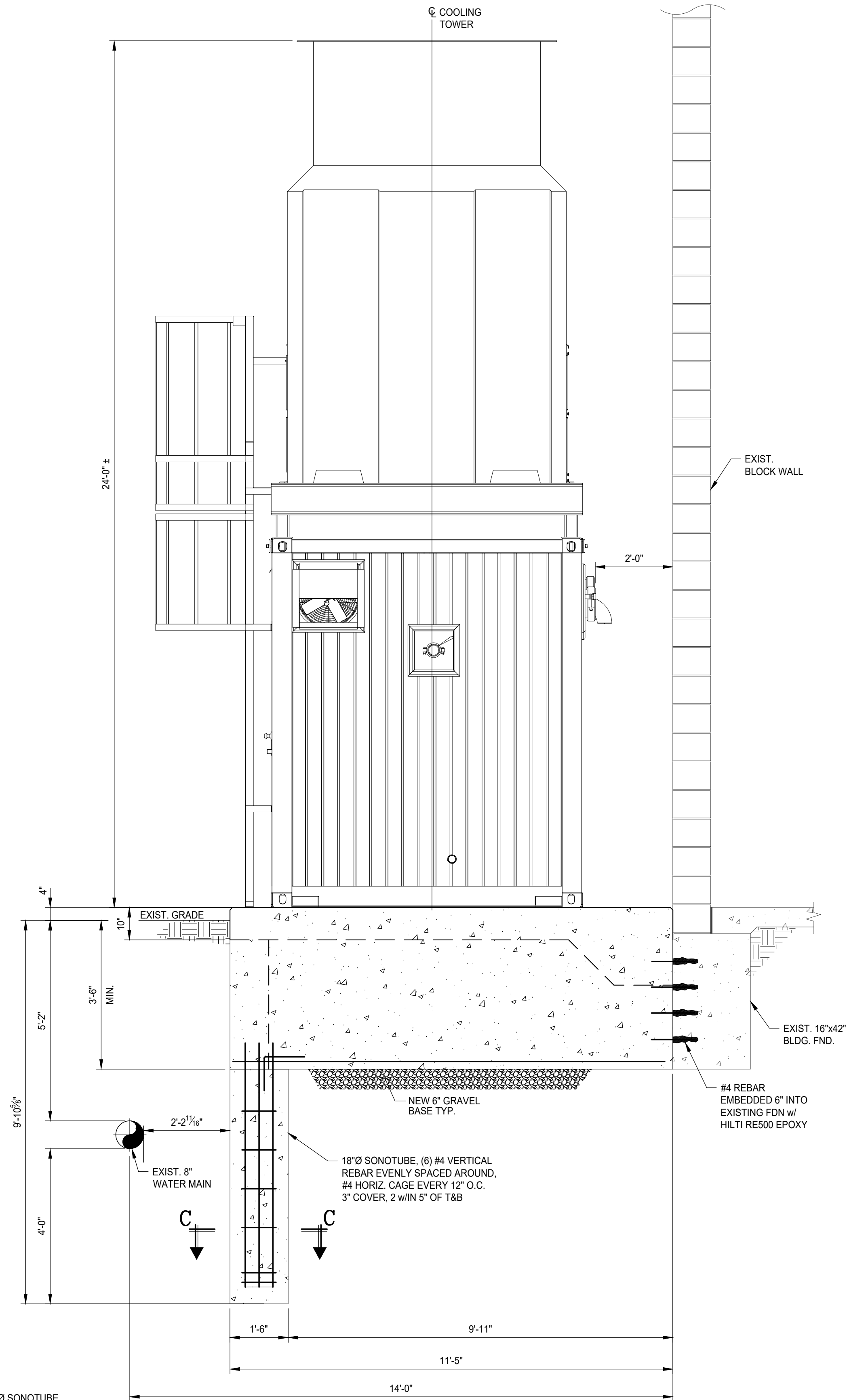
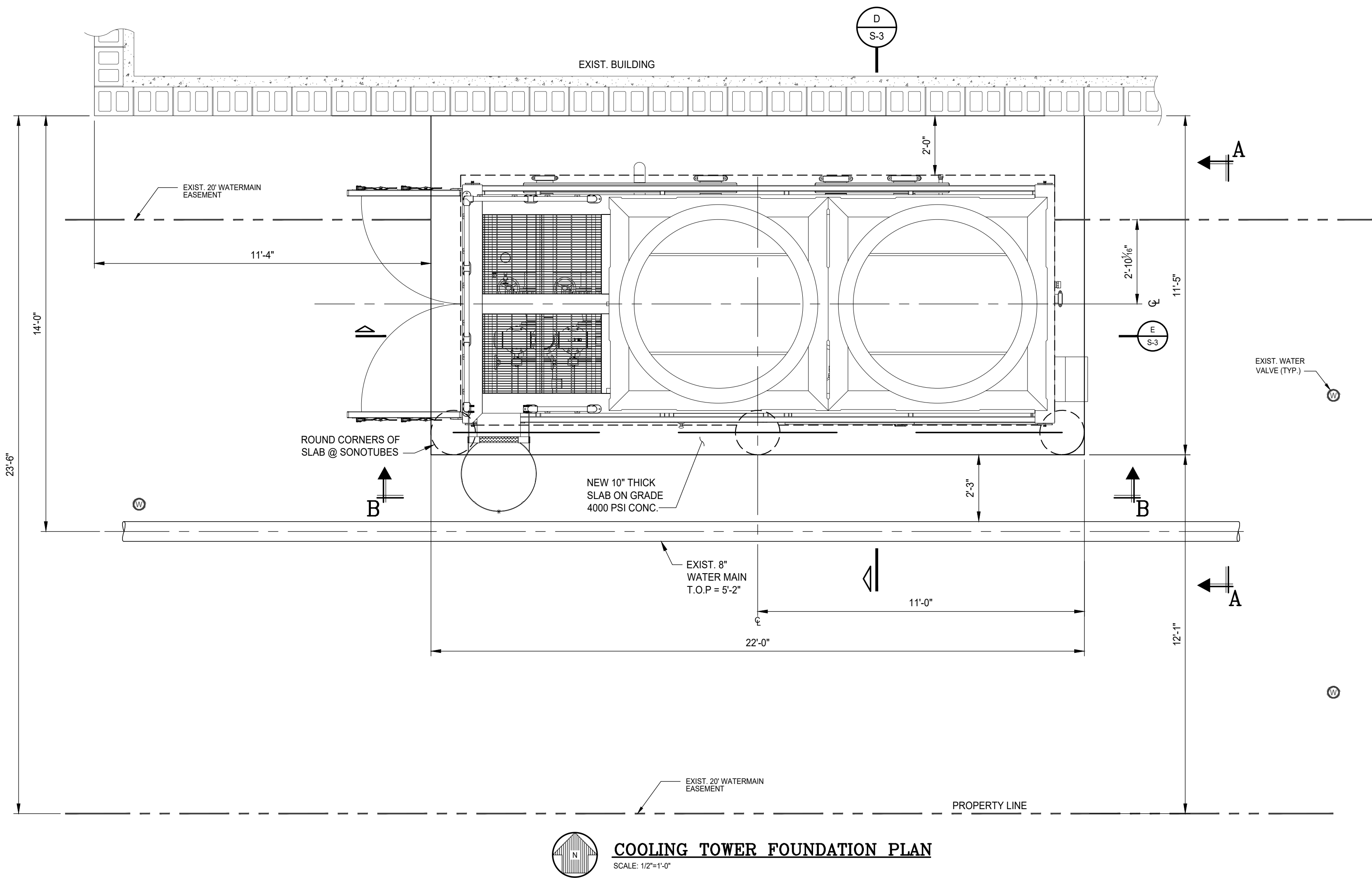
NOTES:

- — INDICATES EXISTING 20' WATERMAIN EASEMENT.
- COOLING TOWER FOUNDATION PAD LOCATED OVER EASEMENT APPROVED BY THE CITY OF NOVI. SUBJECT TO REQUIREMENT AND CONDITIONS



SITE PLAN
SCALE: 1" = 20'

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Client:
Link Engineering Co.

Project:
ITT COOLING
TOWER FOUNDATION
DESIGN

46785 MAGELLAN DR.
NOVI, MI. 48374

Seal:



Date	Issued For
04/09/26	REVIEW
04/16/26	CONSTRUCTION
07/29/26	OWNER REVIEW
08/04/26	REV. 1
09/29/26	FINAL SITE PLAN

Drawn: PGK
Checked: BDR
Approved: BDR

Sheet Title:
COOLING TOWER
FOUNDATION PLAN
& SECTIONS

City of Novi
Project Number: JSP26-0012

SGL Project Number: 26398

Sheet Number: **S-2**

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Client:
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ITT COOLING
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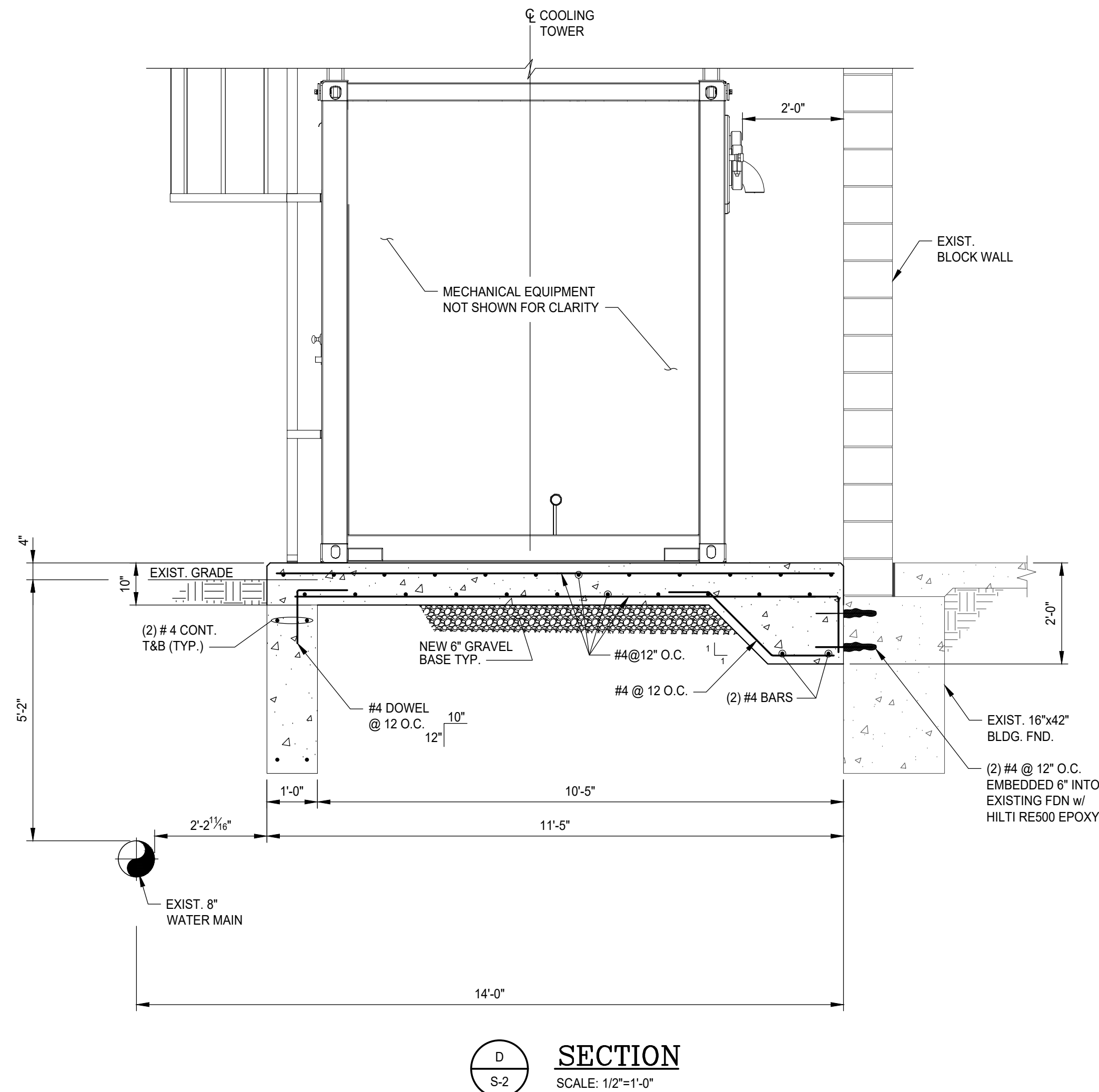
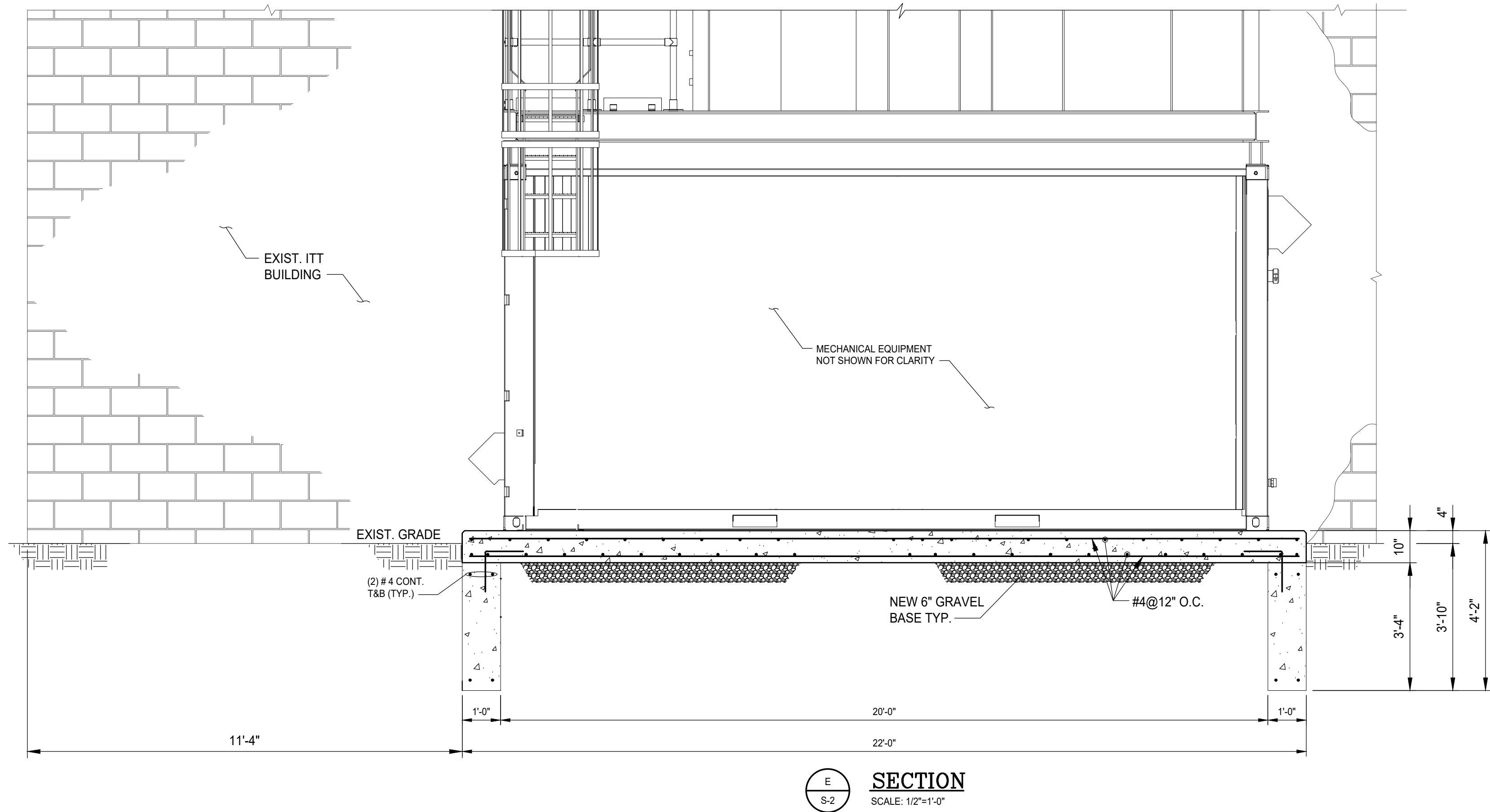
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**COOLING TOWER
FOUNDATION PLAN
& SECTIONS**

City of Novi
Project Number: JSP26-0012

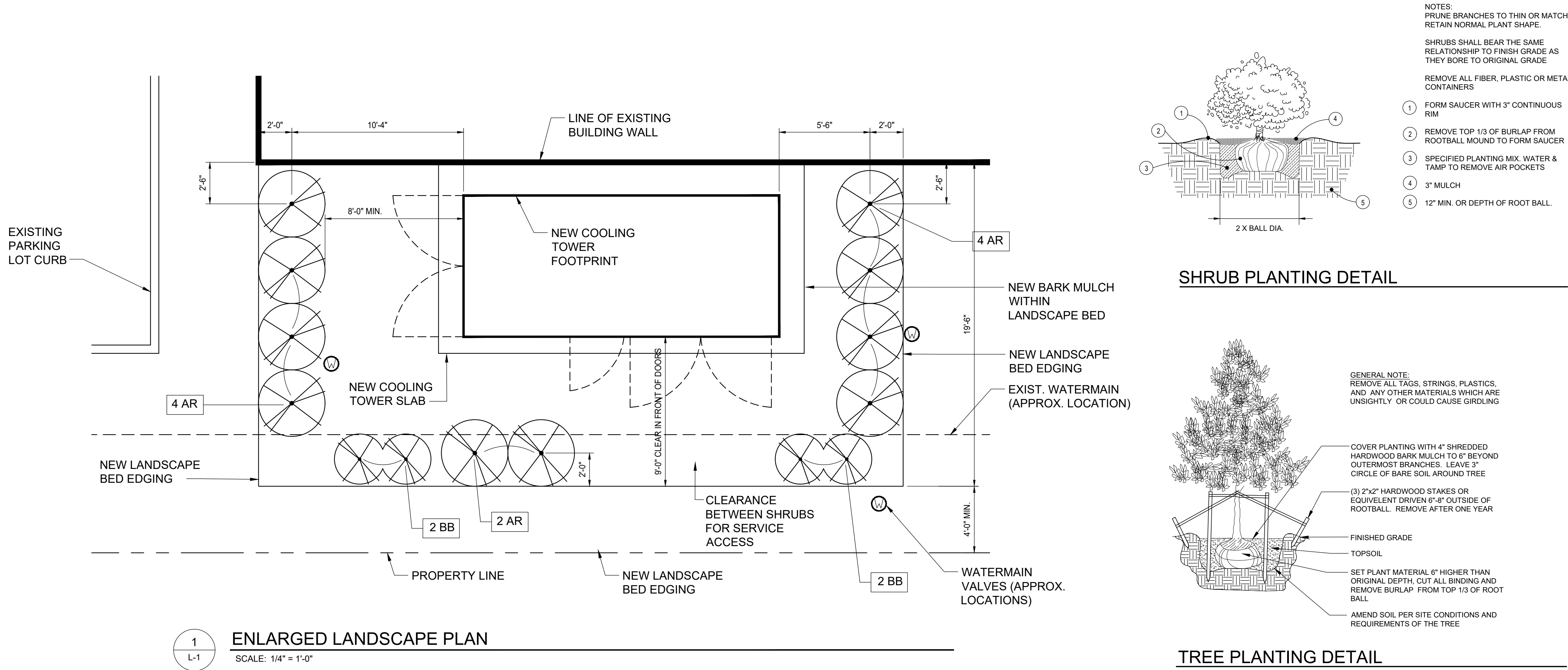
Sgi Project Number: 26398

Sheet Number: **S-3**

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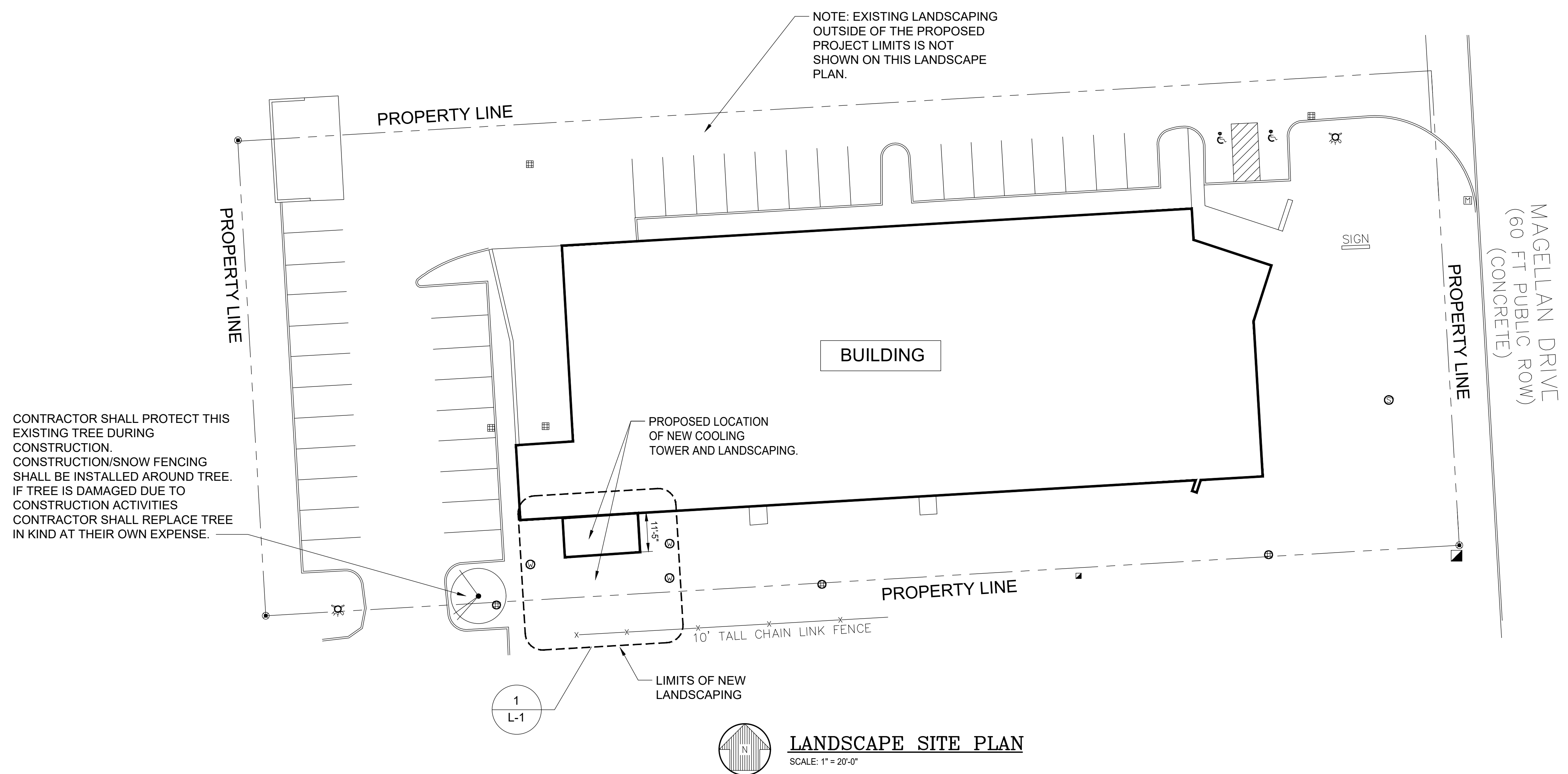
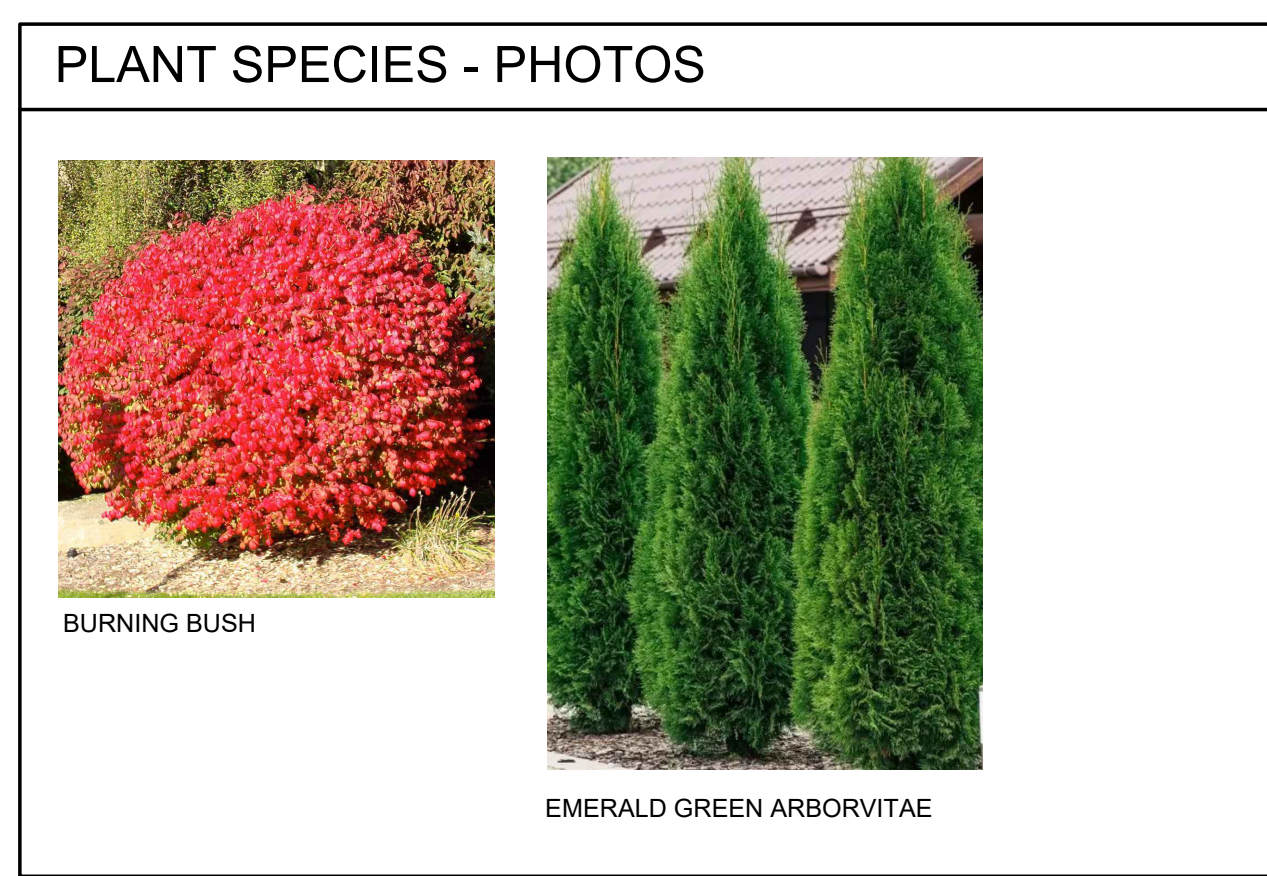
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- LANDSCAPE - GENERAL NOTES
- A. PLANT SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES APART OR WORK WITH ARCHITECT TO HAVE SPACING REFLECT THE DESIGN INTENT AS SHOWN ON THE PLAN:
- SHRUBS: SPACED TO CREATE SCREEN/BUFFER. SEE PLAN.
- B. DIG SHRUB PITS 1'-0" LARGER THAN THE SHRUB ROOT BALLS. BACK FILL W/ 1 PART TOPSOIL - 1 PART SOIL FROM EXCAVATED PLANT HOLES.
- C. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TOP OF ALL SHRUB EARTH BALLS.
- D. ALL LANDSCAPE BEDS TO BE MULCHED WITH 4" OF SHREDDED WOOD MULCH AND BORDERED WITH METAL LANDSCAPE EDGING.
- E. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE CITY OF NOVI DEPARTMENT OF PUBLIC SERVICES.
- F. ALL ERICACIOUS PLANT MATERIAL AND OTHER ACID LOVING PLANTS SHALL BE PLANTED IN PLANTING MIX OF 1 PART TOPSOIL - 1 PART PEAT.
- G. ALL LAWN AREAS IN NEED OF REPAIR DUE TO THE CONSTRUCTION OF THE COOLING TOWER TO BE FINE GRADED AND TOP DRESSED WITH 3" OF TOP SOIL BEFORE SODDING.
- H. ALL QUANTITIES ON PLANS HAVE BEEN FIGURED AS CLOSELY AS POSSIBLE. IT REMAINS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS.
- I. PLANTS SHALL BE WATERED/IRRIGATED AS NECESSARY TO PROMOTE PROPER AND HEALTHY PLANT GROWTH. GC IS RESPONSIBLE TO DO SO UNTIL THE PROJECT IS COMPLETED AND OFFICIALLY TURNED OVER TO THE OWNER. GC SHALL SUBMIT, IN WRITING, A WATERING PLAN TO BOTH THE OWNER AND CITY OF NOVI FOR RECORD.
- J. IF AN AUTOMATIC IRRIGATION SYSTEM EXISTING THE GC SHALL EXTEND/MODIFY SAID SYSTEM AS NEEDED TO PROVIDE IRRIGATION FOR THE NEW PLANTINGS.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, INSIDE AND OUTSIDE OF THE CONTRACT LIMITS, TO AN EQUAL OR GREATER CONDITION.
- L. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND PLANTINGS.
- M. LANDSCAPING SHALL MEET CITY OF NOVI ZONING ORDINANCE REQUIREMENTS. LANDSCAPING INSTALLATION IS SUBJECT TO CITY OF NOVI PLAN REVIEW COMMENTS.

PLANTING SCHEDULE

SHRUBS					
TAG	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	QUANTITY
AR	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6'-0" HT	12'-0" HT	10
BB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	2'-0" HT	6'-0" ROUND	4
TOTAL:					17



Sidock Group
ARCHITECTS • ENGINEERS • CONSULTANTS

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Lansing • Gaylord • Sault Ste. Marie

www.sidockgroup.com

Client:
Link Engineering Co.

Project:
ITT COOLING
TOWER FOUNDATION
DESIGN

46785 MAGELLAN DR.
NOVI, MI. 48374

Seal:



Date: 08/04/2026 Issued For: CONSTRUCTION
09/29/2026 FINAL SITE PLAN

Drawn: WAD
Checked: BDR
Approved: BDR

Sheet Title:
LANDSCAPE
PLAN

City of Novi
Project Number: JSP26-0012

Project Number: 26398

Sheet Number: L-1

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