



CITY of NOVI CITY COUNCIL

Agenda Item 8
October 24, 2011

SUBJECT: Consideration of a revised sign package for the USA 2 GO property in accordance with the requirements of the current Planned Rezoning Overlay (PRO) agreement.

SUBMITTING DEPARTMENT: Community Development Department *ms*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

City Council Approved a Planned Rezoning Overlay (PRO) for a group of parcels located east of Beck Road between Grand River Avenue and the I-96 freeway on March 22, 2010. The initial phase of the project was development of the USA 2 Go project located on the northwest corner of the area adjacent to Beck Road and the east bound I-96 entrance ramp. At the time of the approval, a tenant for the proposed restaurant suite within the building had not been definitely selected. In accordance with the PRO agreement, specific signage is identified in drawing Exhibit D. The approved signage included both building mounted wall signs as well as a freestanding monument sign near the corner of Beck Road and the new roadway to be installed. Section 2(m) of the agreement states:

“the signage identified on Exhibit D shall be permitted. Any additional signs on the Gas Station Parcel shall require approval of City Council.”

Currently the USA 2 Go structure is nearing completion. The owners have secured an agreement with Tim Hortons to occupy the restaurant portion of the building. The Developer erroneously made application to the Zoning Board of Appeals (ZBA) for approval of a revised freestanding monument sign. The board considered the request before to staff caught the PRO requirement and heard the case within the isolated context of only the Sign Ordinance. As originally proposed in the application to the ZBA, the revised monument sign was 11 feet 6 inches in height, plus a curved address section of 6 inches for a total height of 12 feet.

At the June 14, 2011 meeting, the ZBA approved a variance for a reduced height sign not to exceed 10 feet in height including the address arched portion. When apprised of the requirement for City Council approval, the Developer forwarded the proposed attached Tim Hortons tenant sign package for information and consideration at the same time. The developers are requesting consideration of additional or revised signage as follows and as described in the attached drawings: (the sign number below are referenced on the attached exhibit)

- Addition of (2) 11.8 square foot panels to the previously approved **monument sign** and addition of project name identification below addresses at the top of the sign. One of these additional panels is intended for the restaurant tenant (Tim Hortons Sign #1) The other panel is intended to provide off premises direction to future

tenants of the development located further from the Beck Road intersection along the roadway to be constructed as a condition of the PRO. Staff notes that there are currently no future tenants proposed to be constructed at this time. The proposed sign would be 53.6 square feet in area and 10 feet high. A monument sign 10 feet in height exceeds the 4 Ordinance standards by 4 feet, but the approved PRO plan allows a 9 foot tall sign per previous approval by City Council.

- Addition of (2) **Menu Board** signs (#4 and #6) and **Speaker/Order screen kiosk** with menu panel (#5) at drive through aisle. These signs are not regulated by the Sign Ordinance but are additional to those described in the PRO exhibits.
- Addition of (2) double sided illuminated **Directional signs** of 4.8 square feet for the drive through lane (indicated as #7 and #8 on the attached drawing) Directional signs are typically limited to 3 square feet under the Novi Sign Ordinance)

The other wall signs proposed for the restaurant tenant (indicated as #2 and #3)) are within the parameters specified in the original PRO agreement. The Table below indicates the previous and current requests for the monument, wall and directional signs.

Sign Type	Ordinance Allows	Original PRO	Current Proposal
Ground Sign	(1) sign 30 square feet 6 feet in height	(1) sign 30 square feet 9 feet in height	(1) sign 53.6 square feet 10 feet in height
Directional signs	3 square feet (quantity not limited)	none provided	(2) signs at 4.8 square feet
Wall Sign - west Gas station	65 square feet (or ground sign)	40.5 square feet	no change
Wall Sign - west Tim Hortons	40 square feet	58 square feet	47.5 square feet
Wall Sign - north	40 square feet	30 square feet	no change
Canopy Sign	not permitted	(2) canopy signs at 16 square feet	no change

Total	181.0 square feet (including (2) directional signs)	190.5 Square feet	223.7 square feet
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While the monument sign is proposed to be in far in excess (+78%) of what the Ordinance allows, staff is aware of a few oversize signs approved with ZBA or City Council consideration. Photos of existing individual signs, not part of a PRO package such as this, but similar to the proposed monument sign are attached (pages 13 and 14) for reference. These are currently installed at:

- Keystone Medical Center on Twelve Mile Road near West Park Drive (8 foot height/64 square feet. The Keystone sign is allowed in addition to a wall sign on the building and is oversize per ZBA approval.
- Henry Ford Medical Center located at Twelve Mile Road and Haggerty Road (9.75 foot height/61 square feet) The Henry Ford Medical Center sign is one of (2) ground signs, (1) allowed by right, both of which are oversize as approved by the ZBA in

addition to the building wall sign. This sign also provides direction to emergency medical facilities.

Also included for reference (page 15) is the following gas station sign:

- Sunshine Market Gas Station at Novi Road and 13 Mile (5 foot height, 33 square feet).

Staff does not support the approval of the increased height or area of the monument sign, but recognizes the consideration of the Zoning Board of Appeals. We note too that the property is located on a highly traveled and visible street with an internal access road and access to I-96, Beck Road and Grand River Avenue traffic. Approval is recommend for the reduction in the requested area of the west wall restaurant sign and 4.8 square foot oversize directional signs based on the distance of the site entry drives from Beck Road

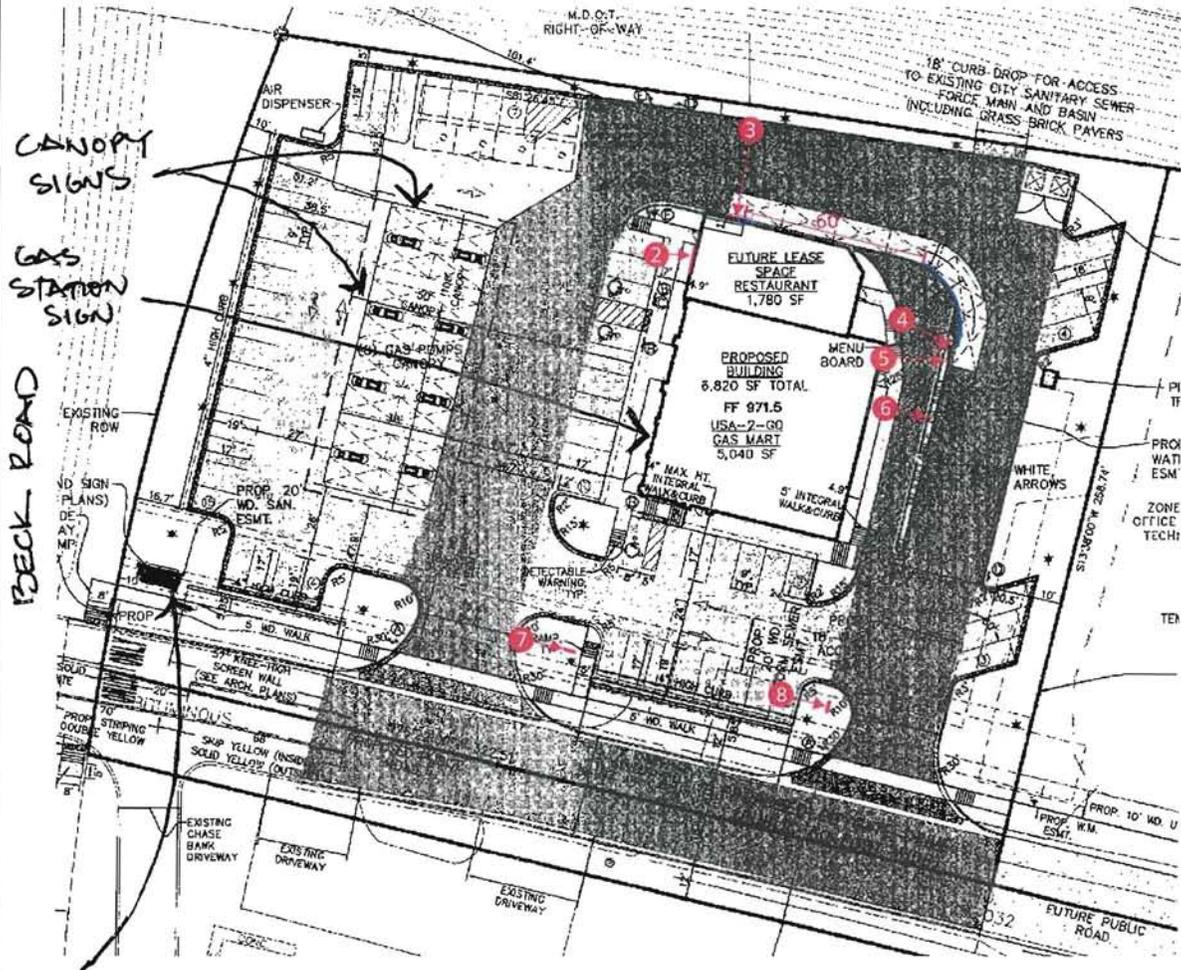
RECOMMENDED ACTION

- A) Denial of the proposed oversize monument sign as the request is beyond what has been approved by City Council or ZBA for similar uses in Novi.
- B) Approval of the reduced west wall restaurant sign (47.5 square feet proposed, 40 square feet allowed in the previous PRO agreement)
- C) Approval of the requested oversize directional signs ((2) 4.8 square foot signs proposed, 3.0 square feet allowed)

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

I-96



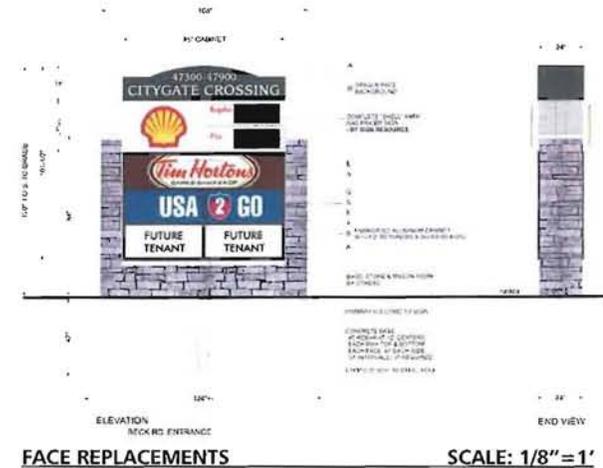
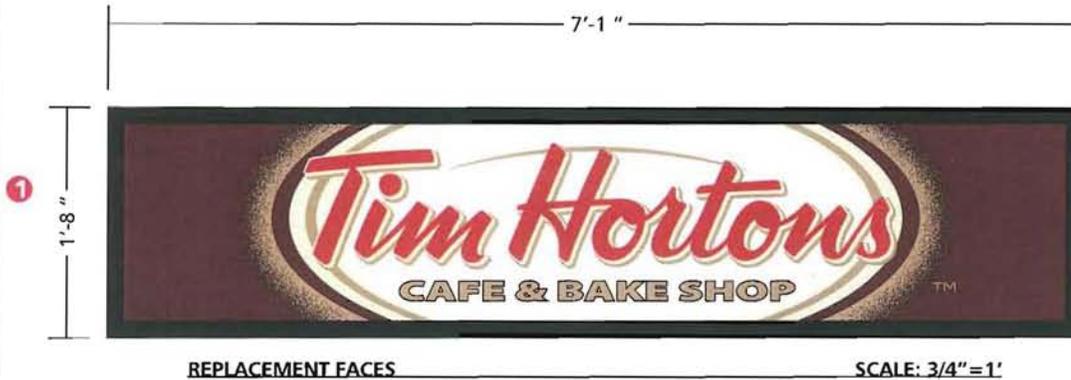
SIGN LEGEND

- 1 REPLACEMENT FACES ON EXISTING GROUND SIGN
- 2 MODEL - THL-CBS-48-NP
- 3 MODEL - THL-CBS-31-NP
- 4 TH-QUAD-FLIP-LED
- 5 THSP - SPEAKER
- 6 TH-PRESELL-FLIP-LED
- 7 DIRECTIONAL DIR 4A-CC DIR 4B-CC
- 8 DIRECTIONAL DIR 4A-CC DIR 4B-CC

2

TIM HORTONS #914221- BECK RD. & I-96 NOVI, MICHIGAN

PERMIT DRAWING



SURVEY REQUIRED FOR TRIM SIZES

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND 	<p>REPLACEMENT FACES</p> <p>-.150 FLAT POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> PMS 485 RED <input type="checkbox"/> PMS 9120 IVORY <input type="checkbox"/> PMS 465 BEIGE <input checked="" type="checkbox"/> PMS 4975 DARK BROWN <input type="checkbox"/> WHITE BACKER <input type="checkbox"/> CLEAR ACRYLIC FACE <input checked="" type="checkbox"/> BRONZE TRIMCAP <input checked="" type="checkbox"/> DARK BRONZE RETURN 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED <p>If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.</p>
<p>FILENAME: NOVI PRELIM SIGN PKG DATE: 7/14/11 REV.DATE: 10/3/11</p>	<p>REV#3 DGNR: RV/CR</p>	<p>SCALE: AS NOTED SALES: SHEEHY</p>	<p>Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.</p>	
		<p>CUSTOMER: _____ DATE: _____</p>	<p>LANDLORD: _____ DATE: _____</p>	



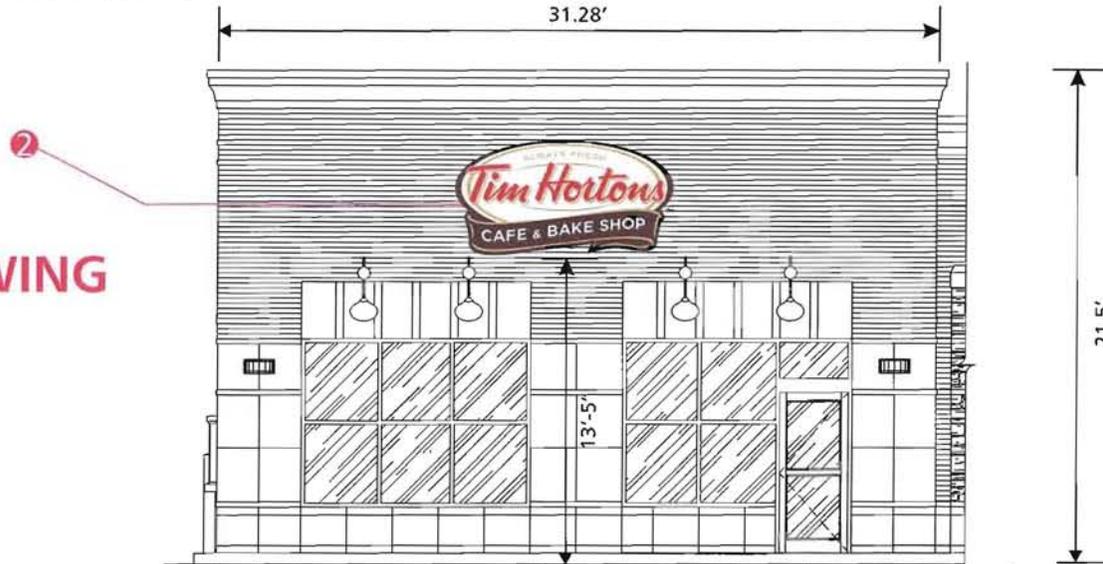
3200 Valleyview Drive
PH: 614-279-6700

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RESTAURANT PANEL ON PROPOSED MONUMENT SIGN

TIM HORTONS #914221- BECK RD. & I-96 NOVI, MICHIGAN

PERMIT DRAWING



RESTAURANT WALL SIGN - WEST ELEVATION

FRONT ELEVATION

SCALE: 1/8"=1'



RESTAURANT WALL SIGN - NORTH ELEVATION

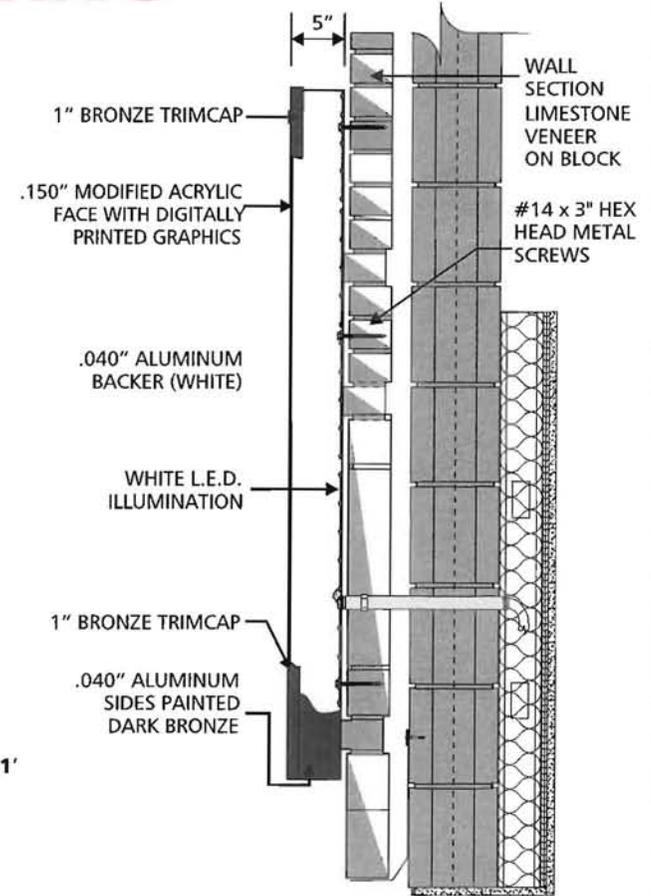
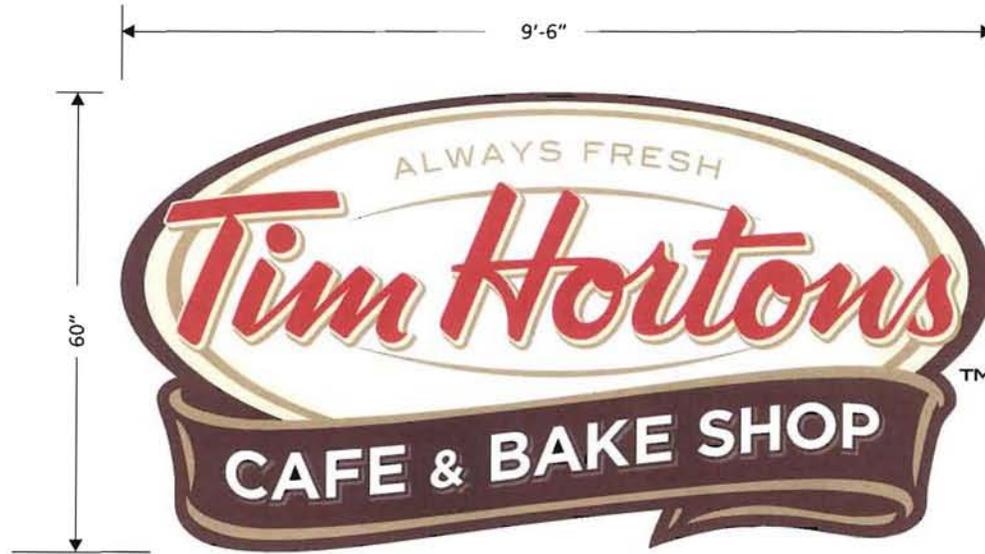
SIDE ELEVATION

SCALE: 1/8"=1'

PERMIT DRAWING

MODEL- THL-CBS-48-NP
Tim Hortons Café & Bake Shop

2



S/F ILLUMINATED WALL SIGN DETAIL
47.5 SQ.FT.

SCALE: 1/2"=1'

ENLARGED DRAWING
RESTAURANT WALL SIGN
WEST ELEVATION

SECTION THRU/MOUNTING DETAIL
WITH TYPICAL L.E.D
NOT TO SCALE

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> WALL	CHANNEL LETTER WALL SIGN -.040" ALUMINUM SIDES AND BACKS PAINTED DARK BRONZE - 1" BRONZE TRIMCAP -.150" MODIFIED CLEAR ACRYLIC FACE W/ DIGITALLY PRINTED GRAPHICS APPLIED 2ND SURFACE BACKED WITH WHITE - WHITE L.E.D. ILLUMINATION - 1/4" THICK x 1 1/2" TALL ALUMINUM "TM" PAINTED PMS 4975 DARK BROWN	<input checked="" type="checkbox"/> PMS 485 RED <input type="checkbox"/> PMS 9120 IVORY <input type="checkbox"/> PMS 465 BEIGE <input checked="" type="checkbox"/> PMS 4975 DARK BROWN <input type="checkbox"/> WHITE BACKER <input type="checkbox"/> CLEAR ACRYLIC FACE <input checked="" type="checkbox"/> BRONZE TRIMCAP <input checked="" type="checkbox"/> DARK BRONZE RETURN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.



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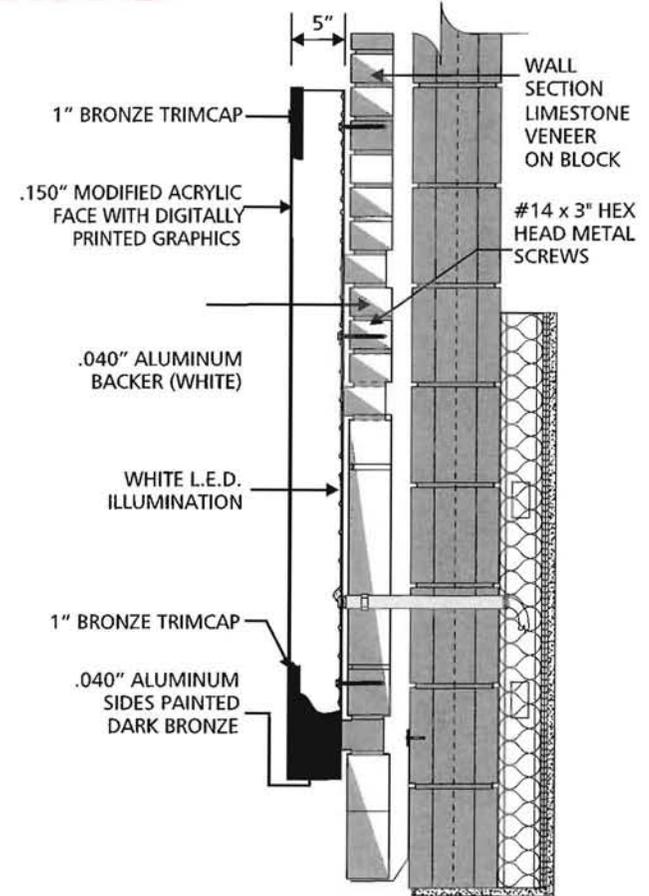
FILENAME: NOVI PRELIM SIGN PKG **REV#3** **SCALE:** AS NOTED **Approval Signatures Required** to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. **CUSTOMER:** _____ **LANDLORD:** _____
DATE: 7/26/11 **REV.DATE:** 10/3/11 **DGNR:** RV/CR **SALES:** SHEEHY **DATE:** _____ **DATE:** _____

TIM HORTONS #914221- BECK RD. & I-96 NOVI, MICHIGAN

PERMIT DRAWING

MODEL- THL-CBS-30-NP

Tim Hortons Café & Bake Shop



S/F ILLUMINATED WALL SIGN DETAIL

30 SQ.FT.

SCALE: 3/4"=1'

ENLARGED DRAWING
RESTAURANT WALL SIGN
NORTH ELEVATION

SECTION THRU/MOUNTING DETAIL WITH TYPICAL L.E.D
NOT TO SCALE

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> WALL	CHANNEL LETTER WALL SIGN - .040" ALUMINUM SIDES AND BACKS PAINTED DARK BRONZE - 1" BRONZE TRIMCAP - .150" MODIFIED CLEAR ACRYLIC FACE W/ DIGITALLY PRINTED GRAPHICS APPLIED 2ND SURFACE BACKED WITH WHITE - WHITE L.E.D. ILLUMINATION - 1/4" THICK x 1 1/4" TALL ALUMINUM "TM" PAINTED PMS 4975 DARK BROWN	<input checked="" type="checkbox"/> PMS 485 RED <input type="checkbox"/> PMS 9120 IVORY <input type="checkbox"/> PMS 465 BEIGE <input checked="" type="checkbox"/> PMS 4975 DARK BROWN <input type="checkbox"/> WHITE BACKER <input type="checkbox"/> CLEAR ACRYLIC FACE <input checked="" type="checkbox"/> BRONZE TRIMCAP <input checked="" type="checkbox"/> DARK BRONZE RETURN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

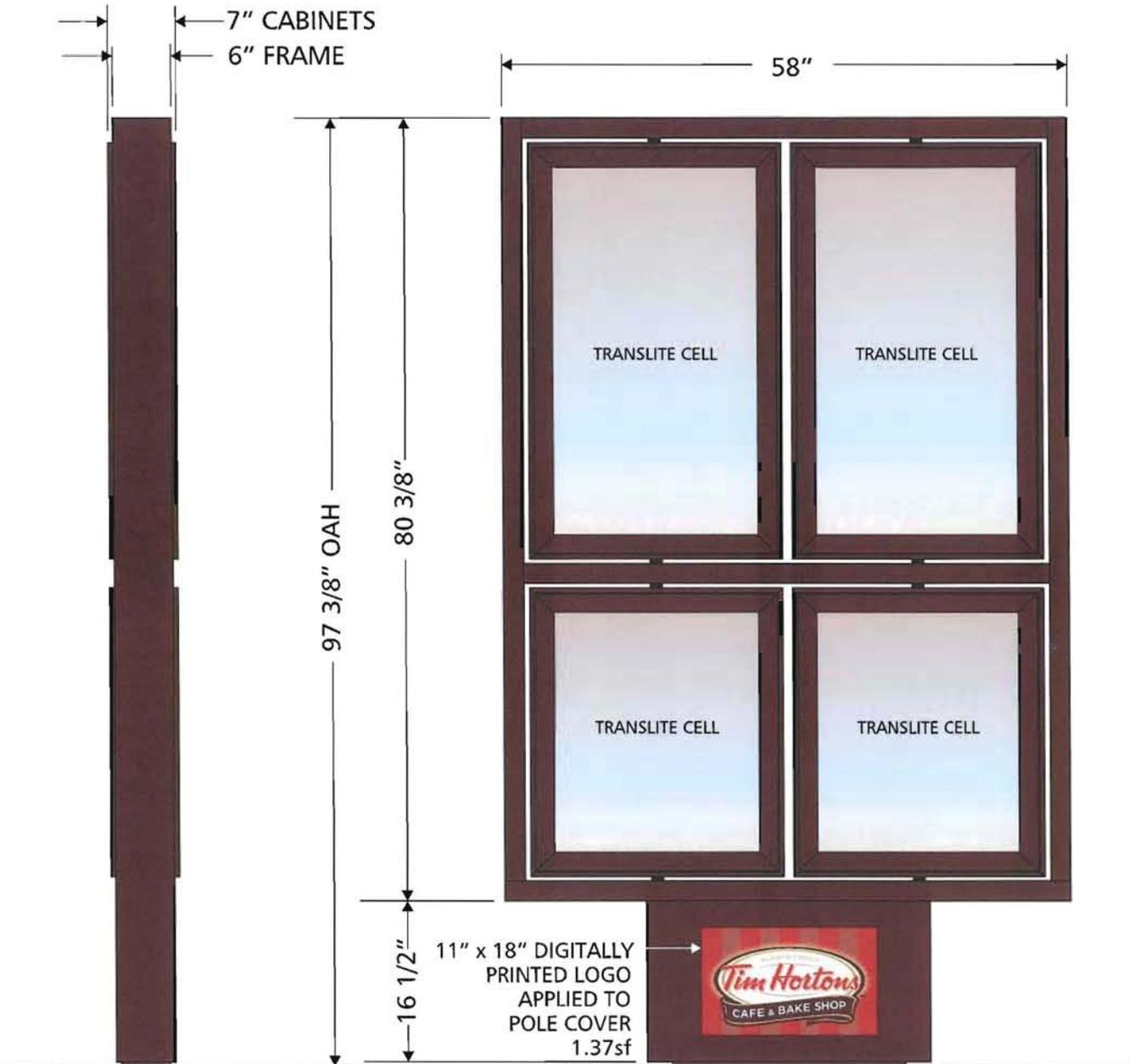


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FILENAME: NOVI PRELIM SIGN PKG **REV#3** **SCALE:** AS NOTED **Approval Signatures Required** to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. **CUSTOMER:** _____ **LANDLORD:** _____
DATE: 7/19/11 **REV.DATE:** 10/3/11 **DGMR:** RV/CR **SALES:** SHEEHY **DATE:** _____ **DATE:** _____

PERMIT DRAWING



MENU SIGN LOCATED
NORTHEAST OF BUILDING DRIVE TAW

ARTWORK FOR REPRESENTATION
ONLY NOT FOR PRODUCTION USE

32.37sf

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	EXTERIOR MENU SYSTEM - FABRICATED STEEL TUBE FRAMEWORK PAINTED PMS 4975 DARK BROWN - EXTRUDED ALUMINUM CABINETS PAINTED PMS 4975 DARK BROWN - WHITE LED ILLUMINATION - LOCKING SECURITY DOORS - FABRICATED ALUMINUM POLE COVER PAINTED PMS 4975 DARK BROWN WITH DIGITALLY PRINTED VINYL LOGO APPLIED	CABINET <input checked="" type="checkbox"/> PMS 4975 DK BROWN <input checked="" type="checkbox"/> DIGITAL PRINT LOGO ON POLE COVER	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.



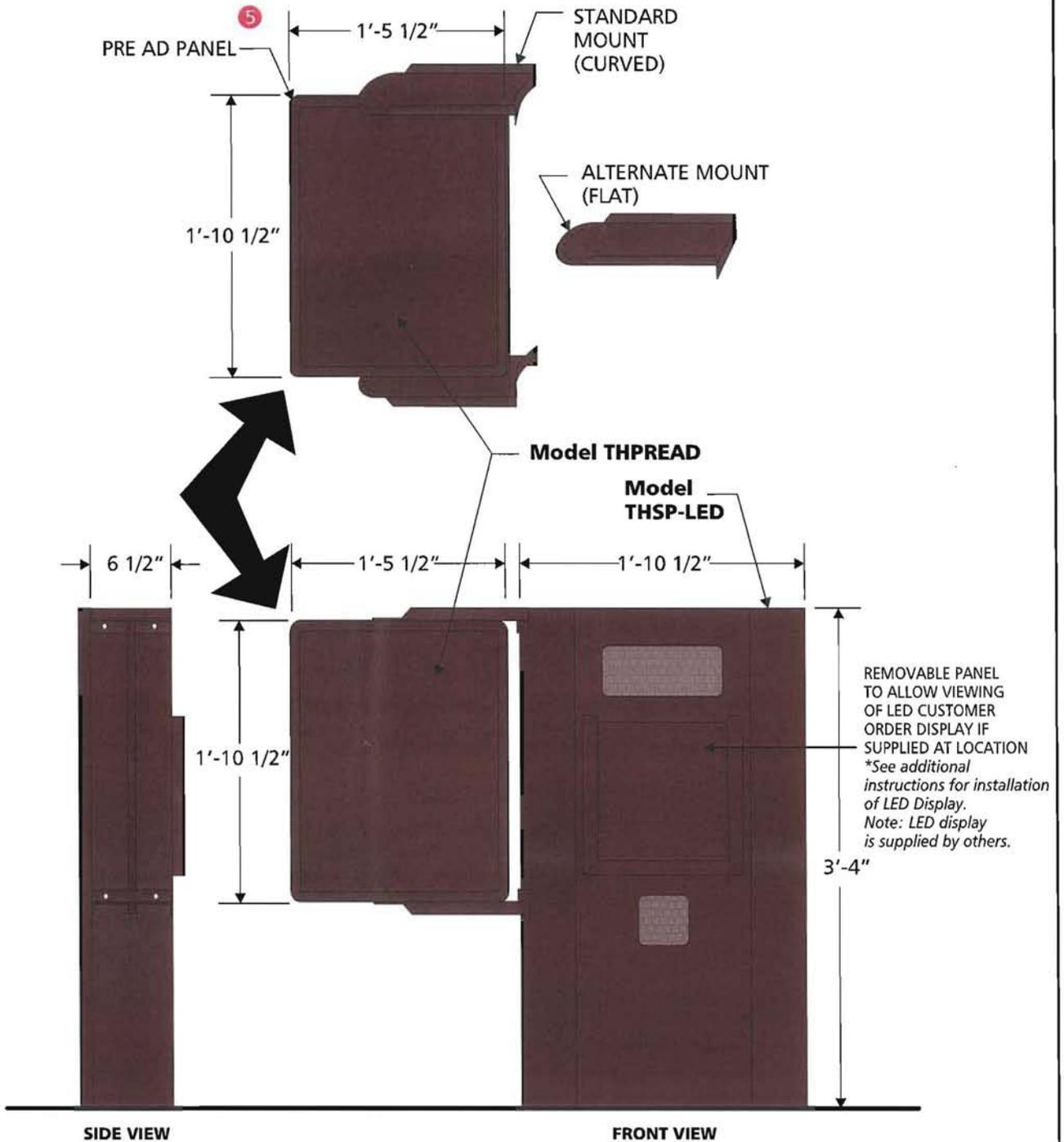
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME: NOVI PRELIM SIGN PKG DATE: 9/7/11 SCALE: 3/4"=1' Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. CUSTOMER: _____ DATE: _____ REV#3 REV DATE: 10/3/11 DGNR: RV/CR SALES: J.SHEEHY LANDLORD: _____ DATE: _____

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PERMIT DRAWING

**MODEL - THSP-LED W/
THPREAD**



ORDER KIOSK / MENU SIGN - NORTHEAST OF BUILDING @ DRIVE THRU

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<ul style="list-style-type: none"> ■ SINGLE FACE ■ NON-ILLUM. ■ GROUND 	<p>MODEL - THSP-LED - EXTERIOR SPEAKER PEDESTAL - FABRICATED ALUMINUM CABINET WITH RADIUS ENDS PAINTED PMS 4975 DARK BROWN NOTE: SPEAKER IS BUILT TO ACCOMMODATE LED CUSTOMER ORDER DISPLAY IF REQUIRED BY LOCATION - *LED DISPLAY SUPPLIED BY OTHERS</p> <p>EXTERIOR PREAD DISPLAY - FABRICATED ALUMINUM PRE AD PANEL PAINTED PMS 4975 DARK BROWN NOTE: TYPICALLY MOUNTS TO SPEAKER PEDESTAL</p>	<ul style="list-style-type: none"> ■ PMS 4975 DARK BROWN 	<ul style="list-style-type: none"> <input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER <p><i>Description Here for Other Items</i></p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED <p><small>If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.</small></p>
<p>FILENAME:NOVI PRELIM SIGN PKG DATE: 7/19/11 SCALE: 1"=1' REV#3 REV.DATE: 10/3/11 DGNR: RV/CR SALES: SHEEHY</p>				
<p><small>Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.</small></p> <p>CUSTOMER: _____ DATE: _____ LANDLORD: _____ DATE: _____</p>				

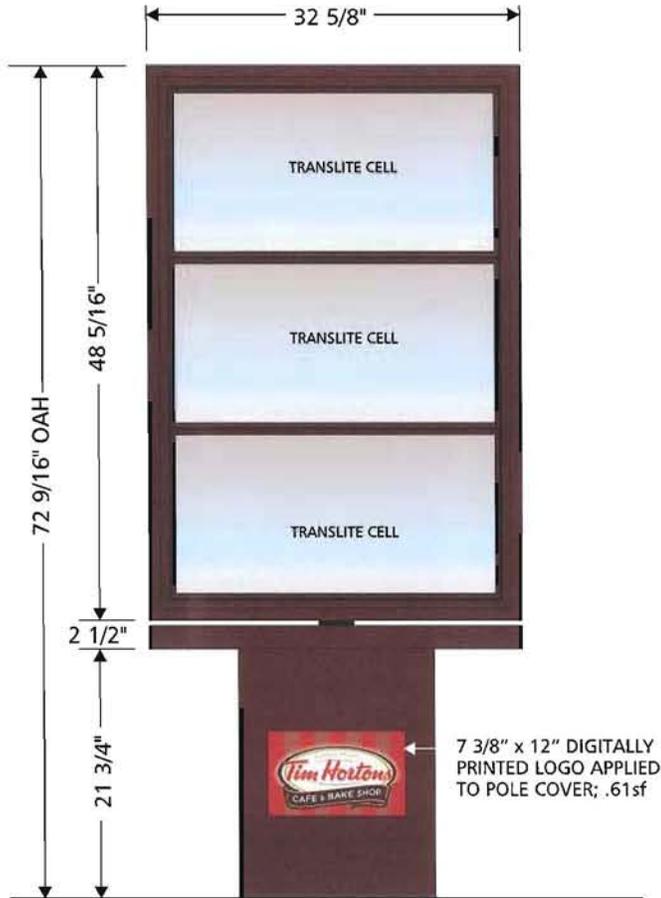
custom Full Service Sign Company
SIGN
 Center, Inc.

3200 Valleyview Drive
 PH: 614-279-6700
 Columbus, OH 43204
 FX: 614-279-7525

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PERMIT DRAWING

6



MENU SIGN LOCATED
NORTHEAST OF BUILDING @ DRIVE THRU

ARTWORK FOR REPRESENTATION
ONLY NOT FOR PRODUCTION USE

10.94sf

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	EXTERIOR MENU SYSTEM - FABRICATED STEEL TUBE FRAMEWORK PAINTED PMS 4975 DARK BROWN - EXTRUDED ALUMINUM CABINET PAINTED PMS 4975 DARK BROWN - WHITE LED ILLUMINATION - LOCKING SECURITY DOORS - FABRICATED ALUMINUM POLE COVER PAINTED PMS 4975 DARK BROWN WITH DIGITALLY PRINTED VINYL LOGO APPLIED	CABINET <input checked="" type="checkbox"/> PMS 4975 DK BROWN <input checked="" type="checkbox"/> DIGITAL PRINT LOGO ON POLE COVER	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

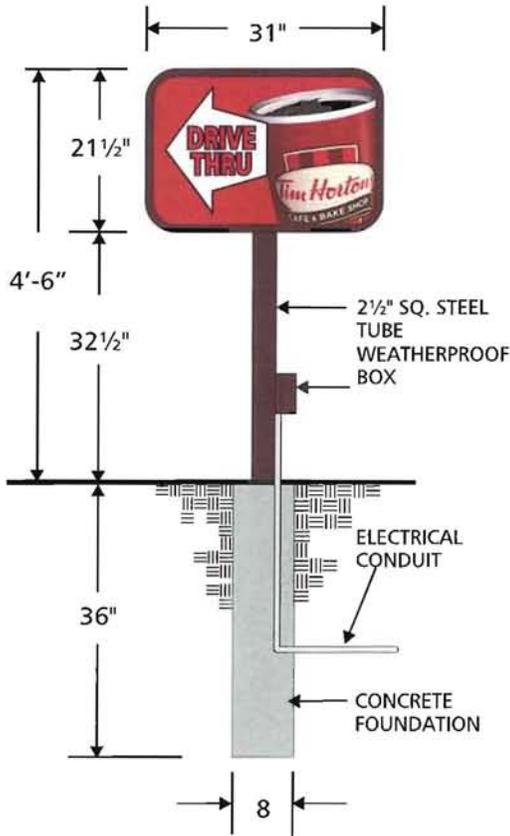


FILENAME: NOVI PRELIM SIGN PKG DATE: 9/7/11 SCALE: 3/4"=1' Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. CUSTOMER: _____ DATE: _____ REV#3 DATE: 10/3/11 DGNR: RV/CR SALES: J.SHEEHY LANDLORD: _____ DATE: _____

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STANDARD DIRECTIONAL MODEL - THDD-DIG
DOUBLE FACED ILLUMINATED - DIGITAL PRINT FACE

PERMIT DRAWING



DIRECTIONAL SIGNS -

LOCATED ADJACENT TO SITE ENTRY DRIVES

CALCULATED SQUARE FOOTAGE: 4.63SF

ARTWORK FOR REPRESENTATION ONLY NOT FOR PRODUCTION USE

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	D/F ILLUMINATED DIRECTIONAL - MODEL THDD-DIG - FABRICATED ALUMINUM CABINET/SUPPORT POLE PAINTED PMS 4975 DARK BROWN - .150" FLAT POLYCARBONATE FACES WITH FLAT PAINTED GRAPHICS - FLUORESCENT LAMP ILLUMINATION	<input checked="" type="checkbox"/> PMS 4975 DARK BROWN <input checked="" type="checkbox"/> PMS 485 RED <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> BLACK <input type="checkbox"/> TIM HORTONS COFFEE CUP	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: NOVI PRELIM SIGN PKG DATE: 2/8/11	REV#3 REV.DATE: 10/3/11 DGNR: RV/CR SALES: J.SHEEHY	SCALE: 3/8" = 1' Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.	CUSTOMER: _____ DATE: _____	LANDLORD: _____ DATE: _____



3200 Valleyview Drive
PH. 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

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HARMONSIGN

CUSTOMER USA 2 GO
LOCATION NOVI, MI
ADDRESS GRAND RIVER / BECK RD

SALESPERSON JEFF HEYN
DRAWING # 008734 / 000021

SCALE 3/8" = 1'
FILENAME USA2GO-NM-10-MON2C
DRAWN BY GARY ALUMBAUGH
DATE 11-18-10
REVISION# GA 2-8-11 GA 6-15-11
GA 2-11-11 GA 10-3-11
GA 4-5-11 GA 10-11-11

SIGN TYPE MONUMENT SIGN

QUANTITY 1

GRAPHICS

- DIGITAL PRINT
- VINYL
- PAINTED

ARTWORK

- PRODUCTION READY
- PRESENTATION ONLY
- NETWORK

MOUNTING

- FLUSH
- RACEWAY

FACE

- SINGLE
- DOUBLE

LIGHTING

- LIGHTED
- NON-LIGHTED

TYPE: INTERNALLY

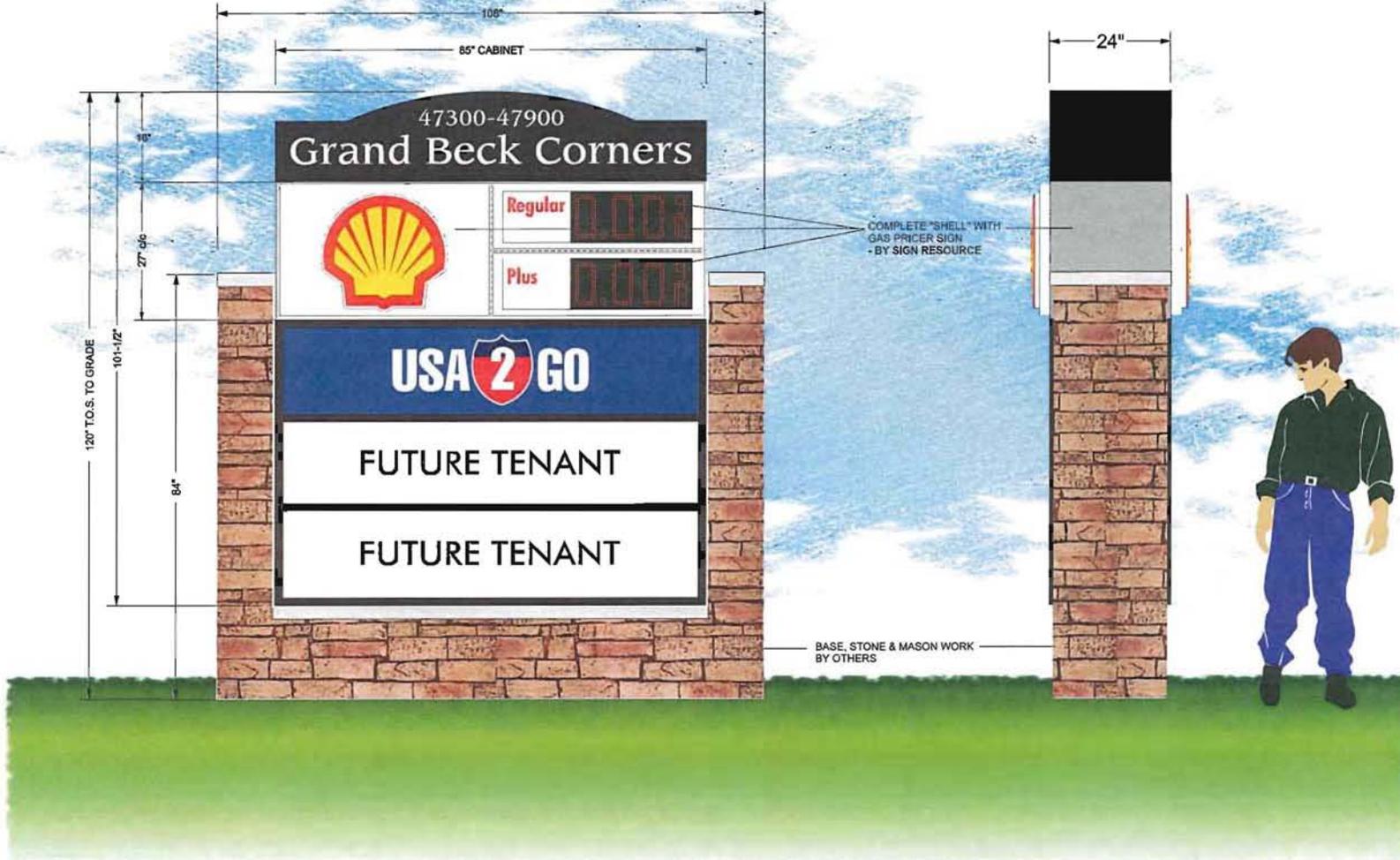
SQ. FTG. ALLOWANCE N/A

SITE MEASUREMENTS

N/A

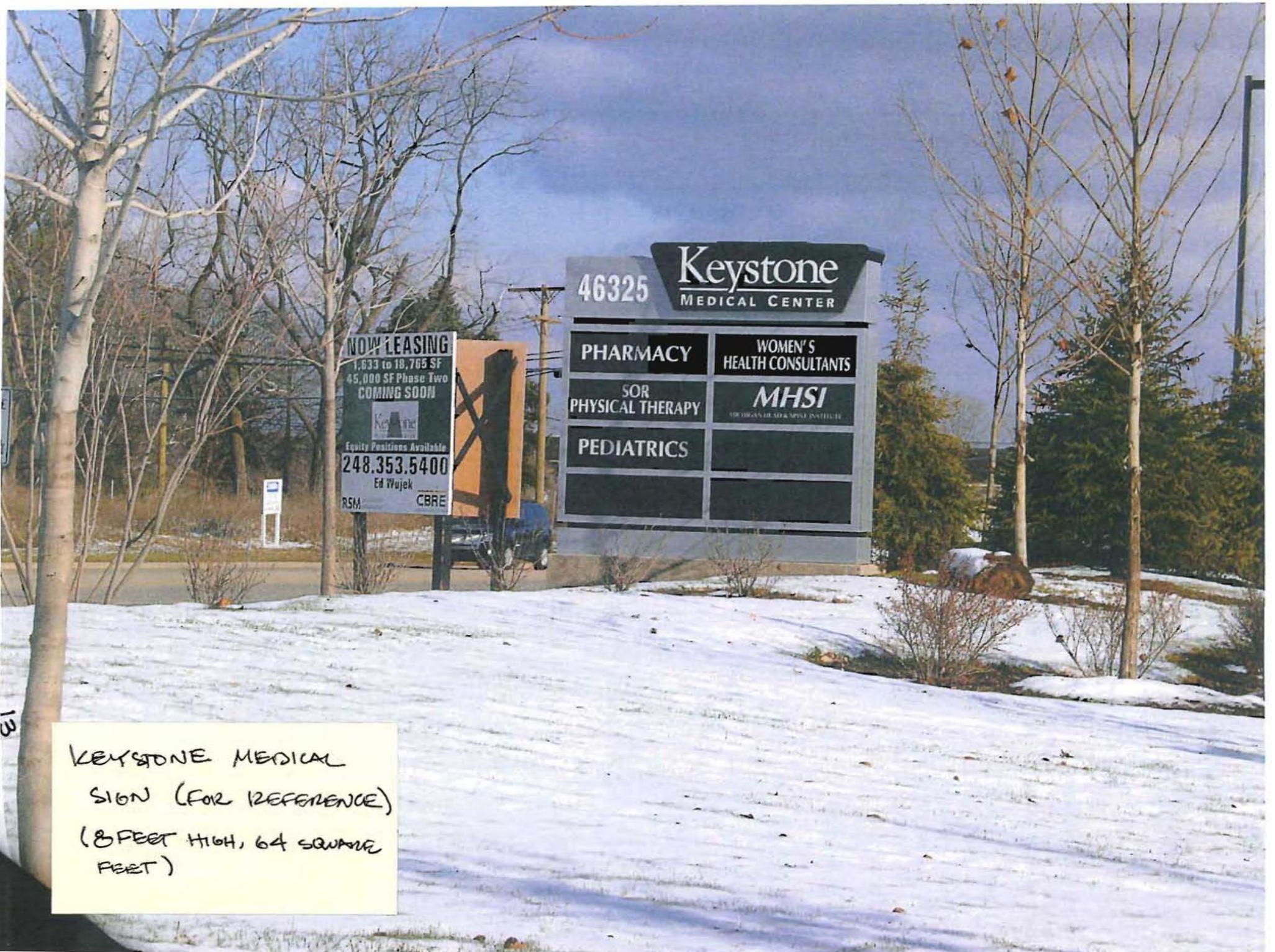
ADDITIONAL NOTES

- INDIVIDUAL TENANT PANELS
- D/F LED GAS PRICE SIGN
- ACTUAL TENANTS TBD, CUSTOMERS TO SUPPLY ARTWORK
- STONE BASE



PROPOSED REVISED MONUMENT SIGN
 LOCATED @ SOUTHWEST CORNER OF SITE

This Design & Engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase.
 © Copyright 2011 Harmon Sign



46325

Keystone
MEDICAL CENTER

PHARMACY

WOMEN'S
HEALTH CONSULTANTS

SOR
PHYSICAL THERAPY

MHSI
MICHIGAN HEALTH SERVICES INSTITUTE

PEDIATRICS

NOW LEASING
1,633 to 18,763 SF
45,000 SF Phase Two
COMING SOON

Equity Positions Available
248.353.5400
Ed Wujek
RSM CBRE

KEYSTONE MEDICAL
SIGN (FOR REFERENCE)
(8 FEET HIGH, 64 SQUARE
FEET)

7/7/01



Henry Ford
HEALTH SYSTEM

HENRY FORD
Medical Center

AFTER HOURS URGENT CARE →

39450 A HENRY FORD HOSPITAL SITE

A HENRY FORD HOSPITAL SITE

HENRY FORD
MEDICAL CENTER SIGN
(FOR REFERENCE)
(9.75 FEET HIGH,
61 SQUARE FEET)

14

51



Regular Cash	3.79 ⁹ / ₁₀	Diesel
Regular Credit	3.82 ⁹ / ₁₀	Save 10¢/gal with 100 points
		E85

120

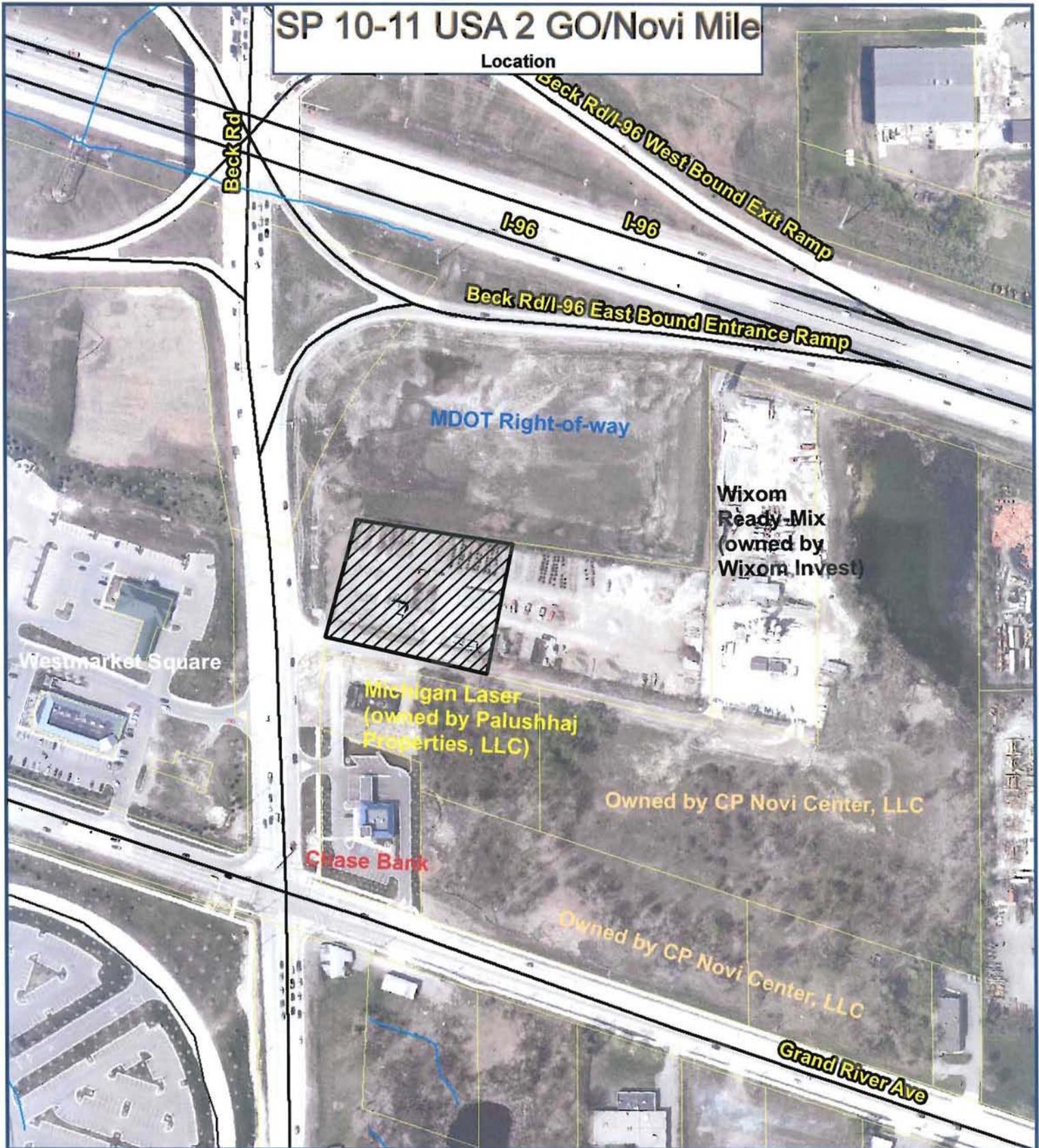


SUNSHINE MARKET
SIGN (FOR REFERENCE)
120 MILE E NOVA 120
(6 FEET HIGH, 33 SQUARE
FEET)

07/21/2011

SP 10-11 USA 2 GO/Novi Mile

Location



Map Author: Kristen Kapelanski
Date: 07-19-10
Project: SP 10-11
Version #: 1.0

Map Legend

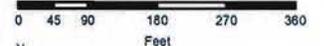
 Subject Property

MAP INTERPRETATION NOTICE

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



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1 inch = 248 feet

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