



CENTRAL PARK ESTATES SOUTH JSP25-33

CENTRAL PARK SOUTH JSP 25-33

Public hearing regarding JSP 25-33 Central Park South for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is zoned RM-2 (High Density Multiple Family) and is approximately 6.6 acres. The applicant is proposing a multifamily development with 106 units in a single 5-story building.

Required Action

Approval or denial of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan.

| REVIEW | RESULT | DATE | COMMENTS |
|-------------|----------------------------------|-----------------|---|
| Planning | Conditional Approval recommended | 2-11-26 Revised | <p>Planning Commission determinations on:</p> <ul style="list-style-type: none"> • Shared Usable Open Space • Shared Parking <p>Zoning Board of Appeals (ZBA) variances to allow:</p> <ul style="list-style-type: none"> • Building length of 210 feet (180 feet maximum allowed) • 11.5-foot parking setback along the north (20 feet required) • Parking spaces located 14 feet from the building (25 feet minimum required) • Areas with dimensions less than 50 feet to count toward required Usable Open Space • Items to be addressed by the applicant prior to Final Site Plan approval |
| Engineering | Approval recommended | 2-9-26 Revised | <ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval |
| Landscaping | Conditional Approval recommended | 1-23-26 Revised | <ul style="list-style-type: none"> • Waiver for lack of screening berm to residential property to south (<i>Supported as applicant has provided requested exhibit showing existing vegetation will provide adequate buffer</i>) • Waiver for lack of greenbelt berm (<i>Supported as significant landscaping and detention pond screen from the road</i>) • Items to be addressed by the applicant prior to Final Site Plan approval |
| Woodlands | Approval recommended | 2-9-26 Revised | <ul style="list-style-type: none"> • Woodland permit required • Woodland replacement credits were provided with development of Central Park Estates. |
| Wetlands | Approval Not recommended | 2-9-26 Revised | <ul style="list-style-type: none"> • Wetland permit required • Items to be addressed by the applicant prior to Final Site Plan approval |
| Traffic | Approval recommended | 12-17-25 | <ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval |

| | | | |
|--------|----------------------------------|----------|--|
| Façade | Approval recommended | 12-12-25 | <ul style="list-style-type: none">• Façade is in full compliance with the ordinance |
| Fire | Conditional Approval recommended | 12-2-25 | <ul style="list-style-type: none">• Items to be addressed by the applicant prior to Final Site Plan approval |

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Central Park South JSP25-33, motion to approve the Preliminary Site Plan based on and subject to the following:

1. A determination that off-site Central Park Estates open space amenities may count toward the total amount of usable open space required, as the original plans for the properties were to share amenities, provided that a formal agreement that the spaces are shared is provided at the time of final site plan in a form approved by the City Attorney.
2. A determination that 8 parking spaces located on the site of the adjacent property may be shared between the developments, as the applicant will provided an agreement to share those spaces. Such agreement will be reviewed by the City Attorney at the time of final site plan approval, and must be recorded prior to approval of final stamping sets.
3. Landscape waiver from Sec. 5.5.3.B.ii & iii. for lack of a screening berm to adjacent Single-Family zoning, because significant existing trees will remain in a conservation easement in between the buildings, which is hereby granted;
4. Landscape waiver from Sec. 5.5.3.B.ii for lack of a greenbelt berm along Beck Road, due to the location of the stormwater pond, and because significant landscaping is provided to screen the building, which is hereby granted;
5. The following will require Zoning Board of Appeals approval:
 - a. Variance from Section 3.8.2.C to exceed the maximum building length of 180 feet by 80 feet (260-foot length proposed).
 - b. Variance from Section 3.6.2.B and 3.8.2.F to allow a 11.5-foot parking setback at the northern property line (20 feet required).
 - c. Variance from Section 5.10.1.B.iv to allow parking spaces within 14 feet of a building (25 feet required).
 - d. Variance from the definition of Usable Open Space, to allow spaces less than 50-foot dimensions (amenity areas and walking path) to count toward the required space.
 - e. Variance from Section 3.1.8.D to allow a reduction in the on-site open space to 14,600 square feet (21,200 sf required).
 - f. Variance from Section 3.8.2.G for the absence of sidewalk on one side of the driveway (both sides required).
6. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
7. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Wetland Permit

In the matter of Central Park South JSP25-33, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Woodland Permit

In the matter of Central Park South JSP25-33, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Stormwater Management Plan

In the matter of Central Park South JSP25-33, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan

In the matter of Central Park South JSP25-33, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Central Park South JSP25-33, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Woodland Permit

In the matter of Central Park South JSP25-33, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance)*

-AND-

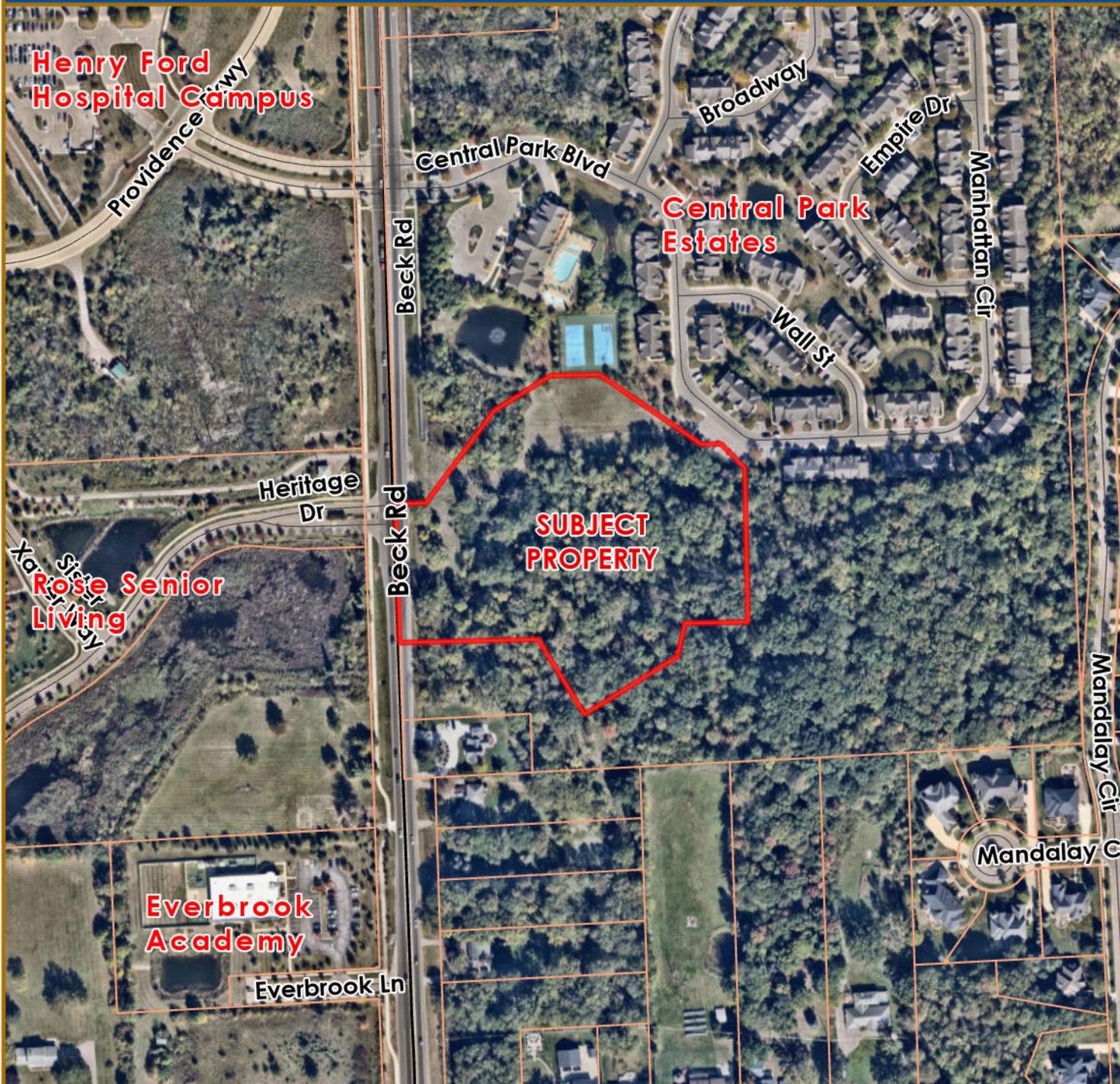
Denial – Stormwater Management Plan

In the matter of Central Park South JSP25-33, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP25-33 CENTRAL PARK SOUTH

LOCATION



 Sections



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



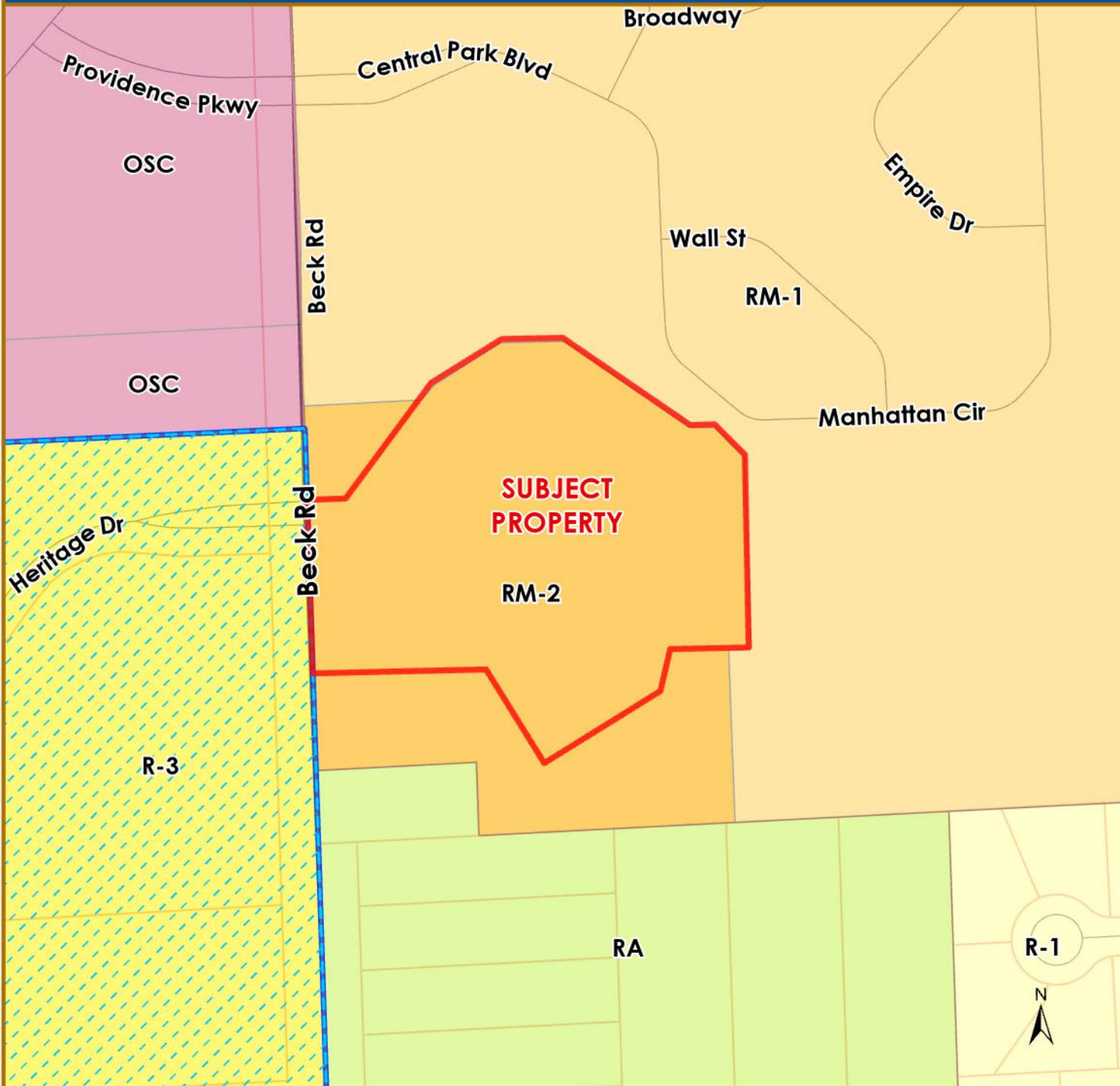
Map Author: Lindsay Bell
Date: 2/11/26
Project: CENTRAL PARK SOUTH
Version #: 1



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.

JSP25-33 CENTRAL PARK SOUTH

ZONING



Zoning District

- B-2: Community Business
- B-3: General Business
- CW: City West
- FS: Freeway Service
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- R-1: One-Family Residential
- R-2: One-Family Residential
- R-3: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family
- RM-2: High Density Multiple Family



City of Novi

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

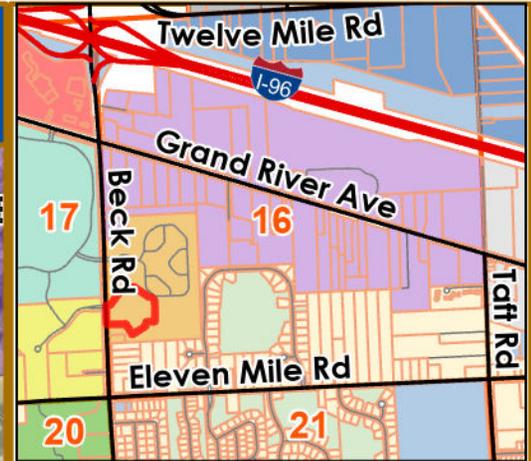
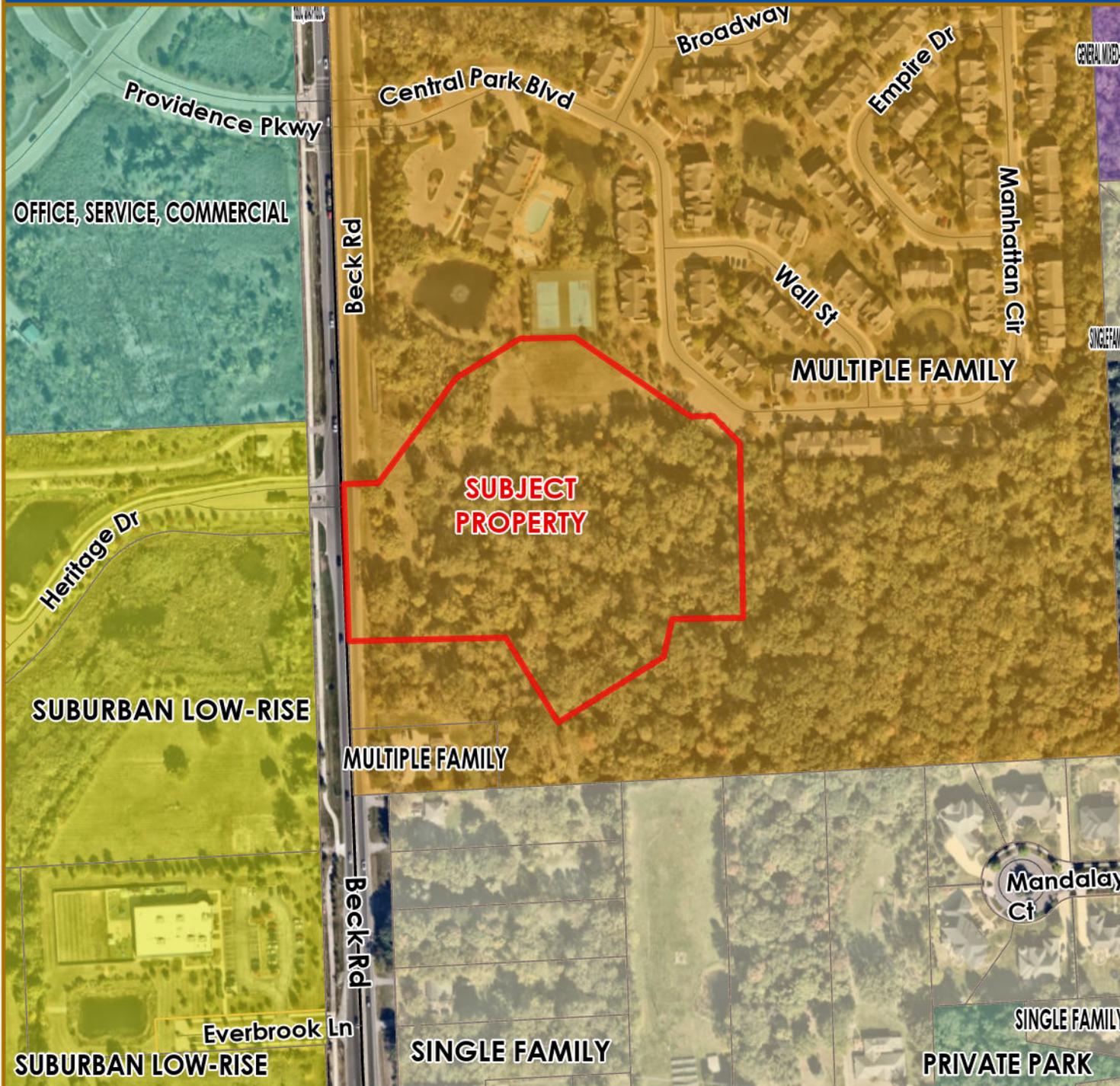


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JSP25-33 CENTRAL PARK SOUTH

FUTURE LAND USE



Future Land Use (2025)

- Community Commercial
- General Industrial
- General Mixed-Use
- Industrial/Office
- Multiple Family
- Office, Service, Commercial
- Office, Service, Technology
- 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



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JSP25-33 CENTRAL PARK SOUTH

NATURAL FEATURES



-  Woodlands
-  Wetlands



City of Novi

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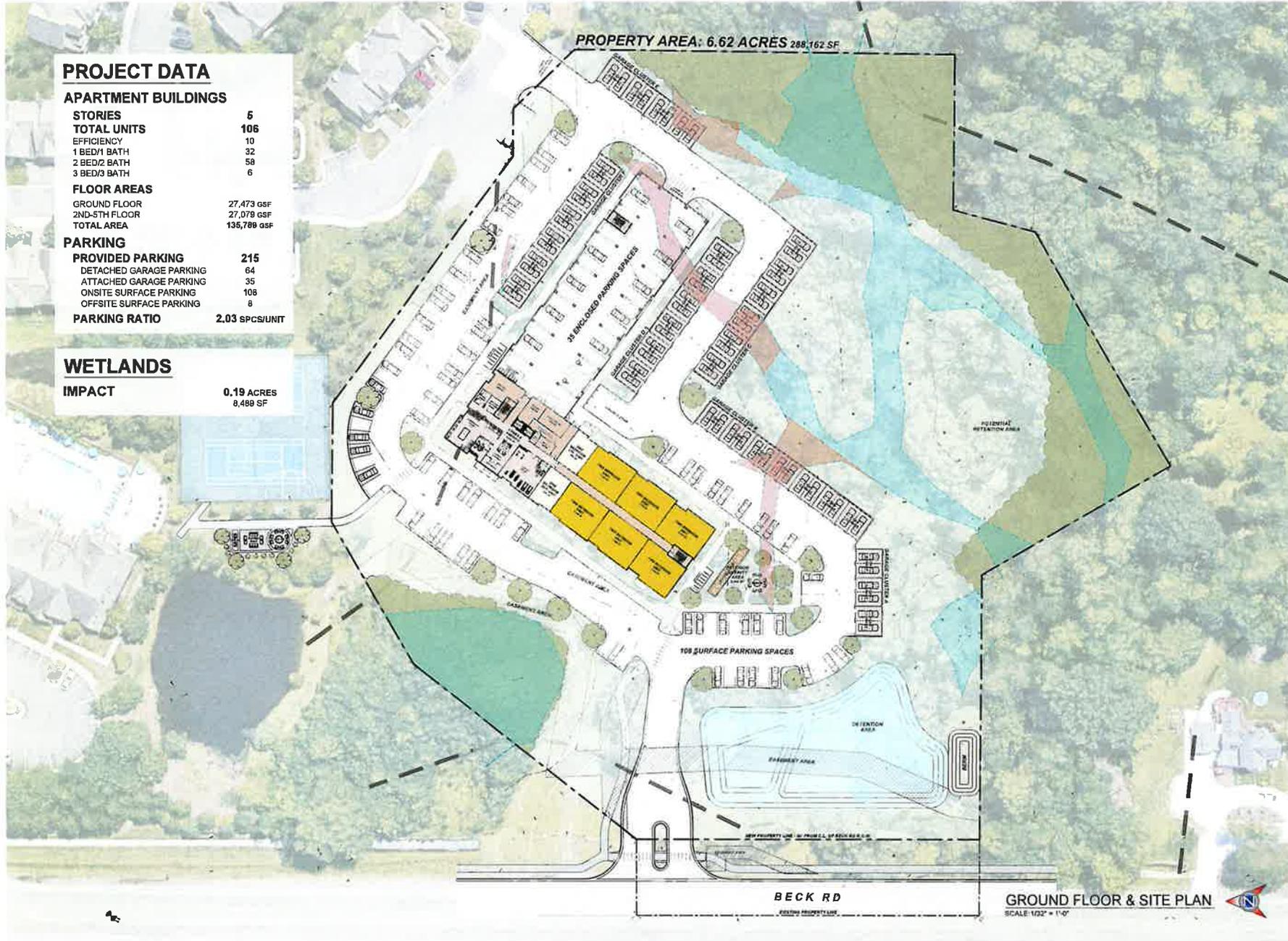


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CONCEPTUAL PLANS & RENDERINGS



PROJECT DATA

APARTMENT BUILDINGS

| | |
|--------------------|------------|
| STORIES | 5 |
| TOTAL UNITS | 106 |
| EFFICIENCY | 10 |
| 1 BED/1 BATH | 32 |
| 2 BED/2 BATH | 58 |
| 3 BED/3 BATH | 6 |

FLOOR AREAS

| | |
|-------------------|--------------------|
| GROUND FLOOR | 27,473 GSF |
| 2ND-5TH FLOOR | 27,078 GSF |
| TOTAL AREA | 135,788 GSF |

PARKING

| | |
|-------------------------|-----------------------|
| PROVIDED PARKING | 215 |
| DETACHED GARAGE PARKING | 64 |
| ATTACHED GARAGE PARKING | 35 |
| ONSITE SURFACE PARKING | 108 |
| OFFSITE SURFACE PARKING | 8 |
| PARKING RATIO | 2.03 SPCS/UNIT |

WETLANDS

| | |
|---------------|-------------------|
| IMPACT | 0.19 ACRES |
| | 8,488 SF |

PROPERTY AREA: 6.62 ACRES 288,162 SF

BECK RD

GROUND FLOOR & SITE PLAN
SCALE 1/32" = 1'-0"



GEIS COMPANIES
10000 Aurora-Hudson Rd
Livonia, Ohio 44121
PH: (330) 528-3500
FA: (330) 528-0006
www.geis.com

DATES AND REVISIONS

| | |
|----------|-------------------------|
| 03-26-25 | CONCEPT LAYOUT |
| 09-04-25 | REVISED LAYOUT |
| 09-09-25 | REVISED LAYOUT |
| 08-31-25 | REVISED LAYOUT |
| 08-25-25 | REVISED LAYOUT |
| 08-17-25 | REVISED LAYOUT |
| 08-25-25 | REVISED LAYOUT |
| 07-01-25 | REVISED LAYOUT |
| 07-31-25 | REVISED LAYOUT |
| 08-12-25 | AMENDMENT LAYOUT |
| 10-13-25 | CONSULTANT COORDINATION |
| 11-21-25 | CONSULTANT COORDINATION |
| 01-20-26 | CONSULTANT COORDINATION |

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SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:
SP-1

PROJECT DATA

APARTMENT BUILDINGS

| | |
|--------------------|------------|
| STORIES | 5 |
| TOTAL UNITS | 106 |
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WETLANDS

| | |
|---------------|-------------------|
| IMPACT | 0.19 ACRES |
| | 8,489 SF |



GEIS COMPANIES
 15000 Aurora Harbor Rd
 Steilacoom, WA 98581
 PH: (360) 578-3500
 FX: (360) 578-0008
 www.geis.com

DATES AND REVISIONS

| DATE | REVISION |
|----------|-------------------------|
| 03-29-25 | INITIAL LAYOUT |
| 05-04-25 | REVISED LAYOUT |
| 05-06-25 | REVISED LAYOUT |
| 05-08-25 | REVISED LAYOUT |
| 06-11-25 | REVISED LAYOUT |
| 06-17-25 | REVISED LAYOUT |
| 06-23-25 | REVISED LAYOUT |
| 07-01-25 | REVISED LAYOUT |
| 07-31-25 | REVISED LAYOUT |
| 08-12-25 | ASBUILT LAYOUT |
| 10-15-25 | CONSULTANT COORDINATION |
| 10-21-25 | CONSULTANT COORDINATION |
| 01-20-26 | CONSULTANT COORDINATION |

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SITE CONCEPT
 BECK RD
 NOVI, MI

Drawn By
 Checked By
 Project Number

SITE PLAN
 DRAWING NO.
SP-2

PROJECT DATA

APARTMENT BUILDINGS

| | |
|--------------------|------------|
| STORIES | 5 |
| TOTAL UNITS | 106 |
| EFFICIENCY | 10 |
| 1 BED/1 BATH | 32 |
| 2 BED/2 BATH | 56 |
| 3 BED/3 BATH | 6 |

FLOOR AREAS

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WETLANDS

| | |
|---------------|-------------------|
| IMPACT | 0.19 ACRES |
| | 8,489 SF |

PROPERTY AREA: 6.62 ACRES 288,162 SF



BECK RD

5TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



GEIS COMPANIES
10520 Aurora-Huffman Rd
Shelburne, Ohio 43291
PH: (330) 528-5000
FX: (330) 528-5008
www.geis.com

DATES AND REVISIONS

| DATE | REVISION |
|----------|-------------------------|
| 05-28-25 | CONCEPT LAYOUT |
| 06-04-25 | REVISED LAYOUT |
| 06-08-25 | REVISED LAYOUT |
| 06-11-25 | REVISED LAYOUT |
| 06-17-25 | REVISED LAYOUT |
| 06-25-25 | REVISED LAYOUT |
| 07-01-25 | REVISED LAYOUT |
| 07-31-25 | REVISED LAYOUT |
| 08-13-25 | FACILITY LAYOUT |
| 08-15-25 | CONSULTANT COORDINATION |
| 11-21-25 | CONSULTANT COORDINATION |
| 01-20-26 | CONSULTANT COORDINATION |

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SITE CONCEPT
BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:
SP-3



PRELIMINARY RENDERING • FROM CENTRAL PARK ESTATES AMENITY AREA LOOKING SOUTH

*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



**CENTRAL
PARK** SOUTH



PRELIMINARY RENDERING • FROM BECK RD ENTRY LOOKING NORTHEAST

*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



PRELIMINARY RENDERING • FROM DRIVE LOOKING NORTH TOWARDS LOBBY ENTRY



*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



PRELIMINARY RENDERING • FROM EAST SIDE OF BUILDING LOOKING NORTHEAST

*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



PRELIMINARY RENDERING • FROM CENTRAL PARK ESTATES LOOKING SOUTH

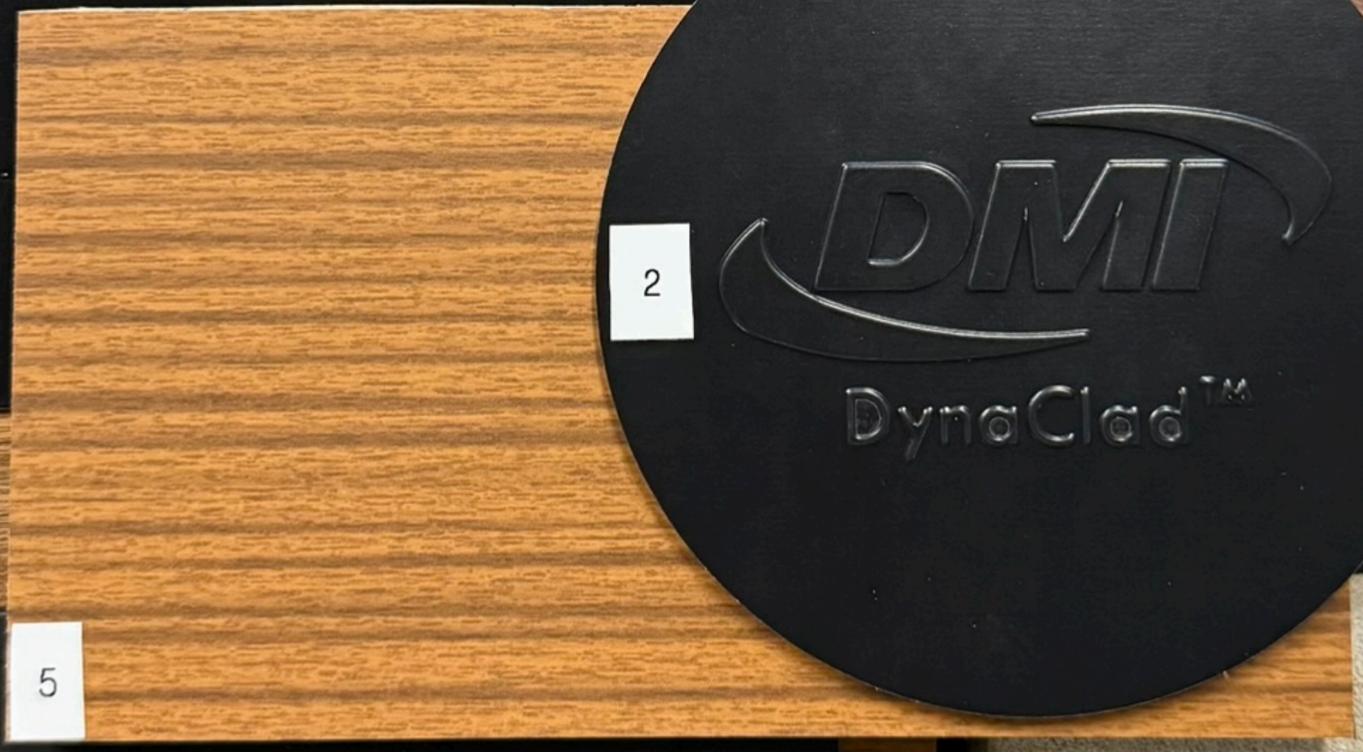
*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



PRELIMINARY RENDERING • FROM NORTH EDGE OF SITE LOOKING SOUTH TOWARDS LOBBY ENTRY



*CENTRAL PARK SOUTH APARTMENTS
BECK RD., NOVI, MI*



1

1

1

2

6

4

7

5

3

SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

PRELIMINARY CENTRAL PARK SOUTH

EAST SIDE OF BECK ROAD NORTH OF 11 MILE ROAD NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION (AS-SURVEYED)
TAX I.D. #50-22-16-300-055

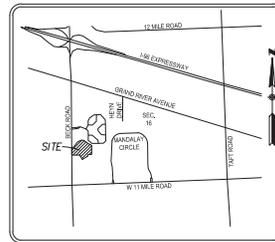
BY ENVIRONMENTAL ENGINEERS IN 2022

PART OF THE SOUTHWEST 1/4 OF SECTION 16, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 16, BEING DUE NORTH 1,023.93 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE CONTINUING DUE NORTH 270.01 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE EAST 60.00 FEET; THENCE N.38°22'43"E, 223.74 FEET; THENCE N.60°02'08"E, 129.22 FEET; THENCE S.89°15'53"E, 95.00 FEET; THENCE S.53°45'16"E, 240.51 FEET; THENCE S.89°56'58"E, 38.05 FEET; THENCE S.42°54'29"E, 66.43 FEET; THENCE S.00°44'07"W, 299.02 FEET; THENCE N.88°54'34"W, 122.18 FEET; THENCE S.15°02'08"W, 67.00 FEET; THENCE S.80°02'03"W, 212.67 FEET; THENCE N.29°57'52"W, 171.55 FEET; THENCE N.89°25'42"W, 289.64 FEET TO THE POINT OF BEGINNING, CONTAINING 6.988 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

BENCH MARKS

- CITY OF NOVI #1742 "X" ON NORTH RIM OF SANITARY M.H. LOCATED 1 FOOT EAST OF SIDEWALK AND 175' NORTH OF DRIVE #26270 BECK RD. ELEVATION 961.04 NGVD 29 (ELEVATION 960.72 NAVD 88)
- B.M. #1 ARROW ON TOP OF HYDRANT LOCATED ON EAST SIDE OF BECK ROAD AND 63± SOUTHWEST OF NORTHWEST PROPERTY CORNER. ELEVATION 962.94 NGVD 29
- B.M. #2 ARROW ON TOP OF HYDRANT LOCATED ON EAST SIDE OF BECK ROAD AND 278± NORTHWEST OF NORTHWEST PROPERTY CORNER. ELEVATION 962.48 NGVD 29
- B.M. #3 ARROW ON TOP OF HYDRANT LOCATED NORTH SIDE OF SITE AND 88± SOUTH OF SOUTH CHAIN-LINK FENCE OF TENNIS COURT. ELEVATION 965.88 NGVD 29

NOTE: (SUBTRACT 0.32' TO CONVERT TO NAVD 88 DATUM)



LOCATION MAP
SCALE: 1"=2000'

APPLICANT
SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
CONTACT: BLAIR BOWMAN
PHONE: 248-348-5600 EXT. 211

ATTACHED

- SD-1 - PAVING STANDARD DETAILS (1 OF 2)
- SD-2 - PAVING STANDARD DETAILS (2 OF 2)
- SD-3 - STORM SEWER STANDARD DETAILS (1 OF 2)
- SD-4 - STORM SEWER STANDARD DETAILS (2 OF 2)
- SD-5 - SANITARY SEWER STANDARD DETAILS (1 OF 3)
- SD-6 - SANITARY SEWER STANDARD DETAILS (2 OF 3)
- SD-7 - SANITARY SEWER STANDARD DETAILS (3 OF 3)
- SD-8 - WATER MAIN STANDARD DETAILS (1 OF 5)
- SD-9 - WATER MAIN STANDARD DETAILS (2 OF 5)
- SD-10 - WATER MAIN STANDARD DETAILS (3 OF 5)
- SD-11 - WATER MAIN STANDARD DETAILS (4 OF 5)
- SD-12 - WATER MAIN STANDARD DETAILS (5 OF 5)
- SP-1 - GROUND FLOOR & SITE PLAN
- SP-2 - SITE PLAN 2ND-4TH FLOOR PLAN
- SP-3 - CONCEPTUAL 5TH FLOOR PLAN
- SP-3 - ROOF PLAN
- EX-1 - PREVIOUS ITERATION WETLAND IMPACT
- EL-2 - ELEVATIONS
- EL-3 - ELEVATIONS
- EL-4 - ELEVATIONS
- EL-5 - ELEVATIONS
- SL-1 - SIGHT LIGHTING

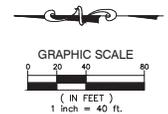
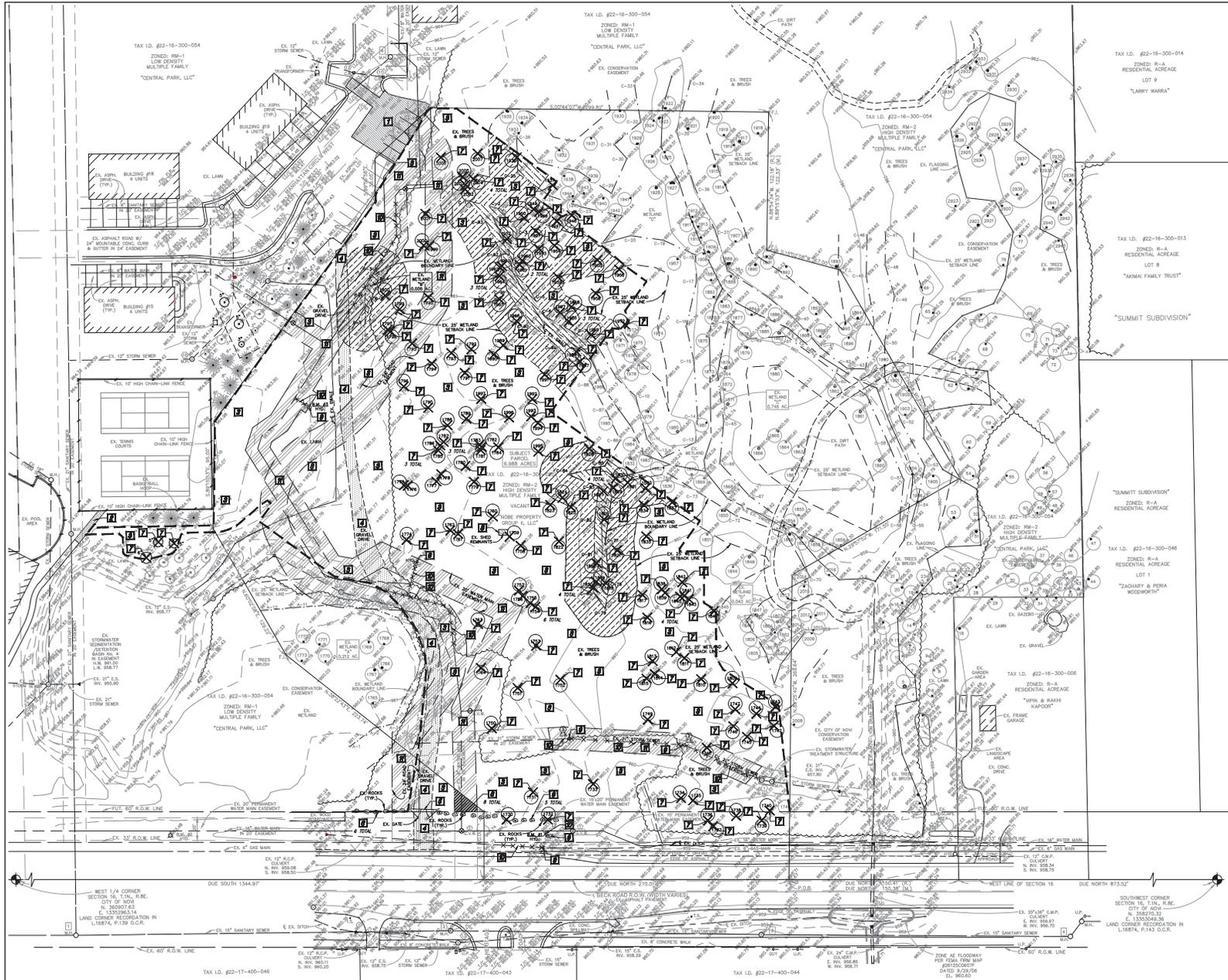
| CIVIL SHEET INDEX | |
|-------------------|--|
| Sheet Number | Sheet Title |
| C0.0 | Cover |
| C1.1 | Topographic & Tree Survey |
| C1.2 | Tree List |
| C2.1 | Demolition & Wetland Impact |
| C3.0 | General Plan |
| C3.1 | Paving Plan - Area A |
| C3.2 | Paving Plan - Area B |
| C3.3 | Paving Details |
| C3.4 | Emergency Vehicle Access Plan |
| C3.5 | Useable Open Space Plan |
| C4.0 | Overall Utility Plan |
| C4.1 | Utility Plan - Area A |
| C4.2 | Utility Plan - Area B |
| C4.3 | Utility Details |
| C4.4 | Stormwater Management Calculations |
| C5.0 | Overall Grading |
| C5.1 | Grading - Area A |
| C5.2 | Grading - Area B |
| C6.1 | SESC Plan |
| C6.2 | SESC Details |
| C7.1 | Preliminary Landscape Island Data |
| C7.2 | Preliminary Area A Tree Planting Plan |
| C7.3 | Preliminary Area A Shrub and Perennial Planting Plan |
| C7.4 | Preliminary Area B Tree Planting Plan |
| C7.5 | Preliminary Area B Shrub and Perennial Planting Plan |
| C7.6 | Preliminary Landscape Details |

CITY PROJECT NO. JSP25-033 CENTRAL PARK SOUTH



Know what's below.
Call before you dig.

| | | | | | |
|--|-------------------|--|-------------|---|-------------|
| CLIENT: SOUTH GRAND EQUITIES, LLC 46100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 211 | REVISIONS | SITE OF THE PROPOSED CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY | COVER SHEET | CLIENT PROJECT NO. | PROJECT NO. |
| | 25-01-01 REV. PSP | | | | 11/24/25 |
| | | CITY OF NOVI | MICHIGAN | Environmental engineers, Inc. | DATE ISSUED |
| | | | | 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 | 11/24/25 |
| | | | | PHONE: 248/424-8810 FAX: 248/424-8854 | SHEET NO. |
| | | | | | CO.0 |



- ### DEMOLITION NOTES
- 11 REMOVE EXISTING PAVEMENT TO FULL DEPTH. SLOOT FULL DEPTH WHERE NEW PAVEMENT WILL BE PLACED ADJACENT TO EXISTING PAVEMENT. EXISTING UTILITY STRUCTURES SHALL BE REMOVED AS NECESSARY TO INSTALL NEW PAVEMENT. SEE NOTES ON THE PLANS FOR UTILITY LOCATIONS AND DEPTHS.
 - 12 REMOVE CONCRETE PAVEMENT TO FULL DEPTH. SLOOT FULL DEPTH TO ALL EXISTING POSTS, FOOTINGS, GRAVEL, SPREADS, GRASS AND TREES NOT INDICATED FOR PROTECTION, INCLUDING ROOTS, STRIP TPOISE AND STROUPE ON SITE IN DESIGNATED LOCATION.
 - 13 CLEAN AND GRAB TO THE LIMITS SHOWN. INCLUDE REMOVAL OF ALL EXISTING POSTS, FOOTINGS, GRAVEL, SPREADS, GRASS AND TREES NOT INDICATED FOR PROTECTION, INCLUDING ROOTS, STRIP TPOISE AND STROUPE ON SITE IN DESIGNATED LOCATION.
 - 14 REMOVE EXISTING GRAVEL FULL DEPTH.
 - 15 REMOVE EXISTING GATE, POSTS, AND FOOTINGS, IF ANY PRESENT.
 - 16 REMOVE AND DISPOSE OF ROCKS.
 - 17 REMOVE EXISTING TREES (INCLUDING STUMPS AND ROOTS).
 - 18 REMOVE EXISTING OVER HURDLY AND FOOTINGS, IF ANY PRESENT.
 - 19 REMOVE EXISTING UTILITY STRUCTURES. BACKFILL WITH CLASS 2 FILL AND COMPACT TO NEW MAXIMUM DENSITY. CONTRACTOR TO CONFORM WITH LOCAL ORDINANCES AND SPECIFICATIONS TO REMAIN FOR EXISTING UTILITY STRUCTURES.
 - 20 REMOVE EXISTING UTILITY PIPE MANHOLE WITH CLASS 2 SAND AND COMPACT TO NEW DENSITY. INSTALL INTERIOR PIPELINES AT ALL EXISTING UTILITY LOCATIONS. SEE NOTES ON THE PLANS FOR UTILITY LOCATIONS AND DEPTHS. ALL EXISTING MATERIAL (INCLUDING TPOISE, CLEAN FILL, AND WASTE MATERIAL) SHALL BE DEPOSITED FROM THE SITE.
 - 21 EXISTING STORAGE AND MATERIALS WITHIN THE CLEARING LIMITS ARE TO BE REMOVED AND DELIVERED TO THE LOCATION AS SPECIFIED BY OWNER.
 - 22 ALL DEPRESSIONS CREATED BY DEMOLITION PROCEDURES SHALL BE BACKFILLED WITH CLASS 2 FILL MATERIAL IN 4" LIFTS COMPACTED TO NEW MAXIMUM DENSITY. CONTRACTOR TO CONFORM WITH LOCAL ORDINANCES AND SPECIFICATIONS TO REMAIN FOR EXISTING UTILITY STRUCTURES.
 - 23 CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR CUT AND FILL REQUIREMENTS, AND IS RESPONSIBLE FOR INCLUDING MUDS AND EXCESS MATERIALS TO BE REMOVED FROM ALL EXCESS MATERIAL (INCLUDING TPOISE, CLEAN FILL, AND WASTE MATERIAL) SHALL BE DEPOSITED FROM THE SITE.
 - 24 EXISTING SUPPORTED SLABS AT BUILDING ENTRY DOORS TO REMAIN UNLESS OTHERWISE INDICATED. CONTRACTOR TO REMOVE LAMPS OF EXISTING SUPPORTED SLAB AND REMOVE ALIQUANT BRICKS AS SHOWN ON PLANS.
 - 25 CONTRACTOR TO PROTECT EXISTING WALLS, PAVEMENT, CURBS, GUTTERS, WALLS, FENCES, GATES, LANDSCAPING AND TREES TO REMAIN DURING CONSTRUCTION.

- ### SURVEY NOTES
1. TOPOGRAPHIC AND/OR BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS BY BE BASED ON RECORD DATA NOT RECORDED IN THE PUBLIC RECORDS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL INFORMATION SHOWN ON THIS SURVEY AND NOTIFYING THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL VERIFY A PRIVATE UTILITY LOCATION TO STATE PUBLIC AND PRIVATE UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN TO THE PROPER, TO NOTIFY OF PRIVATE UTILITY LOCATIONS TO BE REMOVED.
 4. CONTRACTOR SHALL CONTACT WITHIN 48 HOURS THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR STAKING OF UTILITIES.

- PROPOSED DELINEATED METAL AND WOOD IMPACT AREA 4.89 SQ. FT. OF 619 AC.
- PROPOSED METAL AND WOOD IMPACT AREA 3.64 SQ. FT. OF 619 AC.

CLIENT:
SOUTH GRAND EQUITIES, LLC
45100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

TAX ID. #22-17-400-048
ZONED: OSC
OFFICE SERVICE COMMERCIAL

REVISIONS
#1-01-21 REV. PSP

TAX ID. #22-17-400-043
ZONED: R-3
ONE FAMILY RESIDENTIAL

TAX ID. #22-17-400-044
ZONED: R-3
ONE FAMILY RESIDENTIAL

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OAKLAND COUNTY

CITY OF NOVI

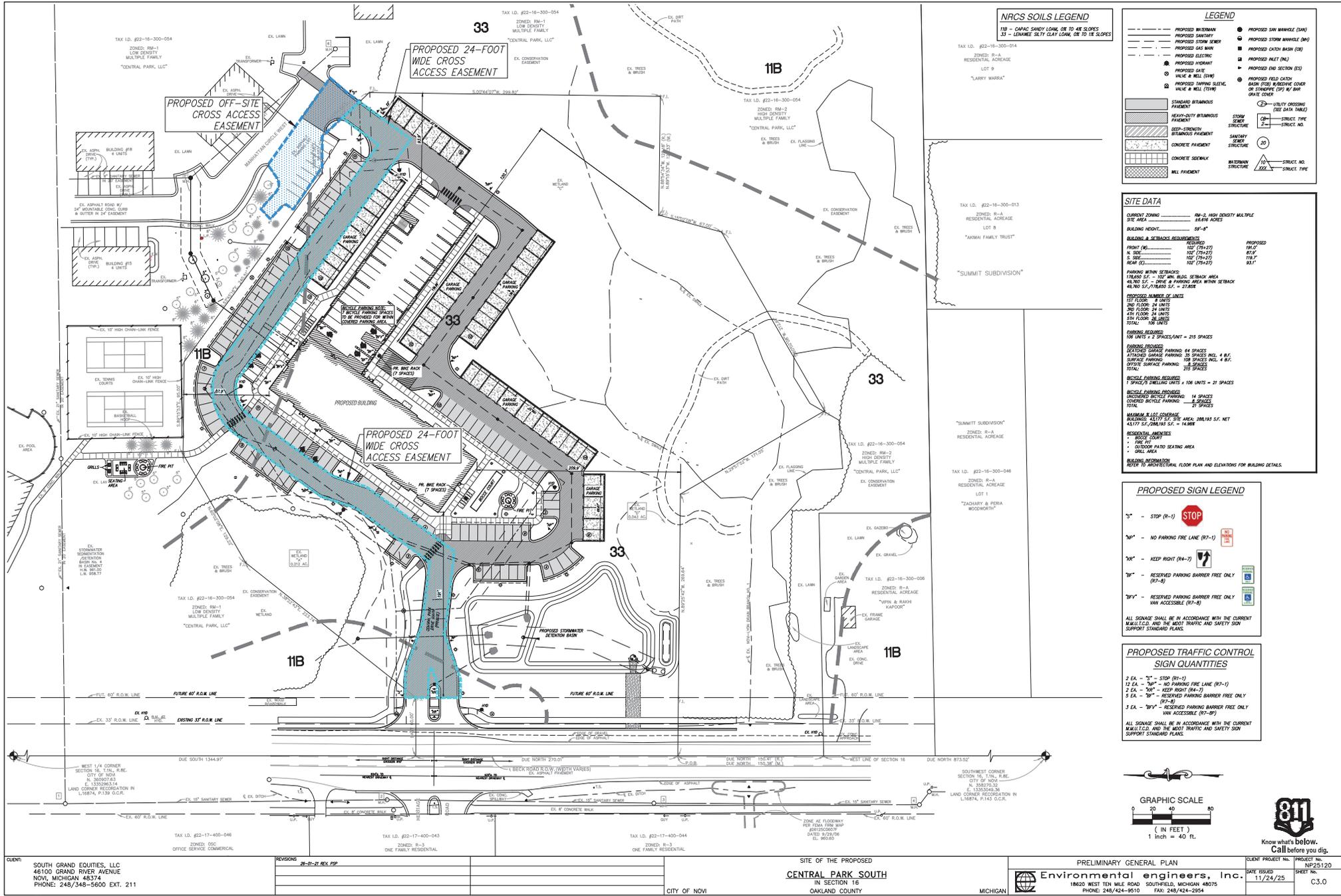
MICHIGAN

PRELIMINARY DEMOLITION PLAN & WETLAND IMPACT PLAN
Environmental engineers, Inc.
18200 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-0810 FAX: 248/424-0854

CLIENT PROJECT NO.:
PROJECT NO.: NP251120
DATE ISSUED: 11/24/25
SHEET NO.: C2.1



Know what's below.
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NRCS SOILS LEGEND

T1B - CAPAC SANDY LOAM, USE TO 4% SLOPES
 U3 - LOAMINE SILTY CLAY LOAM, USE TO 1% SLOPES

LEGEND

| | | | |
|-----|--|---|--|
| --- | PROPOSED PERMANENT PROPOSED SANITARY | ● | PROPOSED SAN MANHOLE (S/M) |
| --- | PROPOSED STORM SEWER | ■ | PROPOSED STORM MANHOLE (S/M) |
| --- | PROPOSED GAS MAIN | ■ | PROPOSED CATCH BASIN (C/B) |
| --- | PROPOSED ELECTRIC | ■ | PROPOSED INLET (IN) |
| ○ | PROPOSED HYDRANT | ■ | PROPOSED END SECTION (E/S) |
| ○ | PROPOSED GAS VALVE & WELL (G/W) | ■ | PROPOSED FUEL OILY BASK (F/O) W/RETICULAR COVER OR SIMILAR (F/O) OF BASK ORATE COVER |
| ○ | PROPOSED TAPPING SLUIC, VALVE & WELL (T/S/W) | ○ | STORM SEWER STRUCTURE |
| □ | STANDARD BITUMINOUS PAVEMENT | ○ | STORM SEWER STRUCTURE |
| □ | HEAVY-DUTY BITUMINOUS PAVEMENT | ○ | STORM SEWER STRUCTURE |
| □ | DEEP-STRENGTH BITUMINOUS PAVEMENT | ○ | STORM SEWER STRUCTURE |
| □ | CONCRETE PAVEMENT | ○ | STORM SEWER STRUCTURE |
| □ | CONCRETE SIDEWALK | ○ | STORM SEWER STRUCTURE |
| □ | MILL PAVEMENT | ○ | STORM SEWER STRUCTURE |

SITE DATA

CURRENT ZONING: RM-3, HIGH DENSITY MULTIPLE SITE AREA
 BUILDING HEIGHT: 50'-0"

BUILDING & SETBACKS REQUIREMENTS

FRONT (F): 100' (F75-27)
 REAR (R): 100' (R75-27)
 SIDE (S): 100' (S75-27)
 REAR (R): 100' (R75-27)

PARKING WITHIN SETBACKS

15,000 S.F. - 100' MIN. WIDE DRIVEWAY AREA
 40,700 S.F. - DRIVE & PARKING AREA WITHIN SETBACKS
 40,000 S.F. - DRIVEWAY S.F. - DRIVE

PROPOSED NUMBER OF UNITS

1ST FLOOR: 168 UNITS
 2ND FLOOR: 24 UNITS
 3RD FLOOR: 24 UNITS
 4TH FLOOR: 24 UNITS
 5TH FLOOR: 24 UNITS
 TOTAL: 168 UNITS

PARKING REQUIRED

168 UNITS x 2 SPACES/UNIT = 215 SPACES

PARKING PROVIDED

DETACHED GARAGE PARKING: 64 SPACES
 ATTACHED GARAGE PARKING: 35 SPACES INCL. 4 B.F.
 SURFACE PARKING: 108 SPACES INCL. 4 B.F.
 TOTAL: 207 SPACES

BICYCLE PARKING PROVIDED

1 SPACE x 100 UNITS = 100 UNITS = 21 SPACES

BICYCLE PARKING PROVIDED

UNIMPAVED BICYCLE PARKING: 14 SPACES
 COVERED BICYCLE PARKING: 8 SPACES
 TOTAL: 22 SPACES

MAXIMUM 2 LOT COVERAGE BUILDINGS 2,177 S.F. SITE AREA: 398,193 S.F. NET 4,177 S.F. COVERED S.F. = 4.46%

RESIDENTIAL AMENITIES

- POOL DECK
- FIRE PIT
- OUTDOOR PATIO SEATING AREA
- GRILL AREA

REVISIONS

REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

PROPOSED SIGN LEGEND

5" - STOP (R-1)

7'0" - NO PARKING FIRE LANE (R-7)

7'0" - KEEP RIGHT (R-4-7)

7'0" - RESERVED PARKING BARRIER FREE ONLY (R-7-B)

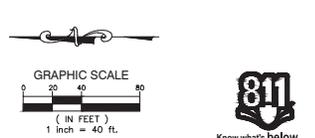
7'0" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R-7-B)

ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.C.C. AND THE MOST TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

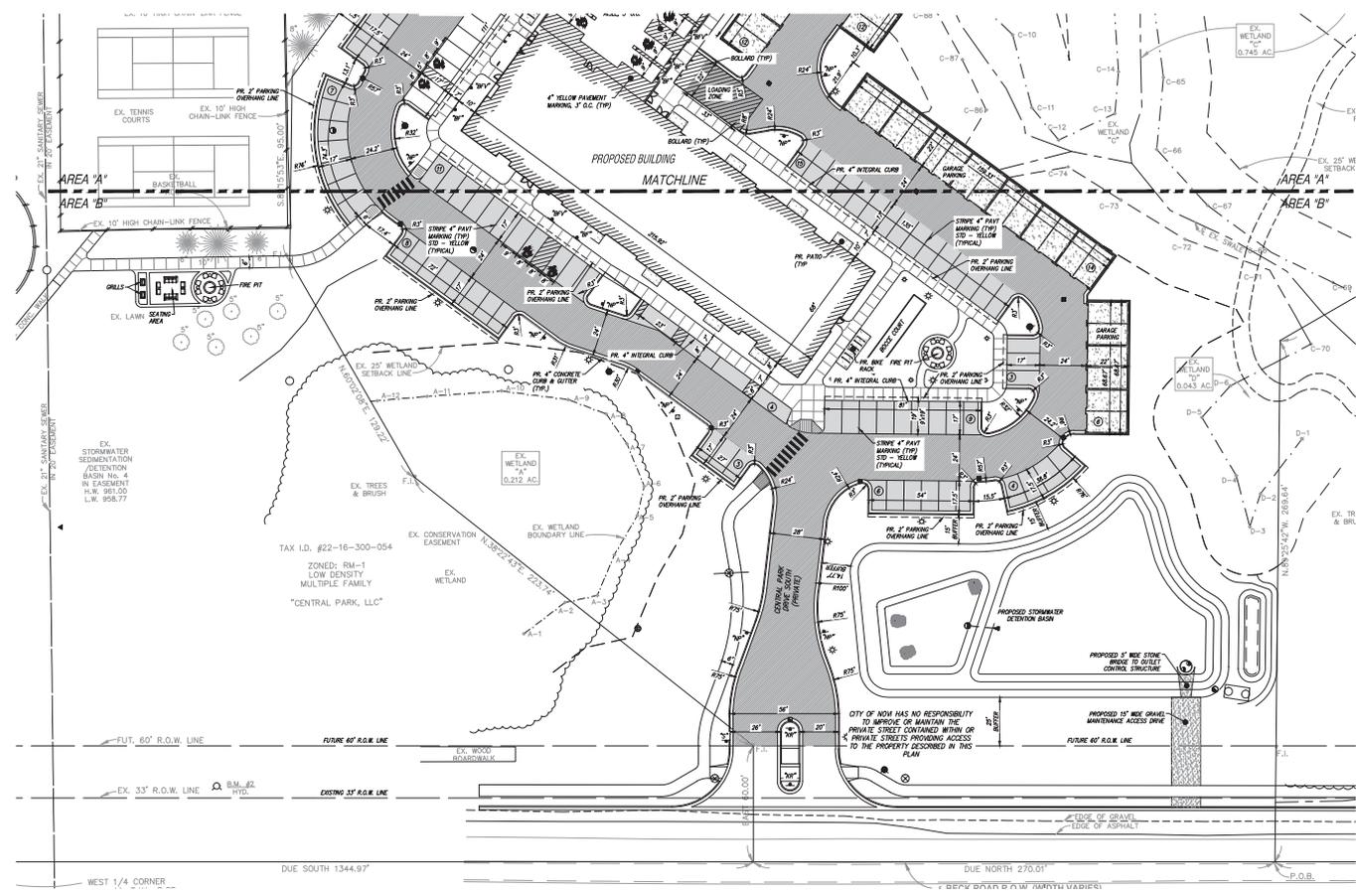
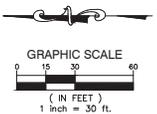
PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

2 EA. - 5" - STOP (R-1)
 2 EA. - 7'0" - NO PARKING FIRE LANE (R-7)
 2 EA. - 7'0" - KEEP RIGHT (R-4-7)
 5 EA. - 7'0" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R-7-B)
 3 EA. - 7'0" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R-7-B)

ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.C.C. AND THE MOST TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.



| | | | |
|---|--|--|---|
| <p>CLIENT: SOUTH GRAND EQUITIES, LLC 45100 GRAND RIVER AVENUE NOV, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 111</p> | <p>REVISIONS: 26-01-21 REV. PSP</p> | <p>SITE OF THE PROPOSED CENTRAL PARK SOUTH IN SECTION 16 IN SECTION 16 OAKLAND COUNTY MICHIGAN</p> | <p>CLIENT PROJECT NO.: PROJECT NO.: NP251120 DATE ISSUED: 11/24/25 SHEET NO.: C3.0</p> |
|---|--|--|---|



LEGEND

| | |
|--|--|
| --- PROPOSED WATER MAIN | ● PROPOSED SAN MANHOLE (SM) |
| --- PROPOSED SANITARY | ● PROPOSED STORM MANHOLE (SM) |
| --- PROPOSED STORM SEWER | ■ PROPOSED CATCH BASIN (CB) |
| --- PROPOSED GAS MAIN | ■ PROPOSED INLET (IN) |
| --- PROPOSED ELECTRIC | ■ PROPOSED END SECTION (ES) |
| ● PROPOSED HYDRANT | ■ PROPOSED FILL CATCH BASIN (FCB) W/ BARRIAGE COVER OR STAINLESS (SP) W/ BAR GRATE COVER |
| ○ PROPOSED SITE W/ WELL (WELL) | ○ PROPOSED UTILITY CROSSING (SEE DATA SHEET) |
| ○ PROPOSED TAPPING SLEEVES W/ WELL (TSW) | ○ --- STRUCTURE THREE |
| --- STANDARD BITUMINOUS PAVEMENT | ○ --- STRUCTURE TWO |
| --- HEAVY-DUTY BITUMINOUS PAVEMENT | ○ --- STRUCTURE ONE |
| --- SOFT-STRENGTH BITUMINOUS PAVEMENT | ○ --- STRUCTURE ZERO |
| --- CONCRETE PAVEMENT | ○ --- STRUCTURE NEGATIVE |
| --- SANITARY SEWER STRUCTURE | ○ --- STRUCTURE FIVE |
| --- CONCRETE SIDEWALK | |
| --- MILL PAVEMENT | |

PROPOSED SIGN LEGEND

| | |
|---|--|
| 5' - STOP (R-1) | |
| 7'6" - NO PARKING FIRE LANE (R7-1) | |
| 7'6" - KEEP RIGHT (R4-7) | |
| 7'6" - RESERVED PARKING BARRIER FREE ONLY (R7-3) | |
| 7'6" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-3) | |

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.U.L.C.O. AND THE MOST TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

| |
|---|
| 1 EA. - 5' - STOP (R-1) |
| 14 EA. - 7'6" - NO PARKING FIRE LANE (R7-1) |
| 2 EA. - 7'6" - KEEP RIGHT (R4-7) |
| 5 EA. - 7'6" - RESERVED PARKING BARRIER FREE ONLY (R7-3) |
| 3 EA. - 7'6" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-3) |

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.U.L.C.O. AND THE MOST TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NOTE

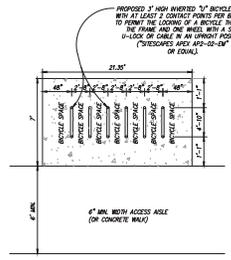
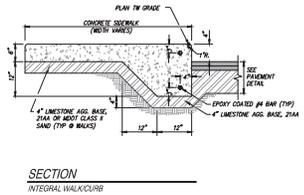
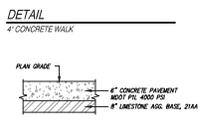
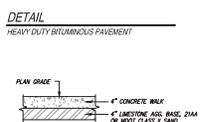
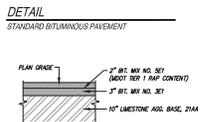
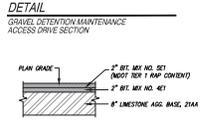
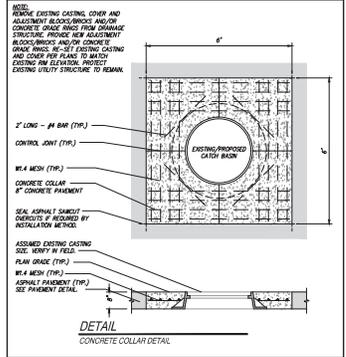
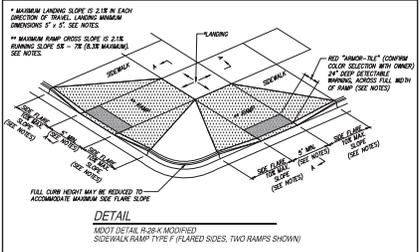
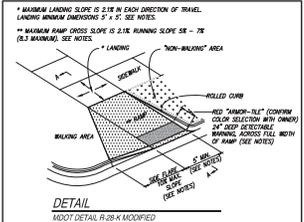
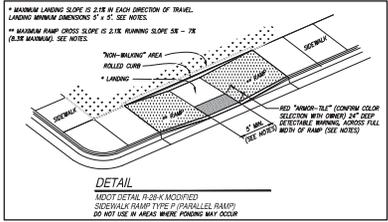
CITY OF NOV HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.

| | | | |
|--|-------------------|--|---|
| CLIENT: SOUTH GRAND EQUITIES, LLC 45100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 211 | REVISIONS | SITE OF THE PROPOSED CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY | CLIENT PROJECT No. PROJECT No. NP251120 |
| | 26-01-21 REV. PSP | | |
| | | CITY OF NOV | MICHIGAN |

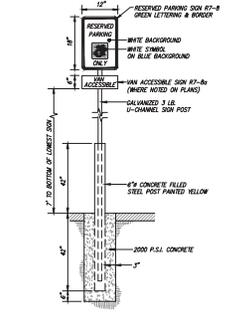
811 Know what's below. Call before you dig.

Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/624-9510 FAX: 248/624-9544

SHEET No. C3.2



DETAIL
BICYCLE RACK PARKING



DETAIL
BARRIER FREE SIGN IN PAVEMENT DETAIL

PAVING CONSTRUCTION NOTES

1. SUBGRADE AND PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING NOTES.
2. REMOVE ANY EXISTING TPO, VEGETATION, TREES AND OTHER OBSTACLES MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHALL BE COMPLETELY REMOVED.
3. GRADE TO THE TOP OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
4. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE SHALL BE COMPACTED TO A DENSITY NO LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MOOTED PROCTOR (ASTM D 1557-95).
5. THE FINAL SUBGRADE SHALL BE THOROUGHLY PROTECTED UNDER THE SUPERVISION OF A GEOTECHNICAL PAVEMENT ENGINEER. LOSS OF YELLOW WEAR SURFACE CANNOT BE MECHANICALLY FINISHED. LOSS OF YELLOW WEAR SURFACE CANNOT BE REPAIRED BY FIELD CONDITIONS.
6. THE AGGREGATE BASE SHALL BE COMPACTED TO A DENSITY NO LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MOOTED PROCTOR (ASTM D 1557-95). THE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
7. ALL BITUMINOUS MATERIALS SHALL BE COMPACTED TO A DENSITY NO LESS THAN 97 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
8. A BOND COAT OF 55-70 EMULSION IS REQUIRED BETWEEN THE LENDING COURSE AND THE BEARING COURSE. BOND EMULSION OR AGGREGATE EMULSION BETWEEN PLACEMENT OF THE BITUMINOUS COURSES OF THE SURFACE OF THE PAVEMENT HAS BEEN CONTAMINATED WITH OILY SOLES OF CROSS MATERIAL. THE BOND COAT SHALL BE APPLIED IN A UNIFORM MANNER OVER THE SURFACE AT A RATE OF 0.1 GALLONS/SY. IN THE EVENT A BOND COAT IS NOT REQUIRED, THE LENDING COURSE MAY REQUIRE LOCALIZED BROOM CLEANING.
9. PERFORMANCE GRADE PDSB-28 ASPHALT CEMENT SHALL BE USED IN THE PRODUCTION OF ALL BITUMINOUS MIXTURES. RECOMMENDED ASPHALT PAVEMENT (PAV) SHALL BE ALLOWED ONLY AS SPECIFIED BY THE CURRENT MOST STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED ON THE PROJECT DETAILS.
10. CONSTRUCTION MATERIALS SHALL BE MINIMUM ON THE NEW PAVEMENT IF CONSTRUCTION MATERIALS IS OBSERVED ON THE PAVEMENT SURFACE. THE PLACEMENT OF THE FINAL SET SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW BOND TO BE COMPLETELY CURED. IF ANY SETTING OILS, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM, THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO ANY DAMAGED SECTION RESULTING FROM CONSTRUCTION ACTIVITY.
11. OVER CURB HEIGHT SHALL BE 2000 HEIGHT IN THE FEET AT ALL CURB EDGES UNLESS OTHERWISE NOTED ON THE PLAN.
12. WALKWAY CURB AND OUTER SECTION IS ADJACENT TO A BARRIER FREE RAMP. DROP CURB HEIGHT TO MAINTAIN 4\"/>

| | | | | |
|--|---------------------------------|--|--------------------------------|-------------------------|
| CLIENT: SOUTH GRAND EQUITIES, LLC 45100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 211 | REVISIONS: 28-01-21 REV. PSP | SITE OF THE PROPOSED CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY | CLIENT PROJECT NO: MICHIGAN | PROJECT NO: NP251120 |
| | | | DATE ISSUED: 11/24/25 | SHEET NO: C3.3 |



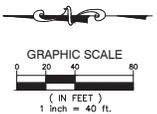
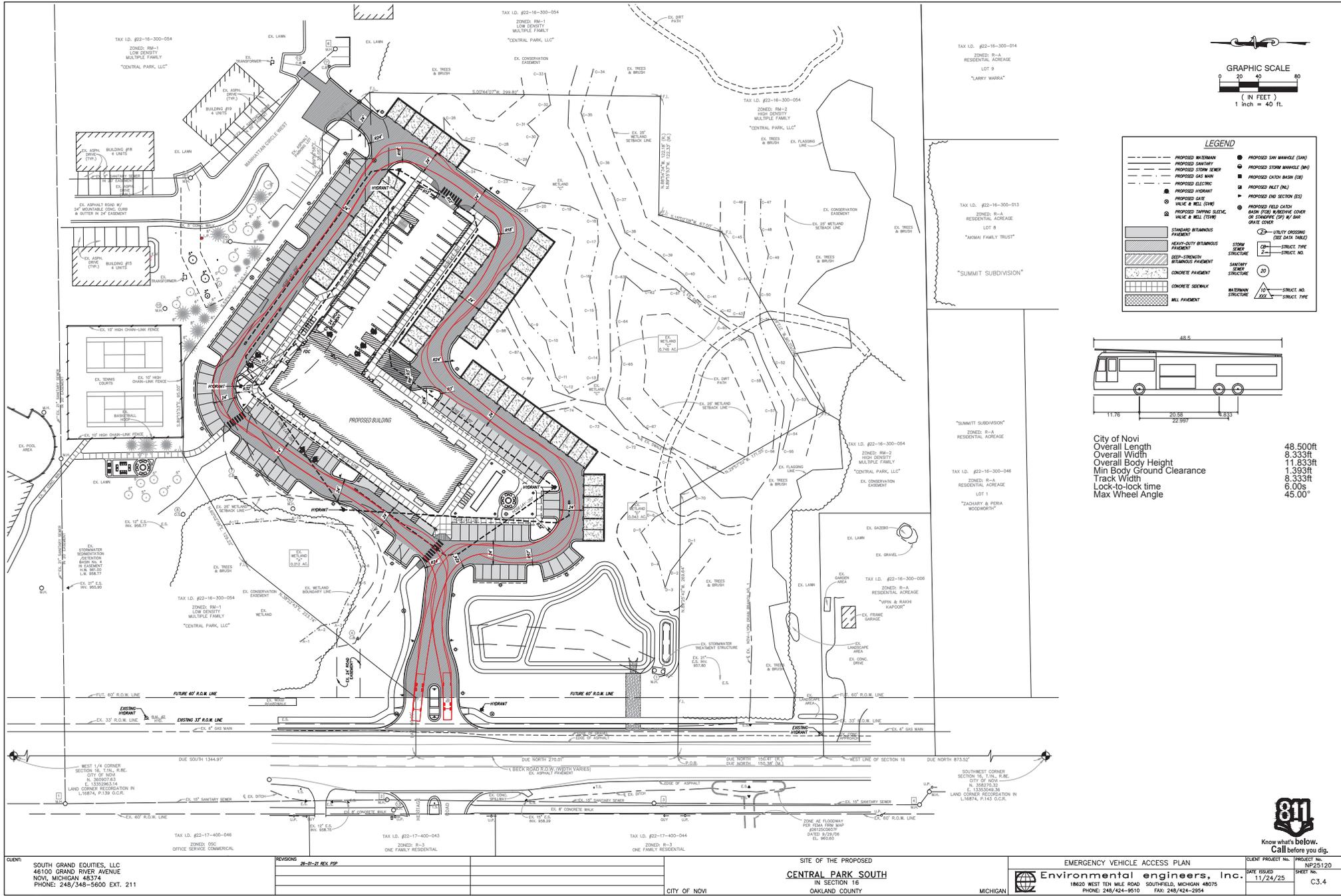
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Environmental engineers, Inc.

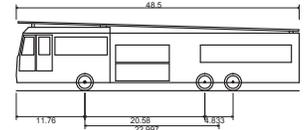
 18620 WEST TEN MILE ROAD SOUTHWELL, MICHIGAN 48075

 PHONE: 248/624-2810 FAX: 248/624-2854



LEGEND

| | |
|--|---|
| --- PROPOSED WATER MAIN | ● PROPOSED SAN MANHOLE (SM) |
| --- PROPOSED SANITARY | ● PROPOSED STORM MANHOLE (SM) |
| --- PROPOSED STORM SEWER | ■ PROPOSED CATCH BASIN (CB) |
| --- PROPOSED GAS MAIN | ■ PROPOSED INLET (IN) |
| --- PROPOSED ELECTRIC | ▶ PROPOSED END SECTION (ES) |
| ○ PROPOSED HYDRANT | ▶ PROPOSED FILL CATCH BASIN (FCB) & BARRIERS COVER OR STANDBY (SP) W/ BAR ON ONE CORNER |
| ○ PROPOSED GAS E. W/ E. W/ BELL (EWE) | ○ PROPOSED TAPPING SLEEVE, W/ E. W/ BELL (TSW) |
| ○ PROPOSED UTILITY CROSSING (SEE DATA SHEET) | ○ PROPOSED UTILITY CROSSING (SEE DATA SHEET) |
| STANDARD BITUMINOUS PAVEMENT | STORM SEWER STRUCTURE |
| HEAVY-DUTY BITUMINOUS PAVEMENT | STORM SEWER STRUCTURE |
| POA-STRONG BITUMINOUS PAVEMENT | SANITARY SEWER STRUCTURE |
| CONCRETE PAVEMENT | CONCRETE SEWER STRUCTURE |
| MIL PAVEMENT | MIL PAVEMENT |
| | STREET NO. |
| | STREET FIRE |



| | |
|---------------------------|---------|
| City of Novi | 48.50ft |
| Overall Length | 8.33ft |
| Overall Width | 11.83ft |
| Overall Body Height | 1.39ft |
| Min Body Ground Clearance | 8.33ft |
| Track Width | 6.00s |
| Lock-to-lock time | 45.00" |
| Max Wheel Angle | |

CLIENT: SOUTH GRAND EQUITIES, LLC
45100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

| REVISIONS | DATE | BY |
|-------------------|------|----|
| 26-01-21 REV. PSP | | |

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OAKLAND COUNTY

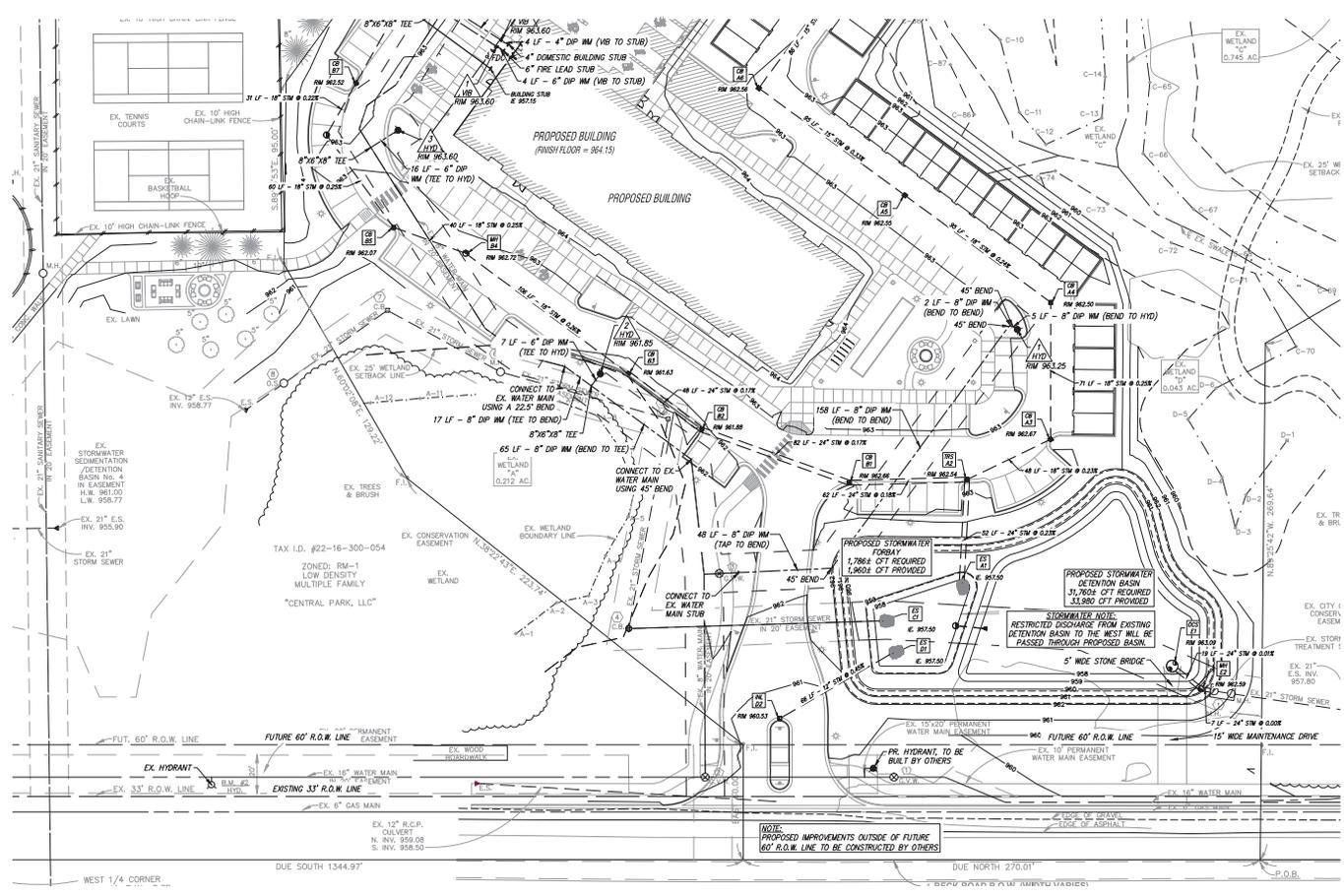
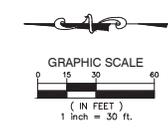
EMERGENCY VEHICLE ACCESS PLAN

Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2554

CLIENT PROJECT NO. NP25120
PROJECT NO. NP25120
DATE ISSUED 11/24/25
SHEET NO. C3.4



Know what's below.
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STORM STRUCTURE SCHEDULE

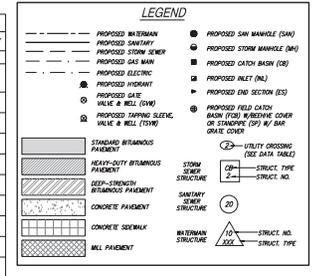
| STR. NO. | TYPE | RM. ELEV. | RM. SIZE | RM. DIA. | INVERT | OUTLET |
|----------|---------------------|-----------|-----------|----------|----------|--------|
| A1 | Reinforced Concrete | 959.82 | 24" x 24" | 18" | E 957.67 | N |
| A2 | TREATMENT STRUCTURE | 962.54 | 18" x 24" | 18" | E 957.25 | N |
| A3 | 4" DIA CATCH BASIN | 962.67 | 18" x 18" | 18" | E 957.27 | N |
| A4 | 4" DIA CATCH BASIN | 962.50 | 18" x 18" | 18" | E 957.11 | OH |
| A5 | 4" DIA CATCH BASIN | 962.55 | 18" x 18" | 18" | E 958.44 | OH |
| A6 | 4" DIA CATCH BASIN | 962.56 | 18" x 18" | 18" | E 958.44 | OH |
| A7 | 4" DIA CATCH BASIN | 962.90 | 18" x 18" | 18" | E 958.24 | OH |
| A8 | 4" DIA CATCH BASIN | 963.00 | 18" x 18" | 18" | E 958.24 | OH |
| A9 | 4" DIA CATCH BASIN | 963.00 | 18" x 18" | 18" | E 958.24 | OH |
| A10 | 4" DIA CATCH BASIN | 963.00 | 18" x 18" | 18" | E 958.24 | OH |
| A11 | 4" DIA CATCH BASIN | 962.96 | 24" x 24" | 18" | E 957.72 | OH |
| A12 | 4" DIA CATCH BASIN | 961.88 | 24" x 24" | 18" | E 957.87 | OH |
| A13 | 4" DIA CATCH BASIN | 961.63 | 18" x 18" | 18" | E 957.90 | OH |
| A14 | 4" DIA MANHOLE | 962.72 | 18" x 18" | 18" | E 958.27 | OH |
| A15 | 4" DIA CATCH BASIN | 962.04 | 18" x 18" | 18" | E 958.27 | OH |
| A16 | 4" DIA MANHOLE | 962.94 | 18" x 18" | 18" | E 958.47 | OH |
| A17 | 4" DIA CATCH BASIN | 962.52 | 18" x 18" | 18" | E 958.44 | OH |
| A18 | 4" DIA CATCH BASIN | 961.78 | 18" x 18" | 18" | E 958.07 | OH |
| A19 | 4" DIA CATCH BASIN | 961.78 | 18" x 18" | 18" | E 958.07 | OH |
| A20 | 4" DIA INLET | 961.77 | 12" x 12" | 12" | E 960.07 | OH |
| A21 | Reinforced Concrete | 963.42 | 12" x 12" | 12" | E 957.57 | OH |
| A22 | Reinforced Concrete | 963.61 | 12" x 12" | 12" | E 957.50 | OH |
| A23 | 4" DIA INLET | 963.53 | 12" x 12" | 12" | E 957.80 | OH |
| A24 | 4" DIA MANHOLE | 962.59 | 24" x 24" | 18" | E 960.69 | OH |
| A25 | 4" DIA CATCH BASIN | 959.88 | 12" x 12" | 12" | E 958.71 | OH |
| A26 | 4" DIA MANHOLE | 962.49 | 24" x 24" | 18" | E 960.67 | OH |

SANITARY STRUCTURE SCHEDULE

| STR. NO. | TYPE | RM. ELEV. | RM. SIZE | RM. DIA. | INVERT | OUTLET |
|----------|----------------|-----------|----------|----------|----------|--------|
| S1 | 4" DIA MANHOLE | 964.00 | 8" x 8" | 8" | E 961.37 | OH |
| S2 | 4" DIA MANHOLE | 963.54 | 8" x 8" | 8" | E 960.87 | OH |

UTILITY QUANTITY TABLE - TOTAL DEVELOPMENT

| ITEM | QUANTITY |
|--------------------------|----------|
| 24" CONCRETE PIPE | 270 LF |
| 18" CONCRETE PIPE | 440 LF |
| 12" CONCRETE PIPE | 400 LF |
| 8" CONCRETE PIPE | 100 LF |
| 24" END SECTION | 1 EA |
| 18" END SECTION | 1 EA |
| 12" END SECTION | 1 EA |
| 8" END SECTION | 1 EA |
| 4" DIA BASIN | 22 EA |
| 4" DIA INLET | 2 EA |
| TREATMENT STRUCTURE | 1 EA |
| OUTLET CONTROL STRUCTURE | 1 EA |
| SANITARY | |
| 8" PVC DIP 225 PIPE | 228 LF |
| 4" MANHOLE | 2 EA |
| BRIDGE | |
| 8" CL 54 DIA PIPE | 270 LF |
| 6" CL 54 DIA PIPE | 440 LF |
| 4" CL 54 DIA PIPE | 400 LF |
| HYDRANT ASSEMBLY | 1 EA |
| 45° BEND | 1 EA |
| 90° TEE | 1 EA |
| 6" DIA TEE | 1 EA |
| 4" DIA TEE | 1 EA |
| 6" VALVE IN BOX | 1 EA |
| 6" VALVE IN BOX | 1 EA |



- ### UTILITY NOTES
- STORM SEWER 12" AND LARGER SHALL BE 20' CL 1/4 (PREM.) UNLESS OTHERWISE NOTED ON THE PLAN.
 - STORM SEWER 6" AND SMALLER SHALL BE PVC DIP 225. STORM SEWER GREATER THAN 6" THROUGH 18" SHALL BE PVC DIP 24.
 - SANITARY SEWER SHALL BE PVC DIP 225. PIPE LEADS SHALL BE SLOD WALL, PVC DIP 225.
 - WATER MAIN SHALL BE CLASS 54 DUCTILE IRON. WATER MAINS SHALL BE LEAKAGE AND PRESSURE TESTED IN ACCORDANCE WITH AASHTO STANDARD SPEC. WATER MAINS SHALL BE DISTRIBUTED IN ACCORDANCE WITH AASHTO STANDARD SPEC. PRIOR TO BEING PUT INTO SERVICE.
 - ALL UTILITY TRENCHES SHALL FILL WITH 12" MIN. THICKNESS OF FLEETING. AREAS SHALL BE BACKFILLED WITH CLASS 2 SAND AND COMPACTED TO 95% OF MAXIMUM DENSITY.
 - ALL WATER MAINS SHALL BE BURIED WITH 4" OF COVER FROM PROPOSED GRASSES. USE 22.5" DEEPS TO COVER WATER MAINS UNDER 4" UTILITY CROSSING.
 - WHERE HYDRANTS ARE INDICATED ON THE PLAN, COMPLETE HYDRANT ASSEMBLIES ARE PROVIDED. INCLUDING SHUT-OFF VALVE AND END FITTING TO THE STANDARD DETAIL. REFER TO STANDARD DETAIL FOR DETAILED REQUIREMENTS. THE ELEVATION OF THE VALVE BOX SHALL BE EQUAL TO THE FRESH GRADE FIN ELEVATION OF THE HYDRANT UNLESS OTHERWISE NOTED.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
 - ALL UTILITIES SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
 - ALL HYDRANTS MUST BE AT LEAST 5' FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
 - ALL UTILITIES SHALL BE PLACED AT LEAST 1' FROM OTHER UTILITIES, SHORTRUN TREES, AND FIRED STRUCTURES.
 - UNLESS OTHERWISE NOTED, ALL STORM SEWER STRUCTURES SHALL BE 4" DIAMETER. INLETS SHALL BE 2" DIAMETER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURE SIZES IN RELATION TO PIPE SIZES AND ANGLES AND PROVIDING THEM AS ACCORDING TO UNLESS OTHERWISE NOTED. THE STANDARD DETAIL SHEET CONTAINS SHALL BE:
 - PLANT: CATCH BASIN - 1/4" DIA - 18"
 - FRAMES WITH CURB HOLES WILL NOT BE ALLOWED.
 - TWO CATCH BASINS - 1/4" DIA - 18"
 - MANHOLE - 1/4" DIA - 18"
 - FOR CURB CATCH BASINS, SEE BASIN LOCATION DETAIL FOR BASIN STAINING RELATIVE TO THE CURB.
 - SANITARY MANHOLE COVERS SHALL BE LABELED "SANITARY SEWER" ONLY. REFER TO STANDARD DETAIL SHEET FOR REQUIRED TEXT OF UTILITY COVERS.
 - SEE SHEET C-4.3 FOR CL-54 SANITARY SEWER NOTES.
 - LOCATIONS OF LIGHT Poles AS SHOWN ON THESE DRAWINGS MAY BE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL LIGHT Poles, SIGNALS, TRAFFIC SIGNALS, ETC. PRIOR TO STARTING AND ELECTRICAL CONTRACTOR, INSPECTOR, AND CIVIL ENGINEER TO DETERMINE PROPER PLACEMENT.
 - WHERE THESE PLANS DIFFER FROM THE STANDARD DETAILS OR STANDARD SPECIFICATIONS OF THE CONTRACTOR, THE CONTRACTOR REQUIREMENTS SHALL GOVERN.
 - ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY CONCRETE MATERIAL BROUGHT ON SITE.
 - IF NEW TRENCH IS NEEDED OR RECONSTRUCTED DURING CONSTRUCTION, THEN A NEW TRENCH PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

| | | | | |
|---|------------------------------|--|--|----------------------|
| CLIENT: SOUTH GRAND EQUITIES, LLC 45100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 211 | REVISIONS: 26-01-21 REV. PSP | SITE OF THE PROPOSED: CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY MICHIGAN | CLIENT PROJECT NO.: PRELIMINARY UTILITY PLAN AREA B | PROJECT NO.: NP25120 |
| DATE ISSUED: 09/26/25 | SHEET NO.: | CITY OF NOVI | Environmental engineers, Inc. 18200 WEST TEN MILE ROAD SOUTHWELL, MICHIGAN 48075 PHONE: 248/424-8510 FAX: 248/424-8554 | C3.2 |



Know what's below. Call before you dig.

Spalding DeDecker Associates, Inc.
905 South Boulevard East
Rochester Hills, Michigan 48307



Project Name: Central Park Estates South
Job No.: NP25120

Prepared by: Jerry Keeder

Date: 1/19/2026

Basis for Sanitary Sewer Design

Base Factor for Units

| Type of Use | Unit Type | REU Conversion Factor | No. of Units | Equivalent REUs |
|--------------|--------------------------------|-----------------------|--------------|-----------------|
| Multi family | One Bedroom Unit / 0.6 REUs | 0.6 | 42 | 25 |
| | Two Bedroom Unit / 0.75 REUs | 0.75 | 58 | 44 |
| | Three Bedroom Unit / 0.75 REUs | 0.75 | 6 | 5 |
| | | | Total | 73 |

Base Population per Unit

2.1 people per unit X equivalent REUs = 154 people

Average Flow

154 people X 100 GCPD = 15,372 gal/day
15,372 gal/day x 1 day/86400 sec x 1 cfs/7.48 gal = 0.0238 cfs

Peak Factor

$Q = (18 + \text{SQRT}(p / 1000)) / (4 + \text{SQRT}(p/1000)) = 4.1876$ (Ten States Standards)

Peak Flow

4.1876 x 15372 gal/day = 64,371 gal/day = 45 GPM
64,371 gal/day x 1 day/86400 sec x 1 cfs/7.48 gal = 0.0996 cfs

Water Main Basis of Design

REU Calculation

| Factor | Units | Equivalent Units (R.E.U.) |
|--------|-------|---------------------------|
| 0.6 | 42 | 25 |
| 0.75 | 64 | 48 |
| | | Total = 73 |

Total Population

2.1 people per units X R.E.U. = 153.3 people

Average Flow

153.3 people X 100 GCPD = 15,330 gal/day = 0.01533 mgd
15,330 gal/day x 1 day/86400 sec x 1 cfs/7.48 gal = 0.0237 cfs

Peak Factor

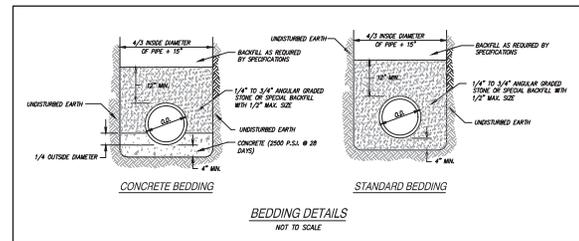
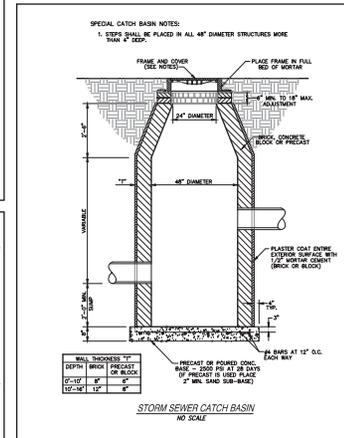
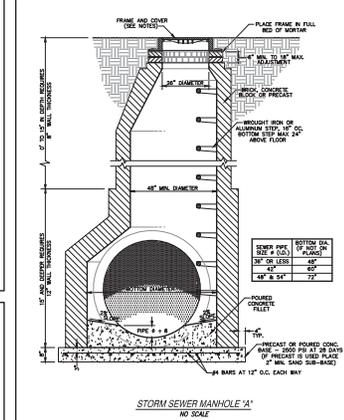
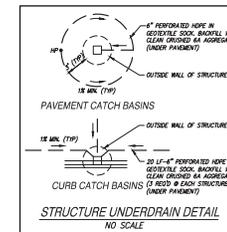
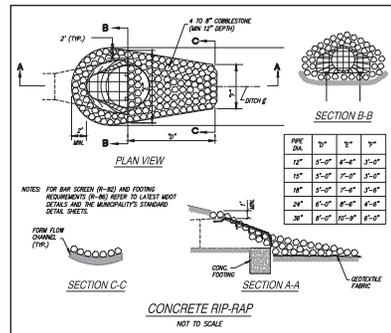
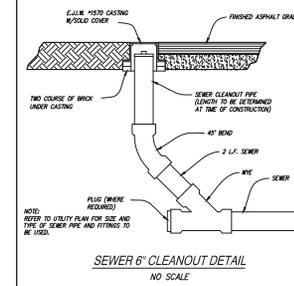
$Q = (18 + \text{SQRT}(p / 1000)) / (4 + \text{SQRT}(p/1000)) = 4.1880$ (Ten States Standards)

Peak Flow

4.1880 x ave gal/day = 64,201 gal/day = 0.06420 mgd
64,201 gal/day x 1 day/86400 sec x 1 cfs/7.48 gal = 0.0993 cfs

OCCDPW SANITARY SEWER NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL UNIT OF GOVERNMENT AND THE OHIO AND COUNTY DRAIN COMMISSIONER (OCDC). ALL SANITARY SEWER CONSTRUCTION SHALL HAVE FULL-SCALE INSPECTION SUPPORTED BY A PROFESSIONAL ENGINEER PROVIDED BY OR CHARGED TO BE PROVIDED BY THE LOCAL UNIT OF GOVERNMENT.
- AT ALL CONNECTIONS TO OCCDPW SEWERS OR EXTENSIONS, AND BEFORE START OF CONSTRUCTION, THE CONTRACTOR MUST OBTAIN A SEWER INSPECTION PERMIT ISSUED BY OCDC. SEWER INSPECTION PERMITS ARE \$200 FOR EACH CONNECTION PLUS \$50 FOR EACH MANHOLE CONSTRUCTED. PRESSURE SEWER PERMIT CHARGES ARE \$200 PER 1 AND 1/2" OF FORCE MAIN WITH A MINIMUM PERMIT FEE OF \$500. FAILURE TO OBTAIN ANY TEST REPORT WILL RESULT IN AN ADDITIONAL CHARGE TO THE CONTRACTOR FOR EACH RETICLE. IN ACCORDANCE WITH THE ABOVE, THE CONTRACTOR SHALL ALSO HAVE POSTED WITH OCDC A BLOCK PARTY SIGN AND BLOCK PARTY SIGN. THE CONTRACTOR SHALL NOTIFY THE LOCAL UNIT OF GOVERNMENT AND THE OCDC 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. FINAL TESTS MUST BE WITNESSED BY COUNTY PERSONNEL AND MUST BE SCHEDULED IN ADVANCE.
- NO SEWER INSTALLATION SHALL HAVE AN IMPERMEABLE EXISTING 300 GALLON PER INCH DIAMETER PIPE RUN OF MORE THAN 24-HOUR PERIOD, AND NO UNDER 18" OF SEWER BETWEEN MANHOLES SHALL EXCEED 250 GALLON PER INCH CONNECTION PER INCH. ALL TESTS IN ALL OF PROVISION TESTS SHALL BE CONDUCTED IN THE FORM "OCCDPW TEST", SHALL BE CONDUCTED WITH THE SAME PIPE AND JOINTS APPROVED BY OCDC MAY BE USED FOR SANITARY SEWER CONSTRUCTION.
- AT ALL CONNECTIONS TO AN EXISTING OCCDPW SEWER OR EXTENSION HEREIN, A WATERPROOF MANHOLE WITH A CORROSION RESISTANT COVER SHALL BE PROVIDED. THE WATERPROOF MANHOLE SHALL BE PROVIDED A TEMPORARY 12-INCH DEEP SAND SHALL ALSO BE PROVIDED IN THE FORCE MAIN. AFTER THE CONNECTION WORK HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONDUCT AN ANY ACCEPTANCE TEST UP TO THE STANDARD FALLET PROVIDED FOR THE FLOW CHANGE.
- ALL BUILDING LEADS AND RISERS SHALL BE SIX INCH SIX 3/8" ABS PIPE WITH CHEMICALLY TREATED JOINTS OR AN APPROVED EQUAL PIPE AND JOINT. BUILDING LEADS TO BE FINISHED WITH REMOVABLE AIRTIGHT AND WATERPROOF STOPPERS.
- ALL INCH SEWER PIPE SHALL BE INSTALLED IN LINES OF BEDDING OR SETTING. ALL FLEXIBLE SEWER PIPE SHALL BE INSTALLED IN CONFORMANCE TO SPECIFICATIONS.
- ALL NEW MANHOLES SHALL HAVE OCDC APPROVED FLEXIBLE, WATERPROOF SEALS WHERE PIPES PASS THROUGH WALLS. MANHOLES SHALL BE OF THE CAST SECTION WITH IMPROVED GROOVE JOINTS AND BEING LIGHTER THAN CONCRETE. THE CAST MANHOLE COVER, SETTING SHALL BE OCDC APPROVED REINFORCED CONCRETE TYPE. ALL MANHOLES SHALL BE PROVIDED WITH WELDED, WATERPROOF COVERS.
- AT ALL CONNECTIONS TO MANHOLES ON OCCDPW SEWERS OR EXTENSIONS HEREIN, DROP CONNECTIONS WILL BE REQUIRED WHEN THE DIFFERENCE IN HEIGHT EXCEEDS 18 INCHES. ONLY OUTSIDE DROP CONNECTIONS WILL BE APPROVED.
- DATE TO EXISTING MANHOLES SHALL BE MADE BY COVER. THE CONTRACTOR SHALL PLACE A 10X-10" SIGN FOR OCDC APPROVED EQUAL AFTER COMPLETION. READ NEW MANHOLES CONSTRUCTED DIRECTLY ON OCCDPW SEWERS SHALL BE PROVIDED WITH COVERS BEARING "OHIO COUNTY DRAIN COMMISSIONER-SANITARY" IN RAISED LETTERS. NEW MANHOLES WILL NOT BE INSTALLED ON ANY EXISTING POWERED ROTOVERS.
- NO DRAINAGE, STORM WATER CONSTRUCTION, ROAD DRAINAGE, OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
- PROVIDE TO ANY EXISTING LOCAL TELEPHONE MESS AG (240/844-7344) FOR THE LOCATION OF UNDERGROUND PIPING AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- A 18 INCH MINIMUM VERTICAL SEPARATION AND 18" FOOT MINIMUM HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN SANITARY SEWER AND WATER MAIN.



Know what's below.
Call before you dig.

CLIENT: SOUTH GRAND EQUITIES, LLC
45100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 111

REVISIONS: 26-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH

PRELIMINARY UTILITY DETAILS

CLIENT PROJECT NO.: NP25120
PROJECT NO.: NP25120

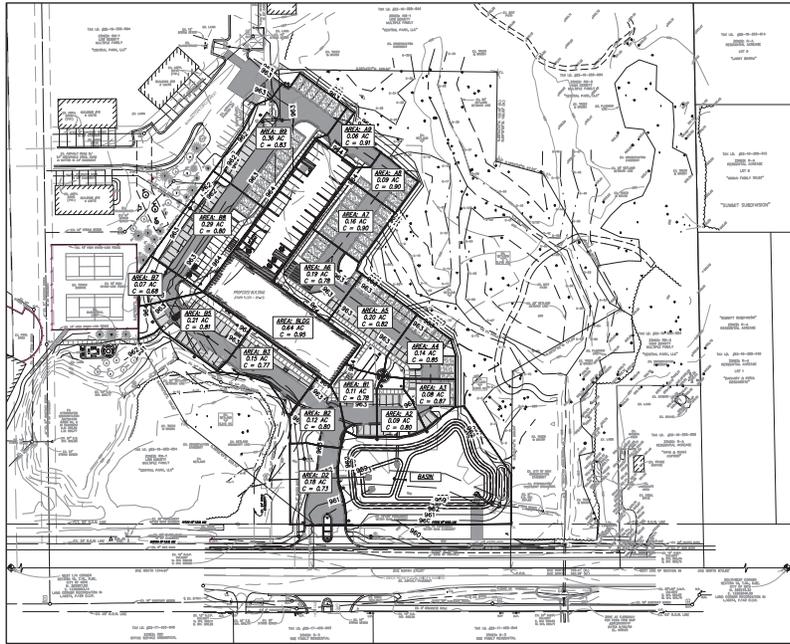
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-0810 FAX: 248/424-0854

DATE ISSUED: 11/24/25
SHEET NO.: C4.3

CITY OF NOVI

OAKLAND COUNTY

MICHIGAN



| TOTAL SITE ALLOWABLE RELEASE RATE | | | |
|-----------------------------------|-------------|-------|----------|
| Term | Variable | Value | Unit |
| Total Site Area = | A = | 6.62 | Acres |
| Allowable release rate = | Q_{max} = | 0.71 | CFS/Acre |

| POST DEVELOPMENT AREA WEIGHTED COEFFICENT | | | |
|--|--------------|--------------------------|----------|
| Location/Land Cover | Area (acres) | Runoff Coefficient ("C") | Area X C |
| CATCHMENTS | | | |
| A2 | 0.09 | 0.8 | 0.072 |
| A3 | 0.08 | 0.86 | 0.0688 |
| A4 | 0.14 | 0.85 | 0.119 |
| A5 | 0.20 | 0.82 | 0.164 |
| A6 | 0.19 | 0.78 | 0.1482 |
| A7 | 0.16 | 0.9 | 0.144 |
| A8 | 0.09 | 0.87 | 0.0783 |
| A9 | 0.06 | 0.91 | 0.0546 |
| B1 | 0.11 | 0.78 | 0.0858 |
| B2 | 0.12 | 0.8 | 0.096 |
| B3 | 0.15 | 0.77 | 0.1155 |
| B5 | 0.21 | 0.81 | 0.1701 |
| B7 | 0.07 | 0.68 | 0.0476 |
| B8 | 0.29 | 0.8 | 0.232 |
| B9 | 0.36 | 0.83 | 0.2988 |
| B2 | 0.18 | 0.79 | 0.1422 |
| BLDG | 0.64 | 0.95 | 0.608 |
| BASIN | 0.68 | 0.95 | 0.646 |
| Subtotals | 3.82 | N/A | 3.2801 |
| Post Development Contributing Area (Acres) = A = 3.82 | | | |
| Post-Development Runoff Coefficient (Area Weighted) = C = 0.86 | | | |

| PRE DEVELOPMENT AREA WEIGHTED COEFFICENT | | | |
|---|--------------|--------------------------|----------|
| Location/Land Cover | Area (acres) | Runoff Coefficient ("C") | Area X C |
| CATCHMENTS | | | |
| EX. DEVELOPMENT AREA BREAKDOWN | | | |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| | 0.00 | 0 | -- |
| Subtotals | 3.82 | N/A | 1.146 |
| Pre Development Contributing Area (Acres) = A = 3.82 | | | |
| Pre Development Runoff Coefficient (Area Weighted) = C = 0.30 | | | |

| EQ. I-9: $Q_{100yr} = C \times I_{100} \times A$ | | | |
|--|---------------|-------|---------------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Pre-development Runoff Coefficient = | C = | 0.30 | Dimensionless |
| Peak Rainfall Intensity (100-year event) = | I_{100yr} = | 6.31 | in/hr |
| 100-year pre-development peak inflow rate = | Q_{100yr} = | 7.23 | CFS |

| EQ. I-7: $Q_{100yr} = Q_{100} \times A$ | | | |
|--|-------------|-------|----------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Allowable release rate = | Q_{100} = | 0.71 | CFS/Acre |
| Allowable 100-year post development peak flow rate = | Q_{100} = | 2.73 | CFS |

| WATER QUALITY VOLUME REQUIRED = $C \times A \times 3.630$ | | | |
|---|------------|--------|---------------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Water Quality Volume = | V_{WQ} = | 11,907 | CFE |
| EQ. I-5 SEDIMENT FOREBAY VOLUME $V_{S} = 0.10 V_{WQ} \times 55 \times C \times A$ | | | |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Required Water Quality Volume = | V_{WQ} = | 11,907 | CFE |
| Volume of Sediment Forebay = | V_{S} = | 1,796 | CFE |

| EQ. II-1 CHANNEL PROTECTION VOLUME CONTROL REQUIRED = $C \times A \times 4.739$ | | | |
|---|------------|--------|---------------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Required Channel Protection Volume = | V_{CP} = | 15,479 | CFE |
| EQ. II-2 CHANNEL PROTECTION RATE CONTROL - EXTENDED DETENTION = $C \times A \times 6.897$ | | | |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Required Extended Detention Volume = | V_{ED} = | 22,623 | CFE |

| EQ. I-9: $Q_{100} = C \times I_{100} \times A$ | | | |
|--|-------------|-------|----------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Allowable release rate = | Q_{100} = | 0.71 | CFS/Acre |
| Allowable 100-year post development peak flow rate = | Q_{100} = | 2.73 | CFS |

| EQ. I-8: $V_{100} = 18,985 \times C \times A$ | | | |
|---|-------------|--------|---------------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Post-development 100-year runoff volume = | V_{100} = | 62,273 | CFE |

| EQ. II-24: RAINFALL INTENSITY (in/hr) = $I_{100yr} = \frac{83.3}{(T_c + 9.17)^{0.881}}$ | | | |
|---|---------------|-------|---------|
| Term | Variable | Value | Unit |
| Time of Concentration = | T_c = | 15.00 | Minutes |
| Peak Rainfall Intensity (100-year event) = | I_{100yr} = | 6.31 | in/hr |

| EQ. I-9: $Q_{100} = C \times I_{100} \times A$ | | | |
|--|---------------|-------|---------------|
| Term | Variable | Value | Unit |
| Contributing Area = | A = | 3.82 | Acres |
| Post-development Runoff Coefficient = | C = | 0.86 | Dimensionless |
| Peak Rainfall Intensity (100-year event) = | I_{100yr} = | 6.31 | in/hr |
| 100-year post-development peak inflow rate = | Q_{100} = | 20.71 | CFS |

| EQ. I-10: $R = [0.206 - 0.15 \ln(Q_{100}/Q_{100max})]$ | | | |
|--|-------------|-------|---------------|
| Term | Variable | Value | Unit |
| Allowable 100-year post development peak flow rate = | Q_{100} = | 2.73 | CFS |
| 100-year post-development peak inflow rate = | Q_{100} = | 20.71 | CFS |
| Storage Curve Factor = | R = | 0.51 | Dimensionless |

| EQ. I-11 REQUIRED 100-YEAR DETENTION VOLUME = $V_{100} = R \times Q_{100} \times T$ | | | |
|---|--------------|--------|---------------|
| Term | Variable | Value | Unit |
| Post-development 100-year runoff volume = | V_{100} = | 62,273 | CFE |
| Storage Curve Factor = | R = | 0.51 | Dimensionless |
| Provided CFVC volume = | V_{CFVC} = | 0.00 | CFE |
| Required 100-yr detention volume = | V_{100} = | 31,759 | CFE |
| Key Rule Check: Adjusted 100-year detention volume (V_{100}) is \geq the Extended Detention Volume (V_{ED}) = PASS | | | |

| EQ. II-29: ORIFICE SIZING - EXTENDED DETENTION = $Q_{100yr} = C_c \times A_o \times SQRT(2 \times g \times h)$ | | | |
|--|---------------|--------|-------------------|
| Term | Variable | Value | Unit |
| Orifice diameter = | O_{100yr} = | 2.00 | IN |
| Number of orifices at same elevation = | N_{100yr} = | 3.00 | Dimensionless |
| Total head at V_{100} water level = | h = | 1.25 | FT |
| Area of single orifice = | A_o = | 0.0218 | FT ² |
| Orifice coefficient = | C_c = | 0.62 | Dimensionless |
| Gravity constant = | g = | 32.2 | FT/S ² |
| Max outflow rate (thru 100-year orifice(s)) w/ V_{100} Event = | Q_{100yr} = | 0.257 | CFE |
| Extended Detention Volume = | V_{ED} = | 22,623 | CFE |
| Drain Time for V_{100} = | T_{100} = | 24.4 | HR |
| Key Rule Check: Extended Detention Volume (V_{ED}) must drain in ≥ 24 & ≤ 48 hours = PASS | | | |
| Total head at V_{100} water level = | h = | 2.85 | FT |
| Max outflow rate (thru 100-year orifice(s)) w/ V_{100} Event = | Q_{100yr} = | 0.389 | CFE |

| ORIFICE SIZING - MAX 100-YEAR OUTFLOW RATE = $Q_o = C_c \times A_o \times SQRT(2 \times g \times h)$ | | | |
|--|-------------------|--------|-------------------|
| Term | Variable | Value | Unit |
| Orifice diameter = | O_{100yr} = | 6.00 | IN |
| Number of orifices at same elevation = | N_{100yr} = | 1.00 | Dimensionless |
| Total head at V_{100} water level = | h = | 2.85 | FT |
| Area of single orifice = | A_o = | 0.1963 | FT ² |
| Orifice coefficient = | C_c = | 0.62 | Dimensionless |
| Gravity constant = | g = | 32.2 | FT/S ² |
| Max outflow rate (thru 100-year orifice(s)) = | $Q_{o,MAX,100}$ = | 1.65 | CFS |

| MAX COMBINED OUTFLOW RATE (VED Orifice(s) & 1000 Orifices(s)) | | | |
|--|-------------------|-------|------|
| Term | Variable | Value | Unit |
| Max outflow rate (thru 100-year orifice(s)) w/ V_{100} Event = | $Q_{o,MAX,100}$ = | 0.389 | CFS |
| Max outflow rate (thru 100-year orifice(s)) = | $Q_{o,MAX,100}$ = | 1.65 | CFS |
| Allowable 100-year post development peak flow rate = | Q_{100} = | 2.73 | CFS |
| Provided 100-year post-dev peak release rate = | Q_{100} = | 2.038 | CFS |

CLIENT: SOUTH GRAND EQUITIES, LLC
45100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

REVISIONS: 28-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OAKLAND COUNTY

CITY OF NOVI

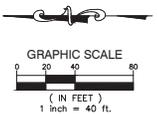
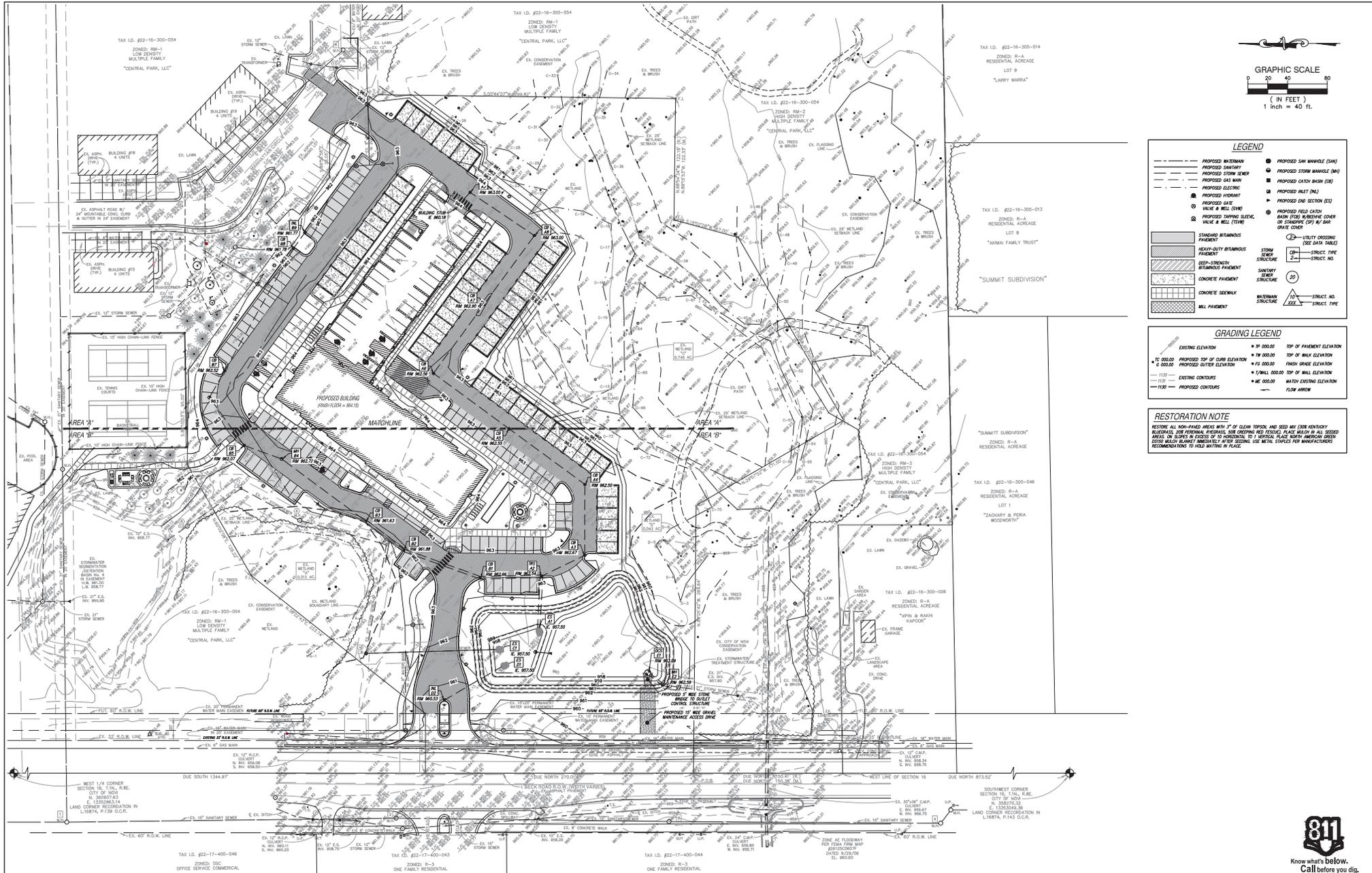
MICHIGAN

Stormwater Management Calculations
Environmental Engineers, Inc.
1820 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/624-8510 FAX: 248/624-8554

CLIENT PROJECT NO.: NP251120
PROJECT NO.: NP251120
DATE ISSUED: 11/24/25
SHEET NO.: C4.4



Know what's below.
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LEGEND

| | | | |
|-----|--|---|--|
| --- | PROPOSED MAINFAN | ● | PROPOSED SAN MANHOLE (SM) |
| --- | PROPOSED SANITARY | ● | PROPOSED STORM MANHOLE (SM) |
| --- | PROPOSED STORM SEWER | ■ | PROPOSED CATCH BASIN (CB) |
| --- | PROPOSED GAS MAIN | ■ | PROPOSED INLET (IN) |
| --- | PROPOSED ELECTRIC | ■ | PROPOSED END SECTION (ES) |
| ○ | PROPOSED HYDRANT | ■ | PROPOSED FILL CATCH BASIN (FCB) PROVIDING COVER OR STAINLESS (SP) W/ BAR GRATE COVER |
| ○ | PROPOSED GAS VALVE # BELL (GV) | ○ | UTILITY CROSSING (SEE SPACE TABLE) |
| ○ | PROPOSED TAPPING SLEEVE, W/ # & BELL (TSW) | ○ | STORM SEWER STRUCTURE |
| ○ | PROPOSED TAPPING SLEEVE, W/ # & BELL (TSW) | ○ | SANITARY SEWER STRUCTURE |
| □ | STANDARD BITUMINOUS PAVEMENT | ○ | CONCRETE SIDEWALK |
| □ | HEAVY-DUTY BITUMINOUS PAVEMENT | ○ | CONCRETE STRUCTURE |
| □ | SOFT-STRENGTH BITUMINOUS PAVEMENT | ○ | MILL PAVEMENT |
| □ | CONCRETE PAVEMENT | ○ | STORM SEWER STRUCTURE |
| □ | CONCRETE SIDEWALK | ○ | SANITARY SEWER STRUCTURE |
| □ | MILL PAVEMENT | ○ | STRUCTURE, FIRE |

GRADING LEGEND

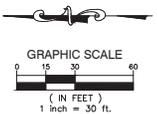
| | | | |
|-----|--------------------------------|-----|------------------------------------|
| --- | EXISTING ELEVATION | ● | 1P 00.00 TOP OF PAVEMENT ELEVATION |
| --- | PROPOSED TOP OF CURB ELEVATION | ● | 1W 00.00 TOP OF WALK ELEVATION |
| --- | PROPOSED OUTER ELEVATION | ● | 1F 00.00 FINISH GRADE ELEVATION |
| --- | EXISTING CONTOURS | ● | 1M 00.00 FINISH GRADE ELEVATION |
| --- | PROPOSED CONTOURS | ● | 1E 00.00 EXISTING ELEVATION |
| --- | PROPOSED CONTOURS | --- | 1A 00.00 MATON EXISTING ELEVATION |
| --- | PROPOSED CONTOURS | --- | --- |

RESTORATION NOTE
 RESTORE ALL NON-PAVED AREAS WITH 2" OF CLEAN DEBRIS AND ADD 40% (20% VENTURITE) BLENDED, 20% PERMANENT FIBERGLASS, ONE OR MORE RED FIBERS, PLACE BLENDS IN ALL SECTORS AS PER OR EXCEPT BY ORDER OF 10% PORTLAND, TO 1" VERTICAL PLACES NORTH AMERICAN GRID. DURING WALKWAY BLANKET IMMEDIATELY AFTER SEEDING, USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATING IN PLACE.

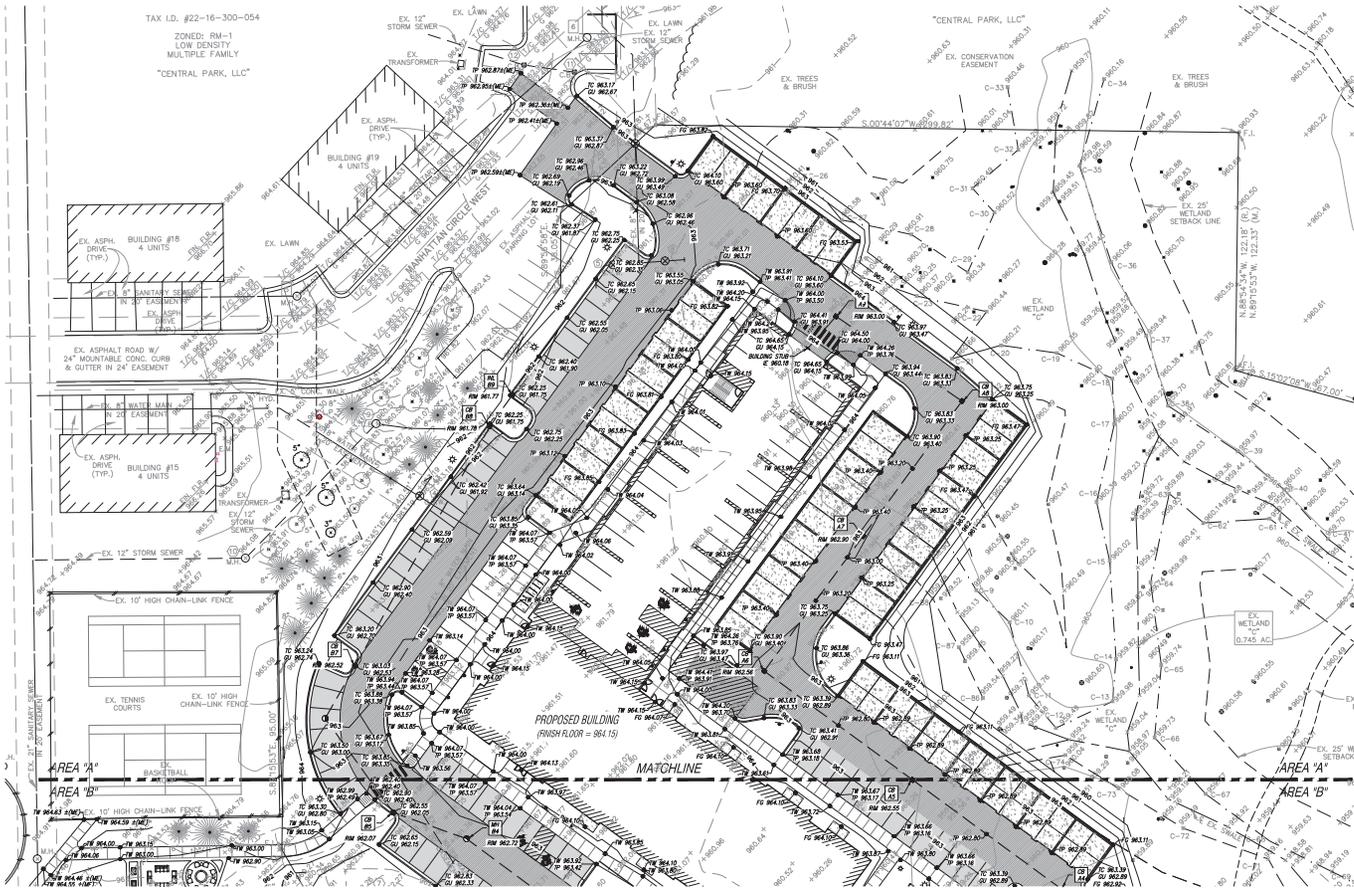
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|--|---------------------------------|---|---|--|
| CLIENT: SOUTH GRAND EQUITIES, LLC 45100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 111 | REVISIONS: 26-01-21 REV. PSP | SITE OF THE PROPOSED CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY | PRELIMINARY GRADING PLAN Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/624-0510 FAX: 248/624-0544 | CLIENT PROJECT NO.: PROJECT NO.: NP251120 DATE ISSUED: 09/26/25 SHEET NO.: C5.0 |
|--|---------------------------------|---|---|--|



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TAX I.D. #22-16-300-054
 ZONED: RM-1
 LOW DENSITY
 MULTIPLE FAMILY
 "CENTRAL PARK, LLC"



LEGEND

| | |
|---------------------------------------|---|
| --- PROPOSED WATER MAIN | ● PROPOSED SAN MANHOLE (SM) |
| --- PROPOSED SANITARY | ● PROPOSED STORM MANHOLE (SM) |
| --- PROPOSED STORM SEWER | ■ PROPOSED STORM CATCH BASIN (CB) |
| --- PROPOSED GAS MAIN | ■ PROPOSED CATCH BASIN (CB) |
| --- PROPOSED ELECTRIC | ■ PROPOSED INLET (IN) |
| ● PROPOSED HYDRANT | ■ PROPOSED END SECTION (ES) |
| ○ PROPOSED SAFE | ○ PROPOSED FILL CATCH BASIN (FCB) W/ BROWNE COVER OR STANDOFF (SF) W/ BAR GRATE COVER |
| ○ PROPOSED TAPPING SLEEVE | ○ PROPOSED TAPPING SLEEVE W/ BELL (TSWB) |
| --- STANDARD BITUMINOUS PAVEMENT | --- UTILITY CROSSING (SEE DATA SHEET) |
| --- HEAVY-DUTY BITUMINOUS PAVEMENT | --- STORM SEWER STRUCTURE |
| --- SOFT-STRENGTH BITUMINOUS PAVEMENT | --- SANITARY SEWER STRUCTURE |
| --- CONCRETE PAVEMENT | --- CONCRETE STRUCTURE |
| --- CONCRETE SIDEWALK | --- BITUMEN STRUCTURE |
| --- MILL PAVEMENT | --- STRUCTURE |

GRADING LEGEND

| | |
|--|--|
| --- EXISTING ELEVATION | ● TP 000.00 TOP OF PAVEMENT ELEVATION |
| ● TC 000.00 PROPOSED TOP OF CURB ELEVATION | ● TW 000.00 TOP OF WALK ELEVATION |
| ● G 000.00 PROPOSED OUTER ELEVATION | ● FG 000.00 FINISH GRADE ELEVATION |
| --- 11.00 --- EXISTING CONTOURS | --- 11.00 --- FINISH GRADE ELEVATION |
| --- 11.00 --- PROPOSED CONTOURS | --- 11.00 --- WATER EXISTING ELEVATION |
| | --- FLOW ARROW |

RESTORATION NOTE
 RESTORE ALL NON-PAVED AREAS WITH 2" OF CLEAN DEBRIS, AND ADD ANY (NEW VENTURITY) BLENDED, 20% FIBERED, FIBERGLASS, SUE CRIMPING RED FIBERGLASS, PLACE MULCH IN ALL SEEDED AREAS OR EXPOSED BY EXCESS OF 10% HORIZONTAL TO 1 VERTICAL, PLACE NORTH AMERICAN GREEN DUSTY MULCH BLANKET IMMEDIATELY AFTER SEEDING, USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MULCH IN PLACE.

CLIENT: SOUTH GRAND EQUITIES, LLC
 45100 GRAND RIVER AVENUE
 NOV, MICHIGAN 48374
 PHONE: 248/348-5600 EXT. 211

REVISIONS

| | |
|-------------------|--|
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|-------------------|--|

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
 IN SECTION 16
 OAKLAND COUNTY
 CITY OF NOV

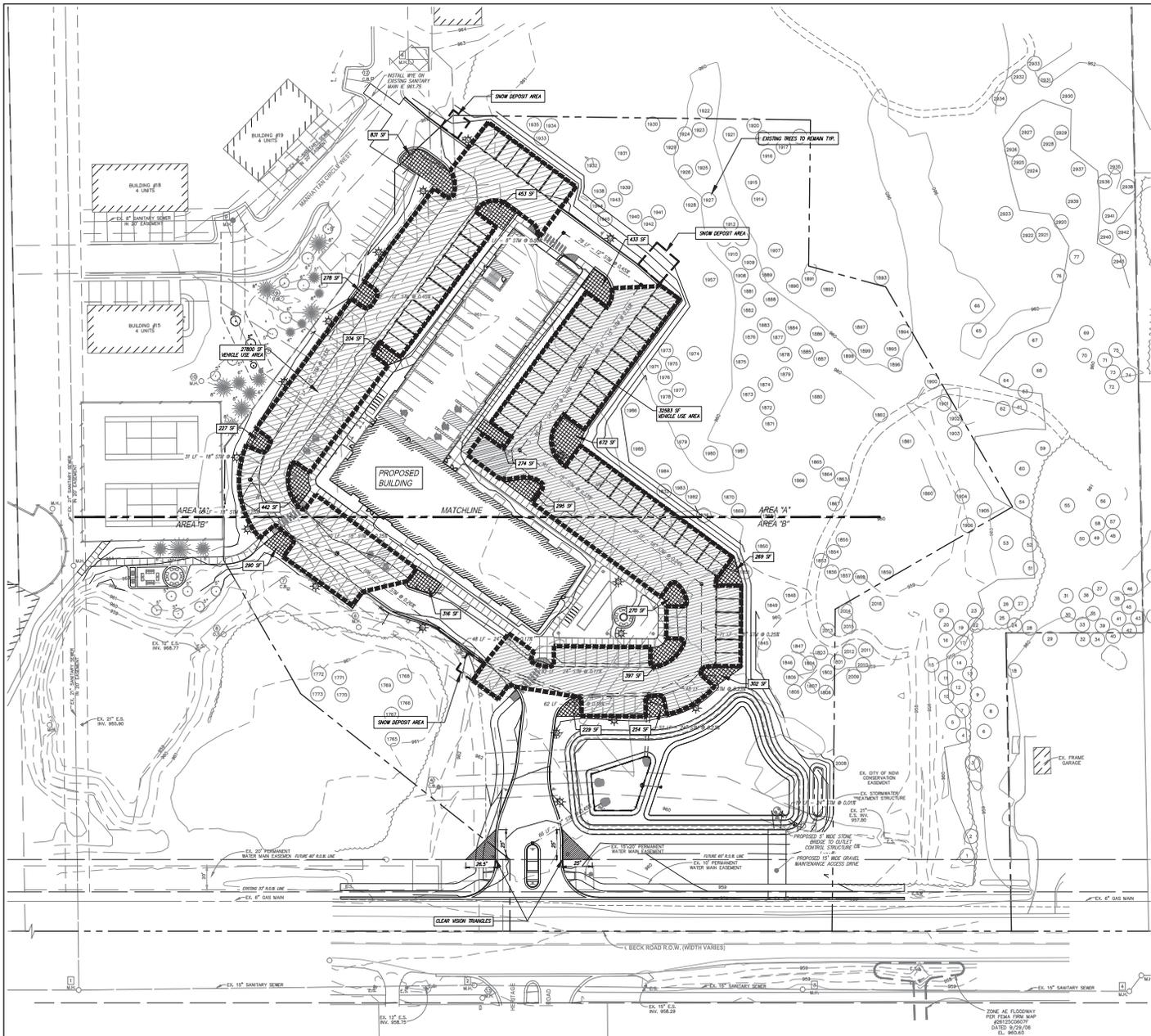
PRELIMINARY GRADING PLAN AREA A

Environmental engineers, Inc.
 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
 PHONE: 248/624-8810 FAX: 248/624-2854

CLIENT PROJECT NO. PROJECT NO. NP251120
 DATE ISSUED: 09/26/25 SHEET NO. C5.1



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LEGEND

- LANDSCAPE AREAS WHICH COUNT AS INTERIOR PARKING LOT ISLANDS
- VEHICULAR USE AREAS
- SNOW DEPOSIT AREA
- PROPOSED LAMP POST

GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 1 inch = 40 ft.

PARKING LOT PERIMETER - LANDSCAPE REQUIREMENTS

MULTI-FAMILY RESIDENTIAL
 PARKING LOT PERIMETER ORDNANCE
 - 1 CANOPY TREE PER 30 LINEAR FOOT OF PERIMETER
 FRONTAGE = 1400' REQUIRED / PROVIDED 40 / 40
 1400' / 35 = 40

INTERIOR STREET - LANDSCAPE REQUIREMENTS

MULTI-FAMILY RESIDENTIAL
 ACCESSORY PERIMETER ORDNANCE
 - 1 CANOPY TREE PER 30 LINEAR FOOT OF PERIMETER
 FRONTAGE = 412' REQUIRED / PROVIDED 19 / 19
 412' / 20 = 20.6

UNIT TREES - LANDSCAPE REQUIREMENTS

MULTI-FAMILY RESIDENTIAL
 RESIDENTIAL UNIT LANDSCAPE ORDNANCE
 - 3 CANOPY TREES PER SINGLE UNIT - SIDE OF THE BUILDING FACADE MUST BE LANDSCAPED
 RESIDENTIAL UNITS = 24
 24 x 3 = 72
 PROVIDED = FOUNDATION + PERIMETER + ISLAND TREES
 14 + 40 + 20 = 74 REQUIRED / PROVIDED 72 / 74

STORM BASIN PERIMETER - LANDSCAPE REQUIREMENTS

MULTI-FAMILY RESIDENTIAL
 STORM BASIN PERIMETER ORDNANCE
 - 1 CANOPY TREE PER 30 LINEAR FOOT OF PERIMETER
 - 50% OF THE PERIMETER MUST BE POPULATED WITH NATIVE SHRUBS
 PERIMETER = 501' REQUIRED / PROVIDED 15 / 15
 501' / 33 = 15.2
 PERIMETER = 501' REQUIRED / PROVIDED 351 / 351
 501' / 708 = 350.7'

R.O.W. GREENBELT - LANDSCAPE REQUIREMENTS

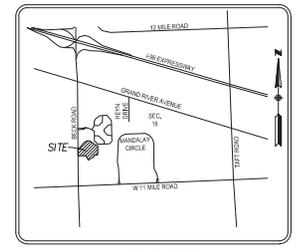
MULTI-FAMILY RESIDENTIAL
 PARKING LOT PERIMETER ORDNANCE
 - 1 CANOPY TREE PER 30 LINEAR FOOT OF STREET FRONTAGE
 - 1 SUB-CANOPY TREE FOR EVERY 25 LINEAR FOOT OF STREET FRONTAGE
 FRONTAGE = 333' REQUIRED / PROVIDED 10 / 12
 333' / 33 = 10.1
 333' / 25 = 13.32

STREET TREES - LANDSCAPE REQUIREMENTS

MULTI-FAMILY RESIDENTIAL
 ACCESSORY PERIMETER ORDNANCE
 - 1 CANOPY TREE PER 30 LINEAR FOOT OF STREET FRONTAGE
 FRONTAGE = 165' REQUIRED / PROVIDED 5 / 6
 165' / 33 = 5

INTERIOR PARKING AREA LANDSCAPE CALCULATIONS

INTERIOR PARKING SPACE REQUIRED IN ACCORDANCE TO ORDINANCE 19-203, ZONING SECTION 53.5.6.12
 TOTAL VEHICULAR USE AREA: 46,383 SF
 A = 50,000 + 7.28 = 3,760 SF
 B = 33,825 + 1.28 = 126 SF
 C = 3,720 + 1.04 = 3,824 SF
 D = 3084 + 2.00 = 19
 REQUIRED / PROVIDED 1,654 SF / 6,430 SF
 19 / 19



CLIENT:
 SOUTH GRAND EQUITIES, LLC
 46100 GRAND RIVER AVENUE
 NOVI, MICHIGAN 48374
 PHONE: 248/348-5600 EXT. 211

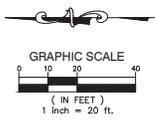
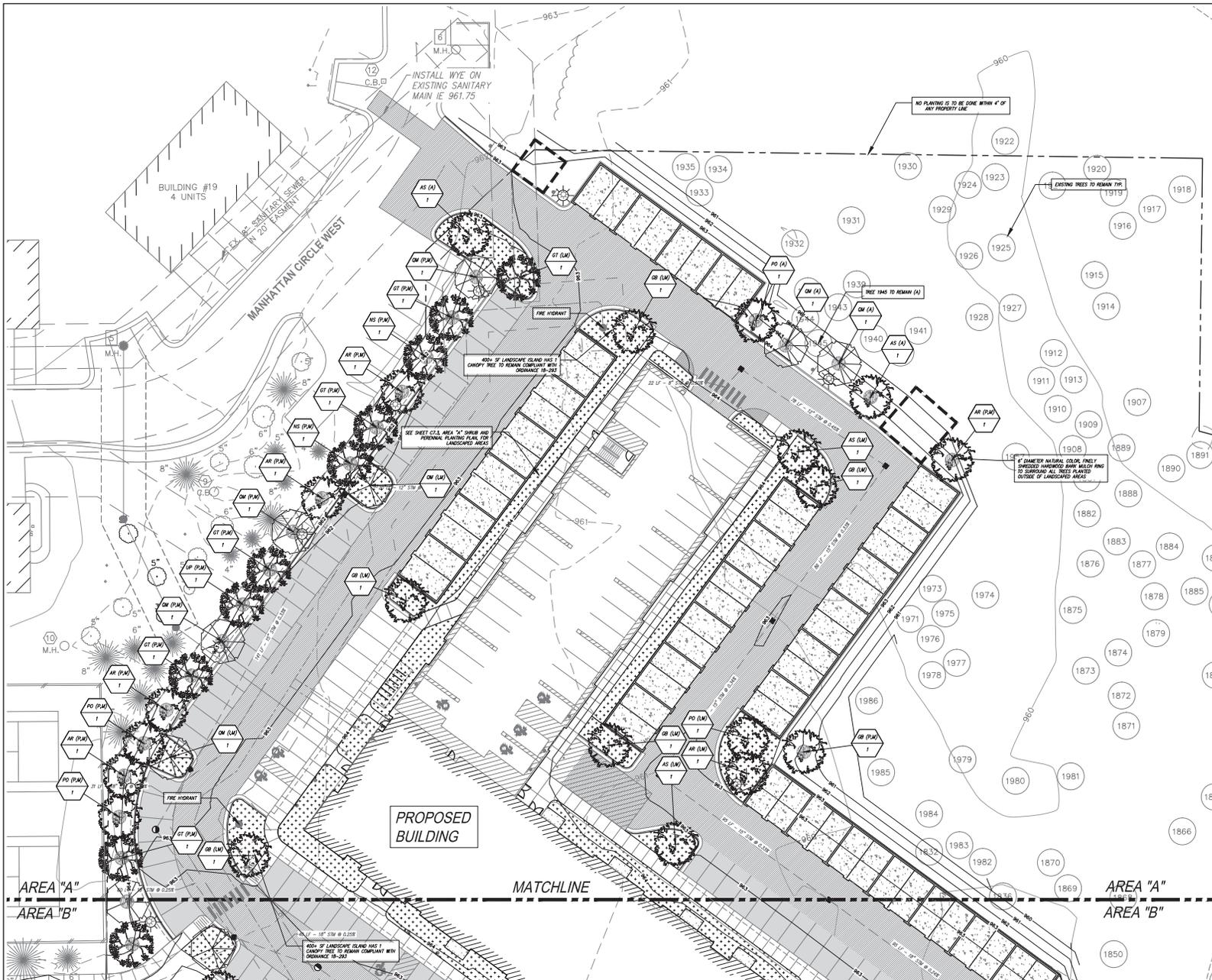
REVISIONS
 26-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
 IN SECTION 16
 OAKLAND COUNTY
 CITY OF NOVI

LANDSCAPE DATA
Environmental engineers, Inc.
 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
 PHONE: 248/424-2010 FAX: 248/424-2054

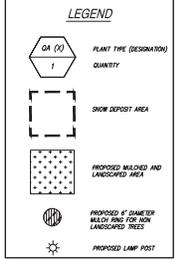
CLIENT PROJECT NO. PROJECT NO. NP25120
 DATE ISSUED 11/24/25 SHEET NO. C7.1





LANDSCAPE NOTES:

- INSTALL 3" DEEP NATURAL COLOR, FINELY SWAGED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
- SPACE CUT EDGING TO SEPARATE LAWN AREAS FROM PLANTING BEDS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND CONDUITS, AS WELL AS THE LOCATION OF EXISTING TREES AND OBSTRUCTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REWORKS DUE TO FAILURE TO OBEY SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SEE BIDDING, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THESE QUANTITIES ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES SHOWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. AN PLANT MATERIAL WHICH DOES NOT MEET THE QUALITY OR QUANTITY CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING SCHEDULES (BASED ON SOILS/SURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY NEAT AND ORDERLY STATE FREE FROM WEEDS AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
 - PLANTS SHALL BE CONTROLLABLE BY REASONABLE PRUNING, TRIMMING, OR OTHER MEANS AND ACCORDING TO THE CITY OF NOVI TREE MAINTENANCE REGULATIONS. EXCEPT FOR TREE MAINTENANCE, RESPECT THE RIGHTS OF NEIGHBORS AND SPECIAL ACCESS OF CONTIGUOUS TRAFFIC.
 - REPLACEMENT OF PLANT MATERIAL.
 - UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD. UNLESS OTHERWISE SPECIFIED.
 - THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR ONE (1) YEAR AFTER THE NEXT PLANTING AND REPLACEMENT PERIOD. ANY FAILURE TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND LOOK AS DETERMINED BY THE CITY FORESTER.
 - THE ONE (1) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY FORESTER AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
- IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE EXISTING BARRIERS BY AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED UNDER A DESIGN/BUILD CONTRACT BY A QUALIFIED IRRIGATION CONTRACTOR.
- ALL PLANT MATERIALS SHALL BE SUPPLIED BY NORTHWOOD GROWERS, INC. (NWI). SPECIES AND INSTALLATION METHODS TO BE USED IN PLANTING PROJECTS. ALL PLANT MATERIALS SHALL BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO REJECT ANY MATERIALS PROOF TO EXISTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS DOCUMENT.
- NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE.
- ALL UTILITY MARKS ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET C7A.



- TREE DESIGNATION TYPES:**
- 1 = GREENWICH TREES
 - 2 = WINTER TREES
 - 3 = MIXED-FOLIAGE TREES
 - 4 = WINTER LANDSCAPING ISLAND TREES
 - 5 = PARKING LOT FRAMING TREES
 - 6 = STREET TREES
 - 7 = UTILITY SIGN TREES
 - 8 = NEW TREES

CLIENT: SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

REVISIONS: 26-01-21 REV. PSP

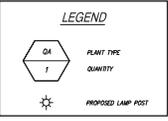
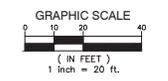
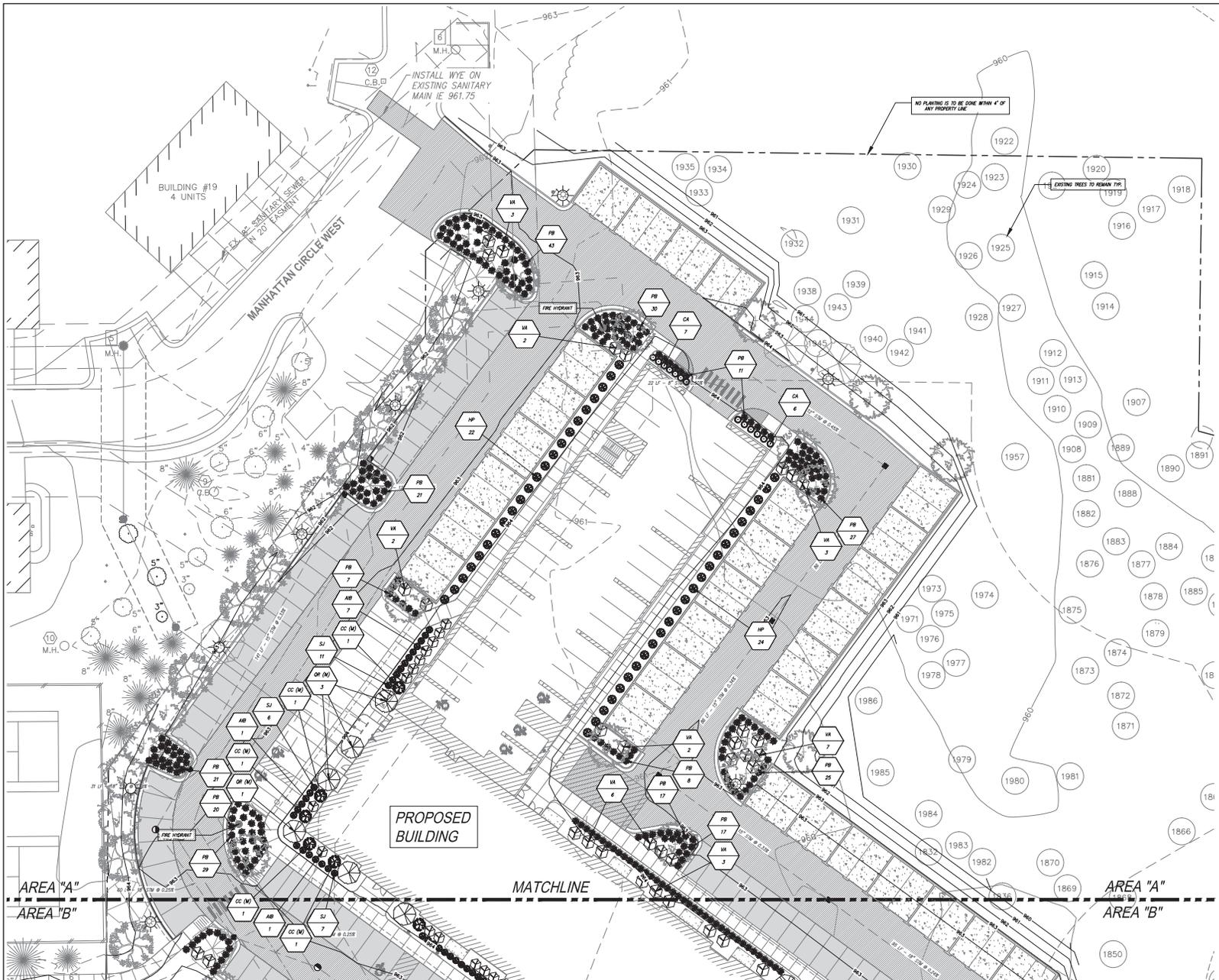
SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OKLAHOMA COUNTY
CITY OF NOVI
MICHIGAN

Know what's below.
Call before you dig.

Environmental engineers, Inc.

18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-2510 FAX: 248/424-2554

| | | | |
|--------------|---------------------|--------------|------------|
| PROJECT NO.: | CLIENT PROJECT NO.: | DATE ISSUED: | SHEET NO.: |
| NP25120 | | 1/24/25 | C7.2 |



NOVI SPECIFICATIONS

1. REVIEWER IN THE ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPE INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SOILING MUST BE INSTALLED WITHIN 14 DAYS FROM THE DATE OF ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY AT THAT TIME. A FINANCIAL GUARANTEE OF 1.5 TIMES THE COST OF ANY DEFICIENCIES WILL BE USED WITH INSPECTION OCCURRING AT A TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY. THE DEFICIENCIES MUST BE ADDRESS WITHIN 30 DAYS FOLLOWING THE MARCH 15TH TO NOVEMBER 15TH PLANTING PERIOD. THE DEFICIENCIES ARE NOT LIMITED TO THE TIME PERIOD OUTLINED ABOVE. THE CITY WILL CASH IN THE AMOUNT BOND FOR THE OUTSTANDING 150% AND RESET THE BOND.
3. A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. AN INSPECTION WILL BE CONDUCTED BETWEEN NOVEMBER 15TH AND MARCH 15TH. A FINANCIAL GUARANTEE OF 1.5 TIMES THE COST OF ANY DEFICIENCIES WILL BE USED WITH INSPECTION OCCURRING AT A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE BEGINNING APRIL 15TH. THE AMOUNT BOND WILL BE PAID TO COMPLETE WORK OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
4. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR OWNER TO MAINTAIN THE PLANT MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ESTABLISHMENT PERIOD. ANY PLANTINGS WHICH ARE DEAD OR GREATER SHALL BE REPLACED.
5. NOTICE OF INSTALLATION/WORK CHANGES:
 - a. THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
 - b. WORK CHANGES REGARDING PLANT MATERIALS AND STAMPED LANDSCAPE PLAN MAY BE ALLOWED UPON WRITTEN NOTIFICATION TO AND WRITTEN CONSENT OF THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, DRAINAGE, AND LOCATION.
 - c. WORK CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT MATERIALS MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WITHIN 14 DAYS OF THE DATE OF THE APPROVAL. THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS OF THE SAME GENERAL TYPE/CHARACTERISTICS. EXISTING DESIGN CHARACTERISTICS (MATURE TREES, ORNAMENTALS) AS THE MATERIAL BEING REPLACED. IF THESE SYSTEMS ARE NOT FULLY MET OR CHANGED, THE SUBSEQUENT APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO MAINTAIN A HEALTHY, NEAT AND CAREFULLY MAINTAINED TREE FROM ROTATION AND DISEASE.
 - a. TO MAINTAIN PROPER MAINTENANCE AND AS A CONDITION OF THIS USE AS AN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OKLAHOMA COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT. THE AGREEMENT SHALL DEFINE THE MAINTENANCE PLAN AND MAINTENANCE. THE SYSTEM OF MAINTENANCE SHALL INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE NEXT APPROVED PLANTING PERIOD. UNLESS OTHERWISE SPECIFIED, ALL LANDSCAPE AREAS SHALL BE MAINTAINED WITHIN 90 DAYS OF THE NEXT APPROVED PLANTING PERIOD. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT.
 - b. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPE WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTION 200-4-4 AND 8.

LAWN SEEDING NOTES:

1. SEED ALL NON MATING DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
 - LAWN CARETAKERS TO SOW LAWN SEED MIXTURE
 - USE STRAW MULCH
 - USE ANNUAL FERTILIZER
 - USE SEEDING RATE 1.000 SF
2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER

CLIENT: SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

REVISIONS: 26-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OKLAHOMA COUNTY

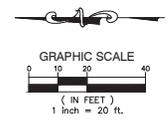
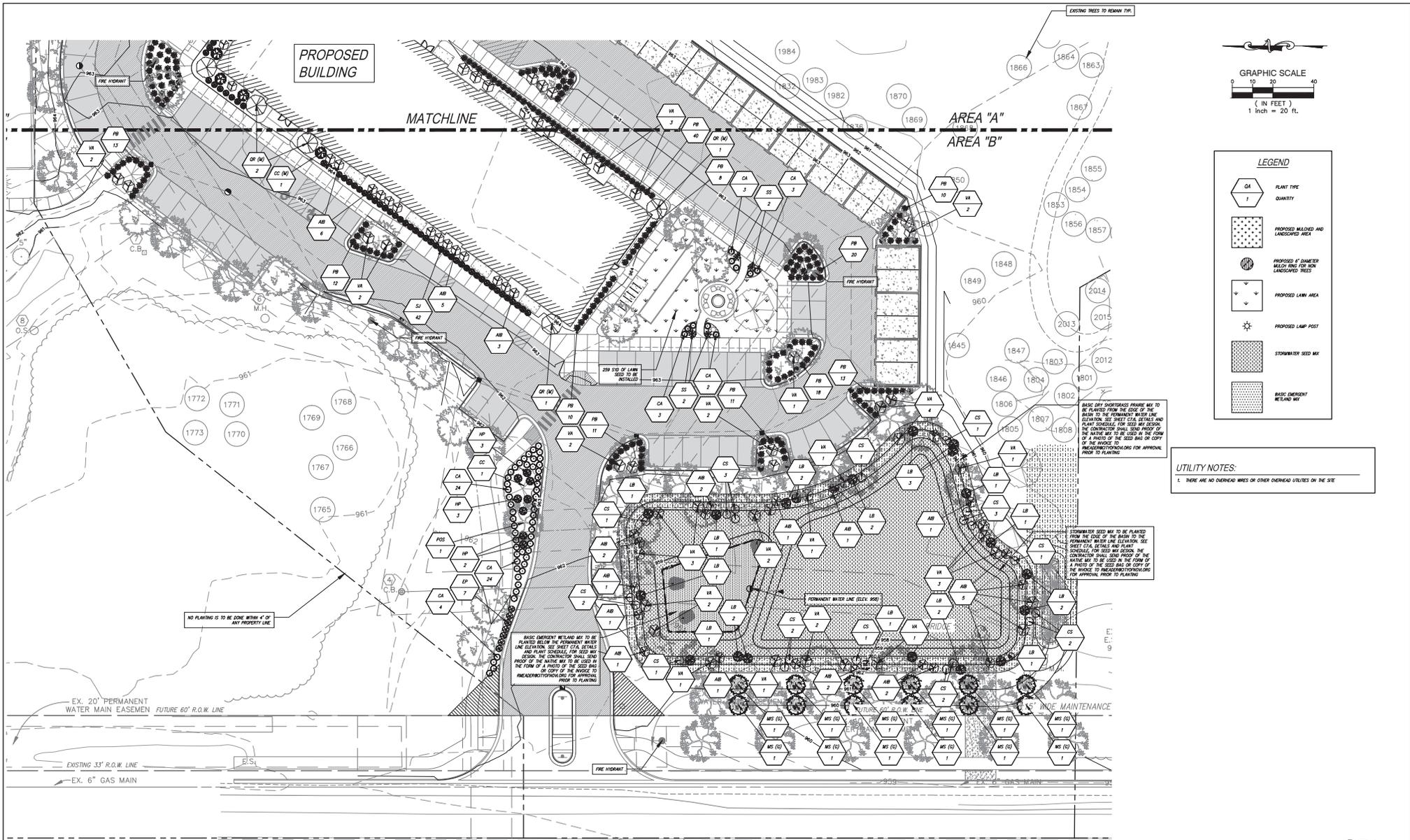
CITY OF NOVI

MICHIGAN

AREA "A" SHRUB AND PERENNIAL PLANTING PLAN
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-2610 FAX: 248/424-2654

DATE ISSUED: 1/24/25
SHEET NO.: NP25120
C7.3





LEGEND

| | |
|--|--|
| | PLANT TYPE QUANTITY |
| | PROPOSED MULCHED AND LANDSCAPED AREA |
| | PROPOSED QUANTITY MULCH RING FOR NON- LANDSCAPED TREES |
| | PROPOSED LAWN AREA |
| | PROPOSED LAMP POST |
| | STORMWATER SEED MAT |
| | BASIC EMERGENT WETLAND MAT |

UTILITY NOTES:
1. THERE ARE NO OVERHEAD WIRES OR OTHER OVERHEAD UTILITIES ON THE SITE

BASIC EMERGENT WETLAND MAT IS TO BE PLANTED FROM THE EDGE OF THE ROAD TO THE PERMANENT WATER LINE ELEVATION. SEE SHEET C-24, DETAILS AND PLANT SCHEDULES FOR SEED MAT DESIGN. THE MATS ARE TO BE USED IN THE FORM OF A PHOTO OF THE SEED MAT OR COPY OF THE INVOICE TO THE PROVIDER FOR APPROVAL PRIOR TO PLANTING.

STORMWATER SEED MAT IS TO BE PLANTED FROM THE EDGE OF THE ROAD TO THE PERMANENT WATER LINE ELEVATION. SEE SHEET C-24, DETAILS AND PLANT SCHEDULES FOR SEED MAT DESIGN. THE CONTRACTOR SHALL SUBMIT PROOF OF THE INVOICE TO THE PROVIDER FOR APPROVAL PRIOR TO PLANTING.

BASIC EMERGENT WETLAND MAT IS TO BE PLANTED BELOW THE PERMANENT WATER LINE ELEVATION. SEE SHEET C-24, DETAILS AND PLANT SCHEDULES FOR SEED MAT DESIGN. THE CONTRACTOR SHALL SUBMIT PROOF OF THE INVOICE TO THE PROVIDER FOR APPROVAL PRIOR TO PLANTING.

NO PLANTING IS TO BE DONE WITHIN 4' OF ANY PROPERTY LINE

| | | | | |
|---|---|--|--|--------------------------------|
| CLIENTS: SOUTH GRAND EQUITIES, LLC 46100 GRAND RIVER AVENUE NOVI, MICHIGAN 48374 PHONE: 248/348-5600 EXT. 211 | REVISIONS: 26-01-21 REV. PSP | CITY OF NOVI | STATE OF THE PROPOSED: MICHIGAN | CLIENT PROJECT NO.: NP25120 |
| | PROJECT NO.: 25120 | PROJECT NAME: CENTRAL PARK SOUTH IN SECTION 16 OAKLAND COUNTY | PROJECT TITLE: AREA "B" SHRUB AND PERENNIAL PLANTING PLAN | DATE ISSUED: 11/24/25 |
| SHEET NO.: C7.5 | Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9010 FAX: 248/424-2554 | | | |





GEIS COMPANIES
 10020 Aurora-Hudson Rd
 Streetsboro, Ohio 44221
 PH: (330) 528-3500
 FX: (330) 528-0008
 WWW.GEIS.COM

DATES AND REVISIONS

| | |
|----------|-------------------------|
| 03-28-25 | CONCEPT LAYOUT |
| 06-04-25 | REVISED LAYOUT |
| 06-06-25 | REVISED LAYOUT |
| 06-11-25 | REVISED LAYOUT |
| 06-17-25 | REVISED LAYOUT |
| 06-25-25 | REVISED LAYOUT |
| 07-01-25 | REVISED LAYOUT |
| 07-31-25 | REVISED LAYOUT |
| 08-12-25 | AMENITY LAYOUT |
| 10-15-25 | CONSULTANT COORDINATION |
| 11-21-25 | CONSULTANT COORDINATION |
| 01-20-26 | CONSULTANT COORDINATION |

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND NO USE OR REPRODUCTION MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS ARE HEREBY RESERVED. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. REVISIONS REQUESTED IN THESE DRAWINGS SHALL BE MADE AT THE CLIENT'S RISK AND AT AN ADDITIONAL COST. CHANGES TO THE DRAWING SHALL BE PROVIDED IN WRITING. THESE CHANGES ARE NOT IN THE BASE BID.

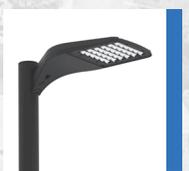
SITE CONCEPT

**BECK RD
NOVI, MI**

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SL-1



POLE MOUNTED PARKING LIGHT



WALL PACK



EXTERIOR WALL SCONCE
UNIT PATIOS AND BALCONIES



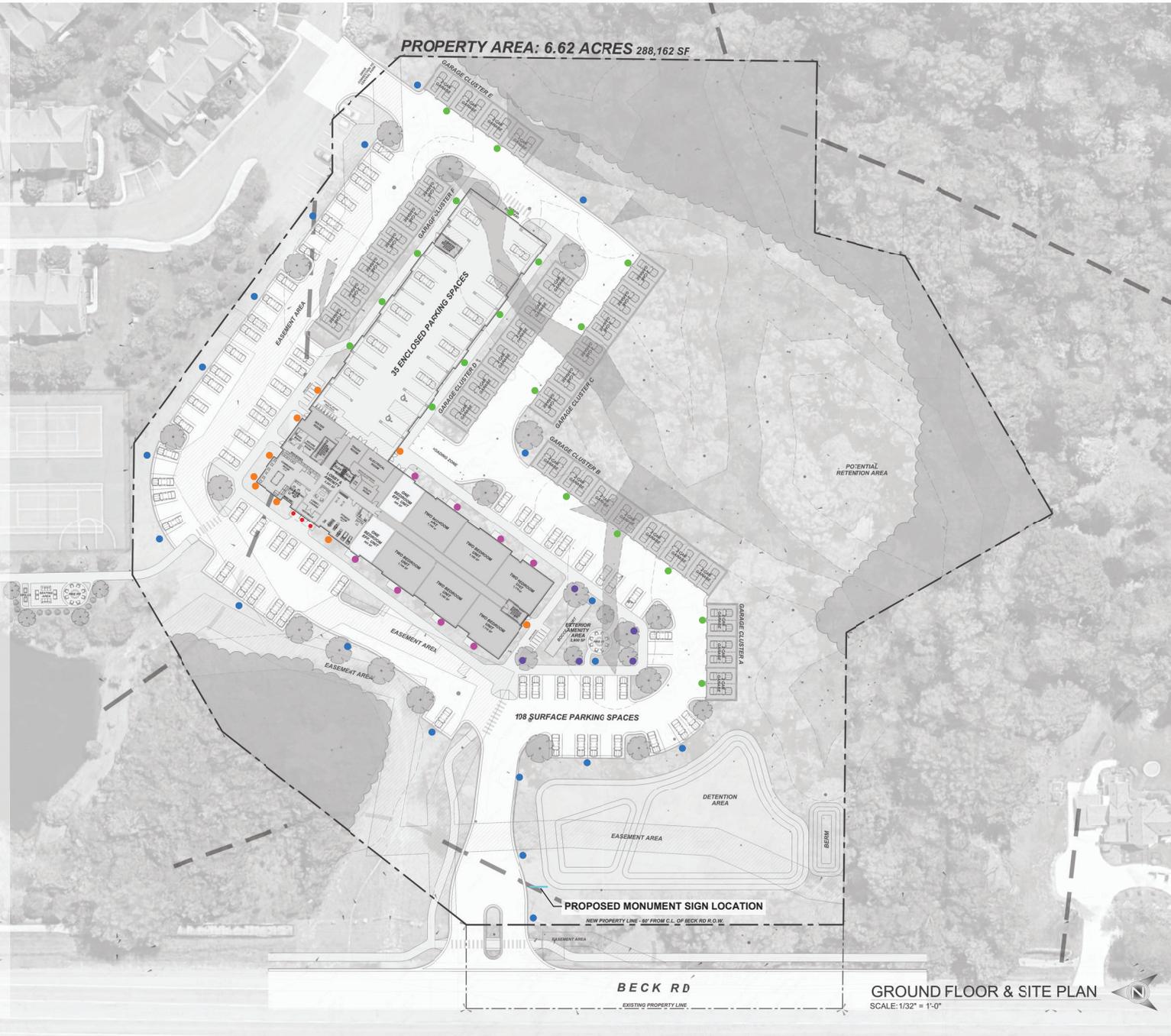
ILLUMINATED BOLLARD



DECORATIVE EXTERIOR WALL SCONCE



EXTERIOR PUCK LIGHT
ENTRY CANOPY



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 11, 2026

Planning Review

Central Park South

JSP 25-33

PETITIONER

Nobe Property Group II, LLC

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

| | | |
|-----------------------|---|--|
| Section | 16 | |
| Site Location | South of Grand River Avenue and east of Beck Road,; 22-16-300-055 | |
| Site School | Novi Community School District | |
| Site Zoning | RM-2: High-Density, Mid-Rise Multiple Family District | |
| Adjoining | North | RM-1: Low-Density Multiple Family |
| | East | RM-1: Low-Density Multiple Family |
| | West | R-3: One-Family Residential (with Planned Suburban Low-Rise Overlay) |
| | South | RA: Residential Acreage |
| Current Site | Vacant | |
| Adjoining Uses | North | Multiple Family |
| | East | Multiple Family |
| | West | Senior Living Facility |
| | South | Single Family |
| Site Size | 6.616 acres | |
| Plan Date | January 21, 2026 | |

PROJECT SUMMARY

The subject property is approximately 6.6 acres and is located east of Beck Road south of Grand River Avenue (Section 16). The applicant is proposing to develop the vacant parcel with a multiple family building containing 106 rental units. Parking would be provided on the ground floor of the building as well as surface and garage parking around the building. A private street network is proposed with access from Beck Road, with a secondary connection to the existing Central Park Estates development to the north.

RECOMMENDATION

Planning **recommends conditional approval** of the Preliminary Site Plan. At the time of Final Site Plan submittal, the applicant is asked to address issues identified in this and other review letters in order to correct inconsistencies and provide missing information.

A public hearing before the Planning Commission will be scheduled for Wednesday, **February 25, 2026**. Planning Commission will hold a public hearing prior to taking action to approve or deny the Preliminary Site Plan, Wetland permit, Woodland permit and Storm Water Management Plan. See further instructions on page 4 of this review.

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.** Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. Density and Total Number of Rooms: In the RM-2 District, total number of rooms dictates the maximum density that can be attained for a specific site. The current ordinance provides clear guidelines if the development contains only one type of bedroom units, and uses a factor if a mix of different types of units are proposed. This development proposes a mix of studio, 1-bedroom, 2-bedroom, and 2-bedroom with den units. The maximum allowable rooms is calculated by taking the area of the parcel in square feet, divided by a factor of 700. For the subject parcel, the maximum number of rooms allowed for this property is 412 rooms (6.62 net acres = 288,367 sq. ft. / 700).

The applicant is proposing 272 rooms with a total density of 16 DUA (Dwelling Units per Acre). The Future Land Use map recommends a density of up to 20.7 dwelling units per acre, therefore the proposed project is consistent with the Master Plan.

2. Building Length (Section 3.8.2.C): The maximum horizontal length of a building is 180 feet in the RM-2 District. The proposed building is approximately 210 feet for the front section, and 260 feet for the back wing. Section 3.8.2.C states that buildings in excess of 180 feet can be approved by the Planning Commission under certain conditions, including if greater setbacks are provided from all property lines. **The additional 80 feet of building length requires an additional 1 foot of setback for every 3 feet of excess building length, or in this case 27 feet, for a total required setback of 102 feet from property lines. The building setback is about 94 feet on the east side, and 88 feet on the north side – therefore this project is not eligible for the Planning Commission to modify the building length.**

The Zoning Board of appeals would need to approve a request for a variance to permit the additional 81 feet of building length. Staff supports the request as the property adjacent to the deficient setback is owned by the applicant, with the proposed development to be integrated with the existing units. The area is also not immediately adjacent to structures, and the layout prevents further impacts to natural features.

3. Parking Setback (Sections 3.1.8.D and 3.8.2.F): On the north side of the property, the required parking setback of 20 feet is not met. **The applicant will need to request a variance from the Zoning Board of Appeals for a setback of 11.5 feet (variance of 8.5 feet).** Staff supports the request as the adjacent property is owned by the applicant and is not immediately adjacent to structures, and the layout prevents further impacts to natural features.
4. Parking Adjacent to Building (Section 5.10.1.B.iv): Minimum building setback from the end of a parking stall is 25 feet in residential zoning districts. **The proposed plan has 17-foot setback on the north and east, and 14-foot setback on the west. A ZBA variance will be required. Staff supports the request.**
5. Off-Site Parking (Section 5.2.4): The ordinance states “All residential parking shall be located on the premises it is intended to serve.” Eight of the required parking spaces are proposed to be off-site on the Central Park Estates property to the north. **The applicant will need to request a variance from the Zoning Board of Appeals to allow the use of off-site parking spaces to meet the minimum requirement, or alternatively for the deficiency of 8 spaces.**
6. Usable Open Space (Section 3.1.8.D): The ordinance requires a minimum of 200 square feet of usable open space per dwelling unit proposed. **For a total of 106 units, 21,200 square feet of usable open space is required to be provided.** The definition provided in the ordinance lists the following as Usable Open Space:

1. *Balconies with direct access to the dwelling unit.*

2. *Courts and yards at grade level which are devoted exclusively to recreational use, and which A) are open and unobstructed from its lowest level to the sky; and B) Are directly accessible by means of a common passageway to residents of all dwelling units within the buildings; and C) Has no dimension less than 50 feet; and D) Are designed and intended for the private recreational use of residents of the building.*
3. *The roof of a building, or portion thereof which is developed exclusively for recreational use and which: A) is directly accessible by means of a common passageway to all residents of all dwelling units within the building; or B) Is directly accessible to residents of all dwelling units served by a ramp (with a grade of less than 10 percent) from a yard, or court; and C) has no dimension less than 50 feet; and D) Is designed and intended for private recreational use of residents of the building.*

The applicant has included the following in their Open Space calculations: Unit balconies (5,300 sf), Amenity areas (3,700 sf), Path (5,600 sf) for a total of 14,600 square feet. It does not appear that the Amenity areas or the Path meet the definition as they have dimensions less than 50 feet (width). Included in the "Amenities" are the Bocce Court and Fire Pit area on the south end of the building, which appears to be less than 50-feet wide at the corner. There is also a seating area with fire pit and grills to be built off-site near the Central Park tennis courts. The applicant has provided plans from the original Central Park project that indicates the amenities were to be shared with "Beck House," a senior living facility that was proposed on the subject property at that time, and requests that they be permitted to count toward the usable open space requirement for the units proposed now as they intend to grant access for use to the new residents. The applicant has requested a variance from the ZBA to allow spaces less than the required 50-foot dimension to be counted toward usable open space, and to allow off-site amenities to count toward the requirements. (Amenity area and walking path). Staff would request a written agreement to ensure this arrangement is available to all future residents of Central Park South.

7. Limits of Disturbance: It appears Sheet C2.1 indicates a Limit of Disturbance that does not reflect what is shown on the Grading plan, sheet C5.0. On Sheet C6.1, the location of the silt fence also appears to be in a location that would not allow the grading shown on sheet C5.0. Address all inconsistencies on the Final Site Plan submittal.
8. Woodland Impact: The plan shows the removal of 138 regulated woodland trees. **However, the grading plan, sheet C5.0, indicates additional trees' Critical Root Zones will likely be impacted by the contouring on the south and east side of the site. Those impacted trees will need to be added to the total woodland impact calculations. As shown by the applicant's plan (Sheet C3.5) and narrative, 339 woodland replacement credits for the Beck House development (previously proposed for the subject property) were proposed and approved to be planted on the Central Park Estates site in 2001. Since the current number of woodland replacements is approximately 260 (with some additional credits likely from impacts shown on the grading plan), it appears all woodland replacements credits have been fulfilled for this project.**
9. Wetland Impacts: The plan proposes permanent wetland impacts, however the total amount is stated in different locations as either 0.12 acre or 0.19 acre. The Wetland and Watercourse Ordinance requires mitigation of all impacts over 0.25 acre, so it appears mitigation will not be required. See Wetland Review for detailed comments to be addressed in the Final Site Plan submittal. **Prior to the Planning Commission public hearing, please verify that the 0.19 acre of impact indicated includes all areas to be graded that fall outside the limits of disturbance shown on Sheet C2.1.**
10. Facade: The residential building is in full compliance with the ordinance standards. The garage elevations have been provided and the materials match those on the primary building.
11. Conservation Easements: Remaining Wetland and Woodland areas are requested to be permanently protected in Conservation Easements. The applicant indicate they will provide such easement. Draft conservation easement would be reviewed at the time of Final Site Plan submittal.

12. Planning Review Chart: **Please refer to Planning Review chart for additional comments that need to be addressed in future submittals.**
13. Project & Street Name: The applicant will need to submit an [application](#) for the community name and street name(s) to be approved by the Project & Street Naming committee. This committee is comprised of emergency response and building officials, and primarily is concerned with ensuring no duplicate or similar-sounding names conflict with existing places.

OTHER REVIEWS

- a. Engineering Review: Engineering **recommends approval**. Additional comments will need to be addressed in the Final Site Plan submittal.
- b. Landscape Review: Landscape **does not recommend approval at this time**. Refer to review letter for detailed comments and address the waiver that is not supported without an exhibit showing the buffering to the adjacent single family home will be sufficient.
- c. Wetlands Review: A Wetlands Permit is required for the proposed impacts to regulated wetland. The stated impacts do not appear to exceed the 0.25 acre threshold for mitigation (amount to be clarified), which will not require wetland mitigation. **Wetlands recommends conditional approval at this time, with all outstanding comments to be addressed in the Final Site Plan submittal.**
- d. Woodlands Review: **Woodlands recommends conditional approval at this time**. See detailed comments in review letter.
- e. Traffic Review: **Traffic previously recommended approval**. Additional comments to be addressed Final Site Plan.
- f. Facade Review: Façade previously recommended approval as the design is in full compliance with the Ordinance. **A material sample board shall be provided prior to the Planning Commission meeting.**
- g. Fire Review: Approval of the Preliminary Site Plan was previously recommended. See review letter for detailed comments.

NEXT STEP: PLANNING COMMISSION MEETING

With all reviewers recommending approval, the Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan will be scheduled for the public hearing before the Planning Commission on **Wednesday, February 25 at 7 p.m.** Please provide the following no later than **Wednesday, February 18th**:

1. Site Plan submittal in PDF format **(this has been received)**.
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit. Provide a justification for each waiver and variance requested.
3. A color rendering of the Site Plan, which is to be used for Planning Commission presentation.
4. Façade material sample board
5. Exhibit showing the buffer to the Single Family home to the south

ZONING BOARD OF APPEALS MEETING

The applicant should seek Zoning Board of Appeals approval of Dimensional Variances noted. The application can be found at this [link](#). Please contact Megan Nardone at 248-347-0459 for meeting and deadline schedule. **The application deadline is generally the 1st of the month for the following month's scheduled meeting.**

FINAL SITE PLAN SUBMITTAL

If Planning Commission grants approval and variances are approved by ZBA, the applicant should submit the following for Final Site Plan review and approval:

1. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. **A digital copy** of the plan set and other documents.

3. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
4. [Final Site Plan Application](#)
5. [Final Site Plan Checklist](#)
6. [No Revision Façade Affidavit](#) (only if no façade changes have been made – *if façade changes are made, include an additional plan set with the elevations*)
7. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (*The cost estimate should not include soil erosion or demolition costs.*)
8. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11"
9. An [Other Agencies Checklist](#)
10. [Project and Street Name](#) request – please see attached letter and address items noted in revised submittal. Be sure the site plan reflects properly approved street names.

LEGAL DOCUMENTS

Further instructions will be given at the time of Final Site Plan review for required legal documents. Document templates for many standard forms can be found on the City's [website](#). Any off-site easements must be reviewed, approved, and executed prior to approval of the Stamping Set.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, please submit the following for electronic stamping set approval:

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

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received approval of the Electronic Stamping Set from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

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

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

STREET AND PROJECT NAME

The project and the street name will need to receive Committee approval. Please contact Diana Shanahan (248-347-0483) in the Community Development Department for additional information. The address application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is recommended you reach out to Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] after Final Site Plan review to begin the process. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner

Attachments:

1. Planning Review Chart

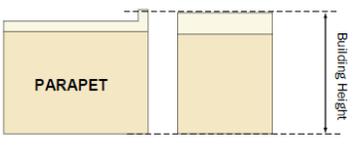


PLANNING REVIEW CHART: RM-2 High Density Multiple Family

Review Date: February 11, 2026
Review Type: Rev Preliminary Site Plan Review
Project Name: **JSP25-33 CENTRAL PARK SOUTH**
 50-22-16-300-055; East of Beck Rd, South of Grand River Ave
Plan Date: January 21, 2026
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. *Italicized* items should be noted.

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|--|-------------|---|
| Zoning and Use Requirements | | | | |
| Master Plan | Multiple Family | Multiple-Family | Yes | |
| Zoning | RM-2 High-Density Mid-Rise Multiple-Family District | RM-2, High-Density, Mid-Rise Multiple-Family Residential (106 units) | Yes | |
| Uses Permitted (Sec 3.1.11.B & C) | RM-2 Uses permitted listed in Section 3.1.8.B & C | Multiple-Family Residential (RM-2) | Yes | |
| Residential: Height, Bulk, Density, and Area Limitations (Sec. 3.1.8.D) | | | | |
| Frontage on a Public Street (Sec. 5.12) | Frontage on a Public Street is required | Frontage on Beck Road | Yes | |
| Access to a Major Thoroughfare (Sec. 5.13) | Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses | Complies | Yes | |
| Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1) | RM-2 Required Conditions <u>See below</u> | 6.616 net acres (excluding ROW) | | |
| Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1) | | | | |
| Usable Open Space Area (Sec. 3.1.8.D) | 200 sf Minimum usable open space per dwelling unit For a total of 106 dwelling units, <u>required: 21,200 SF</u> | Sheet C3.5 states 14,600 sf provided – not shown on plan | No | Please refer to definition in the ZO, and show on plan the spaces counted (with dimensions) as required with calculations. |
| Maximum % of Lot Area Covered (By All Buildings) | 45% | 14.98% | Yes? | Clarify if the garages are included in this calculation |
| Building Height (Sec. 3.1.8.D) | 65 ft or 5 stories, whichever is less | 59' 8" to highest parapet (5 stories) | Yes | |

| Item | Required Code | | Proposed | Meets Code | Comments |
|---|---|----------------------------|--|---|---|
| |  | | | | |
| Minimum Floor Area per Unit (Sec. 3.1.8.D) | Efficiency | 400 sf | 605 sf min | Yes | |
| | 1 bedroom | 500 sf | 659 sf min | Yes | |
| | 2 bedroom | 750 sf | 1,062 sf min | Yes | |
| | 3 bedroom | 900 sf | 1,413 sf min | Yes | |
| | 4 bedroom | 1,000 sf | | NA | |
| Maximum Dwelling Unit Density/Net Size Area (Sec. 3.1.8.D) | Efficiency | Max 10% | 10 (9%) | Yes | |
| | 1 bedroom | 31.1 du/net ac. Max 33% | 32 (30%) | Yes | |
| | 2 bedroom | 20.7 du/net ac. | 58 (55%) | Yes | |
| | 3+ bedroom | 15.6 du/net ac. | 6 units (6%) | Yes | |
| 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 | 191 ft | Yes | *Additional setback required due to building length (102 feet) | |
| Side (North) | 75 feet | 87.9 ft | Yes | | |
| Side (South) | 75 feet | 119.7 ft | Yes | | |
| Rear (East) | 75 feet | 93.1 ft | Yes | | |
| Parking Setbacks (Sec. 3.1.8.D) Refer to applicable notes in Sec. 3.6.2 | | | | | |
| Front (West) | 75 feet (Street frontage) | ~120 ft | Yes | | |
| Side (North) | 20 feet | 11.5 ft | No | ZBA variance will need to be requested by applicant | |
| Side (South) | 20 feet | ~ 100 ft | Yes | | |
| Rear (East) | 20 feet | ~70 ft | Yes | | |
| RM-2: Note to District Standards (Sec. 3.6.2) | | | | | |
| Area Requirements (Sec. 3.6.2.A) | Pursuant to the definition contained in Section 2.2, lot width shall be measured between the two points where the front setback line intersects the side lot lines. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots. | | Parcel is existing | NA | No minimum lot width given in RM-2 district |
| Setback Requirements (Sec. 3.6.2.B) | For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least equal to: (1) the | | 75-foot building setback from all property lines is required and is met. | | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|---|--|----------------------|--|
| | height of the main building; (2) seventy-five (75) feet; or (3) the setback required in the Development Standards of Section 3.1 of this Ordinance, whichever is greater. For all off-street parking lots serving any use other than single-family residential, the setback from any interior side or rear lot line shall be not less than twenty (20) feet, and the setback from the front and any exterior side lot line shall comply with the building setback required for such uses specified above. | Off-street parking on the north does not meet 20-foot minimum setback. | | |
| 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. | | NA | |
| Wetland/Watercourse Setback (Sec 3.6.2.M) | A setback of 25ft from wetlands and from high watermark course shall be maintained | Shown | Yes | Authorization to Encroach into Wetland Buffer Area will be required. See Wetland review for detailed comments |
| RM-2 District Required Conditions (Sec. 3.8 & 3.10) | | | | |
| Total number of rooms (Sec. 3.8.1.B) | Total No. of rooms < Net site area in SF/700 288,193 SF/700 = 411 (Estimated Net excludes ROW) | 272 rooms | Yes | |
| Public Utilities (Sec. 3.8.1) | All public utilities should be available | Shown | Yes | See Engineering Review |
| Maximum Number of Units (Sec. 3.8.1.B.ii) | Efficiency < 10 percent of the units | 9% | Yes | |
| | 1 bedroom units < 33 percent of the units | 30% | Yes | |
| | Balance should be at least 2 bedroom units | | Yes | |
| Room Count per Dwelling Unit Size (Sec. 3.8.1.C) <i>An extra room such as den, library or other extra room count as an additional bedroom</i> | Dwelling Unit Size | Room Count * | | |
| | Efficiency | 1 | 10 units – 10 rooms | Yes |
| | 1 bed | 2 | 32 units – 64 rooms | Yes |
| | 2 bedroom | 3 | 58 units – 174 rooms | Yes |
| | 3 or more bedrooms | 4 | 6 units – 24 rooms | Yes |
| <i>Total of 272 rooms.</i> | | | | |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|---|--|---------------|--|
| For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, dining, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density. | | | | |
| 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. | Drive 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. | 210 and 260 feet | No | <u>ZBA variance required because north and east setback does not qualify for PC approval as described below</u> |
| Modification of maximum length (Sec. 3.8.2.C) | Planning Commission may modify the extra length up to 360 ft: <ul style="list-style-type: none"> • 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. | 30 ft excess requires 12.3 ft additional setback (front) 80 ft excess requires 26.7 ft additional setback (south/north) | Yes No | Not Eligible for Planning Commission modification due to absence of extra setback on North, East |
| 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. | Building is angled 45 degrees to Beck and single family district | Yes | |
| 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 | 28% | Yes | |
| 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 | 14 and 17 ft | No | <u>Applicant would need to seek a variance.</u> |
| <i>Off-street parking and related drives</i> | No closer than 8 ft for other walls | 16 ft | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|--|---|------------|--|
| shall be... | No closer than 20 ft from ROW and property line | 11.5 ft | No | <u>Applicant would need to seek a variance.</u> |
| Pedestrian Connectivity (Sec. 3.8.2.G) | 5-foot sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access. | 6-foot-wide sidewalk connecting Beck Road on north side of driveway | No | <u>Variance required for sidewalk on only 1 side of the road</u> |
| | Where feasible sidewalks shall be connected to other pedestrian features abutting the site. | Connected to main sidewalk system on Beck Road, additional sidewalk connects to Central Park Estates development to the north to access amenities | Yes | |
| | All sidewalks shall comply with barrier free design standards | Barrier free markings shown | TBD | See Traffic Review for detailed comments. |
| 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 | | NA | <i>One building proposed.</i> |
| 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. | | NA | <i>One building proposed.</i> |
| 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 2 x (100 units) = 200 Spaces Required 2.5 x (6 units) = 15 spaces | 208 spaces provided: Garage – 99 Surface – 108 Off-site surface – 8 spaces 215 total | No | Section 5.2.4 of the ordinance requires all residential parking to be on the property served. See Planning Review |
| 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 | 90° Parking with 9' x 19' shown 24-25 ft two way drives shown 4" curb with 9' x 17.5' spaces | Yes | |
| End Islands (Sec. 5.3.12) | - End Islands with landscaping and raised curbs are required at the | End Islands provided | Yes | See Traffic Review and Landscape Review for comments |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|---|--|------------|--|
| | end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall | | | |
| Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13) | 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 | Exceeds | Yes | |
| Barrier Free Spaces Barrier Free Code | With 106 spaces required above 1 per unit, 2% required to be BF = 2 BF spaces required | 2 BF shown in attached garage | 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 | Van accessible: 9' with 9' aisle Regular accessible: 9' with 9' aisle | Yes | |
| Barrier Free Signs Barrier Free Code | One sign for each accessible parking space. | Shall comply | TBD | |
| 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 | Shall comply | TBD | See Landscape Review. |
| Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u> | One (1) space for each five (5) dwelling units Required: 21 Spaces | 14 spaces uncovered 8 spaces covered | Yes | |
| Bicycle Parking General requirements (Sec. 5.16) | No farther than 120 ft. from the entrance being served | | TBD | |
| | When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations | Two locations w/ 7 spaces each noted | Yes? | Sheet C3.0 appears to have relocated 7 spaces to the north side of the building, but the label still points to the loading zone |
| | Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk | Accessible via 7ft paved sidewalk | TBD | Provide a detailed design of the bike parking layout and bike rack in Site Plan submittal |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|--|---|----------------------|---|
| Covered Bicycle Parking requirements (Sec. 5.16.4) | When 20 or more bicycle parking spaces are required, 25% of the spaces shall be covered (7 spaces must be covered) | 8 spaces in the garage area per calculations sheet C3.0 | Yes | Indicated on floor plan |
| Bicycle Parking Lot layout (Sec 5.16.6) | Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in. | Shown sheet 3.3 | Yes | |
| Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec. 5.10) | | | | |
| Road standards (Sec. 5.10) | A private drive network within a cluster, two -family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width) | | | |
| Major Drives | Width: 28 feet | Generally, 28 feet wide – Entrance from Beck Road is Major Drive | Yes | |
| Minor Drive | <ul style="list-style-type: none"> - Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet | No minor drives present | NA | Parking lots around building are accessed from Major Drive |
| Parking on Major and Minor Drives | <ul style="list-style-type: none"> - Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts. | <p>Perpendicular parking not proposed on major drive</p> <p>Building less than 25 feet from parking stall</p> | <p>Yes</p> <p>No</p> | <p><u>ZBA variance would be required for deficiency in setback from parking (14 feet proposed)</u></p> |
| Accessory and Rooftop Structures (Sec. 4.19) | | | | |
| Dumpster (Sec 4.19.2.F) | <ul style="list-style-type: none"> - Located in rear yard - Attached to the building or | Interior trash rooms/chutes. | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|---|---|------------|---|
| | <ul style="list-style-type: none"> - 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 | | | |
| Dumpster Enclosure <i>(Sec. 21-145. (c) Chapter 21 of City Code of Ordinances)</i> | <ul style="list-style-type: none"> - 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 | No exterior dumpster shown Plan shows there will be interior trash chutes and collection spaces. | Yes | |
| Roof top equipment and wall mounted utility equipment <i>(Sec. 4.19.2.E.ii)</i> | All roof top equipment, including mechanical and electrical equipment, shall not exceed the maximum permitted building height limits, unless the following are met: For every 1 foot of excess height, it shall be set back 5 feet from any and all building faces. No roof top appurtenance shall exceed 5 feet above max height of district. | 59' 8" parapets shown, RTUs not indicated | TBD | Please provide the location of rooftop equipment on the next submittal |
| 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. | Screening parapets shown | TBD | |
| Sidewalks and Other Requirements | | | | |
| Non-Motorized Plan | No additional pathways shown. | Sidewalk shown connecting to development to the north | Yes | |
| Public Sidewalks <i>(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)</i> | Connection to main sidewalk on Beck Road required. | 8' pathway on Beck Road frontage shown | Yes | |
| Entryway lighting <i>(Sec. 5.7.N)</i> | One streetlight is required per entrance. | Shown | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|--|--|------------|---|
| Building Code and Other Requirements | | | | |
| Woodlands (City Code Ch. 37) | Replacement of removed trees | Trees are to be removed. Listed on sheets C-1 and TL.01 | TBD | See Woodland Review for comments to be addressed. |
| Wetlands (City Code Ch. 12, Art. V) | Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands | Wetland impacts of 0.19 ac – does not meet threshold to require mitigation | Yes | See Wetland Review for comments to be addressed. |
| Design and Construction Standards Manual | Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions). | Generally provided | TBD | Provide all missing information as noted on Final Site Plan submittal |
| 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). | Generally provided | TBD | See reviews for any missing information |
| Economic Impact Information | - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) | Estimated cost of \$27 mil. Construction jobs = 125. Permanent jobs = 5 | | |
| Building Exits | Building exits must be connected to sidewalk system or parking lot. | Complies | TBD | Will be reviewed in further detail with FSP submittal |
| Phasing | All projects must be completed within two years of the issuance of any starting permit or phasing plan should be provided | One phase | NA | |
| Other Permits and Approvals | | | | |
| Development/ Business Sign (City Code Sec 28.3) | The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft. | Proposed sign shown at entrance on Beck. | TBD | <i>Contact Deborah Martinez at 248.735.5602, dmartinez@cityofnovi.org for more information on sign permits.</i> |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|---|--|------------|---|
| Project & Street Naming Committee | Some projects may need approval from the Street & Project Naming Committee | Street and project name will need approval | TBD | Contact Stacey Choi at 248.347.0475 or via email schoi@cityofnovi.org |
| Parcel Split or Combination or Condominium Approval | Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval. | None proposed | NA | |
| Other Legal Requirements | | | | |
| Master Deed/Covenants and Restrictions | Applicant is required to submit this information for review with the Final Site Plan submittal | | NA | |
| Conservation easements | Conservation easements may be required for woodland impacts | Wetland and woodland easements are requested | TBD | <u>Draft documents would be required prior to stamping set approval.</u> |
| 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 | Limited information provided | | Provide missing information as noted below in next submittal or with Final Site Plan |
| 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 | Light locations shown, image of fixtures | 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 | |
| Lighting Specifications (Sec. 5.7.A.2.ii) | Specifications for all proposed & existing lighting fixtures | Not provided | No | |
| | Photometric data | Not provided | No | |
| | Fixture height | Not provided | No | |
| | Mounting & design | | | |
| | Glare control devices (Also see Sec. 5.7.3.D) | Not provided | No | |
| | Type & color rendition of lamps | Not provided | No | |
| | Hours of operation | Not provided | No | |
| Max Height (Sec. 5.7.3.A) | Height not to exceed maximum height of 25 feet | Not provided | No | |
| Standard Notes (Sec. 5.7.3.B) | - Electrical service to light fixtures shall be placed | Not provided | No | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|---|--------------|------------|----------|
| | 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 | | | |
| Indoor Lighting (Sec. 5.7.3.H) | - Indoor lighting shall not be the source of exterior glare or spillover | | TBD | |
| Security Lighting (Sec. 5.7.3.I) Lighting for security purposes shall be directed only onto the area to be secured. | - 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 | Not provided | No | |
| 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 | Not provided | No | |
| Parking Lot Lighting (Sec. 5.7.3.J) | - Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover. | Not provided | No | |
| Min. Illumination (Sec. 5.7.3.L) | Parking areas: 0.2 fc min | Not provided | No | |
| | Loading & unloading areas: 0.4 fc min | Not provided | No | |
| | Walkways: 0.2 fc min | Not provided | No | |
| | Building entrances, frequent use: 1.0 fc min | Not provided | No | |
| | Building entrances, infrequent use: 0.2 min | Not provided | No | |
| Average Light Level (Sec.5.7.3.L) | Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1 | Not provided | No | |
| Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.L) | When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle | | NA | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|--------------|------------|----------|
| Max. Illumination adjacent to Residential (Sec. 5.7.3.M) | <ul style="list-style-type: none"> - 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. | Not provided | No | |
| Residential Developments (Sec. 5.7.3.O) | <ul style="list-style-type: none"> - 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 | | TBD | |

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

02/09/2026

Engineering Review

Central Park South
JSP25-0033

APPLICANT

NOBE Property Group II, LLC

REVIEW TYPE

Revised Preliminary Plan

PROPERTY CHARACTERISTICS

- Site Location: East of Beck Road north of 11 Mile Road in Section 16 of the City of Novi
- Site Size: 6.99 acres
- Plan Date: 1/21/2026
- Design Engineer: Thomas J. Sovel

PROJECT SUMMARY

- Construction of a five-story residential building with 106 units, and associated parking. Site access would be provided via public roadways.
- Water service would be provided by an 8-inch extension from the existing 8-inch water main on-site, along with 5 additional hydrants.
- Additional information about sanitary sewer will be provided in future submittals.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin.

RECOMMENDATION

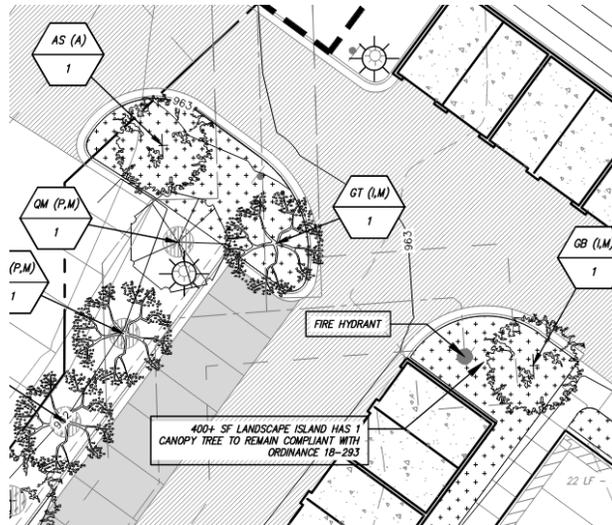
Approval of the Revised Preliminary Site Plan is **recommended**. At this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

COMMENTS

1. At time of final site plans submittal, the applicant must provide a boring log that has soil information, elevation of boring and groundwater depth that meets city standards. City standards require a 20 foot deep boring and borings for the road

area at 500-foot intervals. Borings must be less than 5 years old, the boring from 2023 does not have any soil information and no elevations. Elevations were provided in response letter, so for now the preliminary site plan is approved. Applicant MUST provide additional borings for final approval.

2. 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.
3. Tree located over existing water main shall be moved to provide 5-foot clearance.



4. License agreement shall be needed for light poles proposed in water main easement.
5. Easement shall be needed for the off-site sidewalk connection to the existing tennis courts.
6. All off-site easements must be reviewed and approved before the stamping set can be approved, applicant should submit draft off-site easements with Final Site Plan submittal.
7. A [Right-of-Way Permit](#) will be required from the City of Novi.
8. **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). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

WATER MAIN

9. The City's REU unit factors are as follow: 0.6 (1 bedroom), .75 (2 bedroom), and 1.0 (3 bedroom). These must be updated to meet City Standards.
10. Water Main basis of design calculation for populations should be 3.2 per unit REU, resulting in a total population of 239 no 154. Peak Factor for water main should be 2.50.
11. It is the applicants responsibility to install the water main in the right-of-way, the city shall not install utilities as part to the Beck Road project.

12. Generally, the distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system.
13. Water mains are required to be extended along all road frontages abutting the proposed development at the direction of the city in accordance with the City of Novi Master Plan current edition for water main construction.
14. 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".
15. Valves shall be arranged so that no single line failure will require more than eight hundred (800) feet of main to be out of service.
16. Valves shall be arranged so that none are over or under the sanitary sewer.
17. Provide a separate domestic lead and, if required by the Fire Marshal, a minimum 6-inch fire lead for each building with a unique shut-off valve for each.
18. 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.
19. 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

20. Plans shall be provided with final site plan submittal.

SANITARY SEWER

21. The City's REU unit factors are as follows: 0.6 (1 bedroom), .75 (2 bedroom), and 1.0 (3 bedroom). These must be updated to meet City Standards.
22. Sanitary sewer basis of design calculation for populations should be 3.2 per unit REU, resulting in a total population of 239 no 154.
23. Off-site sanitary sewer connection is shown on plans, this shall require an off-site sanitary sewer easement.
24. 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.
25. 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.
26. Illustrate all pipes intersecting with manholes on the sanitary profiles.

27. 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

28. 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.
29. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
30. Match the 0.80 diameter depth above invert for pipe size increases.
31. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
32. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
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.
34. Illustrate all pipes intersecting storm structures on the storm profiles.
35. An easement is required over the storm sewer accepting and conveying off-site drainage. This will be required for the storm sewer that goes off-site to the Central Park Estates parcel.
36. 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.
37. Provide a storm sewer basis of design table. We recommend revising the storm sewer design, so the Q provided is greater than or equal to the Q calculated to maximize the life of the pipe and structures.

STORM WATER MANAGEMENT PLAN

38. Additional details are needed for the existing 21" storm sewer that connects into the proposed forebay, the response letter states that it is shown in the calculations but we cannot see where this has been shown.
39. 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.
40. 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). Provide a detail and/or note as necessary.
 41. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
 42. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr).
 43. Pretreatment structure shall limit the concentration of Total Suspended Solids (TSS) to 80% 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.
 44. Provide CPRC elevation, 100-year water elevation and outlet elevations at next submittal.
 45. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.
 46. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
 47. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.

PAVING & GRADING

1. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
2. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
3. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
4. 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.
5. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

6. Provide at least 3-foot 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.
7. Sidewalk proposed in the ROW must have a stone base, Class II sand cannot be used for sidewalks in the ROW.
8. Revise the on-site concrete pavement cross-section to 6 inches of MDOT Grade P1L 4000 PSI concrete on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
9. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
10. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
11. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Remove detail and attach City standard paving details.
12. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
13. 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.
14. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards. This must be provided with final site plan submittal.

SOIL EROSION & SEDIMENT CONTROL

15. 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

16. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
 - a. Off-Site Title Policy
 - b. Cross Access Easement
 - c. Off-Site Sanitary Sewer Easement
 - d. Off-Site connection to walkway
 - e. Stormwater drainage easement -A 20-foot-wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

17. Approval from the neighboring property owner for the work associated with the off-site storm drainage easement shall be forwarded to the Engineering Division **prior to Stamping Set approval.**

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

18. 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.**

REQUIRED LEGAL DOCUMENTS

19. Legal review transmittal will be provided with Final Site Plan Review Letter. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
20. A draft copy of the [Cross-Access Easement](#) for the connection to the existing parking lot to the **(east/west/south/north)** must be submitted to the Community Development Department.
21. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
22. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.
23. A draft of the License Agreement will be required for the light pole proposed within the water main easement. This must be submitted to the Community Development Department.
 - a. The agreement shall state that the light pole and all site facilities within the influence of the light pole that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the light pole foundation and the utility.
24. A 20-foot-wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
25. **Executed copies of approved off-site utility easements must be submitted.**

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
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 23, 2026
Central Park South
Revised Preliminary Site Plan - Landscape

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP25-0033

Property Characteristics

- Site Location: East side of Beck Road south of Central Park Apartments
- Site Acreage: 6.99 ac
- Site Zoning: RM-2
- Adjacent Zoning: North, East: RM-1, South: RA, West: R-3/Beck Road
- Plan Date: 1/21/2026

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plans.

Recommendation:

This project is **not recommended for approval** for Preliminary Site Plan. It is still not clear whether the project will have sufficient buffering from the residential properties to the south. If the applicant can show that the preserved woods will provide sufficient visual and audible buffering, then it would be recommended for approval.

LANDSCAPE WAIVERS REQUIRED FOR THE LANDSCAPING PROPOSED:

- No landscaped berm is provided to screen the residences to the south – *not supported by staff without evidence that the preserved woods and proposed landscaping will provide sufficient screening for the residence to the south.*
- No greenbelt berm is proposed – *supported by staff*

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #14 and LDM 10.h.(2))

1. A tree survey and chart are provided and removals are indicated on each.
2. Woodland replacement calculations are provided. It appears that sufficient replacements for the project were planted on the original Central Park project, but many of them have died as they were ashes.
3. Wetland impacts are roughly indicated – no mitigation is proposed.
4. **Please clearly show the tree protection fencing limits on the demolition plan, per the actual tree driplines, not the edges of the tree symbols, and add the city tree protection fence detail to the sheet.**
5. **See the Merjent letter for a complete review of the wetland and woodland impacts.**

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

1. The property is adjacent to RA zoning south of the adjacent parcel owned by the developer.
2. The required screening berm is not proposed. **This requires a landscape waiver that is currently not supported.** *The small berm that is now proposed does not screen the new building from the single-family house to the south. It could be supported by staff to preserve the natural woodland if it can be shown that the preserved woodland will*

provide sufficient screening for the residences to the south with cross-sections and photographs of the existing vegetation to remain as screening.

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

1. The required greenbelt width and landscaping are provided.
2. The required berm is not provided. **This requires a landscape waiver.** *It would be supported by staff since the parking lot is 120 feet away from the right-of-way and there is significant greenbelt, detention basin and parking lot landscaping proposed between the right-of-way and the site.*
3. The required street trees are proposed.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 9 and 10.h(3)and(4))

1. All utilities are included on the landscape plan.
2. Please relocate utility lines or shift trees as noted on the landscape chart to remove the remaining conflicts.

Parking Lot Landscaping (Zoning Sec 5.5.3.C)

1. The required parking lot interior area and trees are provided. Multifamily unit trees are used to meet the tree requirement, as is allowed by the ordinance.
2. There are also sufficient parking lot perimeter trees provided with multifamily unit trees. A number of trees should be relocated along the east and south sides of the garages instead of being crowded along the north side of the site as they are now.
3. Please see the landscape chart for a more detailed discussion of the interior and perimeter parking lot trees and follow the recommendations.

Multifamily Residential Landscaping Requirements (Zoning Sec 5.5.3.F.iv)

Multifamily Unit Trees:

1. As there are 24 dwelling units on the first full floor of residences, 72 trees are provided, of which up to 25% may be subcanopy trees.
2. All of the required trees are provided, as parking lot trees or foundation plantings.

Interior Drive Trees:

1. All of the required trees are provided.
2. Please see the landscape chart for some detailed requests regarding the placement of some of them.

Building Foundation Landscaping:

More than the required 35% of the building facing Beck Road is shown as being landscaped.

Plant List (LDM 10.h(10))

1. Provided
2. 19 of 26 species used (76%) are native to Michigan.
3. The proposed tree diversity meets the requirements of the Landscape Design Manual.
4. Please see the detailed discussion of species used on the landscape chart and make the required corrections.

Planting Notations and Details (LDM 10.h(12))

All required details and notes are provided.

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

1. All of the required landscaping is proposed.
2. No indication of any Phragmites or Knotweed was noted on the plans. Please survey the site and show any stands of either weed on the plans along with instructions for its treatment and removal.
3. If none is found, please add a note stating this.

Irrigation (LDM 10.I)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or describe an alternate means of watering the plants on 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 rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

Review Date: January 23, 2026
Project Name: JSP25-0033: CENTRAL PARK ESTATES SOUTH
Project Location: West side of Beck Road, south of Grand River and Central Park Estates
Plan Date: January 21, 2026
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plans.

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- The landscaped berm proposed will not screen the residences to the south – *not supported by staff without evidence that the preserved woods and proposed landscaping will provide sufficient screening for the residence to the south.*
- No greenbelt berm is proposed – *supported by staff as the frontage is heavily landscaped with greenbelt and detention basin plantings, or existing woodlands that are being preserved.*

| 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 | Landscape plans: 1" = 20' | Yes | |
| Owner/Developer Contact Information <i>(LDM 10)</i> | Name, address and telephone number of the owner and developer or association | On title block | Yes | |
| Project Information <i>(LDM 10)</i> | Name and Address | Vicinity map appears on Sheet C7.1 | Yes | |
| Survey information <i>(LDM 10)</i> | Legal description or boundary line survey | Survey and Description on Sheet C-1.1 | Yes | |
| Landscape Architect contact information <i>(LDM 10)</i> | Name, Address and telephone number of RLA/PLA/LLA who created the plan | <ul style="list-style-type: none"> • The response letter states that Nicholas Wallace, PLA prepared the plans. • His seal, signature or name do not | No | Please add LA name, and seal to the plans |

| Item | Required | Proposed | Meets Code | Comments |
|---|---|--|---|---|
| | | appear on the plans | | |
| Sealed by LA. (LDM 10) | Requires original signature | No | | <u>Final stamping sets must be signed and sealed by the LA who created the plans.</u> |
| Miss Dig Note (800) 482-7171 (LDM 10) | Show on all plan sheets | On the landscape plan 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 C1.1 and C1.2 Removals are provided on Sheets C1.2 (chart) and C2.1 (demolition plan) Wetlands on site are delineated and shown on Sheet C-1.1. Woodland replacement calculations are provided on C7.6 It appears that a sufficient number of replacements were planted on the original Central Park Estates site. | <ul style="list-style-type: none"> Yes Yes Yes Yes Yes | <ol style="list-style-type: none"> The protective tree fence boundaries should be drawn per actual tree driplines, not the outline of the CAD tree symbol, to avoid grading problems in the field. See the Merjent letter for complete reviews of woodlands and wetlands. |
| Soil type (LDM 10) | As determined by Soils survey of Oakland County | Sheet C3.5 <ul style="list-style-type: none"> Capac Sandy Loam Lenawee Silty Clay Loam | Yes | |
| Zoning (LDM 10) | Show existing/proposed site zoning and zoning of all adjacent parcels on the landscape plan | Sheet C1.5 <ul style="list-style-type: none"> Site: RM-2 North, East: RM-1, South: RA, West: R-3 | 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"> Yes – dimensions on Sheets C3.1 and 3.2 All elements are on the landscape plans. | Yes | |

| Item | Required | Proposed | Meets Code | Comments |
|--|--|--|--|---|
| 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 on C4.0 and are included on the landscape plans Proposed lights are also shown on the landscape plans | <ul style="list-style-type: none"> Yes Yes | 1. |
| Proposed topography - 2' contour minimum | Provide proposed contours at 2' interval | <ul style="list-style-type: none"> Proposed grading is shown on Sheets C5.0, 5.1 and 5.2 Contours are also shown on the landscape plan | Yes | |
| Clear Zones | 25 ft. corner clearance required. Refer to Zoning Sec 5.5.9 | <ul style="list-style-type: none"> City of Novi clear vision zones are provided correctly No plantings are shown within the clear vision zone | 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) | <p><u>Multiple family adjacent to single family residential requires:</u></p> <ul style="list-style-type: none"> 6-8 foot tall landscaped berm with 6 foot wide crest. Opacity 80% winter, 90% summer. | <ul style="list-style-type: none"> A small screening berm has been added to the south end of the detention pond, but it is not between the proposed building and the house. The developer also owns the property south of the development that wraps around the property which has a conservation easement placed on it. Portions of that property appear | TBD | <ol style="list-style-type: none"> A landscape waiver is required along the south side of the site for the proposed configuration, which may not provide sufficient screening for the single-family residential property to the south. <i>Additional plantings or an alternate means of screening that provides the same or better opacity and audible blockage as the required berm may be required to earn staff support for the waiver.</i> Please indicate, from |

| Item | Required | Proposed | Meets Code | Comments |
|---|--|--|------------|--|
| | | to be wooded, others are fairly clear | | <p>an aerial view of the site, the edges of woodland on the adjacent property south of the site on the landscape plan to highlight what areas need additional screening. Woodland replacement trees could be used to provide additional screening.</p> <p>4. Please provide evidence (photos, cross sections, etc.) showing that what will remain provides sufficient buffering for the residences to the south.</p> |
| Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.B and LDM 1.b) (RM-2) | | | | |
| Greenbelt width | <ul style="list-style-type: none"> • Adj to parking: 20 ft • Not adj to pkg: 34 ft | <ul style="list-style-type: none"> • The nearest point of the parking lot is 120 feet from the Beck Road easement • There are 25 feet between the ROW and the edge of the detention basin. | Yes | |
| Min. berm crest width | 2 ft | 0 ft | No | <p>1. A landscape waiver is required for the missing berm.</p> <p>2. <i>It would be preferable to have the berm south of the entry, but as the building is behind the detention pond and significant landscaping, this waiver would be supported by staff.</i></p> |
| Min. berm height | 3 ft | 0 ft | No | See above |
| 3' wall | (4)(7) | No wall is proposed | | |
| Canopy deciduous or large evergreen trees (7)(10)(11) | <ul style="list-style-type: none"> • 1 tree per 35 lf • $(305-72)/35 = 7$ trees | 7 trees | Yes | |

| Item | Required | Proposed | Meets Code | Comments |
|---|--|--|------------|--|
| Sub-canopy deciduous trees Notes (5)(6)(10)(11) | <ul style="list-style-type: none"> 1 tree per 25 lf $(305-72)/25 = 9$ trees | 12 trees | Yes | |
| Canopy deciduous trees in area between sidewalk and curb (10) | <ul style="list-style-type: none"> 1 tree per 35 lf $(305-140)/35 = 5$ trees | 6 trees | 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 with units. 24 units * 3 = 72 trees Up to 25% of requirement can be subcanopy trees | 74 new trees <ul style="list-style-type: none"> 14 Foundation 40 Parking Lot perimeter 20 Parking lot interior | 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. $X \text{ lf}/35 = x$ trees $612/35 = 17$ trees <p>Frontage where the building is within 20 feet of the parking lot may be deducted from the basis of calculation.</p> | 17 trees | Yes | <ol style="list-style-type: none"> It appears from the proposed grading that tree #1945 will have to be removed so it can't be counted toward the requirement. As there are 17 new trees shown, this is not a problem but it should be removed from the plan and calculations. Please move the sugar maple next to the snow deposit area near the entrance at least 5 feet away from the underground water line |
| Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b) | <ul style="list-style-type: none"> 35% of building façades facing road must be landscaped $(213+68)*35\% = 98\text{lf}$ min must be landscaped | Greater than 35% is landscaped | Yes | |
| Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5) | | | | |
| General requirements | <ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees | None of the proposed landscaping should obscure views within the parking lot | Yes | |

| Item | Required | Proposed | Meets Code | Comments |
|---|---|---|------------|---|
| Name, type and number of ground cover | As proposed on planting islands | Lawn seed and other ground covers are proposed | Yes | |
| Parking lot Islands (Zoning Sec 5.5.3.c.ii, iii) | <ul style="list-style-type: none"> A minimum of 200 SF to qualify 200sf landscape space per tree planted in island. 6" curbs Islands minimum width 10' BOC to BOC | <ul style="list-style-type: none"> All interior islands have been labeled with their area and they are all sufficiently large. All islands now have trees in them | Yes | |
| 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. | <ul style="list-style-type: none"> Exterior spaces are 17.5-18 ft long Spaces under the building are 19 ft long | Yes | Please consider using extensive green roofs on the carports to reduce stormwater runoff and increase the attractiveness of the site from the building. |
| Contiguous space limit (Zoning Sec 5.5.3.c.ii.o)) | Maximum of 15 contiguous spaces | The island between the 12-space uncovered bay and the 12-space covered bay on the northwest side of the building has been enlarged and has a tree in it so this is now compliant. | Yes | |
| Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii) | | | | |
| A = Total square footage of vehicular use areas x 7.5% | $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ $A = 50000 \times 7.5\% = 3750\text{sf}$ | Calculations are provided. | Yes | |
| B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 % | $B = x \text{ SF} \times 1\% = B \text{ sf}$ $B = 10383 \times 1\% = 104\text{sf}$ | See above | Yes | |
| All Categories | | | | |
| C = A+B Total square footage of landscaped islands | $A + B = C \text{ SF}$ $3750 + 104 = 3854\text{sf}$ | 6436sf | Yes | |
| D = C/200 Number of canopy trees required | <ul style="list-style-type: none"> $D = C/200$ $3854\text{sf}/200 = 19 \text{ trees}$ | <ul style="list-style-type: none"> 21 trees Multifamily unit trees are used to meet the requirement | Yes | |
| Parking Lot Perimeter | • 1 Canopy tree per 35 lf | 39 trees | No | 1. Please relabel one of |

| Item | Required | Proposed | Meets Code | Comments |
|--|--|--|------------|--|
| Trees (Zoning Sec 5.5.3.C.iv) | <ul style="list-style-type: none"> • Sub-canopy trees can be used under overhead utility lines. • 1400/35 = 40 trees | | | <p><u>the interior trees in one of the outer islands as a perimeter tree since there are excess interior trees and a shortage of one perimeter tree.</u></p> <p>2. <u>As it does not appear green roofs will be put on the garages, please move some of the perimeter trees crowded along the north edge of the site to the south and east sides of the garages along the south and east side of the site, at 1 tree per 35lf of the garage edges.</u></p> |
| Parking land banked | NA | None | | |
| Miscellaneous Landscaping Requirements | | | | |
| Plantings around Fire Hydrant (Zoning Sec 5.5.3.c.ii.j) | <ul style="list-style-type: none"> • No plantings with mature height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures, or sanitary sewer lines. • Trees should not be planted within 5 feet of other underground utility lines (water and storm). | No landscaping is situated near the hydrants | Yes | <ol style="list-style-type: none"> 1. The honeylocust in the endcap island across from the fire hydrant at the northeast corner of the building is almost on top of the water line passing through that island. <u>Please move it to at least 5 feet from the line.</u> 2. There is a red maple perimeter tree on top of the storm line leading from the parking lot to the detention basin also limits the room available for the tree in that island. <u>Please move that tree at least 5 feet away from the line.</u> |
| Landscaped area (g) | Areas not dedicated to parking use or driveways exceeding 100 sq. ft. | Yes | Yes | |

| Item | Required | Proposed | Meets Code | Comments |
|--|---|--|---|---|
| | shall be landscaped | | | |
| Name, type and number of ground cover (LDM 5) | As proposed on planting islands | Lawn seed and other ground covers are indicated | Yes | |
| Snow deposit (LDM 10) | Show leave snow deposit areas on plan in locations where landscaping won't be damaged | A number of snow deposit areas are now provided | Yes | |
| 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 | No | TBD | <ol style="list-style-type: none"> Please show <u>transformers and other utility boxes when their locations are determined.</u> If box locations are <u>not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.</u> Please add an <u>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 and 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 | All required landscaping appears to be provided. | Yes | Please correct the seed mix callout on Sheet <u>C7.5. for the dry shortgrass prairie to indicate it should be planted from the edge of the basin (962 elevation) to the edge of the stormwater seed line (960 elevation)</u> |
| Phragmites and Japanese Knotweed Control | <ul style="list-style-type: none"> Show all populations of either plant on the plans If any is found, add plans for their removal/control to the | <ul style="list-style-type: none"> None is noted The response letter indicates that the site will be surveyed for the weeds in the | <ul style="list-style-type: none"> No Yes | <ol style="list-style-type: none"> If any is found, <u>please show all locations on the demolition plan</u> If any is found, <u>please add plans for</u> |

| Item | Required | Proposed | Meets Code | Comments |
|---|--|--|--|--|
| | plans | spring when plants start to grow | | <u>their treatment and removal to the landscape plans or demolition plans</u> 3. <u>If none is found, please add a note to that effect to the landscape plans.</u> |
| Landscape Notes and Details– Utilize City of Novi Standard Notes | | | | |
| Plant List (LDM 4,11) – Include all cost estimates | | | | |
| Quantities and sizes | | On Plant list | Yes | |
| Root type | | On Plant list | 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. The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4. | <ul style="list-style-type: none"> 19 of 26 species used (76%) are native to Michigan The tree diversity is satisfactory | <ul style="list-style-type: none"> Yes Yes | 1. <u>Please do not show Kindred oaks as native as they are a hybrid between a native and a non-native species.</u> 2. <u>Although Solomon's Seal is an attractive native species it is not very salt tolerant or persistent in sun. Please use a different species more appropriate for the conditions in areas where salt will be used or sun will be intense (such as the south side of the west end of the building).</u> |
| Type and amount of lawn | | Lawn seed is indicated | Yes | |
| Cost estimate (LDM 10.h.(11)) | For all new plantings, mulch and sod as listed on the plan | Provided on the plant lists | Yes | |
| 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 | | Yes | Yes | |
| Tree stakes and guys | Wood stakes, fabric guys. | Yes | Yes | |

| Item | Required | Proposed | Meets Code | Comments |
|--|---|--|------------|----------|
| 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 | <ul style="list-style-type: none"> A small screening berm is proposed south of the detention pond A cross section for the berm is provided on Sheet C7.4 | Yes | |
| Type of Ground Cover | | NA | 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 | NA | NA | |
| Walls (Zoning Sec 5.5.3.vi and LDM 10) | | | | |
| Material, height and type of construction footing | Freestanding walls should have brick or stone exterior with masonry or concrete interior | No walls are proposed | | |
| 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 (LDM 2.i. & Zoning Sec 5.5.5.B) | <ul style="list-style-type: none"> Provide intended date Between Mar 15 – Nov 15 | Yes | Yes | |
| 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) | | | | |

| Item | Required | Proposed | Meets Code | Comments |
|---|--|---|------------|--|
| General Conditions (LDM 11) | Plant materials shall not be planted within 4 ft. of property line | Callouts at the property line have been added | Yes | |
| Irrigation (LDM 10.I.) | A fully automatic irrigation system and a method of draining is required with Final Site Plan | No plan is provided | | <ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival in the Final Site Plans.</u> 2. <u>The plan should meet the requirements listed at the end of this chart.</u> 3. <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 | No | | |
| Plant Sizes for ROW, Woodland replacement and others (LDM 11.b) | Refer to LDM section 11.b for size requirements | Yes – on plant list | | |
| Plant size credit (LDM11.b) | NA | | | |
| Prohibited Plants (LDM 11.b) | Do not use any plants on the Prohibited Species List | No prohibited plants are proposed | Yes | |
| Recommended trees for planting under overhead utilities (LDM 3.e) | Label the distance from the overhead utilities | No overhead utility lines are noted | TBD | <ol style="list-style-type: none"> 1. Clearly show any overhead lines on landscape plan. 2. Use plants of appropriate size in proximity to those lines. 3. If there are no overhead lines on the site, please add a note stating that. |

| Item | Required | Proposed | Meets Code | Comments |
|--|---|---------------------|------------|----------|
| Collected or Transplanted trees <i>(LDM 11.b.(2)(c))</i> | | None | | |
| Nonliving Durable Material: Mulch <i>(LDM 12)</i> | <ul style="list-style-type: none"> • Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate. | On planting details | Yes | |

Irrigation System Requirements

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

WOODLAND & WETLAND REVIEW



1 Main Street SE ■ Suite 300 ■ Minneapolis, Minnesota ■ 55414

February 9, 2026

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

Submitted electronically to lbell@cityofnovi.org

Re: Central Park South Revised Preliminary Site Plan Woodland and Wetland Review (JSP25-33)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the revised Preliminary Site Plan (rPSP) for the proposed Central Park South (Project). The provided rPSP contains three sets of plans that were reviewed:

- The Civil Engineering Set, which contains the primary building and grading information, and the landscape plans were prepared by Environmental Engineers, Inc., dated January 21, 2026.
- A site concept plan set is provided, which contains some wetland impact information and was prepared by GEIS Companies, dated January 20, 2026.

Merjent reviewed the plan for conformance with the City of Novi’s (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located east of the intersection of Heritage Drive and Beck Road (parcel 50-22-16-300-055) in Section 16 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent conducted a review of the Preliminary Site Plan in December 2025 and found deficiencies in the woodland and wetland portions of the submittal.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Central Park South rPSP, with **conditions to implement requested edits in the final site plan submittal**. Woodland Review comments have been provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

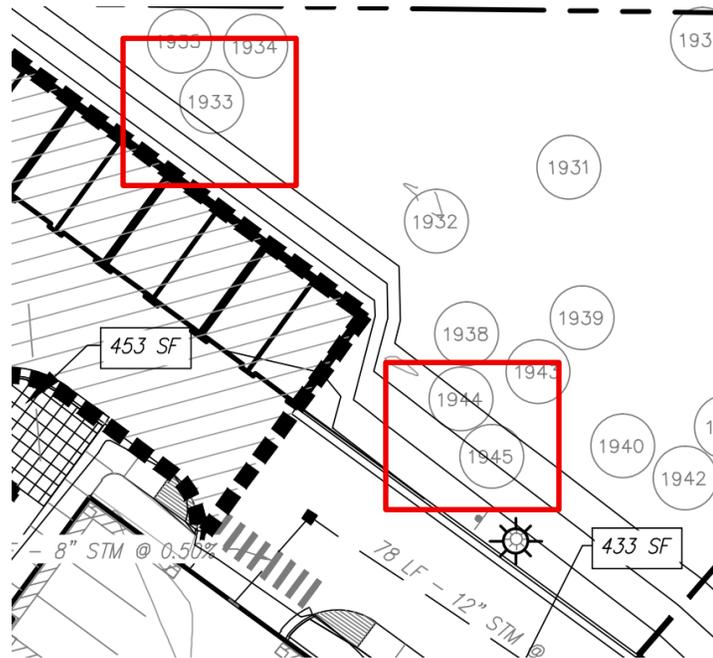
| Woodland Regulation | Required |
|---|----------|
| Woodland Permit (Chapter 37, Section 37-26) | Required |
| Tree Replacement (Chapter 37, Section 37-8) | Required |
| Tree Protection (Fence; Chapter 37, Section 37-9) | Required |
| Woodland Conservation Easement (Chapter 37-30[e]) | Required |

Woodland Review Comments

-
1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are depicted as being present onsite. However, it should be noted that both the woodlands and property limits depicted on the City map are considered approximations. Additionally, the City of Novi Woodland interactive map disclaims that “Map information depicted is not intended to replace or substitute for any official or primary source. Specific determination of the limits of a regulated woodland are made on a site-specific basis by the City’s woodland consultant or Community Development staff.”
 - a. Merjent conducted a site visit on December 15, 2025 to review the site conditions relative to the PSP submittal. Site photographs are included in **Attachment A**. The on-site conditions do not fully reflect the conditions listed in the City’s Woodland map. Pursuant to Section 37-2 and Section 37-4 of Chapter 37, Woodlands Protection, woodland areas can be identified by additional features such as soil quality, habitat quality, tree species and diversity, health and vigor of tree stand, understory species and quality, presence of wildlife, and other factors such as the value of the woodland area as a scenic asset, wind block, noise buffer, healthy environment, and the value of historic or specimen trees. Based on the site visit conducted on December 15, 2025, Merjent has determined that the majority of the trees on-site should be considered regulated woodland due to the stand density and proximity to other regulated woodland areas.
 - b. An updated outline of regulated woodland areas is provided in orange in **Figure 1**.
 2. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. All such trees shall be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag affixed loosely with a single nail.
 - The provided rPSP does not contain species or common names. However, due to the rPSP containing accurate DBH measurements and genus information, the plan can be considered acceptable.
 3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a DBH greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.
 4. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.
 5. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. Because more than three trees are proposed to be removed, Planning Commission approval is required.
 6. **Woodland Replacement.** Based on a review of the plan, the applicant is proposing to remove 138 regulated trees. The number of trees to be cut that have a DBH of eight inches or more should be summarized by replacement category (Section 37-8) on the plan, in a style similar or equivalent to the table provided below.

| Tree Size (DBH, inches) | Number of Trees | Ratio Replacement/Removed Tree | Total Replacements Required |
|-------------------------|-----------------|--------------------------------|-----------------------------|
| 8-11 | 59 | 1 | 59 |
| 12-20 | 49 | 2 | 98 |
| 21-29 | 8 | 3 | 24 |
| 30+ | 6 | 4 | 24 |
| Multi-stem | 16 | Sum of Stem DBH/8 (rounded up) | 55 |
| Total | Sum | - | 260 |

Required edit: the applicant has shown grading extending past the limits of disturbance. This will likely affect the root zone, or require the removal of some trees not listed for removal. For example, trees 1933, 1944, 1945, and 1973 (not an exhaustive list) all show grading either partially or fully encompassing the tree. The removal calculations should be updated to show these impacts.



7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.
 - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the

amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.

- b. Payment to the City of Novi Tree Fund at a non-refundable rate of \$400/woodland replacement credit.
- c. Combination of on-site tree planting and payment (non-refundable) into the City of Novi Tree Fund (\$400/woodland replacement credit).

- **Due to the unique history of this project, the applicant is claiming credit for 339 replacement trees that were planted and approved in 2001. The number of credits that are being claimed, exceeds the number of replacements required for this site. If possible, Merjent is requesting that the applicant provide the location, species, and current condition(s) of the trees that were planted (i.e., a tree survey), to verify the condition of the replacements.**

- 8. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
 - a. The applicant has not depicted critical root zones on the site plan.

Required edit: critical root zones should be depicted around all trees within 50 feet of construction. The applicant should display an additional sheet showing the proposed buildings with remaining trees with critical root zones within 50 feet of the final grade.

- 9. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.

Required edit:

- a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence should be added to the site plan.
- b. Appropriate Tree Protection Details have been scanned in from the original Central Park Estates. **An updated tree protection detail should be added to the new plans.**
- c. Some trees, such as Trees 1832, 1982, and 1983 (Sheet C7.5) may have critical root zones that can interfere with proposed landscaping. The applicant should review comments from the landscape review and the [City of Novi Landscape Design Manual](#) to ensure that trees planted for landscaping purposes are spaced appropriately from existing woodland trees. These trees may coincide with the grading identified in Comment 6.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Central Park South rPSP based on the comments provided below, **with conditions that the requested edits be incorporated into the final site plan submittal.**

Merjent visited the Site on December 15, 2025 to observe the conditions on-site relative to the provided PSP. Merjent found conditions on-site consistent with the plan. Photos from the site visit are included in

Attachment A. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that the delineated wetlands on-site provides the functional characteristics of stormwater storage capacity and/or wildlife habitat; some wetlands also continue off-site to larger wetland complexes. Accordingly, the wetlands on-site meets the criteria for an essential wetland as noted above.

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 2**).
- ☒ 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 (provided in pre-app review).

Permits and Regulatory Status

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) | Required, non-minor |
| Wetland Mitigation | Not Required |
| Environmental Enhancement Plan | Required |
| Wetland Buffer Authorization | Required |
| EGLE Wetland Permit | Required* |
| Wetland Conservation Easement | Requested |

*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

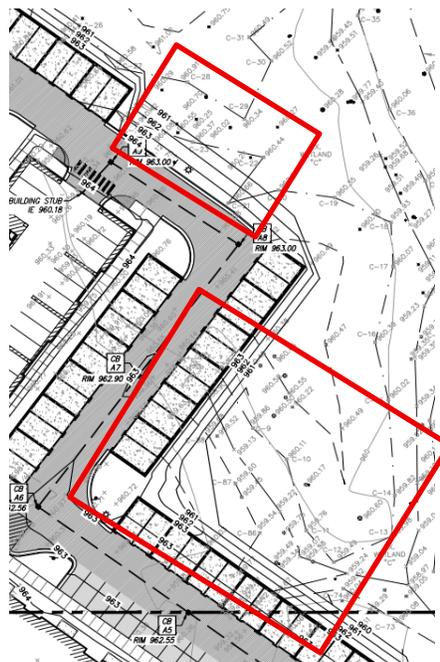
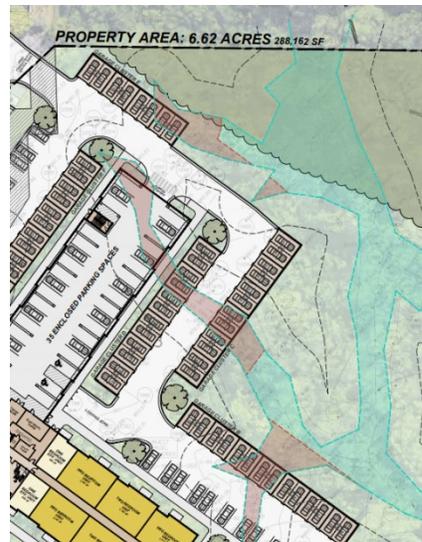
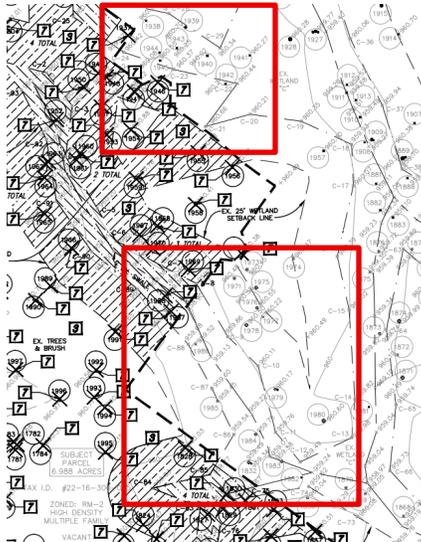
1. The full extent of wetlands to be impacted is not depicted on Sheet C2.1. The provided concept plan and grading sheets shows grading extending beyond the limits of disturbance.

Required edits:

- **The applicant must provide details on the nature and extent of impacts, including:**
 - **Area, volume, and type of fill**
 - **Type(s) of wetland(s) impacted**
 - **Justification for the impact**
 - **Whether the impact is temporary or permanent**
 - **How temporary impacts will be restored**
 - **Construction method and sequencing**



- Impact amounts should be consistent across all Sheets.
- Wetland impacts should be shown relative to the proposed final grades and final building locations.



2. 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.

Required edits:

- **Similar to Comment 1, buffer impacts should be separated by area and volume of impact; why the impact is needed; permanent vs. temporary impact; construction method and sequencing; and how temporary impacts will be restored.**
 - **Wetland setback impacts should be displayed relative to proposed final grades and final building locations.**
3. Section 12-176 states that “Where an activity results in the impairment or destruction of wetland areas of less than 0.25 acre that are determined to be essential under subsection 12-174(b), are two (2) acres in size or greater or are contiguous to a lake, pond, river or stream, additional planting or other environmental enhancement shall be required onsite within the wetlands or wetland and watercourse setback where the same can be done within the wetland and without disturbing further areas of the site.
- **Due to the continuation of wetlands off-site, and connectivity to existing conservation easements, the applicant is requested to implement environmental enhancement on remaining wetland and woodland areas not impacted by the proposed development. Environmental enhancement can be completed by implementing the following:**
 - **Removal of European buckthorn (*Rhamnus cathartica*) and/or glossy false buckthorn (*Frangula alnus*) from remaining woodland areas on-site. A plan shall be made and included within future submittals describing how this invasive species will be removed and controlled.**
 - **Planting native plants and native wetland and woodland seed in remaining natural areas unaffected by the proposed development. All additional plantings and seeding shall comply with the requirements of the [City of Novi Landscape Design Manual](#). This may be incorporated into future landscaping portions of site plans.**
4. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent’s site visit on December 15, 2025 it was noted that flagging from the delineation was present.
5. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.
6. When a project permanently impacts 0.25 acre 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. The proposed project currently does not exceed 0.25 acre and mitigation is not required for a City Wetland and Watercourse Permit.

However, EGLE may require mitigation for impacts exceeding 0.10 acre. The City of Novi nor Merjent can make the determination on the requirement of a permit or mitigation required by EGLE. It is requested that the applicant provide the City with either a permit, Pre-application Meeting Letter, and/or Level 3 Wetland Identification Program Site Visit Review authorizing or exempting the requirement for

this project. A City Wetland and Watercourse Permit cannot be granted without authorization (or verification that authorization is not required) from EGLE.

7. 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 (if necessary). Additionally, EGLE may request conservation easements around remaining wetlands on-site. This requirement would be unrelated to the requirements of the City of Novi Wetland Use Permit. 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 Use Permit.
 - Required edit: An existing conservation easement is present south and north of the site. These conservation easement boundaries should be added to the existing site plans with an associated 25-foot setback buffer. A map of conservation easements is provided as Attachment B.

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 Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos
Attachment B – Conservation Easement Map

CC:

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

Figure 1. City of Novi Regulated Woodlands Map
Site Boundary is outlined in red
Approximate Woodlands are shown in green
Additional regulated woodlands are shown in orange

City of Novi Woodlands Map



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 a 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.



1 inch = 159 feet



Map Print Date:
12/17/2025



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

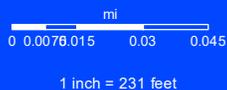
Figure 2. City of Novi Regulated Wetlands Map
Site Boundary is outlined in red
Approximate Wetlands are shown in Blue

City of Novi Wetland Map



MAP INTERPRETATION NOTICE

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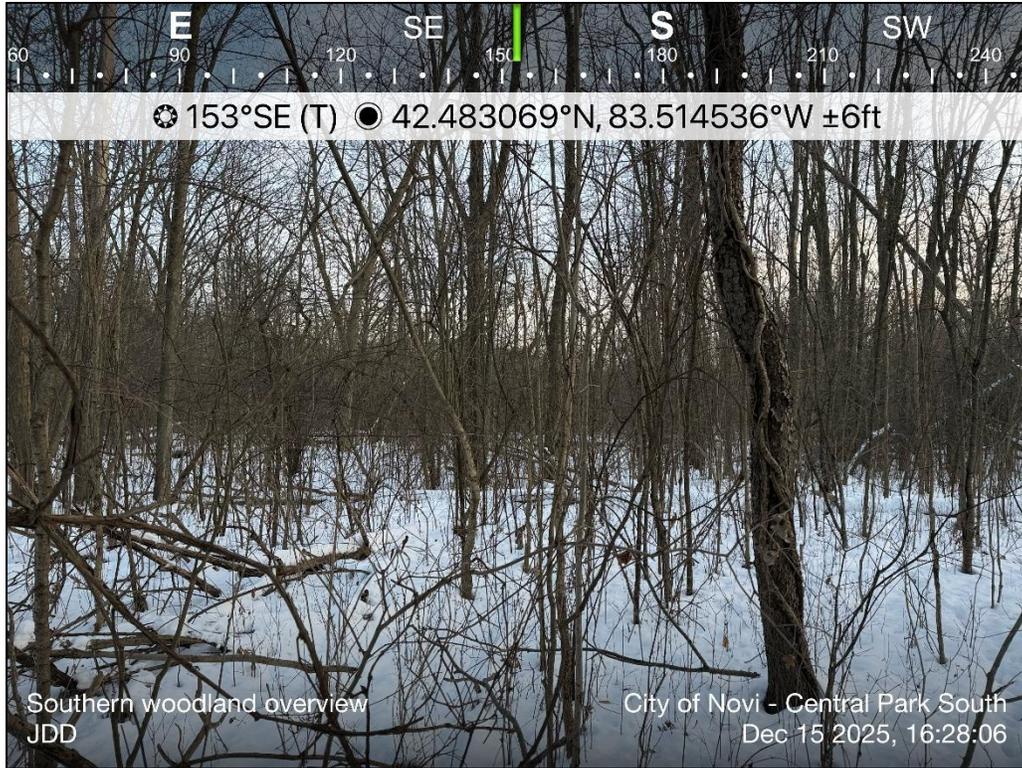


Map Print Date:
10/26/2025

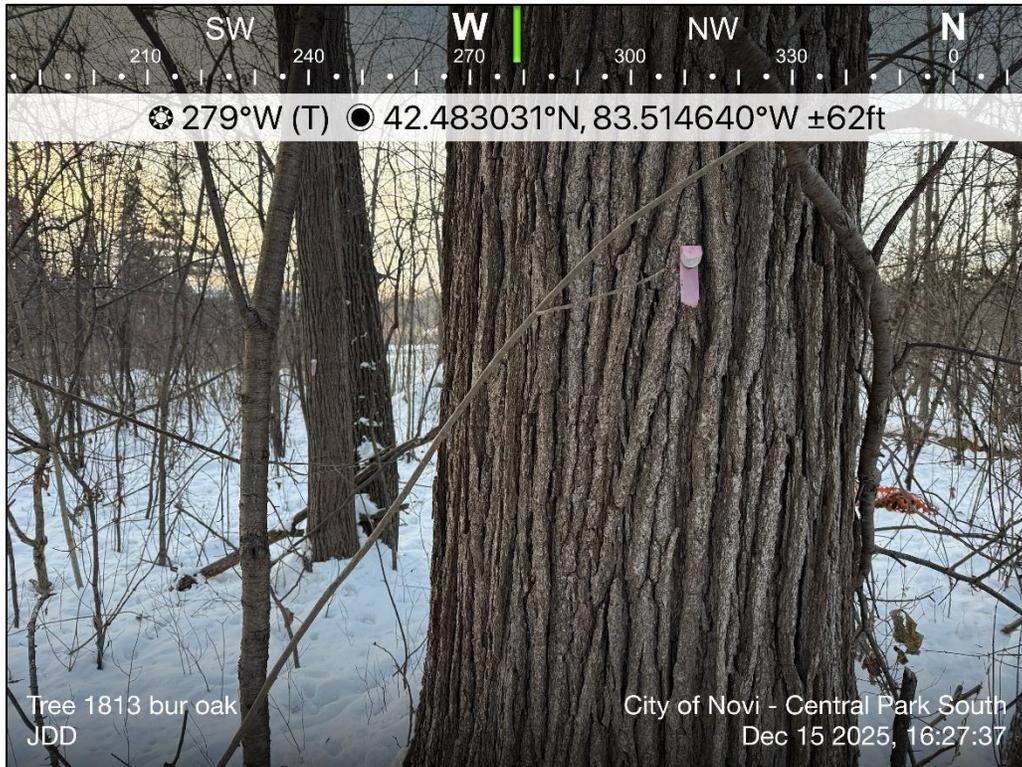


City of Novi
45175 Ten Mile Rd
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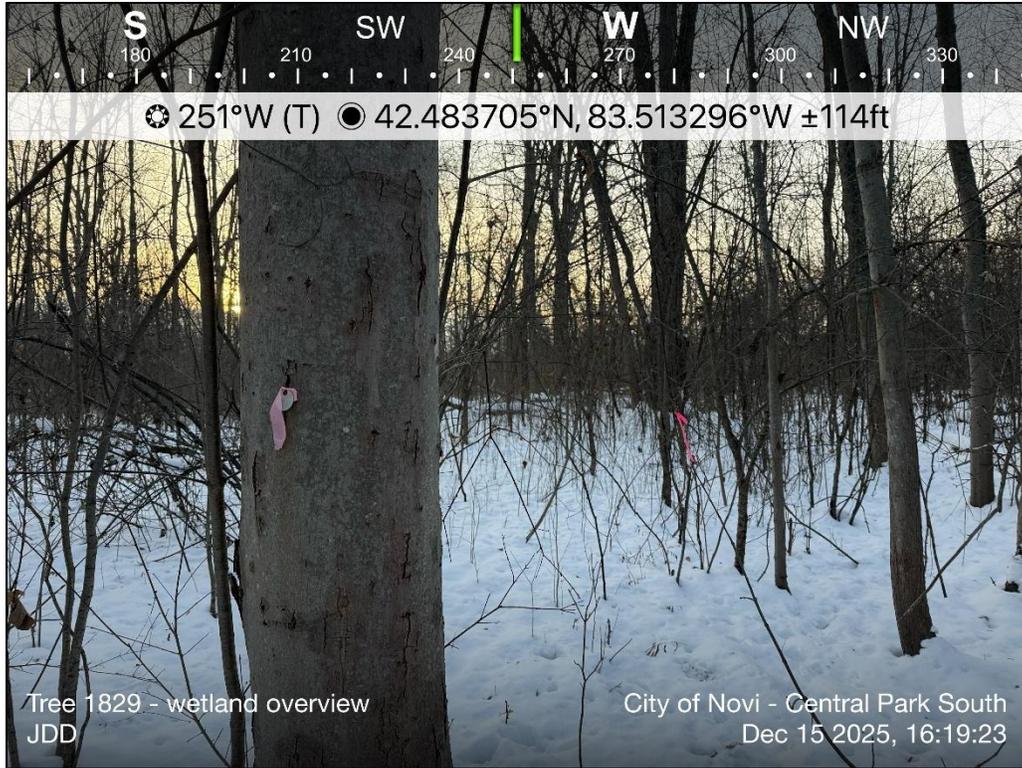
**Attachment A
Site Photographs**



Overview of the southern woodland area



Overview of typical tree tags on-site. Tree 1813 – *Quercus macrocarpa*



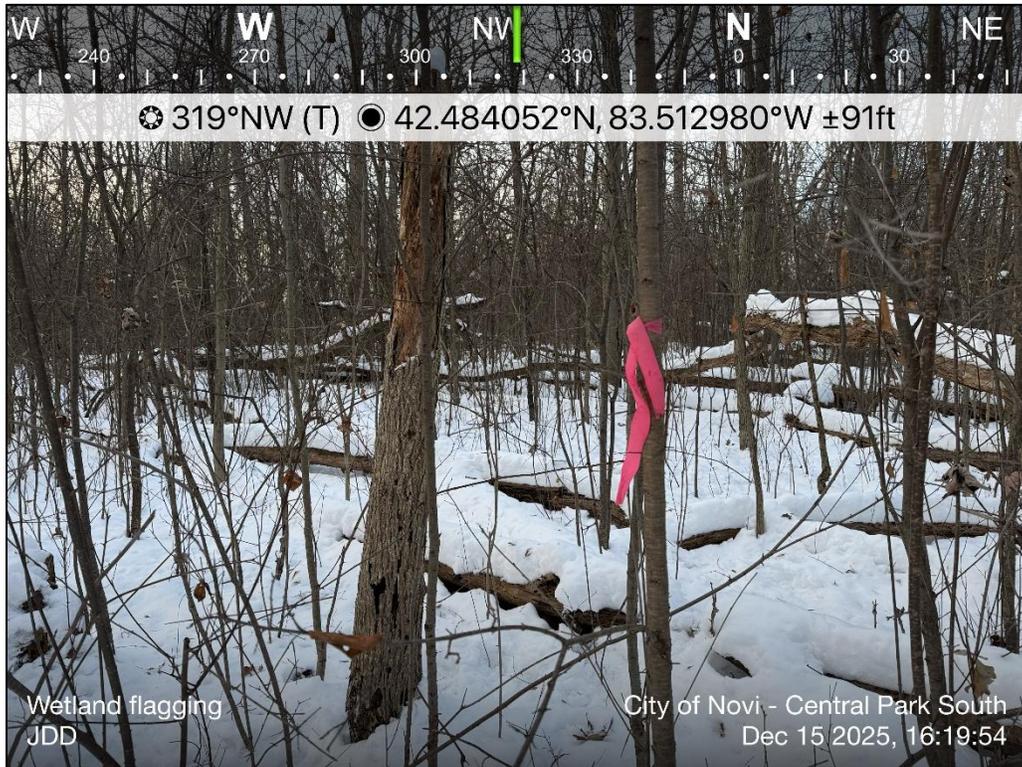
Overview of Tree 1829 within the wetland on-site



Tree 1830 – a 12-inch *Acer saccharinum*



Overview of Trees 1754 and 1755 on-site



Typical wetland flagging seen on-site



Overview of woodland on-site

Attachment B
Conservation Easement Map

City of Novi Conservation Easement Map

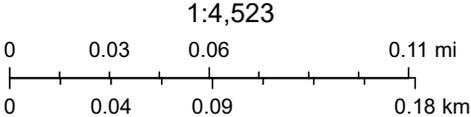


12/15/2025

Conservation Easement

- Wetland
- Woodland
- Wetland & Woodland
- Open Space Preservation

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1:4,523

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

TRAFFIC REVIEW



AECOM
 39575 Lewis Dr, Ste. 400
 Novi
 MI, 48377
 USA
 aecom.com

Project name:
 JSP25-33 – Central Park South Preliminary
 Traffic Review

From:
 AECOM

Date:
 December 17, 2025

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

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

Memo

Subject: JSP25-33 – Central Park South Preliminary Traffic Review

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

GENERAL COMMENTS

1. The applicant, Nobe Property Group II LLC, is proposing a 178,650 SF five-story residential building with 106 units.
2. The development is located on the east side of Beck Road and west of Manhattan Circle. Beck Road is under the jurisdiction of the City of Novi and Manhattan Circle is a private street.
3. The site is zoned RM-2 (High-Density Multiple Family).
4. There are no traffic-related deviations required at this time.

TRAFFIC IMPACTS

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

ITE Code: 221 – Multifamily Housing (Mid-Rise)
 Development-specific Quantity: 106 Units
 Zoning Change: N/A

| Trip Generation Summary | Estimated Trips | Estimated Peak-Direction Trips | City of Novi Threshold | Above Threshold? |
|--------------------------------------|-----------------|--------------------------------|------------------------|------------------|
| AM Peak-Hour Trips | 40 | 31 | 100 | No |
| PM Peak-Hour Trips | 40 | 26 | 100 | No |
| Daily (One-Directional) Trips | 473 | | 750 | No |

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

| Trip Impact Study Recommendation | |
|----------------------------------|---------------|
| Type of Study: | Justification |
| None | N/A |

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 | Not dimensioned and 15’ tying into Manhattan Circle | Partially Met | Dimension radii at Beck Road entrance, including median island. |
| 2 | Driveway Width O Figure IX.3 | 56’ at boulevard and 24’ tying into Manhattan Circle | Partially Met | Standard width is 24’ on either side of median island, minimum 22’. Dimension distance from edge of road to median island, standard is 12’, minimum 6’. |
| 3 | Driveway Taper O Figure IX.11 | | | Clarify proposed pavement along Beck Road at entrance, proposed does not tie into existing edge of pavement. |
| 3a | Taper length | None proposed | Inconclusive | |
| 3b | Tangent | None proposed | Inconclusive | |
| 4 | Emergency Access O 11-194.a.19 | 2 access points | Met | |
| 5 | Driveway Sight Distance O Figure VIII-E | >510’ | Met | |

| EXTERNAL SITE ACCESS AND OPERATIONS | | | | |
|-------------------------------------|---|-------------------------------------|----------------------|---|
| No. | Item | Proposed | Compliance | Remarks |
| 6 | Driveway Spacing | | | |
| 6a | Same-side O 11.216.d.1.d | Exceeds minimum spacing required | Met | |
| 6b | Opposite side O 11.216.d.1.e | Directly across from Heritage Drive | Met | |
| 7 | External Coordination (Road Agency) | N/A | - | |
| 8 | External Sidewalk Master Plan & EDM | 8' | Met | Tying into existing 8' boardwalk. |
| 9 | Sidewalk Ramps EDM 7.4 & R-28-K | Not indicated, detail provided | Partially Met | Label ramps on plan at entrance. |
| 10 | Any Other Comments: | | | |

| INTERNAL SITE OPERATIONS | | | | |
|--------------------------|--|--|----------------------|---|
| No. | Item | Proposed | Compliance | Remarks |
| 11 | Loading Zone ZO 5.4 | 22' x 33' | Met | |
| 12 | Trash Receptacle ZO 5.4.4 | Trash room in building | Inconclusive | Indicate how trash will be collected from the trash room in future submittal. |
| 13 | Emergency Vehicle Access | Turning movements provided | Met | |
| 14 | Maneuvering Lane ZO 5.3.2 | 24' and 25' | Met | |
| 15 | End Islands ZO 5.3.12 | | | |
| 15a | Adjacent to a travel way | Dimensioned | Met | |
| 15b | Internal to parking bays | Dimensioned | Met | |
| 16 | Parking Spaces ZO 5.2.12 | 215 required, 215 proposed | | See Planning review letter. |
| 17 | Adjacent Parking Spaces ZO 5.5.3.C.ii.p | <15 spaces per parking bay | Met | |
| 18 | Parking Space Length ZO 5.3.2 | 17' standard, 23' parallel, 22' garage | Met | |
| 19 | Parking Space Width ZO 5.3.2 | 9' and 8' parallel | Met | |
| 20 | Parking Space Front Curb Height ZO 5.3.2 | 4" | Partially Met | 4" in front of 17' spaces, 6" required everywhere else. Detail on sheet C3.3 correct, labels on site plan show 4" not in front of parking space. |

| INTERNAL SITE OPERATIONS | | | | |
|--------------------------|---|--|----------------------|--|
| No. | Item | Proposed | Compliance | Remarks |
| 21 | Accessible Parking – number ADA | 8 proposed, 7 required | Met | |
| 22 | Accessible Parking – size ADA | 9' x 19' with 8' or 9' aisle | Met | |
| 23 | Number of Van Accessible Space ADA | 2 proposed, 2 required | Met | The accessible space on the north side of the building labeled as van accessible is not due to the below standard aisle width. |
| 24 | Bicycle Parking | | | |
| 24a | Requirement ZO 5.16.1 | 21 required, 21 proposed (14 uncovered, 8 covered) | Met | |
| 24b | Location ZO 5.16.1 | Indicated | Met | |
| 24c | Clear Path from Street ZO 5.16.1 | Partially indicated | Partially Met | Add sidewalk dimension on south side of building to verify 6' clear path. |
| 24d | Height of Rack ZO 5.16.5.B | Not indicated | Not Met | Provide in future submittal. |
| 24e | Other (Covered / Layout) ZO 5.16.1, Text Amendment 18.301 | Not indicated | Not Met | Provide in future submittal. |
| 25 | Sidewalk – min 5' wide Master Plan | 6' and 7' with 2' overhang | Met | |
| 26 | Sidewalk Ramps EDM 7.4 & R-28-K | Indicated | Met | |
| 27 | Sidewalk – distance back of curb EDM 7.4 | - | N/A | |
| 28 | Cul-De-Sac O Figure VIII-F | - | N/A | |
| 29 | EyeBrow O Figure VIII-G | - | N/A | |
| 30 | Turnaround ZO 5.10 | - | N/A | |
| 31 | Any Other Comments: | | | |

| SIGNING AND STRIPING | | | | |
|----------------------|---|--------------------------------|----------------------|--|
| No. | Item | Proposed | Compliance | Remarks |
| 32 | Signing - sizes MMUTCD | Accessible sign sizes provided | Partially Met | Provide sizes for all proposed signs. |
| 33 | Signing Table - quantities and sizes | Table provided | Partially Met | Include sign sizes in table. There are only 2 van accessible space (BFV). In table for BFV sign, list both the R7-8 and R7-8p signs. |
| 34 | Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD | Not indicated for all signs | Not Met | Provide in future submittal. |

| SIGNING AND STRIPING | | | | |
|----------------------|--|--|----------------------|--|
| No. | Item | Proposed | Compliance | Remarks |
| 35 | Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD | Not indicated | Not Met | Provide in future submittal. |
| 36 | Sign bottom height of 7' from final grade MMUTCD | Indicated on accessible signing detail | Partially Met | Indicate for all proposed signing. |
| 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 | Not indicated | Not Met | Provide in future submittal. |
| 38 | FHWA Standard Alphabet series used for all sign language MMUTCD | Not indicated | Not Met | Provide in future submittal. |
| 39 | High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD | Not indicated | Not Met | Provide in future submittal. |
| 40 | Parking space striping notes | Indicated | Met | On sheet C3.3 - revise paving construction note 13 so it does not refer to restriping an existing lot. Remove note 14 since there are no proposed arrow or letter markings. |
| 41 | The international symbol for accessibility pavement markings ADA | Detail not provided | Not Met | Provide in future submittal. |
| 42 | Crosswalk Pavement Marking Detail | Detail provided | Met | |
| 43 | Any Other Comments: | | | |

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PE
Project Manager

FAÇADE REVIEW



December 12, 2025

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

Façade Review Status Summary:
Approved, Full Compliance.

Re: **FACADE ORDINANCE – Central Park South, JSP25-33**
 Façade Region: 1, Zoning District: RM-2

Dear Ms. McBeth;

This review is based on the drawings prepared by Geis Companies, dated 10/15/25. The proposed and allowable percentages of facade materials are indicated in the chart below. The sample board required by Section 5.15.4.D was provided by way of photographic images on sheet SP-1.

| | West (Front) | North (Left) | South (Right) | East (Rear) | Ordinance Maximum (Minimum) |
|---|-------------------------|-------------------------|--------------------------|------------------------|--|
| Brick (Glen Gery 3-Tone Brown) | 48% | 40% | 56% | 65% | 100% (30% Min.) |
| Simulated Wood (Arbor Wood / Luna Wood) | 19% | 25% | 20% | 16% | 25% |
| Flat Metal (Canopies and Balconies) | 29% | 31% | 18% | 15% | 50% |
| Cast Stone (Wainscot) | 4% | 4% | 6% | 4% | 50% |

As shown above, all façade materials are in full compliance with the Façade Ordinance. The photographic sample board indicates high quality materials and carefully coordinated colors. The sample board indicates an alternate Simulated Wood material (Mac Metals, Harrywood Collection, 6” Metal Siding – Teak). This material is equally compliant with the Façade Ordinance.

The renderings indicate that the garage structures will substantially match the main building, however the facade materials are not identified. The garage structures should have 30% minimum brick or cast stone and approximately 70% simulated wood on all facades to fully comply with the Façade Ordinance.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal.
2. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,
 DRN & Architects PC

 Douglas R. Necci, AIA

FIRE REVIEW



December 2, 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
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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: **Central Park South**

PreApp24-014
JSP25-33

Project Description:

Construct a 5-story residential structure off Beck Rd south of Grand River.

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.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- 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.)**
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(D.C.S Sec. 158-99(a).)**
- Water mains greater than 25', shall be at least 8" in diameter. Shall be put on plans for review. **(D.S.C. Sec.11-68(C)(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.
- 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)**

- 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.
- Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.

Recommendation:

Approved, with the conditions that the above comments are followed at time of construction.

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland". The signature is written in a cursive style with a large, looping initial "A".

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

APPLICANT RESPONSE LETTER



VARIANCE REQUEST NARRATIVE

City of Novi,

This narrative is intended to supplement the variance application by providing additional context and rationale for the requested variances associated with the Central Park South development (JSP-33). Each variance is addressed individually by applicable ordinance section and separated by break lines to enhance readability.

SECTION 3.1.8.D (Multiple Requests)

Variance Request #1

To allow for a parking setback of 11.5 feet along the northern property line.

Narrative

This request seeks approval to allow a parking setback of 11.5 feet along the northern property line. Similar to the previously requested building setback variance, this request is rooted in a site planning strategy that prioritizes environmental preservation, compact development, and functional integration with adjacent property under common ownership.

Locating parking areas closer to the northern property line allows vehicular circulation and parking to be consolidated toward the portion of the site that directly abuts the existing Central Park Estates development. Both properties are owned and operated by the same entity, and the reduced setback in this location supports coordinated site planning, internal connectivity, and efficient circulation between the two developments. This adjacency is intentional and appropriate given the shared ownership and complementary land uses.

Reducing the parking setback along this boundary allows the remainder of the site to remain less disturbed by paving and grading. A more restrictive setback would push parking deeper into the site, increasing impervious surface coverage within sensitive woodland and wetland areas and requiring additional grading and site modification. By consolidating parking toward the northern edge, the



VARIANCE REQUEST NARRATIVE

proposal avoids a more horizontally expansive site layout and limits the overall extent of site disturbance.

Variance Request #2

To allow for a minimum of 14,600 square feet of usable open space to be provided in lieu of the required 21,200 square feet.

Narrative

This request seeks approval to allow a minimum of 14,600 square feet of usable open space to be provided in lieu of the 21,200 square feet otherwise required. This request reflects a coordinated approach to open space planning that considers both on-site amenities and the availability of adjacent usable open space under common ownership.

The proposed development directly abuts the existing Central Park Estates community, which is owned and operated by the same entity and contains a substantial amount of established, underutilized usable open space and amenity areas. Ownership intends for these amenities to function in conjunction with the proposed development, allowing residents of Central Park South to access and utilize open space that already exists and is capable of accommodating additional users without degradation or overuse.

Providing the full amount of required usable open space exclusively within the proposed development would result in the creation of additional exterior amenity areas that are likely to be underutilized and redundant. Rather than dispersing amenities across multiple sites with limited activation, this approach allows open space to be right-sized and intentional, ensuring that the spaces provided are meaningful, active, and well-maintained. The proposed open space within Central Park South remains generous and functional, while the shared amenity framework expands residents' overall access to usable outdoor areas beyond what would be achieved through isolated on-site compliance.

Overall, the requested variance supports efficient land use and coordinated site planning while maintaining access to high-quality open space. This approach avoids needless excess, reinforces the integration of adjacent developments under common ownership, and fulfills the intent of the open space requirement by prioritizing usability and function over strict numerical thresholds.



VARIANCE REQUEST NARRATIVE

Variance Request #3

To allow for usable open spaces to have dimensions less than 50 feet in width.

Narrative

This request seeks approval to allow usable open space areas with minimum dimensions of less than 50 feet in width. This request is closely related to the previously requested usable open space variance and is intended to provide flexibility in how open space is configured, rather than reducing its overall quality or functionality.

Strict adherence to the minimum 50-foot dimensional requirement would result in open space areas that are oversized in certain locations and less responsive to how these spaces are intended to be used. Allowing modest reductions in width enables usable open spaces to be designed at a more appropriate human scale, supporting comfort, usability, and intentional programming without unnecessary expansion.

This flexibility allows the proposed open spaces to meet the underlying objectives of the ordinance—access, usability, and resident amenity—while avoiding excess that does not materially enhance function. The requested variance ensures that open space is thoughtfully designed and right-sized, reinforcing the coordinated and efficient approach to site planning established throughout the proposal.

SECTION 3.8.2.C (References Section 3.1.8.D – Setbacks)

Variance Request

To allow for a maximum building length of 261.5 feet, and a minimum required setback of 85 feet. This minimum required setback is a reduction of the 102 feet required due to excess building length beyond the 180 feet threshold.

Narrative



VARIANCE REQUEST NARRATIVE

This request seeks approval to allow a maximum building length of 261.5 feet with a corresponding minimum setback of 85 feet, representing a reduction from the 102-foot setback otherwise required due to the building length exceeding the 180-foot threshold. The intent of this request is to enable a site design that minimizes environmental disturbance, supports compact residential development, and maintains compatibility with surrounding uses.

The proposed building length and reduced setback allow development to be consolidated toward the northern and western portions of the site, where it directly abuts the existing Central Park Estates development. Both properties are owned and operated by the same entity, and this adjacency allows the two developments to function cohesively, including improved pedestrian connectivity and coordinated site planning. Concentrating the building mass and parking areas in this location reduces fragmentation of the site and avoids unnecessary intrusion into sensitive woodland and wetland areas elsewhere on the parcel.

The proposed building length is also a function of the construction types utilized in the design, which allow residential density to be achieved in a compact and organized form. These construction methods support consistent unit layouts and building systems that enable density to be accommodated within a controlled footprint, rather than dispersed across the site. This approach directly supports the City of Novi's intent to increase residential unit density on this site while maintaining a deliberate and orderly development pattern.

Along the remaining property lines, which do not adjoin Central Park Estates, the proposal exceeds the minimum required setbacks and preserves substantial green buffers. These setbacks maintain the integrity of existing woodland and wetland features and provide meaningful separation from adjacent properties. Overall, the requested variance allows development to be oriented toward land under common ownership while accommodating increased residential density in a manner that is environmentally responsible, visually cohesive, and consistent with the underlying intent of the Zoning Ordinance and Future Land Use Map.

SECTION 5.2.4



VARIANCE REQUEST NARRATIVE

Variance Request

To allow for a minimum 14-foot parking setback from the face of building.

Narrative

This request seeks approval to allow a minimum 14-foot parking setback from the face of the building. This request is closely aligned with the previously requested setback variances and reflects the same site-planning objectives of minimizing environmental impact while maintaining functional and well-designed residential spaces.

Allowing a reduced parking setback in this condition enables the development to remain compact and further limits disturbance to the woodland and wetland areas present on the site. Requiring a greater separation between parking and the building would push paved areas outward, resulting in additional grading and encroachment into sensitive natural features. The proposed setback instead supports a more contained site layout that preserves environmental resources elsewhere on the parcel.

Importantly, a parking setback in the range of 14 to 17 feet still provides ample space to accommodate high-quality resident amenities. This distance allows for meaningful balcony and patio areas, landscaped buffers between parking and residential units, and generous pedestrian walkways around the building. The result is a comfortable and visually cohesive interface between parking, landscaping, and residential uses, without unnecessary expansion of paved surfaces.

SECTION 5.10.1.B.IV

Variance Request

To allow for 8 parking spaces to be located off-site.

Narrative

This request seeks approval to allow eight parking spaces to be located off-site and counted toward the total required parking for the development. These spaces are located immediately adjacent to the site along the northern property line within the neighboring Central Park Estates property.



VARIANCE REQUEST NARRATIVE

These eight spaces are essential to meeting the overall parking requirement for the development and are appropriately situated to serve Central Park South due to their proximity, shared ownership, and integrated site planning. Allowing these spaces to be counted toward the required parking total supports a coordinated development approach while maintaining adequate parking availability consistent with the intent of the zoning ordinance.



VARIANCE REQUEST NARRATIVE

Respectfully,
The Central Park South Development Team

PLAN REVIEW CENTER REPORT

1. Density and Total Number of Rooms

- a. While ownership maintains a continued interest in providing the Future Land Use map recommended residential density, the natural limitations of this specific site inhibit the capability of providing needed design provisions to accomplish this within a reasonable manner. The development team believes the current proposal to be the best maximal utilization of buildable land area relative to the City of Novi Zoning Ordinance with reasonable encroachment beyond certain provisions as noted within this Review Letter. The development team acknowledges the identified variances required and will request approval.

2. Building Length (Section 3.8.2.C)

- a. Acknowledged

3. Parking Setback (Sections 3.1.8.D and 3.8.2.F)

- a. Acknowledged

4. Parking Adjacent to Building (Section 5.10.1.B.iv)

- a. Acknowledged

5. Off-Site Parking (Section 5.2.4)

- a. Acknowledged

6. Usable Open Space (Section 3.1.8.D)

- a. Acknowledged – The development team will pursue a variance on this item. Additional details for the noted amenity areas will be included within the Final Site Plan submittal.

7. Bicycle Parking

- a. Please see Sheet C3.0 for the relocated bike rack position on the site.

8. Wetland Impacts

- a. The total wetland impact of this proposal is 0.19 acres. Any locations where it has been stated otherwise have been corrected.

9. Façade

- a. Please see Sheet EL-2 for the detached garage elevations.

10. Conservation Easements

- a. Ownership has agreed to place the remaining woodland and wetland areas within a Conservation Easement under the condition that the easements are not finalized until the start of construction. The development team will provide a draft exhibit of the conservation easement boundary with the Final Site Plan submission.

11. Planning Review Chart

- a. Acknowledged

12. Project & Street Name

- a. Acknowledged – Project and Street Name will be provided with the Final Site Plan submittal package.

PLANNING REVIEW CHART

The responses below are limited to any items noted as “TBD” or “No” within the “Meets Code” column in descending order. All language from the review letter has been reiterated in *italics*.

1. Usable Open Space Area (Section 3.1.8.D)

- a. *200 sf Minimum usable open space per dwelling unit For a total of 106 dwelling units, required: 21,200 SF*
 - i. Acknowledged – The development team will pursue a variance on this item. Additional details for the noted amenity areas will be included within the Final Site Plan submittal.

2. Parking Setbacks (Sec. 3.1.8.D) – Side (North)

- a. Acknowledged – The development team will pursue a variance on this item.

3. Maximum length of the buildings (Sec. 3.8.2.C)

- a. *A single building or a group of attached buildings cannot exceed 180 ft.*
 - i. Acknowledged – The development team will pursue a variance on this item.

4. Modification of maximum length (Sec. 3.8.2.C)

- a. Acknowledged – The development team will pursue a variance on this item.

5. Off-Street Parking or related drives (Sec. 3.8.2.F)

- a. *No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas.*
 - i. Acknowledged – The development team will pursue a variance on this item.
- b. *No closer than 20 ft from ROW and property line.*
 - i. Acknowledged – The development team will pursue a variance on this item.

6. Pedestrian Connectivity (Sec. 3.8.2.G)

- a. *All sidewalks shall comply with barrier free design standards.*
 - i. The development team can guarantee that all walks and parking areas will be compliant with the barrier free design standards. Additional details regarding this will be provided within the Final Site Plan submittal.

7. Number of Parking Spaces Residential, Multiple-family (Sec. 5.2.12.A)

- a. Acknowledged – The development team will pursue a variance to allow the 8 off-site spaces to satisfy the onsite parking space requirements.

8. Barrier Free Signs - Barrier Free Code

- a. The development team can guarantee that all walks and parking areas will be compliant with the barrier free design standards. Additional details regarding this will be provided within the Final Site Plan submittal.

9. Minimum number of Bicycle Parking (Sec. 5.16.1) Multiple-family residential

- a. *No farther than 120 ft. from the entrance being served*
 - i. Please see Sheet C3.0 for the revised locations
- b. *When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations.*
 - i. The noted bike rack location has been relocated. Please see Sheet C3.0 for the revised location.
- c. Spaces to be paved and the bike rack shall be inverted “U” design

- i. Please see Sheet C3.0 and the exterior bike rack cut sheet included with this submission.

10. Bicycle Parking Lot layout (Sec 5.16.6)

- a. *Parking space width: 7 ft. - One tier width: 11 ft. - Two tier width: 18 ft. - Maneuvering lane width: 4 ft. - Parking space depth: 32 in.*
 - i. Refer to detail provided on C3.3

11. Parking on Major and Minor Drives

- a. **Building less than 25 feet from parking stall**
 - i. Acknowledged – The development team will pursue a variance on this item.

12. Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)

- a. *All roof top equipment, including mechanical and electrical equipment, shall not exceed the maximum permitted building height limits, unless the following are met: for every 1 foot of excess height, it shall be set back 5 feet from any and all building faces. No roof top appurtenance shall exceed 5 feet above max height of district.*
 - i. Please see Sheet SP-4 for preliminary roof equipment plan.

13. Roof top appurtenances screening

- a. *Roof top appurtenances shall be screened in accordance with applicable façade regulations, and shall not be visible from any street, road or adjacent property.*
 - i. Please see the renderings included with this submission package for parapet screening conditions

14. Entryway lighting (Sec. 5.7.N)

- a. *One streetlight is required per entrance.*
 - i. Please see the revised Site Lighting Plan.

15. Woodlands (City Code Ch. 37)

- a. *Replacement of removed trees*
 - i. Refer to landscape & woodlands response.

16. Design and Construction Standards Manual

- a. *Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).*
 - i. Above items have been provided as requested. Refer to the survey plan.

17. General layout and dimension of proposed physical improvements

- a. *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).*
 - i. Pavement areas to be provided with final site plan submittal

18. Economic Impact Information

- a. *Total cost of the proposed building & site improvements.*
 - i. The estimated cost of the above is \$27,710,992
- b. *Number of anticipated jobs created (during construction & after building is occupied, if known)*
 - i. The estimated number of jobs to be created during construction is 125. The estimate numbers of jobs to be created post occupancy is 5.

19. Building Exits

- a. *Building exits must be connected to sidewalk system or parking lot.*
 - i. Please see Sheet C3.0 for paving from building exits.

20. Development/ Business Sign (City Code Sec 28.3)

- a. *The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.*
 - i. The proposed monument sign location is shown on the Site Lighting Plan and a placeholder monument sign is represented within the renderings. Additional detailed information and a final iteration of the property branding will be submitted once a permit is required.

21. Project & Street Naming Committee

- a. *Some projects may need approval from the Street & Project Naming Committee*
 - i. Additional information will be provided with the Final Site Plan Submittal, if allowed at this time.

22. Lighting and Photometric Plan (Sec. 5.7)

- a. All lighting details, along with a photometric plan, will be provided with the Final Site Plan submittal.

23. Lighting Plan (Sec. 5.7.2.A.i)

- a. *Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures*
 - i. All sheet name redundancies have been removed.

ENGINEERING COMMENT RESPONSES

1. Show a hatched area on relevant sheets representing the cross-access easement (24 feet wide) from the parking lot entrance to the secondary connection to the adjoining property.
 - **Hatched area representing cross access easement has been added to C3.0 General Plan**
2. 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.
 - **Traffic control sign table has been provided on C3.1 & C3.2**
3. Provide a traffic control plan for the proposed road work activity on Beck Road.
 - **It is our understanding that the proposed work within the Beck Road right-of-way is to be constructed by the City of Novi in lieu of payment for granting additional right-of-way.**
4. 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.
 - **Note provided as requested. Refer to utility plans.**
 - **Profiles to be provided in a future submission.**
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.
 - **Provided as requested.**
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. Indicate which crossings do not have 18-inch vertical clearance, a concrete bedding detail was provided.
 - **To be provided in a future submission.**
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.
 - **Note provided as requested. Refer to utility plans.**
8. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
 - **Noted. Utilities are shown on the landscape plan as requested.**
9. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement. Light pole is proposed within the water main easement; this should be relocated if possible or a license agreement will be needed.

- Lightpoles shown on utility plan as requested.
 - Foundation plans to be provided at the time of easement submittal
10. A [Right-of-Way Permit](#) will be required from the City of Novi.
- **Noted.**
11. **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). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
- **Noted. City detail sheets will be provided with stamping set.**

WATER MAIN

12. Provide a profile for all proposed public water main 8-inch or larger.
- **To be provided in a future submission.**
13. Provide easements for existing water main, indicate if a portion of the easement must be vacated.
- **Easements provided for existing water main. As noted on the plans, the existing easement is to be vacated and a new easement over the entire system is to be granted.**
14. Provide a water main basis of design. Indicate material of main where connection is proposed. Water main basis of design should use peak factor of 2.5. Basis of design should use City of Novi REU factors (.6 for one-bedroom, .75 for two-bedroom, and 1 for three-bedroom units).
- **Watermain basis of design provided as requested.**
15. Water systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment complexes.
- **Noted. Hydrant flow tests will be requested to determine existing capacity.**
16. Use two 45-degree bends in lieu of any 90-degree water main bends proposed.
- **Min. 45 degree bends used as requested.**
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.
- **Noted.**
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".
- **Noted.**
19. Valves shall be arranged so that no single line failure will require more than eight hundred (800) feet of main to be out of service.
- **Noted. Valve spacing is less than 800 feet.**
20. Valves shall be arranged so that none are over or under the sanitary sewer.

- **Noted. No existing or proposed valves are located under the sanitary sewer.**
21. Provide a separate domestic lead and, if required by the Fire Marshal, a minimum 6-inch fire lead for each building with a unique shut-off valve for each.
 - **Separate domestic and fire suppression leads provided as requested.**
 22. An EGLE water main permit will be needed for the proposed water main extension.
 - **Noted**

IRRIGATION

23. Provide irrigation plans at time of final site plan submittal.
 - **To be provided in a future submission**
24. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).
 - **Noted. To be provided in a future submission**

SANITARY SEWER

25. 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).
 - **Basis of design provided as requested.**
26. Drainage from parking garage cannot tie into sanitary sewer, it must tie into the storm sewer.
 - **Parking garage drainage has been re-directed to the storm sewer.**
27. Section 11-164 (g)-4 states the maximum length of a sanitary sewer lead shall not exceed 100-feet unless otherwise approved. Extend Sanitary Sewer so that leads are not more than 100 feet long.
 - **Extension of public sanitary sewer proposed. Proposed sanitary lead is less than 100-feet.**
28. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
 - **Note added as requested.**
29. Illustrate all pipes intersecting with manholes on the sanitary profiles.

- **To be provided in a future submission**
30. An EGLE sanitary sewer permit will be required for this project.
- **Noted**

STORM SEWER

31. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
- **Noted**
32. Proposed 6" floor drain in covered parking area will need to connect to storm sewer, parking lot discharge into the sanitary sewer not allowed.
- **Floor drain re-directed to storm system.**
33. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
- **Noted**
34. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
- **Four foot sump and oil/gas separator provided in last storm structure prior to discharge to basin provided.**
35. Provide profiles for all storm sewer 12-inch and larger at time of final site plan submittal. All storm pipes accepting surface drainage shall be 12-inch or larger.
- **To be provided in a future submission**
36. 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.
- **To be provided in a future submission**
37. Illustrate all pipes intersecting storm structures on the storm profiles.
- **To be provided in a future submission**
38. An easement is required over the storm sewer accepting and conveying off-site drainage.
- **Noted. There is an existing easement for the pipe conveying off-site drainage to the proposed detention basin.**
39. 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.
- **To be provided in a future submission**
40. Show and label all roof conductors and show where they tie into the storm sewer.
- **The location of roof conductors is yet to be determined. The roof drainage area was calculated and included in the storm water management calculations.**
41. Provide a storm sewer basis of design table. We recommend revising the storm sewer design, so the Q provided is greater than or equal to the Q calculated to

maximize the life of the pipe and structures.

- **To be provided in a future submission**

STORM WATER MANAGEMENT PLAN

42. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#) (updated Jan 31, 2024).
 - **Stormwater management plan provided per the stormwater ordinance and the engineering design manual.**
43. Provide details about the additional flow being added to the detention basin from the existing 21" storm sewer, the ties into the existing basin for the Central Park Estates site. Any off-site drainage being accepted on-site will require a storm sewer easement; this will be needed if there are two different property owners for the Central Park Estates and the Central Park Estates South site.
 - **Details of additional flows to the proposed basin provided as requested.**
44. An additional soil boring was provided where basin is proposed on-site. Provide elevation of area where boring was done, provide proposed bottom of basin elevation.
 - **Elevation provided as requested.**
45. Provide overall volume that is proposed within the basin, provide contour elevations, high water, low water and bottom of basin elevations.
 - **Volumes and elevations provided as requested.**
46. Soil borings will be needed for the entire site; applicant must provide updated soil borings to determine ground water elevations. Applicant can use previously submitted soil boring if they provide a new letter from the geotechnical consultant stating that they believe the ground water elevations have not changed since the last soil boring. Soil borings are needed to check groundwater elevations, typically old soil borings are acceptable if the borings are used to show soil type, but groundwater elevations can change over time.
 - **Additional borings to be provided with future submission.**
 - **The boring provided within the basin found groundwater at a depth of 7' below existing grade. Per the survey, existing grade at the boring location is +/- 960.30 putting the ground water elevation at +/- 953.30. The proposed bottom of the basin is 958.00.**
47. C factor calculation should be based on hydrologic soil type for the site, provide the soil type on the plans and update the C factor based on soil type.
 - **C factor and soil types provided as requested. Soil types provided on C3.0.**
48. Provide calculations verifying the post-development runoff rate directed to the

proposed receiving drainage course does not exceed the pre-development runoff rate for the site.

- **Calculations verifying post-development runoff rate provided as requested. Refer to C4.4.**

49. 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.

- **Access provided as noted above.**

50. 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). Provide a detail and/or note as necessary.

- **Stone access provided as noted above.**

51. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.

- **Easement shown on plans.**
- **To be provided in a future submission**

52. Pretreatment unit will be required if no permanent pool is proposed. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr).

- **Forebay with permanent pool proposed.**

53. Pretreatment structure shall limit the concentration of Total Suspended Solids (TSS) to 80% 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.

- **Forebay with permanent pool proposed.**

54. Provide release rate calculations for the three design storm events (V_{CP-R} and V_{100}).

- **Release rate calculations provided as requested.**

55. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 inch in diameter, even though this may result in a flow rate above that calculated.

- **Noted.**

56. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.

- **Noted. Detail to be provided with future submission.**

57. Provide supporting calculations for the runoff coefficient determination.

- **Runoff coefficient calculation provided.**

58. A 4-foot-wide safety shelf is required one foot below the permanent water surface

elevation within the basin.

- **Noted.**

59. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin where impervious area is directed to the basin via surface flow. A 25-foot buffer has been provided where surface flow is proposed, a 15-foot buffer has been provided where parking lot is curbed, and water is directed towards a catch basin.

- **Noted.**

Paving & GRADING

60. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.

- **To be provided in a future submission**

61. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.

- **To be provided in a future submission**

62. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.

- **Provided as requested.**

63. 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.

- **Slopes verified.**

64. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

- **Note added as requested.**

65. Provide at least 3-foot 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.

- **3-foot buffer distance provided.**

66. Sidewalk proposed in the ROW must have a stone base, Class II sand cannot be used for sidewalks in the ROW.

- **Noted.**

67. Revise the on-site concrete pavement cross-section to 6 inches of MDOT Grade P1L 4000 PSI concrete on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.

- **On-site concrete pavement revised per above.**

68. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.

- **Noted.**

69. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.

- **Spot grades provided as requested.**
70. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Remove detail and attach City standard paving details.
- **Noted. Detail removed.**
71. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
- **Grades provided as requested above.**
72. 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.
- **Noted.**
73. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
- **Noted.**
74. Per Section 26.5-35(h), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this [plan/plat]".
- **Note provided as requested.**

SOIL EROSION & SEDIMENT CONTROL

75. 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.
- **Noted.**

OFF-SITE EASEMENTS

76. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
- **To be provided in a future submission**
77. Declaration of Covenants shall be needed for the connection to the Central Park Estates parking lot and the sidewalk connection; this is needed if the property owner for both parcels is the same. If there is a different property owner, then a cross-access easement will be needed.
- **Noted. To be provided in a future submission**
78. If property owner is not the same cross-access easement will be needed for the connection.

- **Noted.**

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

79. 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.**
 - **Note provided as requested above.**
80. 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).
 - **Itemized cost estimate provided as requested.**

LEGAL DOCUMENTS

The following legal documents may be required for this project, based on review letter response these documents may change. Legal review transmittal will be provided with Final Site Plan Review Letter.

81. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
 - **To be provided in a future submission**
82. A draft copy of the [Cross-Access Easement](#) for the connection to the parking lot on the Central Park Estates parcel must be submitted to the Community Development Department.
 - **To be provided in a future submission**
83. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be

submitted to the Community Development Department.

- **To be provided in a future submission**

84. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.

- **To be provided in a future submission**

85. A draft of the License Agreement will be required for the light pole proposed within the water main easement. This must be submitted to the Community Development Department.

- **To be provided in a future submission**

86. A 20-foot-wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

- **To be provided in a future submission**

87. Executed copies of approved off-site utility easements must be submitted.

- **To be provided in a future submission**

Central Park South Development – Response to Landscape Comments

General Notes:

- It is not clear that a professional landscape architect created the landscape plans, as is required. If a landscape architect did not create them, please hire one, have them review and revise the plans per the comments on this letter and the landscape chart, and add their name and seal to the plans. I will not review the next plan submittal unless they are created by a professional landscape architect.
[Landscape plans prepared by Nicholas Wallace, PLA](#)
[Phone: \(507\) 679-4400 ext. 1206](#)
[Email: nwallace@sda-eng.com](mailto:nwallace@sda-eng.com)
- The trees provided are not labeled such that it is clear what requirement each tree is intended to meet. Please uniquely label the tree so it is clear what requirements they are meeting.
[Trees designation labels have been added to sheet C7.2 and C7.4.](#)

Ordinance Considerations:

Existing Trees

2. Woodland replacement calculations are not provided.
[Woodland Replacement calculations are provided on sheet C7.6. These calculations are based on the assumption that 339 surplus tree credits were provided in 2001 as part of the Central Park Estates development in preparation for this future development. Confirmation and documentation will be provided in support of this assumption prior to final approval.](#)
4. Please clearly show the tree protection fencing limits on the demolition plan, per the actual tree driplines, not the edges of the tree symbols, and add the city tree protection fence detail to the sheet.
[Tree protection fencing is now shown on the demolition plan sheet C2.1](#)

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

2. The required screening berm is not proposed. This requires a landscape waiver. It could be supported by staff to preserve the natural woodland if it can be shown that the preserved woodland will provide sufficient screening for the residences to the south.
[A planted berm is now proposed along the south property line. See sheet C7.4 for details.](#)

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

2. The required berm is not provided. This requires a landscape waiver. It would be supported by staff since the parking lot is 120 feet away from the right-of-way and there is significant greenbelt, detention basin and parking lot landscaping proposed between the right-of-way and the site.
[The owner is requesting a waiver on this item.](#)

Existing and proposed overhead and underground utilities, including hydrants. (LDM 9 and 10.h(3)and(4))

2. Please revise the utility layouts as described on the landscape chart to provide room for the required trees in the islands where they are located.
[The utility lines have been revised to accommodate the landscape requirements.](#)
3. Please add all proposed light posts and resolve any tree/post conflicts.
[The light poles have been added to the landscape plan sheets and the plant material has been aligned to not interfere.](#)
4. Please remove the tree from in front of the Fire Department Connector.
[The tree has been removed.](#)

Parking Lot Landscaping (Zoning Sec 5.5.3.C)

1. The required parking lot interior area appears to be provided, but additional landscape islands are required as end caps and to break up lines of parking spaces, covered and uncovered. Currently, a landscape waiver is required for the interior landscaping. It is not supported by staff.

The additional landscaped islands requested to break up the spaces have been added and adequately landscaped.

2. There is a deficiency in parking lot perimeter trees provided and the layout of the provided trees is too dense in certain areas and too sparse in others. A landscape waiver is required for the current configuration. It is not supported by staff.

The required trees have been provided. The layout of the trees has been revised to create a more even application of plant material.

Multifamily Residential Landscaping Requirements (Zoning Sec 5.5.3.F.iv)

Multifamily Unit Trees:

2. Only 12 new trees are shown in the calculation with the rest being provided by existing preserved woodland trees. This is not allowed and the deficiency in trees provided would require a landscape waiver. It would not be supported by staff.

The woodland replacement calculations have been revised and labels have been added to clearly represent the ordinance requirements.

Interior Drive Trees:

1. Based on the layout, a total of 17 trees are required along sections of drive that aren't bounded by parking spaces on both sides. 13 are provided near the drives, but many are not within 15 feet of the drive, which is required to count toward the requirement.

Calculations have been revised on sheet C7.1 and plan has been revised. Existing tree #1945 was used to meet the requirement. All proposed trees are within 15' of the curb.

Plant List (LDM 10.h(10)):

3. The proposed tree diversity meets the requirements of the Landscape Design Manual for all but Kindred oaks and the Oak genus.

The planting plan has been revised. Kindred Spirit Oak has been removed from all but the foundation planting. Gleditsia Triacanthos 'skyline' is the most used species with 16 trees making up 12% of the trees used. Acer is the most used genus with 29 trees making up 22% of the trees used.

Planting Notations and Details (LDM 10.h(12))

2. Please make the corrections noted on the landscape chart.

See response matrix below.

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

2. No indication of any Phragmites or Knotweed was noted on the plans. Please survey the site and show any stands of either weed on the plans along with instructions for its treatment and removal.

A survey will be conducted in the spring when the vegetation is visible.

Irrigation (LDM 10.l)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

Irrigation will be provided for all proposed landscape areas outside of the detention basin with an automated irrigation system. Irrigation system will be installed under a design/build contract by a qualified irrigation contractor.

Responses to items identified as not meeting code.

| ITEM | COMMENTS | RESPONSE |
|--|--|---|
| Landscape Plan Requirements | | |
| Project Information (LDM 10) | Please copy the location plan to the landscape plans. | A vicinity map has been added to sheet C7.1 |
| Landscape Architect Contact Information (LDM 10) | | Nicholas Wallace, PLA Phone: (507) 679-4400 ext. 1206 Email: nwallace@sda-eng.com |
| Sealed by LA (LDM 10) | | Seal included. |
| EXISTING CONDITIONS | | |
| Existing plant material existing woodlands or wetlands (LDM 10.h) | | Woodland Replacement calculations are provided on sheet C7.6. These calculations are based on the assumption that 339 surplus tree credits were provided in 2001 as part of the Central Park Estates development in preparation for this future development. Confirmation and documentation will be provided in support of this assumption prior to final approval. |
| Proposed Improvements | | |
| Existing and Proposed Utilities | | Proposed lights are shown. Utility layout has been revised to allow for required landscaping. |
| Proposed Topography – 2' contour min. | 1. Please add proposed grading to the plans. 2. Show all required landscape screening berms on the grading plan and landscape plan if they are provided. They should match. | Contours have been included on all landscape plan sheets. Berm is shown on all Landscape plan sheets and detailed on sheet C7.4 |
| Clear Zones | Please revise the clear vision zones to have them oriented at the back of curb, not edge of asphalt. | Clear zones have been revised. |
| Landscape Requirements | | |
| Berm Requirements (Zoning Sec 5.5.3.A) | 1. A landscape waiver is required along the south side of the site for the proposed configuration, which | Berm is shown on all landscape plan sheets. The aerial image and berm detail are shown on sheet C7.4. |

| | | |
|---|--|--|
| | <p>may not provide sufficient screening for the single-family residential property to the south.</p> <p>2. Additional plantings or an alternate means of screening that provides the same or better opacity and audible blockage as the required berm may be required to earn staff support for the waiver.</p> <p>3. Please indicate, from an aerial view of the site, the edges of woodland on the adjacent property south of the site on the landscape plan to highlight what areas need additional screening. Woodland replacement trees could be used to provide additional screening.</p> <p>4. If the berm will not be provided, provide evidence (photos, cross sections, etc.) showing that what will remain provides sufficient buffering for the residences to the south.</p> | <p>The berm reaches a maximum height of 3.3' due to the space restrictions imposed by the property line and the proposed detention basin.</p> |
| Adjacent to Public Right of Ways | | |
| Min. Berm Crest Width | <p>1. A landscape waiver is required for the missing berm.</p> <p>2. It would be preferable to have the berm south of the entry, but as the building is behind the detention pond and significant landscaping, this waiver would be supported by staff.</p> | <p>Owner will be requesting a waiver for a reduced berm width.</p> |
| Canopy deciduous or large evergreen trees (7)(10)(11) | <p>1. Please correct the calculations and required trees on the landscape plan.</p> <p>2. A landscape waiver would be required for the deficiency. It would not be supported by staff.</p> | <p>Calculations have been revised on Landscape Plan sheet C7.1.</p> |
| Multi-Family Residential | | |
| Multi-Family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b) | <p>1. Preserved trees in the regulated woodland may not be counted as multi-family unit trees.</p> <p>2. A landscape waiver would be required for the proposed landscaping. It would not be supported by staff.</p> <p>3. Multi-family unit trees may be used to meet the interior and</p> | <p>Calculations have been revised on Landscape plan sheet C7.1.</p> <p>Tree Designation Labels have been added to plant tags in order to provide clarification as to which requirement each tree meets. Multi-family unit trees are labeled with the tag "M"</p> |

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| | <p>parking lot perimeter requirements but not interior drive trees.</p> <p>4. Please uniquely label multi-family trees with an M to assist with verification of which are being used to meet the requirement.</p> | <p>There are 60 canopy and 14 subcanopy trees proposed. The subcanopy trees make up 19% of the total multi-family unit trees.</p> |
| <p>Interior street landscaping (Zoning Sec 5.5.3.F.iii.b)</p> | <p>See the image below.</p> <p>2. Please use the sections of drive highlighted with blue on the image below as the basis for the calculation and provide all required trees (do not include the short section crossed out with red Xes.)</p> <p>3. Multi-family unit trees may not be used to meet this requirement.</p> <p>4. Existing trees within 15 feet of the drive may be used toward the requirement if they're not too closely packed.</p> <p>5. Trees located near accessways could count as accessway perimeter trees if they are moved to no further than 15 feet away from the curb (preferably closer).</p> <p>6. Please uniquely label trees serving as Interior Street Trees with a letter such as I.</p> <p>7. A landscape waiver would be required for any deficiency. It would not be supported by staff.</p> | <p>The accessway trees were removed from the unit tree calculations.</p> <p>Calculations were revised on landscape plan sheet C7.1</p> <p>Existing tree #1945 was used to meet the requirement. All proposed trees were brought closer to the curb (within 15')</p> <p>All trees used in this calculation were within the radius of the blue zones provided on the map (from the previous round of comments)</p> <p>Interior Accessway trees are labeled with the tag "A"</p> |
| <p>Parking lot islands (Zoning Sec 5.5.3.c.ii, iii)</p> | <p>1. Please label the SF of every island. Unlabeled islands are highlighted in green on the image below.</p> <p>2. To count toward the parking lot interior landscaping the islands must meet or exceed the minimum requirements and have a canopy tree planted in it.</p> <p>3. If all of the required interior trees are used in islands, perimeter trees may be used in peninsula islands around the outer edges of the parking areas.</p> <p>4. A landscape waiver would be required for a deficiency in</p> | <p>All interior parking islands now have a label showing their square footage.</p> <p>Islands were added where the map (from the previous round of comments) designated them to go.</p> <p>All islands now hold the required number of trees unless superseded by another ordinance.</p> |

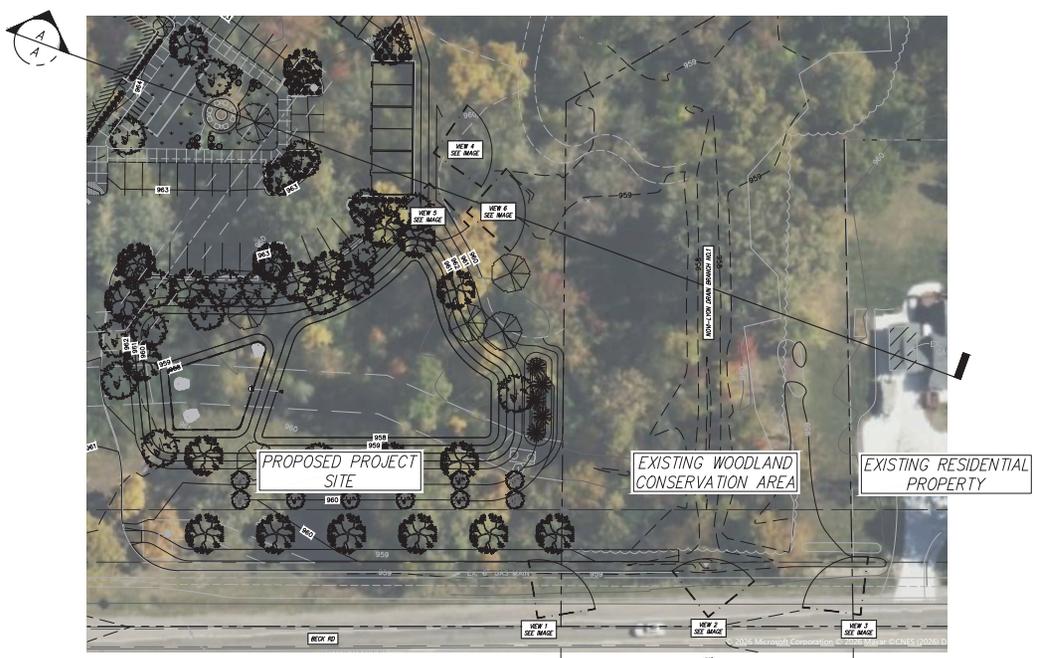
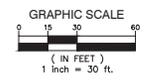
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| | interior islands with canopy trees. It would not be supported by staff. | |
| Contiguous space limit (Zoning Sec 5.5.3.c.ii.o)) | <ol style="list-style-type: none"> 1. The island noted needs to be at least 200sf and have a canopy tree planted in it. 2. There should be landscaped endcap islands with canopy trees for all parking bays. 3. A landscape waiver would be required for the non-compliant 24 space bay. It would not be supported by staff. | The line of spaces noted for having 24 contiguous spaces has now been broken up by a landscape island that exceeds 200 SFT. |
| 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,B,C, D Calculations | <p>Please use the areas of the parking lots on the insides of the lines breaking up the vehicular use areas between access drives and parking on the image below (arrows point toward the areas to be used for interior parking).</p> <p>If necessary, please increase the area of the island between the two 12-space parking bays noted above as well as any other undersized island to at least 200sf per tree planted in it. Please correct the calculations as noted above and provide all required trees.</p> <ol style="list-style-type: none"> 2. Interior trees must be within islands that project into the interior of the lot to provide better shading and aesthetics within the parking lot. Several interior trees are not within the lot. 3. Please uniquely label interior trees as such. 4. A landscape waiver would be required for any deficiency in trees provided. It would not be supported by staff. 5. Multi-family unit trees may be used to meet the interior parking lot tree requirement, | <p>Areas used in the calculations are hatched and called out on sheet C7.1.</p> <p>Calculations have been revised on sheet C7.1.</p> <p>Trees provided to meet the requirements are labeled "I".</p> |
| Parking Lot perimeter trees (Zoning Sec 5.5.3.C.iv) | <ol style="list-style-type: none"> 1. Please correct the calculations based on the image below 2. The basis should be all of the perimeter highlighted in green on the markup below. | <p>Calculations were revised on sheet C7.1.</p> <p>The tree planting layout has been revised to more evenly distribute</p> |

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| | <p>(perimeter within 20 feet of the building, except that on the south end of the building does not need to be included in the calculation since the building will help to shade the lot)</p> <p>3. Trees should not be crowded in one area and sparse in others.</p> <p>4. Be careful not to crowd existing trees with new trees.</p> <p>5. A landscape waiver would be required for any deficiency in trees provided. It would not be supported by staff.</p> <p>6. Please uniquely label trees as parking lot perimeter trees.</p> <p>7. Multi-family unit trees may be used to meet the parking lot perimeter tree requirement.</p> <p>8. Existing trees may also be used to meet the requirement if they are spaced reasonably and are within 15 feet of the parking lot or garage.</p> | <p>the trees throughout the requirement areas.</p> <p>Trees provided to meet the requirements are labeled "P".</p> |
| <p>Miscellaneous Landscaping Requirements</p> | | |
| <p>Plantings around fire hydrant (Zoning Sec 5.5.3.c.ii.j)</p> | <p>1. Please lay out the utility lines and structures such that the required trees can be planted with the required spacing.</p> <p>2. One island in the north parking lot shows a water line running through the center of it such that the required tree couldn't be planted in it. Please revise the water line layout so there is room for the tree.</p> <p>3. The storm line leading from the parking lot to the detention basin also limits the room available for the tree in that island. Please move that line.</p> <p>4. Please move the tree in front of the FDC so it is easily accessed and don't plant anything taller than 12" near it.</p> | <p>Utility lines were rerouted so that the landscape requirements could be met.</p> <p>Tree that was previously shown in front of the FDC has been relocated.</p> |
| <p>Snow Deposit (LDM 10)</p> | <p>Please indicate areas good for snow deposits that won't damage landscaping.</p> | <p>Snow deposit zones have been located where appropriate across the site.</p> <p>These area have been delineated on sheet C7.1.</p> |

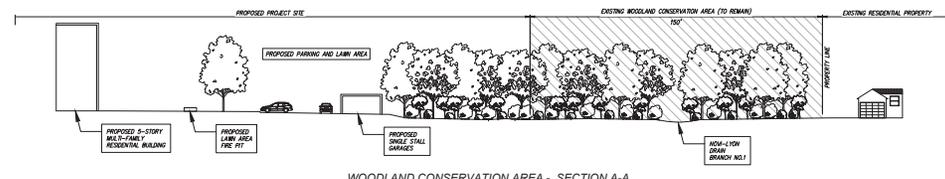
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| Transformers/Utility Boxes (LDM 6) | <p>2.If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.</p> <p>3. Please add an allowance of 10 shrubs per box on the plant list and label as such</p> | <p>The note was added.</p> <p>The allowance of 10 shrubs per utility box was added to the plant schedule.</p> |
| Detention/Retention Basin Planting Requirements (LDM 6) | <p>1. Please clearly show and label the permanent water level line on Sheet C7.5</p> <p>2. Please correct the seed mix callout on Sheet C7.5.</p> <p>3. Please add a note stating that “The contractor shall send proof of the native mix to be used in the form of a photo of the seed bag or copy of the invoice to rreader@cityofnovi.org for approval prior to planting.”</p> <p>4. Woodland replacement trees may be used to meet the tree requirement if they are protected by a conservation easement.</p> <p>5. Please uniquely label such trees as woodland replacements.</p> | <p>The permanent water line is now called out on sheet C7.5.</p> <p>The seed mix callout on sheet C7.5 has been updated to add the requested information.</p> <p>Trees provided to meet this requirement are tagged “B”.</p> |
| Landscape Notes and Details – Plant List (LDM 4,11) | | |
| Botanical and Common Names (LDM 4, 11) | <p>1. Woodland replacement trees should not be included in the tree diversity calculation, and species that represent what is being removed should dominate the woodland replacements.</p> <p>2. Kindred oaks may not count as deciduous canopy trees as their mature canopy width does not meet the minimum 20 feet. They can be used as foundation landscaping and multi-family unit trees but they would count as subcanopy trees.</p> <p>3. Kindred oaks may also not count as woodland replacement trees since they are a hybrid of a native and a non-native species.</p> | <p>Kindred Spirit Oak has been removed from all but the foundation plantings.</p> <p>Gleditsia Triacanthos ‘skyline’ is now the most used species with 16 trees making up 12% of the trees used.</p> <p>Acer is now the most used genus with 29 trees making up 22% of the trees used.</p> |
| Cross-Section of Berms (LDM 1.a.(1)) | | |
| Slope, Height, and Width (LDM 1.a.(1)) | If a berm is proposed, please add a cross-section detail showing the specifications to the left. | Berm cross section has been added to sheet C7.4. |
| Notes (LDM 10) | | |

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| Installation date (LDM 2.i. & Zoning Sec 5.5.5.B) | <ul style="list-style-type: none"> • Provide intended date • Between Mar 15 – Nov 15 <p>Please add to the landscape plans.</p> | The requested note was added to sheet C7.3 in the 'NOVI SPECIFICATIONS' |
| Maintenance and 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. <p>Please show maintenance period as 2 years.</p> | The requested note was added to sheet C7.3 in the 'NOVI SPECIFICATIONS' |
| Plant Source (LDM 2.n. & LDM 3.a.(2)) | <p>Shall be northern nursery grown, No.1 grade.</p> <p>Please add to the landscape plans.</p> | The requested note was added to sheet C7.2 in the 'LANDSCAPE NOTES' |
| Establishment Period (Zoning Sec 5.5.6.B) | <p>2 yr. Guarantee</p> <p>Please show maintenance period as 2 years.</p> | The requested note was added to sheet C7.3 in the 'NOVI SPECIFICATIONS' |
| Approval of Substitutions (Zoning Sec 5.5.5.E) | <p>City must approve any substitutions in writing prior to installation.</p> <p>Please add to the landscape plans.</p> | The requested note was added to sheet C7.3 in the 'NOVI SPECIFICATIONS' |
| General Landscape Requirements (LDM) | | |
| General Conditions (LDM 11) | <p>Plant materials shall not be planted within 4 ft. of property line</p> <p>Please add callouts near the property line.</p> | <p>The requested note was added to page C7.2 in the 'LANDSCAPE NOTES'.</p> <p>Additionally callouts were added to each landscape plan sheet.</p> |
| Irrigation (LDM 10.1) | <p>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</p> | <p>Irrigation will be provided for all proposed landscape areas outside of the detention basin with an automated irrigation system. Irrigation system will be installed under a design/build contract by a qualified irrigation contractor.</p> |
| Plant Sizes for ROW, Woodland, Replacement, and others (LDM 11.b) | <p>Refer to LDM section 11.b for size Requirements</p> <p>Please include required sizes on the plant list.</p> | <p>Req. sized from the LDM were added in a new column next to the sizes of each tree.</p> |
| Recommended trees for planting under overhead utilities | <p>1. Clearly show any overhead lines on landscape plan.</p> | <p>There are no proposed or existing overhead utility lines.</p> |

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| <p>(LDM 3.e)</p> | <p>2. Use plants of appropriate size in proximity to those lines. 3. If there are no overhead lines on the site, please add a note stating that.</p> | <p>A note has been added to sheet C7.5 stating that.</p> |
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WOODLAND CONSERVATION AREA - PLAN VIEW



WOODLAND CONSERVATION AREA - SECTION A-A

EXISTING VIEWS OF WOODLAND CONSERVATION AREA (TO REMAIN)



VIEW 1



VIEW 4



VIEW 2



VIEW 5



VIEW 3



VIEW 6

CLIENT:
SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

| REVISIONS | | |
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| 26-01-21 REV. PSP | | |
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SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION T6
OAKLAND COUNTY
MICHIGAN

SOUTH VEGETATIVE SCREENING
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9010 FAX: 248/424-2254

CLIENT PROJECT NO.: PROJECT NO. NP25120
DATE ISSUED: 11/24/25 SHEET NO.: C7.7



CORRESPONDENCE



RECEIVED
FEB 17 2026

CITY OF NOVI
RESPONSE FORM

RECEIVED

FEB 20 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

JSP25-33 CENTRAL PARK SOUTH, LOCATED EAST OF BECK ROAD, NORTH OF ELEVEN MILE ROAD (SECTION 16) FOR PRELIMINARY SITE PLAN, WETLAND PERMIT, WOODLAND PERMIT, AND STORMWATER MANAGEMENT PLAN APPROVAL.

You are invited to attend the public hearing on February 25, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

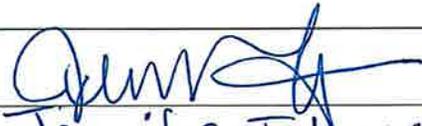
Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bmcbeth@cityofnovi.org.

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: 

PRINT NAME: Jennifer Flowers

ADDRESS: 47305 Central Park Blvd Novi, MI 48374

*** IN ACCORDANCE WITH MCL 125.3103:
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.