



CITY GATE REBUILD JSP26-01

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Consideration at the request of Consumers Energy for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located at 44488 Grand River Avenue and consists of approximately 1.09 acres, situated north of Grand River Avenue and west of Novi Road (Section 15). The property is zoned I-2 (General Industrial). The applicant proposes to demolish and replace the existing regulator building, components, and piping.

Required Action

Approval or denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	02/02/26	<ul style="list-style-type: none"> • Zoning Board of Appeals (ZBA) approval granted on January 13, 2026 to allow: <ul style="list-style-type: none"> • East side setback of 9 feet (50 feet required, variance of 41 feet) • West side setback of 16 feet 4 inches (50 feet required, variance of 33 feet 6 inches) • Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	01/28/26	<ul style="list-style-type: none"> • Design and Construction Standards (DCS) variance approval by City Council required for expansion of the gravel lot • Items to be addressed at Final Site Plan submittal
Landscape	Approval Recommended	01/14/26	<ul style="list-style-type: none"> • Landscape waiver for lack of greenbelt landscaping along Grand River Avenue <i>(Supported by staff as an existing condition)</i> • Landscape waiver for insufficient building foundation landscaping <i>(Supported by staff due to the nature of the operation)</i> • Items to be addressed at Final Site Plan submittal
Façade	Approval Recommended	01/30/26	<ul style="list-style-type: none"> • Section 9 Façade Waiver for underage of brick and overage of fiber cement architectural panels
Fire	Approval Recommended	01/12/26	<ul style="list-style-type: none"> • Meets Fire Department standards

MOTION SHEET:

Approval – Preliminary Site Plan

In the matter of City Gate Rebuild JSP26-01, motion to **approve** the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver under Section 5.5.3.B for lack of greenbelt landscaping requirements along Grand River due to existing site conditions which limit the ability to comply, which is hereby granted;
2. Landscape waiver under Section 5.5.3.D for foundation landscaping requirements due to practical difficulties associated with the parcel's limited size and the operational layout of the site, which is hereby granted;
3. Section 9 Façade under Section 5.15.9 for underage of brick and overage of fiber cement architectural panels with simulated brick on the north and south elevations (25% allowed, 100% proposed) and the east and west elevations (25% allowed, 60% proposed) due to the utility nature of the building, which is hereby granted;
4. Design and Construction Standards (DCS) variance from the City Council for expansion of the gravel lot;
5. 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
6. *(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 – Stormwater Management Plan

In the matter of City Gate Rebuild JSP26-01, motion to **approve** the Stormwater Management Plan based on and subject to:

1. 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
2. *(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 City Gate Rebuild JSP26-01, motion to **deny** the Preliminary Site Plan... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

– AND –

Denial – Stormwater Management Plan

In the matter of City Gate Rebuild JSP26-01, 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

CITY GATE (CONSUMERS ENERGY) REBUILD LOCATION MAP



LEGEND

Subject Property

Thoroughfare Classification

Arterial

Residential Collector

Local Residential Street

Freeway

Railroad

Map Author: Diana Shanahan
Project: City Gate Rebuild



Date: 01/30/26
Version #: 1

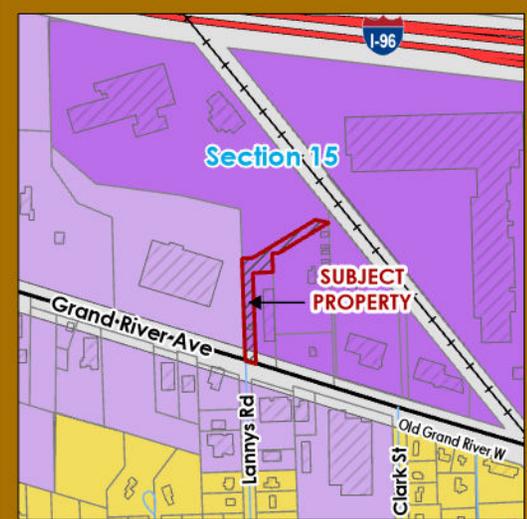
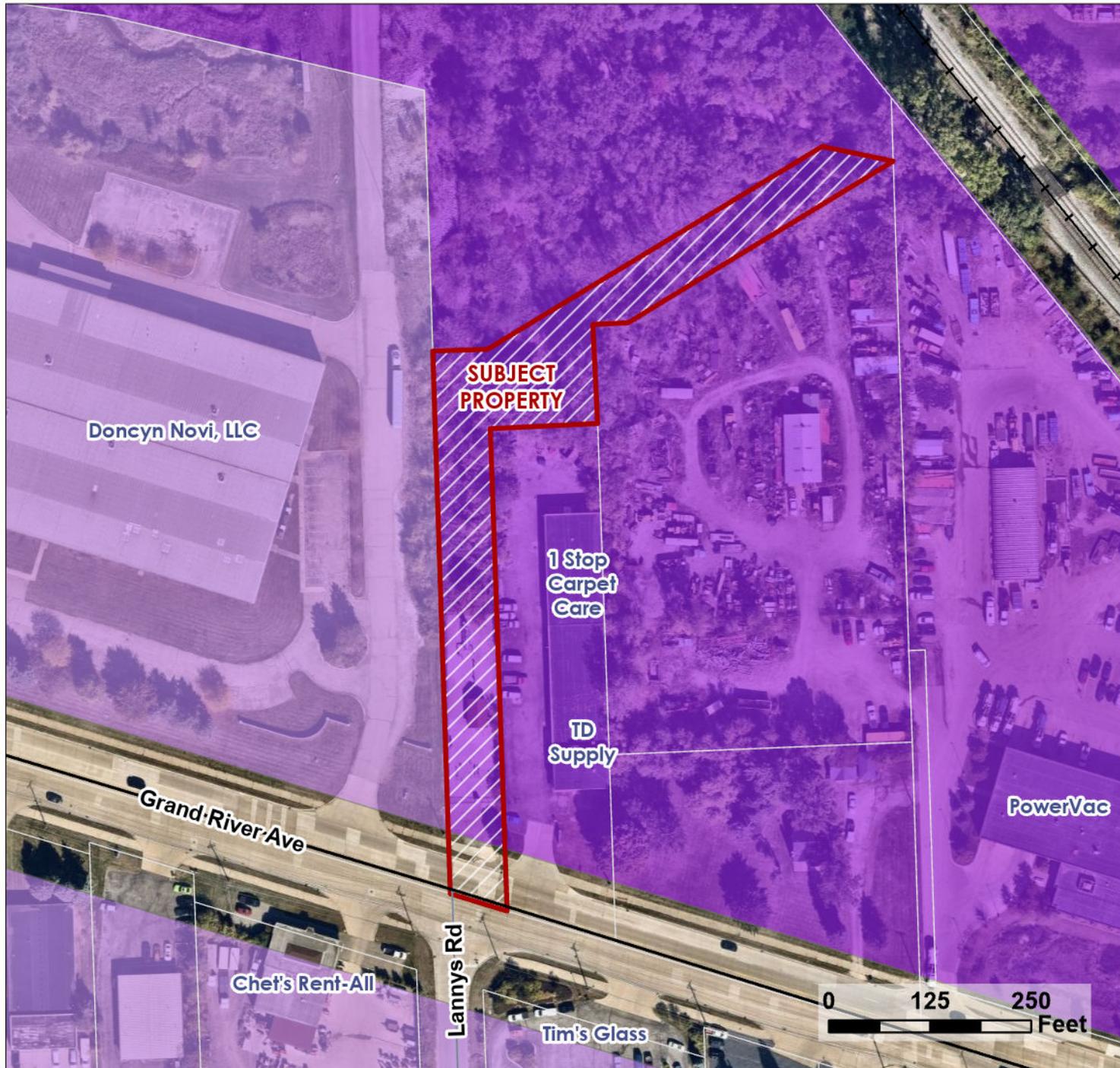


City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
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CITY GATE (CONSUMERS ENERGY) REBUILD ZONING MAP



LEGEND

 Subject Property

Zoning District

 I-1: Light Industrial

 I-2: General Industrial

 R-4: One-Family Residential

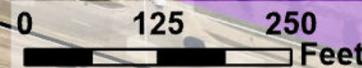
Map Author: Diana Shanahan
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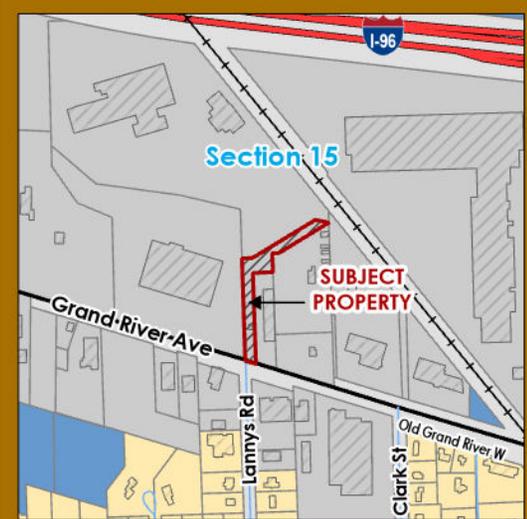
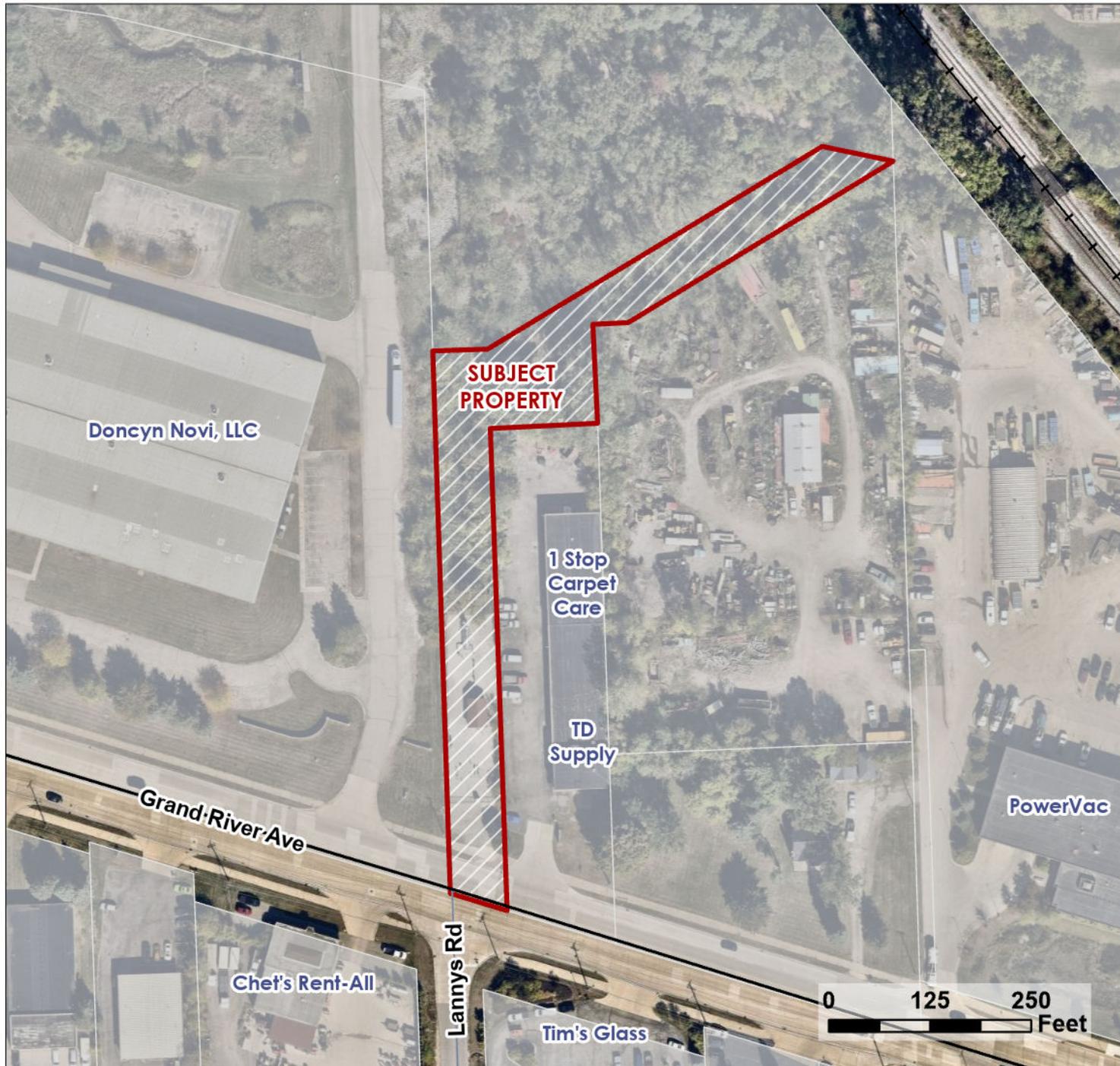


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CITY GATE (CONSUMERS ENERGY) REBUILD FUTURE LAND USE MAP



LEGEND

 Subject Property

Future Land Use Category

 Single Family

 Public/Quasi-Public

 Industrial/Office

Map Author: Diana Shanahan
Project: City Gate Rebuild



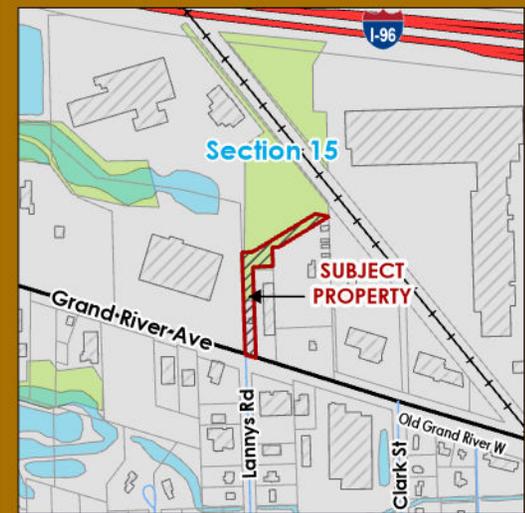
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CITY GATE (CONSUMERS ENERGY) REBUILD NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands

Map Author: Diana Shanahan
Project: City Gate Rebuild



Date: 01/30/26
Version #: 1



City of Novi

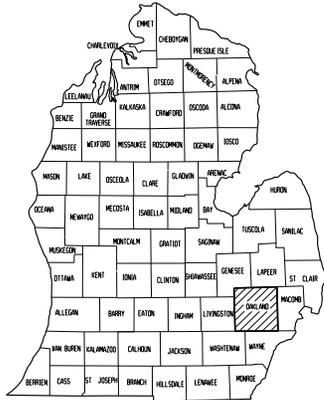
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SITE PLAN AND BUILDING ELEVATIONS

27



LOCATION MAP



COUNTY LOCATION

CONSUMERS ENERGY NOVI-WIXOM CITY GATE

T1N - R8E
SECTION 15
NOVI TWP,
OAKLAND CO.

44488 GRAND RIVER AVE
NOVI, MI 48375
42°29'01.0"N 83°29'13.9"W

DRAWING LIST

401616C1616-PMT.01	PERMIT COVER SHEET
401616C1616-PMT.02	SITE GENERAL NOTES
401616C1616-PMT.03	EXISTING SITE & REMOVALS PLAN
401616C1616-PMT.04	SITE PLAN AND LANDSCAPING PLAN
401616C1616-PMT.05	SESC PLAN
401616C1616-PMT.06	SESC DETAILS
401616C1616-PMT.07	SESC DETAILS
401616C1616-PMT.08	PHOTOMETRIC PLAN
401616C1616-PMT.09	BUILDING RENDERINGS
401616C1616-SPL.01	SITE SURVEY
401616C1616-SPL.02	GRADING PLAN
401616C1616-SAD.05	SITE DETAILS
401616C1616-VEN.10	REGULATION BUILDING FLOOR PLAN
401616C1616-VEN.11	REGULATION BUILDING EXTERIOR ELEVATIONS

PROPERTY TAX DESCRIPTION

EASEMENT AREA

A PART OF PARCEL OF LAND BEING IN THE CITY OF NOVI, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE NORTH 87 DEGREES 27 MINUTES 58 SECONDS EAST 136.88 FEET, THENCE SOUTH 02 DEGREES 01 MINUTE 52 SECONDS EAST 598.65 FEET, THENCE SOUTH 50 DEGREES 07 MINUTES 43 SECONDS EAST 283.40 FEET, THENCE SOUTH 82 DEGREES 53 MINUTES 00 SECONDS EAST 410.00 FEET, THENCE SOUTH 77 DEGREES 28 MINUTES 30 SECONDS EAST 300.00 FEET, THENCE SOUTH 02 DEGREES 26 MINUTES 03 SECONDS EAST 468.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 02 DEGREES 26 MINUTES 03 SECONDS WEST 262.00 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE, THENCE NORTH 73 DEGREES 49 MINUTES 03 SECONDS WEST, ALONG THE CENTERLINE OF GRAND RIVER AVENUE, 15.83 FEET, THENCE NORTH 02 DEGREES 26 MINUTES 03 SECONDS WEST 256.86 FEET, THENCE NORTH 87 DEGREES 33 MINUTES 57 SECONDS EAST 15.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PREMISES

A PARCEL OF LAND BEING IN THE CITY OF NOVI, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 02 DEGREES 02 MINUTES 46 SECONDS WEST 1644.14 FEET FROM SOUTH 1/4 CORNER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 79 DEGREES 32 MINUTES 26 SECONDS WEST 66.19 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 37 SECONDS WEST 355.16 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 25 SECONDS WEST 50 FEET; THENCE SOUTH 03 DEGREES 27 MINUTES 35 SECONDS EAST 492.61 FEET; THENCE S 74 DEGREES 57 MINUTES 00 SECONDS EAST 52.73 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 35 SECONDS WEST 437.19 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 46 SECONDS EAST 98 FEET; THENCE NORTH 04 DEGREES 14 MINUTES 14 SECONDS WEST 90 FEET; THENCE NORTH 85 DEGREES 50 MINUTES 52 SECONDS EAST 32.27 FEET; THENCE NORTH 57 DEGREES 27 MINUTES 37 SECONDS EAST 281.81 FEET TO BEGINNING EXCEPT SOUTHERLY 50 FEET TAKEN FOR GRAND RIVER AVENUE.

SIDWELL #
50-22-15-526-012

NOTES

1. EGLE WETLANDS MAPPER SHOWS SOIL AREAS WHICH INCLUDE WETLAND SOILS APPROXIMATELY 300 FT. FROM AREA OF DISTURBANCE.
2. NO FLOODPLAIN OR WETLANDS ARE PRESENT IN THE AREA OF DISTURBANCE.



2/18/2025



PROJECT SCOPE

CONSUMERS ENERGY WILL PERFORM A COMPLETE REBUILD OF AN EXISTING CITY GATE SITE. PROJECT WILL DEMOLISH THE EXISTING BUILDING, PIPING, AND COMPONENTS, REMOVE AND REPLACE A PORTION OF THE EXISTING FENCE, RELOCATE THE EXISTING HEATER, ADD A NEW REGULATION BUILDING, FILTER SEPARATOR, AND REWORKED PIPING. THE WEST SIDE OF THE SITE WILL BE EXPANDED FOR A DRIVEWAY OFF THE EXISTING GRAND RIVER DRIVEWAY AND AN ENTRANCE GATE INSTALLED TO ACCESS THE BACK OF SITE.

OWNER INFORMATION

CONSUMERS ENERGY
1945 W. PARNALL RD.
JACKSON, MI 49201
JESSICA MONTAGANO
(517) 435-9736

ENGINEER INFORMATION

SIDOCK GROUP, INC.
379 W. WESTERN AVE.
SUITE 200
MUSKEGON, MI 49440
(231) 722-4900

SURVEYOR INFORMATION

PROVIDED BY RPW PROFESSIONAL SERVICES COMPANY
HENRY B. HORTON, PS

LOCAL AGENCY AND UTILITIES INFORMATION

SITE PLAN REVIEW SESC PERMIT	CITY OF NOVI COMMUNITY DEVELOPMENT BARB MCBETH, CITY PLANNER (248) 347-0475 DIANA SHANAHAN, PLANNER (248) 347-0483 NOVI CIVIC CENTER 45175 TEN MILE RD. NOVI, MI 48375 cityofnovi.org
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ZONING INFORMATION

ZONING	SETBACKS	SITE AREA	PROPOSED BUILDING FLOOR AREA	SITE COVERAGE
I-2 GENERAL INDUSTRIAL	FRONT: 100' SIDE: 50' REAR: 50'	1.09 AC.	789 SF	1.54% (BUILDING)
I-1 LIGHT INDUSTRIAL	FRONT: 40' SIDE: 20' REAR: 20'	15' EASEMENT 0.09 AC.		



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REDLINE INFORMATION

- TO BE FILLED OUT BY REDLINER
- SHEET COMPLETED AS MARKED
 - POTENTIAL PUNCHLIST SHEET IMPACT
 - SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____

NAME: _____

CONTACT: _____

COMPANY: _____

DATE: _____

RFI #: _____

<p>Sidock Group, Inc. DESIGN • PROJECT • CONSULTING • PROJECT MANAGER</p>	<p>NOVI-WIXOM CITY GATE 2026 CONSTRUCTION</p>	
	<p>PERMIT COVER SHEET</p>	
<p>Count on Us® GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department</p>	<p>FIELD AREA: NORTHVILLE; WEST WAYNE PROJECT ID: _____ SITS. NO.: _____</p>	<p>DRAWING NO. C-1616-PMT</p>
<p>SCALE: NONE</p>	<p>GM-00863</p>	<p>SHEET NO. 01</p>

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REVIEWER	DATE	DESCRIPTION

DESIGNER	DATE	DESCRIPTION	DESIGNER	DATE	DESCRIPTION
D. SCHOLL	05/2025	DESIGNER	A. TRENT	05/2025	ENGINEER APPROVAL
K. GRESS	05/2025	ENGINEER			

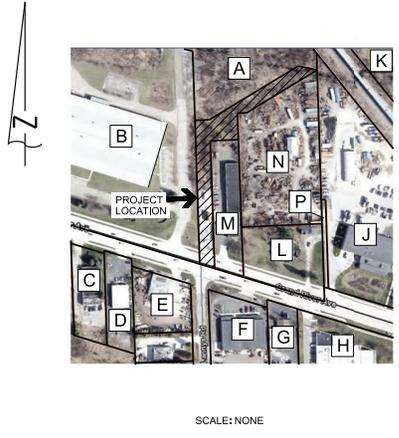
GENERAL NOTES

- EMERGENCY CONTACTS:**
BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.
- UNDERGROUND UTILITY IDENTIFICATION AND LOCATION:** THE CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.
- PUBLIC UTILITIES:**
REFER TO SHEET SPL-02 FOR EXISTING UTILITIES THAT ARE SHOWN BASED ON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.
- VERIFICATION OF UNDERGROUND UTILITIES:**
THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.
- UTILITY SERVICE:**
UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.
- SOIL BORINGS / PAVEMENT CORES:**
IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.
- MAINTAINING TRAFFIC:**
LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.
WHEN EXCAVATION, FRESH CONCRETE OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.
THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.
- TRAFFIC SIGNS:**
TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO REMOVE OR REPLACE THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.
- SCHEDULE:**
THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.
- ALIGNMENT:**
ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS, ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.
THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.
THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.
WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF CASTING.
WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:
- CURB INLETS - THE ELEVATION OF THE TOP OF CURB.
- ALL OTHER INLETS - THE ELEVATION OF THE FLOW LINE.
WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.
- SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS:**
THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS, AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA, WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES. A LICENSED SURVEYOR SHALL VISIT THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.
- PROTECTION OF TREES, SHRUBS, AND LANDSCAPING:**
ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR, DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION SIGNING AND BARRICADING:**
THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES, BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.
THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.
THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, FLAGGERS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.
THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.
- TURF ESTABLISHMENT:**
ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE, OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.
TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.
THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.
THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

- DRAINAGE:**
THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS WHERE EXISTING DRAINAGE AREAS ARE DISTURBED OR BLOCKED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.
WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.
DRAINAGE SHALL NOT BE ROUTED ONTO ADJACENT PROPERTIES NOR BE ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.
- EARTHWORK:**
EARTHWORK QUANTITIES, IF PROVIDED, ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD, ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.
THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE EARTHWORK QUANTITIES AND BASE HIS BID ON HIS DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.
IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.
EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.
SLOPES STEEPER THAN 1V:6H (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
- BACKFILL AND EMBANKMENT:**
BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE-ON-ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.
BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE-ON-ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, BROKEN CONCRETE, ROOTS, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.
THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.
EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, STONES AND ROCKS, BROKEN CONCRETE, FROZEN MATERIAL, AND DEBRIS.
EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.
EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 6 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.
- DENSITY TESTING:**
THE MAXIMUM DRY DENSITY OF SAND AND OTHER GRANULAR SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.
THE MAXIMUM DRY DENSITY OF COHESIVE SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.
- WORK HOURS:**
UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER.
- MONDAY THROUGH FRIDAY, 7:00 AM TO 8:00 PM.
THE CONTRACTOR SHALL NOT WORK ON SATURDAY, SUNDAY, OR HOLIDAYS UNLESS OTHERWISE APPROVED BY THE OWNER.

SITE PLAN NOTES

- PERMANENT TRASH RECEPTACLES/DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ONSITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
- THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES VISIT THE SITE WITH A WORK TRUCK TO PERFORM INSPECTIONS AND ROUTINE MAINTENANCE APPROXIMATELY ONCE A WEEK. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
- THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM. THE BUILDING WILL SOLELY BE USED TO SHELTER MECHANICAL EQUIPMENT (VALVES, GAUGES, FLOW METERS, ETC.) AND ALLOW OPERATORS TO WORK OUT OF THE ELEMENTS.
- THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
- A CRUSHED LIMESTONE SURFACE WILL BE PROVIDED WITHIN THE FENCE AREA. THE AGGREGATE DRIVEWAY WILL BE 2 1/4" CRUSHED LIMESTONE WHICH WILL BE COMPACTED TO MDOT STANDARDS TO SUPPORT VEHICLE TRAFFIC. THE AGGREGATE YARD WILL BE A 6" CRUSHED LIMESTONE THAT IS A LARGER GRADATION WITHOUT FINES TO ALLOW WATER TO INFILTRATE INTO THE SOIL. THE SITE WILL INCLUDE BOLLARDS TO INDICATE WHERE DRIVERS NEED TO STAY ON THE DRIVEWAY. THE DRIVEWAY CROSS SECTION WILL INCLUDE 6" OF 2 1/4" OVER GEOTEXTILE FABRIC WHICH WILL SUPPORT VEHICULAR TRAFFIC OVER THE PIPING SIMILAR TO A GRAVEL ROAD WITH UTILITIES.
- SIGNAGE WILL BE LIMITED TO 1'x2' NO TRESSPASSING/DANGER SIGNS MOUNTED ON THE FENCE.
- SITE LIGHTING WILL INCLUDE ONE 20' LIGHT POLE WITH FIXTURE TILTED DOWN 40°. WALL MOUNTED LIGHT FIXTURES AT DOORS MOUNTED 8'-0" ABOVE GRADE. A RACK MOUNTED LIGHT NEAR THE HEATER 10'-0" ABOVE GRADE AND TILTED DOWN 30°. AND A RACK MOUNTED LIGHT FIXTURE AT THE RTU RACK 9'-0" ABOVE GRADE AND TILTED DOWN 30°. ALL LIGHT FIXTURES WILL BE SWITCH OPERATED AND ONLY WHEN NEEDED.
- IF A PLAN MUST BE MODIFIED AFTER REVIEW BY CONSULTANTS OR PER DIRECTIVE FROM THE PLANNING COMMISSION OR BOARD OF TRUSTEES, A LISTING OF CHANGES TO THE PLAN MUST BE PROVIDED WITH THE PLANS AS WELL AS AN ASSIGNED STATEMENT THAT NO OTHER CHANGES WERE MADE TO THE PLAN OTHER THAN THOSE LISTED. IN ADDITION, THE REVISION DATE ON EACH PAGE WITH A CHANGE SHALL BE UPDATED WITH THE REVISION DATE.
- EGLT WETLANDS MAPPER SHOWS SOIL AREAS WHICH INCLUDE WETLAND SOILS APPROXIMATELY 300' FROM AREA OF DISTURBANCE.



SCALE: NONE



ADJACENT WETLANDS MAP

SCALE: NONE

CAUTION
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

811
Know what's below.
Call before you dig.
www.call811.com
www.michigan.gov/811

APPROVED FOR PERMITTING
DATE: 12/19/2025

REDLINE INFORMATION
TO BE FILED OUT BY REDLINER

SHEET COMPLETED AS MARKED
 POTENTIAL PUNCHLIST SHEET IMPACT
 SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____
NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
REF #: _____

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REVIEWER	DATE	DESCRIPTION	DESIGNER	PEER REVIEWER	DATE	DESCRIPTION

DESIGNER	D. SCHOLL	DATE	05/2025
ENGINEER	K. GRESS	DATE	05/2025
PEER REVIEWER		DATE	
DESIGN APPROVAL		DATE	
ENGINEER APPROVAL	A. TRENT	DATE	05/2025

Sidock Group, Inc.
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

Consumers Energy
Count on Us®

FILE: 40191616-1PMT 02.rvt
RASTER FILE: _____

NOVI-WIXOM CITY GATE 2026 CONSTRUCTION

SITE GENERAL NOTES

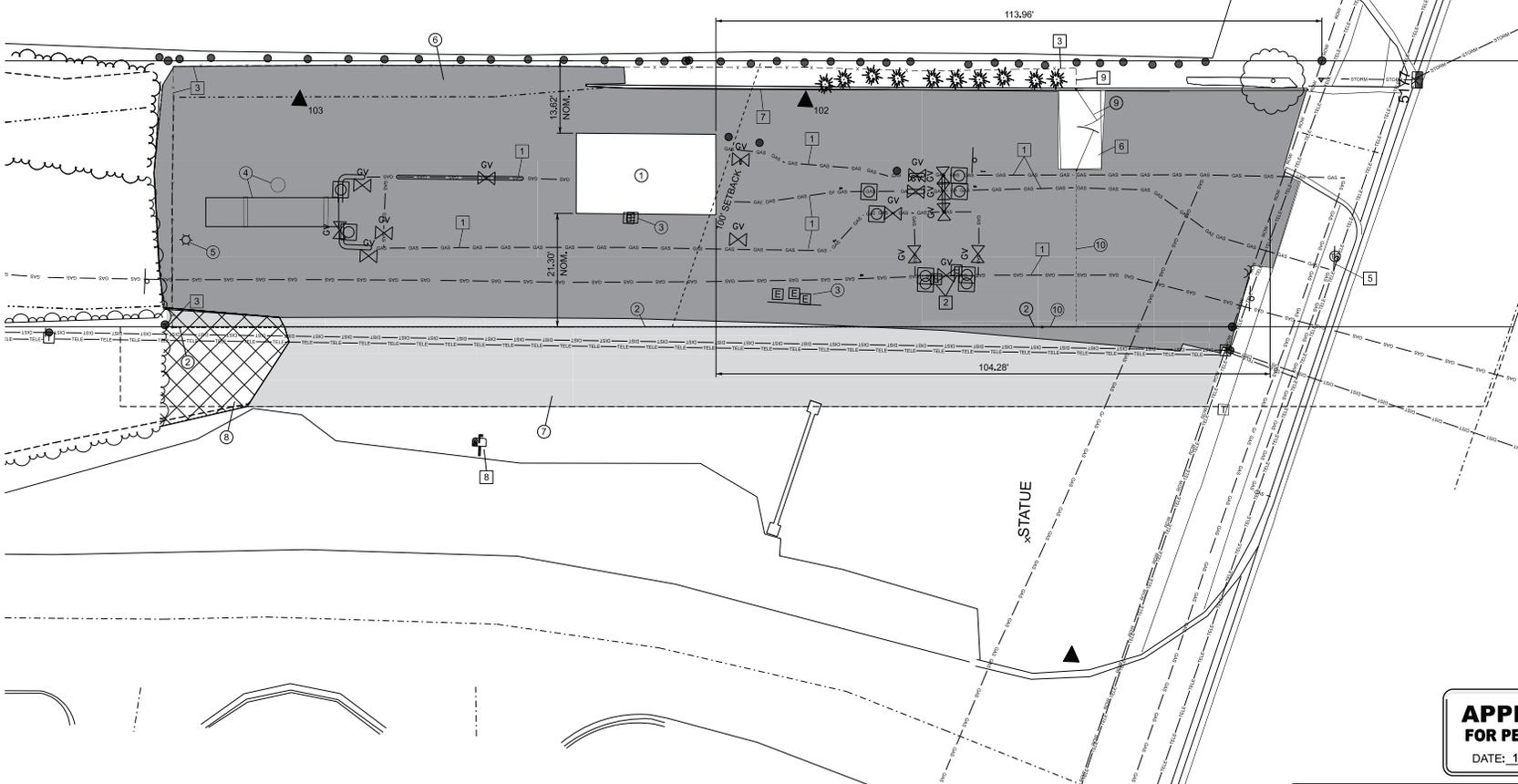
FIELD AREA: NORTHVILLE; WEST WAYNE
PROJECT ID: _____
SITA. NO.: _____
DRAWING NO.: **C-1616-PMT**
SHEET: **02** REV: _____

SCALE: NONE
GM-00863
N-4



STORM STORM STORM STORM STORM

STORM STORM STORM STORM STORM 5289



SITE MODIFICATION KEY
ITEMS TO BE REMOVED

- ① REMOVE EXISTING BUILDING AND FOUNDATION
- ② REMOVE EXISTING CHAIN LINK FENCE AND POSTS
- ③ REMOVE EXISTING ELECTRICAL PANEL AND METER, COORDINATE WITH ELECTRICAL DRAWINGS
- ④ REMOVE EXISTING HEATER, FOUNDATION, AND CONCRETE LADDER SUPPORT
- ⑤ REMOVE EXISTING LIGHT POLE, COORDINATE WITH ELECTRICAL DRAWINGS FOR ADDITIONAL REMOVALS
- ⑥ REMOVE EXISTING YARD AND DRIVE GRAVEL
- ⑦ REMOVE EXISTING GRASS AND TOPSOIL
- ⑧ CLEAR TREES, SHRUBS, AND BRUSH
- ⑨ REMOVE EXISTING ORNAMENTAL GATE
- ⑩ REMOVE EXISTING ORNAMENTAL FENCE AND POSTS

ITEMS TO REMAIN

- ① EXISTING GAS PIPING, VALVES, AND COMPONENTS - SEE MECHANICAL DRAWINGS FOR EXTENT OF REMOVAL AND TIE-POINTS
- ② EXISTING ELECTRICAL COMPONENTS - SEE ELECTRICAL DRAWINGS FOR EXTENT OF REMOVAL
- ③ EXISTING CHAIN LINK FENCE, GATES, AND POSTS TO REMAIN
- ④ NOT USED
- ⑤ EXISTING SIGN TO REMAIN
- ⑥ EXISTING CONCRETE PAD TO REMAIN
- ⑦ EXISTING CONCRETE WALL TO REMAIN
- ⑧ EXISTING MAILBOX TO REMAIN
- ⑨ EXISTING ORNAMENTAL FENCE TO REMAIN

LEGEND

- R/W — R/W RIGHT OF WAY
- - - - - EXISTING FENCE
- - - - - EXISTING FENCE (TO BE REMOVED)
- TELE — TELE UG TELEPHONE LINE
- SER — SER OH ELEC SERVICE LINE
- ELEC — ELEC OH ELEC DIST LINE
- GAS — GAS UG GAS LINE - EXISTING
- ⊙ ⊙ EXISTING LIGHT POLE
- ⊙ ⊙ EXISTING SIGN
- ⊙ ⊙ EXISTING TEST STATION
- ▲ GPS CONTROL POINT
- - - - - SECTION LINE
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- ⊘ ⊘ TREELINE
- ⊘ ⊘ CLEAR TREES, SHRUBS, AND BRUSH
- REMOVE EX. YARD AND DRIVE GRAVEL
- REMOVE EX. GRASS AND TOPSOIL

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

SHEET COMPLETED AS MARKED

SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____

NAME: _____

CONTACT: _____

COMPANY: _____

DATE: _____

RFI #: _____

APPROVED FOR PERMITTING

DATE: 12/19/2025

Sidock Group, Inc. Consumers Energy Count on Us® GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	NOVI-WIXOM CITY GATE 2026 CONSTRUCTION	
	EXISTING SITE AND REMOVALS PLAN	
	FIELD AREA: NORTHVILLE; WEST WAYNE PROJECT ID: GM-00863 STA. NO.: N-4	DRAWING NO.: C-1616-PMT SHEET: 03

ORIGINAL DRAWING #

REFERENCE DRAWING NUMBERS	REV	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER DESIG. REV.	DESIGN APPR.	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER DESIG. REV.	DESIGN APPR.	REV.

DESIGNER	E. JOHNSON	DATE	10/07/25
ENGINEER	K. GRESS	DATE	10/07/25
PEER REV		DATE	
DESIGN APPROVAL		DATE	
ENGINEER APPROVAL	A. TRENT	DATE	10/07/25

FILE: 401616CT1616-PMT.03.dgn SCALE: 1" = 10'-0"

RASTER FILE: _____

DATE: 12/19/2025

STANDARD DRAWING NO. REV. DATE:

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.



VIEW LOOKING NORTH FROM GRAND RIVER AVE.



SOUTH WALL OF BUILDING INSIDE FENCE LINE

REDLINE INFORMATION
 TO BE FILLED OUT BY REDLINER

SHEET COMPLETED AS MARKED
 POTENTIAL PUNCHLIST SHEET IMPACT
 SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____
 NAME: _____
 CONTACT: _____
 COMPANY: _____
 DATE: _____
 RFI #: _____

APPROVED FOR PERMITTING
 DATE: 12/19/2025

Sidock Group, Inc. <small>DESIGNERS * ARCHITECTS * CONSULTANTS * PROJECT MANAGERS</small>	NOVI-WIXOM CITY GATE 2026 CONSTRUCTION	
	BUILDING RENDERINGS	
Consumers Energy <small>Count on Us®</small> GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	FIELD AREA: NORTHVILLE, WEST WAYNE PROJECT ID: GM-00863 STA. NO.: N-4	DRAWING NO.: C-1616-PMT SHEET: 08
FILE: 401616CT1616-PMT.26.dgn RASTER FILE:	SCALE: NONE	<small>DO NOT SCALE DRAWING USE DIMENSIONS ONLY</small>

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGNING	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGNING	REV.

DESIGNER	E. JOHNSON	DATE	01/08/26
ENGINEER	K. GRESS	DATE	01/08/26
PEER REV.		DATE	
DESIGN APPROVAL		DATE	
ENGINEER APPROVAL	A. TRENT	DATE	01/08/26

STANDARD DRAWING NO.

SURVEY CONTROL					
POINT #	NORTHING (FT.)	EASTING (FT.)	ELEVATION (FT.)	DESCRIPTION	PAGE
100	39790.186	138040.987	923.01	Set 1/2" iron with "NOVUS TRAV" cap. 42.5' West of centerline of drive to building #4500, 4.1' North of face of work of Grand River Avenue.	2297 100-122
301	397660.299	138061.055	922.08	Set 1/2" iron with "NOVUS TRAV" cap. 19.5' East of centerline of drive to building #4500, 12.0' North of face of work of Grand River Avenue.	2297 100-122
302	39754.403	138060.448	920.23	Set spike, 2.5' West of concrete retaining wall, 19.5' Southeast of Southeast corner Consumers Energy building.	2297 100-122
303	397898.667	138060.471	919.97	Set spike, 7.0' West of East fence, 2.5' South of North fence.	2297 100-122
BM#104	39560	138061.2	921.43	Set spike, North face power pole, Northeast quadrant Grand River Avenue and Lanny's Roads.	2297 100-122
BM#105	39583	138063.5	922.05	Set spike, North face power pole, Northwest quadrant Grand River Avenue and Lanny's Roads.	2297 100-122

Elevations obtained from closed level loop in Field book 2297, Page 122

Located Gas Line Information
 Located by Rowe PSC Employees
 Utilizing Radio Detection Technology (RD 2000)
 Information obtained: September 27 2021

Point #	Ground Elevation	Signal Reading	Top of pipe (calc)	Cover (calc)
2" Line				
2001	920.8	4.7"	916.1	4.50
2002	921.1	7.7"	913.4	4.50
2003	920.8	7.7"	913.1	4.50
2004	921.6	7.7"	913.9	4.50
2005	922.4	4.7"	917.7	4.37
2006	922.4	4.7"	917.7	4.37
2007	923.2	4.7"	918.5	4.33

Top of pipe / cover calculated using signal reading and subtracting 1/2 of the pipe diameter.

Located Gas Line Information
 Located by Rowe PSC Employees
 Utilizing Radio Detection Technology (RD 2000)
 Information obtained: September 27 2021

Point #	Ground Elevation	Signal Reading	Top of pipe (calc)	Cover (calc)
3/4" Line				
2008	922.2	7.0"	915.2	6.67
2009	922.2	7.0"	915.2	6.67
2010	920.8	6.2"	914.6	5.75
2011	919.8	7.0"	912.8	6.67
2012	919.8	7.0"	912.8	6.67
2013	918.8	7.0"	911.8	6.67
2014	918.8	7.0"	911.8	6.67
2015	918.8	7.0"	911.8	6.67
2016	918.8	7.0"	911.8	6.67
2017	918.8	7.0"	911.8	6.67
2018	918.8	7.0"	911.8	6.67
2019	918.8	7.0"	911.8	6.67
2020	918.8	7.0"	911.8	6.67
2021	918.8	7.0"	911.8	6.67
2022	918.8	7.0"	911.8	6.67
2023	918.8	7.0"	911.8	6.67
2024	918.8	7.0"	911.8	6.67
2025	918.8	7.0"	911.8	6.67
2026	918.8	7.0"	911.8	6.67
2027	918.8	7.0"	911.8	6.67
2028	918.8	7.0"	911.8	6.67
2029	918.8	7.0"	911.8	6.67
2030	918.8	7.0"	911.8	6.67
2031	918.8	7.0"	911.8	6.67
2032	918.8	7.0"	911.8	6.67
2033	918.8	7.0"	911.8	6.67
2034	918.8	7.0"	911.8	6.67
2035	918.8	7.0"	911.8	6.67
2036	918.8	7.0"	911.8	6.67
2037	918.8	7.0"	911.8	6.67
2038	918.8	7.0"	911.8	6.67
2039	918.8	7.0"	911.8	6.67
2040	918.8	7.0"	911.8	6.67
2041	918.8	7.0"	911.8	6.67
2042	918.8	7.0"	911.8	6.67
2043	918.8	7.0"	911.8	6.67
2044	918.8	7.0"	911.8	6.67
2045	918.8	7.0"	911.8	6.67
2046	918.8	7.0"	911.8	6.67
2047	918.8	7.0"	911.8	6.67
2048	918.8	7.0"	911.8	6.67
2049	918.8	7.0"	911.8	6.67
2050	918.8	7.0"	911.8	6.67
2051	918.8	7.0"	911.8	6.67
2052	918.8	7.0"	911.8	6.67
2053	918.8	7.0"	911.8	6.67
2054	918.8	7.0"	911.8	6.67
2055	918.8	7.0"	911.8	6.67
2056	918.8	7.0"	911.8	6.67
2057	918.8	7.0"	911.8	6.67
2058	918.8	7.0"	911.8	6.67
2059	918.8	7.0"	911.8	6.67
2060	918.8	7.0"	911.8	6.67
2061	918.8	7.0"	911.8	6.67
2062	918.8	7.0"	911.8	6.67
2063	918.8	7.0"	911.8	6.67
2064	918.8	7.0"	911.8	6.67
2065	918.8	7.0"	911.8	6.67
2066	918.8	7.0"	911.8	6.67
2067	918.8	7.0"	911.8	6.67
2068	918.8	7.0"	911.8	6.67
2069	918.8	7.0"	911.8	6.67
2070	918.8	7.0"	911.8	6.67
2071	918.8	7.0"	911.8	6.67
2072	918.8	7.0"	911.8	6.67
2073	918.8	7.0"	911.8	6.67
2074	918.8	7.0"	911.8	6.67
2075	918.8	7.0"	911.8	6.67
2076	918.8	7.0"	911.8	6.67
2077	918.8	7.0"	911.8	6.67
2078	918.8	7.0"	911.8	6.67
2079	918.8	7.0"	911.8	6.67
2080	918.8	7.0"	911.8	6.67

Top of pipe / cover calculated using signal reading and subtracting 1/2 of the pipe diameter.

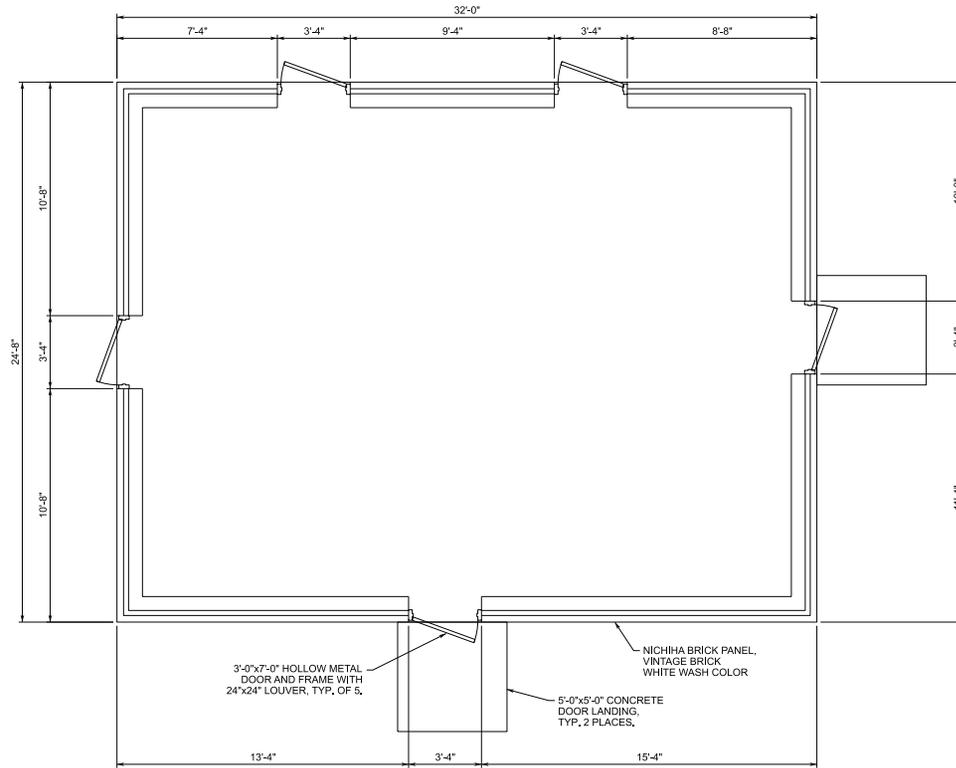
Located Gas Line Information
 Located by Rowe PSC Employees
 Utilizing Radio Detection Technology (RD 2000)
 Information obtained: September 27 2021

Point #	Ground Elevation	Signal Reading	Top of pipe (calc)	Cover (calc)
1" Line to Wacom				
2081	918.7	7.5"	911.2	3.17
2082	918.7	7.5"	911.2	3.17
2083	918.7	7.5"	911.2	3.17
2084	918.7	7.5"	911.2	3.17
2085	918.7	7.5"	911.2	3.17
2086	918.7	7.5"	911.2	3.17
2087	918.7	7.5"	911.2	3.17
2088	918.7	7.5"	911.2	3.17
2089	918.7	7.5"	911.2	3.17
2090	918.7	7.5"	911.2	3.17
2091	918.7	7.5"	911.2	3.17
2092	918.7	7.5"	911.2	3.17
2093	918.7	7.5"	911.2	3.17
2094	918.7	7.5"	911.2	3.17
2095	918.7	7.5"	911.2	3.17
2096	918.7	7.5"	911.2	3.17
2097	918.7	7.5"	911.2	3.17
2098	918.7	7.5"	911.2	3.17
2099	918.7	7.5"	911.2	3.17
2100	918.7	7.5"	911.2	3.17
2101	918.7	7.5"	911.2	3.17
2102	918.7	7.5"	911.2	3.17
2103	918.7	7.5"	911.2	3.17
2104	918.7	7.5"	911.2	3.17
2105	918.7	7.5"	911.2	3.17
2106	918.7	7.5"	911.2	3.17
2107	918.7	7.5"	911.2	3.17
2108	918.7	7.5"	911.2	3.17
2109	918.7	7.5"	911.2	3.17
2110	918.7	7.5"	911.2	3.17
2111	918.7	7.5"	911.2	3.17
2112	918.7	7.5"	911.2	3.17
2113	918.7	7.5"	911.2	3.17
2114	918.7	7.5"	911.2	3.17
2115	918.7	7.5"	911.2	3.17
2116	918.7	7.5"	911.2	3.17
2117	918.7	7.5"	911.2	3.17
2118	918.7	7.5"	911.2	3.17
2119	918.7	7.5"	911.2	3.17
2120	918.7	7.5"	911.2	3.17
2121	918.7	7.5"	911.2	3.17
2122	918.7	7.5"	911.2	3.17
2123	918.7	7.5"	911.2	3.17
2124	918.7	7.5"	911.2	3.17
2125	918.7	7.5"	911.2	3.17
2126	918.7	7.5"	911.2	3.17
2127	918.7	7.5"	911.2	3.17
2128	918.7	7.5"	911.2	3.17
2129	918.7	7.5"	911.2	3.17
2130	918.7	7.5"	911.2	3.17
2131	918.7	7.5"	911.2	3.17
2132	918.7	7.5"	911.2	3.17
2133	918.7	7.5"	911.2	3.17
2134	918.7	7.5"	911.2	3.17
2135	918.7	7.5"	911.2	3.17
2136	918.7	7.5"	911.2	3.17
2137	918.7	7.5"	911.2	3.17
2138	918.7	7.5"	911.2	3.17
2139	918.7	7.5"	911.2	3.17
2140	918.7	7.5"	911.2	3.17
2141	918.7	7.5"	911.2	3.17
2142	918.7	7.5"	911.2	3.17
2143	918.7	7.5"	911.2	3.17
2144	918.7	7.5"	911.2	3.17
2145	918.7	7.5"	911.2	3.17
2146	918.7	7.5"	911.2	3.17
2147	918.7	7.5"	911.2	3.17
2148	918.7	7.5"	911.2	3.17
2149	918.7	7.5"	911.2	3.17
2150	918.7	7.5"	911.2	3.17

Top of pipe / cover calculated using signal reading and subtracting 1/2 of the pipe diameter.

Located Gas Line Information
 Located by Rowe PSC Employees
 Utilizing Radio Detection Technology (RD 2000)
 Information obtained: September 27 2021

Point #	Ground Elevation	Signal Reading	Top of pipe (calc)	Cover (calc)
8" Line to Now				
2151	920.2	7.8"	912.4	2.33
2152	920.2	7.8"	912.4	2.33
2153	920.2	7.8"	912.4	2.33
2154	920.2	7.8"	912.4	2.33
2155	920.2	7.8"	912.4	2.33
2156	920.2	7.8"	912.4	2.33
2157	920.2	7.8"	912.4	2.33
2158	920.2	7.8"	912.4	2.33
2159	920.2	7.8"	912.4	2.33
2160	920.2	7.8"	912.4	2.33
2161	920.2	7.8"	912.4	2.33
2162	920.2	7.8"	912.4	2.33
2163	920.2	7.8"	912.4	2.33
2164	920.2	7.8"	912.4	2.33
2165	920.2	7.8"	912.4	2.33
2166	920.2	7.8"	912.4	2.33
2167	920.2	7.8"	912.4	2.33
2168	920.2	7.8"	912.4	2.33
2169	920.2	7.8"	912.4	2.33
2170	920.2	7.8"	912.4	2.33
2171	920.2	7.8"	912.4	2.33
2172	920.2	7.8"	912.4	2.33
2173	920.2	7.8"	912.4	2.33
2174	920.2	7.8"	912.4	2.33
2175	920.2	7.8"	912.4	2.33
2176	920.2	7.8"	912.4	2.33
2177	920.2	7.8"	912.4	2.33
2178	920.2	7.8"	912.4	2.33
2179	920.2	7.8"	912.4	2.33
2180	920.2	7.8"	912.4	2.33
2181	920.2	7.8"	912.4	2.33
2182	920.2	7.8"	912.4	2.33
2183	920.2	7.8"	912.4	2.33
2184	920.2	7.8"	912.4	2.33
2185	920.2	7.8"	912.4	



FLOOR PLAN

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

SHEET COMPLETED AS MARKED
 POTENTIAL PUNCH/LIST SHEET IMPACT
 SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____
 NAME: _____
 CONTACT: _____
 COMPANY: _____
 DATE: _____
 RFI #: _____

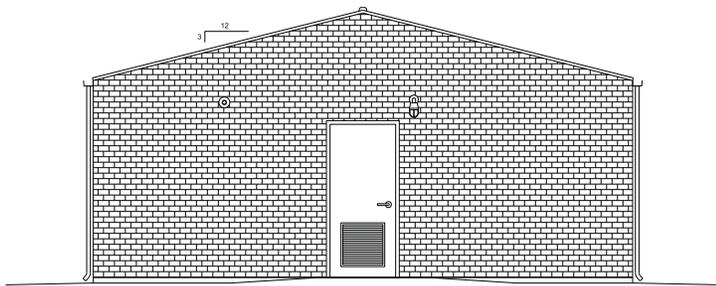
APPROVED FOR PERMITTING
DATE: 12/19/2025

 Sidock Group, Inc. <small>DESIGN • ARCHITECT • CONSULTING • PROJECT MANAGER</small> Consumers Energy Count on Us® GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	NOVI-WIXOM CITY GATE 2026 CONSTRUCTION REGULATION BUILDING FLOOR PLAN	
	FIELD AREA: NORTHVILLE: WEST WAYNE PROJECT ID: GM-00863 STA. NO.: N-4 DRAWING NO.: C-1616-VEN SHEET: 10 REV:	FILE: 401616CT1616-VEN-10.dgn RASTER FILE: SCALE: 3/8" = 1'-0" <small>DO NOT SCALE DRAWING USE DIMENSIONS ONLY</small>

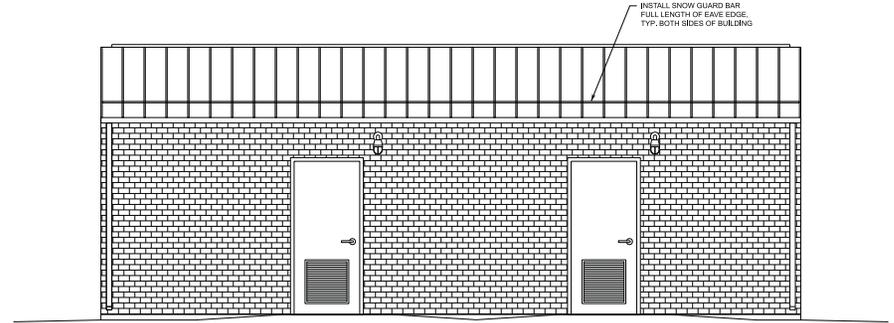
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ORIGINAL DRAWING #

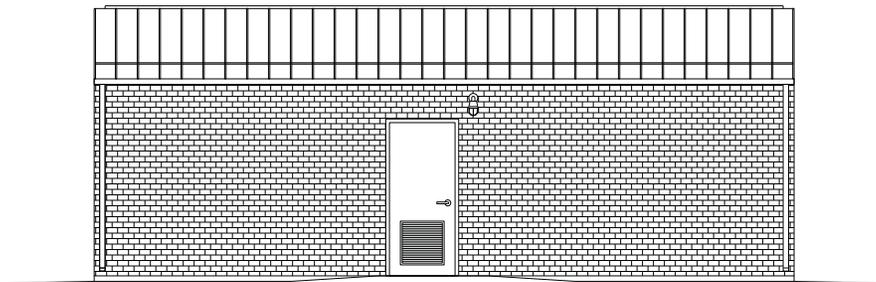
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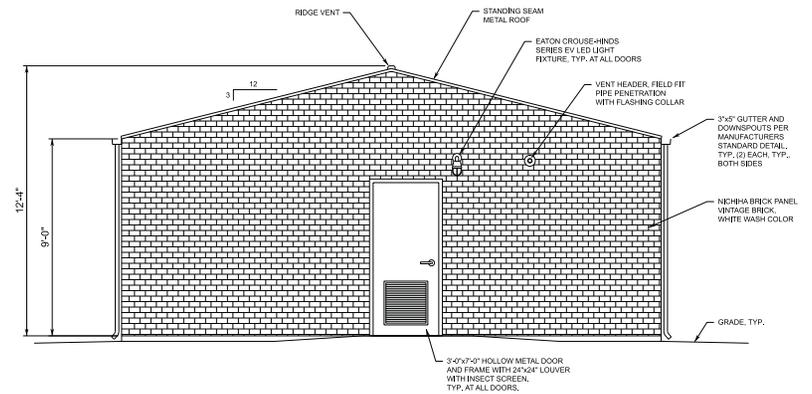
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

SHEET COMPLETED AS MARKED
 POTENTIAL PUNCH LIST SHEET IMPACT
 SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____
NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
RFI #: _____

APPROVED FOR PERMITTING
DATE: 12/19/2025

 GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	PROJECT ID: _____ STA. NO.: _____ FIELD AREA: NORTHVILLE-WEST WAYNE	DRAWING NO.: _____ SHEET: 11
	NOV- WIXOM CITY GATE 2026 CONSTRUCTION REGULATION BUILDING EXTERIOR ELEVATIONS	N-4 C-1616-VEN

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGNING	APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGNING	APP.	REV.

STANDARD DRAWING NO. REV. DATE: REV. DATE:

PLANNING REVIEW



PLANNING REVIEW

City Gate Rebuild
JSP26-01
February 2, 2026

PETITIONER

Consumers Energy | Amy Gilpin

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	15	
Site Location	44488 Grand River	
Parcel ID	50-22-15-326-012	
Site School District	Novi Community School District	
Site Zoning	I-2: General Industrial	
Adjoining Zoning	North	I-2: General Industrial
	East	I-2: General Industrial
	South	I-1: Light Industrial
	West	I-1: Light Industrial
Current Site Use	Consumers Energy Regulator Building	
Adjoining Uses	North	Fleet Service Automotive
	East	TD Supply and 1 Stop Carpet Care
	South	Tim's Glass and Chet's Rent All
	West	Doncyn Novi
Site Size	1.09 Acres	
Plan Date	1/9/26	

PROJECT SUMMARY

The applicant is proposing to demolish the existing Consumers Energy regulator building, components, and piping to complete a rebuild of the site. A new 789 square foot regulator building will be constructed, the existing heater relocated, and new equipment including a filter separator and reworked piping will be added.

The existing chain link fence along the west property line will be removed. A new gravel drive to provide maintenance vehicle access will be located in the 15-foot wide, 262-foot long easement on the adjacent property to the west enclosed by a new chain link fence with an access gate. Site access will be from the existing drive on Grand River Avenue. Landscaping will be added along the south (Grand River Avenue) ornamental fence line.

Lighting will be installed above the building's entry doors. Rack lights will be added near the RTU and heater, along with a yard light near the ornamental fence along Grand River Ave.

A Pre-Application meeting was held on November 19, 2025.

RECOMMENDATION

The Preliminary Site Plan is **approved**, subject to Planning Commission approval and the applicant's incorporation of the items identified below and in the attached review letters into the Final Site Plan submittal.

ORDINANCE REQUIREMENTS

This project has been reviewed for compliance 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 ordinance, as noted. The plans demonstrate general compliance with these requirements. Please address any outstanding items noted below, as well as any comments in the individual review letters, in the next site plan submittal.

1. Building Setbacks – (Section 3.1.19.D): The minimum required side yard setback in the I-2 District is 50 feet. The portion of the site proposed for building placement has a total width of 50 feet. The proposed development provides an east side yard setback of 9 feet, and a west side yard setback of 16.33 feet, both of which do not meet the minimum setback requirement. **A Zoning Board of Appeals (ZBA) variance was granted on January 13, 2026 for the setback deficiencies.**
2. Driveway Location: Proposed gravel driveway will be located on the adjacent parcel to the west. The applicant has provided an easement (Liber 57641, Pages 532-535) with the adjacent property owner granting permission. Site access will remain from the existing curb cut off Grand River. **Site Plan Notes indicate “the site will include bollards to indicate where drivers need to stay on the driveway”. Please indicate the location of these bollards on the site plan.**
3. Off-Street Parking in Side and Rear Yards (Section 3.6.2.F): Off-street parking is permitted within the side and rear yard. **No dedicated parking spaces are proposed as the site will be accessed only by maintenance vehicles for periodic inspections and equipment maintenance, typically on a monthly basis.**
 - The ordinance does not establish a minimum number of parking spaces for utility company uses.
 - Barrier free parking spaces are not required for utility uses per the Michigan Barrier Free Code Section 1103.2.4.
 - Maintenance vehicles will park within the gravel drive located inside the fenced area.
 - The facility is unstaffed, with no employees working on-site daily.
4. Fence – Non-Residential (Section 5.11.2.A): No fence shall extend into a front or exterior side yard. The site has an existing ornamental fence in the front yard and chain link fence in the west side yard, which the applicant indicates is required for security of the site. **The existing side yard fence is proposed to be removed and replaced with 7-foot-high chain link fence that will extend onto the adjoining property to enclose a new gravel drive. The applicant has secured an easement from the property owner for this purpose. The fence will not extend further into the front yard than the existing ornamental fence.**
5. Lighting and Photometric Plan (Section 5.7): Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky. **Additional information is required in the next submittal.** Refer to Planning review chart for comments.
6. Landscape Review: The Landscape review letter notes two supported waivers for lack of greenbelt berm and landscaping (existing condition) and insufficient foundation landscaping (supported by staff due to nature of the operation). Refer to Landscape review letter for additional information.
7. Woodland Protection (Code of Ordinances, Chapter 37): The site plan indicates no impacts to protected woodland trees on site. There are regulated woodlands on the back half of the property beyond the existing chain link fence. The rear chain link fence will remain in place, no disturbance is proposed to the existing woodlands.
8. Façade Waiver (Section 5.15.9): Nichiha architectural brick wall panels are proposed for the entire building. However, in Region 1, the maximum allowable percentage for fiber cement architectural panels with simulated brick is limited to 25% (Schedule 5.15, Façade Materials, Footnote 15). As the proposed design exceeds this limitation and results in an underage of required brick, a Section

9 Façade Waiver is required. **The Section 9 Façade Waiver will be subject to review and approval by the Planning Commission. The waiver is supported contingent on an approved sample board.**

9. Façade Sample Board (Section 5.15.4.D): The submittal shall include a façade board for review. **Please submit the façade board prior to the Planning Commission meeting.**
10. Planning Chart: The Planning Review Chart provides additional comments and requests clarification for certain items. Please address these items in addition to the comments provided in this letter.

SUMMARY OF OTHER REVIEWS

- Engineering Review: Preliminary Site Plan **approval recommended**, with items to be addressed at the time of Final Site Plan submittal. See attached Engineering review for details.
- Landscape Review: Preliminary Site Plan **approval recommended**, with items to be addressed at time of Final Site Plan submittal. See attached Landscape review for details.
- Façade Review: Preliminary Site Plan **approval recommended**. See attached Façade review for details.
- Fire Review: Preliminary Site Plan **approval recommended**. See attached Fire review letter for details.

ZONING BOARD OF APPEALS ACTION SUMMARY

On January 13, 2026, the Zoning Board of Appeals granted a variance for an east side yard setback of 9 feet and a west side yard setback of 16 feet with the following motions:

PZ25-0068 (Consumer's Energy) 44488 Grand River Avenue, west of Novi Road, north of Grand River Avenue, Parcel 50-22-15-326-012. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.19.D for an east side setback of 9 ft. (50 ft. required, variance of 41 ft.); and a west side setback of 16 ft. 4 in. (50 ft. required, variance of 33 ft. 6 in.). This property is zoned General Industrial (I-2).

I move that we grant the variance in case number PZ25-0068 set by Consumer Energy for two setback variances. Because the petitioner has shown practical difficulty, requiring space to put a building on that lot. Without the variance, the petitioner will be unreasonably prevented or limited in respect of the use of the property because no building could be located on that. The property is unique because the property is so only 50ft wide. The petitioner did not create this condition because the property was purchased as is. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because no close neighbors face any issue or problem. The relief is consistent with the spirit and intent of the ordinance, because the building presents no problem to the neighbors nor to the street.

Motion Maker: Longo
Seconded: Krieger
Motion Carried: 4:0

NEXT STEP: PLANNING COMMISSION MEETING

As all reviewers are recommending approval of the Preliminary Site Plan, the project will be scheduled to appear before the Planning Commission on February 25, 2026. Please submit the following by February 18, 2026 for Planning Commission consideration:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE**
2. A response letter addressing ALL the comments from ALL review letters and a request for waivers/ variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation)
4. A façade sample board as provided in Section 5.15.4.D

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

Upon receiving the necessary approvals by the Planning Commission and Zoning Board of Appeals, the following should be submitted for Final Site Plan review and approval:

1. [Final Site Plan Submittal Form](#)
2. [Final Site Plan Checklist](#)
3. Seven copies of Final Site Plan addressing all comments from Preliminary reviews
4. Response letter - **address all comments and refer to sheet numbers where the change is reflected**
5. Engineering Cost Estimate – an itemized 8.5"x11" estimate including sanitary sewer, watermain, storm sewer, paving and grading costs (not to include soil erosion or demolition costs.)
6. Landscape Cost Estimate – an itemized 8.5"x11" estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn.
7. Drafts of any legal documents required (note that off-site easements need to be executed, and any on-site easements need to be submitted in draft form before stamping sets will be stamped).

FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER

Following Final Site Plan approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: STAMPING SET APPROVAL

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **7 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

FUTURE STEP: BUILDING PERMITS AND REVIEW

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to 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 you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan, Planner



PLANNING REVIEW CHART: I-2 General Industrial District

Project Name: JSP26-01 CITY GATE REBUILD (50-22-09-326-006)

Review Date: February 2, 2026

Review Type: Preliminary Site Plan

Plan Date: December 19, 2025

Prepared By: Diana Shanahan, Planner dshanahan@cityofnovi.org (248)347-0483

NOTES

- This chart serves as a working summary and is not intended to replace any Ordinance, requirement, or standard of the City of Novi.
- References to relevant ordinance sections are indicated in parenthesis. Please refer to the [City of Novi Ordinance](#) for complete details.
- Comments highlighted in **bold** must be addressed prior to the approval of the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted June 25, 2025)</i>	General Industrial	No change proposed	Yes	
Zoning <i>(Effective Jan. 8, 2015)</i>	I-2: General Industrial	No change proposed	Yes	
Uses Permitted <i>(Section 3.1.19)</i>	Sec 3.1.19.B Principal Permitted Uses: Public utility buildings and gas regulator stations	Consumers Energy Regulator building	Yes	
Height, Bulk, Density, and Area Limitations				
Building Height <i>(Section 3.1.19.D)</i>	Maximum 60 feet	12'-4"	Yes	
Frontage on a Public Street <i>(Section 5.12)</i>	Frontage on a public street is required	Frontage on Grand River	Yes	
Access to a Major Thoroughfare <i>(Section 5.13)</i>	Vehicular access is permitted only from a major thoroughfare or service drive	Access to remain via Grand River	Yes	
District Required Conditions: General Industrial <i>(Section 3.15)</i>				
Screening Replacement Permitted <i>(Section 3.15.1.B)</i>	Where an I-2 site borders other I-2 land currently not used as residential, required screening under Section 3.15.2 may be replaced with one of the following: a 3-ft landscaped berm, a 5-ft masonry or textured concrete wall, or a 5-ft decorative wood fence	Existing wall on east side, adjacent to I-2 property	Yes	No changes proposed

Item	Required Code	Proposed	Meets Code	Comments
Building Setbacks (Section 3.1.19.D)				
Front (south)	100 ft	131.41 ft	Yes	
Side (east)	50 ft	9 ft	No	ZBA variance required
Side (west)	50 ft	16.33 ft	No	ZBA variance required
Rear (rear)	50 ft	294.24 ft	Yes	
Parking Setback (Section 3.1.19.D refer to applicable notes in Section 3.6.2)				
Front (south)	See Section 3.6.2.E	No parking proposed	N/A	No dedicated parking spaces proposed as the site will only be accessed by maintenance vehicles on a monthly basis
Side (east)	20 ft	No parking proposed	N/A	
Side (west)	20 ft	No parking proposed	N/A	
Rear (rear)	20 ft	No parking proposed	N/A	
Notes to District Standards (Section 3.6.2)				
Exterior Side Yard Setbacks (Section 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		N/A	
Minimum Lot Area and Maximum Lot Coverage (Section 3.6.2.D)	Minimum lot area and width, and maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements.	1.45%	Yes	
Off-Street Parking in Front Yard (Section 3.6.2.E)	For I-2 districts, parking is allowed in the front yard if:	No front yard parking proposed	N/A	Not permitted
	It serves a development of at least 2 acres		N/A	Not permitted – 1.09 acres
	It does not extend into the minimum required front yard setback		N/A	
	It does not occupy more than 50% of area between the minimum front yard setback and the building setback		N/A	
	It is screened from all public rights-of-way by a brick wall, or landscaped berm, that is 2½ ft high		N/A	
	The Planning Commission finds the parking area and lighting compatible with surrounding development		N/A	

Item	Required Code	Proposed	Meets Code	Comments
Off-Street Parking in Side and Rear Yards <i>(Section 3.6.2.F)</i>	Off-street parking shall be permitted within the side and rear yards. Provisions apply when abutting residential.	Vehicles will park on the gravel drive within the fenceline. Two 14-foot double swing gates are provided to access the site with a vehicle. The site will be accessed monthly on average. Drive gravel is provided to easily access major equipment and the regulator building. Two areas are provided to turn around, one at the front gate and one located in the 15-foot easement.	N/A	No dedicated parking spaces are proposed as the site will be accessed only by maintenance vehicles for periodic inspections and equipment maintenance, typically on a monthly basis. The facility is unstaffed, with no employees working on-site daily.
Yard Setbacks <i>(Section 3.6.2.H)</i>	If an I-1 or I-2 use borders a residential district without a separating street, the building must be set back at least 5 feet per foot of height or 100 feet, whichever is greater.	Not adjacent to a residential district	N/A	
Wetland/ Watercourse Setback <i>(Section 3.6.2.M)</i>	There shall be maintained in all districts a wetland and watercourse setback.	No impact to wetlands	N/A	
Parking Setback Screening <i>(Section 3.6.2.P)</i>	Required parking setback area shall be landscaped per Section 5.5.3		N/A	
Modification of Setback Requirements <i>(Section 3.6.2.Q)</i>	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.	No parking setback modifications proposed	N/A	
Parking and Loading Requirements <i>(Section 5.12)</i>				
Off-Street Parking Spaces <i>(Section 5.2.12)</i>	The ordinance does not establish a minimum number of parking spaces for utility company uses	No dedicated parking spaces proposed	N/A	See Off-Street Parking in Side and Rear Yards <i>(Section 3.6.2.F)</i> above
Parking Space Dimensions and Maneuvering Lanes <i>(Section 5.3.2)</i> <i>(Section 5.5.3.C.ii.i)</i>	- 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	No dedicated parking spaces proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
Parking Stall Located Adjacent to a Parking Lot Entrance (public or private) (Section 5.3.13)	No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer.		N/A	
End Islands (Section 5.3.12)	<ul style="list-style-type: none"> - End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation aisles. - End islands shall generally be at least 10' wide, have a 15' major radius, a 2' minor radius, and be 3' shorter than the adjacent parking stall. 	No parking bays proposed	N/A	
Barrier Free Spaces <i>Barrier Free Code</i>	For every six or fraction of six accessible parking spaces, at least one shall be van-accessible	None proposed	N/A	Barrier free parking spaces are not required for utility uses per the Michigan Barrier Free Code Section 1103.2.4
Barrier Free Space Dimensions <i>Barrier Free Code</i>	Van accessible: - 8 ft wide with an 8 ft wide access aisle (preferred) – or – - 11 ft wide with a 5 ft wide access aisle Standard accessible: - 8 ft wide with a 5 ft wide access aisle		N/A	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.		N/A	
Off-Street Loading and Unloading (Section 5.4)	Required on all premises where receipt or distribution of materials or merchandise occurs. Shall have adequate space for standing, loading and unloading, separate from parking areas	No loading/unloading zone is required for this site. No large vehicles, such as an odorizer truck, are required on this site.	N/A	
Loading/Unloading Zone Location (Section 5.4.3)	I districts: all loading and unloading must occur in the rear yard, except when an interior side yard is adjacent to another I district property, then	No loading zone indicated	N/A	See Off-Street Loading and Unloading (Section 5.4) note above

Item	Required Code	Proposed	Meets Code	Comments
	loading and unloading may be conducted in that interior side yard when located near the rear of the building.			
Accessory Uses (Section 4.19)				
Dumpster (Section 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building or no closer than 10 ft from building if not attached - Not to be located in parking setback - If no setback, then not any closer than 10 ft, from property line. - As far away from barrier free spaces as possible 	No dumpster is proposed. The site is unoccupied. Consumers Energy personnel will visit the site monthly on average	N/A	
Dumpster Enclosure (Section 21-145. (c))	<ul style="list-style-type: none"> - Screen from public view - Screening shall consist of a wall or fence 1 ft higher than height of refuse bin, and no less than 5 ft on three sides - Provide posts or bumpers within the enclosure to protect from damage of refuse bin - Inside dimensions shall permit adequate access as well as completely enclose bins - Screening materials: Masonry, wood or evergreen shrubbery 	See note above	N/A	
Equipment Requirements				
Roof Top Equipment and Wall Mounted Utility Equipment (Section 4.19.2.E.i)	All roof top equipment must be screened from view. All wall mounted utility equipment must be enclosed and integrated into the design and color of the building	The building is unheated. No roof top equipment is proposed.	N/A	
Roof Top Appurtenances Screening (Section 4.19.2.E.ii)	Rooftop equipment may not exceed the district height limit unless set back 5 ft per ft of excess height, with a maximum 5-ft extension. All	The building is unheated. No roof top equipment is proposed.	N/A	

Item	Required Code	Proposed	Meets Code	Comments
	equipment must be screened from streets and neighboring properties.			
Sidewalk Requirements				
Chapter 11 - Article XI. Off-Road Non-Motorized Facilities	6 ft wide concrete sidewalk is required	Existing sidewalk along Grand River	Yes	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	No pedestrian access, no trespassing/danger signs mounted on fence	N/A	
Building Code	Building exits must be connected to sidewalk system or parking lot.		N/A	
Building Code and Other Design Standard Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Land description, Parcel ID, and land description on cover sheet	Yes	Add north arrow to SESC Plan and Grading Plan sheets
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq ft), location of proposed parking and parking layout, streets, drives, indicate sq ft of pavement area (indicate public or private).		TBD	<p>Building square footage is 789 sf on sheet 1 and 921.25 sf on sheet 4 and 7, please verify</p> <p>Please correct repeating sheet numbers</p> <p>Site plan notes on sheet 2 indicate site visits weekly, the narrative provided indicates monthly, please verify</p> <p>Refer to all review letters for additional information</p>
Development/ Business Sign	Signage if proposed requires a permit	No new signage proposed	N/A	For permit information, contact Ordinance at (248) 735-5678.
Lighting and Photometric Plan (Section 5.7)				
Lighting Plan (Section 5.7.2.A.i)	A lighting plan submitted for review shall contain a site plan showing location of all existing and proposed buildings, landscaping,	<ul style="list-style-type: none"> - A yard light is indicated south of the building - An RTU rack light is indicated southwest of the building 	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	streets, drives, parking areas and exterior lighting fixtures.	- A heater rack light is indicated on north of the building		
Building Lighting (Section 5.7.2.A.iii)	Relevant building elevation drawings to show all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Wall mounted fixtures at doors indicated on elevations	Yes	
Maximum Height (Section 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft where adjacent to residential districts or uses)	20' high yard light pole 10' high heater rack light 9'-6" high RTU rack light	Yes	
Electrical Service (Section 5.7.3.B)	Electrical service to light fixtures shall be placed underground	Note on plans	Yes	
Flashing Light (Section 5.7.3.C)	No flashing light permitted	Note on plans	Yes	
Glare Control (Section 5.7.3.D)	Shall be accomplished primarily through the proper selection and application of lighting equipment		Yes	
Outdoor Lighting: Average Light Levels (Section 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1 foot-candles		TBD	Provide ave/min
Color Spectrum Management (Section 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index (CRI) of 70 and Correlated Color Temperature (CCT) of no greater than 3000K	Building lighting: 65 CRI, 5600 K Rack lighting: 70 CRI, 5000K Yard light: 80 CRI, 3000K	No	Please revise CRI and CCT to meet ordinance requirements
After Hours Lighting (Section 5.7.3.G)	Only necessary lighting for security purposes shall be permitted after hours.	All light fixtures will be switch operated and only when needed	Yes	Note on sheet C-1616-PMT 02
Indoor Lighting (Section 5.7.3.H)	Shall not be the source of exterior glare or spillover	Complies	Yes	
Security Lighting (Section 5.7.3.I) Lighting for security purposes shall be directed only onto	- All fixtures shall be located, shielded, and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted	All light fixtures will be switch operated and only when needed	Yes	Note on sheet C-1616-PMT 02

Item	Required Code	Proposed	Meets Code	Comments
the area to be secured	into the night sky. - Fixtures mounted on the building and designed to illuminate the facade are preferred.			
Parking Lot Lighting (Section 5.7.3.J)	Designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare.	No parking lighting proposed	N/A	
Minimum Illumination Levels (foot-candles) (Section 5.7.3.L)	Parking areas:	0.2 min	Complies	Yes
	Loading and unloading areas:	0.4 min	Complies	Yes
	Walkways:	0.2 min	Complies	Yes
	Building entrances, frequent use:	1.0 min	Complies	Yes
	Building entrances, infrequent use:	0.2 min	Complies	Yes
Maximum Illumination Adjacent to Non-Residential (Section 5.7.3.L)	Where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle	Complies	Yes	
Fences (Residential and Nonresidential) (Section 5.11)				
Fences (Non-Residential) (Section 5.11.2.A)	No fence shall extend into a front or exterior side yard	Fence in front yard – existing condition	No	Required for security of the site
Fence Height (Section 5.11.2.B)	No fence shall exceed 8 ft in height, except barbed wire placed along the top of a fence may project beyond the maximum height limitation of the fence, but no fence, including barbed wire, shall exceed an overall height of 11 ft	6-foot ornamental fence along Grand River 7-foot chain link fence with 1-foot barbed wire along easement	Yes	
Electrical Current (Section 5.11.2.C)	No fence shall carry electrical current or charge of electricity.	None proposed	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

January 28, 2026

Engineering Review

City Gate Rebuild
JSP26-0001

APPLICANT

Consumers Energy

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Northside of Grand River Ave and Lannys Rd intersection
- Site Size: 1.09 acres
- Plan Date: 01/08/2026
- Design Engineer: Sidock Group, Inc.

PROJECT SUMMARY

- Construction of an approximately 789 square-foot maintenance building and associated gravel parking area. Site access would be provided via Grand River Avenue.
- No proposed changes to water main, sanitary sewer, or storm sewer.

RECOMMENDATION

Approval of the 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. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The dedication of the master-planned right-of-way is requested for the project. Label the 60-foot right-of-way half-width to be dedicated along Grand River Avenue as "proposed" right-of-way.
3. The expansion of the gravel lot is less than 1 acre and therefore does not require a stormwater management plan. If the scope of work were to ever change then this would have to be reevaluated.
4. Revise the list of ground coverage areas on sheet 04 to mention if the area is proposed or existing. Currently only the first gravel area is labeled as existing.
5. A Design and Construction Standards (DCS) variance is required for the expansion of the gravel lot. The DCS variance will ultimately need City Council approval before the Stamping Set can be approved. Submit the DCS variance request form to Kate Purpura in the Engineering Division.

SOIL EROSION & SEDIMENT CONTROL

6. The SEEC package has been received and will be reviewed separately from this review.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

7. 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

8. A draft of the License Agreement will be required for the fence proposed within 20 feet of the centerline of the existing watermain. This must be submitted to the Community Development Department.
 - a. The agreement shall state that the fence, gate, and all site facilities within the influence of these features 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 fence/gate foundation and the utility.
 - b. The license agreement 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.

9. A draft copy of the Warranty Deed for the proposed 60-foot wide right-of-way along Grand River Avenue must be submitted for review and acceptance by the City.
 - a. The warranty deed must be submitted with the Stamping Set with the [legal review transmittal form](#) that is attached to this review letter. Partial submittals will **not** be accepted.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

10. A pre-construction meeting will not be required due to the limited scope of work. Inspections during construction will be completed by the City of Novi Engineering Division. Please contact Kate Purpura with any questions.
11. Legal exhibit review fees for the license agreement in the amount of **\$862.50** must be paid to the Community Development Department. This should be paid as soon as possible so that document can be reviewed right when it is submitted.
12. Legal escrow fees for the warranty deed in the amount of **\$862.50** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. ****fees are subject to change.**
13. A [Soil Erosion Control Permit](#) must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Purpura at (248) 735-5643 or email at kpurpura@cityofnovi.org with any questions.



Kate Purpura, EIT
Project Engineer

cc: Diana Shanahan, Community Development
Angela Sosnowski, Community Development
Stacey Choi, Planning Assistant
Humna Anjum, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
January 14, 2026
City Gate Rebuild
Preliminary Site Plan – Landscape Review

Review Type

Preliminary Site Plan Landscape Review

Job #

JSP26-01

Property Characteristics

- Site Location: 44488 Grand River
- Site Acreage: 1.09 ac.
- Site Zoning: I-2
- Adjacent Zoning: North, East: I-2, South: Grand River, West: I-1
- Plan Date: 12/19/2025

Recommendation:

This project **is recommended for approval** for Preliminary Site Plan. Only one small modification and one addition to the plan are required and they can be included on the Final Site Plans.

Landscape Waivers Required for Proposed Plan

- Lack of greenbelt berm and landscaping – *supported by staff as an existing condition*
- Insufficient foundation landscaping – *supported by staff due to the nature of the operation.*

Ordinance Considerations

1. **Please change the groundcover around the proposed shrubs to** a natural hardwood mulch. The area will be surrounded by gravel. This plus the proposed rock mulch around the shrubs will absorb and hold heat that will be injurious to the plants. A natural wood mulch will help to prevent this.
2. Please indicate how the plants will be provided with sufficient water for establishment and long-term survival on the Final Site Plans. Either an irrigation system or other means of providing the water are required.

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

Thank you for your consideration.

Rick Meader – Landscape Architect

FAÇADE REVIEW



January 30, 2026

Façade Review Status:
Approved, Section 9 Waiver Recommended

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

Re: FACADE ORDINANCE
City Gate Rebuild, PREAPP 25-18
 Façade Region: 1, Zoning District: I-2

Dear Ms. McBeth, City Planner:

The following Façade Review is based on the drawings prepared by Consumers Energy, dated 11/20/25. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in bold.

	South (Front)	North	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30%)
Patterned Siding (Nichiha, Vintage Brick, Whitewash Color)	100%	100%	60%	60%	25%
Standing Seam Metal Roof	0%	0%	40%	40%	25%

As shown above the minimum amount of Brick is not provided on all facades. In this case the Patterned Siding that is used is simulated brick. While this material is not currently allowed up to 100% by the Façade Ordinance, given the utility nature of this building we believe that it is an appropriate use of materials. Therefore, as Section 9 Waiver is recommended for the overage of Patterned Siding.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. The applicant should request inspection of the brick prior to installation. It is the applicant’s responsibility to request the inspection at the appropriate time (before installation). Inspections may be requested using the Novi Building Department’s Online Inspection Portal.

Sincerely,
 DRN & Architects PC

Douglas R. Necci, AIA

FIRE REVIEW



January 12, 2026

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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Chief of Police**
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

RE: City Gate Rebuild site

PreApp25-18
JSP26-01

Project Description:

Rebuild of utility equipment & 690 sq/ft building, on site for Consumers Energy

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- 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.

Recommendation:

The Fire Dept. does not have any objections at this time.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cc: file

cityofnovi.org

APPLICANT RESPONSE LETTER



Sidock Group, Inc.

ENGINEERS • ARCHITECTS • CONSULTANTS • PROJECT MANAGERS

February 18, 2026

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road, Novi, MI 48375

Subject: Novi-Wixom City Gate Rebuild Preliminary Site Plan Review Response Letter
Sidock Group Job No. 25278.A

To whom it may concern,

Below is the response letter to the February 2, 2026 Planning Review comments for Consumers Energy's Novi and Wixom City Gate Rebuild, located at 44488 Grand River Ave., Novi, MI, 48375. All changes to the final site plan submittal are included in this response letter.

PLANNING REVIEW CHART

Building Code and Other Design Standard Requirements

Design and Construction Standards Manual

Review Comment: "Add north arrow to SESC Plan and Grading Plan sheets."

Response: North arrows will be added to the SESC Plan and Grading Plan sheets, drawing numbers 401616C1616-PMT.05 and 401616C1616-SPL.02 respectively.

General Layout and Dimension of Proposed Physical Improvements

Review Comment 1: "Building square footage is 789 sf on sheet 1 and 921.25 sf on sheet 4 and 7, please verify"

Response 1: The building area is 789 sf as indicated on sheet PMT.01. The building finished floor elevation is 921.25 as indicated on sheet PMT.04. "ELEV." will be added to the "FIN. FL. = 921.25" note on PMT.04 to clarify.

Review Comment 2: "Please correct repeating sheet numbers"

Response 2: All drawing numbers are unique. Sheet numbers start over for each drawing type (e.g., PMT, SPL, SAD, and VEN)

Review Comment 3: “Site plan notes on sheet 2 indicate site visits weekly, the narrative provided indicates monthly, please verify”

Response 3: Employees may visit the site on a weekly basis.

Review Comment 4: “Refer to all review letters for additional information”

Response 4: All review letters have been reviewed. Responses are provided for each review letter comment in this response letter.

Development/Business Sign

Review Comment: “For permit information, contact Ordinance at (248) 735-5678.”

Response: No signage is proposed for this site.

Lighting and Photometric Plan

Outdoor Lighting: Average Light Levels

Review Comment: “Provide ave/min”

Response: The ave/min ratio will be provided on the Photometric Plan, drawing number: 401616C1616-PMT.07 in the final site plan submittal.

Color Spectrum Management

Review Comment: “Please revise CRI and CCT to meet ordinance requirements”

Response: Light fixture CRI and CCT will be revised to meet ordinance requirements in the final site plan submittal.

ENGINEERING REVIEW

Comment 1: Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

Response 1: The above note will be provided in the Site Plan Notes on drawing number: 401616C1616-PMT.02 for the final site plan submittal.

Comment 2: The dedication of the master-planned right-of-way is requested for the project. Label the 60-foot right-of-way half-width to be dedicated along Grand River Avenue as “proposed” right-of-way.

Response 2: The ROW dedication will be addressed prior to Stamping Set submittal.

Comment 3: The expansion of the gravel lot is less than 1 acre and therefore does not require a stormwater management plan. If the scope of work were to ever change then this would have to be reevaluated.

Response 3: Acknowledged.

Comment 4: Revise the list of ground coverage areas on sheet 04 to mention if the area is proposed or existing. Currently only the first gravel area is labeled as existing.

Response 4: Coverage areas provided on drawing number 401616C1616-PMT.04 are for the developed site, unless listed as existing. Currently only existing gravel area is listed. Coverage areas for both the existing and developed sites will be included on PMT.04 for the final site plan submittal.

Comment 5: A Design and Construction Standards (DCS) variance is required for the expansion of the gravel lot. The DCS variance will ultimately need City Council approval before the Stamping Set can be approved. Submit the DCS variance request form to Kate Purpura in the Engineering Division.

Response 5: A DCS variance for expansion of the gravel lot will be submitted to Kate Purpura prior to Stamping Set submittal.

LANDSCAPE REVIEW

Landscape Waivers Required for Proposed Plan

Lack of greenbelt berm and landscaping – supported by staff as an existing condition
Insufficient foundation landscaping – supported by staff due to the nature of the operation.

Response: Consumers Energy is requesting a landscape waiver for lack of greenbelt berm and landscaping and insufficient foundation landscaping.

Ordinance Considerations

Comment 1: Please change the groundcover around the proposed shrubs to a natural hardwood mulch. The area will be surrounded by gravel. This plus the proposed rock mulch around the shrubs will absorb and hold heat that will be injurious to the plants. A natural wood mulch will help to prevent this.

Response 1: The groundcover around the proposed shrubs will be changed to natural wood mulch in the final site plan submittal.

Comment 2: Please indicate how the plants will be provided with sufficient water for establishment and long-term survival on the Final Site Plans. Either an irrigation system or other means of providing the water are required.

Response 2: The contractor shall guarantee all plants to be in a healthy condition for a period of two years following acceptance. The contractor shall replace any dead or unacceptable plants as determined by the owner’s representative during and at the end of the guarantee period. The plants chosen for this site are drought tolerant. Regular watering will occur until plants are established.

FAÇADE REVIEW

Comment 1:

The following Façade Review is based on the drawings prepared by Consumers Energy, dated 11/20/25. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in bold.

	South (Front)	North	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30%)
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Standing Seam Metal Roof	0%	0%	40%	40%	25%

As shown above the minimum amount of Brick is not provided on all facades. In this case the Patterned Siding that is used is simulated brick. While this material is not currently allowed up to 100% by the Façade Ordinance, given the utility nature of this building we believe that it is an appropriate use of materials. Therefore, as Section 9 Waiver is recommended for the overage of Patterned Siding.

Response 1: Consumers Energy is requesting a Section 9 Façade Waiver for the overage of patterned siding.

Comment 2: Inspections – The Façade Ordinance requires inspection(s) for all projects. The applicant should request inspection of the brick prior to installation. It is the applicant’s responsibility to request the inspection at the appropriate time (before installation). Inspections may be requested using the Novi Building Department’s Online Inspection Portal.

Response 2: Acknowledged.

FIRE REVIEW

Comment 1: All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1

Response 1: No new fire hydrants are being installed.

Comment 2: 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.

Response 2: A chemical survey will be provided in pdf format prior to the February 25, 2026 Planning Commission meeting.

Additional documents provided for the Planning Commission Meeting on February 25, 2026 are as follows:

- Site Plan submittal in PDF format (maximum of 10MB) (NO CHANGES MADE TO THE PLANS – ON COVER SHEET: PLEASE REMOVE LINDSAY BELL AS THE CITY CONTACT)
- A color rendering of the Site Plan (to be used for Planning Commission presentation)
- A façade sample board as provided in Section 5.15.4.D
- Hazardous Chemical Survey

SIDOCK GROUP, INC.

Katelyn Gress

Katelyn Gress, PE