



## COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**MEETING DATE:** October 14, 2025

**REGARDING:** 26245 Novi Road #50-22-15-476-049 (PZ25-0050)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Raising Cane's

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: this property is zoned Town Center (TC)

Location: on Novi Road, south of Crescent Boulevard

Parcel #: 50-22-15-476-049

#### **Request**

The applicant is requesting a variance from the City of Novi Ordinance Section 5.4.2 To omit the requirement for the loading zone to be located within the rear yard setback.

### II. STAFF COMMENTS:

*The applicant Raising Cane's (at the previous site for Wendy's) is seeking a dimensional variance to eliminate the required dedicated loading zone in the rear yard and place this activity within the parking lot drive isles. This activity can potentially block site circulation depending on delivery times and duration of delivery visits.*

*Checking with the Fire Marshal - Option 2 would be recommended (Not Option 1)*

**III. RECOMMENDATION:**

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

1. I move that we **grant** the variance in Case No. **PZ25-0050**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

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

(b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_.

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

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

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ25-0050** sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

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

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

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

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

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

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

Alan Hall – Deputy Director Community Development - City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

SEP 02 2025

CITY OF NOVI  
COMMUNITY DEVELOPMENT

|  |  |  |  |  |                   |
|--|--|--|--|--|-------------------|
| <b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>   |  |  |  | Application Fee: <u>\$330.00</u>   |                   |
| PROJECT NAME / SUBDIVISION<br>C1317 Raising Cane's Novi, MI  |  |  |  | Meeting Date: <u>10/14/25</u>  |                   |
| ADDRESS<br>26245 Novi Road   |  | LOT/SIUTE/SPACE #                                      |  | ZBA Case #: <u>PZ 25-0050</u>  |                   |
| SIDWELL #<br>50-22-15 -476 -049  |  | May be obtain from Assessing Department (248) 347-0485 |  |  |                   |
| CROSS ROADS OF PROPERTY<br>Novi Rd. & Crescent Blvd.   |  |  |  |  |                   |
| IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |  |  | REQUEST IS FOR:<br><input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE |                   |
| DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |  |  |  |                   |
| <b>II. APPLICANT INFORMATION</b>   |  |  |  |  |                   |
| <b>A. APPLICANT</b>  |  | EMAIL ADDRESS  |  | CELL PHONE NO.   |                   |
| NAME<br>LuAron Foster  |  |  |  | TELEPHONE NO.  |                   |
| ORGANIZATION/COMPANY<br>Raising Cane's Restaurants, L.L.C  |  |  |  | FAX NO.  |                   |
| ADDRESS<br>6800 Bishop Road  |  | CITY<br>Plano  |  | STATE<br>TX  | ZIP CODE<br>75024 |
| <b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER   |  |  |  |  |                   |
| Identify the person or organization that owns the subject property:  |  | EMAIL ADDRESS  |  | CELL PHONE NO.   |                   |
| NAME<br>David J. Stanton (Contact: Kathleen King Obrien)   |  |  |  | TELEPHONE NO.  |                   |
| ORGANIZATION/COMPANY<br>Wend-Tree Investments, L.L.C.  |  |  |  | FAX NO.  |                   |
| ADDRESS<br>785 Brookwood Walke   |  | CITY<br>Bloomfield Hills                               |  | STATE<br>MI  | ZIP CODE<br>48304 |
| <b>III. ZONING INFORMATION</b>   |  |  |  |  |                   |
| <b>A. ZONING DISTRICT</b>  |  |  |  |  |                   |
| <input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH<br><input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input checked="" type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____  |  |  |  |  |                   |
| <b>B. VARIANCE REQUESTED</b>   |  |  |  |  |                   |
| INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:   |  |  |  |  |                   |
| 1. Section <u>5.4.2</u> Variance requested <u>Unloading space is within parking lot drive aisle.</u>   |  |  |  |  |                   |
| 2. Section _____ Variance requested _____  |  |  |  |  |                   |
| 3. Section _____ Variance requested _____  |  |  |  |  |                   |
| 4. Section _____ Variance requested _____  |  |  |  |  |                   |
| <b>IV. FEES AND DRAWINGS</b>   |  |  |  |  |                   |
| <b>A. FEES</b>   |  |  |  |  |                   |
| <input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275<br><input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440<br><input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660 |  |  |  |  |                   |
| <b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>  |  |  |  |  |                   |
| <ul style="list-style-type: none"><li>• Dimensioned Drawings and Plans</li><li>• Site/Plot Plan</li><li>• Existing or proposed buildings or addition on the property</li><li>• Number &amp; location of all on-site parking, if applicable</li><li>• Existing &amp; proposed distance to adjacent property lines</li><li>• Location of existing &amp; proposed signs, if applicable</li><li>• Floor plans &amp; elevations</li><li>• Any other information relevant to the Variance application</li></ul>                  |  |  |  |  |                   |





## ZONING BOARD OF APPEALS APPLICATION

### V. VARIANCE

#### A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

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

#### B. SIGN CASES (ONLY)

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

#### C. ORDINANCE

##### City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

#### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

##### PLEASE TAKE NOTICE:

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

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

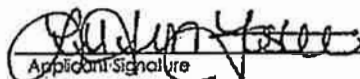
☐ ACCESSORY BUILDING

☐ USE

☒ OTHER \_\_\_\_\_

### VI. APPLICANT & PROPERTY SIGNATURES

#### A. APPLICANT

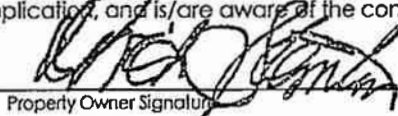
  
Applicant Signature

8/20/25  
Date

#### B. PROPERTY OWNER

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

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

  
Property Owner Signature

8-28-2025  
Date

### VII. FOR OFFICIAL USE ONLY

#### DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

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

  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



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## **REVIEW STANDARDS DIMENSIONAL VARIANCE**

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

### **Standard #1. Circumstances or Physical Conditions.**

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

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

☐ Not Applicable     ☒ Applicable     If applicable, describe below:

The lot is L-shaped with two narrow legs. This makes it very challenging to provide adequate parking spaces in close proximity to the building while also maintaining appropriate widths for drive aisles. Providing a loading/unloading zone near the building would further reduce the parking stalls available to customers in close proximity to the building. This could introduce safety concerns due to increased foot traffic in the parking lot, especially in colder months when snow and ice are present.

**and/or**

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

☐ Not Applicable     ☒ Applicable     If applicable, describe below:

There is significant grade-change on the west side of the existing building. Therefore, a delivery driver trying to access the building from a potential unloading zone on the west side of the site would be required to push a dolly up a hill. This is expected to lead to delivery issues, increased unloading times, and slipping concerns during wet and cold weather.

**and/or**

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

☒ Not Applicable     ☐ Applicable     If applicable, describe below:

## **Standard #2. Not Self-Created.**

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

The existing property and building sizes do not allow for the use to function while meeting all other aspects of the zoning ordinance. For example, the site is being maximized to provide the minimum number of parking spaces, and as a result there is not adequate space for a loading/unloading zone. Raising Cane's has worked with City Staff to bring the site into conformance with the zoning ordinance as much as possible, and the resulting condition is that there is inadequate space for a designated loading/unloading space.

## **Standard #3. Strict Compliance.**

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

The existing property and building sizes do not allow for the use to function while meeting all other aspects of the zoning ordinance. For example, the site is being maximized to provide the minimum number of parking spaces, and as a result there is not adequate space for a loading/unloading zone. Raising Cane's has worked with City Staff to bring the site into conformance with the zoning ordinance as much as possible, and the resulting condition is that there is inadequate space for a designated loading/unloading space.

## **Standard #4. Minimum Variance Necessary.**

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

Although Raising Cane's is intending to reuse the existing building and overall existing site layout, they have agreed to bring other aspects of the site into conformance with the current zoning ordinance. As noted below in "Standard #5", Raising Cane's has a plan to accommodate deliveries without impacting the surrounding area, and therefore we believe this variance would be the least impactful to the community and surrounding property owners compared to the alternatives (reduced parking counts or setbacks).

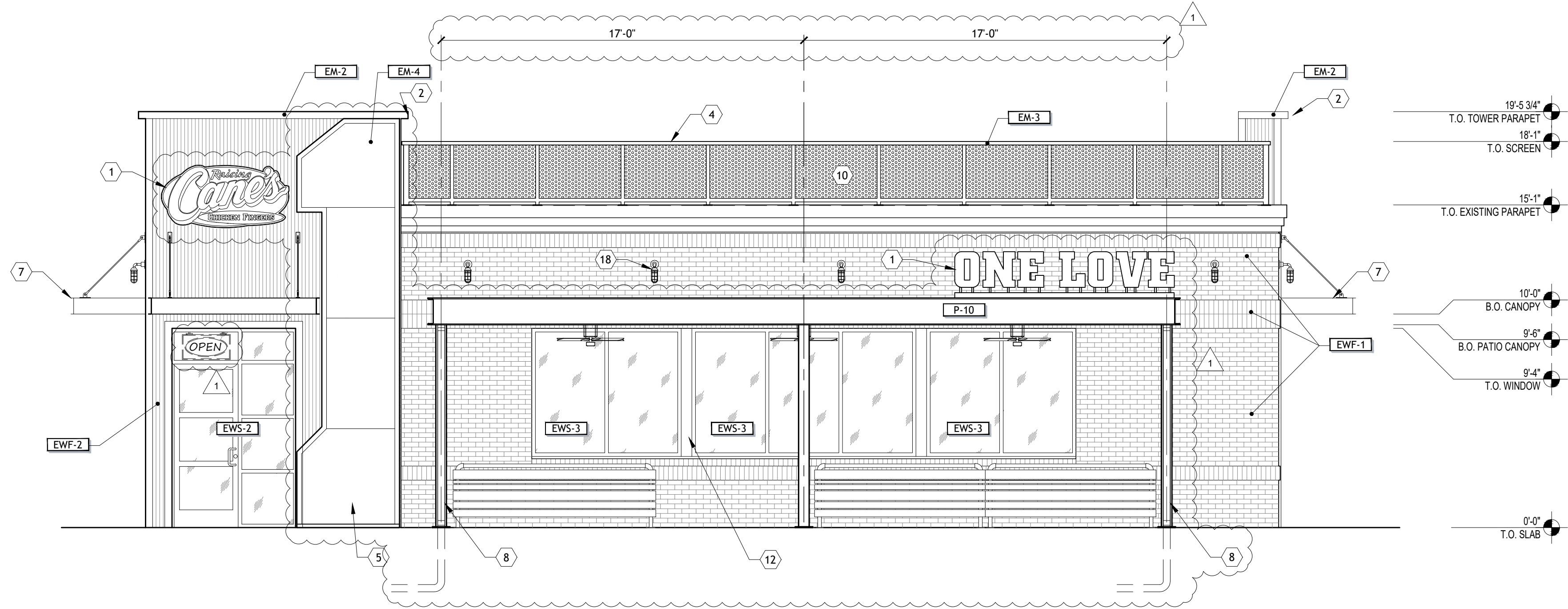
## **Standard #5. Adverse Impact on Surrounding Area.**

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

Raising Cane's deliveries take place before the restaurant opens for business. Therefore, it is proposed that their unloading operations will take place immediately north or south of the building (within the parking lot drive aisle) to allow the delivery driver a direct and efficient path from the truck to the building. Since customers will not be circulating the site at the same time as these delivery operations, there will be no impact to customers or the surrounding roadways. In the event that an employee, refuse pick-up, or emergency vehicle were to enter the site while a delivery was occurring, there is adequate space in the adjacent drive aisle or parking stalls for that vehicle to bypass the delivery truck.



| SCHEDULE OF EXTERIOR MATERIALS |  |                        |                        |                                |   |       |       |  |
|--------------------------------|--|------------------------|------------------------|--------------------------------|---|-------|-------|--|
| EM-1                           | STANDING SEAM ROOF                             | BERRIDGE               | REFER TO SPEC          | KYNAR 500 MATTE BLACK          | GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR                     | GC    | GC    |  |
| EM-2                           | METAL CAP FLASHING                             | REFER TO SPEC          | REFER TO SPEC          | KYNAR 500 MATTE BLACK          | GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR                     | GC    | GC    |  |
| EM-3                           | POWDER COATED McNICHOLS PERFORATED METAL PANEL | BY OWNER               |                        | KYNAR 500 MATTE BLACK          |   |       |       |  |
| EM-4                           | METAL ACCENT PANELS                            | BY OWNER               |                        | DISTRESSED/SALVAGED RED        | METAL PANELS TO BE APPLIED OVER METAL PANEL WALL EWF-1                    | OWNER | OWNER |  |
| EW-1                           | EXISTING BRICK                                 |                        |                        |                                |   |       |       |  |
| EW-2                           | METAL PANEL WALL                               | BERRIDGE               | REFER TO SPEC          | CLEAR ACRYLIC COATED GALVALUME | GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR, INSTALL VERTICALLY | GC    | GC    |  |
| EWS-1                          | DRIVE-THRU WINDOW                              | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED.         |   | GC    | GC    |  |
| EWS-2                          | ALUMINUM STOREFRONT                            | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED.         |   |       |       |  |
| EWS-3                          | EXISTING ALUMINUM STOREFRONT                   |                        |                        |                                |   |       |       |  |



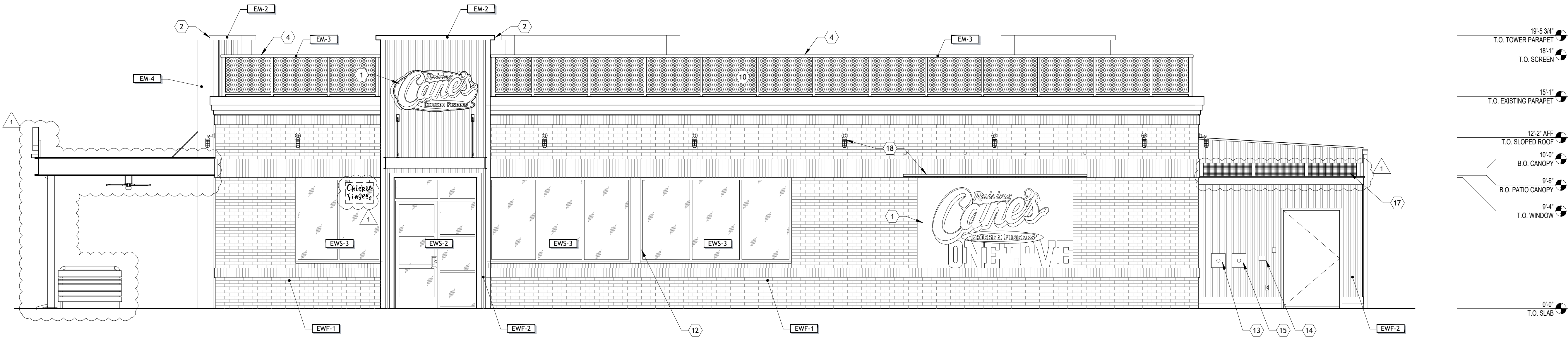
| SHEET NOTES |   |
|-------------|---|
| A.          | REFER TO SHEET G0.01 FOR GENERAL NOTES.   |
| B.          | REFER TO SHEET A6.30 FOR FINISH SCHEDULES.  |
| C.          | SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).  |
| D.          | CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS. |
| E.          | CONFIRM OUTDOOR SPEAKERS, CAMERAS AND WI-FI LOCATIONS WITH I.T.   |
| F.          | VERIFY LOGO SIGNS, PAINTED MURAL, ARTWORK W/ SIGNAGE VENDOR.  |

| SEALANT NOTES |  |
|---------------|--|
| A.            | PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.   |
| B.            | MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL. |

| KEYED NOTES |   |
|-------------|---|
| 1.          | SIGN, BY OWNER. PROVIDE BLOCKING AS REQUIRED.                           |
| 2.          | LED COVE LIGHTING BY OTHERS   |
| 3.          | WALL ART BY OWNER   |
| 4.          | MESH PARAPET ASSEMBLY BY OWNER  |
| 5.          | METAL PANELS BY OWNER   |
| 6.          | METAL COUNTER FLASHING AT SLOPED ROOF                                   |
| 7.          | CANOPY, RE: RCP   |
| 8.          | METAL, GUTTER & DOWNSPOUT, FINISH AS NOTED, RE: CIVIL FOR CONTINUATION. |
| 9.          | ELECTRICAL EQUIPMENT, PAINT TO MATCH ADJACENT CLADDING MATERIAL         |
| 10.         | ROOFTOP EQUIPMENT BEHIND SCREEN, REFER TO ROOF PLAN.                    |
| 11.         | GAS METER - PAINTED TO MATCH ADJACENT CLADDING MATERIAL                 |
| 12.         | BRAKE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT            |
| 13.         | DARPRO OUTLET AND SECURITY BOX  |
| 14.         | ORIA 4-DIGIT KEY STORAGE BOX  |
| 15.         | CO2 PORT  |
| 16.         | KNOX BOX - COORDINATE LOCATION WITH FIRE MARSHAL                        |
| 17.         | 1" x 1" 14 ga BLACK WIRE MESH INFILL                                    |
| 18.         | NEW EXTERIOR LIGHT FIXTURE, TYP.  |
| 19.         | TIE ROOF DRAIN LEADERS INTO UNDERGROUND STORM DRAINAGE SYSTEM.          |

FRONT ELEVATION (EAST)

1/4" = 1'-0"  
1



SIDE ELEVATION (NORTH)

1/4" = 1'-0"  
2



**SHREMSHOCK**  
Shremshock Architects, Inc.  
7775 Walton Parkway Suite 250 New Albany, OH 43054  
T: 614 545 4550 | F: 614 545 4555 | shremshock.com  
Timothy J. Shremshock, Architect

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SEAL:



CONSULTANT:

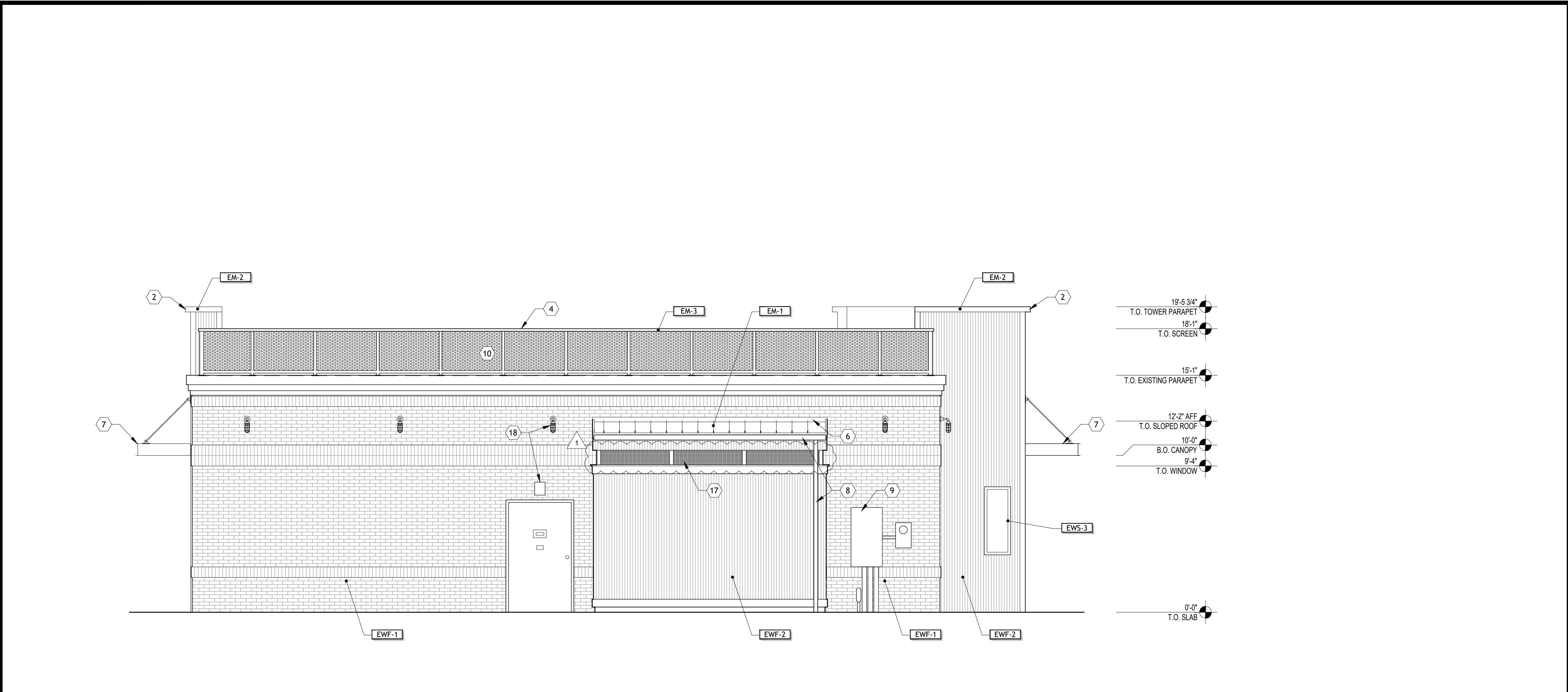


PROTOTYPE: CONVERSION  
SCHEME A  
VERSION 2024-1.0

**RAISING CANE'S**  
RESTAURANT NO.: C1317  
26245 NOVI ROAD  
NOVI, MI 48375

| REV | DATE     | DESCRIPTION                   |
|-----|----------|-------------------------------|
| -   | 03.12.25 | PRE-APPLICATION SUBMITTAL     |
| -   | 05.15.25 | PRELIMINARY / FINAL SITE PLAN |
| 1   | 07.15.25 | FINAL SITE PLAN SUBMITTAL     |

DRAWN BY: CWW  
CHECKED BY: XX  
ARCH. PROJECT NO.: 240386  
SHEET NAME:  
EXTERIOR ELEVATIONS  
SHEET NUMBER:  
**A2.10**



REAR ELEVATION (WEST)

## SHEET NOTES

- REFER TO SHEET G0.01 FOR GENERAL NOTES.
- REFER TO SHEET A6.30 FOR FINISH SCHEDULES.
- SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
- CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS, G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
- CONFIRM OUTDOOR SPEAKERS, CAMERAS AND WI-FI LOCATIONS WITH I.T.
- VERIFY LOGO SIGNS, PAINTED MURAL, ARTWORK W/ SIGNAGE VENDOR.

## SEALANT NOTES

- PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

## KEYED NOTES

- SIGN, BY OWNER. PROVIDE BLOCKING AS REQUIRED.
- LED COVE LIGHTING BY OTHERS
- WALL ART BY OWNER
- MESH PARAPET ASSEMBLY BY OWNER
- METAL PANELS BY OWNER
- METAL COUNTER FLASHING AT SLOPED ROOF
- CANOPY, RE: RCP
- METAL, GUTTER & DOWNSPOUT, FINISH AS NOTED, RE: CIVIL FOR CONTINUATION.
- ELECTRICAL EQUIPMENT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
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- NEW EXTERIOR LIGHT FIXTURE, TYP.
- TIE ROOF DRAIN LEADERS INTO UNDERGROUND STORM DRAINAGE SYSTEM.



## SHREMSHOCK

Shremshock Architects, Inc.  
7775 Walton Parkway Suite 250 New Albany, OH 43054  
t: 614.545.4550 | f: 614.545.4555 | shremshock.com  
Gerald S. Shremshock, Architect  
Timothy J. Shremshock, Architect

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SEAL:



CONSULTANT:



PROTOTYPE: CONVERSION  
SCHEME A  
VERSION 2024-1.0

**RAISING CANE'S**  
RESTAURANT NO.: C1317  
26245 NOVI ROAD  
NOVI, MI 48375

| REV | DATE     | DESCRIPTION                   |
|-----|----------|-------------------------------|
| -   | 03.12.25 | PRE-APPLICATION SUBMITTAL     |
| -   | 05.15.25 | PRELIMINARY / FINAL SITE PLAN |
| 1   | 07.15.25 | FINAL SITE PLAN SUBMITTAL     |

DRAWN BY: CWW  
CHECKED BY: XX

ARCH. PROJECT NO.: 240386

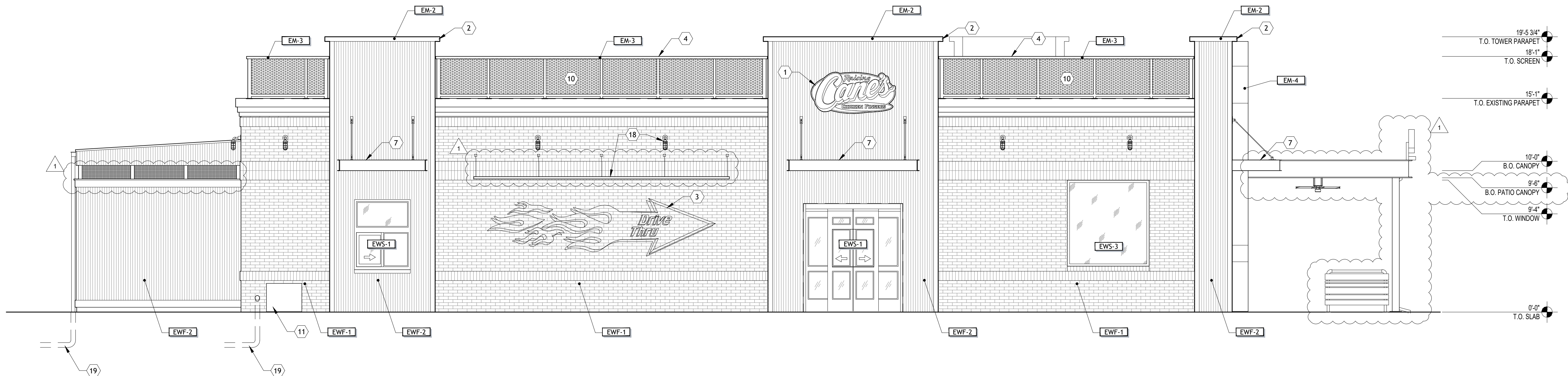
SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

**A2.11**

DRIVE-THRU ELEVATION (SOUTH)



1/4" = 1'-0"

2



- A. REFER TO SHEET G0.01 FOR GENERAL NOTES.
- B. ALL KITCHEN AREA AND WET WALLS TO HAVE "DUROCK" BRAND CEMENT BOARD FROM F.F. TO EITHER 6" A.F.F. W/ 1/2" PLYWOOD ABOVE, FINISH AS SCHEDULED.
- C. ALL AREAS OTHER THAN KITCHEN AND WET WALLS TO HAVE "DUROCK" BRAND CEMENT BOARD FROM F.F. TO EITHER 6" A.F.F. W/ 1/2" PLYWOOD ABOVE, FINISH AS SCHEDULED.
- D. REFER TO SHEET FS1 FOR ADDITIONAL OWNER PROVIDED MILLWORK, INSTALLED BY G.C.
- E. ALL EXTERIOR LANDINGS TO BE FLUSH WITH FINISH FLOOR, TYPICAL.
- F. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE PER 2/A1.10 AND ACCESSIBLE DETAIL SHEETS.
- G. PROVIDE SOUND ATTENUATION BATT INSULATION AT RESTROOM WALLS.
- H. REFER TO SHEET A3.30 FOR WALL TYPES.
- I. REFER TO SHEET A6.10 FOR DOOR SCHEDULE AND A6.20 FOR WINDOW SCHEDULE.

**EAL:**



2. INSTALL DOOR STOP TO ALLOW 90 DEGREE SWING MINIMUM. VERIFY MAXIMUM SWING WILL NOT IMPACT ADJACENT FINISHES OR EQUIPMENT
2. PROVIDE BUZZER
3. ROOF ACCESS LADDER, RE: 1/A3.24
4. COLUMN OR POST, RE: STRUCTURAL
5. BRAILLE & RAISED LETTERING EXIT SIGNAGE, RE: 2/A1.10
6. MAXIMUM OCCUPANCY SIGN. RE: 2/A1.10
7. NO SMOKING SIGN. RE: 2/A1.10
8. PIPE BOLLARD, RE: 2/A0.50
9. EDGE OF MOP SINK SLOPE 1:3
10. 3" PVC DRAIN LINE TO CURB OUTLET. DO NOT DISCHARGE TO LANDSCAPING
11. SQUARE UPLIGHT RECESSED INTO PAVING, RE: ELEC. FOR INSTALLATION DETAIL
12. DOOR MOUNTED SIGN "EGRESS PATH MUST REMAIN CLEAR AT ALL TIMES
- -33- UNIT HEATER, RE: MECHANICAL
14. LINE OF SOFFIT ABOVE, RE: A1.40
15. LINE OF CEILING CLOUD AND DISCO BALL ABOVE (BY OTHERS) RE: A1.40
16. PREFABRICATED AWNING BY OTHERS. G.C. SHALL COORDINATE WITH VENDOR'S DRAWINGS
17. KNOX BOX PER LOCAL FIRE DEPARTMENT JURISDICTION
18. GAS METER. RE: MECHANICAL
19. PROVIDE BULK CO2 TANK FILL CONNECTION. G.C. TO COORDINATE WITH CO2 SUPPLIER
20. EXTERIOR ELECTRICAL EQUIPMENT. PRIME AND PAINT TO MATCH BUILDING, RE: ELECTRICAL
21. PROVIDE GREASE STORAGE TANK EVACUATION CONNECTION. G.C. TO COORDINATE WITH VENDOR. - TANK BASE CONNECTION: 5/8" Ø A.B. W/ 4 1/2" MIN. EMBEDMENT INTO CONCRETE (TYP. EA. LEG) - REFER TO VENDORS CALCULATIONS
- -22- LINE OF COUNTERTOP/CASEWORK. RE: MILLWORK
23. INSTALL A HARDWIRED COMMUNICATION DEVICE IN WALK-IN FREEZER FOR EMERGENCY ASSISTANCE IN THE EVENT OF A LOCK-IN
24. WATER SOFTENER. RE: PLUMBING
- -25- BRAKE METAL TO MATCH DOOR FRAME. RE: 1/A6.22
- -26- LINE OF DRIVE THRU PICKUP CANOPY. RE: CANOPY VENDOR DRAWINGS
27. METAL PANELS BY OWNER, RE: EXTERIOR ELEVATIONS
28. DOOR JAMB ENCLOSURE AT WALK-IN DOORS BY COOLER MANUFACTURER
29. 1" NON-COMBUSTIBLE WALL PANEL AT HOOD. REFER TO FOOD SERVICE EQUIPMENT AND VENDORS DRAWINGS.
30. INTERIOR ELECTRICAL PANELS
31. EXHAUST HOOD ABOVE
32. LINE OF PATIO/CANOPY ROOF, RE: SHEET A0.20 & STRUCTURAL
33. 6" CURB, RE: CIVIL
- -34- FIRE RISER - UNDER DEFERRED SUBMITTAL.
35. NEW STRUCTURAL WOOD COLUMN.

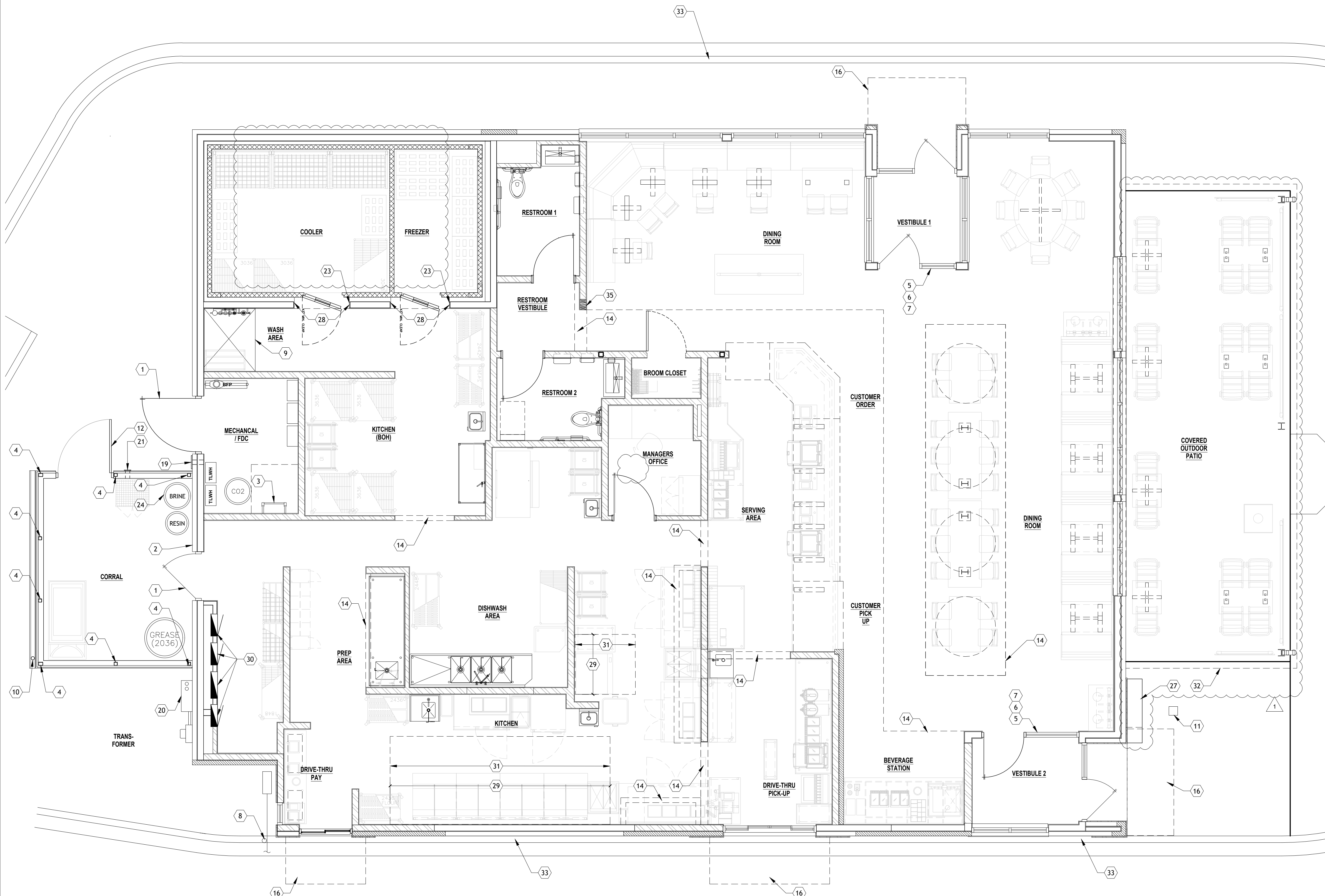
**RAISING CANE'S**  
RESTAURANT NO.: C1317  
26245 NOVI ROAD  
NOVI, MI 48375

[illegible]ARCH. PROJECT NO.: 

HEET NAME: \_\_\_\_\_

SHEET NUMBER: \_\_\_\_\_

## A1.20



**NORTH**

Hours of Operation

Monday 10 am - 12 am  
Tuesday 10 am - 12 am  
Wednesday 10 am - 12 am  
Thursday 10 am - 12 am  
Friday 10 am - 2 am  
Saturday 10 am - 2 am  
Sunday 10am - 12 am

 $1/4'' = 1'-0''$ 

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



K:\CHS\_LDEV\168418060\_Raising Canes\_Novi\_MI\2\_Design\CAD\PlanSheets\_24x36\C1.0 - COVER SHEET.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.  
Plotted By: Tompa, Poige Sheet: Raising Canes - Schaumburg Layout: C1.0 July 14, 2025 04:16:34pm

# FINAL CIVIL CONSTRUCTION PLANS FOR



## RAISING CANE'S C1317 26245 NOVI RD CITY OF NOVI OAKLAND COUNTY, MI 48375

### GOVERNMENT/UTILITY CONTACTS

|                                   |   |
|-----------------------------------|---|
| PLANNING & DEVELOPMENT DEPARTMENT | COMMUNITY DEVELOPMENT<br>CITY OF NOVI<br>45175 10 MILE ROAD<br>NOVI, MI 48375 |
| CONTACT: DAN COMMER               | (248) 735-5607  |
| STORM SEWER                       | PUBLIC WORKS DEPARTMENT<br>CITY OF NOVI<br>26300 LEE BEGOLE<br>NOVI, MI 48375 |
| CONTACT: MILAD ALESMAIL           | (248) 735-5695  |
| SANITARY SEWER                    | PUBLIC WORKS DEPARTMENT<br>CITY OF NOVI<br>26300 LEE BEGOLE<br>NOVI, MI 48375 |
| CONTACT: MILAD ALESMAIL           | (248) 735-5695  |
| WATER                             | PUBLIC WORKS DEPARTMENT<br>CITY OF NOVI<br>26300 LEE BEGOLE<br>NOVI, MI 48375 |
| CONTACT: MILAD ALESMAIL           | (248) 735-5695  |
| POWER COMPANY                     | DTE ENERGY  |
| CONTACT: PAUL GIENAPP             | (313) 235-9370  |
| NATURAL GAS COMPANY               | CONSUMERS ENEGY   |
| CONTACT: TBD                      | (800) 805-0490  |
| TELEPHONE COMPANY                 | AT&T  |
| CONTACT: TBD                      | (205) 336-5121  |

### ENGINEER

**Kimley»Horn**  
of Michigan, Inc.

3000 TOWN CENTER  
SUITE 2600  
SOUTHFIELD, MI 48075  
PH. (313) 481-7330  
CONTACT: TOM SZAFRANSKI, P.E.

### OWNER/DEVELOPER

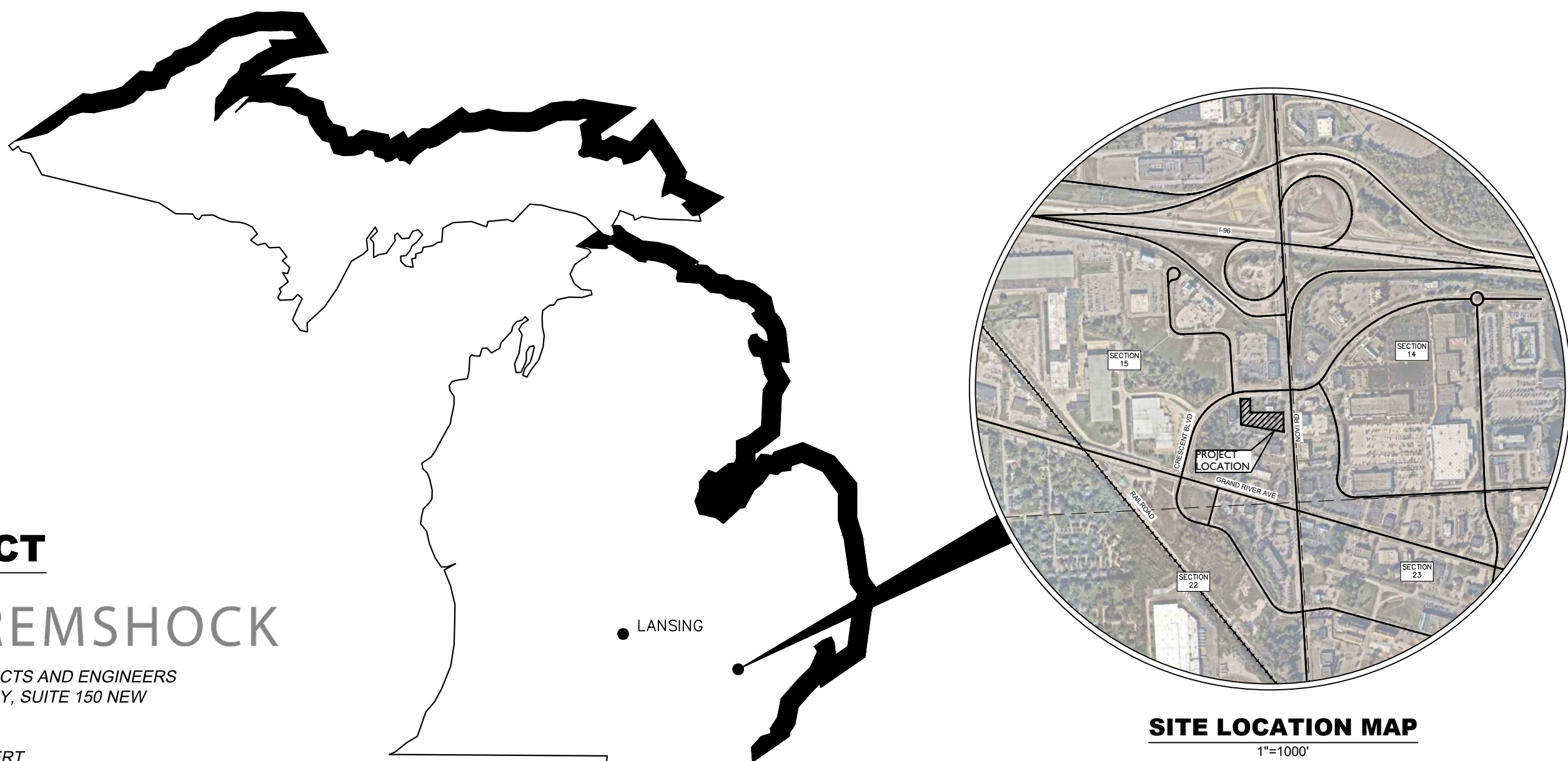


RAISING CANE'S RESTAURANTS, L.L.C.  
6800 BISHOP ROAD  
PLANO, TX 75024  
(P) (972) 769-3100  
CONTACT: LUARON FOSTER

### ARCHITECT



SHREMSHOCK ARCHITECTS AND ENGINEERS  
7775 WALTON PARKWAY, SUITE 150 NEW  
ALBANY, OH 43054  
(P) (614) 545-4550 x127  
CONTACT: MIKE LAMBERT



SITE LOCATION MAP

1"=1000'

#### NOTES:

- IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

### BENCHMARKS

SITE BENCHMARK #1  
MAO NAIL IN WEST SIDE OF POWER POLE, AT EAST SIDE OF PROPERTY.  
ELEVATION = 923.80' (NAVD 88)

SITE BENCHMARK #2  
"X" ON SOUTH SIDE OF LIGHT POLE 47'± FROM NORTHWEST CORNER OF BUILDING.  
ELEVATION = 922.06' (NAVD 88)

### LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

LOT 2, EXCEPT THE EASTERLY 7 FEET DEED TO THE MICHIGAN STATE HIGHWAY COMMISSION, AND EXCEPT BEGINNING AT A POINT LOCATED NORTH 86 DEGREES 59 MINUTES 00 SECONDS WEST 7.01 FEET ALONG THE NORTH LINE OF LOT 2 FROM THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 149.70 FEET; THENCE NORTH 01 DEGREE 43 MINUTES 06 SECONDS WEST 150.00 FEET TO THE NORTH LINE OF LOT 2; THENCE SOUTH 86 DEGREES 59 MINUTES 00 SECONDS EAST 4.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SUPERVISOR'S PLAT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54A, PAGE 83, OF PLATS, OAKLAND COUNTY RECORDS.

AND

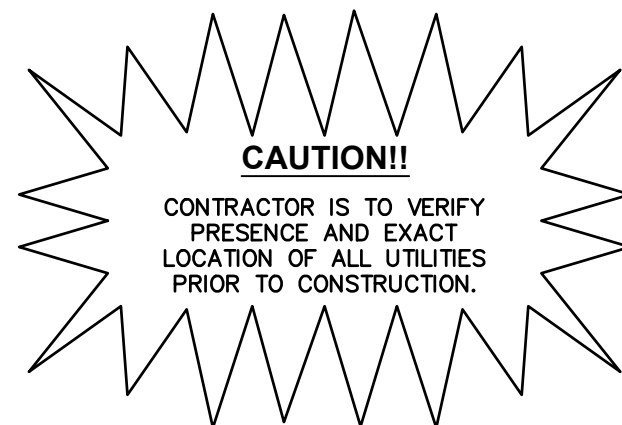
LOTS 10 AND 11, CHERRY GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 40 OF PLATS, PAGE 18, OAKLAND COUNTY RECORDS.

### \*Reduced Set for Zoning Board of Appeals Submittal

| Sheet List Table |                                      |
|------------------|--------------------------------------|
| Sheet Number     | Sheet Title                          |
| C1.0             | COVER SHEET                          |
| C2.0             | GENERAL NOTES                        |
| V0.0             | ALTA SURVEY                          |
| C3.0             | EROSION CONTROL PLAN & DETAILS       |
| C3.1             | EROSION CONTROL DETAILS              |
| C4.0             | DEMOLITION PLAN                      |
| C5.0             | SITE KEYNOTE PLAN                    |
| C5.1             | DIMENSION CONTROL PLAN               |
| C5.2             | STRIPING AND SIGNAGE PLAN            |
| C6.0             | GRADING PLAN                         |
| C7.0             | UTILITY PLAN                         |
| C8.0             | CONSTRUCTION DETAILS                 |
| C8.1             | CITY OF NOVI DETAILS - PAVING        |
| C8.2             | CITY OF NOVI DETAILS - PAVING        |
| C8.3             | CITY OF NOVI DETAILS - SANITARY      |
| C8.4             | CITY OF NOVI DETAILS - STORM & WATER |
| C8.5             | CITY OF NOVI DETAILS - WATER         |
| C8.6             | MDOT DETAILS                         |



CALL MISS-DIG 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.



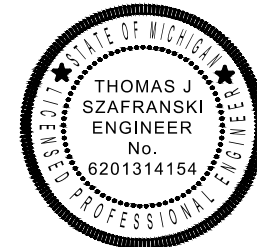
NOT FOR CONSTRUCTION

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, THOMAS J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF KIMLEY-HORN OF MICHIGAN, INC., HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF RAISING CANE'S RESTAURANTS, L.L.C. BY KIMLEY-HORN OF MICHIGAN, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 15TH DAY OF JULY, A.D., 2025.

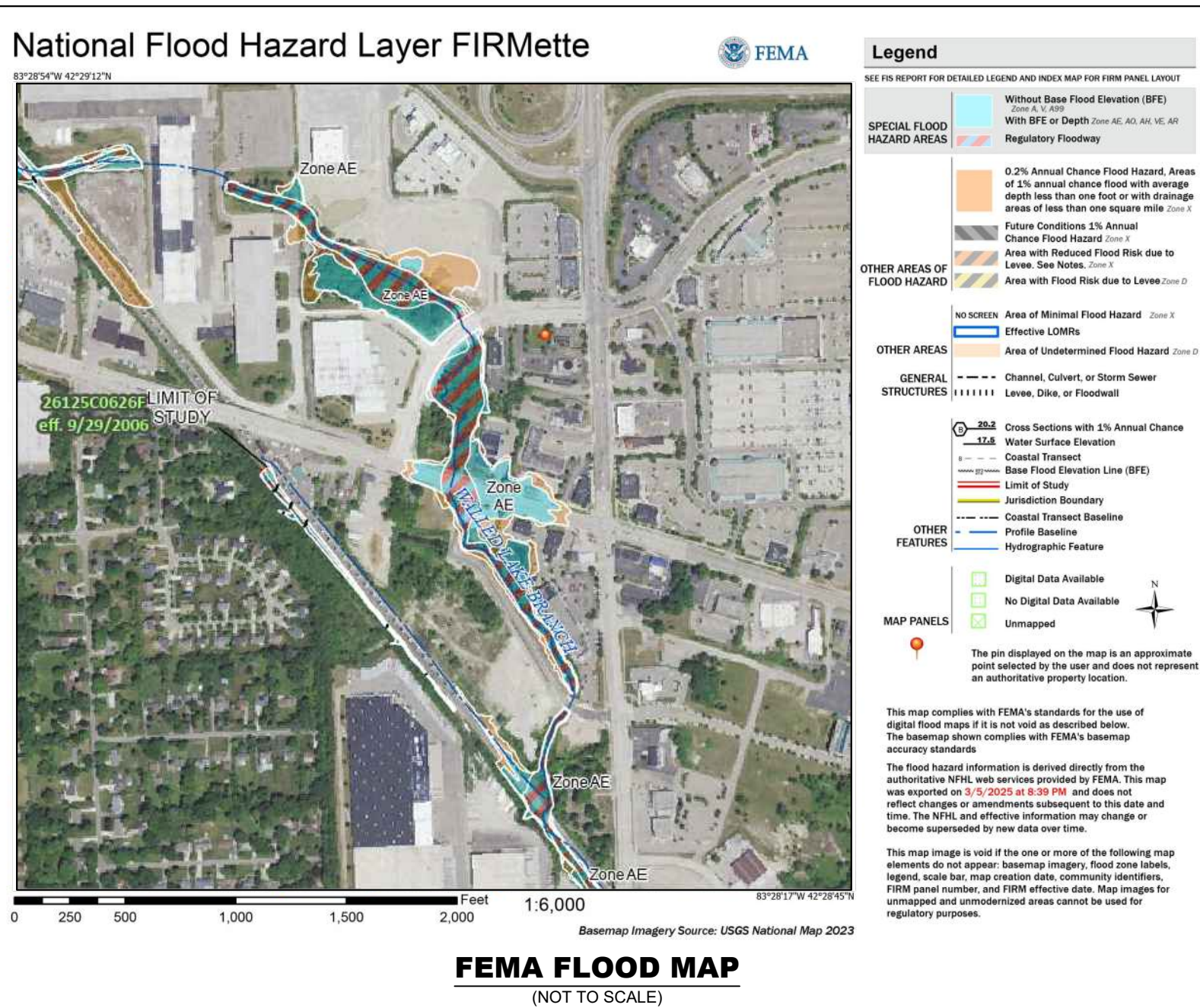
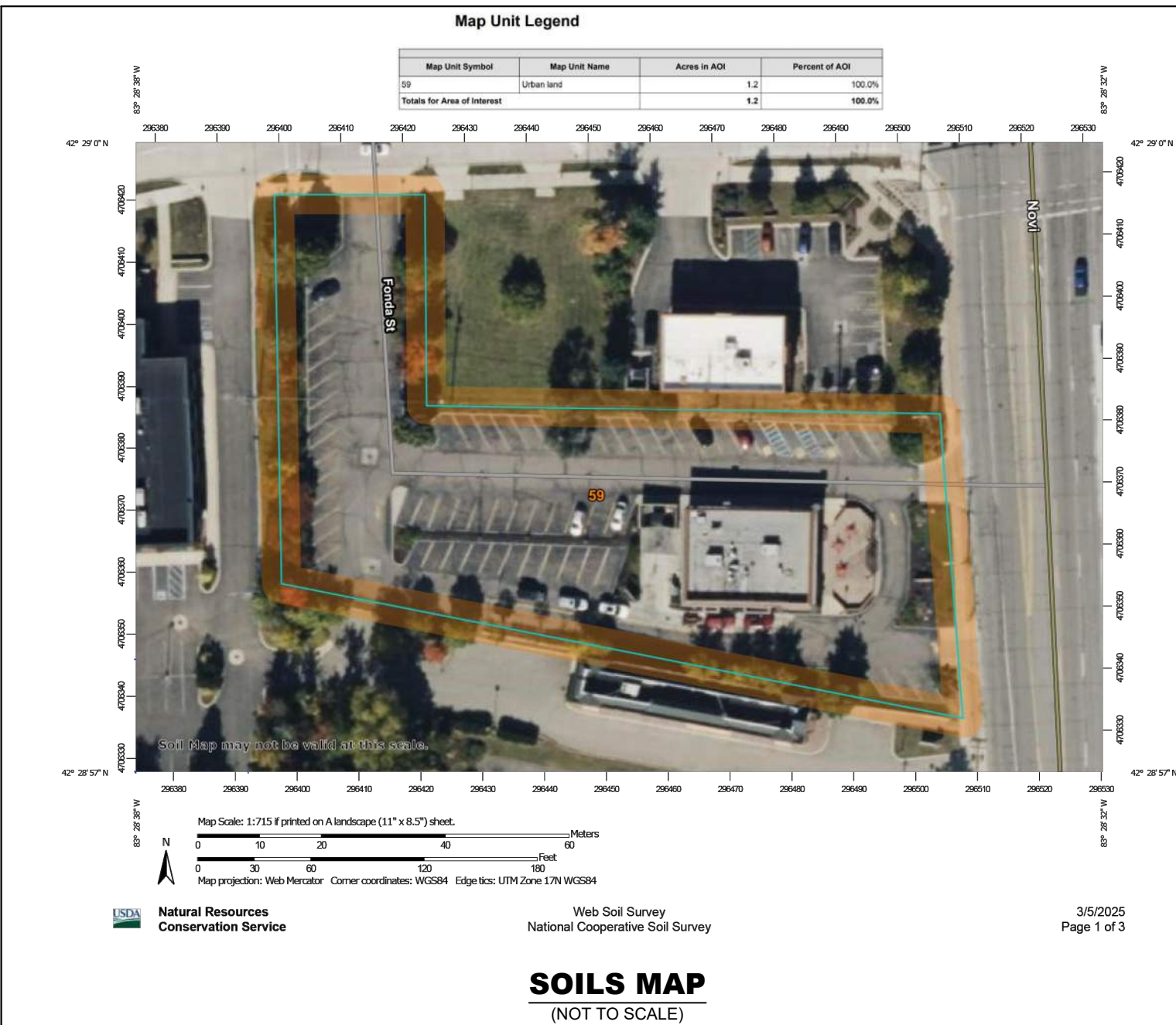
MI LICENSED PROFESSIONAL ENGINEER 6201314154  
MY LICENSE EXPIRES ON AUGUST 6, 2026.



EXP. 08.06.2026

NOVI PROJECT #: JSP25-14

C1.0



AND





PARKING

HANDICAP PARKING = 61 STALLS  
STANDARD PARKING = 3 STALLS

*PARCEL AREA*

56,462± SQUARE FEET = 1.30± ACRES

### *BASIS OF BEARING*

SOUTH 00°00'00" EAST, (DUE SOUTH) BEING THE  
WESTERLY LINE OF NOVI ROAD, AS PLATTED.

## BENCHMARK

SITE BENCHMARK #1  
MAG NAIL IN WEST SIDE OF POWER POLE, AT EAST  
SIDE OF PROPERTY.  
ELEVATION = 923.80' (NAVD 88)

SITE BENCHMARK #2  
"X" ON SOUTH SIDE OF LIGHT POLE 47'± FROM  
NORTHWEST CORNER OF BUILDING.  
ELEVATION = 922.06' (NAVD 88)

CITY BENCHMARK #1542  
"X" ON NORTH RIM OF SANITARY MANHOLE LOCATED  
25 FEET WEST OF BACK OF CURB AND 45 FEET  
SOUTH OF DRIVE #26179 NOWI ROAD.  
ELEVATION = 915.10' (NAVD 88)

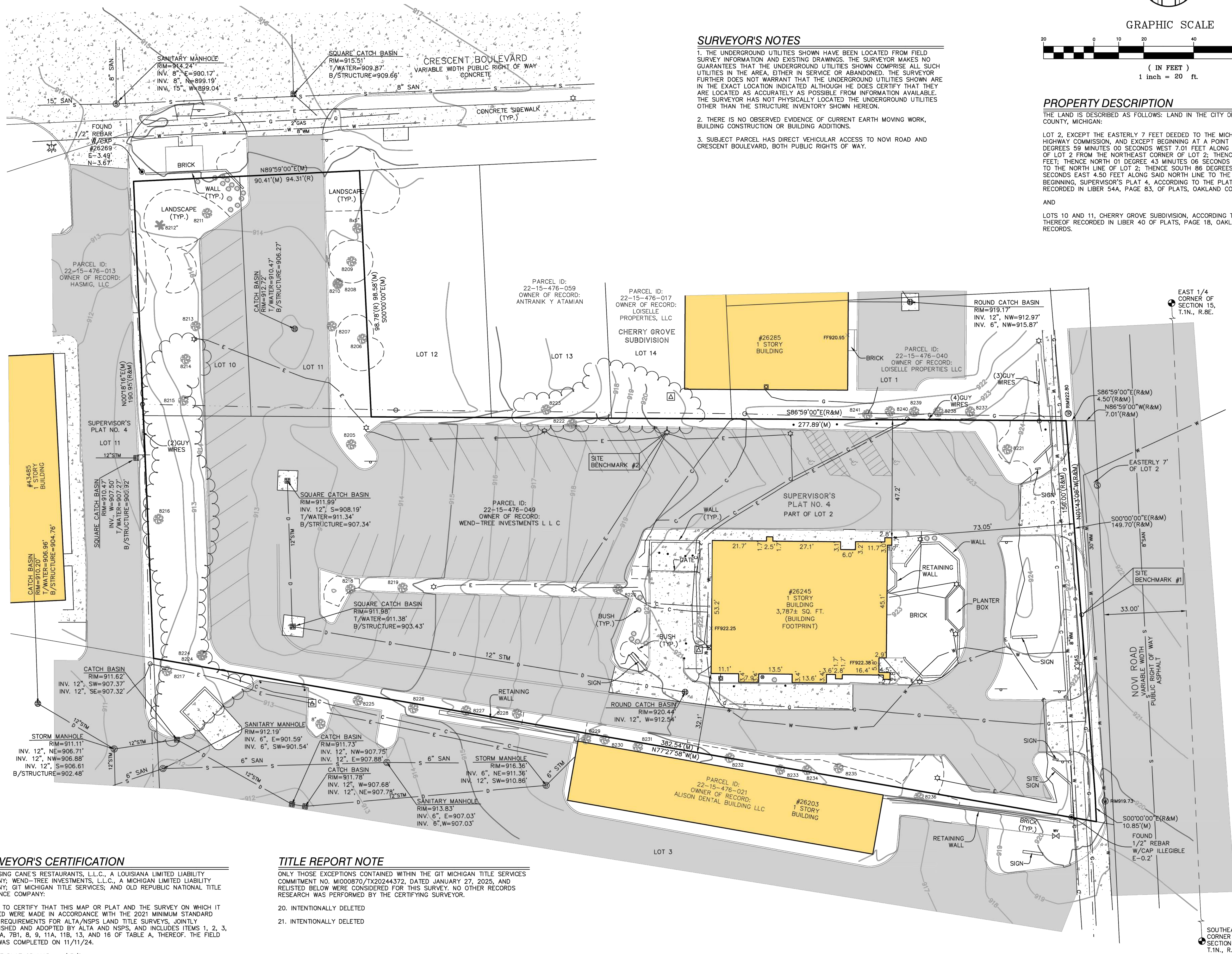
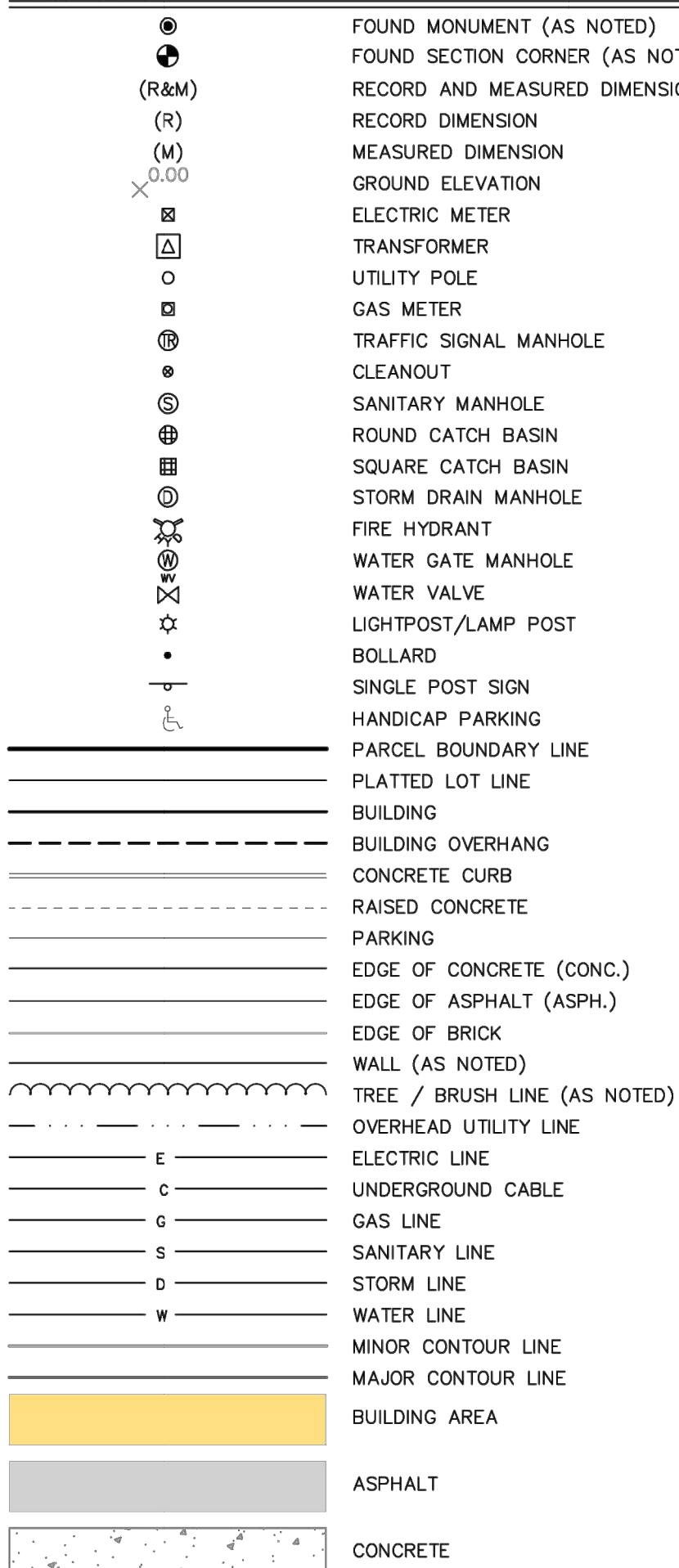
*FLOOD NOTE*

SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER  
26125C0626F, DATED SEPTEMBER 29, 2006, PUBLISHED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### LEGEND



*SURVEYOR'S NOTES*

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED IN THE GENERAL AREA. NO ADDITIONAL INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

3. SUBJECT PARCEL HAS DIRECT VEHICULAR ACCESS TO NOVI ROAD AND CRESCENT BOULEVARD, BOTH PUBLIC RIGHTS OF WAY.

### PROPERTY DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: LAND IN THE CITY OF NOV, OAKLAND COUNTY, MICHIGAN:

LOT 2, EXCEPT THEASTERLY 7 FEET DEEDED TO THE MICHIGAN STATE HIGHWAY COMMISSION, AND EXCEPT BEGINNING AT A POINT LOCATED NORTH DEGREES 59 MINUTES 00 SECONDS WEST 7.01 FEET ALONG THE NORTH LINE OF LOT 2 FROM THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 149.70 FEET; THENCE NORTH 01 DEGREE 43 MINUTES 06 SECONDS WEST 50.00 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 50.00 FEET; THENCE EAST 4.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SUPERVISOR'S PLAT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 544, PAGE 83, OF PLATS, OAKLAND COUNTY RECORDS.

AND

LOTS 10 AND 11, CHERRY GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 40 OF PLATS, PAGE 18, OAKLAND COUNTY RECORDS.

## ALTA / NSPS LAND TITLE SURVEY

**NSPS LAND TITLE SURVEY**  
PREPARED FOR: KIMLEY-HORN  
66245 NOVI RD, NOVI, MICHIGAN,  
PART OF SECTION 15,  
TOWN 1 NORTH, RANGE 8 EAST

PART OF SECTION 15,  
TOWN 1 NORTH, RANGE 8 EAST

[illegible]

V0.0



SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY & COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY KEM-TEC, DATED NOVEMBER 13, 2024.
- ALL PROPOSED PAVING IN CITY AND COUNTY R.O.W. AND EASEMENTS TO CONFORM TO CITY OF NOVI AND OAKLAND COUNTY STANDARDS, RESPECTIVELY.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
- THERE ARE EXISTING TREES ONSITE. REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR TREES TO REMAIN.
- CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
- ASPHALT JOINTS ARE TO BE CRACK SEALED.

SITE PAVING LEGEND

- INTEGRAL COLORED 860 GRAPHITE (IRON OXIDE) MEDIUM DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT SECTION ON CONSTRUCTION DETAILS SHEET (3170 SF).
- STANDARD DUTY CONCRETE FOR SIDEWALKS. REFER TO PAVEMENT SECTION ON CONSTRUCTION DETAILS SHEET (3,380 SF).
- COLOR PATIO INTEGRAL COLOR SMOKESTACK 102. REFER TO PAVEMENT SECTION ON CONSTRUCTION DETAILS SHEET (465 SF).
- HEAVY DUTY CONCRETE PAVEMENT. REFER TO THE CITY OF NOVI'S 8" DUMPSTER PAD DETAIL (8) ON SHEET C8.2. (655 SF).
- CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT SECTION (1,600 SF).
- ASPHALT VARIABLE DEPTH OVERLAY (2" MIN.) REFER TO PAVEMENT SECTION ON CONSTRUCTION DETAILS SHEET (11,635 SF).
- ASPHALT PAVEMENT. REFER TO PAVEMENT SECTION ON CONSTRUCTION DETAILS SHEET (15,445 SF).
- CURB ARMOR.
- EXISTING BRICK PAVERS TO BE REMOVED/REPLACED AS NEEDED FOR SIDEWALK RECONSTRUCTION. CONTRACTOR TO REPLACE ANY EXISTING MISSING PAVERS TO FULLY RESTORE THIS AREA.
- VEGETATION.

SITE ITEM LEGEND

- PROPERTY/LEASE/LOT LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- PROPOSED PARKING COUNT

SITE ANALYSIS TABLE

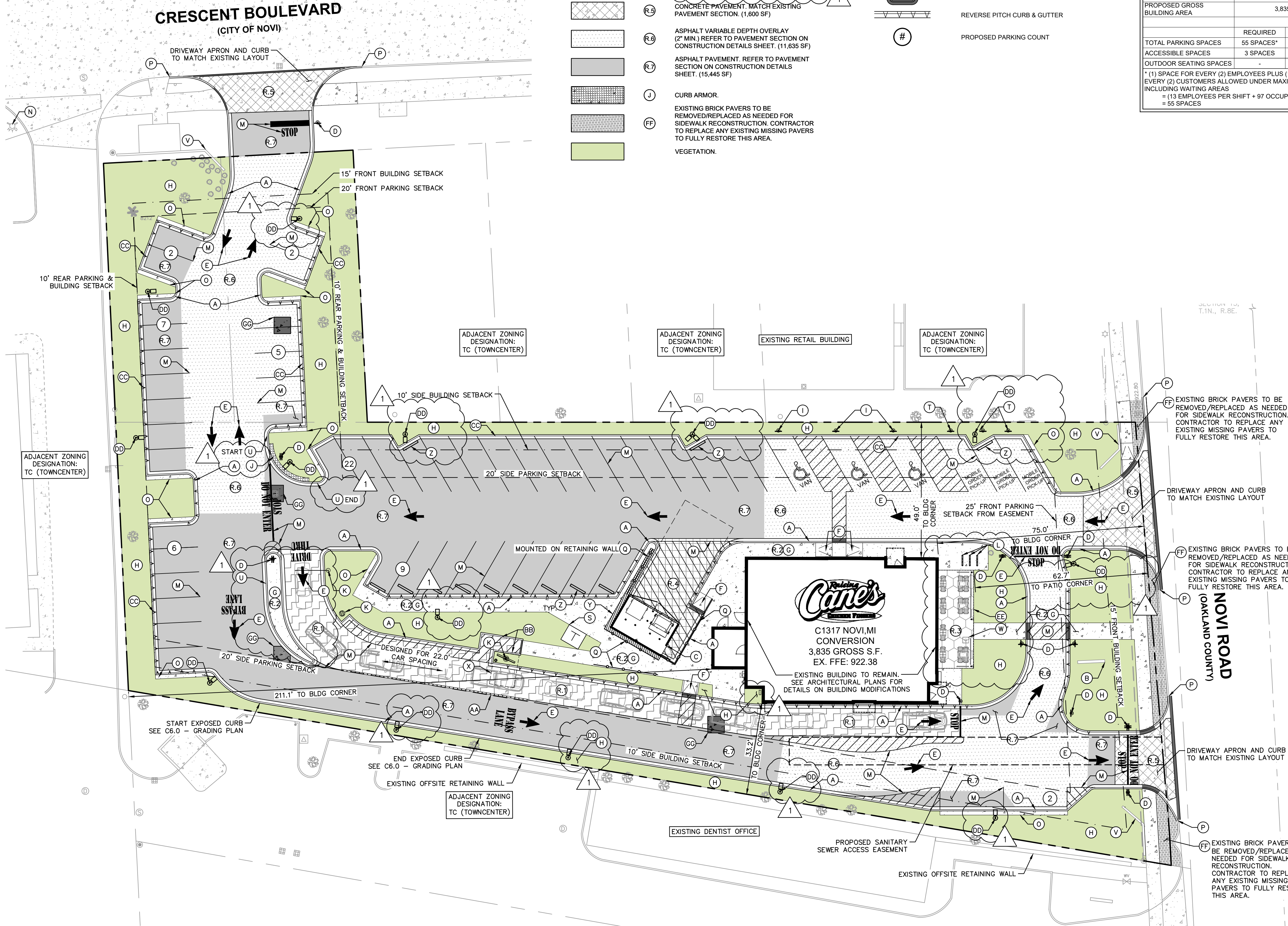
| EXISTING ZONING              | TC (TOWN CENTER)          |
|------------------------------|---------------------------|
| PROPOSED USE                 | RESTAURANT W/ DRIVE THRU  |
| LOT AREA                     | 56,462 SF / 1.30 AC       |
| REQUIRED OPEN SPACE          | 8,470 SF (15%)            |
| PROPOSED OPEN SPACE          | 13,388 SF (23.6%)         |
| PARCEL IDENTIFICATION NO.    | 22-15-476-049             |
| OWNER OF RECORD              | WEND-TREE INVESTMENTS LLC |
| EXISTING GROSS BUILDING AREA | 3,795 SF                  |
| PROPOSED BUILDING FOOTPRINT  | 3,665 SF                  |
| UNCONDITIONED CORRAL         | 170 SF                    |
| PROPOSED GROSS BUILDING AREA | 3,835 SF                  |
| REQUIRED                     | PROVIDED                  |
| TOTAL PARKING SPACES         | 55 SPACES*                |
| ACCESSIBLE SPACES            | 3 SPACES                  |
| OUTDOOR SEATING SPACES       | 20 SEATS                  |

\* (1) SPACE FOR EVERY (2) EMPLOYEES PLUS (1) SPACE FOR EVERY (2) CUSTOMERS ALLOWED UNDER MAXIMUM CAPACITY INCLUDING WAITING AREAS  
= (13 EMPLOYEES PER SHIFT + 97 OCCUPANTS) / 2  
= 55 SPACES

SITE LEGEND

- 6" BARRIER CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
- EXISTING MONUMENT SIGN TO BE REFACED. SEE BRANDBOOK (BY AGI) FOR DETAILS.
- RECYCLING/TRASH DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
- SITE DIRECTIONAL SIGN. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- DIRECTIONAL PAVEMENT MARKING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- BARRIER FREE RAMP (PER STANDARD PLAN R-18).
- CONCRETE SIDEWALK. SEE CONSTRUCTION DETAILS.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- ACCESSIBLE PARKING SIGN. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- CURB ARMOR.
- DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PAVEMENT STRIPING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- EXISTING FIRE HYDRANT.
- INSTALL 18" WIDE, 6" CONCRETE STRIP ADJACENT TO PARKING STALL CURB. INSTALL EXPANSION MATERIAL BETWEEN THIS AND CURB.
- TIE PROPOSED CURB AND GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
- RAILING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- MEDIUM DUTY INTEGRAL COLORED CONCRETE PAVEMENT. SEE CONSTRUCTION DETAILS.
- STANDARD DUTY CONCRETE PAVEMENT FOR SIDEWALK. SEE CONSTRUCTION DETAILS.
- PATIO AREA PAVING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- HEAVY DUTY INTEGRAL COLORED CONCRETE PAVEMENT AT TRASH ENCLOSURE. SEE CONSTRUCTION DETAILS.
- CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT SECTION.
- ASPHALT PAVEMENT OVERLAY OF VARIABLE DEPTH. REFER TO C6.0 - GRADING PLAN AND CONSTRUCTION DETAILS.
- ASPHALT PAVEMENT. REFER TO C6.0 - GRADING PLAN AND CONSTRUCTION DETAILS.
- TRANSFORMER PAD LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
- MOBILE ORDER PICK-UP SIGN. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- 2" MOUNTABLE CURB WITH 12" GUTTER (MDOT TYPE "D"). SEE CONSTRUCTION DETAILS.
- EXISTING BRICK KNEE WALL.
- TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- DRIVE-THRU CANOPY (DETACHED/ACCESSORY STRUCTURE). SEE ARCHITECTURAL PLANS FOR DETAILS.
- RETAINING WALL.
- WHEEL STOP. SEE CONSTRUCTION DETAILS.
- ROADSAFE TUFF CURB LANE SEPARATOR (OR APPROVED EQUAL).
- 6" BARRIER CURB. SEE CONSTRUCTION DETAILS.
- 4" BARRIER CURB & GUTTER ALONG HEAD-IN PARKING STALLS. SEE CONSTRUCTION DETAILS.
- PROPOSED LIGHT POLE. SEE PHOTOMETRIC PLANS (BY OTHERS) FOR DETAILS.
- COVERED PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING BRICK PAVERS TO BE REMOVED/REPLACED AS NEEDED FOR SIDEWALK RECONSTRUCTION.
- CONCRETE COLLAR. SEE CONSTRUCTION DETAILS.

CRESCENT BOULEVARD  
(CITY OF NOVI)



**SHREMSHOCK**  
Shremshock Architects, Inc.  
7775 Walton Parkway Suite 250 New Albany,  
OH 43054  
t: 614 545 4550 | f: 614 545 4555 |  
shremshock.com  
Gerald S. Shremshock, Architect  
Timothy J. Shremshock, Architect

SEAL:

CONSULTANT:

**Kimley»Horn**  
of Michigan, Inc.

2025 KIMLEY-HORN OF MICHIGAN, INC.  
3050 TOWN CENTER, SUITE 2050, MI 48075  
PHONE: 313-572-1560  
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PROTOTYPE: CONVERSION  
SCHEME A  
VERSION 2024-1.0

**RAISING CANE'S**  
RESTAURANT NO.: C1317  
26245 NOVI ROAD  
NOVI, MI 48375

| REV | DATE     | DESCRIPTION                           |
|-----|----------|---------------------------------------|
| -   | 03.12.25 | PRE-APPLICATION SUBMITTAL             |
| -   | 05.15.25 | PRELIMINARY/FINAL SITE PLAN SUBMITTAL |
| 1   | 07.15.25 | FINAL SITE PLAN SUBMITTAL             |

DRAWN BY: JS

CHECKED BY: TJS

ARCH. PROJECT NO.:

240386

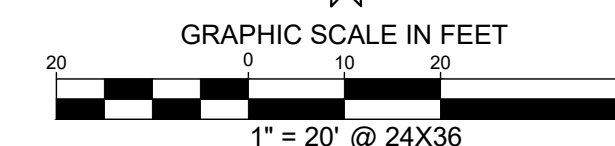
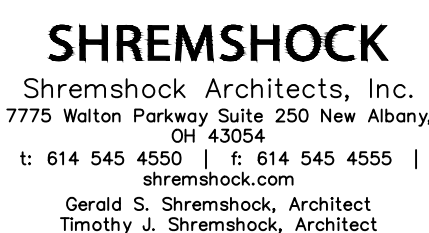
SHEET NAME:

**SITE KEYNOTE  
PLAN**

SHEET NUMBER:








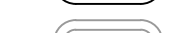
**C5.0**





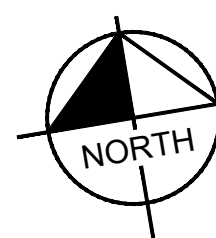
SEAL: \_\_\_\_\_

### LEGEND

- |   |                                 |
|---|---------------------------------|
|  | PROPERTY/LEASE/LOT LINE         |
|  | ADJACENT PROPERTY LINE          |
|  | BUILDING SETBACK                |
|  | LANDSCAPE SETBACK               |
|  | PROPOSED CONCRETE CURB & GUTTER |
|  | EXISTING CURB & GUTTER          |
|  | DEPRESSED CURB & GUTTER         |
|  | REVERSE PITCH CURB & GUTTER     |

## DIMENSION NOTES

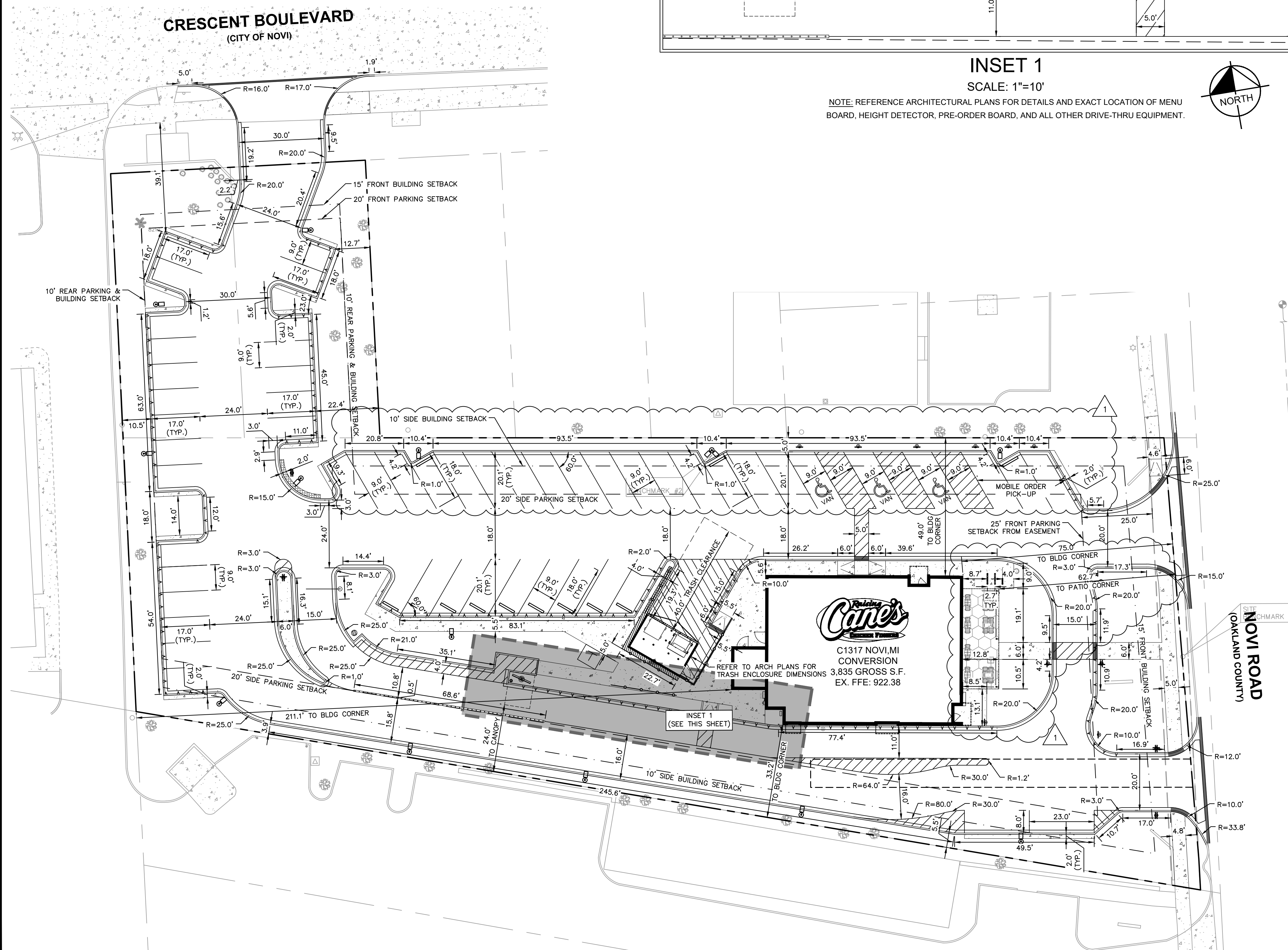
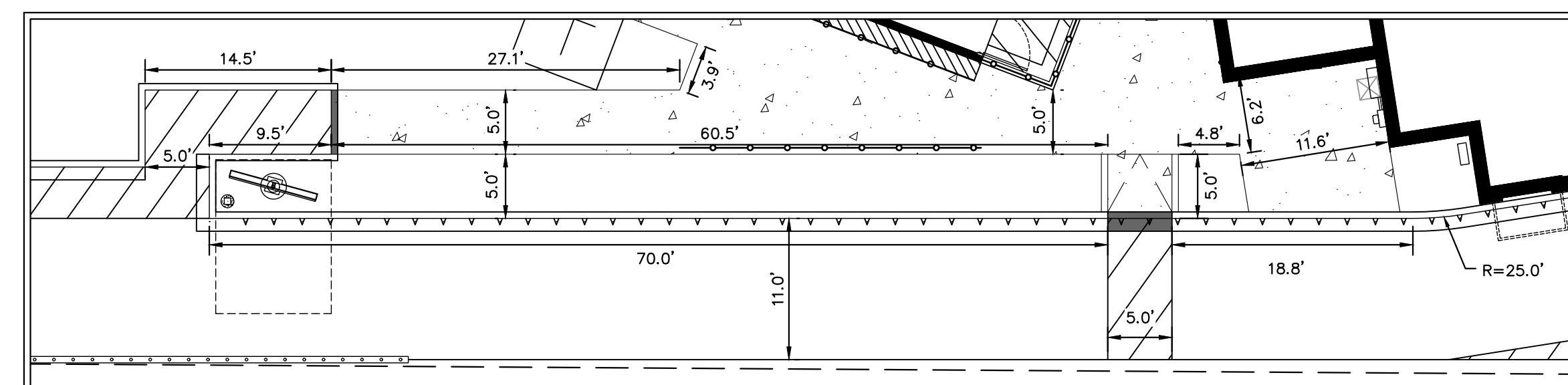
1. ALL CURB RADII ARE TO BE 3' ADJACENT TO PARKING STALLS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS. SEE SHEET C6.0 - SITE KEYNOTE PLAN AND C6.0 - GRADING PLAN.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.



## INSET 1

SCALE: 1"=10'

NOTE: REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION OF MENU BOARD, HEIGHT DETECTOR, PRE-ORDER BOARD, AND ALL OTHER DRIVE-THRU EQUIPMENT.



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NOVI, MI 48375

[illegible]

DRAWN BY: JS

CHECKED BY: TJ

■ ARCH. PROJECT NO.:

240386

■ SHEET NAME: **DIMENSION  
CONTROL  
PLAN**

■ SHEET NUMBER

## C5.1

