CITY OF NOVI CITY COUNCIL
NOVEMBER 9, 2026

SUBJECT: Consideration of tentative approval for a Second Amendment to the Consent Judgment in the case of Novi Equities Limited Partnership v City of Novi in order to allow Multiple Family Residential as a permitted use for the subject property.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- The applicant is proposing to develop a 61-unit townhome development on a vacant parcel on Wixom Road. All of the units will be for-sale homes.
- The parcel is governed by a 2001 Consent Judgment for the Novi Promenade, which permits a 100,000 square foot big box retail store.
- Infill residential development within a retail center would be unique in Novi, but examples are available, including Midtown Square in Troy and The Gem Apartments in Livonia.
- In 2023, the applicant proposed a 157-unit apartment-style development with limited associated retail for the same location, but the proposal did not advance beyond the Planning Commission.
- Planning Commission recommended approval of the current Preliminary Site Plan on September 23, 2026.

BACKGROUND INFORMATION:

In 1999, the original developer, Novi Equities, asked to rezone the property from I-1 (Light Industrial) to B-2 (Community Business), but the City Council denied the request. A later request for a use variance was also denied by the Zoning Board of Appeals. In 2000, the developer filed a lawsuit against the City, which was settled in July 2001 before going to trial. The terms of the settlement were outlined in a Consent Judgment, which acts like a development agreement for all of the properties in the Novi Promenade. The subject property is the only remaining parcel that is undeveloped.

The Consent Judgment limits development on the subject property to 100,000 square feet of retail use conforming to B-2 (Community Business) zoning standards. The agreement binds both parties equally to its terms and runs with the land, acting as a covenant attached to the property, unless and until it is formally amended by mutual agreement.

The Consent Judgment includes several binding conditions originally tailored for development of a traditional "big box" retail format. The applicant's proposal to introduce multi-family residential development represents a substantial departure from the original developers' intent. Notably, the permitted uses and dimensional standards in the B-2 district differ significantly from those in the RM-2 (High-Density Mid-Rise Multiple-Family Residential) district, which would most closely match the type of use proposed.

The parcel proposed for development is currently vacant, located immediately south of the Sam's Club store and northeast of the Target store in the Novi Promenade development. The site includes an existing access drive to Wixom Road, a lawn area intended for future parking, and regulated wetlands and wetland mitigation areas to the east of the proposed development.

In 2015, the Consent Judgment was amended to allow changes to the sedimentation basin and wetland areas, increasing the amount of preserved open space. Those areas all fall within the subject parcel.

The 2025 Master Plan adopted by the Planning Commission identifies this property as Community Commercial. The Community Business (B-2) District aligns with areas planned for Community Commercial.

The Master Plan also identifies several trends in the residential market:

- Residential market will remain relatively strong. Rising mortgage interest rates will taper the pace of sales.
- There is a market for age-targeted housing for 55+ households with a focus on single-level living.
- The decrease in the 35-44 age cohort suggests that families with younger children may find Novi's housing inaccessible due to high costs.
- There is a movement to higher-density residential (3-5 units/acre) to accommodate 1,700–2,100 square foot homes with the ability to "age in place" as desirable to a variety of home purchasers.

The proposed development consists of 61 three-story townhouse units with living areas and bedrooms located on separate levels. Each unit also has a 2-car garage. A 6,529-square-foot stand-alone retail building is also proposed. The total site area is approximately 24.71 acres, of which about 65% contains regulated wetlands and permanently preserved wetland mitigation areas.

While the Community Impact Statement (CIS) characterizes the project as being well-suited for "empty nesters," the proposed floor plans do not appear to align with the aging-in-place principles.

The Master Plan identifies a need for a broader range of housing options, including starter homes, workforce housing, and senior housing, to serve residents across various age groups and income levels. It further notes that a significant portion of Novi's existing housing stock may be financially inaccessible to first-time homebuyers and recommends promoting "missing middle" housing through infill and mixed-residential development, particularly along the Grand River corridor.

The CIS also states that the project could provide short-term corporate housing for companies bringing executives to the area on temporary assignments. In support of the proposed land use change from commercial to residential/mixed-use, the applicant notes that commercial development rights have existed on the property for approximately 24 years, yet the site has remained vacant. The CIS therefore presents several arguments supporting a residential use of the property.

From a land use perspective, the location appears capable of accommodating a variety of residential demographics and, in Staff's opinion, supports consideration of a transition from commercial to residential or mixed-use development. The site is near the Grand River corridor, with access to the SMART bus transit line. The density and compact arrangement of buildings is a result of much of the site being constrained by wetland and preserved area. These site constraints are responsible for many of the deviations requested, which is typical of an urban-style development. In the mixed-use context of this site, greater density would make more sense than a lower density product, if City Council is open to reconsidering the terms of the Consent Judgment.

As residential use was not intended to be located here, the adjacent sites did not incorporate screening or transitional buffers between the proposed residential use and adjacent commercial uses. Had the site originally been intended for residential development, berms and protective screening measures would likely have been required as part of the Sam's Club and Target developments.

The responsibility now falls to the current developer to ensure compatibility and mitigate potential land use conflicts (light spillover, traffic and noise etc.) for their future residents. The plan has been improved to better meet the screening requirements on the north side with a masonry wall and landscaping, so the waiver for the lack of berm is now supported in the Landscape Review.

Staff Recommendation

Based on our review, it is staff's opinion that the proposed residential development is a less intense use that will have less impact to the surrounding road network than a 100,000 square foot retail center. Based on the Traffic Study, the residential use would significantly reduce the number of trips generated compared to the allowable big box retail store that could be developed. The property is the last undeveloped piece in the Novi Promenade development; however, it was previously graded for intended construction with the rest of the site. The use of a previously disturbed infill site avoids wetland and woodland impacts that would be typical of most new development projects. The project is able to take advantage of the surrounding existing utilities and road infrastructure instead of building new facilities, which is less impactful to the environment. As recommended in the Master Plan, residential use in this location could promote "missing middle" housing in a mixed-use context, especially with SMART transit available along the Grand River corridor.

The list of proposed conditions and deviations to be included in the Amendment to the Consent Judgment is included in the suggested motion.

Planning Commission Recommendation

The Planning Commission held a public hearing on this matter on September 23, 2026 and recommended approval to the City Council. Comments made at that time are reflected in the draft meeting minutes included in this packet.

Next Steps

If the City Council is inclined to approve the request for amendment, the motion would be to authorize the City Attorney to work with the applicant's team to develop the terms of an amendment to the Consent Judgment to be brought back before the City Council for approval with specified conditions.

RECOMMENDED ACTION:

Tentative Approval of the request of Cyprus Partners, LLC, JSP25-12, to authorize to the City Attorney to prepare the Consent Judgment amendment for City Council review including:

A. All deviations from the ordinance requirements shall be identified and stated in the amended agreement, including:

1. Minimum Lot Area for B-2 (sec. 3.1.11.D.): A determination whether the minimum lot size requirement for commercial development is applicable for this development. A minimum of 2 acres is required; the area encompasses about 1.54 acres.
2. Total Number of Rooms (sec. 3.8.1.A.): A deviation to allow increase in room count for 3-story buildings (maximum 157 allowed, 244 proposed).
3. Building Orientation (Sec. 3.8.2.D): A deviation to allow buildings to be at 90-degree angle, in lieu of required 45 degrees.
4. Yard Setback Restrictions (Sec. 3.8.2.E): A deviation for exceeding the maximum amount of permissible pavement area in front yard for residential. (30% maximum permitted, 36% proposed.
5. Pedestrian Connectivity (Sec. 3.8.2.G.): A deviation to allow sidewalk only on one side of the drive (both sides required).
6. Minimum Distance between buildings (Sec. 3.8.2.H): A minimum of 84 and 61 feet is required based on the calculation; 30 feet minimum is proposed.
7. Average Light levels (Sec. 5.7.3.1): A deviation to allow overage ratio of average light level of the surface being lit to the lowest light of the surface being lit (4:1 maximum permitted, 4.74:1 proposed for retail).
8. Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii): An 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and an existing commercial use (Sams club).
9. Multi-family Landscaping (Zoning Sec. 5.5.3.F.iii.): The ordinance requires foundation landscaping for a minimum of 35% of building frontages facing drives. The plan proposes about 12-13% for buildings 1, 4, 7, 8.
10. Parking Lot Landscaping (Zoning Sec. 5.5.3.C): The plan does not meet the minimum requirements for parking lot landscaping in the proposed retail area.

B. The following conditions are recommended for inclusion:

1. Use: The use of the site shall be limited to 61 multi-family units consisting of buildings no greater than the building footprints shown on the concept plan, and a 6,529 square foot retail building

2. Density: The unit density of the site shall not exceed the density shown on the plan.

3. Parking: The proposed development shall provide sufficient parking as required by the Zoning Ordinance or through a shared parking study as part of the site plan submittal that indicates sufficient parking is provided.

4. Open Space: The open space of the residential portion of the site shall be as shown on the plan and any existing preservation easements shall be maintained. Amenities within the open space areas shall be provided as shown on the plan, or an approved alternative to be determined during Final Site Plan review.

5. Screening: The screening wall and landscaping shown on the north side of the property shall be provided to reduce visual and audible impacts of the Sam's Club loading and dumpster areas.

6. Lot Lines: The intended ownership structure and any parcel divisions should be addressed, specifically, whether the property will be formally split or if separate ownership will be established through a Master Deed. Additional deviations may be required if the parcel is to be split.

C. This motion is made because the proposed revised plan to incorporate residential is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, and the proposed project relative to the previously approved plan outweigh the detrimental impacts of the project:

1. The revisions to the plan have addressed the concerns about screening between the proposed use and retail loading area to the north and additional justification has been provided for other deviations requested. One remaining landscape deviation is not supported for deficiency in foundation landscaping for 4 buildings; however, the applicant states some additional plantings will be proposed to more closely conform to the ordinance.

2. The CIS presents arguments supporting a change of use to residential in a mixed-use context that is more urban in nature. The compact arrangement of units results in many of the deviations requested from applicable development standards of the RM-2 District. The plan now provides more functional open space amenities that could help the residential use integrate more harmoniously into the existing retail center context.

3. The use of a previously disturbed infill site avoids wetland and woodland impacts that would be typical of most new development projects. The project is able to take advantage of the surrounding existing utilities and road infrastructure instead of building new facilities, which is less impactful to the environment.

4. Based on the Traffic Study, the current proposal for residential use would significantly reduce the number of trips generated compared to the allowable big box retail store that could be developed.

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.

MAPS

Location
Zoning
Future Land Use
Natural Features

JSP25-0012 NOVI ACRES
LOCATION MAP





LEGEND

- Subject Property

Thoroughfare Classification

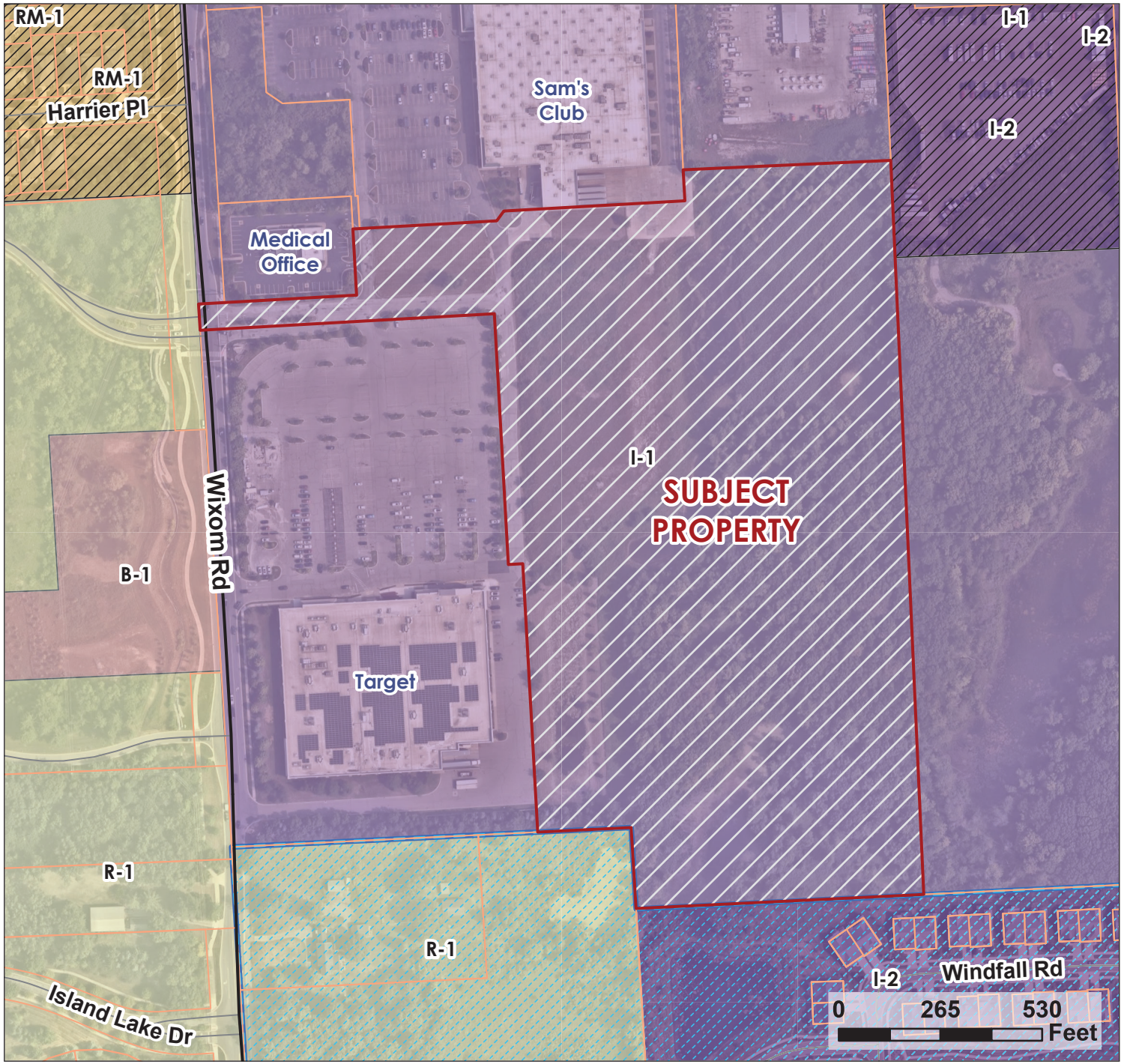
- Arterial
- Minor Arterial
- Local Residential Street

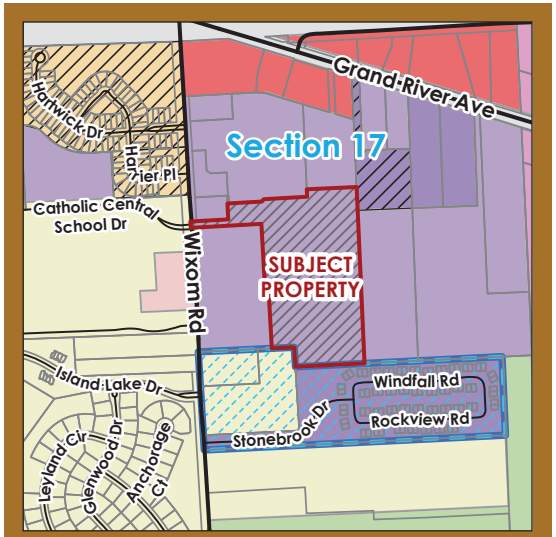
Map Author: Brad Doane
Project: JSP25-0012 Novi Acres

Date: 09/17/26
Version: #1

City of Novi
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org

JSP25-0012 NOVI ACRES
ZONING MAP





LEGEND

Subject Property

Zoning Overlay

- Suburban Low-Rise (PSLR)
- Planned Rezoning Overlay (PRO)

Zoning District

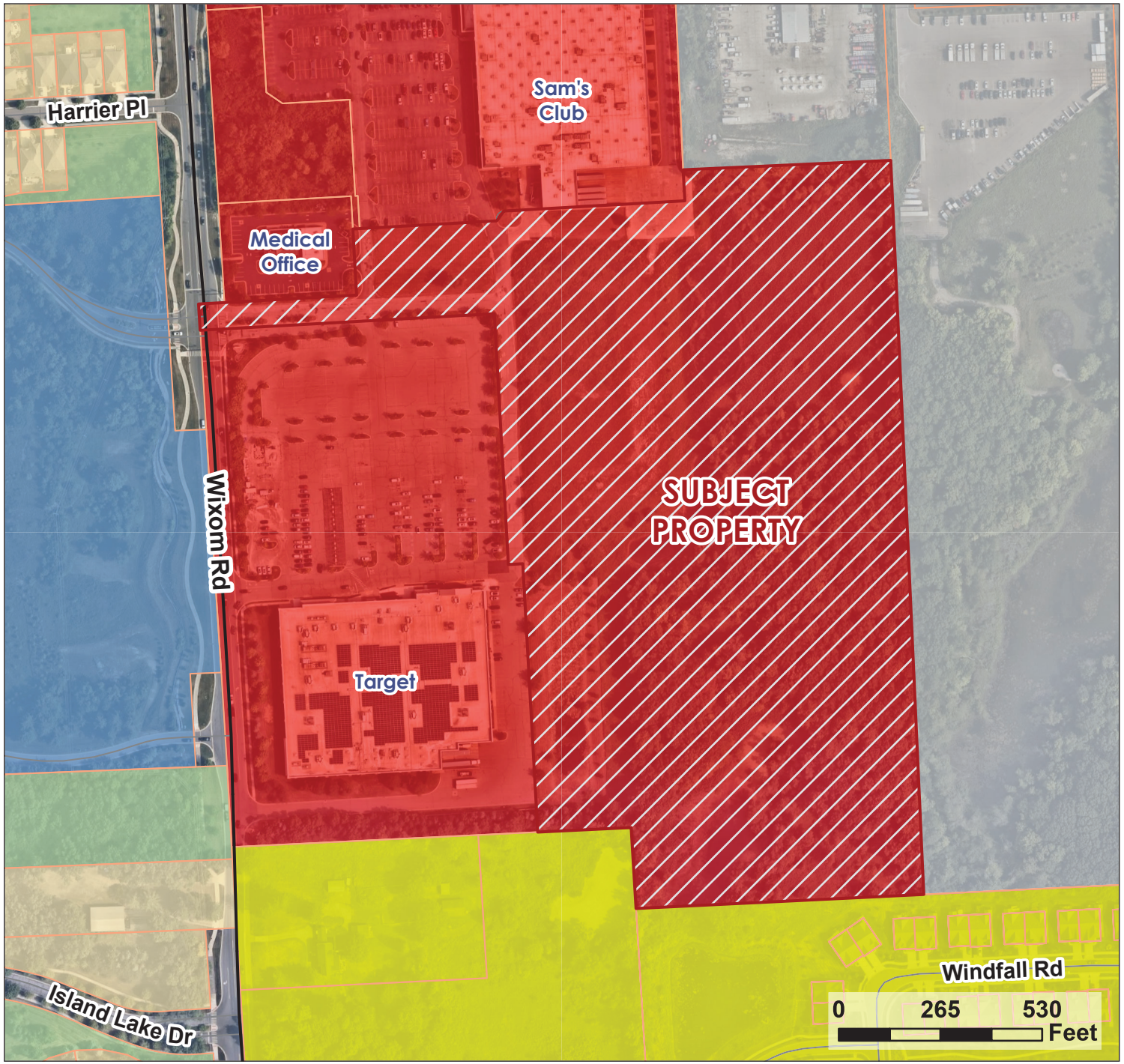
- B-1: Local Business
- B-3: General Business
- I-1: Light Industrial
- I-2: General Industrial
- OSC: Office Service Commercial
- R-1: One-Family Residential
- R-4: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family

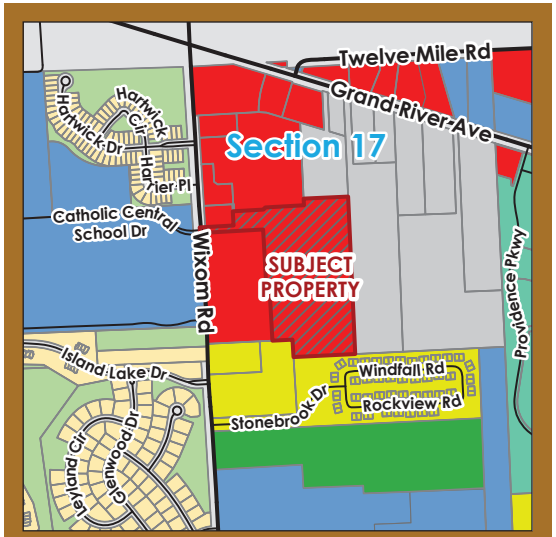
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JSP25-0012 NOVI ACRES
FUTURE LAND USE





LEGEND

- Subject Property

Future Land Use Category

- Single Family
- Suburban Low-Rise
- Public Park
- Private Park
- Public/Quasi-Public
- Office, Service, Commercial
- Community Commercial
- Industrial/Office

Map Author: Brad Doane
Project: JSP25-0012 Novi Acres

Date: 09/17/26
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JSP25-0012 NOVI ACRES
NATURAL FEATURES





LEGEND

- Subject Property
- Wetlands
- Woodlands

Map Author: Brad Doane
Project: JSP25-0012 Novi Acres

Date: 09/17/26
Version: #1

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SITE PLAN AND BUILDING ELEVATIONS

Full set available for review in the
Community Development Department

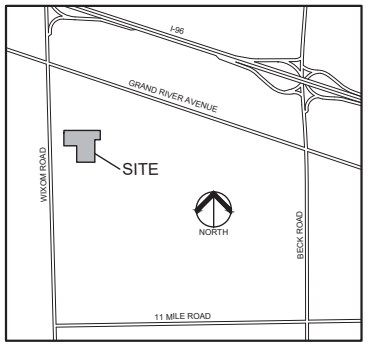
PRELIMINARY SITE PLANS

NOVI ACRES

WIXOM ROAD BETWEEN GRAND RIVER AVENUE AND 11 MILE ROAD

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

NOTE:
ALL WORK SHALL CONFORM TO THE CITY OF NOVI CURRENT STANDARDS AND SPECIFICATIONS

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	ALTA SURVEY
C-1.1	TOPOGRAPHIC SURVEY - NORTH
C-1.2	TOPOGRAPHIC SURVEY - SOUTH
C-1.3	USEABLE OPEN SPACE CALCULATION PLAN
C-3.0	PRELIMINARY SITE PLAN - OVERALL
C-3.1	PRELIMINARY SITE PLAN - NORTH
C-3.2	PRELIMINARY SITE PLAN - SOUTH
C-4.1	PRELIMINARY GRADING PLAN - NORTH
C-4.2	PRELIMINARY GRADING PLAN - SOUTH
C-6.0	PRELIMINARY UTILITY PLAN - OVERALL
C-6.1	PRELIMINARY UTILITY PLAN - NORTH
C-6.2	PRELIMINARY UTILITY PLAN - SOUTH
C-8.1	STORM WATER MANAGEMENT PLAN
C-9.1	NOTES AND DETAILS
C-9.2	DETAILS
C-10.0	TRUCK TURNING PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN - OVERALL
L-1.1	PRELIMINARY LANDSCAPE PLAN - NORTH
L-1.2	PRELIMINARY LANDSCAPE PLAN - SOUTH
L-1.3	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN

	ARCHITECTURE PLANS - COMMERCIAL
A.100	RETAIL FLOOR PLAN
A.200	RETAIL ELEVATIONS
	ARCHITECTURAL PLANS - RESIDENTIAL
1 OF 15	FLOOR PLANS
2 OF 15	ELEVATIONS
3 OF 15	ELEVATIONS
4 OF 15	ELEVATIONS
5 OF 15	5 UNIT BUILDING PERSPECTIVE RENDERINGS
6 OF 15	5 UNIT BUILDING PERSPECTIVE RENDERINGS
7 OF 15	5 UNIT BUILDING FOOTPRINT
8 OF 15	5 UNIT BUILDING FRONT ELEVATION
9 OF 15	5 UNIT BUILDING REAR ELEVATION
10 OF 15	5, 8, & 9 UNIT BUILDING SIDE ELEVATIONS
11 OF 15	8 UNIT BUILDING FOOTPRINT
12 OF 15	8 UNIT BUILDING FRONT ELEVATION
13 OF 15	8 UNIT BUILDING REAR ELEVATION
14 OF 15	9 UNIT BUILDING FOOTPRINT
15 OF 15	9 UNIT BUILDING FRONT & REAR ELEVATION
	PHOTOMETRIC PLANS
1 OF 8	OVERALL
2 OF 8	RETAIL
3 OF 8	RESIDENTIAL
4 OF 8	RESIDENTIAL
5 OF 8	RESIDENTIAL
6 OF 8	COLOR ISOMETRIC
7 OF 8	COLOR ISOMETRIC
8 OF 8	SPECIFICATIONS

PEA GROUP

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

MF NOVI, LLC.
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PHONE: 248.540.9300 EXT 10
EMAIL: MPARKS@CYPRESSMI.COM

CIVIL ENGINEER

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AUBURN HILLS, MI 48236
CONTACT: JAMES P. BUTLER, PE
PHONE: 248.821.4841
EMAIL: JBUTLER@PEAGROUP.COM

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KRIEGER KLATT ARCHITECTS
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ROYAL OAK, MI 48067
CONTACT: BRODRICK BROZOWSKI
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LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: LYNN WHIPPLE, PLA
PHONE: 844.813.2949
EMAIL: LWHIPPLE@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
CITY COMMENTS	5/4/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023
LAYOUT CHANGES	9/13/2024
LAYOUT CHANGES	10/7/2024
LAYOUT CHANGES	3/27/2025
CITY COMMENTS	1/8/2026
CITY COMMENTS	5/6/2026
CITY COMMENTS	8/6/2026

CITY OF NOVI PROJECT NUMBER: JSP21-0051



NOVI ACRES | PEA JOB NO. 2021-0449| PRELIMINARY SITE PLANS

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SCHEDULE B–II EXCEPTIONS
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

Items 1–7, 21, and 22 are not plottable survey items.

8 Pole Line Permit granted to The Detroit Edison Company recorded in Liber 3514, Page 127, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]

9 Conservation Easement granted to the City of Novi recorded in Liber 25123, Page 222, Oakland County Records, and the terms, conditions and provisions contained therein. [AS PLOTTED]

10 Conservation Easement granted to the Michigan Department of Environmental Quality recorded in Liber 25394, Page 179, Oakland County Records, and the terms, conditions and provisions contained therein. [AS PLOTTED]

11 Terms, conditions and provisions contained in Operation and Easement Agreement recorded in Liber 25885, Page 164, as amended by First Amendment to Operation and Easement Agreement recorded in Liber 35814, Page 626, Oakland County Records. [AS PLOTTED]

12 Terms, conditions and provisions contained in Access Roadway and Utility Easement Agreement recorded in Liber 33901, Page 381, Oakland County Records. [AS PLOTTED]

13 Terms, conditions and provisions contained in Easement Agreement recorded in Liber 36534, Page 82, Oakland County Records. [AS PLOTTED]

14 Terms, conditions and provisions contained in unrecorded Development Rights Agreement dated April 29, 2005, as evidenced by Memorandum of Development Rights Agreement recorded in Liber 36534, Page 100, Oakland County Records. [AS PLOTTED]

15 Terms, conditions and provisions contained in Declaration as to Allocation of Common Area Maintenance Fee and Administration Fee recorded in Liber 36534, Page 106, Oakland County Records. [AS PLOTTED]

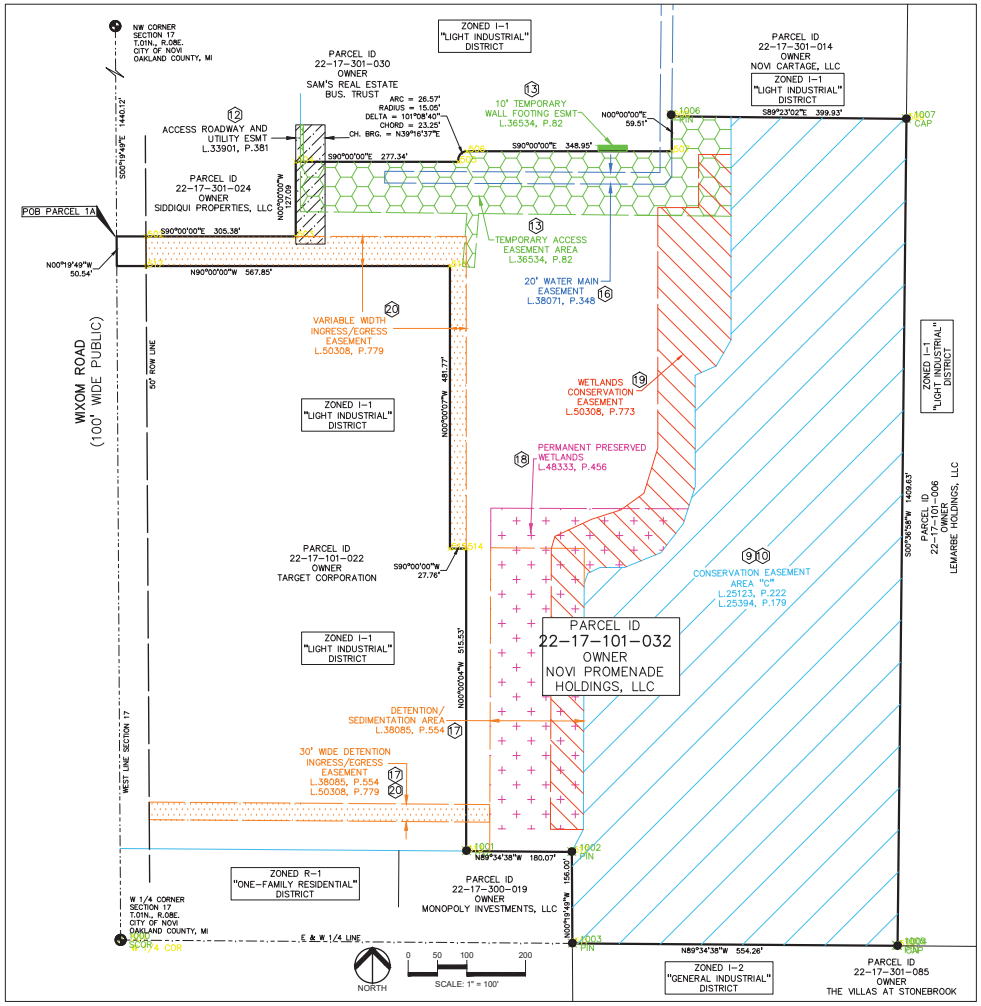
16 Terms, conditions and provisions contained in Water System Easement Agreement recorded in Liber 38071, Page 348, Oakland County Records. [AS PLOTTED]

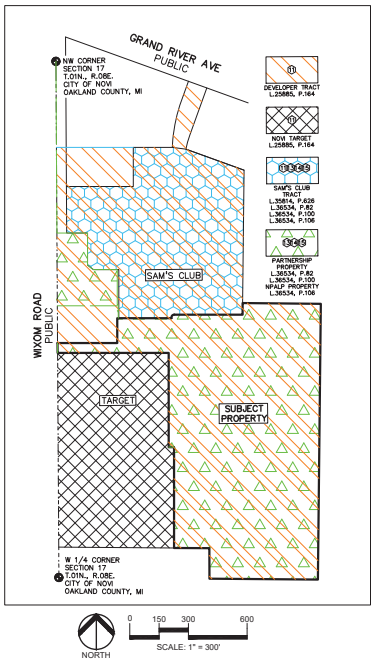
17 Terms, conditions and provisions contained in Storm Drainage Facility Maintenance Easement Agreement recorded in Liber 38085, Page 554, Oakland County Records. [AS PLOTTED]

18 Terms, provisions and stipulations contained in Consent Judgment entered July 19, 2001 in Oakland County Circuit Court Case No. 00–021098–CZ, as evidenced by Affidavit Providing Notice of Consent Judgment recorded September 12, 2001 in Liber 23629, Page 92, as modified by Amendment to Consent Judgment entered June 23, 2015 and recorded June 26, 2015 in Liber 48333, Page 456, Oakland County Records. [AS PLOTTED]

19 Terms, conditions and provisions contained in Wetland Conservation Easement recorded in Liber 50308, Page 773, Oakland County Records. [AS PLOTTED]

20 Terms, conditions and provisions contained in Storm Drainage Facility Maintenance Easement Agreement recorded in Liber 50308, Page 779, Oakland County Records. [AS PLOTTED]





LEGEND

EXISTING / PROPOSED

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
HCC CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

ELEC., PHONE OR CABLE TV O/H LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/22/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON APPROXIMATE INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PEA GROUP
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www.peagroup.com

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
ALTA SURVEY

PEA JOB NO. 2021-0449
P.M. JPB
DN. JKS
DES. JKS

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

S:\PROJECTS\2021\2021-0449 (CHRISS NOVI)\WS\SITE PLANS\C-1.0\ALTA-21-0449.dwg
S:\PROJECTS\2021\2021-0449 (CHRISS NOVI)\WS\SITE PLANS\C-1.0\ALTA-21-0449.dwg

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

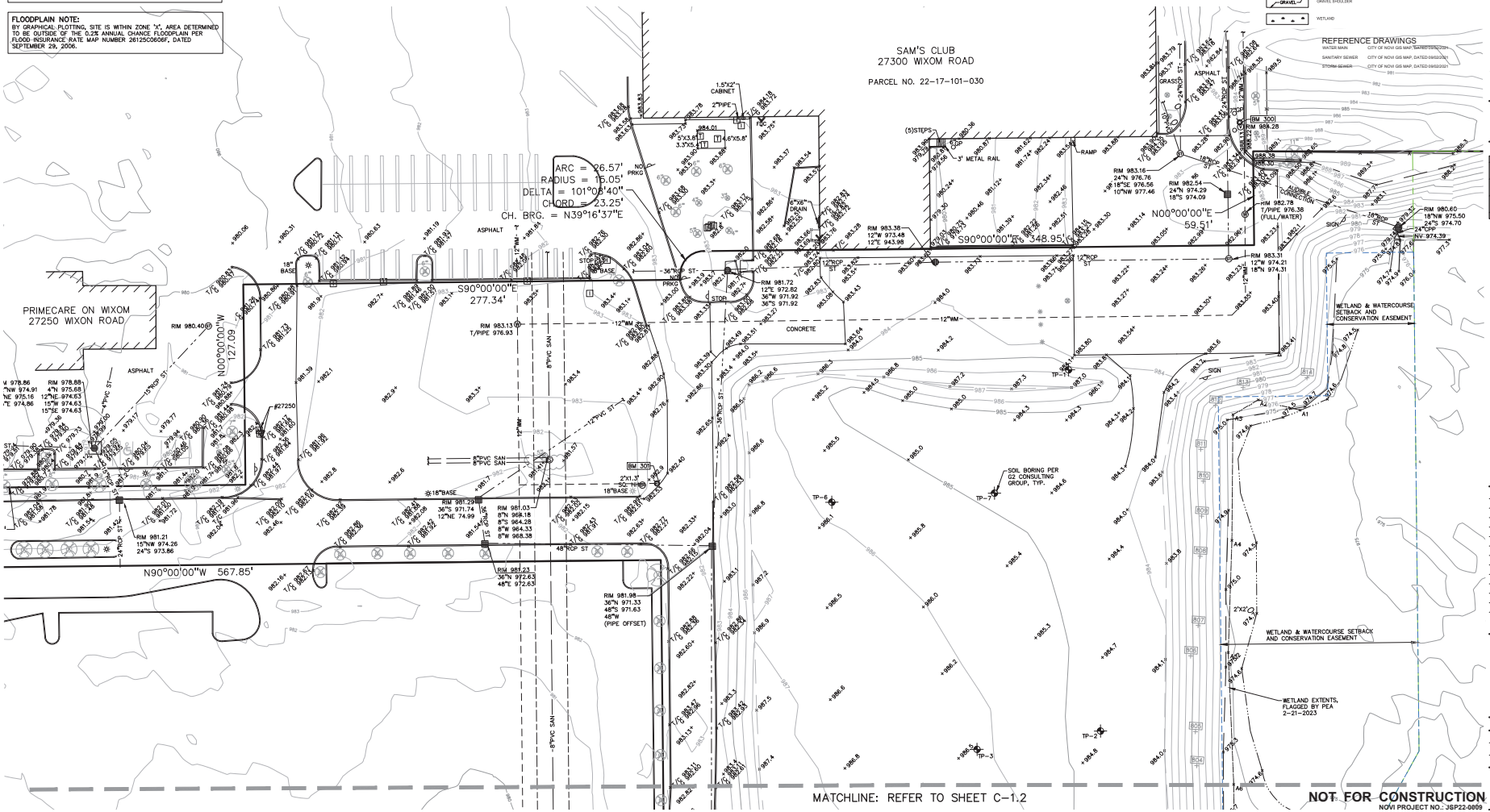
BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
PCC CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING
ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
670 CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC. CONCRETE
ASPH. ASPHALT
GRAVEL GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS
WATER MAIN — CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER — CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER — CITY OF NOVI GIS MAP, DATED 09/02/2021

NORTH
0 15 30 60
SCALE: 1" = 30'

CAUTION!!
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C-1.1

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
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CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
TOPOGRAPHIC SURVEY- NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	SWS
DES.	SWS

DRAWING NUMBER:
C-1.1

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
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BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

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ELEV. 981.30

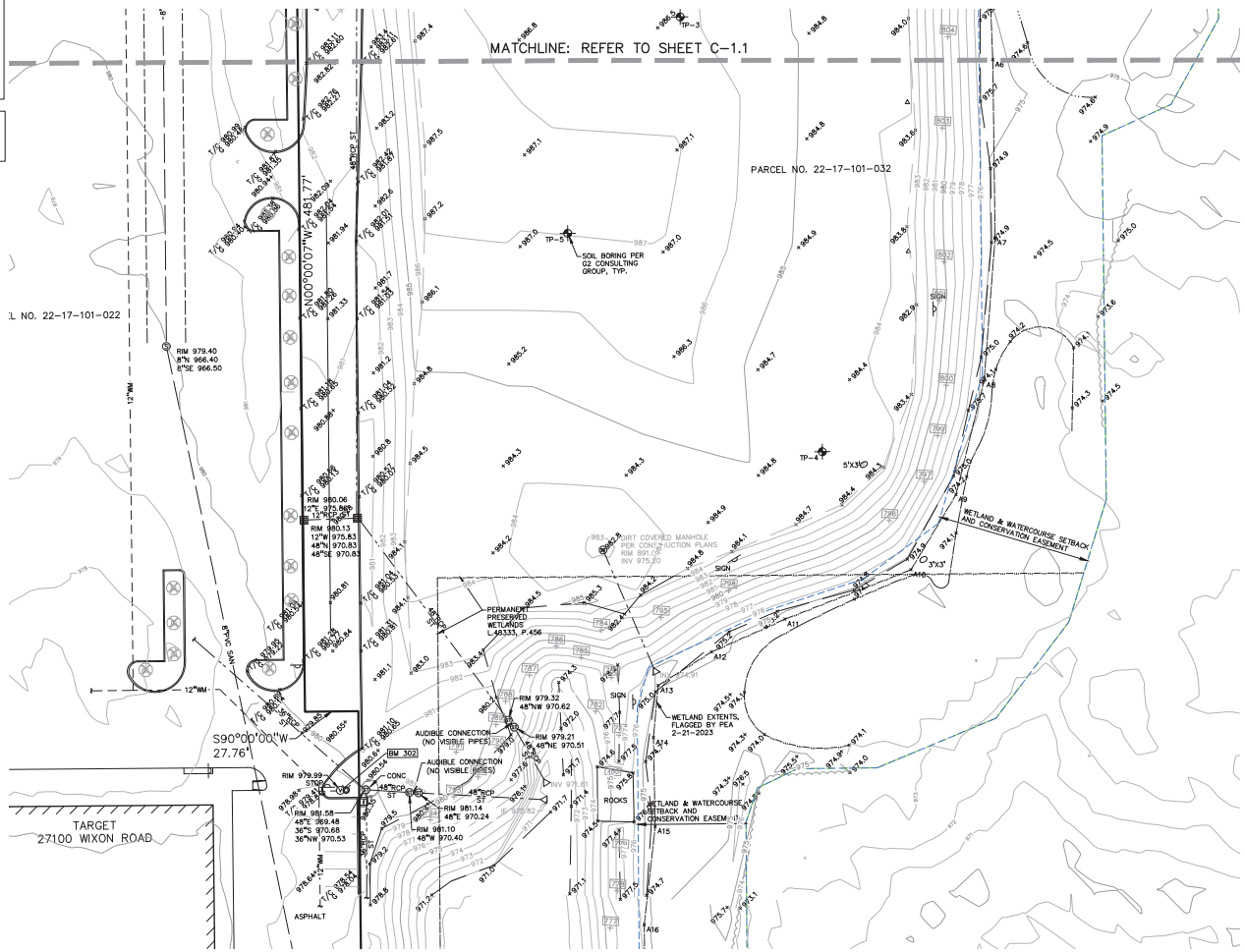
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X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
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LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

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LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
MCC CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING
ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
670 CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC. CONCRETE
ASPH. ASPHALT
GRAVEL GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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C-1.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
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CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
TOPOGRAPHIC SURVEY- SOUTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	SWS
DES.	SWS

DRAWING NUMBER:
C-1.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

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ELEV. – 984.93

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

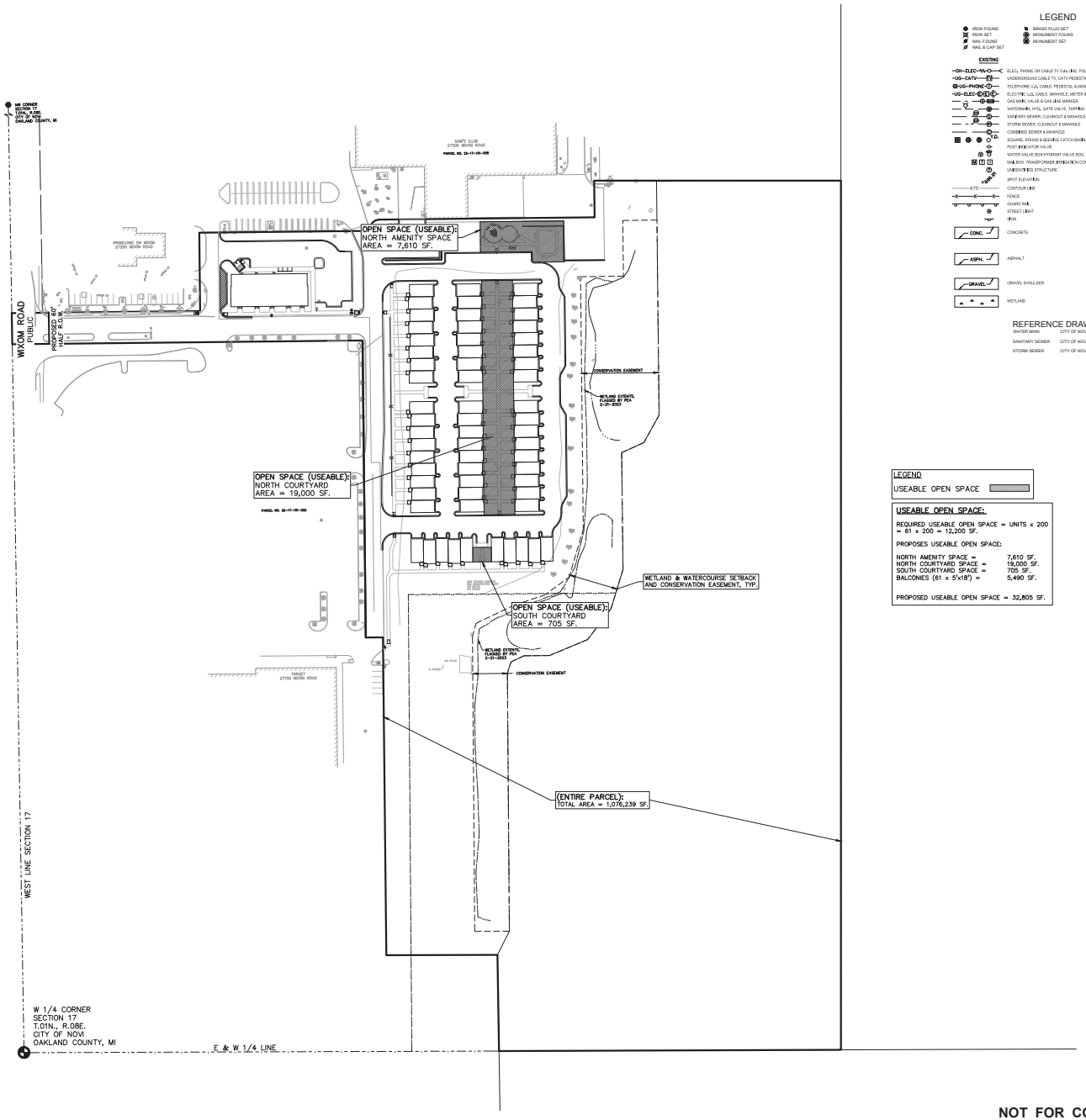
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BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
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FLOODPLAIN NOTE:
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LEGEND

EXISTING		PROPOSED
IRON FOUND	BRASS PLUG SET	MCC. CORNER FOUND
IRON SET	MONUMENT FOUND	R RECORDED
NAIL FOUND	MONUMENT SET	M MEASURED
NAIL & CAP SET		C CALCULATED
-OH-ELEC-W-	ELEC., PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE	
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-	TELEPHONE U/G CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-	ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE	
GAS	GAS MAIN, VALVE & GAS LINE MARKER	
W	WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE	
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ST	STORM SEWER, CLEANOUT & MANHOLE	
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	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
670.00	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / SLOPE ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

REFERENCE DRAWINGS

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LEGEND
USEABLE OPEN SPACE

USEABLE OPEN SPACE:

REQUIRED USEABLE OPEN SPACE = UNITS x 200 = 61 x 200 = 12,200 SF.

PROPOSES USEABLE OPEN SPACE:

NORTH AMENITY SPACE =	7,610 SF.
NORTH COURTYARD SPACE =	19,000 SF.
SOUTH COURTYARD SPACE =	705 SF.
BALCONIES (61 x 5'x18') =	5,490 SF.

PROPOSED USEABLE OPEN SPACE = 32,805 SF.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
USEABLE OPEN SPACE CALCULATION PLAN

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.3

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
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SITE DATA TABLE:

SITE AREA: 24.71 ACRES (1,076,239 SF.) GROSS
8.64 ACRES (376,534 SF.) NET

TAX ID: 22–17–101–032

ZONING: CONSENT JUDGEMENT
PROPOSED ZONING: CONSENT JUDGEMENT

EXISTING USE: VACANT LAND
PROPOSED USE: RESIDENTIAL MULTI–FAMILY AND COMMERCIAL–RETAIL

RESIDENTIAL UNIT MIX:
3–STORY 4 BEDROOM – 61 TOTAL
TOTAL LIVING UNITS = 4 ROOMS
BUILDING HEIGHT ALLOWED = 35'
BUILDING HEIGHT PROPOSED = 3 STORY
ALLOWABLE BUILDING ANGLES = 45°
PROPOSED BUILDING ANGLES = 90° (**)

RM–2 DENSITY REGULATIONS:

TOTAL NUMBER OF ROOMS ALLOWED: 376,534 SF. / 2000 = 188 ROOMS
TOTAL NUMBER OF ROOMS PROPOSED: 61 UNITS x 4 ROOMS = 244 ROOMS (**)

MAXIMUM BUILDING LENGTH = 180'
PROPOSED BUILDING LENGTH = 9 UNIT BUILDINGS ARE 180.0', 8 UNIT BUILDINGS ARE 160.0', 5 UNIT BUILDINGS ARE 100.0', AND RETAIL IS 125.0'

MAXIMUM BUILDING PERCENTAGE OF LOT COVERAGE = 25%
PROPOSED BUILDING LOT COVERAGE = 5.14%

MAXIMUM PAVEMENT AREA IN FRONT YARD = 30%
PROPOSED PAVEMENT AREA IN FRONT YARD = 36% (**)

SETBACK REQUIREMENTS:

RM–2 ZONING DISTRICT:

RETAIL	REQUIRED	PROVIDED
FRONT SETBACK (WEST)	50'	50'
SIDE SETBACK (NORTH)	75'	68.08'
SIDE SETBACK (SOUTH)	75'	57'
REAR SETBACK (EAST)	75'	863.78'

RESIDENTIAL		
FRONT SETBACK (WEST)	50'	466.54'
SIDE SETBACK (NORTH)	75'	105.73'
REAR SETBACK (EAST)	75'	75'
REAR SETBACK (SOUTH)	75'	790.66'
WETLAND SETBACK	25'	30.76'

PARKING CALCULATIONS:

RESIDENTIAL MULTI–FAMILY
TOTAL RESIDENTIAL PARKING REQUIRED: 2.5 SPACES PER 3 OR MORE BEDROOM UNITS

TOTAL PARKING REQUIRED: (61 UNITS x 2.5 SPACES/UNIT) = 152.5 SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES = 34 SURFACE SPACES + 122 GARAGE SPACES
= 156 TOTAL SPACES PROVIDED

COMMERCIAL–RETAIL
TOTAL RETAIL PARKING REQUIRED: 1 SPACE PER 200 U.S.F.

TOTAL RETAIL PARKING REQUIRED: (6,529 U.S.F. x 0.8 USEABLE) / 200 = 26 SPACES

TOTAL PROPOSED RETAIL PARKING SPACES = 26 SPACES PROVIDED (INCLUDES 2 H/C SPACES)

RETAIL PARKING FOR BUILDINGS A, B AND C REQUIRED = 1,725 SPACES

RETAIL "A" (TARGET) PROVIDED = 598 SPACES
RETAIL "B" (SAMS CLUB) PROVIDED = 625 SPACES
RM–2 "C" (PROPOSED BUILDING) = 249 SPACES

TOTAL PARKING FOR BUILDINGS A, B AND C = 1,470 SPACES
(DEVIATION OF 251 SPACES)

REQUIRED – 25' SETBACK FROM WETLAND
PROPOSED – 30.76' SETBACK FROM WETLAND

PEDESTRIAN CONNECTIVITY
REQUIRED – 5' SIDEWALKS ON BOTH SIDES OF PRIVATE DRIVE
PROVIDED – 5' SIDEWALK ON ONE SIDE ONLY (**)

BICYCLE PARKING
REQUIRED RETAIL – 5% OF REQUIRED AUTOMOBILE SPACES, MINIMUM 2 SPACES
REQUIRED RESIDENTIAL – 1 SPACE FOR EACH 5 DWELLING UNITS
PROPOSED RETAIL – 2 BICYCLE PARKING SPACES
PROVIDED RESIDENTIAL – 61 SPACES WITHIN GARAGES + 6 ADDITIONAL AT NORTH PARK
(**) DEVIATIONS REQUIRED

LOADING ZONE
REQUIRED – RATIO OF TEN SQUARE FEET FOR EACH FRONT FOOT OF BUILDING
REQUIRED – 52.5 LF OF BUILDING FRONTAGE X 10 SF = 525 SF
PROPOSED – LOADING ZONE AREA OF 600 SF

SOIL INFORMATION
CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES

(**) DEVIATIONS REQUESTED:
- TOTAL ROOMS PROPOSED
- PEDESTRIAN CONNECTIVITY
- FRONT YARD PAVEMENT
- PROPOSED BUILDING ANGLES
- DISTANCE BETWEEN BUILDINGS
- FOUNDATION PLANTING PERCENTAGE

USEABLE OPEN SPACE:
REQUIRED USEABLE OPEN SPACE = UNITS x 200
= 61 x 200 = 12,200 SF.

PROPOSED USEABLE OPEN SPACE = 26,000 SF.

MIN. DISTANCE BETWEEN BUILDINGS:
[TOTAL LENGTH (BLDG A) + TOTAL LENGTH (BLDG B) + 2x(HEIGHT OF A + B)] / 6

[(180 LF + 160 LF)+2x(2x41.12 LF)]/6 = 84 LF

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C–9.1 AND C–9.2 FOR ON–SITE PAVING DETAILS.
3. REFER TO LATEST M.D.O.T. DETAIL R–28 FOR SIDEWALK RAMP DETAILS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT–OF–WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
9. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON–BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.

CITY OF NOVI FIRE DEPARTMENT NOTES:
1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

LEGEND
IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, MISC. CORNER FOUND, R RECORDED, M MEASURED, C CALCULATED
EXISTING / PROPOSED
ELEC. PHONE OR CABLE TV OHA LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021

NORTH
0 20 40 80
SCALE: 1" = 40'

CAUTION!!
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PEA GROUP
t: 844.813.2949
www.peagroup.com

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS

PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
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LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN- OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

DETECTABLE WARNING PLATE NOTE:
AS SHOWN ON THIS SHEET, SOME SIDEWALK RAMPS WILL REQUIRE DETECTABLE WARNING PLATES TO BE INSTALLED.

DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN 'DURALAST' IN NATURAL FINISH OR BLACK ASPHALTIC DIP FINISH, OR APPROVED EQUAL

GENERAL NOTES:

1. THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
2. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
3. REFER TO LATEST M.D.O.T. DETAIL R-28 FOR SIDEWALK RAMP DETAILS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
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8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
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10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.
11. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
12. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
13. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE P'	(P)
CURB DROP ONLY	(X)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-9.2

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
"STOP" SIGN	2
'BARRIER FREE PARKING' SIGN	3
"VAN ACCESSIBLE" SIGN	4
"CROSSWALK" SIGN	5

REFER TO DETAIL SHEET FOR SIGN DETAILS. ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MMUTCD STANDARDS.

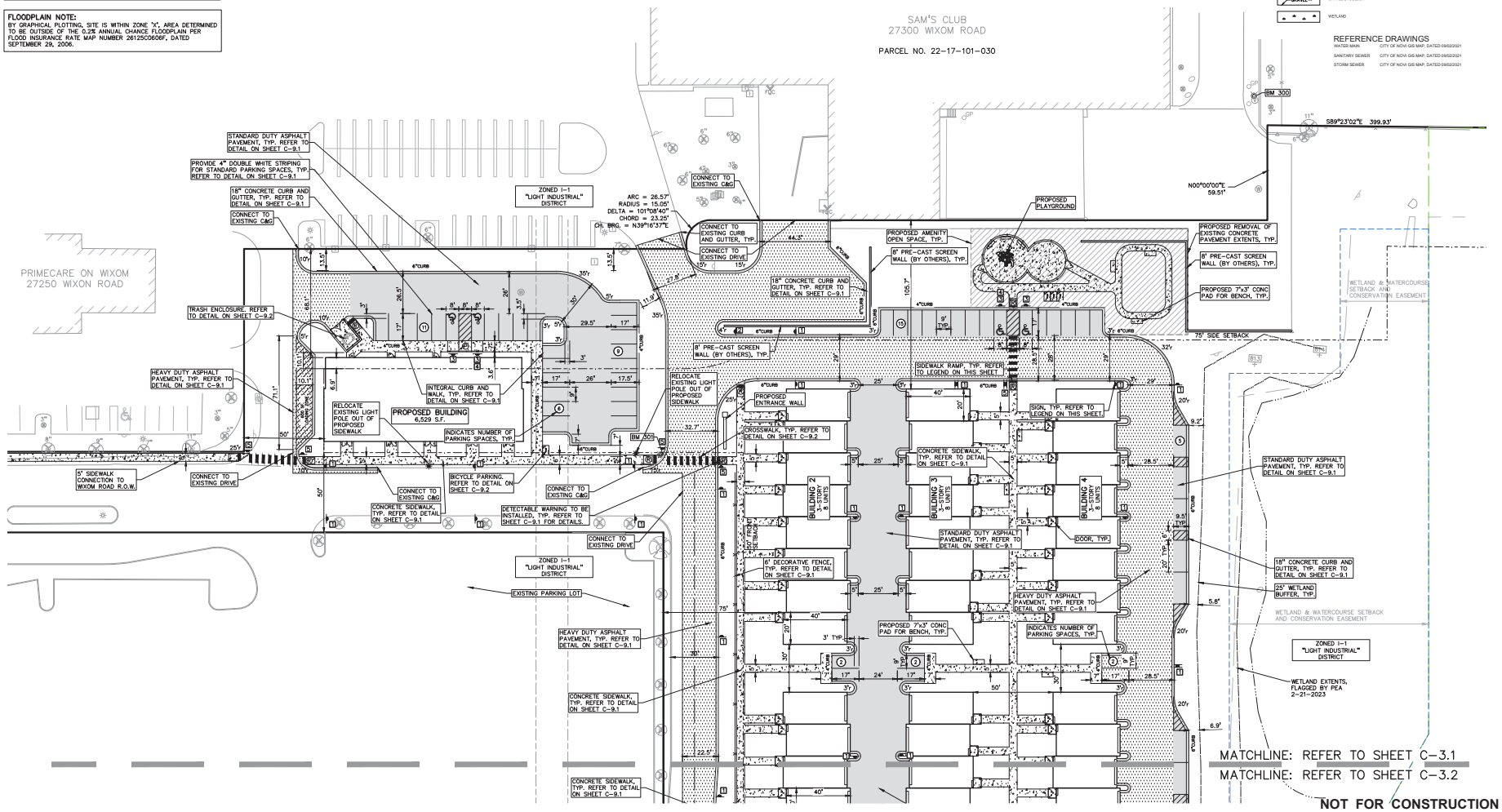
LEGEND

EXISTING / PROPOSED

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
REC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED
ELEC. PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
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UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/22/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021



NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES P. BURTON No. 6201061811 PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

811

CAUTION!!
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C-3.1

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN-NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE P'	(P)
CURB DROP ONLY	(X)

REFER TO LATEST MDOT R–28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C–9.2

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5

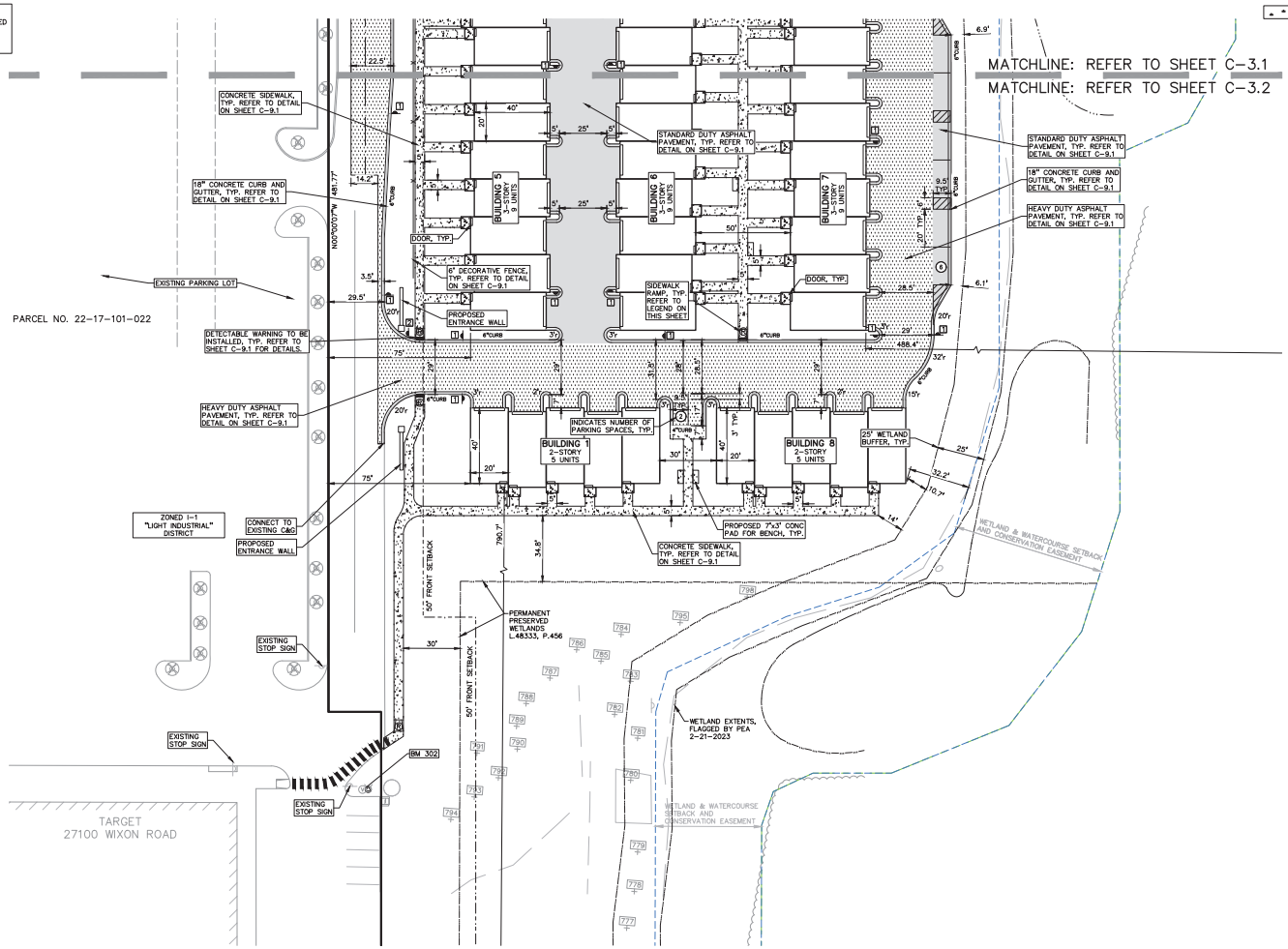
REFER TO DETAIL SHEET FOR SIGN DETAILS. ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MMUTCD STANDARDS.

LEGEND

EXISTING	PROPOSED	
		IRON FOUND / IRON SET / NAIL FOUND / NAIL & CAP SET
		BRASS PLUG SET / MONUMENT FOUND / MONUMENT SET
		MCC. CORNER FOUND / R RECORDED / M MEASURED / C CALCULATED
		ELEC. PHONE OR CABLE TV OHA LINE, POLE & GUY WIRE
		UNDERGROUND CABLE TV, CATV PEDESTAL
		TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
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		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
		SPOT ELEVATION
670	671.21	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.	STD DUTY / HEAVY DUTY / CURB & GUTTER ONLY	CONCRETE
ASPH.	STD DUTY / HEAVY DUTY	ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

REFERENCE DRAWINGS

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SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021



PEA GROUP
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NORTH

0 15 30 60
SCALE: 1" = 30'

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C-3.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
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LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN- SOUTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
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CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

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BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. 622.50

PROPOSED CONTOUR LINE 922

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)
SIDEWALK RAMP 'TYPE P' (P)
CURB DROP ONLY (X)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-9.2

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
MCC CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

STD DUTY / HEAVY DUTY / CURB ONLY

REFERENCE DRAWINGS
WATER MAIN — CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER — CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER — CITY OF NOVI GIS MAP, DATED 09/02/2021

NORTH

0 15 30 60
SCALE: 1" = 30'

811 BEFORE YOU DIG

CAUTION!!
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C-4.1

SAM'S CLUB
27300 WIXOM ROAD

PARCEL NO. 22-17-101-030

PRIMECARE ON WIXOM
27250 WIXON ROAD

WETLAND & WATERCOURSE SETBACK AND CONSERVATION EASEMENT

WETLAND EXTENTS, FLAGGED BY PEA 2-21-2023

RECONSTRUCT STRUCTURE AS NEEDED TO PROP. RIM

SOIL BORING PER GEOTECH CONSULTANT

SILT FENCE, TYP.

MATCHLINE: REFER TO SHEET C-4.1
MATCHLINE: REFER TO SHEET C-4.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY GRADING PLAN- NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

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SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. — 622.50

PROPOSED CONTOUR LINE — 922 —

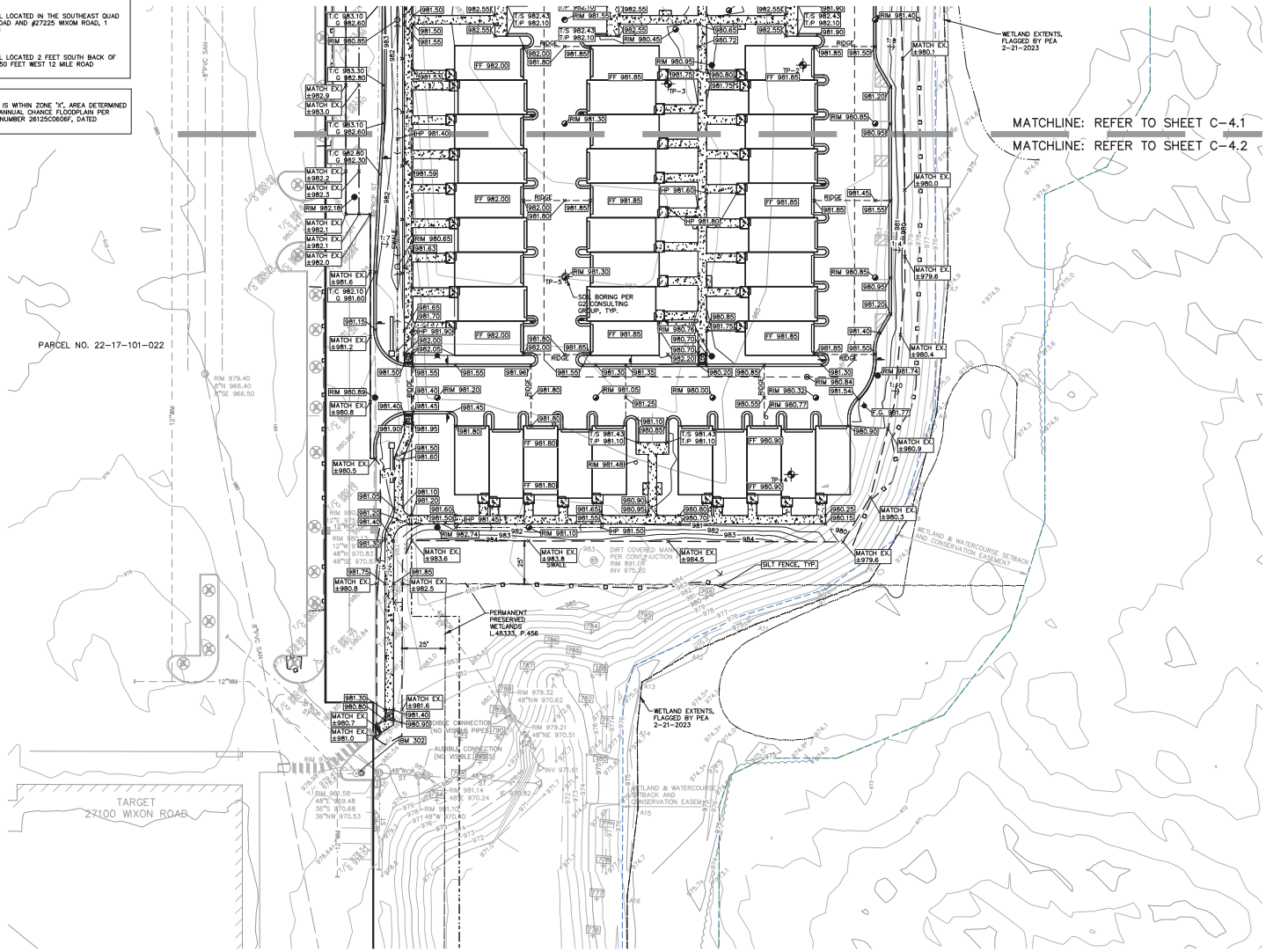
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REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-9.2



LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
HCC CORNER FOUND
R RECORDED
M MEASURED
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EXISTING / PROPOSED

ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
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SIGN
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ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/22/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021
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NORTH

0 15 30 60
SCALE: 1" = 30'

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C-4.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
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CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY GRADING PLAN-SOUTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

BENCHMARKS
(GPS DERIVED – NAVD88)

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ELEV. – 986.37

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

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(VERT. DATUM NAVD88, HORIZ. DATUM NAVD83)

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ELEV. 974.22

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ELEV. 981.30

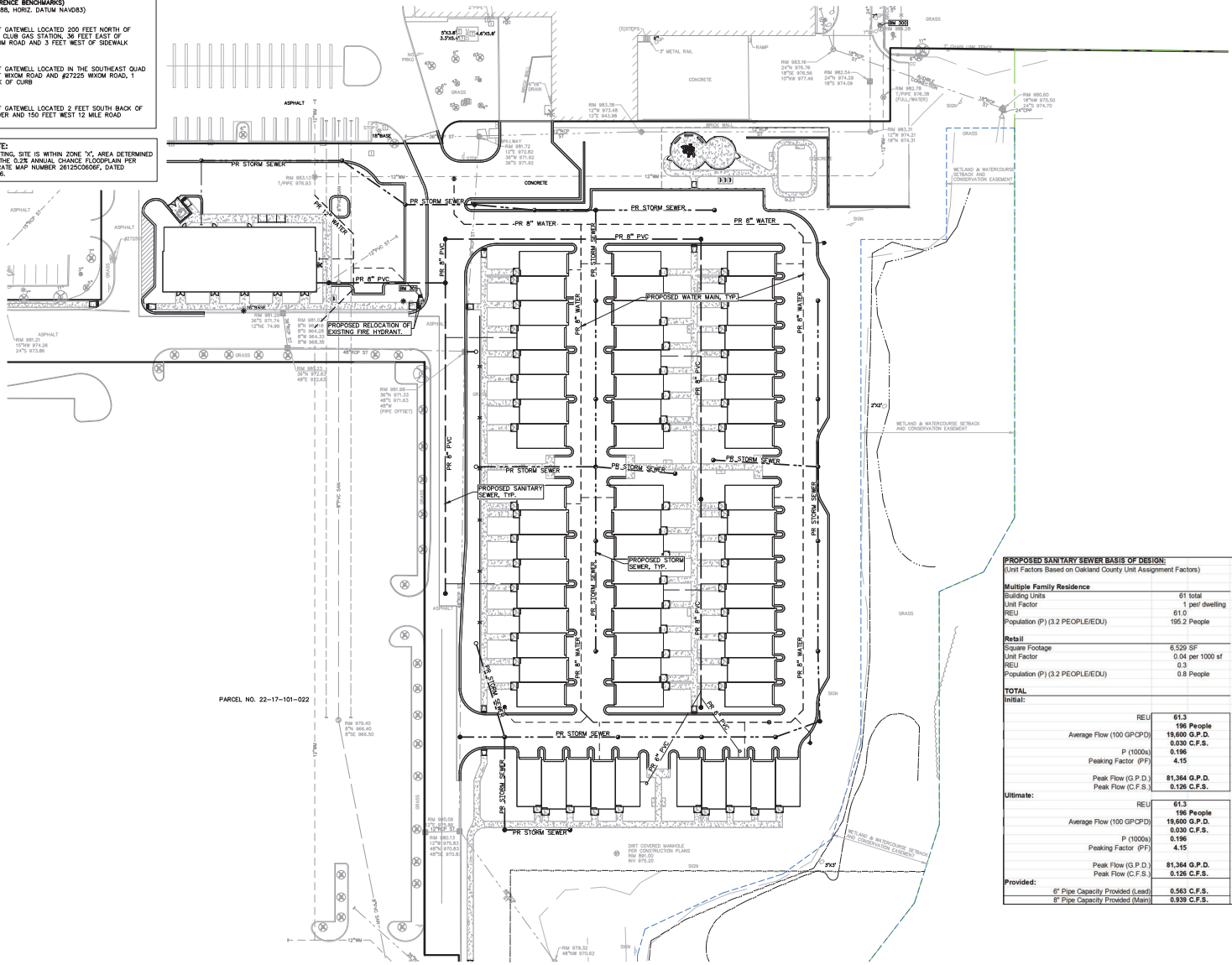
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PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	
Building Units	61 total
Unit Factor	1 per/ dwelling
REU	61.0
Population (P) (3.2 PEOPLE/EDU)	195.2 People
Retail	
Square Footage	6,529 SF
Unit Factor	0.04 per 1000 sf
REU	0.3
Population (P) (3.2 PEOPLE/EDU)	0.8 People
TOTAL	
Initial:	
REU	**61.3**
	196 People
Average Flow (100 GPCPD)	**19,600 G.P.D.**
	0.030 C.F.S.
P (1000s)	**0.196**
Peaking Factor (PF)	**4.15**
Peak Flow (G.P.D.)	**81,364 G.P.D.**
Peak Flow (C.F.S.)	**0.126 C.F.S.**
Ultimate:	
REU	**61.3**
	196 People
Average Flow (100 GPCPD)	**19,600 G.P.D.**
	0.030 C.F.S.
P (1000s)	**0.196**
Peaking Factor (PF)	**4.15**
Peak Flow (G.P.D.)	**81,364 G.P.D.**
Peak Flow (C.F.S.)	**0.126 C.F.S.**
Provided:	
6" Pipe Capacity Provided (Lead)	**0.563 C.F.S.**
8" Pipe Capacity Provided (Main)	**0.939 C.F.S.**

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multiple Family Residence	
Building Units	61 total
Unit Factor	1 per/ dwelling
REU	61.0
Population (P) (3.2 PEOPLE/EDU)	195.2 People
Retail	
Square Footage	6529 SF
Unit Factor	0.04 per 1000 sf
REU	0.3
Population (P) (3.2 PEOPLE/EDU)	0.8 People
TOTAL	
REU	**61.3**
	196 People
Average Flow (150 GPCPD)	**29,400 G.P.D.**
	0.045 C.F.S.
	0.029 M.G.D.
Design Max. Flow = (2.5*avg)	**73500.00 G.P.D.**
	0.114 C.F.S.
	0.074 M.G.D.

Building Type = type II
Required Fire Flow = 4000 psi for 2 hours

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	REC. CORNER FOUND
	R RECORDED
	M MEASURED
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EXISTING / PROPOSED

ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
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REFERENCE DRAWINGS

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NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
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NORTH

0 15 30 60
SCALE: 1" = 30'

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CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN - OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.0

BENCHMARKS
(GPS DERIVED – NAVD88)

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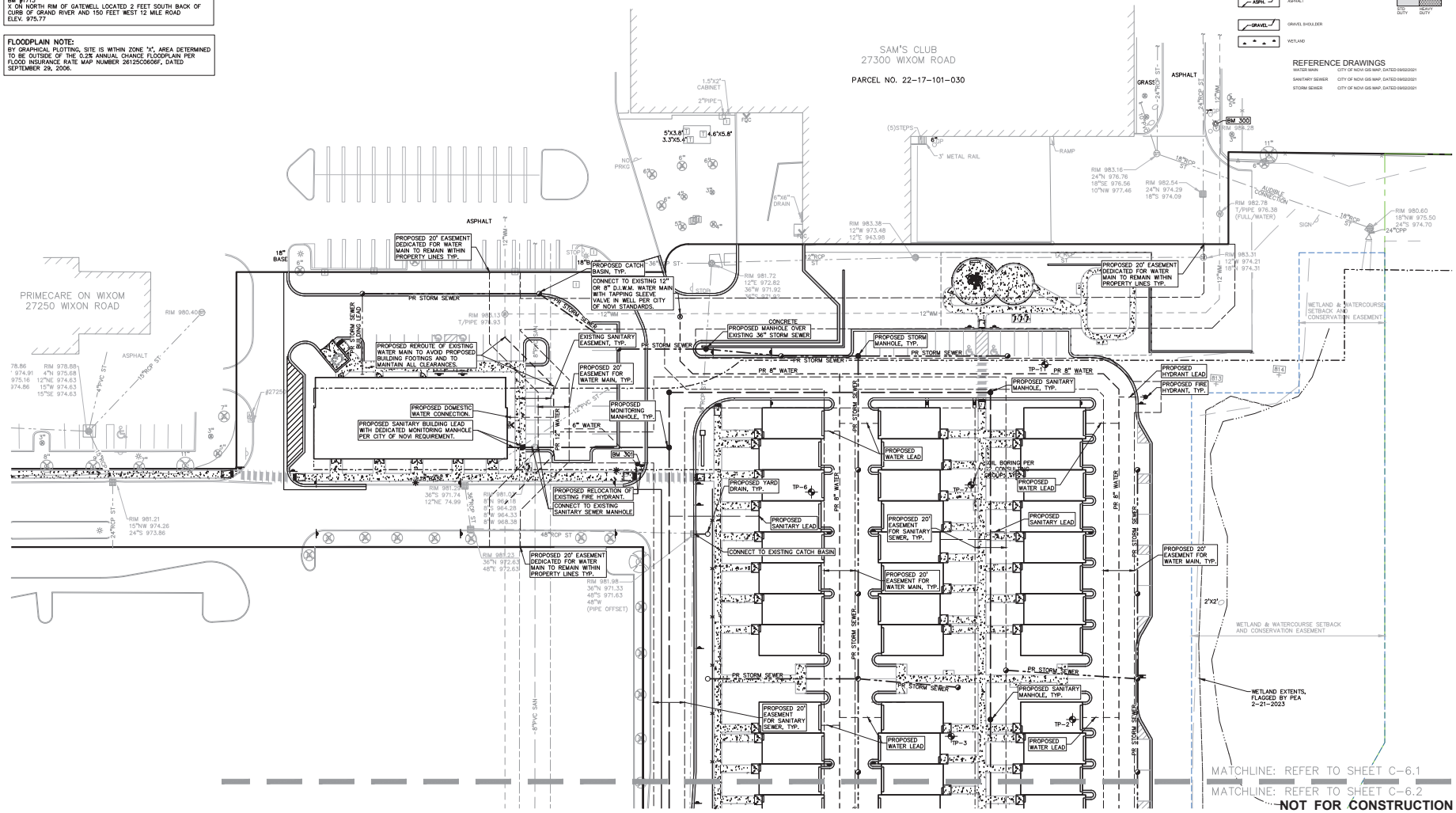
LEGEND

EXISTING / PROPOSED

- IRON FOUND / IRON SET / NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET / MONUMENT FOUND / MONUMENT SET
- MCC: CORNER FOUND / R: RECORDED / M: MEASURED / C: CALCULATED
- ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
- ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/22/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021



NOT FOR CONSTRUCTION

NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

CAUTION!!
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C-6.1

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN-NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.30

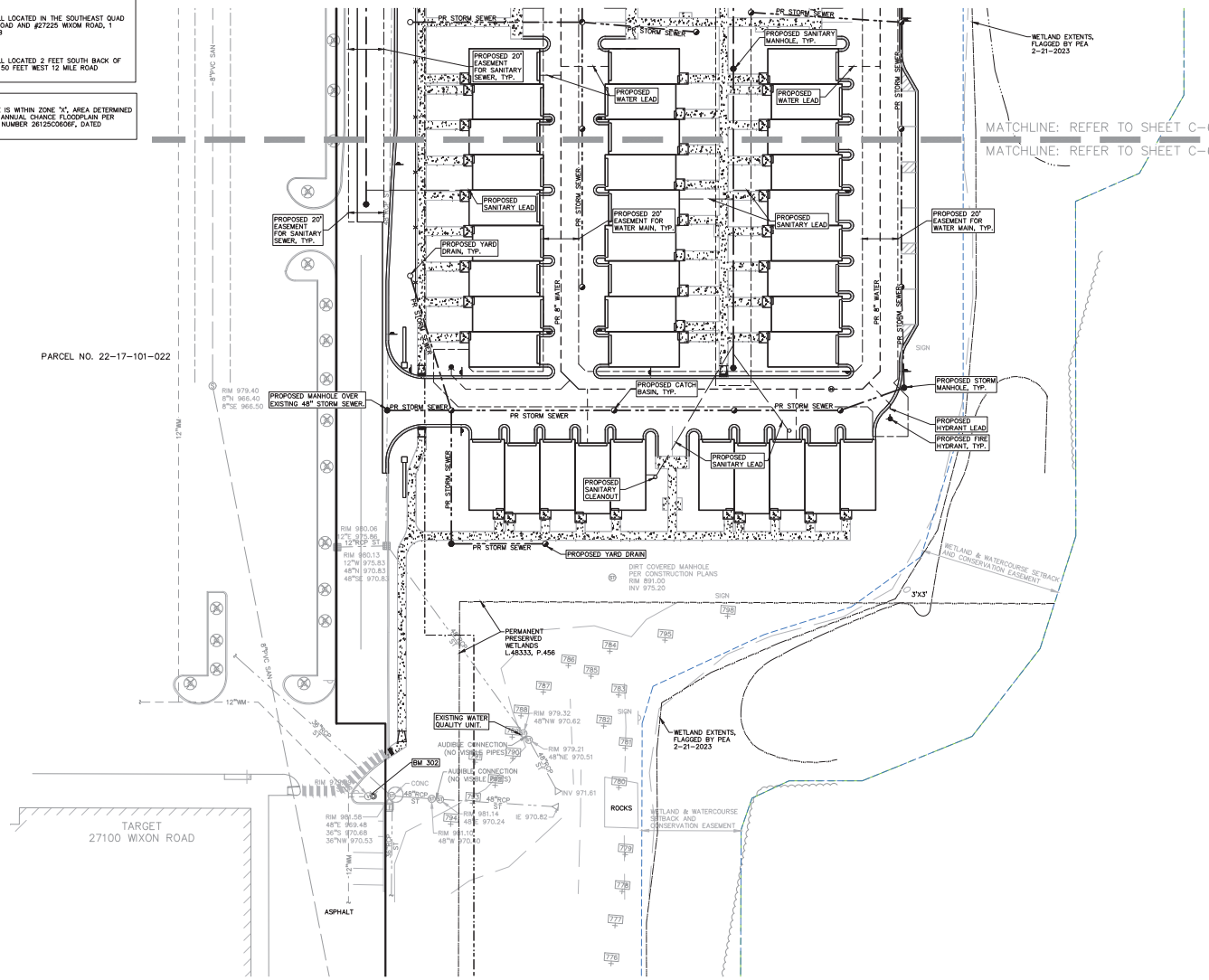
BM #1713
X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
REC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
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SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
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MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
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SPOT ELEVATION
CONTOUR LINE
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SIGN
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WETLAND

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STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/22/2021

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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C-6.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
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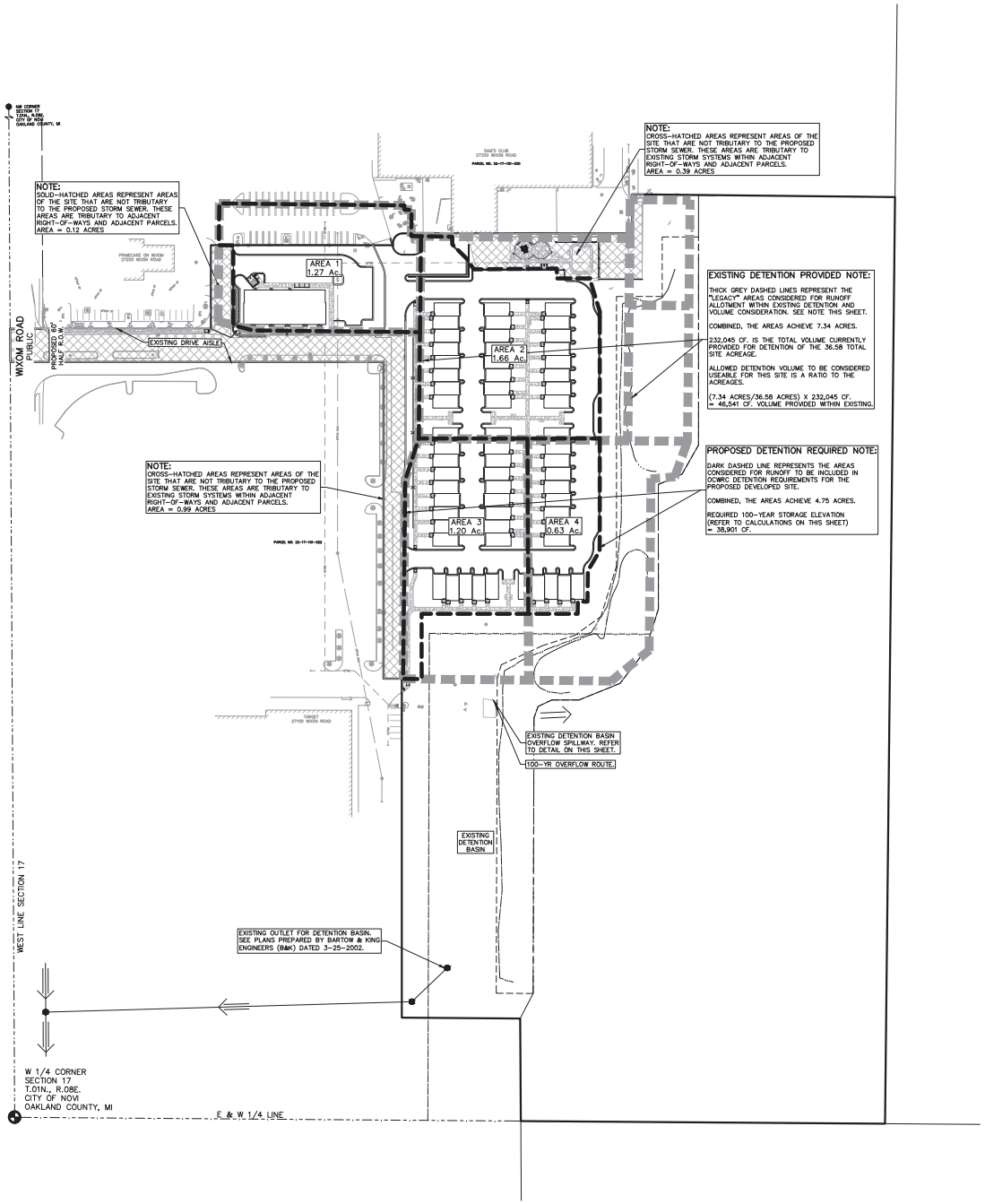
ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY UTILITY PLAN-SOUTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.2

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009



STORM WATER MANAGEMENT:

PER THE CONSTRUCTION PLANS PREPARED BY BARTOW & KING ENGINEERS (B&K) (DATED 3-25-2002), THE AREA OF PROPOSED "STATION FLATS" DEVELOPMENT WAS INCLUDED IN THE TRIBUTARY AREA FOR THE SIZING OF THE DETENTION BASIN FOR THE OVERALL "NOVI PROMENADE" DEVELOPMENT. THIS BASIN WAS RECONFIGURED IN 2015, BUT THE BASIN IS STILL SIZED TO HANDLE THE FLOW FROM THIS PROPOSED DEVELOPMENT.

PER DISCUSSIONS WITH CITY OF NOVI, THE PROPOSED DEVELOPMENT MAY USE VOLUME DESIGNATED FOR THE LEGACY AREAS SHOWN IN THICK GREY DASHED LINES ON THIS SHEET. THESE DEPICT THE AREA OF RUNOFF CONSIDERED FOR "USEABLE" VOLUME WITHIN THE FULL DETENTION. SEE CALCULATION OF RATIO ON PLAN.

PER THE "B&K" PLANS THIS EXISTING BASIN PROVIDED 232,045 CUBIC FEET OF STORAGE FOR A 100 YEAR EVENT. THE OUTLET STRUCTURE HAS BEEN SIZED TO RESTRICT THE OUTFLOW TO 7.32 CFS.

THE PROPOSED VOLUME OF 100-YEAR DETAINMENT REQUIRED BY OCWRC STANDARD STORMWATER REQUIREMENTS IS CALCULATED TO BE LESS THAN THE PROVIDED VOLUME FOR THE CONSIDERED AREAS OF RUNOFF, THEREFORE NO FURTHER DETENTION IS PROPOSED.

THE EXISTING STORM SEWER CONVEYANCE SYSTEM HAS A PRE-TREATMENT STRUCTURE AT THE POINT OF DISCHARGE INTO THE DETENTION BASIN.

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
MCC CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC, PHONE OR CABLE TV OHL LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U/G CABLE, PEDESTAL & MANHOLE
ELECTRIC U/G CABLE, MANHOLE, METER & HANDHOLE
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STORM SEWER, CLEANOUT & MANHOLE
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REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021

Site Drainage Data

Select County:	Oakland	
Select NCRS Soil type:	C	
Existing		
Dry/Wet Detention/Retention Basin	acre	C = 1.00
Water Surface	acre	C = 1.00
Roof	acre	C = 0.95
Asphalt or Concrete Pavement	acre	C = 0.95
Gravel, Brick, or Macadam	acre	C = 0.95
lawns & open space	5.16 acre	C = 0.35
Forested	acre	C = 0.35
Meadow/No-Mow area	acre	C = 0.35
Bioretention	acre	C =
Porous Pavement/Green Roof	acre	C =
Water Area:	0.00 acre	C = 0.00
Impervious Area:	0.00 acre	C = 0.00
Pervious Area:	5.16 acre	C = 0.35
Total Area (A):	**5.16 acre**	
Weighted Coefficient of Runoff (C):	**0.35**	
Proposed		
Dry/Wet Detention/Retention Basin	acre	C = 1.00
Water Surface	acre	C = 1.00
Roof	1.27 acre	C = 0.95
Asphalt or Concrete Pavement	2.73 acre	C = 0.95
Gravel, Brick, or Macadam	acre	C = 0.95
lawns & open space	1.16 acre	C = 0.35
Forested	acre	C = 0.35
Meadow/No-Mow area	acre	C = 0.35
Bioretention	acre	C =
Porous Pavement/Green Roof	acre	C =
Water Area:	0.00 acre	C = 0.00
Impervious Area:	4.00 acre	C = 0.95
Pervious Area:	1.16 acre	C = 0.35
Total Area (A):	**5.16 acre**	
Weighted Coefficient of Runoff (C):	**0.81**	
Rainfall Intensity		
Flood Control Time of Concentration, Tc =	15.00 minutes	

Detroit v2.00 — 8/1/2006 — 7/19/2025

Time of Concentration (T_C)	15.00 min
Site Area (A)	5.16 acres
Runoff Coefficient (C)	0.81

Rainfall Intensity

$I = 30.2p^{0.82}/(Tc + 9.17)^{0.81}$

p is the design storm intensity, in years

I_1 =	2.29 in/hr
I_{10} =	3.80 in/hr
I_{100} =	6.30 in/hr

Water Quality Volume

V_{WQ} = 3630PCA	15,172 cf
V_F = 545CA	2,278 cf

Forebay Dewatering Rate

$Q_F = Q_{WED}$	0.17 cfs

CPVC: Channel Protection Volume Control Volume

V_{CPVC} = 3630PCA	19,724 cf
Precipitation Depth, P:	1.30 inch

CPRC: Channel Protection Rate Control Volume: Extended Detention

V_{ED} = 6897CA	28,827 cf

Target Dewatering Rate

$Q_{WED} = V_{ED} / (48*60*60)$	0.17 cfs
$Q_{VER} = 1.1055-0.206ln(A)$	0.77 cfs/acre
Maximum Q_{VER} = 1.0 cfs/acre	
Mandated Outflow Rate:	N/A cfs/acre
Q_{100P} is the lesser of the two rates multiplied by A.	
Q_{100P} =	3.96 cfs

100-Year Runoff Volume

V_{100R} = 18985CA	79,350 cf

Storage Curve Factor for the 100-year Detention Volume

$Q_{100N} = C_{100}i_{100}A$	26.34 cfs
$R = [0.206 - 0.15ln(Q_{100P}/Q_{100N})]$	0.49

100-Year Runoff Volume

V_{100R} = 18985CA	79,350 cf

Channel Protection Volume Credit

$V_{VC-CREDIT}$ is the volume infiltrated (cannot exceed V_{VC})

Infiltration Volume Provided:	0 cf
$V_{VC-CREDIT}$ =	0 cf
$V_{100D} = (V_{100}R) - V_{VC-CREDIT}$	38,901 cf

Storage System Volume

The larger of V_{100D} and V_{ED} controls:	38,901 cf
Dewater at Q_{100P} rate:	3.96 cfs

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
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CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
STORM WATER MANAGEMENT PLAN

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-8.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

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DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

CITY OF NOVI (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD88, HORIZ. DATUM NAD83)

BM #1711
X ON NORTH RIM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAMS CLUB GAS STATION, 36 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
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BM #1712
X ON NORTH RIM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
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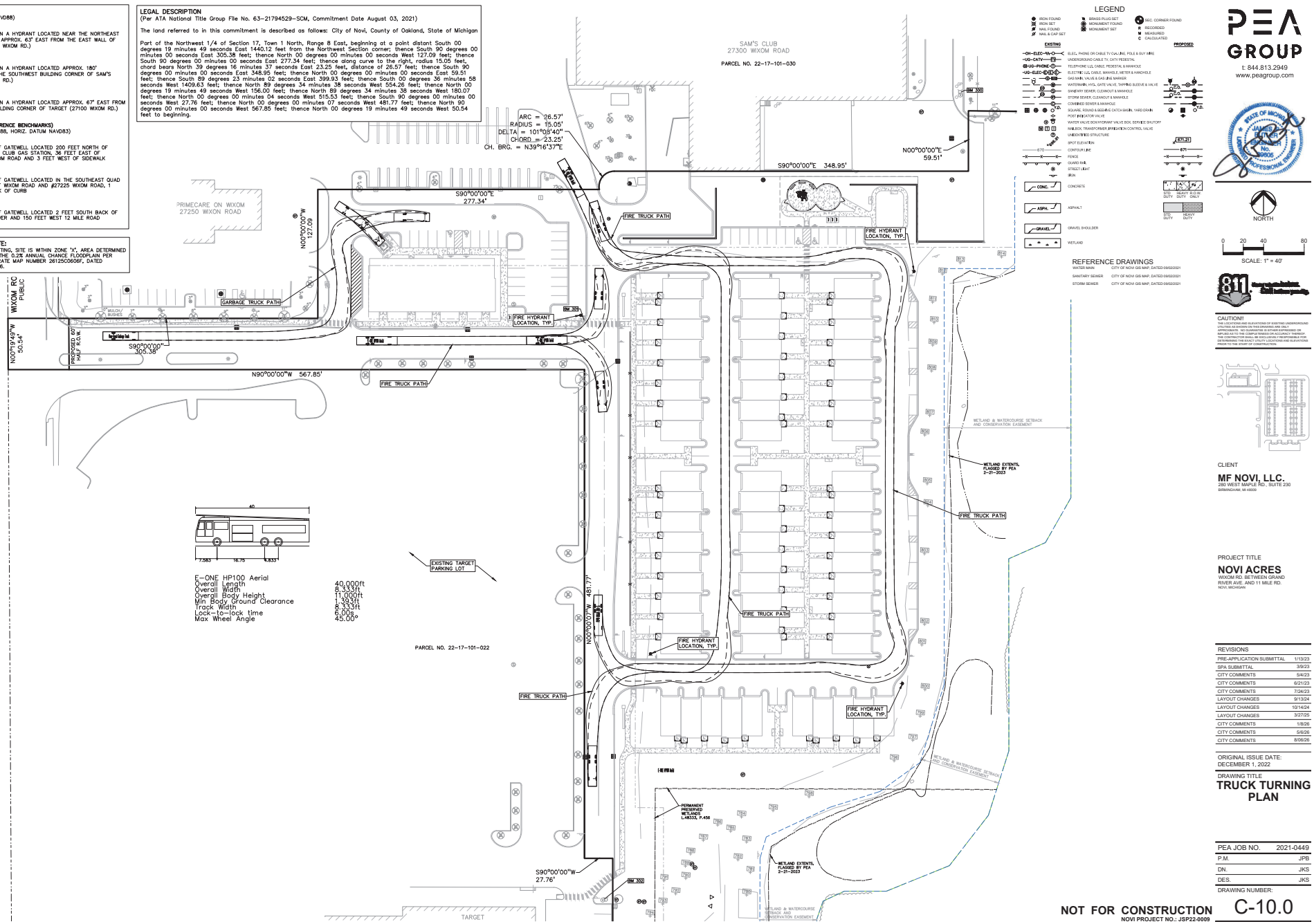
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X ON NORTH RIM OF GATEWELL LOCATED 2 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
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FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

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Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.



LEGEND

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IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
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C CALCULATED

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NORTH

0 20 40 80
SCALE: 1" = 40'

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CLIENT
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280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

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ORIGINAL ISSUE DATE:
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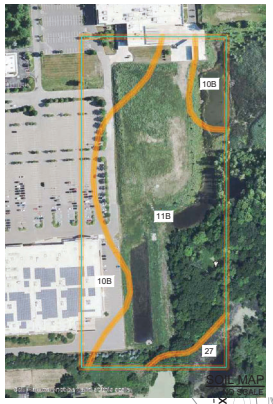
DRAWING TITLE
TRUCK TURNING PLAN

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	JKS
DES.	JKS

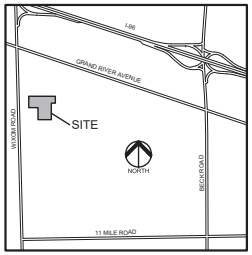
DRAWING NUMBER:
C-10.0

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	4.6	29.7%
11B	Capac sandy loam, 0 to 4 percent slopes	10.4	66.8%
27	Houghton and Adrian mucks	0.5	3.5%
Totals for Area of Interest		15.6	100.0%



LOCATION MAP
NO SCALE

SAM'S CLUB
27300 WIXOM ROAD

PARCEL NO. 22-17-101-030

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

ZONED I-1 "LIGHT INDUSTRIAL" DISTRICT

TARGET
27100 WIXON ROAD

KEY

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- = SHRUBS
- = FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
- = IRRIGATED SEED LAWN
- = ECONOMY PRAIRIE SEED MIX BY STANTEC; 574-586-2412 WITH EROSION MAT
- = EXISTING TREE
- = TREE PROTECTION FENCING
- = CONSERVATION EASEMENT
- = EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE

SEE SHEET T-1.0 FOR EXISTING TREES TO REMAIN AND REMOVAL LOCATIONS

- = SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

- IP = INTERIOR PARKING TREES
- PP = PARKING PERIMETER TREES
- IR = INTERIOR ROADWAY TREES
- M = MULTIFAMILY LANDSCAPE TREES
  - Md = MULTIFAMILY DECIDUOUS TREES
  - Ms = MULTIFAMILY SUBCANOPY TREES
- R = REPLACEMENT TREES PER CITY COMMENT
- AP = ACCESSWAY PERIMETER TREES

NOTE:
1) NO OVERHEAD UTILITY LINES

2) WETLAND DELINEATION WAS COMPLETED ON 2/20/2023

3) SEE LANDSCAPE DETAILS SHEET L-1.3 FOR NOTE ABOUT IRRIGATION AND CITY OF NOVI PLANTING NOTES

4) SEE SHEET C-4.1 FOR SILT FENCE LOCATIONS

TREE REPLACEMENT CALCULATIONS:
PER CITY OF NOVI ZONING ORDINANCE (AMENDED 2020) – LIGHT INDUSTRIAL

REQUIRED: 1 REPLACEMENT: 8"<11"
2 REPLACEMENT: 12"<20"
3 REPLACEMENT 21"<29"

NO TREES GREATER THAN 8" ARE BEING REMOVED.
EXISTING TREES TO BE REMOVED AT A 1:1 RATIO: 22

NOTE: AN ADDITIONAL 10 TREES REQUIRED TO BE REPLACED FROM A PREVIOUS PROJECT PER RICK MEADER EMAIL 6.13.23

TOTAL REPLACEMENT TREES REQUIRED: 32

LANDSCAPE CALCULATION–ENTIRE SITE:
PER CITY OF NOVI ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE = IP

REQUIRED PARKING LOT:
SF OF PAVED AREA UNDER 50,000 SF = 10,540 SF x 7.5% = 790.5 SF
790.5/200 = 4 CANOPY TREES REQUIRED

PROVIDED PARKING LOT:
1020 SF OF INTERIOR LANDSCAPE ISLAND AREA
4, 3" CAL. DEC. TREES AND 16 SHRUBS.

PARKING LOT PERIMETER TREES = PP

REQUIRED:
1 DECIDUOUS TREE PER 35 LF OF PERIMETER
329 LF/35 = 10 TREES

PROVIDED:
10 PROPOSED TREES, 5 DOUBLE-COUNTING AS ACCESS PERIMETER TREES

INTERIOR ROADWAY TREES = IR
REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE

927 LF / 35 = 27 TREES

PROVIDED: 27 TREES

MULTI-FAMILY FOUNDATION PLANTINGS
REQUIRED: A MIX OF SHRUBS, SUB-CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE GROUND FLOOR UNIT FACING THE DRIVE AND COVERING 35% OF BUILDING FACADE.

BLDG 1: 100 LF X .35 = 35 LF REQUIRED
BLDG 2: 200 LF X .35 = 70 LF REQUIRED
BLDG 3: 40 LF X .35 = 14 LF REQUIRED
BLDG 4: 200 X .35 = 70 LF REQUIRED
BLDG 5: 220 LF X .35 = 77 LF REQUIRED
BLDG 6: 40 LF X .35 = 14 LF REQUIRED
BLDG 7: 220 LF X .35 = 70 LF REQUIRED
BLDG 8: 100 LF X .35 = 35 LF REQUIRED

PROVIDED:
BLDG 1: 92 LF
BLDG 2: 189 LF
BLDG 3: 189 LF
BLDG 4: 318 LF
BLDG 5: 209 LF
BLDG 6: 209 LF
BLDG 7: 357 LF
BLDG 8: 92 LF

UNIT TREE PLANTINGS = M / Md / Ms
REQUIRED: 3 DECIDUOUS TREES OR LARGE CONIFERS PER EACH DWELLING UNIT ON THE FIRST FLOOR. 61 FIRST FLOOR UNITS X 3 = 183 TREES, WITH UP TO 25% SUB CANOPY TREES FOR DIVERSITY

PROVIDED: 96 LARGE CONIFERS, 42 DECIDUOUS AND 45 SUB CANOPY.
183 TOTAL, 25% SUB CANOPY)

COMMERCIAL BUILDING FOUNDATION PLANTINGS
REQUIRED: TOTAL PERIMETER OF BUILDING LESS ACCESS POINTS * 8 = TOTAL # SF FOUNDATION PLANTINGS

298 LF * 8 = 2,384 SF

PROVIDED: 2,407 SF OF FOUNDATION LANDSCAPE AREA

ACCESS WAY PERIMETER TREES = AP
REQUIRED: 1 CANOPY TREE PER 35 LF OF DRIVES WITHOUT PARKING.

DEVELOPMENT DRIVE:
(360+135+150) / 35 = 18 TREES

DRIVE TO WIXOM RD:
180 / 35 = 5 TREES

PROVIDED: 23 TREES, 5 DOUBLE-COUNTING AS PARKING PERIMETER TREES

TRANSFORMER SCREENING
TRANSFORMERS NOT SHOWN, SHALL BE SCREENED PER CITY ORDINANCE WHEN ADDED

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1301001744
REGISTERED LANDSCAPE ARCHITECT

NORTH
0 20 40 80
SCALE: 1" = 40'

CAUTION!!
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CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

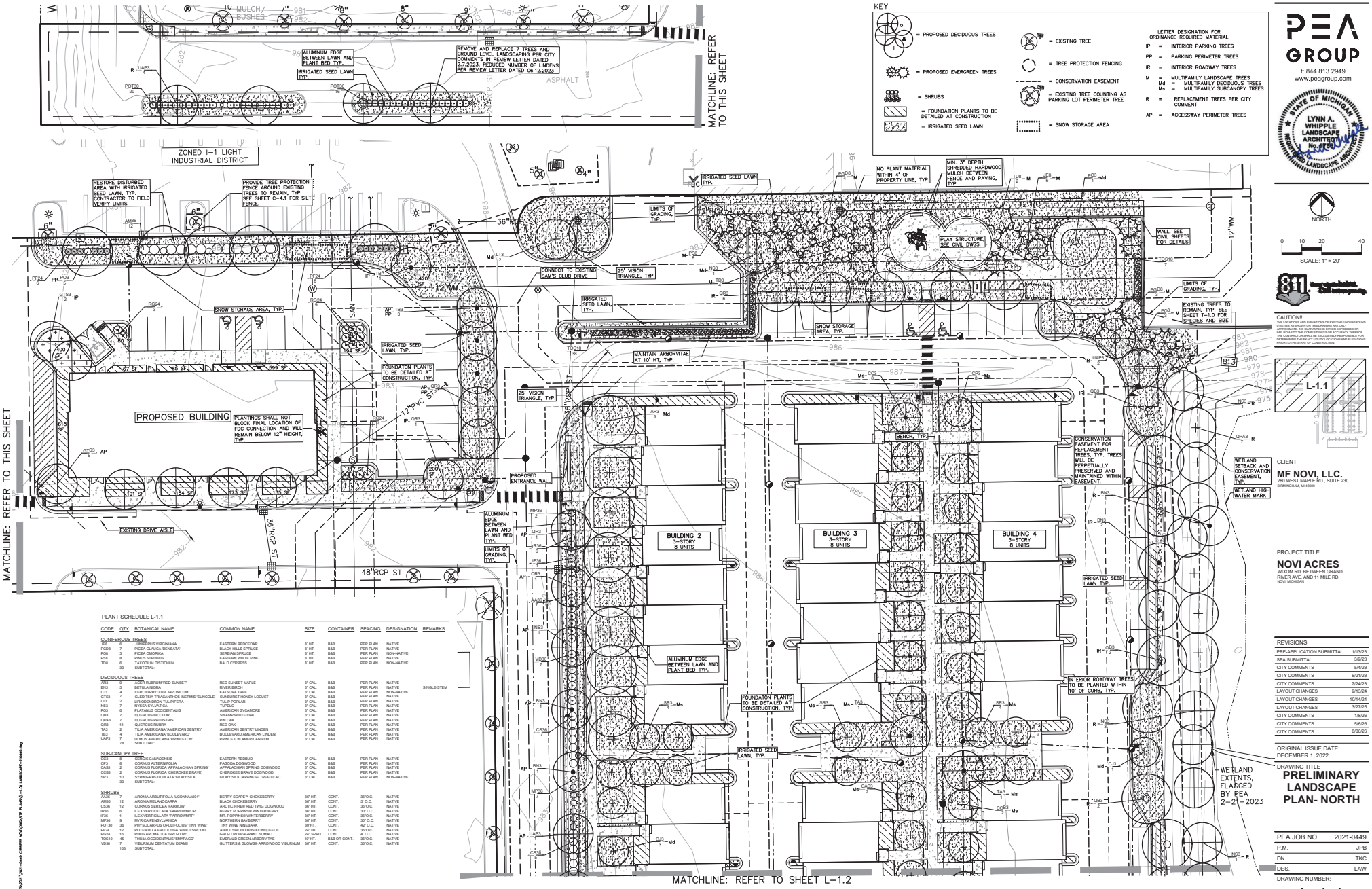
REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.0



PLANT SCHEDULE L-1.1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
CONIFEROUS TREES								
JE6	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B	PER PLAN	NATIVE	
PGD8	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PO8	3	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE	
PS8	8	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
TD8	6	TAXODIUM DISTICHUM	BALD CYPRESS	8' HT.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
DECIDUOUS TREES								
AR3	9	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
BN3	5	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
CJ3	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GT3S	7	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	7	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QPA3	7	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QR3	11	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	2	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UAP3	7	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE	
	78	SUBTOTAL:						
SUB-CANOPY TREE								
CC3	8	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	
CF3	6	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CAS3	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CC83	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
SR3	10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
SHRUBS								
AA36	7	ARONIA ARBUTIFOLIA 'UCONNAA001'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
AM36	12	ARONIA MELANOCARPA	BLACK CHOKEBERRY	36" HT.	CONT.	5' O.C.	NATIVE	
CS36	12	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE	
IR36	6	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPIN® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
IF36	1	ILEX VERTICILLATA 'FARROWMRP'	MR. POPPIN® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
MP36	9	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
POT30	36	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE	
PF24	12	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	30"O.C.	NATIVE	
RG24	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4' O.C.	NATIVE	
TOS10	45	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10' HT.	B&B OR CONT.	36"O.C.	NATIVE	
VD36	7	VIBURNUM DENTATUM 'DEAMII'	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE	
	163	SUBTOTAL:						

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 3901001446
REGISTERED LANDSCAPE ARCHITECT

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CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
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LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- NORTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

S:\PROJECTS\2021\2021-0449 CHRISS NOVI\WORK\SITE PLANS\L9 - 10 LANDSCAPE-20448.dwg

PLANT SCHEDULE

DECIDUOUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AR9	9	ea	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE		4.6%	4.6%
BN2	6	ea	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM	3.0%	3.0%
CA3	5	ea	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	2.5%
CJ3	10	ea	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE		5.1%	5.1%
GTS3	13	ea	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE		6.6%	6.6%
LT3	4	ea	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE		2.0%	2.0%
NS3	10	ea	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE		5.1%	5.1%
PO3	8	ea	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE		4.1%	4.1%
QB3	11	ea	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE		5.6%	11.2%
QR3	11	ea	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE		5.6%	
TA3	5	ea	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	4.6%
TB3	4	ea	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE		2.0%	
UAP3	5	ea	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE		2.5%	2.5%
SUBTOTAL:	101										

CONIFEROUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AP8	14	ea	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	6' HT.	B&B	PER PLAN	NON-NATIVE		7.1%	10.2%
AC9	6	ea	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	PER PLAN	NON-NATIVE		3.0%	
JE8	6	ea	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B	PER PLAN	NATIVE		3.0%	3.0%
LL8	5	ea	LARIX LARICINA	TAMARACK	6' HT.	B&B	PER PLAN	NATIVE		2.5%	2.5%
PGD8	24	ea	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE		12.2%	13.7%
PO8	3	ea	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE		1.5%	
PS8	21	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		10.7%	10.7%
TD8	17	ea	TAXODIUM DISTICHUM	BALD CYPRESS	6' HT.	B&B	PER PLAN	NON-NATIVE		8.6%	8.6%
SUBTOTAL:	96										
									ALL TREES: 74.6% NATIVE, 8.9% ADAPTED NATIVE, 25.4% NON-NATIVE		

SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AA36	14	ea	ARONIA ARBUTIFOLIA 'UCONNAASSY'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	13.1%
AM36	12	ea	ARONIA MELANOCARPA	BLACK CHOKEBERRY	36" HT.	CONT.	3' O.C.	NATIVE		6.1%	
CS36	14	ea	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	7.1%
IR36	12	ea	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE		6.1%	7.1%
IP36	2	ea	ILEX VERTICILLATA 'FARROWMP'	MR. POPPINS® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE		1.0%	
MP36	21	ea	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE		10.6%	10.6%
PO750	36	ea	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE		18.2%	18.2%
PF24	12	ea	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	36"O.C.	NATIVE		6.1%	6.1%
RG24	16	ea	RHUS AROMATICA 'GROLOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT	4 O.C.	NATIVE		8.1%	8.1%
TO510	45	ea	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10' HT	B&B OR CONT	36"O.C.	NATIVE		22.7%	22.7%
VD36	14	ea	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE		7.1%	7.1%
SUBTOTAL:	198										
									ALL SHRUBS: 100.0% NATIVE, 0.0% ADAPTED NATIVE, 0.0% NON-NATIVE		

1 OVERALL PLANT SCHEDULE WITH NATIVE DIVERSITY BREAKDOWN
NOT TO SCALE

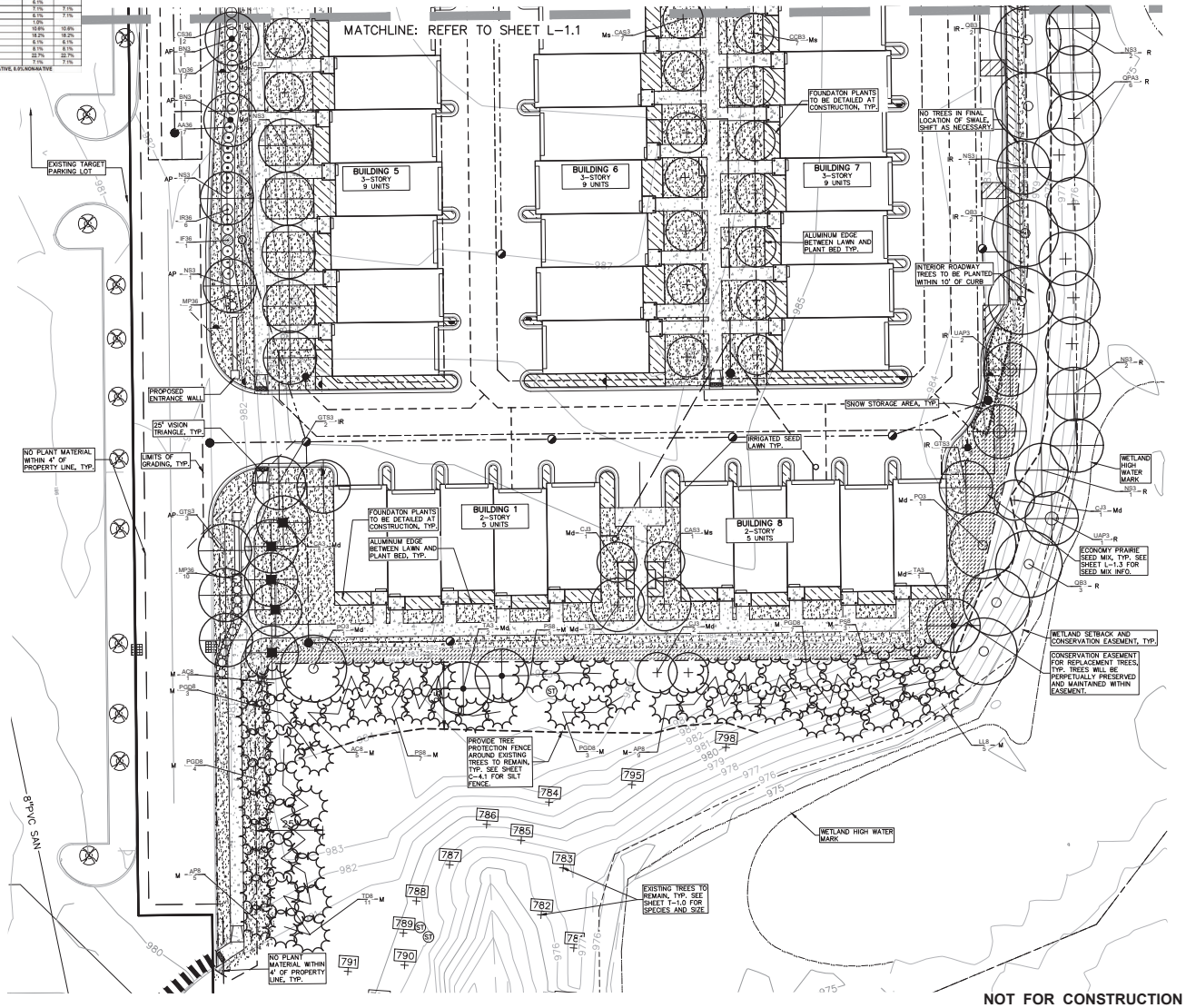
PLANT SCHEDULE L-1.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
CONIFEROUS TREES								
AP8	14	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	6' HT.	B&B	PER PLAN	NON-NATIVE	
AC9	6	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	PER PLAN	NON-NATIVE	
LL8	5	LARIX LARICINA	TAMARACK	6' HT.	B&B	PER PLAN	NATIVE	
PGD8	17	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PS8	13	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
TD8	11	TAXODIUM DISTICHUM	BALD CYPRESS	8' HT.	B&B	PER PLAN	NON-NATIVE	
	66	SUBTOTAL:						
DECIDUOUS TREES								
BN2	6	BETULA NIGRA	RIVER BIRCH	3" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
CA3	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CJ3	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GTS3	6	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	13	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	2	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QPA3	6	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UAP3	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL.	B&B	PER PLAN	NATIVE	
	55	SUBTOTAL:						
SUB-CANOPY TREE								
CF3	2	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CCB3	7	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
	15	SUBTOTAL:						
SHRUBS								
AA36	7	ARONIA ARBUTIFOLIA 'UCONNAASSY'	BERRY SCAPE™ CHOKEBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
CS36	2	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	36" HT.	CONT.	36"O.C.	NATIVE	
IR36	6	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
IP36	6	ILEX VERTICILLATA 'FARROWMPP'	MR. POPPINS® WINTERBERRY	36" HT.	CONT.	36"O.C.	NATIVE	
MP36	12	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	30" O.C.	NATIVE	
VD36	7	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	36"O.C.	NATIVE	
	35	SUBTOTAL:						

KEY

= PROPOSED DECIDUOUS TREES
= PROPOSED EVERGREEN TREES
= SHRUBS
= FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
= IRRIGATED SEED LAWN
= ECONOMY PRAIRIE SEED MIX BY STANTEC, 574-586-2412 WITH EROSION MAT
= EXISTING TREE
= TREE PROTECTION FENCING
= CONSERVATION EASEMENT
= EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE
= SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL
IP = INTERIOR PARKING TREES
PP = PARKING PERIMETER TREES
IR = INTERIOR ROADWAY TREES
M = MULTIFAMILY LANDSCAPE TREES
Md = MULTIFAMILY DECIDUOUS TREES
Ms = MULTIFAMILY SUBCANOPY TREES
R = REPLACEMENT TREES PER CITY COMMENT
AP = ACCESSWAY PERIMETER TREES



NOT FOR CONSTRUCTION
NOVI PROJECT NO.: JSP22-0009

PEA GROUP
t: 844.813.2949
www.peagroup.com

LYNN A. WHIPPLE LANDSCAPE ARCHITECT No. 1301 REGISTERED LANDSCAPE ARCHITECT

NORTH
SCALE: 1" = 20'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

L-1.2

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
NOVI ACRES
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS	
PRE-APPLICATION SUBMITTAL	1/13/23
SPA SUBMITTAL	3/9/23
CITY COMMENTS	5/4/23
CITY COMMENTS	6/21/23
CITY COMMENTS	7/24/23
LAYOUT CHANGES	9/13/24
LAYOUT CHANGES	10/14/24
LAYOUT CHANGES	3/27/25
CITY COMMENTS	1/8/26
CITY COMMENTS	5/6/26
CITY COMMENTS	8/06/26

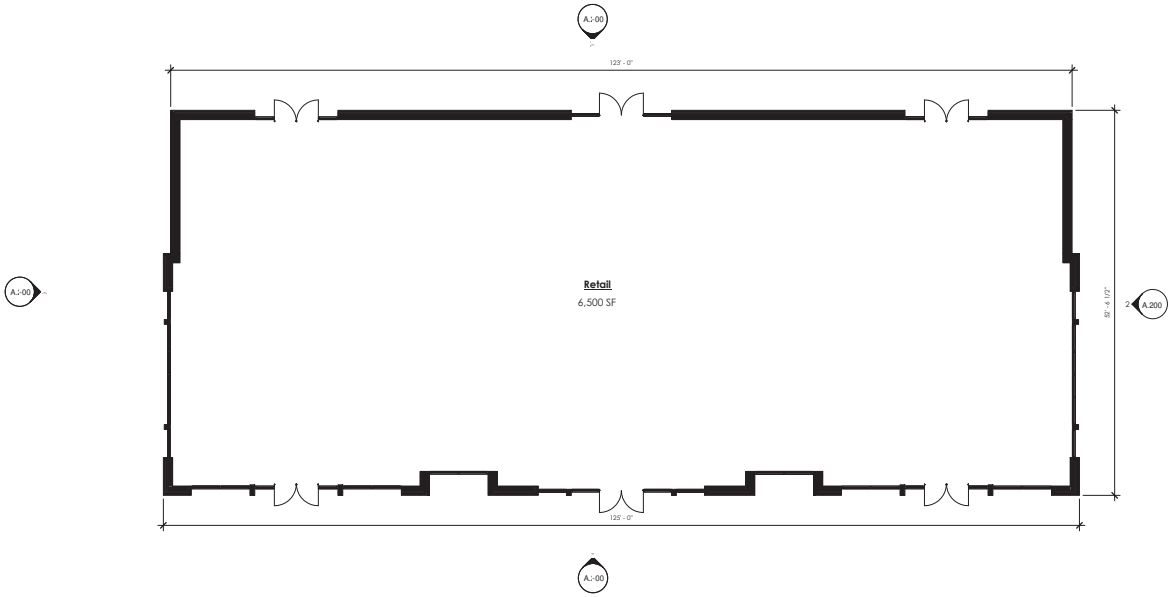
ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- SOUTH

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	TKC
DES.	LAW

DRAWING NUMBER:
L-1.2

S:\PROJECTS\2021\2021-0449 (CHRIS)\ NOVI\CMS\SITE PLANS\L9 - 10 LANDSCAPE - 2024##.dwg



Floor Plan

1/8" = 1'-0"

KRIEGER KLATT
ARCHITECTS

400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Cypress Wixom, LLC
280 W. Maple Rd. Suite 230 Birmingham, MI 48009

Project:

Novi Acres

Issued	Description	By
10-15-2024	SPA	
03-27-2025	SPA Resubmittal #1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

North

Sheet Title:

Retail Floor Plan

Project Number:

Scale:

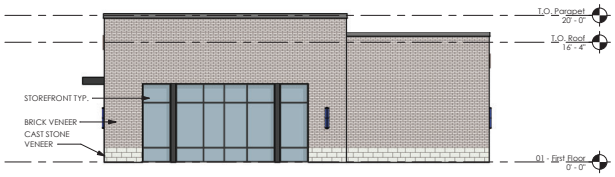
1/8" = 1'-0"

Sheet Number:

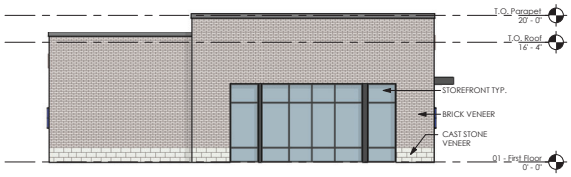
A.100



1 A.100 Front (South) Elevation
1/8" = 1'-0"



2 A.100 Right (East) Elevation
1/8" = 1'-0"



4 A.100 Left (West) Elevation
1/8" = 1'-0"



3 A.100 Rear (North) Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	89% (1,269 SF)	92% (692 SF)	92% (692 SF)	90% (1,544 SF)	100 % (MIN. 30%)
FLAT METAL PANEL	7% (102 SF)	0% (0 SF)	0% (0 SF)	0% (0 SF)	25%
CAST STONE	4% (58 SF)	8% (60 SF)	8% (60 SF)	10% (173 SF)	25%

KRIEGER KLATT ARCHITECTS
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10-15-2024	SPA	
03-27-2025	SPA Resubmittal #1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

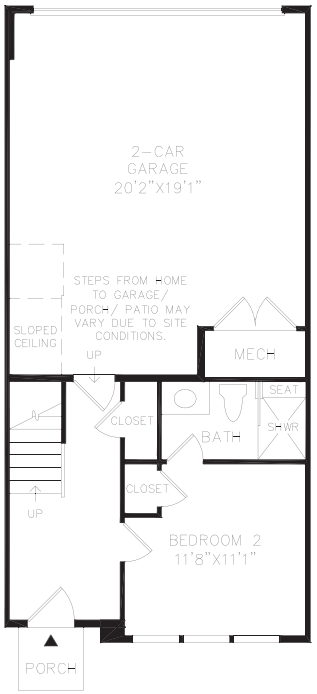
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Sheet Title:
Retail Elevations

Project Number:

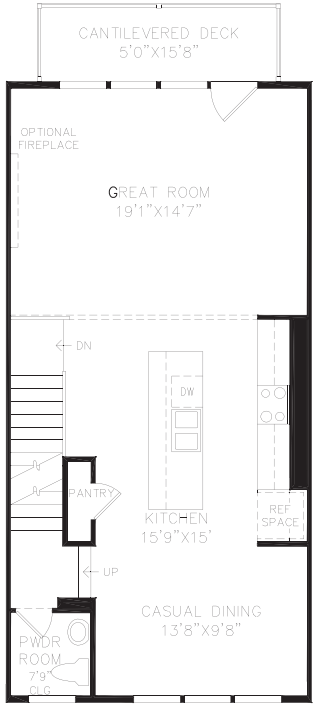
Scale:
As indicated

Sheet Number:
A.200



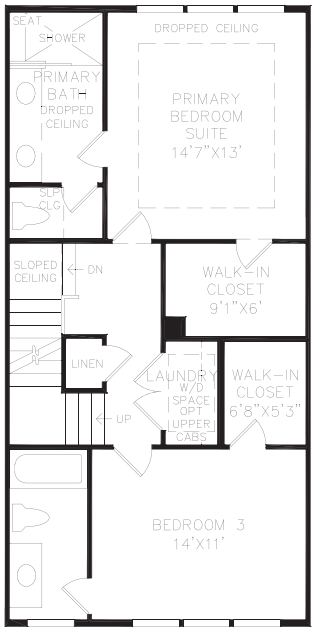
FIRST FLOOR PLAN

TORETTO 9' CLG.



SECOND FLOOR PLAN

TORETTO 9' CLG.



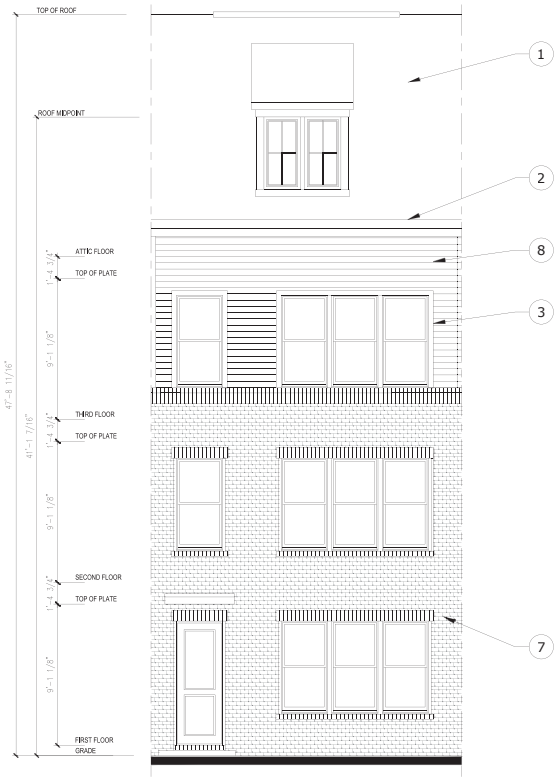
THIRD FLOOR PLAN

TORETTO 9' CLG.

TORETTO | FLOOR PLANS - 1850 SF

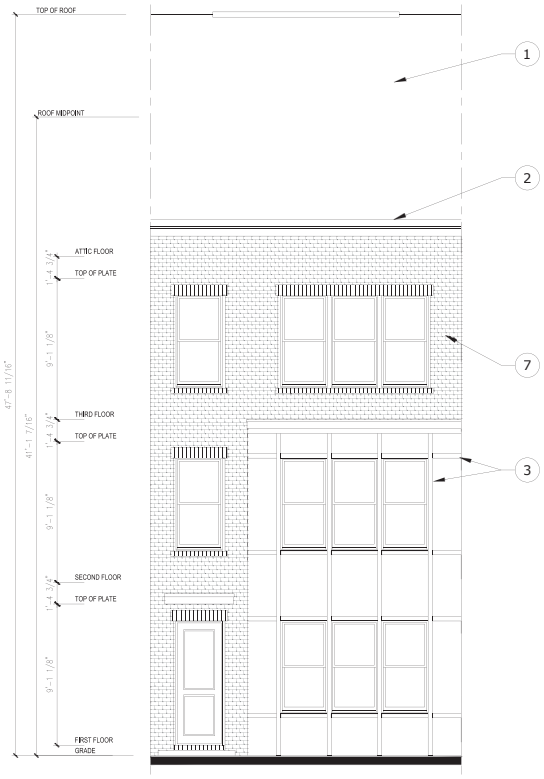
STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



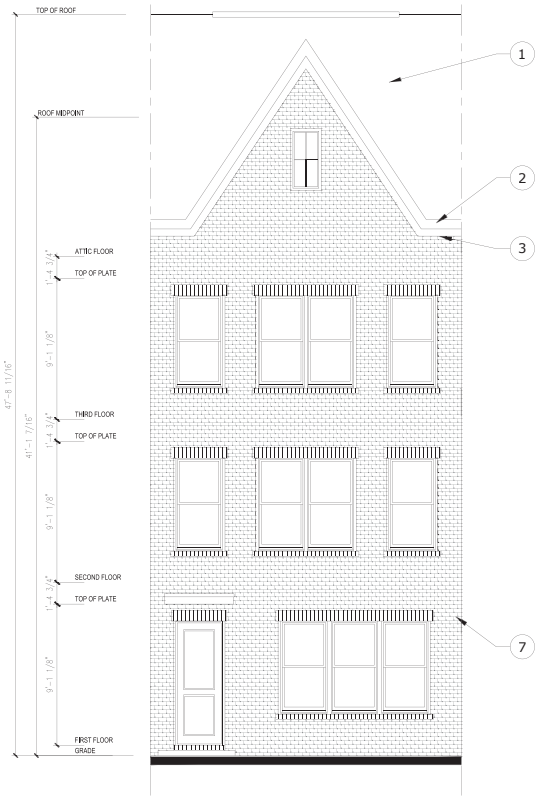
FRONT ELEVATION

ABERDEEN



FRONT ELEVATION

BRANDYWINE



FRONT ELEVATION

GREENSBORO

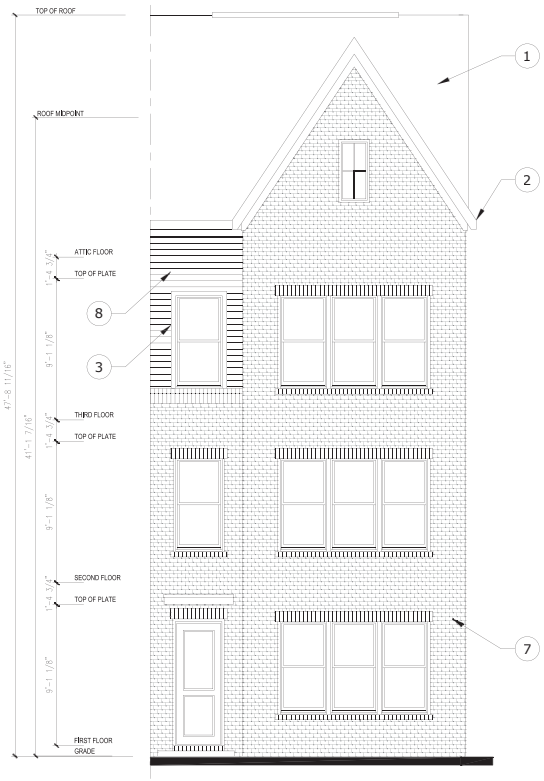
MATERIAL KEYNOTE LEGEND:

1. ASPHALT SHINGLES
2. METAL CAPPED FASCIA
3. COMPOSITE TRIM
4. STANDING SEAM METAL ROOF
5. PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
6. VINYL BOARD AND BATTEN SIDING
7. ANCHORED BRICK VENEER
8. VINYL HORIZONTAL SIDING

TORETTO | ELEVATIONS

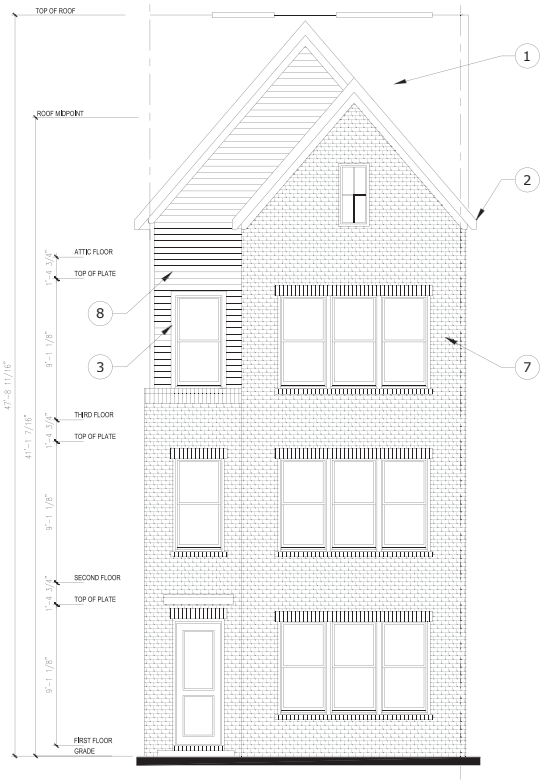
STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



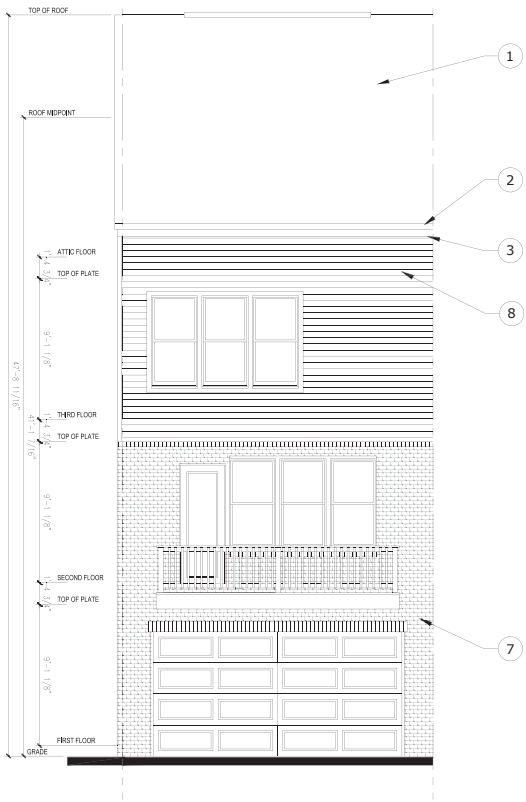
FRONT ELEVATION

WOODBURY



FRONT ELEVATION

WESTBROOK



REAR ELEVATION

ALL ELEVATIONS

MATERIAL KEYNOTE LEGEND:

1. ASPHALT SHINGLES
2. METAL CAPPED FASCIA
3. COMPOSITE TRIM
4. STANDING SEAM METAL ROOF
5. PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
6. VINYL BOARD AND BATTEN SIDING
7. ANCHORED BRICK VENEER
8. VINYL HORIZONTAL SIDING

TORETTO | ELEVATIONS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



SIDE ELEVATION

ALL ELEVATIONS

MATERIAL KEYNOTE LEGEND:

1. ASPHALT SHINGLES
2. METAL CAPPED FASCIA
3. COMPOSITE TRIM
4. STANDING SEAM METAL ROOF
5. PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
6. VINYL BOARD AND BATTEN SIDING
7. ANCHORED BRICK VENEER
8. VINYL HORIZONTAL SIDING

TORETTO | ELEVATIONS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF SHINGLES



GAF Timberline
HDZ - Charcoal

BRICK



Glen Gery - Grey
Ash

SIDING



Hardie Cedarmill -
Cobblestone

ACCENT SIDING/ TRIM



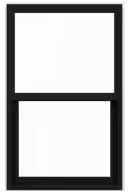
Hardie Cedarmill -
Iron Grey

SOFFIT, FASCIA, FREIZE



Metal Coil Stock -
Dark Bronze

WINDOWS



Single Hung
Vinyl - Black

ENTRY DOOR



Therma-Tru -
SW7069 Iron Ore

TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

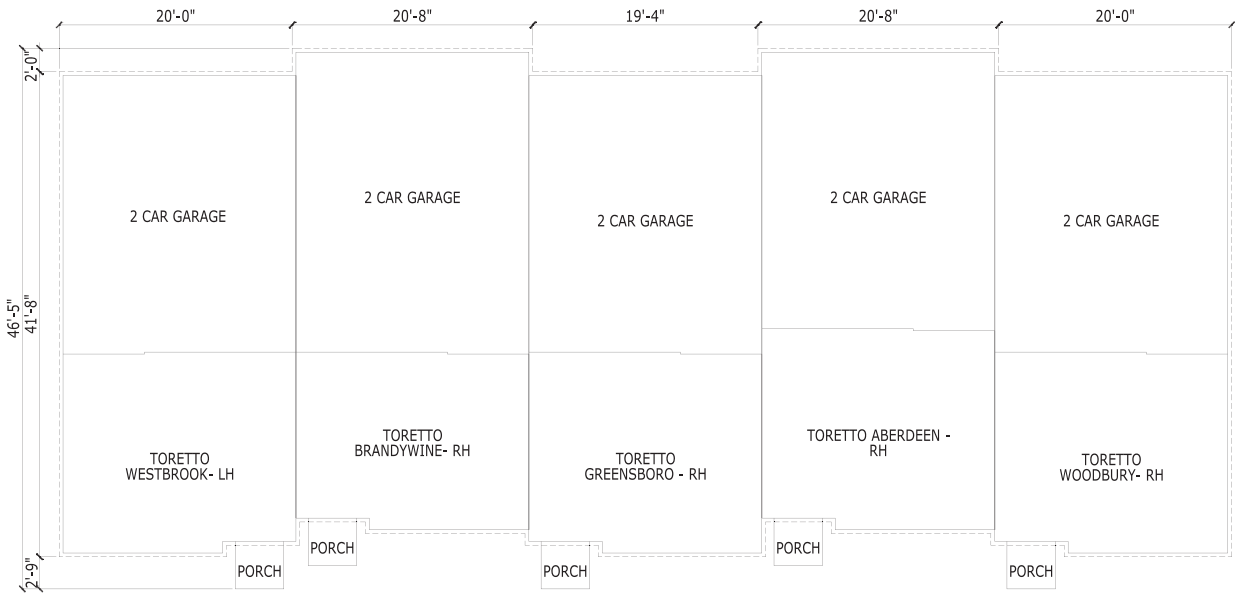




TORETTO | 5 UNIT BUILDING PERSPECTIVE RENDERINGS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



TORETTO | 5-UNIT BUILDING FOOTPRINT

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



FRONT ELEVATION

MATERIAL	SF	%
BRICK	1745	81%
HORIZONTAL SIDING	226	11%
COMPOSITE PANEL	172	8%

TORETTO | 5UNIT BUILDING FRONT ELEVATION

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



TORETTO WOODBURY- RH | TORETTO ABERDEEN - RH | TORETTO GREENSBORO- RH | TORETTO BRANDYWINE- RH | TORETTO WESTBROOK- LH

REAR ELEVATION

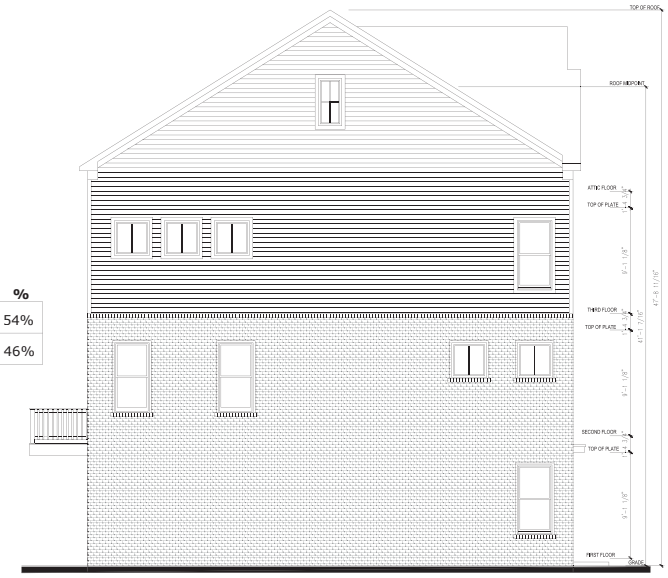
MATERIAL	SF	%
BRICK	1009	54%
HORIZONTAL SIDING	853	46%

TORETTO | 5 UNIT BUILDING REAR ELEVATION

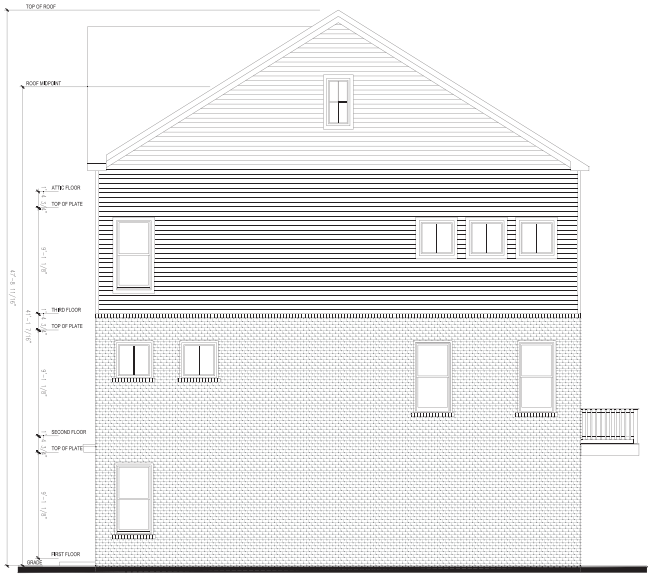
STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

MATERIAL	SF	%
BRICK	820	54%
HORIZONTAL SIDING	689	46%



LEFT SIDE ELEVATION



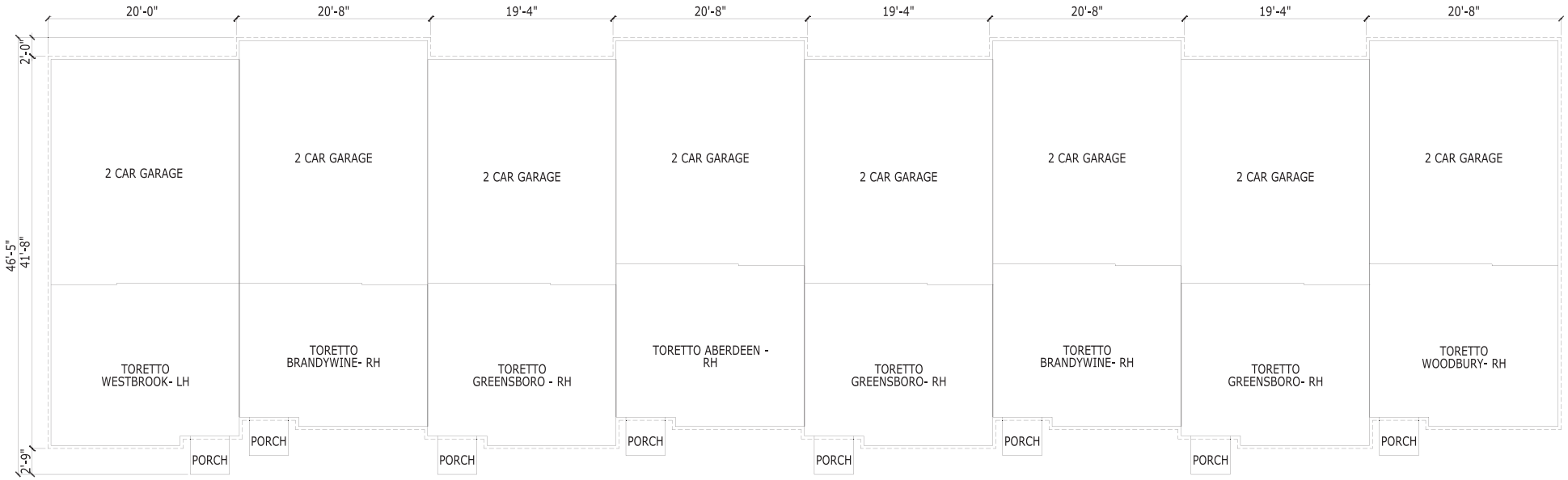
RIGHT SIDE ELEVATION

MATERIAL	SF	%
BRICK	820	54%
HORIZONTAL SIDING	689	46%

TORETTO | 5,8, & 9 UNIT BUILDINGS SIDE ELEVATIONS

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



TORETTO | 8-UNIT BUILDING FOOTPRINT

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



FRONT ELEVATION

MATERIAL	SF	%
BRICK	2862	83%
HORIZONTAL SIDING	226	7%
COMPOSITE PANEL	344	10%

TORETTO | 8 UNIT BUILDING FRONT ELEVATION

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



TORETTO WOODBURY- RH | TORETTO GREENSBORO - RH | TORETTO BRANDYWINE- RH | TORETTO GREENSBORO - RH | TORETTO ABERDEEN - RH | TORETTO GREENSBORO- RH | TORETTO BRANDYWINE- RH | TORETTO WESTBROOK- LH

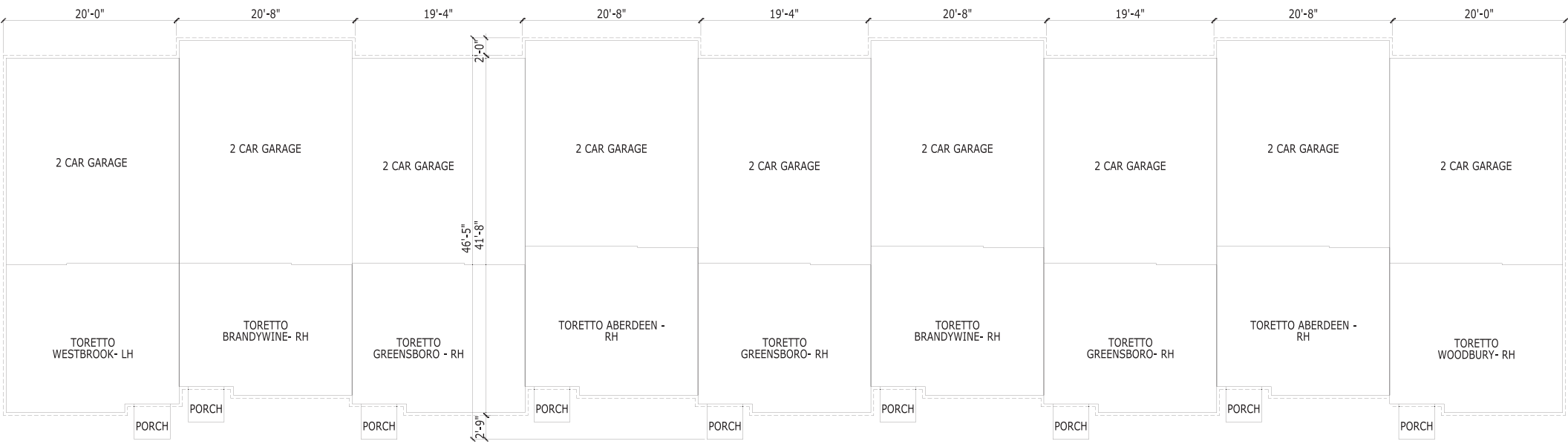
REAR ELEVATION

MATERIAL	SF	%
BRICK	1607	54%
HORIZONTAL SIDING	1363	46%

TORETTO | 8 UNIT BUILDING REAR ELEVATION

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



TORETTO | 9-UNIT BUILDING FOOTPRINT

STATION FLATS- NOVI, MI

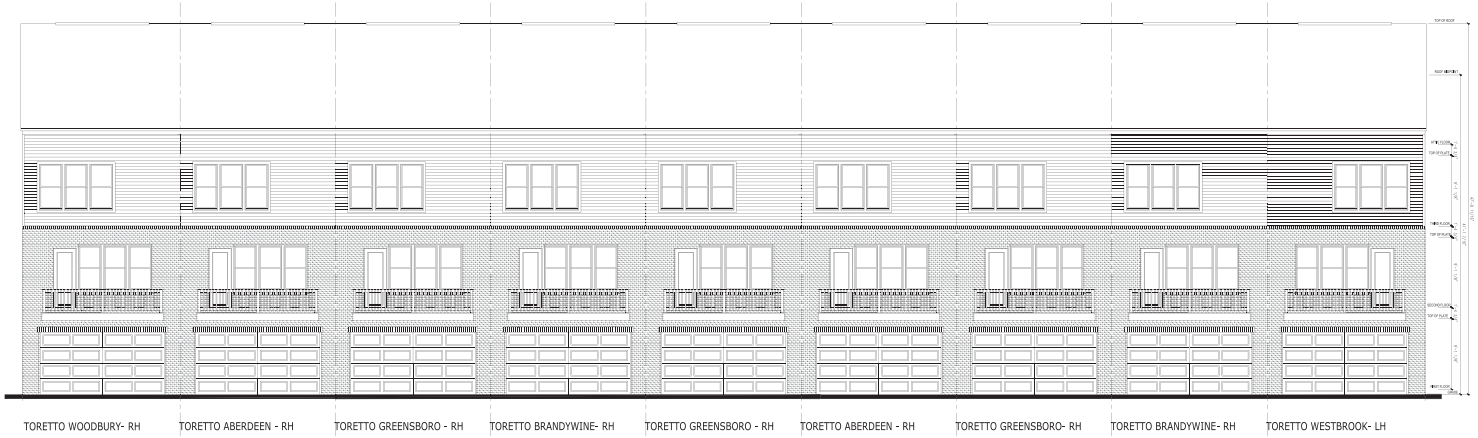
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

MATERIAL	SF	%
BRICK	3119	82%
HORIZONTAL SIDING	330	9%
COMPOSITE PANEL	344	9%



FRONT ELEVATION

MATERIAL	SF	%
BRICK	1806	54%
HORIZONTAL SIDING	1534	46%

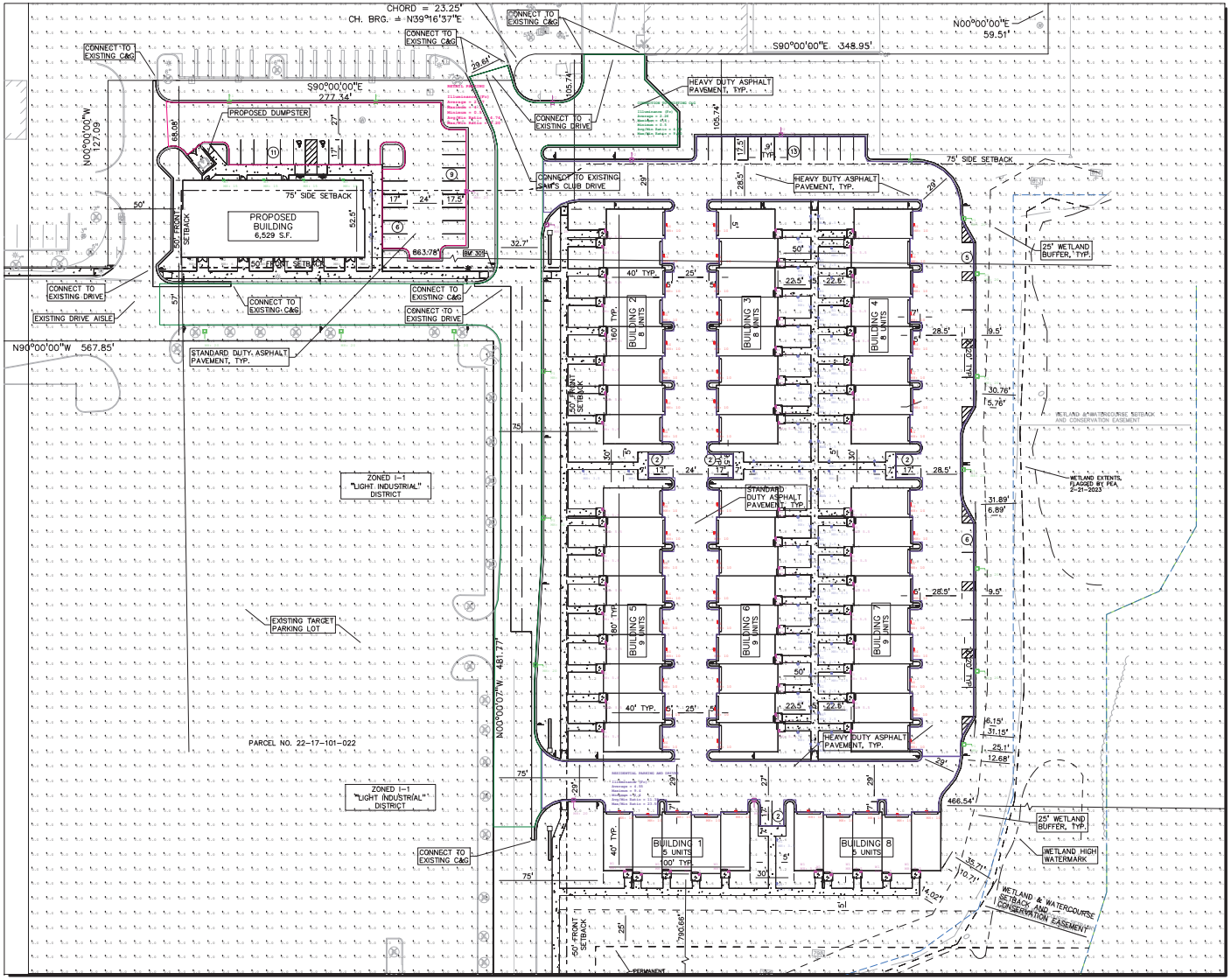


REAR ELEVATION

TORETTO | 9 UNIT BUILDING FRONT & REAR ELEVATION

STATION FLATS- NOVI, MI

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



Scale: 1 inch= 35 Ft.

Schedule							
Symbol	Qty	Tag	[MANUFAC]	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts	Mounting Height
	78	B1	Lumenpulse	BLDB-TM1-120_277-CSL-N10-40K-CRI 80-SS	0.900	741	11	3.5
	16	P1	Lithonia Lighting	DSX1 LED P5 40K 80CRI BLC4	0.900	12150	138.16	20
	7	P2	Lithonia Lighting	DSX1 LED P5 40K 80CRI TSW	0.900	17162	138.16	20
	61	W1	VISA LIGHTING	OW1291-L35K-H	0.900	1286	14.1	5.5
	6	W2	Kenall	FS848R-0-PIA-MB-L90-DV	0.900	2903	75.7	6
	4	W3	Lithonia Lighting	WPX1 LED P2 40K Mvolt	0.900	2913	14.1	15
	61	W4	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T4M	0.900	3147	32.1375	10

Statistics					
Description	Avg fc	Max fc	Min fc	Avg/Min (:1)	Max/Min (:1)
RESIDENTIAL WALKWAY	5.36	12.2	0.8	6.70	15.25
SITE_Top_1	0.96	10.2	0.0	N.A.	N.A.
CONNECTION TO EXISTING C&G	2.26	4.8	0.5	4.52	9.60
RESIDENTIAL PARKING AND DRIVES	4.55	9.4	0.4	11.38	23.50
RETAIL PARKING	2.37	4.1	0.5	4.74	8.20

GENERAL NOTE
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
6. FLASHING LIGHT SHALL NOT BE PERMITTED.
7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERTIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.
8. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE AREAS TO BE SECURED.
9. FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO ILLUMINATE THE FACADES ARE PREFERRED.
10. LIGHTING FOR SECURITY PURPOSES SHALL BE DIRECTED ONLY ONTO THE AREAS TO BE SECURED.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Novi Acres #22-71582 V3.AGI

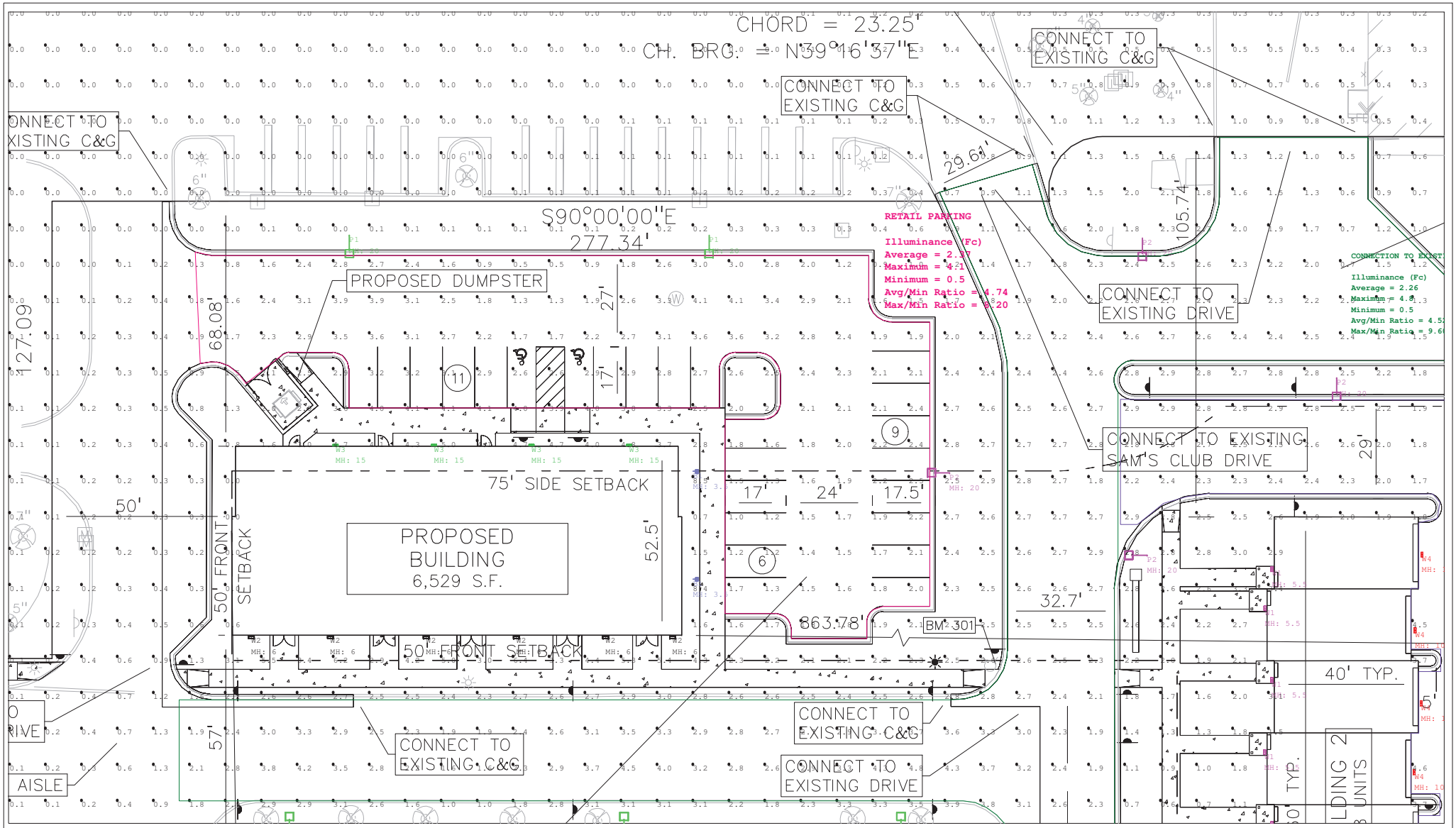
Gasser Bush Associates / Applications

www.gasserbush.com

Designer: EM/KB
Date:4/21/2025

Scale: NOT TO SCALE

GBA
GASSER BUSH ASSOCIATES



PLAN VIEW: NOT TO SCALE

GENERAL NOTE
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
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Novi Acres #22-71582 V3.AGI

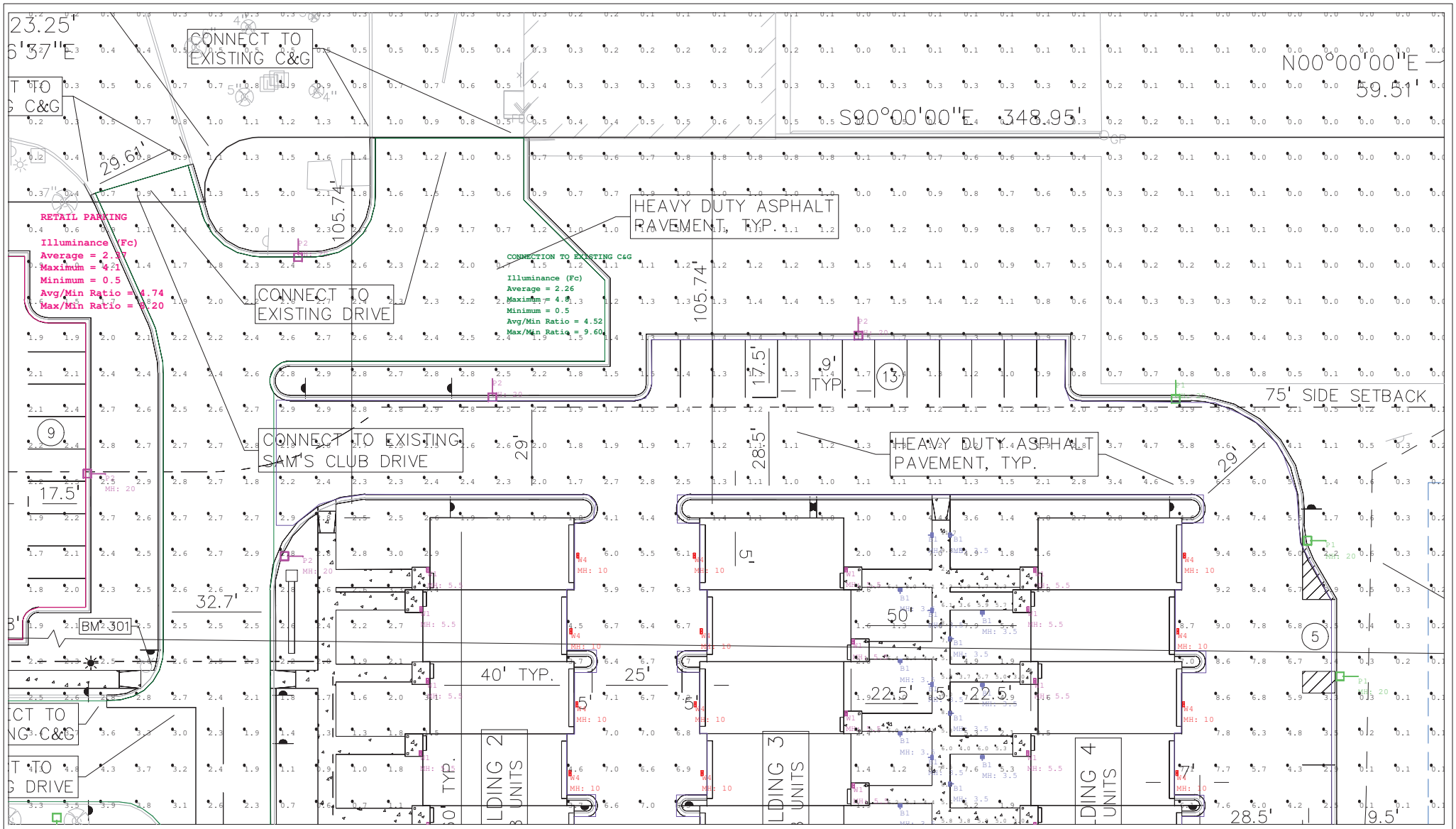
Gasser Bush Associates / Applications

www.gasserbush.com

Designer: EM/KB
Date:4/21/2025

Scale: NOT TO SCALE

GBA
GASSER BUSH ASSOCIATES



PLAN VIEW: NOT TO SCALE

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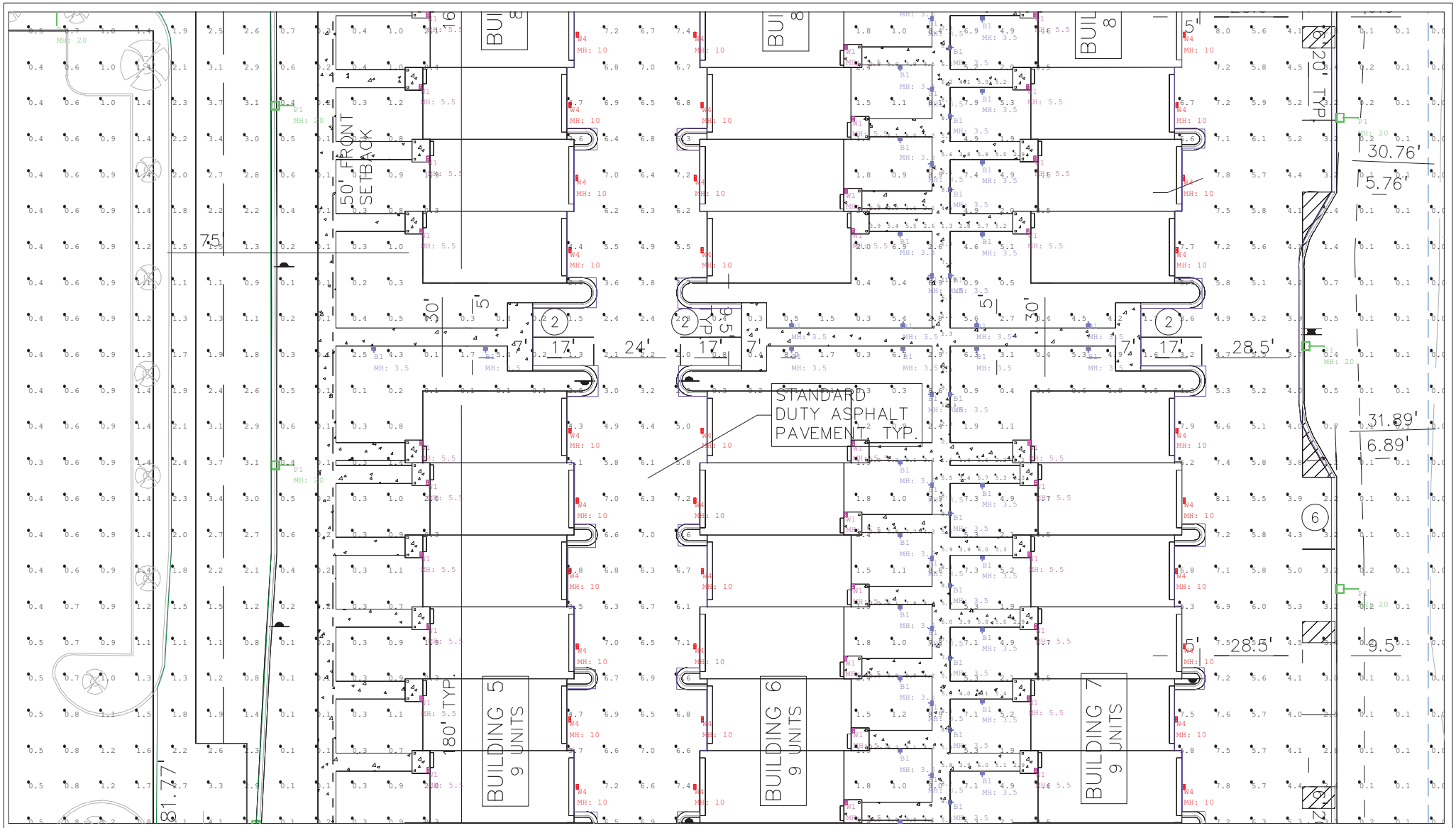
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PLAN VIEW: NOT TO SCALE

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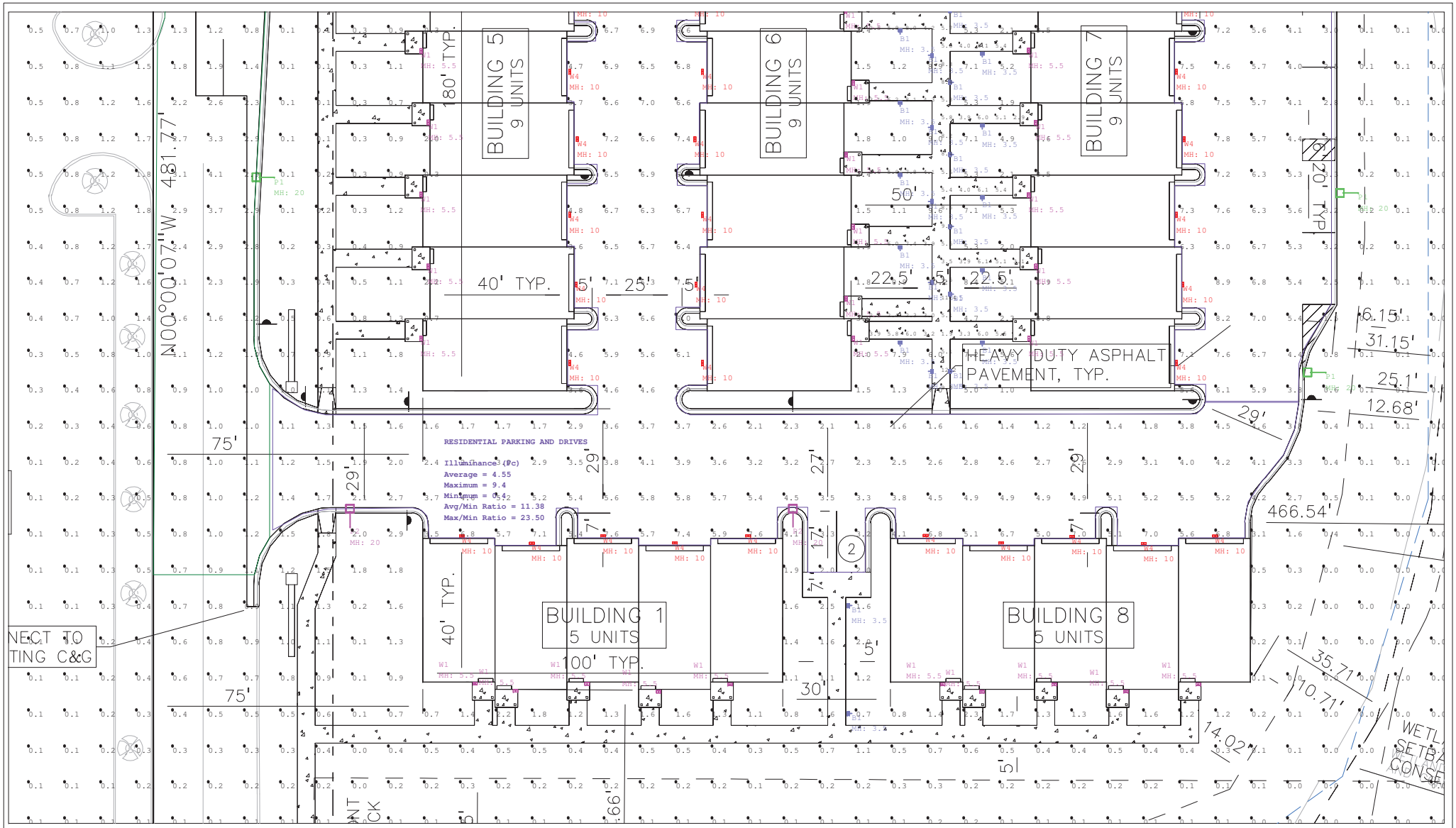
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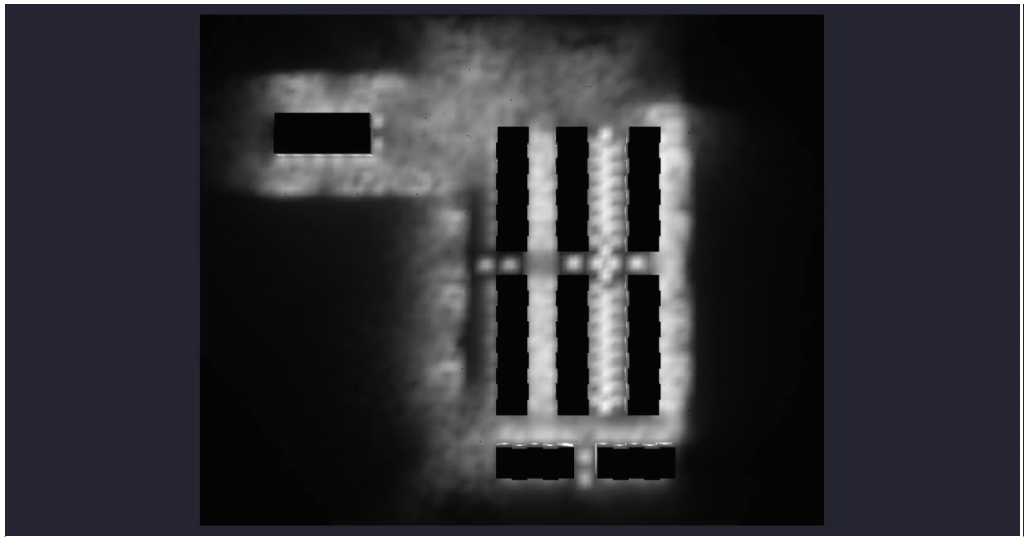
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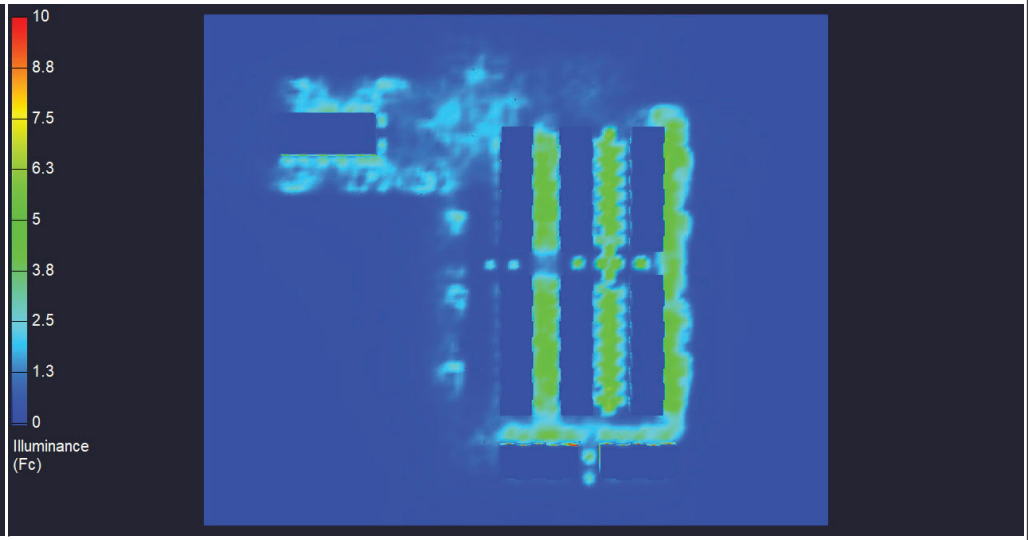
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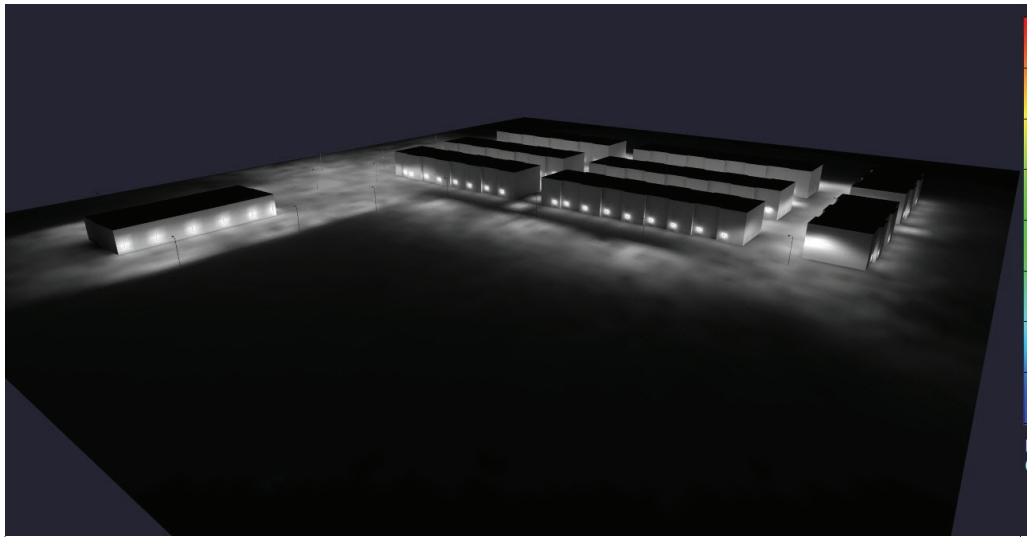
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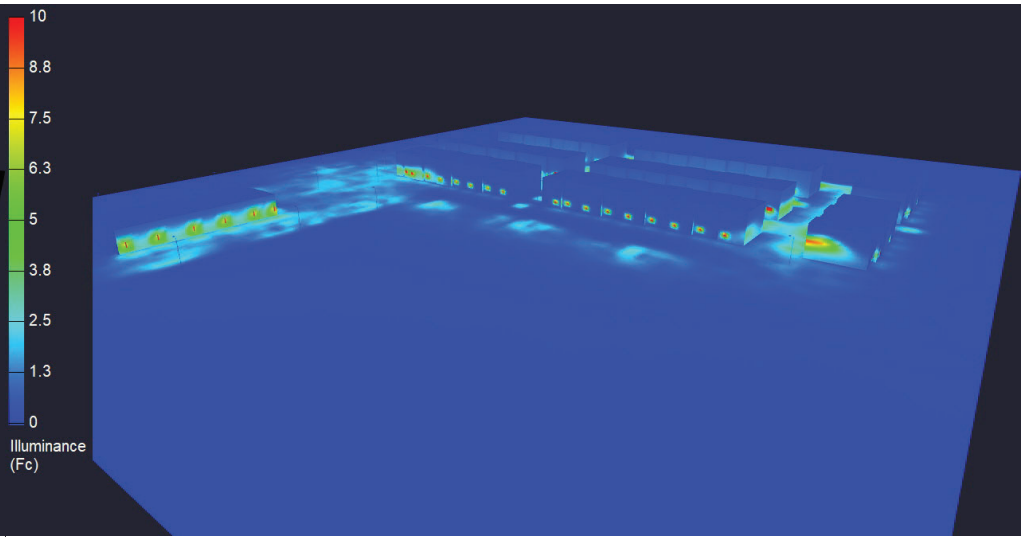
VIEW 1



VIEW 1 – PSEUDO COLOR



VIEW 2



VIEW 2 – PSEUDO COLOR

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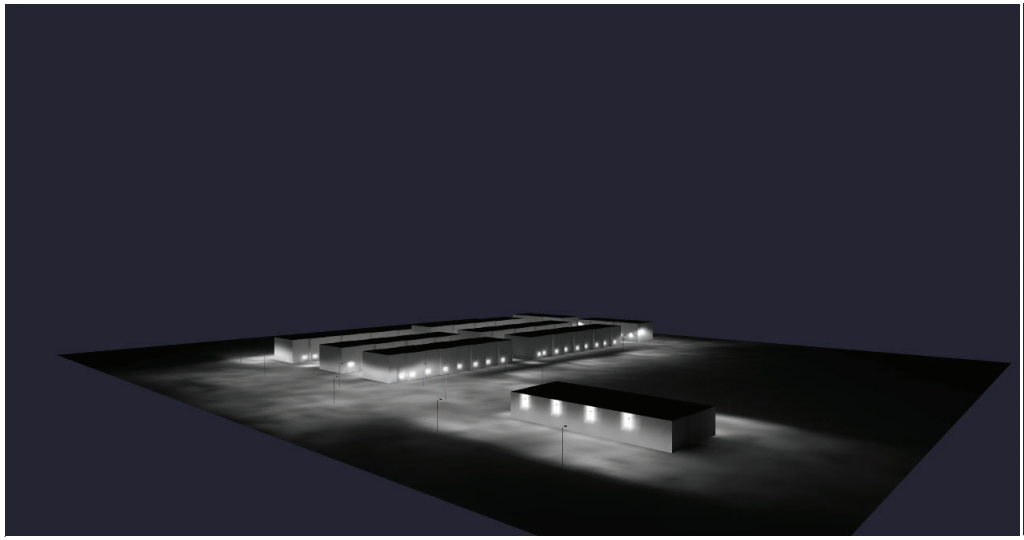
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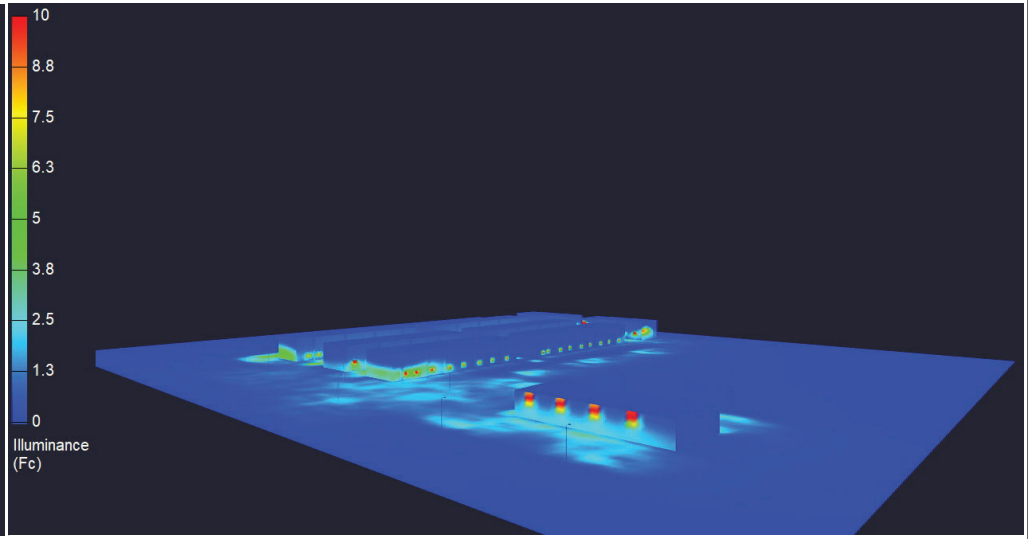
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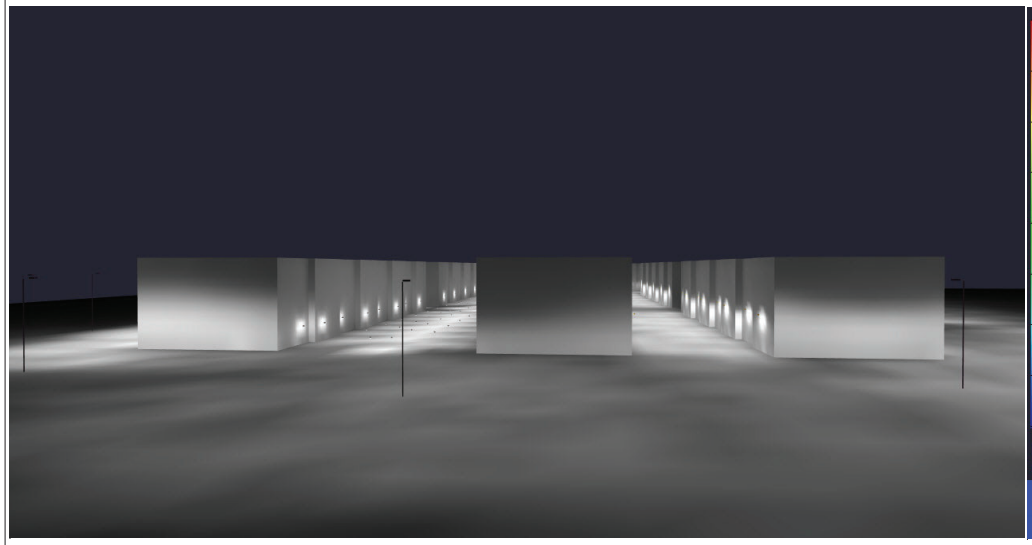
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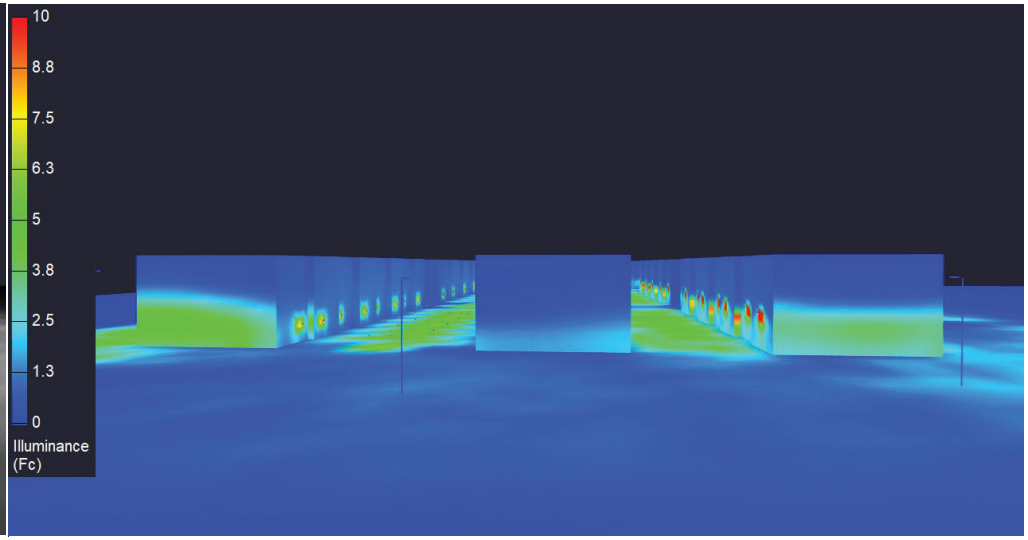
VIEW 3



VIEW 3 – PSEUDO COLOR



VIEW 4



VIEW 4 – PSEUDO COLOR

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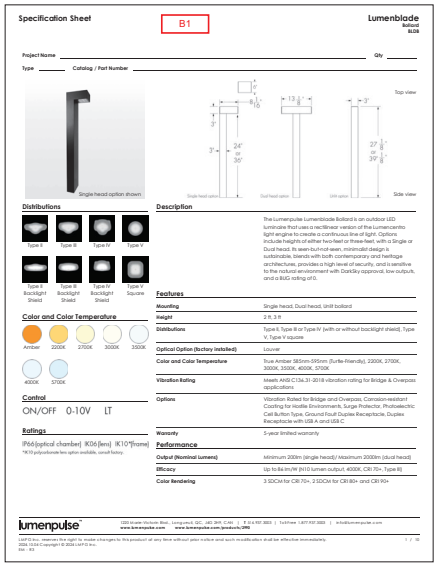
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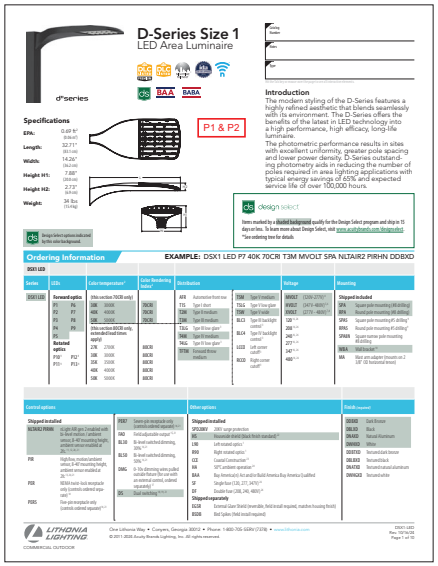
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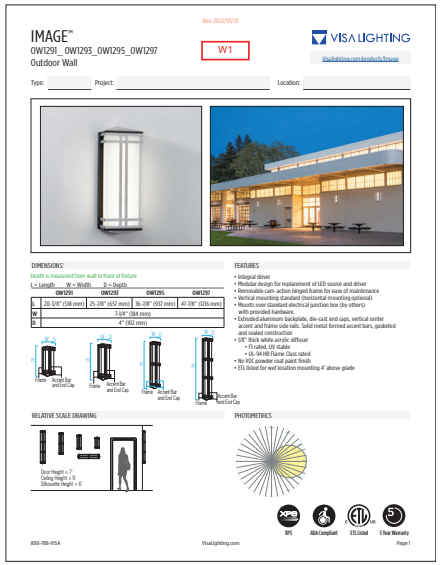
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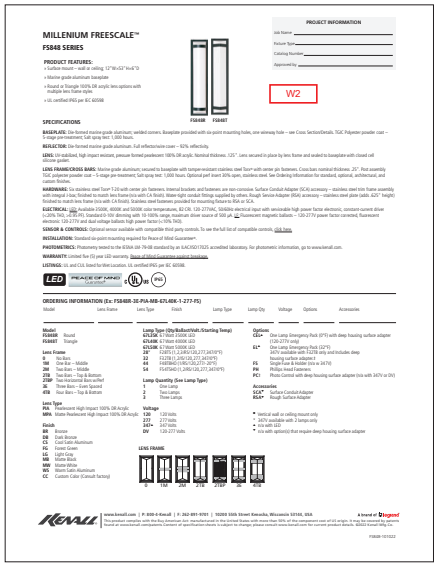
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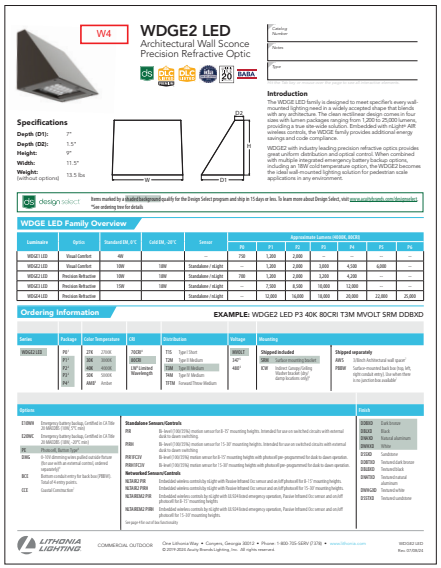












Schedule

Symbol	Qty	Tag	[MANUFAC]	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts	Mounting Height
	78	B1	Lumenpulse	BLDB-TM1-120_277-CSL-N10-40K-CRI 80-SS	0.900	741	11	3.5
	16	P1	Lithonia Lighting	DSX1 LED P5 40K 80CRI BLC4	0.900	12150	138.16	20
	7	P2	Lithonia Lighting	DSX1 LED P5 40K 80CRI T5W	0.900	17162	138.16	20
	61	W1	VISA LIGHTING	OW1291-L35K-H	0.900	1286	14.1	5.5
	6	W2	Kenall	FS848R-0-PIA-MB-L90-DV	0.900	2903	75.7	6
	4	W3	Lithonia Lighting	WPX1 LED P2 40K MVolt	0.900	2913	14.1	15
	61	W4	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T4M	0.900	3147	32.1375	10

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APPLICANT RENDERINGS


RETAIL
RETAIL
NOVIACOES


RETAIL
RETAIL
NOWTHCOEP


RETAIL
RETAIL

APPLICANT NARRATIVE

LAW OFFICES
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.
37000 GRAND RIVER AVENUE, SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
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Direct: (248) 919-3783
Fax: (248) 476-6564

August 7, 2026

VIA Hand Delivery and e-mail to *lbell*@cityofnovi.*org*
Ms. Lindsay Bell
City of Novi Planning Department
45175 West Ten Mile Road
Novi, MI 48375

RE: Request for Amendment of Consent Judgment for Novi Promenade to Allow RM-2 Use
JSP25-12
Project Name: Novi Acres

Dear Ms. Bell:

Please accept this as a narrative to accompany the resubmission of this application for Amendment of Consent Judgment after the most recent city review dated June 8, 2026.

We have all been dealing with the proposed development of this last remaining parcel in the "Novi Promenade" development since 2023. The Novi Promenade development was the subject of the lawsuit in the 1990s against the City of Novi which ultimately resolved with the entry of a Consent Judgment. Pursuant to that Consent Judgment the uses of this property would be those set forth in the zoning district B-2. The original plan for the Novi Promenade was to include 3 "big box" stores. Two of those big box stores have developed, Sam's Club and Target. However, this remaining parcel, known as Retail B, has not developed and has remained vacant for the past 25 years, since 2001.

In my prior narrative letter dated May 11, 2026, I provided detail on the proposed development of this last remaining parcel in Novi Promenade. This request for the development of this property is in the form of a request for an amendment of the Consent Judgment since the development of the property is controlled, not by the zoning ordinance but rather by the terms of the Consent Judgment. Thus, this is not a request for a formal rezoning or even a Planned Rezoning Overlay. This is a simple request for an amendment of the Consent Judgment which is within the jurisdiction of the City Council.

Below is an overhead view of how this project fits in with the overall Novi Promenade development.



As set forth in my prior narrative letter, the developer and the city have been working collaboratively and the density of the proposed residential development has significantly decreased throughout this project. The following is a summary of the changes which have been made to this request since its initial proposal:

	Station Flats	**Novi Acres**
Dwelling Units	157 dwelling units	61 dwelling units
Height	4 stories	3 + stories
Ownership	Rental Apartments	Owner-Occupied Townhomes
Parking	Surface	Two-car garages for each unit
Density	Density 18 DU/acre	7 DU/acre
Retail	Small retail use within residential building	Stand-alone building for several small retail uses

This letter will respond directly to the city reviews of June 8, 2026, and this will be a supplement to the previous narrative of May 11, 2026.

ADJACENCY TO SAM'S CLUB

We have now resolved the issues that were previously raised regarding adjacency issues with Sam's Club to the north. We have had several meetings with the former City of Novi landscape architect, Rick Meader, and in the most recent review, Mr. Meader has acknowledged that the extensive landscaping would resolve any visual adjacency issues with respect to Sam's Club. With respect to sound adjacency issues, Rick Meader suggested that two masonry walls be constructed and the applicant has indeed proposed to construct those two masonry walls as requested by the city's landscape architect. These walls are noted on Site Plan Sheet C 3.1. Therefore, it is our understanding that the former concern regarding adjacency to the property to the north has been resolved.

USABLE OPEN SPACE

There was also a concern raised in the most recent city review with respect to the city requirements for "usable open space". The June 8, 2026, city planning review, page 7, quoted a portion of the city ordinance which defines usable open space as "courts and yards at grade level devoted exclusively to recreational use." However, city zoning ordinance section 3.1.8.D also includes in the definition of usable open space "balconies with direct access to the dwelling unit." The proposed development includes 61 units, each of which has a balcony with direct access to the dwelling units. The balconies are each 5 feet by 15 feet eight inches which is 78.33 square feet per unit. [15'8" = 15.666' and 5 X 15.666 = 78.33 sq ft]. There are 61 units, thus, the balconies provide, as defined by the city zoning ordinance, 4778.13 square feet of usable open space. [61 X 78.33 = 4,778.13]. The city's zoning ordinance requires usable open space of 200 square feet per dwelling unit. With 61 dwelling units included in this development, that would be a requirement of 12,200 square feet of usable open space. In addition to the 4,778.13 square feet of usable open space provided by the balconies, the applicant is now providing an enlarged amenity open space in the northeast portion of the development. This was originally an open area for use by the residents. After recent discussions with the city, it was recommended that this be expanded and that a play structure for the children of residents be provided. With this most recent submission we have significantly expanded this open space area which now includes a proposed playground with a play structure. The dimensions of the newly proposed amenity in the northeast corner includes an additional 7610 square feet. This along with the 4,778.13 square feet of usable open space provided by the balconies provides a total of 12,388 square feet of usable open space which exceeds the city's requirement. Thus, a deviation is no longer necessary as this requested deviation has been eliminated and the applicant proposes usable open space in excess of that required by city ordinance and specifically addresses provided open space for use by children of the residents. See Site Plan Sheets C 1.3 and C 3.1 and the Toll Brothers renderings.

FOUNDATION LANDSCAPING

We all recognize that this is an unusual parcel of property. The property consists of 24.71 acres, however, 65% of that is wetland/woodlands. This leaves only 7.1 acres for development adjacent to the wetlands/woodlands and a 1.53-acre parcel for the proposed standalone retail development which renders this mixed-use property. Because of the unique nature of the property there would be difficulty in providing the necessary foundation landscaping for buildings

numbered 1, 4, 7, and 8 which have frontage facing drives. City ordinance calls for 35% foundation landscaping, and the applicant had only been previously able to provide less than 7%. Given the site constraints the applicant is proposing that we match the similar building landscaping that has been approved and is being provided at the residential development at Main Street. Below is a photograph of the foundation landscaping at the Main Street project.



However, the applicant is now proposing additional landscaping matching what is being built at the Main Street residential project . See below:





Our project is more akin to the urban concept residential which is what the Main Street project is. With this additional foundation landscaping for these four buildings we are now able to achieve 12% for Buildings 1 and 8; 13.13% for Building 4 and 13.33% for Building 7. See Site Plan Sheets L 1.1 and L 1.2 and the Toll Color Renderings.

MINIMUM DISTANCE BETWEEN BUILDINGS

City ordinance 3.8.2.H for the RM-2 zoning district requires 80 feet between buildings. Because of the configuration of the parcel, only 30 feet can be achieved between these buildings. However, we have recently reviewed the significantly dense development being currently constructed on Main Street. Those buildings only have approximately 10 feet between each building and are functioning just fine. Below are photographs of the distance between buildings in the Main Street project.


43075



We understand that the Main Street project is being developed under the TC zoning ordinance and not the RM-2 zoning ordinance. However, our proposed development is more akin to the urban type of development of Main Street. Therefore, the 30 feet proposed is far in excess of the distance between buildings which currently exist on Main Street and is functioning fine. We would request a deviation for this requirement as the lot is unusual and the proposed development is more akin to an urban residential project like Main Street.

LIGHTING

Attached are lighting photometric sheets which show the average lighting in compliance with city ordinances.

RM-2 REQUIRED CONDITIONS

Ordinance §3.8.3 sets forth four conditions which should be addressed. Our response is as follows:

- *"A. In making its review of any proposed multiple development in an RM-2 district, the Planning Commission shall find that a proper relationship exists between local*

streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety."

RESPONSE: This proposed development will have a direct drive from Wixom Road to the entry of this residential development. That drive will be directly in front of the commercial building which is part of this development. That drive has an existing traffic light at Wixom Road. Thus, traffic entering and exiting will be controlled by a traffic light. Moreover, it will not be necessary for any of the residents of this development to drive onto any other local street nor will they be required to drive through the parking lots of the Target Store or Sam's Club. The City has requested and the applicant has agreed to install a sidewalk from this development all the way out to Wixom Road for the safety of pedestrians.

- *"B. All development features of the principal building or buildings, and any accessory buildings, such as architectural design and facade materials, shall be clearly shown and identified."*

RESPONSE: The City has conducted a Facade review of this proposal and the architect has reported: "The percentages of all facades are in full compliance with the Facade Ordinance. The Applicant has provided the sample board required by Section 5.15.4.D of the Ordinance by way of colored photographs on the drawings. This, together with the renderings indicate carefully coordinated colors and texture that are consistent with the Facade Ordinance. A Section 9 Waiver is not required for this project." In addition the attached site plan sheets show in detail the architectural design of the buildings.

- *"C. All service roads, driveways, parking areas and open spaces shall be located and interrelated so as to minimize any adverse effects upon adjacent property, such as channeling excessive traffic onto local residential streets, lack of adequate or effective screening or buffering of parking and service areas."*

RESPONSE: As stated above, there will be a direct drive from Wixom Road to this development with an adjacent sidewalk. There will be no traffic onto local residential streets. All necessary screening and buffering is being provided. It is also important to recognized that the **traffic generated by this project is 90% less** than what would be allowed under the current Consent Judgment with a 100,000 square foot big box retail store.

- *"D. All buildings or building groupings shall be located so as to properly relate one to the other and to uses on adjacent properties. Circulation between buildings and within the site shall be carried out so as not to interfere with the fire equipment access to the budlings."*

RESPONSE: The Fire Department has given Conditional approval of the Preliminary Site Plan. The attached site plans show the adequate turning radii for fire vehicles. The buildings are situated so as to properly relate one to the other and interior circulation of the development.

ADDITION TO THE CITY'S RESIDENTIAL HOUSING OPTIONS

This type of residential development will be especially appropriate for short-term corporate housing for individuals who are brought to the Novi area by their corporations for temporary assignment. The general location is capable of accommodating a variety of residential demographics. While there are single-family residential developments in the area surrounding Novi Promenade this owner-occupied condominium proposed residential development offers a different option. Moreover, the area would certainly be walkable for all residents of Novi Acres with its adjacency to Target, Sam's Club, and the other nearby commercial establishments. Moreover, there would be a sidewalk which would be developed directly from Novi Acres out to Wixom Road. There would be no need for any resident of this development to walk across the parking lot of the Target store or the Sam's Club. There would be a dedicated sidewalk from Wixom Road directly to the proposed retail building as well as the residential portion of Novi Acres. With essential retail options within walking distance; Sam's Club which includes a pharmacy, Target, the proposed Commercial units which are part of this proposal and the nearby restaurants and commercial business along Grand River Avenue this fits perfectly with the City's desire for residential options with walkability to essential services. Both Sam's Club and Target are in full support of this project.

SIGNIFICANT REDUCTION IN TRAFFIC

Under the current Consent Judgment, a 100,000 square foot big box retail center would be a permitted use for this property. The applicant has previously submitted a traffic study which establishes that such a 100,000 square foot big box store would result in 9,449 traffic trips per day. In stark contrast, the proposed Novi Acres development would result in only 919 traffic trips per day. This is a significant decrease of potential traffic by 90%. Thus, Novi Acres is in fact a *down zoning* of this property. It is important to also recognize that the main access drive off Wixom Road to the Novi Acres project as well as the commercial mixed-use building runs directly east from Wixom Road at an existing traffic light. Therefore, traffic exiting Novi Acres out onto Wixom Road would be controlled by an existing traffic light. The Novi Acres project would not result in channeling any traffic onto local residential streets. Therefore, 10% of the otherwise permitted traffic would be generated by Novi Acres.

DEVIATIONS

The following is a list of deviations which are requested and the responses by the city after our numerous cooperative interactions.

- Minimum lot area — Supported
- Total number of rooms — Supported
- Building orientation — Supported
- Yard setback — Supported
- Pedestrian connectivity — Supported
- Landscape adjacency buffer — Supported
- Parking lot landscaping — Supported

- Minimum distance between buildings	Deviation required for the reason that it is simply impossible to be achieved given this property. Deviation is requested as the distance provided far exceeds the similar Main Street development.
- Foundation building landscaping	Achieved for 4 of the 8 buildings and deviation requested for the remaining 4 of the 8 buildings

The applicant had a very good meeting with the Planning Commission Master Plan and Zoning Committee who were generally in favor of the project.

We look forward to presenting this requested amendment to the Consent Judgment to the Planning Commission and ultimately to the City Council for approval. This project would truly close the loop on the Novi Promenade development and add to the variety of housing available in the City of Novi.

Very truly yours,

David B. Landry

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

September 8, 2026

Planning Review

Novi Acres

JSP25-0012 with Amendment to Consent Judgment

PETITIONER

Cypress Partners, LLC

REVIEW TYPE

3rd Revised Site Plan and Request to Amend Consent Judgment

PROPERTY CHARACTERISTICS

Section	17	
Site Location	22-17-101-032; East of Wixom Road, South of Grand River Avenue	
Site School	Novi Community School District	
Watershed	Huron River Watershed & Rouge River Watershed	
Site Zoning	I-1, Light Industrial, with Consent Judgment (B-2, General Business)	
Adjoining Zoning	North	I-1, Light Industrial, with Consent Judgment (B-2, General Business)
	East	I-1, Light Industrial
	West	R-1, One-Family Residential
	South	I-2, Heavy Industrial with PSLR (Planned Suburban Low Rise)
Current Site	Vacant	
Adjoining Uses	North	Sam's Club
	East	Vacant
	West	Catholic Central High School & Target
	South	Low-Rise Residential
Site Size	24.77 acres	
Plan Date	August 6, 2026	

PROJECT SUMMARY

The subject property is governed by a Consent Judgment. The Consent Judgment limits development on the subject property to 100,000 square feet of retail use conforming to B-2 (Community Business) zoning standards. The agreement binds both parties equally to its terms and runs with the land, acting as a covenant attached to the property, unless and until it is formally amended by mutual agreement.

The parcel proposed for development is currently vacant, located immediately south of the Sam's Club store and northeast of the Target store in the Novi Promenade development. The site includes an existing access drive to Wixom Road, a lawn area intended for future parking, and regulated wetlands and wetland mitigation areas to the east of the proposed development.

The total site area is approximately 24.71 acres, of which about 65% contains regulated wetlands and permanently preserved wetland mitigation areas.

The applicant is requesting an amendment to the Consent Judgment to allow a 61-unit multi-family residential development on 7.17 acres, a 6,529-square-foot standalone retail building and associated parking on 1.53 acres.

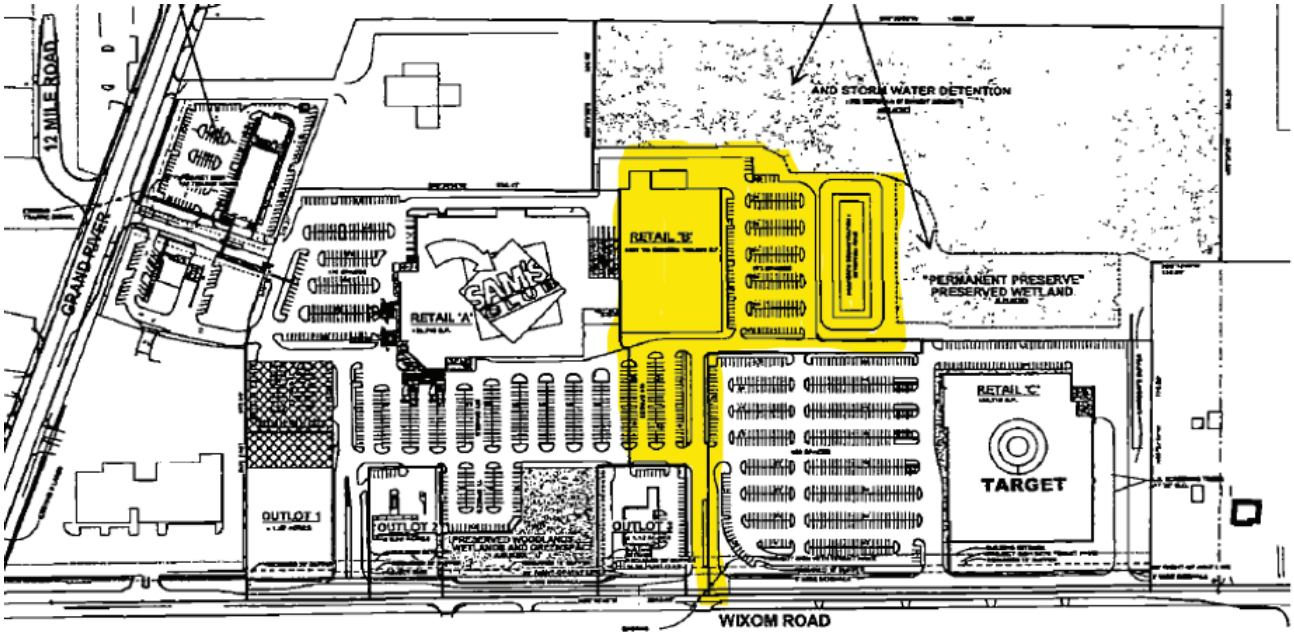
The Planning review letter and the associated chart identify several concerns (noted in bold and underline throughout the review letter) and request additional clarification or justification regarding the proposed use and its compatibility with surrounding uses. The applicant's revised letter submitted with this application does not address these concerns.

BACKGROUND

In 1999, the original developer, Novi Equities, asked to rezone the property from I-1 (Light Industrial) to B-2 (Community Business), but the City Council denied the request. A later request for a use variance was also denied by the Zoning Board of Appeals. In 2000, the developer filed a lawsuit against the City, which was settled in July 2001 before going to trial. The terms of the settlement were outlined in a Consent Judgment, which acts like a development agreement.

In 2015, the Consent Judgment was amended to allow changes to the sedimentation basin and wetland areas, increasing the amount of preserved open space.

In 2023, the applicants proposed a multi-family apartment-style development with limited associated retail for the same location; however, the proposal did not advance beyond the Planning Commission meeting.



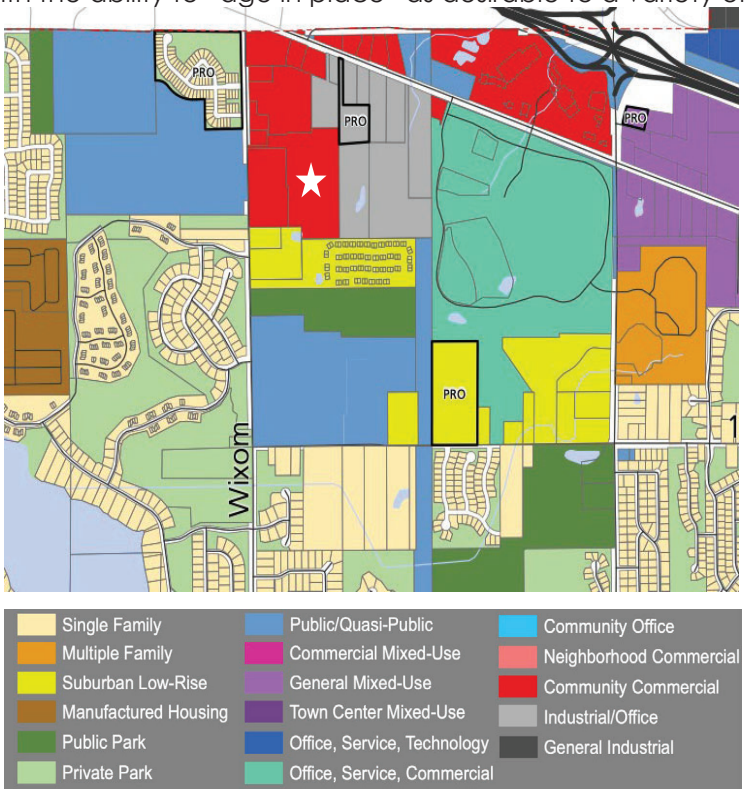
MASTER PLAN FOR LAND USE & LAND USE NARRATIVE

The 2025 Master Plan adopted by the Planning Commission identifies this property as Community Commercial. The Community Business (B-2) District generally falls within areas planned for Community Commercial. The subject site is zoned Light Industrial (I-1) but the Consent Judgment states that the subject site "shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance […]," which is consistent with the Community Commercial land use designation.

The Plan also identifies several trends in the residential market:

- Residential market will remain relatively strong. Rising mortgage interest rates will taper the pace of sales.
- There is a market for age-targeted housing for 55+ households with a focus on single-level living.
- The decrease in the 35-44 age cohort suggests that families with younger children may find Novi's housing inaccessible due to high costs.

There is a movement to higher density residential (3-5 units/acre) to accommodate 1,700–2,100 square foot homes with the ability to "age in place" as desirable to a variety of home purchasers.



The proposed development consists of three-story townhouse units with living areas and bedrooms located on separate levels. While the Community Impact Statement (CIS) dated April 16, 2025, characterizes the project as being well-suited for "empty nesters," the proposed floor plans do not appear to align with the aging-in-place principles encouraged by the Master Plan.

The Master Plan identifies a need for a broader range of housing options, including starter homes, workforce housing, and senior housing, to serve residents across various age groups and income levels. It further notes that a significant portion of Novi's existing housing stock may be financially inaccessible to first-time homebuyers and recommends promoting "missing middle" housing through infill and mixed-residential development, particularly along the Grand River corridor.

The CIS also states that the project could provide short-term corporate housing for companies bringing executives to the area on temporary assignments. In support of the proposed land use change from commercial to residential/mixed-use, the applicant notes that commercial development rights have existed on the property for approximately 24 years, yet the site has remained vacant. The CIS therefore presents several arguments supporting a residential use of the property.

In a subsequent response letter dated May 11, 2026, the applicant clarified that the proposed units are intended to be owner-occupied. However, no updated CIS or supporting analysis has been provided to reconcile this clarification with the earlier references to empty nesters and short-term corporate housing. As a result, the anticipated resident profile remains somewhat unclear and could potentially range from young professionals and empty nesters to transient corporate occupants and permanent owner-residents.

From a land use perspective, the location appears capable of accommodating a variety of residential demographics and, in our opinion, supports consideration of a transition from commercial to residential or mixed-use development. The site is near the Grand River corridor, with access to the SMART bus transit line. The density and compact arrangement of buildings is a result of much of the site being constrained by wetland and preserved area. These site constraints are responsible for many of the deviations requested, which is typical of an urban-style development. In the mixed-use context of this site, greater density would make more sense than a lower density product, if City Council is open to reconsidering the terms of the Consent Judgment.

MASTER PLAN AND ZONING COMMITTEE INPUT

The plan was presented to the committee on April 15, 2026 meeting. The committee requested more renderings that show the development in context with the existing adjacent uses.

The Committee generally expressed support for the proposed mixed-use development and discussed opportunities to strengthen the transition between the residential and commercial portions of the site through enhanced buffering, including fencing and additional landscaping along the Target parking lot frontage.

The committee requested additional visual materials to better illustrate the relationship between the townhomes and existing retail uses.

COMPATIBILITY WITH SURROUNDING LAND USE

The Consent Judgment includes several binding conditions originally tailored for development of a traditional "big box" retail format. The applicant's proposal to introduce multi-family residential development represents a substantial departure from the original developers' intent. Notably, the permitted uses and dimensional standards in the B-2 zoning district differ significantly from those in the RM-2 (High-Density Mid-Rise Multiple-Family Residential) district, which the applicant is now proposing.

Furthermore, the current site lacks sufficient screening or transitional buffers between the proposed residential use and adjacent commercial uses. Had the site originally been intended for residential development, berms and protective screening measures would likely have been required as part of the Sam's Club and Target developments.

The responsibility now falls to the current developer to ensure compatibility and mitigate potential land use conflicts (light spillover, traffic and noise etc.) for their future residents. **The plan has been improved to better meet the screening requirements, so the waiver for the lack of berm is now supported in the Landscape Review.**

The surrounding land uses are shown on page 1. The compatibility of the proposed development with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council. In particular, the Planning Commission should review the plan carefully to ensure that any negative impacts are minimized and mitigated.



STUDY FINDINGS

1. **Traffic Impact Study**: The applicant has submitted an addendum to the 2023 Traffic Impact Study. This addendum focused on comparison analysis of what could be developed under the current Consent Judgment versus the amendment proposed for 61 dwelling units with 6,529 square feet of retail. See comments in the TIS Review letter.

2. **Community Impact Statement**: Two narratives are included and reviewed with this submittal, one from the applicant's representative and one from a planner.

3. **Land Use Study**: The applicant has submitted a Community Impact Statement that presents several valid points supporting the viability of residential use over commercial use on the site. While the statement provides justification, it is not supported by a market study or land use study.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for information pertaining to ordinance requirements.**

Staff is requesting additional clarification on the following items.

1. **Street and Project Name**
   At their May 16, 2025, meeting, the Project and Street Naming Committee denied the applicant's suggested project name and a street name. Please review the letter and resubmit for approval. Please contact Stacey Choi at 248-347-0547 or e-mail at schoi@cityofnovi.org in the Community Development Department for additional information.

2. **Establishing Development Boundaries**

The applicant is proposing a mixed-use development with separate residential and commercial components that are not physically or functionally integrated. **The applicant should clarify how ownership and legal boundaries will be defined, specifically, whether the property will be formally split or if separate ownership will be established through a Master Deed.**

The existing lot boundaries appear to have been established as an afterthought during the Consent Judgment process. As a result, there are apparent inconsistencies and nonconformities, such as the Sam's Club building not meeting minimum building setback requirements and the loading area encroaching beyond the lot line, and the Target parking lot encroaching into required setback areas, which eliminates space for buffer screening typically required between uses. These existing conditions must be considered when reviewing the proposed development, particularly in evaluating its compatibility with surrounding uses.

This property presents a unique challenge due to its flag-shaped configuration. Splitting the parcel would create a residential lot without frontage on Wixom Road, making it nonconforming. To address this, we recommend either establishing development boundaries instead of relying solely on lot lines, or alternatively, the applicant may seek a deviation from the frontage requirement.

For this review, the residential portion has an estimated net area of 7.17 acres, and the commercial portion is approximately 1.53 acres. Given the unique configuration of the lots and uses, the applicant shall provide a setback exhibit that clearly illustrates the ownership boundaries (lot lines) for each use, gross and net areas, identified yards and proposed setbacks.

3. Residential Density and Room Count.
The ordinance allows for two types of multi-family developments. A summary of proposed development compared to permissible standards in RM-1 and RM-2 is provided below.

	RM-2	RM-1	Proposed	Context
Max density	15.4	5.4	Not specified; approximately 8.5 (61 units/ 7.17 net for residential)	PSLR areas to the south allow up to 6.5
Max lot coverage	45%	25%	5.14%	
Max # of stories	5 stories	2 stories	3 stories	
Max room count	157	157	244	Room counts are the same, as the development is less than 4 stories

The presence of significant unusable areas of the site, such as wetlands and access drives, result in development being concentrated within a limited portion of the site, creating the appearance of greater density. As stated previously, the higher density appears compatible in the mixed-use context of the site.

4. Yard setback restrictions (Sec. 3.8.2.E)

Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area. **The response letter refers to 36%. Requires deviation.**

5. **Pedestrian Connectivity (Sec. 3.8.2.G)**
   Five feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access. Plans show a 5-foot-wide sidewalk connecting to Wixom Road on the north side and a 5-foot sidewalk along of the east side of the north-south access drive. **Requires a deviation for absence of sidewalk on one side.**

6. **Minimum Distance between the buildings (Sec. 3.8.2.H)**
   The plans should include an exhibit that shows the calculation, indicate what is required and what is proposed in order to verify compliance and determine the deviation.

   Staff calculations determine that, while 30 foot distance between all buildings is proposed, a minimum distance of 84 feet between buildings 2 through 7 is required, while a minimum distance of 61 feet between buildings 1 and 8 is required.

   Calculation: (Total length of building A + total length of building B + 2(height of building + height of building B))/6 = minimum distance required.

   A deviation for distance between buildings is requested.

7. **RM-2 Required Conditions (Sec.3.8.3)**
   The applicant has addressed how these conditions are met in the narrative:
   - In making its review of any proposed multiple development in an RM-2 district, the Planning Commission shall find that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.

     Applicant response: This proposed development will have a direct drive from Wixom Road to the entry of this residential development. That drive will be directly in front of the commercial building which is part of this development. That drive has an existing traffic light at Wixom Road. Thus, traffic entering and exiting will be controlled by a traffic light. Moreover, it will not be necessary for any of the residents of this development to drive onto any other local street nor will they be required to drive through the parking lots of the Target Store or Sam's Club. The City has requested and the applicant has agreed to install a sidewalk from this development all the way out to Wixom Road for the safety of pedestrians.

   - All development features of the principal building or buildings, and any accessory buildings, such as architectural design and facade materials, shall be clearly shown and identified.

     Applicant response: The City has conducted a Facade review of this proposal and the architect has reported: "The percentages of all facades are in full compliance with the Facade Ordinance. The Applicant has provided the sample board required by Section 5.15.4.D of the Ordinance by way of colored photographs on the drawings. This, together with the renderings indicate carefully coordinated colors and texture that are consistent with the Facade Ordinance. A Section 9 Waiver is not required for this project." In addition the attached site plan sheets show in detail the architectural design of the buildings.

- All service roads, driveways, parking areas and open spaces shall be located and interrelated so as to minimize any adverse effects upon adjacent property, such as channeling excessive traffic onto local residential streets, lack of adequate or effective screening or buffering of parking and service areas.

  Applicant response: As stated above, there will be a direct drive from Wixom Road to this development with an adjacent sidewalk. There will be no traffic onto local residential streets. All necessary screening and buffering is being provided. It is also important to recognized that the traffic generated by this project is 90% less than what would be allowed under the current Consent Judgment with a 100,000 square foot big box retail store.

- All buildings or building groupings shall be located so as to properly relate one to the other and to uses on adjacent properties. Circulation between buildings and within the site shall be carried out so as not to interfere with fire equipment access to the buildings.

  Applicant response: The Fire Department has given Conditional approval of the Preliminary Site Plan. The attached site plans show the adequate turning radii for fire vehicles. The buildings are situated so as to properly relate one to the other and interior circulation of the development.

8. **Private Easements**
   Major drives that serve Target and Sams Club from Wixom Road are physically located on the subject parcel. The applicant should provide a copy of access easements or clarify how shared access is handled, prior to final site plan approval.

9. **Building Lighting (Sec. 5.7.2.A.iii))**
   Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures. **Please provide light levels on building facades, if information is provided at the time of final site plan, they are expected to comply. Any deviations at that time would require amendment to consent judgment.**

10. **Average Light Level (Sec.5.7.3.L)**
    The listed ratios on the plan appear to exceed maximum ratio. This could be misleading as the development boundaries are unique in this scenario. **Please revise to comply or provide a justification. "Retail Parking" shows an average/minimum ratio of 4.74:1, while the maximum allowed is 4:1.**

DEVIATIONS FROM AREA, BULK, YARD, AND DIMENSIONAL REQUIREMENTS

The Amendment to Consent Judgment may permit deviations from the strict interpretation of the Zoning Ordinance if approved by City Council. These deviations should be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in the proposed amendment. **A list of deviations is as follows:**

1. Minimum Lot Area for B-2 (sec. 3.1.11.D.): A determination whether the minimum lot size requirement for commercial development is applicable for this development. A minimum of 2 acres is required; the area encompasses about 1.54 acres.

Staff Comment: This is supported given the location within surrounding commercial uses.

2. Total Number of Rooms (sec. 3.8.1.A.): A deviation to allow increase in room count for 3-story building (157 maximum allowed, 244 proposed).

   Staff Comment: This is supported if adequate buffers and appropriate open space for intended users and unsupported deviations are addressed.

3. Building Orientation (Sec. 3.8.2.D): A deviation to allow buildings to be at 90-degree angle, in lieu of required 45 degrees.

   Staff Comment: This is supported.

4. Yard Setback Restrictions (Sec. 3.8.2.E): A deviation for exceeding the maximum amount of permissible pavement area in front yard for residential. (30% maximum permitted, 36% proposed.

   Staff Comment: Staff supports the request for this deviation as there are not any conflicts with required landscaping or usable open space in this area.

5. Pedestrian Connectivity (Sec. 3.8.2.G.): A deviation to allow sidewalk only on one side of the drive (both sides required).

   Staff Comment: This is supported because sidewalk connection is extended to Wixom Road providing a safe connection to public road and there is no room for the opposite side on the applicant's property.

6. Minimum Distance between buildings (Sec. 3.8.2.H): A minimum of 84 and 61 feet is required based on the calculation; 30 feet minimum is proposed.

   Staff Comment: This deviation is supported as the mixed use context is more consistent with an urban-style development.

7. Average Light levels (Sec. 5.7.3.1): A deviation to allow overage ratio of average light level of the surface being lit to the lowest light of the surface being lit (4:1 maximum permitted, 4.74:1 proposed for retail).

   Staff Comment: Provide additional information as required for a complete review and to identify the correct deviation.

LANDSCAPE DEVIATIONS (Review: September 3, 2026)

1. Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii): An 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and an existing commercial use (Sams club).

   This is supported by staff.

2. Multi-family Landscaping (Zoning Sec. 5.5.3.F.iii.): The ordinance requires foundation landscaping for a minimum of 35% of building frontages facing drives. The plan proposes about 12-13% for buildings 1, 4, 7, 8.

This is not supported. The applicant response letter indicates additional foundation landscaping has been provided, but it is not clear on the landscape plan what has been added as no trees or other plantings are shown.

3. Parking Lot Landscaping (Zoning Sec. 5.5.3.C): The plan does not meet the minimum requirements for parking lot landscaping in the proposed retail area.

   This is supported, as the proposed landscaping would conflict with utilities in the bays at the east end of building.

CONDITIONS OF ANY AMENDMENT TO THE CONSENT JUDGMENT (IF THE CITY COUNCIL AGREES TO THE AMENDMENT)

The Amendment to a Consent Judgment typically involves a plan and specific conditions in conjunction with the request. The applicant and City Council would need to agree on a series of conditions to be included as part of the approval before the judgment goes before court.

The applicant is required to submit a plan and a list of terms that they are willing to include within the agreement. The applicant has submitted a site plan showing the general layout of the driveways, parking, building, stormwater detention, and a general layout of landscaping throughout the development. At this time, staff can identify some conditions to be included in the agreement **if** the current design moves forward:

1. Use: The use of the site shall be limited to 61 multi-family units consisting of buildings no greater than the building footprints shown on the concept plan, and a 6,529 square foot retail building
2. Density: The unit density of the site shall not exceed the density shown on the plan.
3. Parking: The proposed development shall provide sufficient parking as required by the Zoning Ordinance or through a shared parking study as part of the site plan submittal that indicates sufficient parking is provided.
4. Open Space: The overall open space of the Novi Promenade shall be a minimum of 40% of the site and any existing preservation easements shall be maintained. Amenities within the open space areas shall be provided as shown on the plan.

PLANNER RECOMMENDATION

Approval of the Preliminary Site Plan is **RECOMMENDED** at this time for the following reasons:

1. Residential use may be appropriate for this site and a change from the commercial use shown in the Master Plan and Consent Judgment could be justified. The revisions to the plan have addressed the concerns about screening between the proposed use and retail loading area to the north and additional justification has been provided for other deviations requested. One remaining landscape deviation is not supported for deficiency in foundation landscaping for 4 buildings, but some improvements appear to be proposed.

2. The 2025 Master Plan recommends commercial use for this property. The CIS presents arguments supporting a change of use to residential in a mixed-use context that is more urban in nature. The compact arrangement of units results in many of the deviations requested from applicable development standards of the RM-2 District. **The plan now provides more functional open space amenities that could help the residential use integrate more harmoniously into the existing retail-center context.**

3. The use of a previously disturbed infill site avoids wetland and woodland impacts that would be typical of most new development projects. The project is able to take advantage of the

surrounding existing utilities and road infrastructure instead of building new facilities, which is les impactful to the environment.

4. Based on the Traffic Study, the current proposal for residential use would significantly reduce the number of trips generated compared to the allowable big box retail store that could be developed.

SUMMARY OF OTHER REVIEWS:

a. Engineering Review: Approval of the Preliminary Site Plan is **recommended**. Comments to be addressed in Final Site Plan submittal.

b. Landscape Review: Approval of the Preliminary Site plan is **not recommended** at this time. The layout and landscaping require a landscape deviation that is not supported by staff.

c. Wetland Review: The applicant has proposed no impact/fill to any wetlands on-site Approval of the Preliminary Site Plan is **recommended**, with request for minor edits.

d. Woodland Review: No impacts to woodlands are proposed.

e. Traffic Review: Approval of the Preliminary Site Plan is **recommended**. Comments to be addressed in Final Site Plan submittal.

f. Façade Review: Design is in full compliance with the Façade Ordinance. Approval of the Preliminary Site Plan is **recommended**.

g. Fire Review: Conditional approval of the Preliminary Site Plan is **recommended**. Additional comments to be addressed with Final Site Plan review.

NEXT STEP: PLANNING COMMISSION MEETING

It is our understanding that the applicant would like to move forward to Planning Commission review and recommendation to the City Council. Please note that at this time, the Landscape review is not recommending approval. The applicant is scheduled to go before Planning Commission on September 23, 2026. **The following materials must be submitted by the applicant one week prior to the September 23rd Planning Commission meeting**:

a. Any project renderings not included in the most recent electronic Preliminary Site Plan set

b. Any new illustrations not included in the most recent electronic Preliminary Site Plan set, if applicable

FUTURE STEP: CITY COUNCIL MEETING

Because amendments to the Consent Judgment will be required, the revised Preliminary Site Plan will be forwarded to City Council for their determination for whether it is in the City's interest to amend the Judgment.

If City Council approves the Preliminary Site Plan and proposed amendment to the Consent Judgment, counsel for the parties will finalize the amendment and submit it to the Court for entry.

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

If Preliminary Site Plan is granted approval with the required amendment of the Consent Judgment, the following shall be submitted for administrative Final Site Plan review and approval:

1. Seven copies of Final Site Plan addressing all comments from Preliminary review, consistent with the terms of the Consent Judgment
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. Final Site Plan Application
4. Final Site Plan Checklist
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. Other Agency Checklist
8. Hazardous Materials Packet (Non-residential developments)
9. Non-Domestic User Survey (Non-residential developments)
10. No Revision Façade Affidavit (if no changes are proposed to building elevations)
11. Drafts of any legal documents (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 approved)

FUTURE STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

Once Final Site Plan approval is recommended, the following will be required for Electronic Stamping Set approval:

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

FUTURE STEP: STAMPING SET APPROVAL

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

If you have any questions concerning the above review or the process in general, please contact me at (248) 347-0484 or bdoane@cityofnovi.org.

Bradley Doane

Bradley Doane, Planner

PLANNING REVIEW CHART: B-2, Community Business w/Consent Judgment

Review Date: September 8, 2026
Review Type: 3rd Revised Preliminary Site Plan
Project Name: **JSP25-0012 NOVI ACRES**
50-22-17-101-032; East of Wixom Rd, South of Grand River Ave
Plan Date: August 6, 2026
Prepared by: Brad Doane, Planner
E-mail: bdoane@cityofnovi.org **Phone:** (248) 347-0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Community Commercial	Multiple-Family Residential and Retail Center – narrative provided	**No**	*See letter review for more detail*
Zoning	B-2, Community Business (Consent Judgment)	RM-2, High-Density, Mid-Rise Multiple-Family Residential with retail as a special land use	**No**	**An amendment to the consent judgment would be required.**
Uses Permitted (Sec 3.1.11.B & C)	B-2 Uses permitted listed in Section 3.1.11.B & C	Multiple-Family Residential (RM-2)	**No**	*See letter review for more detail*
Residential: Height, Bulk, Density, and Area Limitations *(Sec. 3.1.8.D)*				
Frontage on a Public Street *(Sec. 5.12)*	Frontage on a Public Street is required	Frontage on Wixom Road	Yes	
Access to a Major Throughfare *(Sec. 5.13)*	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses	Complies	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-2 Required Conditions See below	Unit mix and height provided	Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)		Unit mix and height provided	Yes	
Open Space Area *(Sec. 3.1.8.D)*	200 sf Minimum usable open space per dwelling unit For a total of 61 dwelling units, required Open Space: 12,200 SF	Balconies: 4,778 sf Designated open space: 7,610 sf **Total: 12,388 sf**	Yes	
Maximum % of Lot Area Covered (By All Buildings)	45%	5.14%	Yes	
Building Height *(Sec. 3.1.8.D)*	65 ft or 5 stories, whichever is less	3 stories, 41 ft tall	Yes	

Item	Required Code		Proposed	Meets Code	Comments
Minimum Floor Area per Unit *(Sec. 3.1.8.D)*	Efficiency	400 sf	NA	NA	
	1 bedroom	500 sf	NA	NA	
	2 bedroom	750 sf	Complies	Yes	
	3 bedroom	900 sf	Complies	Yes	
	4 bedroom	1,000 sf	NA	NA	
Maximum Dwelling Unit Density/Net Size Area *(Sec. 3.1.8.D)*	Efficiency	5%	NA	NA	
	1 bedroom and Live/Work (1 bedroom)	31.1 du/net ac. Max 33%	NA	NA	
	2 bedroom	20.7 du/net ac.	NA	NA	
	3+ bedroom	RM-2 req: 15.6 du/net ac. RM-1 req: 5.4 du/net ac.	61 dwelling units/ 7.17 net acres (residential acreage) **= 8.5 du/net ac.**	Yes	
Residential (RM-2) Building Setbacks *(Sec. 3.1.8.D, Sec. 3.6.2.B, and Sec. 3.8.2.C – if applicable)*					
Front (West)	75 feet		466.54 feet	Yes	
Side (West)	75 feet		75 feet	Yes	
Side (North)	75 feet		105.73 feet	Yes	
Side (South)	75 feet		75 feet	Yes	
Rear (East)	75 feet		790.66 feet	Yes	
Residential (RM-2) Parking Setbacks *(Sec. 3.6.2.B) Refer to applicable notes in Sec. 3.6.2*					
Front (West)	75 feet		75 feet	Yes	Not indicated, approximate dimensions are measured.
Side (North)	20 feet		>50 feet	Yes	
Side (South)	20 feet		Complies	Yes	
Rear (East)	20 feet		30.76 feet	Yes	
Retail (B-2) Building Setbacks (Sec. 3.1.11.D)					
Front (West)	40 ft.		50 ft.	Yes	Sheet C3.0 refers to RM-2 setbacks for required retail.
Side (North)	30 ft.		68.08 ft.	Yes	
Side (South)	30 ft.		57 ft.	Yes	
Rear (East)	30 ft.		863.78 ft.	Yes	
Retail (B-2) District Parking Setbacks *(Sec. 3.1.11.D) Refer to applicable notes in Sec. 3.6.2*					
Front (West)	20 feet		>50 feet	Yes	See above comment.
Side (North)	10 feet		Not shown; appears to comply	Yes	
Side (South)	10 feet		NA	NA	
Rear (East)	10 feet		~20 feet	Yes	
RM-2: Note to District Standards *(Sec. 3.6.2)*					
Area Requirements *(Sec. 3.6.2.A)*	Pursuant to the definition contained in Section 2.2, lot width shall be measured		Reduction not proposed at this time	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	between the two points where the front setback line intersects the side lot lines. Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below 90% of the required minimum lot width at any point between the front set back line and such main building. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots.			
Structure Setback Requirements *(Sec. 3.6.2.B)*	For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least equal to: (1) the height of the main building; (2) seventy-five (75) feet; or (3) the setback required in the Development Standards of Section 3.1 of this Ordinance, whichever is greater. However, the minimum building setback from access streets may be reduced to fifty (50) feet for fire department structures where quick access to the street network is required. For all off-street parking lots serving any use other than single-family residential, the setback from any interior side or rear lot line shall be not less than twenty (20) feet, and the setback from the front and any exterior side lot line shall comply with the building setback required for such uses specified above. Further, for churches there shall be no parking in the front yard. (See also Section 4.10.)	75 foot building setback from all property lines is required and is met	Yes	
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 feet from wetlands and from high watermark course shall be maintained	30.76 feet; see Sheet C3.0	Yes	
Retail, B-2 District: Note to District Standards *(Sec. 3.6)*				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Front yard parking permitted if setback requirements of district and landscaping standards of Section 5.5.3 are observed	No front yard parking proposed	NA	
Setback Abutting a Residential District (Sec 3.6.2.L)	Minimum yard setback shall be 20 feet	>20 feet	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	30 ft.	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Section 5.5.3.			**See Landscape Review**
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q		NA	
RM-1 & RM-2 District Required Conditions *(Sec. 3.8 & 3.10)*				
Total number of rooms (Sec. 3.8.1.B)	For RM-2 building less than 4-stories, RM-1 regulations apply: Total No. of rooms permitted = Net site area in SF/2000 ***312,325 SF/2000 = 157 rooms***	61 four-bedroom units proposed = 244 rooms proposed A total of 7.17 acres for residential area is used in the maximum calculation	**No**	**A Deviation to allow increase in room count for 3-story building would be required**
Public Utilities (Sec. 3.8.1)	All public utilities should be available	Shown	Yes	
Dwelling Unit Size *(Sec. 3.8.1.C)* *An extra room such as den, library or other extra room count as an additional bedroom*	**Dwelling Unit Size** / **Room Count ***			
	Efficiency / 1		NA	
	1 bed* (live/work included) / 2		NA	
	2 bedroom / 3		NA	
	3 or more bedrooms / 4	61 four-bedroom units = 244 rooms	No	

Item	Required Code	Proposed	Meets Code	Comments
		proposed		
Setback along natural shoreline *(Sec. 3.8.2.A)*	A minimum of 150 feet along natural shoreline is required.	No shoreline	NA	
Structure frontage *(Sec. 3.8.2.B)*	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	Drives will be private	Yes	
Maximum length of the buildings *(Sec. 3.8.2.C)*	A single building or a group of attached buildings cannot exceed 180 ft.	180 feet	Yes	
Modification of maximum length *(Sec. 3.8.2.C)*	Planning Commission may modify the extra length up to 360 ft if common areas with a minimum capacity of 50 persons for recreation or social purposes. Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.		NA	*Applicant is not seeking a modification at this time.*
Building Orientation *(Sec. 3.8.2.D)*	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of 45 degrees to property line.	Building is not currently angled, required to be angled 45^{O}	**No**	**A Deviation would be required as part of the Consent Judgement.**
Yard setback restrictions *(Sec. 3.8.2.E)*	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	36%	**No**	**A Deviation would be required as part of the Consent Judgement.**
Off-Street Parking or related drives *(Sec. 3.8.2.F)* *Off-street parking and related drives shall be…*	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas	Parking on garage aprons only	NA	
	No closer than 8 ft for other walls		NA	
	No closer than 20 ft from ROW and property line		NA	
Pedestrian Connectivity *(Sec. 3.8.2.G)*	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	5-foot-wide sidewalk connecting to Wixom Road. 5-foot sidewalk along portion of north-south access drive	**No**	**A Deviation would be required as part of the Consent Judgement.**

Item	Required Code	Proposed	Meets Code	Comments
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Connected to main sidewalk system	Yes	
	All sidewalks shall comply with barrier free design standards	Barrier free markings shown	**TBD**	**See Traffic Review.**
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	**(**Total length of building A **+** total length of building B **+** 2(height of building **+** height of building B)**)/**6	A minimum of 30 feet is proposed. The minimum required is 84 feet	**No**	**A deviation is required for not meeting the minimum distance between the buildings.**
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	A minimum of 30 feet is proposed. The minimum required is 84 feet	**No**	See above
B-2 District Required Conditions (Sec. 3.10)				
Business Establishments *(Sec. 3.10.1.A)*	All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises	Shall comply		
Building Height *(Sec. 3.10.2.A)*	The maximum height of buildings may be increased to 42 feet (up to 3 stories) for a development that does not abut a residential district	20 feet proposed	Yes	
Business, Servicing, Processing *(Sec. 3.10.2.B.)*	All business, servicing or processing except for off-street parking, loading/unloading, and those outdoor sales uses permitted in Section 3.1.11.C, shall be conducted within completely enclosed buildings	No outdoor activities proposed at this time	Yes	
Loading Requirements *(Sec. 3.10.3.A)*	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. Pedestrian exits or emergency door are permitted on such building facades.	600 sf of loading area proposed	Yes	
Off-Street Parking & Loading Requirements				
Off-street parking *Sec. 5.2.2*	Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise	complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	provided in this Ordinance. Off-street parking shall not be permitted within a front yard nor within a minimum side yard setback unless otherwise provided in this Ordinance.			
Number of Parking Spaces Residential, Multiple-family *(Sec. 5.2.12.A)*	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms	**Residential:** 61 units = 153 spaces required 34 surface spaces, 122 garage spaces are provided **= 158 total spaces provided**	Yes	
5.2.13	Parking spaces for those with physical disabilities shall be designed and provided as part of the minimum number of parking spaces required by this Ordinance			
Barrier Free Spaces *Barrier Free Code*	To be determined	Two van accessible barrier free spaces are provided each for retail and residential use	Yes	
Barrier Free Space Dimensions *Barrier Free Code*	- 8'wide with an 8' wide access aisle for van accessible spaces 8' wide with a 5' wide access aisle for regular accessible spaces	Appears to comply	Yes	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.	Shown	Yes	
Landbank Parking *(Sec.5. 2.14)*	Maximum number of Landbank spaces: 25% of required parking	Not proposed	NA	
Plug-In Electric Vehicle (PEV) charging stations *(Sec. 5.2.15)*	installation and operation of Plug-In Electric Vehicle (PEV) charging stations and charging spaces within off-street parking areas	Not proposed	NA	
Off-Street Stacking Space, Layout Standards, Construction and Maintenance				
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at	- 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces with buffer or sidewalk as	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	these locations and along landscaping	required - 8 ft. x 23 ft. parallel spaces		
End Islands *(Sec. 5.3.12)*	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance		Yes	
Parking stall located adjacent to a parking lot entrance (public or private) *(Sec. 5.3.13)*	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Not applicable	NA	
Bicycle Parking Facility Requirements				
Minimum number of Bicycle Parking (Sec. 5.16.1) Multiple-family residential	**Residential:** One (1) space for each five (5) dwelling units **Required: 14 Spaces** Retail: Five (5) percent of required automobile spaces, **minimum two (2) spaces**	Applicant states they will be provided in garages 6 spaces near plaza/open space area 2 spaces are provided for retail	Yes	
Permissible Yard *(Sec. 5.16.1.B.)*	Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements	Located in side yard (south) for retail	Yes	
Location *(Sec. 5.6.1.D.)*	Bicycle parking facilities shall be located along the principal building entrance approach line and be clearly visible and easily accessible from the approach and building entrance being served.	Located in side yard (south) for retail 6 spaces are provided near open space on north side	Yes	
Location *(Sec. 5.16.1.E.)*	Bicycle parking facilities shall be no greater than one-hundred twenty (120) feet from the entrance being served or the nearest	Located in side yard (south) for retail	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	automobile parking space to that entrance.			
Location *(Sec. 5.16.1.F.)*	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	N/A	N/A	
Bicycle Parking Lot layout *(Sec 5.16.5.A)*	Parking space width: 7 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single; 2.5ft. double	36" shown between racks, 4-foot maneuvering lane appears to be provided	Yes	
(Sec. 5.B & 5.C)	– Spaces to be paved and the bike rack shall be inverted "U" design – Shall be accessible via 6 ft. paved sidewalk	Complies	Yes	
Miscellaneous Site Standards				
Fences (*Sec. 5.11)*	Fences shall comply with section 5.11	None proposed	NA	
Off-Street Loading and Unloading *(Sec. 5.4.)*	Off-street loading is required for commercial uses	600 sf of space provided	Yes	
Residential Entranceway *(Sec. 5.8.)*	may be permitted and may be located in a required yard, except as provided in Section 5.9 Corner Clearance,	One entryway sign is indicated.		**A separate sign permit shall be approved prior to installation. Deviations from sign requirements are subject to ZBA approval per consent judgment.**
Corner Clearance (Sec. 5.9)	No fence, wall, plant material, sign or other obstruction shall be permitted within the clear view zone above a height of 2 feet from established street grade		**TBD**	**Note Corner Clearance zone on site plan and landscape plans**
Entryway lighting *(Sec. 5.7.N)*	One streetlight is required per entrance.	Existing streetlights at Wixom Road	Yes	
Accessory Uses & Structures				
Dumpster *(Sec 4.19.2.F.)*	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft., from property line - Away from Barrier free Spaces	Not proposed for residential Proposed for retail	NA	Individual trash pick up service

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure *Sec. 21-145. (c) Chapter 21 of City Code of Ordinances*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad - Screening Materials: Masonry, wood or evergreen shrubbery	Complies for retail	Yes	
Roof top equipment and wall mounted utility equipment *Sec. 4.19.2.E.ii*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building.	None proposed at this time	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property.			
Lighting and Photometric Plan (Sec. 5.7)				
Intent *(Sec. 5.7.1)*	*Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky*			
Lighting Plan *(Sec. 5.7.2.A.i)*	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	*Provided*	Yes	
Building Lighting *(Sec. 5.7.2.A.iii)*	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Not provided	No	**Please provide light levels on building facades, If information is provided at the time of final site plan, they are expected to comply. Any deviations at that time would require amendment to consent judgment.**
Lighting Specifications *(Sec. 5.7.A.2.ii)*	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			

Item	Required Code	Proposed	Meets Code	Comments
	(Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			
	Hours of operation			
Max Height *(Sec. 5.7.3.A)*	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses.	20 ft. maximum pole lights 10-15 ft. wall lights	Yes	
Required Conditions *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation	Notes added to plan	Yes	
Indoor Lighting *(Sec. 5.7.3.H)*	Indoor lighting shall not be the source of exterior glare or spillover			
Security Lighting *(Sec. 5.7.3.H)*	- All fixtures shall be located, shielded and aimed at the areas to be secured - Fixtures mounted on the building and designed to illuminate the facade are preferred		TBD	**Need more information. See review letter**
Color Spectrum Management *(Sec. 5.7.3.F)*	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	LED lights proposed	Yes	
Parking Lot Lighting *(Sec. 5.7.3.J)*	- Provide the minimum illumination necessary to ensure adequate vision and comfort - Full cut-off fixtures shall be used to prevent glare and spillover.	Full cut-off fixtures proposed	Yes	
Min. Illumination *(Sec. 5.7.3.L)*	Parking areas: 0.2 fc min		Yes	**All minimums are met**
	Loading & unloading areas: 0.4 fc min	Not applicable	NA	
	Walkways: 0.2 fc min		Yes	
	Building entrances, frequent use: 1.0 fc min		Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Building entrances, infrequent use: 0.2 min		Yes	
Average Light Level *(Sec.5.7.3.L)*		4.74:1 retail	**No**	**A deviation is required**
Max. Illumination adjacent to Residential *(Sec. 5.7.3.M)*	Fixture height not to exceed 25 feet Cut off angle of 90 degrees or less No direct light source shall be visible at the property line adjacent to residential at ground level Maximum illumination at the prop line not to exceed 0.5 fc.			
Residential Developments *(Sec. 5.7.3.O)*	Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided			
Consent Judgement Review				
Total Green and Open Space *(Item 11, A)*	-The total green and open space, including preservation areas and interior landscaping, shall be preserved and maintained by the Developer on the property, and shall be a minimum of 40% of the total (not including 2.34 acres of right-of-way) land area.	Not Provided	**TBD**	**Applicant must verify that 40% of total green/open space will be maintained in Novi Promenade development**
Landscape Areas *(Item 11, B)*	The landscape areas […] shall be constructed and preserved by the Developer, and shall be subject to the maintenance obligations set forth in this judgment.	Shall comply	Yes	*See Landscape Review.*
Gross Building Area – Retail *(Item 12, A)*	Retail "B" located on this property, which shall not exceed 100,000 square feet.			**Applicant is requesting to modify the size and use as part of the amendment to the Consent Judgment.**
Uses Permitted *(Item 12, B)*	Retail "A," "B" and "C" shall conform to the uses permitted	B-2 uses for retail building	**No**	**Applicant is requesting to modify the size and use as**

Item	Required Code	Proposed	Meets Code	Comments
	in the B-2 zoning district as described in the City of Novi Zoning Ordinance […]	RM-2 Proposed for residential.		**part of the amendment to the Consent Judgment.**
Uses Not Permitted *(Item 12, D)*	Arcades and adult business uses (or any other uses involving sexually explicit activities, all as defined in the City Zoning Ordinance, as amended) shall not be permitted.		Yes	**Shall comply**
Parking *(Item 12, E)*	Plaintiffs shall provide 1,725 parking spaces for Retail "A," "B" and "C."	1,470 spaces proposed - deviation of 251 spaces	**No**	**Applicant is requesting an amendment of this as part of the Consent Judgment.**
Non-Motorized Facilities				
Active Mobility Plan	Improving Access to Shopping and Dining	Access provided from Wixom Road sidewalk to Retail and Residential	Yes	
Sidewalks *(Subdivision Ordinance: Sec. 4.05)*	Sidewalks are required on both sides of proposed drives	Only shown on one side of main access drive, and partially on N/S drive Sidewalk shown south to Target parking lot	**No**	**Applicant is requesting a deviation to provide sidewalk on only one side as there is no room available on both sides.**
Public Sidewalks *(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)*	Connection to main sidewalk on Wixom Road required.	Connection provided	Yes	
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate	Provided	Yes	**See review letters for any missing information**

Item	Required Code	Proposed	Meets Code	Comments
	public or private).			
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Employment impact of 250 jobs	TBD	
Building Exits	Building exits must be connected to sidewalk system or parking lot.	Proposed	Yes	
Development/ Business Sign & Street addressing	- Signage if proposed requires a permit - The applicant should contact the Building Division for an address prior to applying for a building permit.	**Signage information not reviewed at this time**		**For further information contact Ordinance 248-347-0438 if a sign permit is required.**
Project and Street naming	Some projects may need approval from the Street & Project Naming Committee			Contact Stacey Choi at 248.347.0547 or via email *schoi@cityofnovi.org*
Parcel Split or Combination or Condominium Approval	Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval.			
Legal Requirements				
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal		**TBD**	
Conservation easements	Conservation easements may be required for woodland impacts	Additional wetland and woodland easements may be required	**TBD**	Draft documents would be required prior to stamping set approval.
Consent Judgement Amendment	Provide all pre-existing easements and agreements that pertain to the property	Buildings are proposed in 86' ingress easement	No	**Off-site easements likely required** Existing easements should be revised or vacated

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

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

3/11/2026

Engineering Review

Novi Acres
JSP25-0012

APPLICANT

Cypress Partners LLC

REVIEW TYPE

Revised Preliminary Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the east side of Wixom Road south of Grand River Avenue, between Sam's Club and Target. Project is located in the northwest quadrant of Section 17 of the City of Novi.
- Site Size: Overall parcel is 24.77 acres, 5.66 acres will be impacted
- Plan Date: 01/08/2026
- Design Engineer: Jim Butler - PEA Group

PROJECT SUMMARY

- Construction of 8 multi-family residential buildings with 61 units total. And a 6,529 square foot commercial building with associated parking. Site access will be provided via Wixom Road.
- Water service would be provided by an extension from the existing 12-inch water main on site. A domestic lead will need to be provided to serve each building, along with two additional hydrants. A portion of the water main shall also need to be relocated near the proposed commercial building.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer on-site. A monitoring manhole will be needed for the commercial building and leads will be provided for each building on-site.
- Storm water will be collected and discharged to the on-site detention basin for the entire development located on the south side of the property.

RECOMMENDATION

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

COMMENTS

1. **Only at the time of the printed Stamping Set submittal,** provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website under Engineering Standards and Construction Details.
2. Provide soil boring data for the borings shown on the site plan, this can be provided with the final site plan submittal.
3. Right-of-way dedication is requested, the proposed right-of-way on Wixom Road has been shown.
4. Provide a traffic control sign table listing the quantities of each ***permanent*** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. 'No Parking' signs on the north side of buildings 5 and 6 look like they are close to the proposed parking spaces, it is recommended to move them.
5. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
8. Indicate if any light poles are proposed in front of the buildings where the entrances are located.

WATER MAIN

9. Revise basis of design, 100 should be used for the GPCPD value not 150.
10. It is recommended that you connect to the existing stub on the west side of your property to create a looped system. This is recommended in the case of a water main break where the existing connection is proposed, the entire residential development will be without water.
11. A tapping sleeve, valve and well is required at the connection to the existing water main.
12. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas.
13. Provide a profile for all proposed public water main 8-inch or larger.
14. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
15. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".

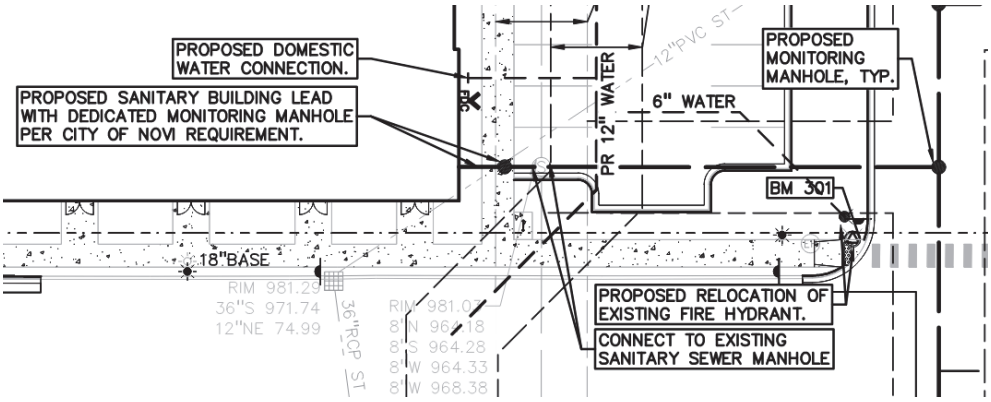
16. Provide a separate domestic lead and, if required by the Fire Marshal, a minimum 6-inch fire lead for the commercial building with a unique shut-off valve for each.
17. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.
18. A sealed set of utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application for water main construction, the Streamlined Water Main Permit Checklist, Contaminated Site Evaluation Checklist, Basis of Design, and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

IRRIGATION

19. Irrigation plans will be provided at time of final site plan submittal.

SANITARY SEWER

20. Remove the old note for the proposed monitoring manhole, also the existing sanitary sewer manhole that is next to the building can be the monitoring manhole.



21. If any of the existing sanitary sewer on your site is not located within a dedicated easement, it will need to be dedicated at this time.
22. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
23. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot-deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
24. Illustrate all pipes intersecting with manholes on the sanitary profiles.
25. At time of final site plan submittal, an electronic copy of the utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application, and the Streamlined Sanitary Sewer Permit Certification

Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

STORM SEWER

26. Show and label all roof conductors and show where they tie into the storm sewer. If roof leads do not tie into the storm sewer the water cannot flow across sidewalks or pavement where there will be freeze or thaw issues.
27. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth.
28. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
29. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
30. Illustrate all pipes intersecting storm structures on the storm profiles.
31. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
32. Provide Storm sewer basis of design table for the proposed storm sewer at time of final site plan submittal.

STORM WATER MANAGEMENT PLAN

33. It is recommended that the applicant clean out the existing pre-treatment structure and restore the basin access drive if it is no longer there.
34. A time of concentration of 20 minutes should be used.
35. Applicant has provided stormwater detention calculations for the site; the existing basin will be used for this development. Additional detention storage is not required.
36. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

PAVING & GRADING

37. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
38. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.

SOIL EROSION & SEDIMENT CONTROL

39. A SESC permit is required (link to Soil Erosion Permit Application). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

OFF-SITE EASEMENTS

40. Off-site easements not anticipated at this time.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

41. 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.**
42. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number of detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

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

Please contact Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.

Humna Anjum, EIT
Project Engineer

cc: Lindsay Bell, Community Development
Stacey Choi, Planning Assistant
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT
September 3, 2026
Novi Acres
Third Revised Preliminary Site Plan - Landscaping

Review Type	**Job #**
Third Revised Preliminary Site Plan Landscape Review	JSP25-0012

Property Characteristics
- Site Location: Wixom Road, south of Sam's Club
- Site Acreage: 24.78 ac.
- Site Zoning: I-1 Proposed RM-1 with PRO
- Adjacent Zoning: North, East, South, West: I-1 (Commercial Use)
- Plan Date: 5/6/2026

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal and underlined items must be addressed no later than Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

Recommendation:
This project **is not recommended for approval for Preliminary Site Plan**. The majority of comments from the previous revised plan have not been corrected.

LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:
- Deficiency in screening between the site and the Sam's Club loading areas and Target parking lot – *supported by staff due to increased screening from the Sam's Club loading zones.*
- Deficiency in foundation landscaping of Buildings 1, 4, 7 and 8 – *not supported by staff*
- Lack of trees in two commercial building interior islands – *supported by staff due to utility conflicts if alternative plantings are proposed in those two islands*

Please change the city project number on the cover sheet to JSP25-0012.

Ordinance Considerations

Existing Trees *(Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))*
1. An accurate tree survey is provided and replacements for the removed woodland replacement trees are proposed.
2. Please add four more replacements per the calculations or add a note stating that a contribution to the tree fund will be made for the four trees.

Adjacent to Residential - Buffer *(Zoning Sec. 5.5.3.B.ii and iii)*
1. The residential project is adjacent to I-1 zoned property with a commercial use. At a minimum, a 6-8 foot tall, landscaped berm is required between the uses. No such berm is proposed. An 8-foot-tall pre-cast wall with evergreen landscaping in front is now proposed for the east loading area (which has been reduced in size), and the west loading area. **The proposed substitution requires a landscape deviation.** *It would be supported by staff.*
2. Please be sure that the shrubs proposed within the swale in the north-south island west of Buildings 2 and 5 to species that can withstand wet soils and road salt.

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

1. The project does not require any additional right-of-way berm or landscaping.
2. The landscaping on the boulevard island at Wixom Road is in poor condition and an acceptable replacement landscape plan for it is proposed.

Multi-family Landscaping: *(Zoning Sec. 5.5.3.F.iii.)*

1. **Unit landscaping:**
   Based on the number of ground-floor units (61), 183 multifamily unit trees are required for the site and are provided.
2. **Interior drive trees -** All required interior drive trees are provided.
3. **Building foundation Landscaping**
   a) 35% of the building frontage facing drives are required to be landscaped
   b) Buildings 1 and 8 have 12% of their frontages facing the interior drive with landscape space, Buildings 4 and 7 now have 13%, so **a landscape deviation is required**. *It would not be supported by staff*. **See the landscape chart for a detailed discussion of the issue.**
   c) Detailed foundation landscaping plans are required on the Final Site Plans.

Parking Lot Landscaping *(Zoning Sec. 5.5.3.C)*

1. The required parking lot landscaping interior area and trees and perimeter trees are proposed for the commercial area, but utility conflicts in the bays at the east end of the building **require a landscape deviation.** *That deviation is supported by staff as alternative landscape in the islands is proposed.*
2. The required accessway perimeter trees are provided along the drive to Wixom Road. 18 are required for the north-south drive and 18 are provided.

Plant List *(LDM 4, 10)*

1. 29 of 33 species used (88%) are native to Michigan.
2. When detailed foundation landscaping plans are developed, please do not reduce the percentage to less than 60%
3. The tree mix meets the diversity requirements of LDM Section 4.
4. Please break out the woodland replacement trees from the other landscaping plant lists.

Planting Notations and Details *(LDM 10)*

Provided

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

No new detention basin is proposed so no new landscaping is required for this project.

Irrigation *(LDM 10)*

If an irrigation system will be used a plan for it must be provided in the Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 520.971.0551 or drichards@giffelswebster.com.



David Richards – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Third Revised Preliminary Site Plan

Review Date: September 2, 2026
Project Name: JSP25-0012: Novi Acres
Project Location: East side of Wixom Road, south of Sam's Club
Plan Date: August 6, 2026
Prepared by: David Richards, Landscape Architect
E-mail: drichards@giffelswebster.com
Phone: 520.971.0551

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal and underlined items must be addressed no later than Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED PLAN:

- Deficiency in screening between the site and the Sam's Club loading areas – *supported by staff*
- Deficiency in foundation landscaping of Buildings 1, 4, 7 and 8 – *not supported by staff*
- Lack of trees in two commercial building interior islands – *supported by staff due to utility conflicts*

Please change the city project number on the lower right corner of the cover sheet to JSP25-0012.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information *(LDM (2))*				
Landscape Plan *(Zoning Sec 5.5.2, LDM 10)*	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Overall Plan: 1" = 40 ft • N & S Plans: 1" = 20 ft	Yes	
Owner/Developer Contact Information *(LDM 10)*	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Project Information *(LDM 10)*	Name and Address	Location map on Sheet L-1.0	Yes	
Survey information *(LDM 10)*	Legal description or boundary line survey	Sheets C-1.0 – C1.2	Yes	
Landscape Architect contact information *(LDM 10)*	Name, Address and telephone number of	Lynn Whipple - PEA	Yes	

Item	Required	Proposed	Meets Code	Comments
	RLA/PLA/LLA who created the plan			
Sealed by LA. *(LDM 10)*	Requires original signature	Copy of seal and signature on all landscape plan sheets	Yes	
Miss Dig Note (800) 482-7171 *(LDM 10)*	Show on all plan sheets	Yes – on title block	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands *(LDM 10.h)*	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree Survey on Sheets T-1.0 and 1.1 • Removals are indicated. • A total of 32 replacement trees are shown as required but only 28 are proposed. • Wetlands on site are delineated – and shown on the topographic survey and the tree survey.	• Yes • Yes • No • Yes	**1. Please add 4 replacement trees or add a note that a deposit to the tree fund will be made for 4 trees. 28 still shown. Not complete.** **2.** Please use fewer *Nyssa sylvaticas* as woodland replacements and add *Quercus macrocarpa* as a replacement for some of them. **10 nyssas total. No quercus macrocarpas. Please complete** **3. See the Merjent letter for a complete review of woodlands and wetlands**
Soil type *(LDM 10)*	As determined by Soils survey of Oakland county	**Sheet L-1.0** • Marlette sandy Loam • Capac sandy loam • Houghton & Adrian mucks	Yes	
Zoning *(LDM 10)*	Show zoning of all adjacent parcels on the landscape plan	**Shown on C-3.0** • Site: I-1 with consent judgment • North, East, South, West: I-1	Yes	
PROPOSED IMPROVEMENTS *(LDM 10)*				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• Dimensions on Sheets C-3.0, 3.1 and 3.2 • All elements are included on the	Yes	

Item	Required	Proposed	Meets Code	Comments
		landscape plans		
Existing and proposed utilities	• Overhead and underground utilities, including hydrants • Proposed light posts	• Proposed utilities are shown Sheets C-6.0, 6.1 and 6.2, and on the Landscape Plans • No light posts are shown	• Yes • No	Please add all proposed light fixtures to the landscape plan and resolve tree/pole conflicts such that all required trees can be planted.
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Proposed spot elevations on Sheets C-4.1 and 4.2	Yes	
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Provided	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential *(Zoning Sec 5.5.3.A & LDM 1.a)*				
Berm requirements *(Zoning Sec 5.5.3.A)*	Residential adjacent to industrial requires: • 10-15-foot-tall berm with 6-foot-wide crest. • Opacity 80% winter, 90% summer. Residential adjacent to commercial requires: • 6-8-foot-tall berm with 5-foot-wide crest. • Opacity 80% winter, 90% summer.	• No berm is proposed between the buildings and the Sam's Club loading areas • The reduced east loading area is shown on the landscape plans is screened with an 8-foot-tall precast wall with evergreen trees and shrubs planted in front. • An 8-foot-tall precast wall with an arborvitae hedge is also proposed for the western Sam's Club loading area • The screening shrubs along the Target drive would all be located in a	• No • No • No • Yes	1. **A landscape deviation would be required for the screening for both loading areas.** *It would be supported by staff.* 2. Please use shrub species along the north-south frontage that will be able to withstand wet soils and road salt. According to what I found, winterberry is not tolerant at all. Viburnum dentatum, Aronia arbutifolia and Cornus sericea are moderately tolerant. Myrica pensylvanica is highly salt tolerant so you could use more of that. 3. **Please add the pre-cast wall detail to the plans.**

Item	Required	Proposed	Meets Code	Comments
		swale.		
Adjacent to Public Rights-of-Way *(Zoning Sec 5.5.B and LDM 1.b)* ***(PROPOSED ZONING RM-2 with CONSENT JUDGMENT***				
Greenbelt width	• Adj to parking: 20 ft • Not adj to parking: 34 ft	Site is over 567 feet from Wixom Road and no changes to the greenbelt area are proposed	Yes	
Min. berm crest width	2 ft	0 ft	Yes	
Min. berm height	3 ft	0 ft	Yes	
3' wall	(4)(7)	No wall is proposed		
Canopy deciduous or large evergreen trees (7)(10)(11)	NA – not adjacent to ROW	None	Yes	
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	NA – not adjacent to ROW	None	Yes	
Canopy deciduous trees in area between sidewalk and curb (10)	NA – not adjacent to ROW	None	Yes	
Multi-Family Residential *(Zoning Sec 5.5.3.F.iii)*				
Multi-family Unit Landscaping *(Zoning Sec 5.5.3.F.iii.b)*	• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 61 units * 3 = 183 trees • Up to 25% of requirement can be subcanopy trees	**183 trees** • 96 large evergreens • 42 deciduous canopy trees • 45 subcanopy trees (25%)	Yes	
Interior Street Landscaping *(Zoning Sec 5.5.3.F.iii.b)*	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • (927-230)/35 = 20 trees – no trees are required along the inside of the drive due to the building locations vis a vis the drive (within 20 feet)	27 trees proposed along interior drive	Yes	**If an island is too small for even a subcanopy tree, please add salt-tolerant shrubs to the island.**

Item	Required	Proposed	Meets Code	Comments
Foundation Landscaping *(Zoning Sec 5.5.3.F.iii.b)*	35% of building façades **facing road** must be landscaped For the purpose of this review, the drive around the site is considered to be the interior drive while the accessway between Buildings 2, 3, 5 and 6 is not.	• Buildings 2 and 5: More than 35% of the building facing the road is landscaped • The rear of Buildings 3 and 6 only face a garage access way, not an interior drive • Buildings 1, 4, 7 and 8 have 13% or less of greenspace area facing the interior drive. • It is not clear if some plants are proposed on the road ends of Buildings 2-7.	• Yes • No • TBD	1. **A landscape deviation is required for Buildings 1, 4, 6, 7 and 8.** *It would not be supported by staff* 2. **Please at least add shrubs and other plantings in the narrow islands that can't support even a subcanopy tree and along the sides of buildings 2-7 where trees can't be placed.** *Those plantings could count toward the frontage requirement in consideration of support of the waiver, but the design is not preferable at all and support is still not likely.*
Parking Area Landscape Requirements *(Zoning Sec 5.5.3.C & LDM 5)*				
General requirements	• Clear sight distance within parking islands • No evergreen trees	No blocking landscape is indicated in Commercial or Residential lots	Yes	
Name, type and number of ground cover	As proposed on planting islands	Irrigated seed lawn is indicated	Yes	
Parking lot Islands *(Zoning Sec 5.5.3.c.ii, iii)*	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted on the island. • 6" curbs • Islands minimum width 10' BOC to BOC	• **Residential:** No parking lots are provided – only bays along one side of drive • **Commercial:** islands are provided but aren't labeled properly	• NA • No	**Please correctly show the SF of all islands in the commercial area that can count toward the requirement.**
Curbs and Parking stall reduction *(Zoning Sec 5.5.3.c.ii)*	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	All spaces are either 17 long (perpendicular parking) or 20 feet long (parallel spots)	Yes	

Item	Required	Proposed	Meets Code	Comments
Contiguous space limit *(Zoning Sec 5.5.3.c.ii.o))*	Maximum of 15 contiguous spaces	Maximum bay is 15 spaces long on residential section, 11 in commercial section	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district *(Zoning Sec 5.5.3.C.iii)*				
A = Total square footage of vehicular use areas x 7.5%	• A = x SF x 7.5% = A sf Commercial: 10540sf * 7.5% = 791 sf	Calculations are provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	B = x SF x 1% = B sf	NA		
All Categories				
C = A+B Total square footage of landscaped islands	A + B = C SF **Residential:** NA **Commercial:** C = 790+0=790sf	**Residential**: 0 sf **Commercial:** 1020sf	• NA • Yes	
Number of canopy trees required (*Zoning Sec. 5.5.3.D)* D = C/200	• C/200 = D Trees • Minimum 200sf/tree • Commercial: 790sf	**Commercial:** 4 trees	Yes	
Parking Lot Perimeter Trees *(Zoning Sec 5.5.3.c.ii)*	• 1 Canopy tree per 35 lf • Commercial: 350/35 = 10 trees	10 trees	Yes	
Accessway Perimeter Trees (*Zoning Sec 5.5.3.C.iv.j*).	1 canopy tree per 35lf of drives without parking North-south development drive between Sam's Club and Target: (360+135+150)lf/35 = 18 trees Drive to Wixom Road: 180lf/35 = 5 trees	**North-South Drive:** • 5 trees east of commercial building – double-counted as Commercial parking lot perimeter or parking lot interior trees • 10 trees west of Buildings 2 and 5 • 3 trees west of building 1 **Drive to Wixom Rd.** • 5 trees south of commercial building	• North-south drive: Yes • East-west drive: Yes	

Item	Required	Proposed	Meets Code	Comments
Miscellaneous Landscaping Requirements				
Commercial Building Foundation *(Zoning Sec 5.5.3.D)*	• A = Bldg perimeter less doorways x 8 • A = 298lf * 8 = 2384 sf Landscape areas must be a minimum of 4 feet wide.	• 2413 sf The areas on the north side of the building are only about 3 feet wide	• No • No	1. **Please widen the landscape islands along the north side of the building to at least 4 feet as is required by the ordinance.** 2. Please provide detailed foundation landscape plans in the Final Site Plans.
Plantings around Fire Hydrant *(Zoning Sec 5.5.3.c.ii.j)*	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures and sanitary sewer lines • Trees should not be planted within 5 feet of other underground lines.	• There appears to be adequate spacing for the hydrants • A Fire Department Connection (FDC) is shown on the Commercial Building with a note stating no plantings shall block it.	• Yes • Yes	
Landscaped area *(g)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped			Please add subcanopy trees or shrubs in narrow residential islands that can't support a canopy tree.
Name, type and number of ground cover *(LDM 5)*	As proposed on planting islands	Groundcovers are indicated with hatching	Yes	
Snow deposit *(LDM 10)*	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Yes	Yes	
Transformers/Utility boxes *(LDM 6)*	• A minimum of 2 ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors	None shown	TBD	1. Please show transformers and other utility boxes when their locations are determined. 2. If the locations aren't available, please estimate the number of boxes that will be needed and add an allowance of 10 shrubs per box on the plant list and label as such.

Item	Required	Proposed	Meets Code	Comments
Detention/Retention Basin Planting requirements *(Zoning Sec. 5.5.3.e, LDM 3)*	• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. • Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan	It appears that the stormwater will be handled by the existing basin	TBD	If any changes to the pond are required, the modified areas of the pond will need to be landscaped per the current ordinance.
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List *(LDM 4,11)* **– Include all cost estimates**				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • No more than 10% of the non-woodland replacement trees may be of a single species, or 15% of a single genus • **Woodland replacement trees should be removed from the tree diversity calculation.**	• 29 of 33 species used (74%) are native to Michigan. • The tree diversity is satisfactory for all species	• Yes • Yes	1. When foundation plantings are provided, please work to keep the percentage of native species used to at least 60%. 2. Do not use *Betula nigra* as a woodland replacement tree as it is not on the woodland replacement chart.
Type and amount of lawn		Areas not provided in SF		Need for final site plan
Cost estimate *(LDM 10.h.(11))*	For all new plantings, mulch and sod as listed on the plan	No		Need for final site plan
Planting Details/Info *(LDM Part III)*				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		No	No	Provide detail on landscape plans if used.
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms *(LDM 1.a.(1))*				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	No berms are proposed so no cross section is provided	TBD	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	No overhead utilities are on the site	NA	
Walls *(LDM 10 & Zoning Sec 5.5.3.vi)*				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed	NA	Add the details for the pre-cast screening walls near Sam's Club
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
Notes *(LDM 10)*				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	• Provide intended date • Between Mar 15 – Nov 15	Mar 15 - Nov 15	Yes	
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Yes	Yes	
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	Yes	Yes	
General Landscape Requirements (LDM)				
General Conditions *(LDM 11)*	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation *(LDM 10.I.)*	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		1. Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival. 2. The plan should meet the requirements listed at the end of this chart. 3. If xeriscaping is used, please provide information about plantings included.
Landscape tree credit *(LDM11.b.(d))*	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM	None taken		
Plant Sizes for ROW, Woodland replacement and others *(LDM 11.b)*	• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details	On plant list		
Plant size credit *(LDM11.b)*	NA	No		
Prohibited Plants *(LDM 11.b)*	Do not use any plants on the Prohibited Species List	None are used	Yes	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	No overhead utilities are on the site	NA	
Collected or		None		

Item	Required	Proposed	Meets Code	Comments
Transplanted trees *(LDM 11.b.(2)(c)*				
Nonliving Durable Material: Mulch *(LDM 12)*	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch.	On details	Yes	

Irrigation System Requirements

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

WETLAND REVIEW

merjent

p 612.746.3660 ▪ f 612.746.3679 ▪ www.merjent.com

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

June 2, 2025

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

Submitted electronically to lbell@cityofnovi.org

Re: Novi Acres Wetland Review (Preliminary Site Plan; JSP25-12)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the preliminary site plan (PSP) for the Novi Acres Project (Project). Merjent reviewed the plans for conformance with the City of Novi's (City) Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V and Section 3.6(2)(M) of the City's Zoning Ordinance. The Project is located southeast of the intersection of Grand River Avenue and Wixom Road on Parcel 50-22-17-101-032 in Section 17 of the City (site). The site contains City-regulated wetlands (**Figure 1**).

Merjent understands this Project may have had components previously reviewed under the Station Flats Project (JSP23-02). In addition to this Project, Merjent reviewed previous documents reviewed by the Mannik and Smith Group (MSG) in March 2023 and May 2023 for the JSP23-02 Project. MSG recommended conditional approval of the previous site plan but recommended that wetland flagging be replaced due to the placement of flagging being potentially mowed or falling off in the future.

This review may reference information from MSG's previous reviews while also providing information from Merjent's current review of the Project.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Novi Acres PSP, with request for minor edits on-site. Additional comments have been provided to meet the City's Wetlands and Watercourse Protection Ordinance.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided

in Pre-app Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.

☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website.

Permits and Regulatory Status

Merjent conducted a site visit on May 30, 2025 and concurs with MSG's findings of a wetland being located on-site and that a conservation easement is located southeast of the proposed development and was established via an agreement between the City of Novi and Novi Promenade Holdings, LLC in November 2016. Wetland southeast of the proposed development and the conservation easement on-site are likely regulated by EGLE.

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Not Required

*Requirements for EGLE permits cannot be determined by Merjent nor the City of Novi. Final jurisdictional determination of wetland permits in the State of Michigan is at the discretion of EGLE.

Wetland Review Comments

1. The applicant has proposed no impact/fill to any wetlands on-site. Therefore, no wetland permit is required from the City of Novi for this Project. Jurisdiction of EGLE-regulated wetlands can only be determined by EGLE, but due to no proposed impacts to wetlands on-site, it is likely that a permit from EGLE for impacts to wetlands will not be required for this Project.

2. When a project permanently impacts 0.25 acres or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. Merjent recommends the areas of the wetland types be individually quantified on Site development plans for calculation of the mitigation area required (should mitigation be necessary). Otherwise, a conservative mitigation ratio of 2:1 will be utilized for all wetland types at the Site.
    - No impacts to wetlands are proposed for this Project and therefore, no mitigation is required for the Project.

3. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. The preservation of the 25-foot wetland buffer areas (also referred to as the "25-foot wetland setback/buffer) is important to the overall health of the wetlands, especially after site

development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

4. Pursuant to Section 12-172(f), "Upon filing of the application, the applicant shall have the boundary lines of any watercourses or wetlands on the property flagged or staked. The flagging or staking shall remain in place throughout the conduct of the permit activity." Merjent conducted an on-site review on May 30, 2025 and flagging has fallen off or been removed since the original delineation reviewed by MSG. **It is requested that flagging be replaced and remain throughout the course of construction if/when the Project receives final approval.**

5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.
    - While not required for site plan approval, the applicant is encouraged to provide conservation easements for any undisturbed wetlands and associated 25-foot wetland buffer not impacted.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.

Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Wetlands Map
Attachment A – Site Photographs

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



Figure 1. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in red.
(Approximate) Regulated Wetland areas are shown in blue.

Attachment A
Site Photographs



Overview of wetland on-site with no flagging



Overview of wetland on-site with no flagging

TRAFFIC REVIEW

AECOM
39575Lewis Drd
Novi
MI, 48377
USA
aecom.com

Project name:
JSP25-12 – Novi Acres Revised Preliminary Traffic Review

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

From:
AECOM

Date:
March 10, 2026

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

Memo

Subject: JSP25-12 – Novi Acres Revised Preliminary Traffic Review

The revised preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided below and applicable deviations are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Cypress Partners, is proposing 61 owner-occupied residential units and a separate 6,529 SFT retail building.
2. The development is located on the east side of Wixom Road, between Grand River Avenue and 11 Mile Road. Wixom Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial). The applicant is requesting to amend the previously approved Consent Judgement to allow for RM-2 (High-Density Multiple-Family).
4. The following traffic-related deviations are being requested by the applicant:
    a. Sidewalk on one side of the drives only.

TRAFFIC IMPACTS

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

    ITE Code: 220 – Multifamily Housing (Low-Rise), Unknown type of retail (assumed as 'Strip Plaza' for the calculation)
    Development-specific Quantity: 61 Dwelling Units, 6,529 SFT
    Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	42 + 22	32 + 13	100	No
PM Peak-Hour Trips	47 + 57	29 + 29	100	Yes
Daily (One-Directional) Trips	466 + 504	N/A	750	Yes

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

hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
RTIS/TIS	The TIS study was conducted and reviewed in 2023 with the site plan of that time, with 158 dwelling units. The revised site plan reduced the dwelling units significantly (158 to 61) and added 6,529 sq ft of retail. Trip generation comparison submitted with allowed building use and analysis suggests a reduction in the trips compared to the Shopping Plaza/Super Market. However, Strip retail plaza added to Single Family Attached housing, and the resulting total trips (919) are more than the TIS study conducted last time, with 707 weekday trips.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	Dimensioned	**Partially Met**	**12' radius below range, 15' minimum required.**
2	Driveway Width | O Figure IX.3	Varies and matches existing	Met	
3	Driveway Taper | O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access | O 11-194.a.19	-	N/A	No changes proposed.
5	Driveway sight distance | O Figure VIII-E	-	N/A	Does not directly access City road.
6	Driveway spacing			
6a	Same-side | O 11.216.d.1.d	-	N/A	Does not directly access City road.
6b	Opposite side | O 11.216.d.1.e	-	N/A	Does not directly access City road.
7	External coordination (Road agency)	-	N/A	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
8	External Sidewalk | Master Plan & EDM	5’	Met	A sidewalk connection is proposed between the development and the existing sidewalk along Wixom Rd.
9	Sidewalk Ramps | EDM 7.4 & R-28-K	Indicated and detail provided	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	600 SFT on west side of retail building	Met	
12	Trash receptacle | ZO 5.4.4	Indicated in NW corner of retail building, not proposed at residential	Met	The applicant could indicate how trash will be collected in the residential area. Truck turning path included.
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane | ZO 5.3.2	Varies, 24’ minimum	Met	
15	End islands | ZO 5.3.12			
15a	Adjacent to a travel way	3’ shorter than adjacent space	**Partially Met**	**Provide all radius dimensions at retail building.**
15b	Internal to parking bays	-	N/A	
16	Parking spaces | ZO 5.2.12	26 proposed at retail building, 32 proposed throughout residential area		See Planning letter. **Revise label of “6” parallel parking spaces to “5” for the northern parallel parking spaces on sheet C-3.1.**
17	Adjacent parking spaces | ZO 5.5.3.C.ii.p	<15 spaces	Met	
18	Parking space length | ZO 5.3.2	17’ with 2’ clear overhang at retail building and 20’ parallel spaces	Met	
19	Parking space Width | ZO 5.3.2	9’	Met	
20	Parking space front curb height | ZO 5.3.2	4” in front of 17’ spaces and 6” everywhere else	**Partially Met**	**Revise the integral curb and sidewalk detail on sheet C-9.1 to 4” height in front of 17’ parking spaces.**

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
21	Accessible parking – number | ADA	2 required, 2 proposed at retail building, 2 proposed at proposed amenity open space	Met	
22	Accessible parking – size | ADA	8' spaces with 8' aisle	Met	
23	Number of Van-accessible space | ADA	1 required, 1 proposed	Met	
24	Bicycle parking			
24a	Requirement | ZO 5.16.1	Provided within garages, 2 proposed at retail building	Met	
24b	Location | ZO 5.16.1	Indicated	Met	
24c	Clear path from Street | ZO 5.16.1	Indicated	Met	
24d	Height of rack | ZO 5.16.5.B	Indicated	Met	
24e	Other (Covered / Layout) | ZO 5.16.1, Text Amendment 18.301	Indicated	**Partially Met**	**The bike rack detail on sheet C-9.2 shows 4 spaces but the plan calls for 2 spaces. The layout should match standards in Text Amendment 18.301.**
25	Sidewalk – min 5' wide | Master Plan	5', 7' with 2' overhang at parking	**Partially Met**	**The applicant is requesting a deviation for sidewalk on only one side of a minor drive. Dimension sidewalk for the proposed amenity open space.**
26	Sidewalk ramps | EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb | EDM 7.4	No offset	Met	Sidewalk abuts parking.
28	Cul-De-Sac | O Figure VIII-F	N/A	-	-
29	Turn Around | | ZO 5.10	Not dimensioned	**Not Met**	**Dimension turn around at the retail building.**
30	Major Drive | | ZO 5.10	N/A	-	Drive aisle around building is not considered a "major drive".
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing: Sizes | MMUTCD	Shown on sign details	Met	

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
33	Signing table: quantities and sizes	Not included	**Not Met**	**Include in sign legend on site plan the sizes, sign code and quantities for any proposed signs.**
34	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Partially included	**Partially Met**	**Include full note.**
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Partially included	**Partially Met**	**Include full note.**
36	Sign bottom height of 7’ from final grade | MMUTCD	Included	Met	Shown on sign details.
37	Signing shall be placed 2’ from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Not included	**Not Met**	**Include note.**
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Not included	**Not Met**	**Include note.**
40	Parking space striping notes	Indicated	**Partially Met**	**The site plan indicates 4” white but the detail on sheet C-9.1 shows double white markings, update detail to match site plan.**
41	The international symbol for accessibility pavement markings | ADA	Not included	**Not Met**	**Provide detail.**
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	**There is a “Do Not Enter” sign shown in the sign legend but not on site plan, remove any sign details that are not proposed on the site plan.**		

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

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

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PE
Project Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

March 3, 2026

Façade Review Status Summary:
Approved – Full Compliance, Section 9 Waiver Not Required

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

Re: FACADE ORDINANCE, Revised Preliminary Site Plan (RPSP)
Novi Acres, JSP25-12, Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth;
This review is based on the drawings prepared by Toll Brothers (undated). The percentages of façade materials proposed for each building are shown below. The minimum and maximum percentages allowed by the Façade Ordinance are shown in the right-hand column. This project is considered "residential style architecture" with respect to Footnotes 10 & 14 of the Façade Chart.

Townhomes, 5-Unit Buildings	**Front**	**Left**	**Right**	**Rear**	**Ordinance Maximum (Minimum)**
Brick	55%	53%	53%	33%	100% (30% Min.)
Wood Siding, Horiz. Pattern (Cement Fiber)	7%	44%	44%	26%	50%
Composite Panels	5%	0%	0%	0%	25%
Asphalt Shingles	28%	0%	0%	38%	50%
Trim	5%	3%	3%	3%	15%
TL	100%	100%	100%	100%	

Townhomes, 8 & 9 Unit Buildings	**Front**	**Left**	**Right**	**Rear**	**Ordinance Maximum (Minimum)**
Brick	58%	53%	53%	33%	100% (30% Min.)
Wood Siding, Horiz. Pattern (Cement Fiber)	7%	44%	44%	26%	50%
Composite Panels	5%	0%	0%	0%	25%
Asphalt Shingles	24%	0%	0%	38%	50%
Trim	6%	3%	3%	3%	15%
TL	100%	100%	100%	100%	

Recommendation – The percentages of all facades are in full compliance with the Façade Ordinance. The applicant has provided the sample board required by Section 5.15.4.D of the Ordinance by way of colored photographs on the drawings. This, together with the renderings indicate carefully coordinated colors and texture that are consistent with the Façade Ordinance. A Section 9 Waiver is not required for this project.

General Notes:

1. Inspections – The Façade Ordinance requires inspection(s) for all façade materials. It is the applicant's responsibility to request the inspection at the appropriate time, prior to installation. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW

May 13, 2025

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

RE: Novi Acres (fka Station Flats)

PSP#24-25-019
JSP25-12

Project Description:

Build 7 multi-tenant/multi-story structures with a single story Commercial building.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- **Corrected from previous review 3/27/23 KSP-** Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. ***(Fire Prevention Ord.)***
- **Corrected from previous review 3/27/23 KSP-** An unobstructed outside turning radius of 50 feet minimum and an inside turning radius of 30 feet maximum are to be provided at intersections of private or public roadways and cul-de-sacs. ***(International Fire Code 503.2.4)*** **(South entrance from Target).**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. ***(D.C.S. Sec.11-68(a))***
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The

CITY COUNCIL

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Assistant Fire Chief
Todd Seog

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

cityofnovi.org

spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. ***(D.C.S. Sec. 11-68 (f)(1)c)***

- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Shall add Fire Department Connection(s) - FDC on the plans for review.
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. ***(International Fire Code 912.2.1)***
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. ***(Fire Prevention Ord. Sec. 15-17 912.2.3)***
- Landscaping shall not obstruct the FDC.
- **Corrected and received on previous review in 12/2024.** 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.
- Water main sizes shall be put on the plans for review.
- All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. ***(D.C.S. Sec 11-194 (a)(20))*** **By the retail building.**

Recommendation:

Approved with Conditions.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

PLANNING COMMISSION MEETING MINUTES - EXCERPT
SEPTEMBER 23, 2026 (DRAFT)

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
September 23, 2026 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Reddi, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Brad Doane, Planner; Humna Anjum, Project Engineer

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the September 23, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE SEPTEMBER 23, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 7-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Ms. Ann Nelke of 48646 Windfall Road stated that she would like to express concern regarding JSP25-0012 Novi Acres. The claim that the project will provide missing middle housing is not accurate, particularly when the units are reportedly intended for corporate folks who are being relocated to Novi. These relocations last two to three years and would not necessitate the purchase of a townhome. It was stated that they would soon become rental properties of which the community already has an overabundance. It was relayed that the claim is also inconsistent with the true missing middle housing gap in terms of purchasing so as to age in place or downsize within the community. Many residents have lived in Novi for thirty plus years, paid their taxes, and would like the option to remain in Novi. Likewise, young families would love the option of first floor living so as to stay in their homes as long as they can once their children have grown. Additionally, the project is requesting 244 rooms where the zoning ordinance allows for 157, this is an overage of 87 rooms and thus ought to be scaled down to meet required limits. The proposal is not in keeping with the current zoning and requests a major change to RM-2 High Density Multi-Family. On a positive note, the Merjent report stated that there will be no impact on the wetlands or woodlands as this is an area that was a previously disturbed infill site and no further disturbance is being requested. In contrast, Providence Meadows seeks to remove 471 of what should be classified as regulated woodland out of the 857 trees on site. Additionally, the Providence Meadows project will have impacts on wetlands and vernal pools. Ms. Nelke expressed that that is a pristine site with uncontaminated soil and it represents one of the remaining natural features of the community. It was noted that Novi has already reached the 2045

projected population. Ms. Nelke expressed concern that continued rezonings will reshape the community in a way that is not in the best interest of residents.

Ms. Michele Duprey of 48566 Windfall Road stated that she would like to address concerns regarding the proposed development Novi Acres. It was stated that there are eleven deviations requested in the proposal. The most significant concern is the deviation from the minimum acreage requirement, 2 acres is required and 1.54 acres is proposed. Additional concerns are that the room count standard for RM-2 is 157 rooms, 244 rooms are proposed, and the distance between residential buildings is required to be a minimum of 61 feet, 30 feet is proposed. There is a reference to the Main Street development which has less space between buildings than the City's requirement and the comment that this is functioning satisfactorily. Ms. Duprey inquired what the residents of that development think of the lack of green space. The absence of useable land space has been satisfied due to the developer utilizing the ordinance which includes second floor balconies attached to a dwelling to be counted as usable land space. Furthermore, the foundation landscaping of the frontage is required to be 35%, 13% is proposed. It was relayed that there is only one existing and planned road for entering and exiting the proposed development. For the past five years this road has been in disrepair. It was noted that a traffic study was conducted, however the study did not address rush hour traffic between the hours of 6pm and 9pm. Traffic going northbound to the expressway is often heavy causing backups to Target. The safety and welfare of residents and first responders is of high importance. Ms. Duprey stated that she is not opposed to good development on this land, but the proposal is not consistent with the Master Plan and Consent Judgement. It was stated that there should be no variances permitted and that the project is inconsistent with surrounding development. It was recommended that the Planning Commission deny the Novi Acres proposal for the above reasons.

Ms. Julie Gold of 22032 Greentree stated that with regard to Cypress Partners and JSP25-0012 Novi Acres the developer is not only requesting an amendment to the Consent Judgement but also seeking several deviations. The requested deviations would collectively allow more units, smaller lots, taller structures, and tighter spacing than Novi's ordinance permits. The project is fundamentally inconsistent with Novi's Master Plan and does not fit the site. It was stated that the developer purchased the property with full knowledge of its legal constraints and is now asking for an amendment of the Consent Judgement to construct townhomes which many residents do not want. Ms. Gold stated that when a developer purchases land knowing that the zoning does not support their plans for the property, variances should not be granted, nor should it be the job of the City or burden of nearby homeowners to bail them out from a calculated real estate decision. Ms. Gold expressed that she does not know anyone who drives through a city, sees townhomes, and wants to move in. Ms. Gold stated that she is not opposed to development that maintains the identity of the City and has limited environmental impact. It was expressed that Novi should send a clear message to developers that the City will not rewrite the ordinance to fit a proposal. It was requested that the Planning Commission protect the character, environment, and safety of the community by denying the Novi Acres proposal.

Ms. Martha Ryznar of 44875 Yorkshire Drive stated that she has been a resident for twenty-three years. While Providence Meadows is not on the agenda this evening the rezoning request will be coming back before the Planning Commission. Four hundred residents signed a petition opposing Providence Meadows. Residents do not want accommodation given to developers, townhomes, loss of nature, or more traffic. The Providence Meadows project violates the Master Plan. It was stated that Novi has recently rezoned approximately 400 acres equating to 6,100 standing mature trees slated to be cut down. It was relayed that residents have stood at the podium and cited that Novi is becoming a concrete city and now this evening another developer is asking for special treatment by amending a court order. This area is not zoned for residential and a change to this area raises spot zoning concerns. The developer is requesting approval of a residential island of 61 townhomes placed directly between big box stores such as Sam's Club and Target. Ms. Ryznar requested that the rules not be changed one property at a time.

Deborah Domke of 48801 Windfall Road stated that she is here this evening to object to the proposed amendment to the Consent Judgement and Preliminary Site Plan known as Novi Acres. The proposed residential use is not consistent with the Master Plan for Land Use and the Consent Judgement for the property. The proposed development is not in agreement with the requirements of the zoning ordinance

for multi-family developments. Novi's zoning rules require 80 feet between buildings not 30 feet as the developer has presented. It was requested that the developer create a new plan with buildings spaced 80 feet apart. Ms. Domke stated that there has been a proliferation of building town-home-style residences in Novi almost to the exclusion of building any other type of residence. It was noted that the developer's presentation speaks about the Novi market for age targeted housing for those 55 plus, townhomes do not appeal to this age group, or young families. It was asked who desires to live in a home with 14 stairs up to the kitchen and another 14 stairs up to the bedrooms. It was stated that developers need to build the types of homes the Novi surveys indicate residents desire such as ranch homes.

Seeing no one else, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

PLANNING DIRECTOR REPORT

There was no Planning Director Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda Removals and Approvals.

PUBLIC HEARINGS

1. **JSP25-0012 NOVI ACRES**
   Public hearing at the request of Cypress Partners, LLC, for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The applicant is proposing a 61-unit multi-family residential development, a standalone retail building, and associated parking.

Planner Brad Doane stated that the applicant is requesting to amend a Consent Judgment for the Novi Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The Consent Judgment limits the use of the 24.77-acre site (located between the existing Target Store and the Sam's Club) to a retail use consistent with a traditional "big box" store.

As a brief background of this Consent Judgment, in 1999 developer Novi Equities had requested a rezoning from I-1 Light Industrial to B-2 Community Business, which was denied by City Council. They then requested a use variance from the Zoning Board of Appeals, which was denied. The developer filed a lawsuit for damages against the City in 2000. The parties to the lawsuit agreed to a settlement in July of 2001, before it went to trial. The Consent Judgment describes the terms of the settlement, and acts like a development agreement. It places equal limitations on both parties based on the agreed terms and functions like a covenant that runs with the land. It can only be changed if both parties consent, which is what the City is being asked to do now. An amendment to the agreement was approved in 2015 to allow the reconfiguration of the sedimentation/detention basin and the wetland area to increase the preserved area. In 2023, the applicant went before Planning Commission seeking an amendment to the Consent Judgement for the proposed Station Flats development on the subject site. However, the proposal did not advance beyond the Planning Commission meeting.

Although the site remains zoned I-1, the terms of the Consent Judgment specify that the bulk of the property is permitted to develop as Retail A, B and C, essentially 3 big-box style stores as shown in the Exhibit, with uses that are permitted in the B-2 Community Commercial zoning district. A total of 375,000 square feet of retail space is permitted by the Judgment for those three parcels. Target and Sam's Club have developed as permitted for areas Retail A and C. The out-lots have also all been developed under the terms of the agreement. The parcel for Retail B has remained vacant, and it is this parcel the current

applicant now wishes to develop.

Planner Doane stated that the property is mostly surrounded by I-1 light industrial and I-2 General Industrial zoning, with Planned Suburban Low Rise to the south, and R-1 Single-family residential on the west side of Wixom Road. The Future Land Use map shows Community Commercial for the subject property and those to the north and west. Public/Quasi-Public is shown west of Wixom Road. To the south is Suburban Low Rise, and to the east is Industrial/Office use.

The subject property has large areas of wetland mitigation that were required for the development of the overall shopping center. A total area of about 16 acres is protected by Conservation Easements and does not permit any encroachment by development. Another area is currently used for the stormwater detention pond. No impact on those areas is proposed.

The applicant's proposal includes the development of 61 multi-family units in eight townhouse-style buildings, in addition to a 6,529 square-foot standalone retail building. The subject property is nearly 25 acres, but excluding wetland areas results in approximately 8.6 net acres. Of which, approximately 1.5 acres will be dedicated to retail space, leaving approximately 7.1 acres left for residential development. As a result, the overall density is 8.5 dwelling units per acre. The development would use the existing access drives to Wixom Road, which has a traffic signal. Vehicles can also utilize the existing access drive north to Grand River Avenue.

Planning is recommending approval because residential use could result in a supportive mix of uses on this infill site, and recent plan revisions address earlier concerns about screening and open space. The proposal avoids environmental impacts by utilizing a previously disturbed site with existing infrastructure. Traffic analysis shows that the estimated number of daily vehicle trips is 970 for the 61 multiple family units, which is significantly less than the 9,000 estimated daily trips for a 100,000 square foot big box commercial use. Therefore, the proposed change to residential would have less impact on the road network compared to the development allowed by the current Consent Judgment.

Planner Doane stated that Landscaping is not recommending approval of the waiver for deficient foundation landscaping for buildings 1,4,7 & 8. All other reviewers are recommending approval of the preliminary site plan, with comments to be addressed at the time of Final Site Plan Review.

The decision to amend the Consent Judgment rests with the City Council; we are asking for Planning Commission's comments on the plan and the use as a recommendation for approval or denial. If the City Council agrees to change it, the terms of the agreement would be revised as negotiated through the attorneys and could include any agreed-upon terms such as deviations from Zoning Ordinance standards. Finally, it would be sent to the Circuit Court for final approval.

Tonight, the Planning Commission is asked to hold the public hearing and approve or deny the Consent Judgement Amendment. David Landry is representing the applicant and is available to answer any questions. Staff are also available should you have any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. David Landry, the attorney representing the project, stated that they are here this evening requesting a positive recommendation to the City Council to amend the Consent Judgement that governs the Novi Promenade to allow a change in the applicable zoning designation for the remaining portion of land from B-2 to RM-2. This is not a PRO because the uses are controlled by a Consent Judgement which by its terms allows it to be amended. It was stated that a lawsuit in 2000 resulted in the Consent Judgment, at that time the permitted uses went from I-1 Light Industrial to B-2 Community Business. The Consent Judgement permitted three big box retail stores. Parcel A was developed by Sam's Club, Parcel C was developed by Target, and Parcel B is being discussed this evening. However, Parcel B contains all the wetlands and woodlands, which encompass 65% of the parcel. It was noted that no development is proposed on the portion of the parcel containing wetlands and woodlands. The overall site is 24.7 acres,

due to the presence of natural features, 7.1 acres of the site is buildable. It was noted that there is a 1.5-acre outlot for which retail is proposed, making it a mixed-use development. Mr. Landry stated that over the years the buildable portion of the parcel has been reduced due to stormwater from adjacent sites being relocated onto the parcel. The property has been vacant since 2001and is the last remaining piece in the Novi Promenade.

Mr. Landry stated that in the past twenty-six years there has been no interest in big box retail at this location. It was relayed that a residential use makes sense at this location due to the proximity of retail and the hospital. Residents of the development would have access to Sam's Club and Target where groceries, general merchandise, and a pharmacy would be within walking distance. Additionally, the property is near I-96, the SMART Bus Line, and the Grand River corridor. It was noted that the 2025 Master Plan for Land Use states on page ninety-five that retail is close to being overbuilt in Novi. Additionally, Novi saw a population increase of 20% from 2010 to 2020. During that same period of time housing units increased by 13%, showing that the demand is outpacing supply. It was expressed that this particular location would be a perfect fit for short-term expats as many automobile companies send their engineers to Novi. Some of these families have children who attend Catholic Central across the street. Young professionals also desire to be in proximity to I-96.

Next, Mr. Landry touched on the details of the floor plan. It was stated that the first floor contains a flex room that could be utilized as a bedroom or home office. When the project was reviewed by staff it was noted that the community impact statement presents several arguments supporting residential use. The location supports the transition from commercial to residential or mixed use. There is a movement to higher density to accommodate 1,700 to 2,100 square foot residential units. It was relayed that the units proposed fit into this sweet spot at approximately 1,900 square feet.

It was stated that the proposal before the Planning Commission this evening is a drastic change from the previous proposal of Station Flats which consisted of a 157-unit apartment building, the project presented this evening is 61 units of for-sale townhomes. Other notable differences are the change from surface parking to garages, four stories to three, and rentals to owner occupied. Mr. Landry stated that staff have recognized that site constraints are responsible for the requested deviations and that higher density would make more sense than a lower density product at this particular site. Included in the proposal is the construction of a sidewalk to Wixom Road which was at the City's request. It was noted that there is an existing traffic light on Wixom Road leading to the development. With respect to traffic, currently a 100,000 square foot big box store could be built as a principal permitted use which would generate 9,449 traffic trips per day. Tonight's proposal would reduce the traffic trips by 90%, substantially reducing the potential traffic impacts of this site. Mr. Landry stated that there are a number of deviations requested, however, as staff have indicated the deviations are supported due to site constraints. Finally, it was stated if anyone questions whether residential development can be successful next to retail, the condominiums at The Enclave located adjacent to Twelve Oaks Mall is an example where this has been done successfully in Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested that Member Lynch read into the record the correspondence received. Member Lynch relayed that correspondence was received from Wei Jin of 48888 Windfall Road who objects due to increased road congestion posing safety risks for pedestrians and cyclists, pressure on local schools and utilities, and loss of green space. Additionally, the building height, density, and design are not compatible with the surrounding area. Rui Li of 48795 Windfall Road objects due to commercial over saturation, infrastructure fiscal deficit, and loss of industry tax base and jobs by converting I-1 Light Industrial land to residential. Deborah Domke of 48801 Windfall Road objects due to the proposed spacing between buildings being too close and not meeting ordinance requirements. Additionally, residences with stairs do not appeal to the aging community. Ann Nelke of 48646 Windfall Road objects due to the closeness of the buildings and overall room count. Ms. Nelke noted concern that the "missing middle housing" for corporate workers is a transient situation and will result in more rentals. Sathia Mehanathan of 48668 Windfall objects due to increased traffic particularly during peak hours. Martha Ryznar of 44875 Yorkshire Drive objects due to the proposed project being

inconsistent with the existing Consent Judgement. Steve Potocsky of 48849 Rockview Road objects due to traffic and safety concerns. Additionally, the proposed townhomes do not meet the needs of seniors. Amending the Consent Judgement is a significant decision; until residents have had a fair opportunity to be heard and questions of safety have been answered a change to the Consent Judgement should not be recommended. Janice Krupic of 48870 Windfall objects due to public safety risks associated with the proposal, influx of e-scooters, e-bikes and non-automotive vehicles in a commercial zone, and the proposal not being consistent with the needs of seniors or young adults.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Lynch stated that as he was reading through the packet, he was stunned by the traffic study. It was noted that from a traffic standpoint the proposal is more attractive than additional retail in this area. It was stated that the change from surface parking in the previous proposal to garages in the current proposal is a positive improvement. Member Lynch expressed that he would like the applicant to consider limiting the number of leases in the deed. Many homeowners' associations in the area have constraints on the number of leases.

Mr. Landry stated that these would be condominiums controlled by a Master Deed. A provision could be added to the Consent Judgement to prohibit or limit leases.

Member Lynch stated that he is in favor of the idea that the wetlands are preserved and the development would be distanced from neighboring residential areas. He reiterated that with his recommendation to City Council a stipulation limiting leases should be put in place.

Member Reddi stated the project will add to the community. With respect to the 30 feet between buildings, the windows and doors should not be placed across from each other. It was expressed that adding housing to the community is positive. Lastly, Member Reddi stated that the road should be improved as it is currently in poor condition.

Mr. Landry stated he would like to address the buildings. It was noted that staff recognize that this is an urban style development. The Pulte development on Main Street is similar in nature and has less distance between buildings than the 30 feet proposed for Novi Acres.

Member Dismondy expressed that Novi may not be ready for building infill multi-family. Feedback from residents indicates as such, however we may be getting close to that as there is not much land left to develop in Novi. He relayed that the Consent Judgement predates his time on the Commission so he will not opine on that aspect. It was suggested that the traffic be looked at in closer detail. Expected traffic may be 10% of retail projections; however, residents may say that between 7am – 8 am retail would not be open anyway. It was relayed that this is a pretty good use of a small piece of land as it is tucked back and already has an access road.

Member Verma stated that the land has been vacant since 2001 but is now under consideration. It was noted that the traffic study must have been done recently, when Beck Road reopens there will be less traffic on Wixom Road. Member Verma expressed that he likes the idea of homes in this location.

Member Roney stated that this parcel is intended for retail and noted that the Consent Judgement is correct with the designation of plots A, B, and C reserved for retail. It was stated that he cannot personally envision housing at this location and is not in favor of the deviations. He stated that he does not support recommending to the City Council that they reconsider what they decided years ago.

Member Avdoulos requested Mr. Landry to come to the podium to answer a few questions. The proposed amendment to the Consent Judgement states that it will replace 100,000 square feet of retail development potential. It was asked how many square feet of retail could be constructed based on the buildable portion of the land.

Mr. Landry stated that based on the usable land 100,000 square feet of retail could be constructed.

Member Avdoulos inquired if the preserved natural features are taken into account when calculating the 100,000 square feet.

Mr. Landry stated that the natural features are accounted for when calculating the 100,000 square feet.

Member Avdoulos inquired if additional parking would be required for the 100,000 square feet of retail.

Mr. Landry stated that there is a shared parking agreement in place for the site.

Member Avdoulos stated that at this time there is difficulty in marketing this property as big box retail, however it could be separated into five 20,000 square foot units similar to the small retail component proposed with the townhomes. It was asked what the total square footage of the proposed development is.

Mr. Landry stated that the proposed development is approximately 60,000 square feet.

Member Avdoulos stated that considering driveways and walkways, approximately 100,000 square feet of space would be used for the proposed development. It stated that developments such as this are being built in many locations. The residential development next to Costco in Livonia is one example. It was asked if the main road leading out to Wixom Road will be enhanced.

Mr. Landry stated that the road and entrance will be enhanced.

Chair Pehrson stated that the question to consider is if the Consent Judgement is in the best long-term interest of Novi. Considering the previous proposal of Station Flats and the proposal this evening there has been marked improvement. Many concerns have been addressed early on. It was stated that 61 townhomes are reasonable. It was noted that location and traffic concerns remain. However, if a big box store were to be developed here the associated traffic would be substantial. Chair Pehrson requested of the applicant to look at what can be done in terms of traffic and timing of lights. He expressed appreciation for the mixed-use concept, however the type of retail in the outbuilding has not been defined. It was stated that the specific use of the three retail spaces should be memorialized before this project moves forward. Chair Pehrson inquired what is planned for the south side of the Sam's Club building to protect residents from vehicular traffic lighting and trucks coming and going.

Mr. Landry stated that their team spent a tremendous time working with the City on this issue. It was noted that staff in now in support because significant landscaping will be installed along with a masonry wall.

Chair Pehrson stated that the comments and concerns raised when a project such as this comes forward often desire the same things. Residents often want single story homes, affordability, no traffic, low lighting levels, and low noise levels. It was expressed that it is not possible to achieve every desired aspect in each development. Chair Pehrson stated he would like to see further adjustments to the plan but supports moving this forward to the City Council.

Member Avdoulos stated that he would like to see a comparison with retail represented on the site in order to understand if additional parking is needed for a retail application, noting that we would like to eliminate as much impervious surface as possible. It was stated that almost every project requires a dialogue of back and forth with respect to the concerns regarding deviations.

Member Roney asked for clarification if the project will go before the City Council whether it is recommended this evening or not.

Chair Pehrson confirmed that the project would go before the City Council regardless.

Member Dismondy stated that the decision whether to amend the Consent Judgement falls with the City Council.

Motion to recommend approval of the proposed Amendment to the Consent Judgment and Preliminary Site Plan for JSP25-0012 Novi Acres.

In the matter of JSP25-0012 NOVI ACRES, motion to recommend approval of the proposed Amendment to the Consent Judgment and Preliminary Site Plan based on the following findings, deviations, and conditions:

1. **The proposed amendment to the Consent Judgment will replace 100,000 square feet of retail development potential with 61 residential units and a standalone retail building. The estimated number of daily vehicle trips is 970 for the 61 multiple family units and standalone retail building, which is significantly less than the estimated number of trips for a retail use (shopping plaza: 9,109 daily trips; Supermarket: 8,878 daily trips). Therefore, the proposed change will have less impact on the road network compared to the use permitted by the current Consent Judgment.**
2. **The proposed buildings are buffered by landscaping and preserved wetland areas on the east and south and set back from Wixom Road on the east. Additional screening and landscaping has been proposed to improve the buffer to the north.**
3. **The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas and the Grand River corridor, as recommended in the Master Plan.**
4. **As a redevelopment of a previously disturbed infill site, the project avoids significant wetland and woodland impacts. The project is able to take advantage of the existing utilities and road infrastructure instead of building new facilities, which is less impactful to the environment.**
5. **Per Sec. 3.8.3, the Planning Commission finds that a proper relationship exists between local streets and the proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.**
6. **The proposed Preliminary Site Plan would require the following amendments to current conditions of the Consent Judgment:**
    a. **Gross Building Area – Retail (Item 12, A, Consent Judgment): Per the Consent Judgment, Retail "B," which is to be located on the subject property, shall not exceed 100,000 square feet in total square footage. The proposed development would allow a 61-unit multi-family residential development on 7.17 acres and a 6,529-square-foot standalone retail building.**
    b. **Uses Permitted (Item 12, B, Consent Judgment): Per the Consent Judgment, Retail "A," "B" and "C" shall conform to the uses permitted in the B-2 zoning district as described in the City of Novi Zoning Ordinance. The applicant is requesting to modify the Consent Judgment to permit multi-family use on the subject parcel. As such, the project has been reviewed against the RM-2 District standards to apply appropriate requirements.**
    c. **Parking (Item 12, E, Consent Judgment): Per the Consent Judgment, a total of 1,725 parking spaces shall be provided between Retail A, B, and C. A revised total of 1,470 spaces are proposed for Retail A and C, and the proposed retail building and residential use.**
    d. **The Master Deed for the project shall contain restrictions limiting the number of leases permitted within the development.**
7. **The proposed Preliminary Site Plan will require deviations for the following:**
    a. **Deviation from Sec. 3.1.11.D to allow a commercial development parcel that does not meet the minimum required acreage in the B-2 District (2 acres required, 1.54 acres proposed);**
    b. **Deviation from Sec. 3.8.1.A to allow increase in room count based on RM-2 standards for 3-story building (157 maximum allowed, 244 proposed);**
    c. **Deviation from Sec. 3.8.2.D to allow the buildings to not be oriented 45 degrees to the property lines, due to the available area for construction and constraints of the**

property;

d. **Deviation from Sec. 3.8.2.E for exceeding the maximum amount of permissible pavement area in front yard for residential (30% maximum permitted, 36% proposed);**
e. **Deviation from Sec. 3.8.2.G to allow sidewalk only on one side of the drive (both sides required) because the lot configuration does not include the opposite side of the drive;**
f. **Deviation from Sec. 3.8.2.H to allow a lesser distance between residential buildings (84 and 61 ft minimum required, 30 ft minimum proposed), as the tighter configuration allows greater open space on the constrained site;**
g. **Deviation from Sec. 5.7.3.1 to allow an overage in the ratio of average to minimum light level in the retail portion of the site (4:1 maximum permitted, 4.74:1 proposed for retail);**
h. **Landscape deviation from Sec. 5.5.3.B.ii and iii for an 8-foot-tall pre-cast wall with evergreen trees is proposed in lieu of a 6–8-foot berm between the proposed development and the abutting Sam's Club commercial use;**
i. **Landscape deviation from Sec. 5.5.3.F.iii for deficient foundation landscaping of frontages facing interior drives on buildings 1, 4, 7, & 8 (35% required, 12-13% proposed);**
j. **Landscape deviation from Sec. 5.5.3.C for not meeting the minimum requirements for parking lot landscaping in the proposed retail area; and**
k. **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 Preliminary Site Plan;**

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.

ROLL CALL ON MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO THE CONSENT JUDGEMENT AND PRELIMINARY SITE PLAN FOR JSP25-0012 NOVI ACRES. Motion carried 6-1 (Roney).

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 9, 2026, PLANNING COMMISSION MINUTES**
   Motion to approve the September 9, 2026, Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE SEPTEMBER 9, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 7-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the September 23, 2026, meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 8:00 PM.

DRAFT

COMMUNITY IMPACT STATEMENT

COMMUNITY IMAGE BUILDERS
PLANNING | MARKETING | ECONOMIC DEVELOPMENT

April 16, 2025

Mr. Jeffrey Buck, Project Manager
Cypress Partners
280 West Maple Road
Suite 230
Birmingham, MI 48009

Subject: City of Novi Consent Judgement Amendment for the 24.78-acre property on the east side of Wixom Road, south of Grand River Ave. (south of Sam's Club and east or Target) in the City of Novi, Oakland County, Michigan.

Dear Mr. Buck:

At your request, I have reviewed the above *revised* proposal to amend the Consent Judgement from July 19, 2001, and then amended June 23, 2015, for the above 24.78-acre parcel. The property is currently vacant and was intended to be developed for additional retail space facing the Target parking lot. The property is currently zoned I-1, Light Industrial but was approved for retail use through the Consent Judgement. Proposed is the Novi Acres development with 61, three-bedroom, townhouse units in eight buildings and a 6,529 square foot retail building. Each townhouse unit has a two-stall parking garage access from the rear of the first floor. There are also 32 parking spaces available throughout the townhouse development. The 6,529 square foot retail building faces the Target Parking lot and will have parking spaces in the rear. It is important to note that the proposed development occupies 5 acres +/- of the 24.78-acre site and the rest of the property remains as a conservation/wetland area.

This letter is submitted as an evaluation of the appropriateness of the proposed Consent Agreement amendment request, understanding the future land use designation for the site is Community Commercial. Moreover, this letter addresses why this project meets the Goals & Objectives in the Master Plan and the benefits outweigh those for commercial uses at that location.

The observations in this report are based upon over 40 years' experience as a professional community planner, including work representing communities in Southeast Michigan. For the sake of conciseness, this letter will not re-state the existing land use, site conditions, zoning, and master plan designation for the subject and surrounding sites. Instead, it will focus on the key factors that relate to implementation of the Goals and Objectives in the Master Plan as well as zoning requirements. Based upon our review of the Consent Judgement, the proposed site plan and related materials, a visit to the site, and examination of the City of Novi Zoning Ordinance and Master Plan, we offer the following for your consideration:

ANALYSIS OF REQUEST

The requested Consent Judgement amendment will allow for the change in zoning while committing to a specific development layout. In this case, three-story upscale townhouses and a retail building, which is a use permitted under the consent judgement and will back up to the Sam's Club parking lot.

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

The subject site abuts primarily community commercial developments to the north and west, and detention ponds/wetlands to the south and east. There are single-family residential uses to the south of this site, behind Target, but they will be a considerable distance from the proposed project. A more detailed examination of the site, market conditions, available land, and surrounding land uses indicates that the proposed townhouse residential and retail commercial development will prove more beneficial to the community than a single commercial use.

Master Plan Goals. One of the goals of the Master Plan states that "A variety of housing options will welcome younger residents and families as well as older residents to age in the community." The corresponding Objective is to "Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly." While the City has done a good job of providing a variety of housing types, the provision for additional upscale townhouse units in a key location will further the above goal and objective.

Grand River Corridor Plan. The subject site abuts the Grand River Corridor and one of the goals is "To Provide Housing Options. The City of Novi is well-known in the region for its thriving single-family neighborhoods, but alternative housing types can serve two segments of the population that may wish to live in a different setting: young people and empty nesters. Housing in the Grand River Corridor will provide medium-sized housing and will fit the low-maintenance needs of both age groups." The proposed development will also place additional residents in close proximity to businesses along the Grand River Corridor; further strengthening the future viability of those uses. This includes larger businesses like Sam's Club and Target as well as the numerous retailers located in nearby shopping centers like the Grand Promenade and, farther to the east, the center where Kroger and Home Depot are located. The provision for 61 residential townhouses will also take advantage of the surrounding commercial activity and support those businesses.

Viability of Subject Site for Commercial Use. The ability to develop this site for commercial use has been in place for 24 years yet it has remained vacant. Conditions have certainly changed since the Consent Agreement was filed and the property is even less viable for large scale commercial development now than it has been during that period. One of the primary reasons is the lack of visibility from primary roads, which include Grand River Ave. and, to a lesser extent, Wixom Road. The subject site is tucked behind the Sam's Club building and is not visible until driving past that building toward Target. Due to the setback from Wixom Road, the site is only visible from the Target parking lot.

Any of the potential big box uses for the site are already located in the area and they chose locations over this one, likely due to the above-mentioned lack of road visibility and access. The only real option would be development of a large strip shopping center with numerous, small retail spaces. Shopping center uses are highly dependent upon visibility from major roads, which is why the Grande Promenade project was developed along Grand River Ave. instead of this site. Given the limited size of just over 6,000 square feet, the retail space can still benefit from the close proximity to Sam's Club and Target, including the visibility from the parking lot. There are still some small retailers looking for space and the proposed building can accommodate one to three tenants.

From a planner's perspective, we continue to see an increase in retail vacancies in shopping centers and malls across the region, including communities that I work in. This is due, in part, to the advent of on-line shopping from virtual companies, like Amazon, as well as traditional retailers like Kohl's and Wal Mart. It is difficult for small retailers to compete with the price and selection offered by the larger companies. Those specialty retailers that can compete locate in either traditional downtowns or in high visibility, high traffic shopping centers. There is still some potential for limited retail space, with uses like medical office, yoga studio, hair salon, coffee shop, dance studio, clothing boutique, etc. Once again, we don't anticipate large demand but there should be sufficient interest for a small retail building to be developed.

Housing Options. Many empty nesters have either paid off their mortgages or have small balances. They can take the equity in their existing houses by selling and use it for other purposes, while maintaining the same standard of living in the community. This is not currently happening due to the housing shortage and inability of empty nesters to find replacement housing within the community, Including owner-occupied units. First-time and move-up buyers are having difficulty finding available housing because empty nesters are staying in place, due primarily to lack of replacement units.

The proposed project would provide empty-nester homeowners with an option that allows them to sell their larger, existing homes while remaining in the City of Novi. This in turn will help free up single-family for-sale houses, thereby adding supply to new and move-up home buyers. Once the existing homes are sold, this will also remove the cap on property taxes and provide an increase in revenue for the City. This project will also help provide additional short-term corporate housing for companies bringing executives into the area for temporary assignment. There is a shortage of high-quality "missing middle" housing in the region and many companies have resorted to buying houses for their temporary transfers to live in.

Walkability. Given the location of the site along Grand River Ave., the proposed townhouses would be in close proximity to a wide range of retail, restaurant, office and medical services. There are sidewalk connections to big box uses like Target, Sam's Club, Meijer and Kroger; a wide range of restaurants like Applebee's, Shaker's, Outback Steakhouse, etc.; and medical services at the Ascension Providence hospital campus. A wide array of retail and service options are within walking distance of the project, thereby limiting the need to drive to these locations. This meets the City's goal of having a walkable community and providing services near housing.

CONCLUSION

With the proposed benefits, quality site design, and an understanding of the current and future commercial market for the subject site, the proposed mix of residential and limited commercial development represents an appropriate departure from the current Consent Judgement designation of only commercial. It is highly unlikely that this property will ever be developed for large scale commercial purposes due to the lack of visibility from the primary roads. It is hidden behind the Sam's Club and can only be seen from the Target parking lot. The transition to on-line buying has also decreased demand for retail space and only the most outstanding locations will remain viable moving forward. A small retail building will still benefit from the activity generated by Target and Sam's Club, along with the 61 townhouse units, and create potential for between one and three specialty uses.

In addition, upscale townhouse development meets the City Master Plan goals and objectives of providing additional housing opportunities in close proximity to services, in a walkable environment.

If you have any further questions, please contact me at 810-335-3800.

Sincerely,

CIB Planning

Carmine P. Avantini, AICP
President

TRAFFIC/TRIP GENERATION COMPARISON

fishbeck
Engineers | Architects | Scientists | Constructors

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Novi, Michigan 48377

248.324.2090 | fishbeck.com

Technical Memo

SUBJECT: Trip Generation Comparison for Novi Acres (Formerly Station Flats)

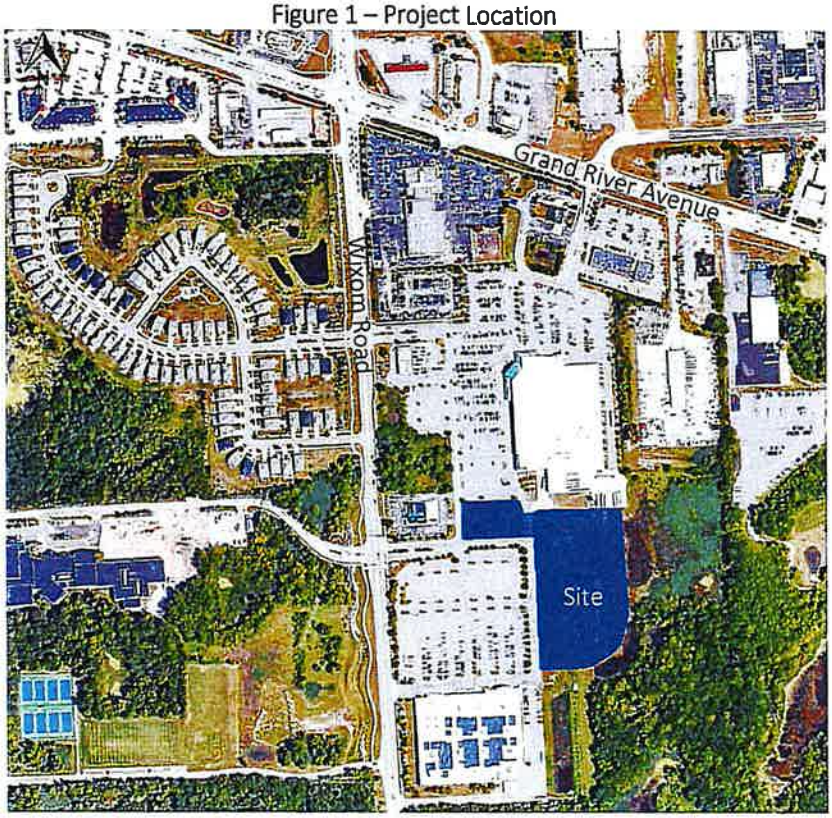
FROM: Alyssa Wambold, PE, PTOE and Michael Labadie, PE

DATE: April 25, 2025 **PROJECT NO.:** 220791

Introduction

On behalf of Cypress Partners, Fishbeck has completed a trip generation comparison for a proposed mixed-use development located in the Novi Promenade development, which is on the east side of Wixom Road, south of Grand River Avenue, in the City of Novi (City), Oakland County, Michigan. Fishbeck previously completed a January 16, 2023, Traffic Impact Study (TIS) for the development. Fishbeck then completed additional analysis to address comments received from the City in a June 19, 2023, memo. A new site plan for the project has been developed. The City has requested a trip generation comparison between the proposed site plan and the trip generation potential of the site if it were developed as currently zoned. The proposed location is displayed in Figure 1.

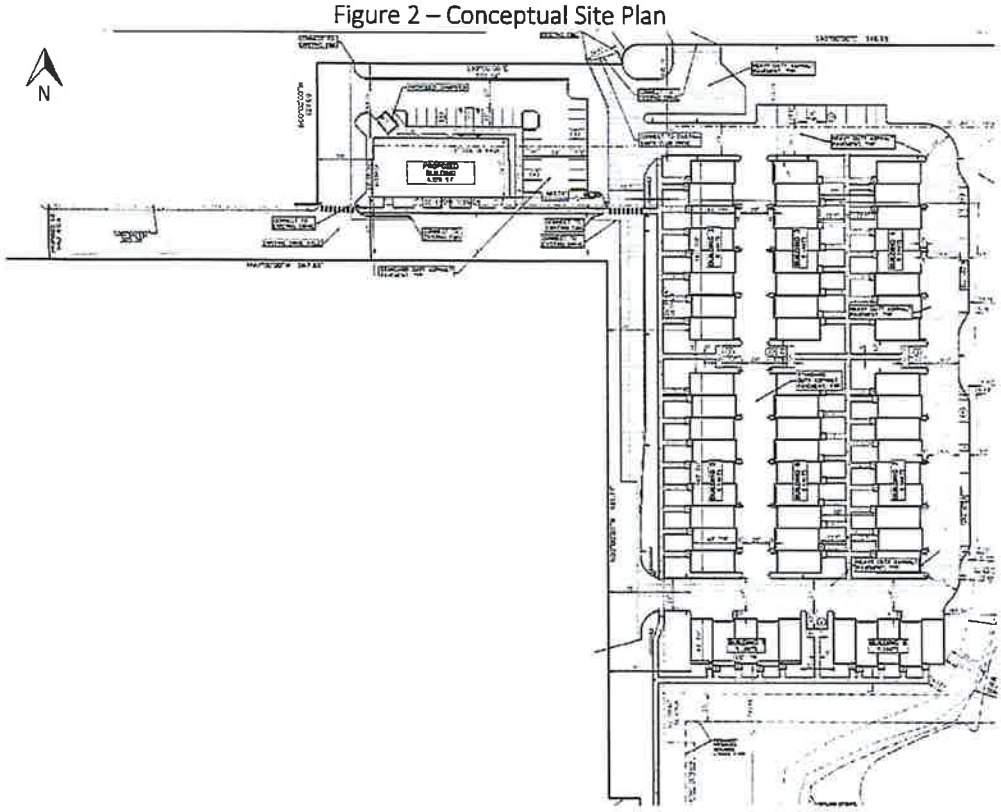
Figure 1 – Project Location



Site Traffic Characteristics

A representation of the current conceptual site plan is provided in Figure 2.

Figure 2 – Conceptual Site Plan



Trip Generation

Using the information and methodologies specified in The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, Fishbeck forecast the weekday morning (7 a.m. to 9 a.m.) peak hour, afternoon (4 p.m. to 6 p.m.) peak hour trips, and weekday trips associated with the site if it were developed as currently zoned, as well as the revised site plan.

In mixed-use developments, not all trips generated are from sources outside the boundaries of the development, but rather are trips that are "internally captured" within the site, meaning that a vehicle may visit several components of a mixed-use development in a single trip. The methodology presented in the ITE *Trip Generation Manual* was followed to determine an appropriate internal capture rate for the proposed development (revised site plan). The results of this analysis suggest a 0% a.m. peak hour internal capture rate and a 24% (23% in, 26% out) p.m. peak hour internal capture rate for the combination of land uses.

Additionally, a portion of the site-generated trips are anticipated to be "pass-by" in nature, meaning they already exist on the adjacent road network and are interrupted to visit the site. According to ITE methodology, new trips are assumed to return to their direction of origin whereas pass-by trips continue in their original direction of travel. The ITE *Trip Generation Manual* was used to calculate what percentage of the trips would be pass-by trips, meaning they are vehicles already on the network that would access the development and are not additional trips

added to the network. For specific land uses where pass-by data are not provided by ITE, pass-by rates for comparable land uses were referenced.

Table 1 presents the resulting trip generation comparison. Additional information related to the trip generation forecast is attached to this memo.

Table 1 – Trip Generation Comparison

ITE Land Use	LUC	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Proposed Development as Currently Zoned									
Shopping Plaza (40-150k) (Supermarket – Yes)	821	100,000 sq ft	219	134	353	425	461	886	9,449
Total External and New Trips			**219**	**134**	**353**	**425**	**461**	**886**	**9,449**
Pass-By Rates, LUC 821: 40% p.m.			-	-	-	170	184	354	-
Total New Trips			**219**	**134**	**353**	**255**	**277**	**532**	-
Revised Site Plan									
Single-Family Attached Housing	215	61 DU	7	19	26	19	14	33	414
Strip Retail Plaza (<40k)	822	6,529 sq ft	9	6	15	29	29	58	505
Total			16	25	41	48	43	91	919
Internal Capture Reductions 0% a.m.; 24% p.m. (23% In, 26% Out)			-	-	-	11	11	22	-
Total External Trips			**16**	**25**	**41**	**37**	**32**	**69**	-
Pass-By Rates, LUC 822[1]: 40% p.m.			-	-	-	10	8	18	
Total New Trips			**16**	**25**	**41**	**27**	**24**	**51**	-
Total External Trip Difference			-203	-109	-312	-388	-429	-817	-8,530
Total Driveway (New) Trip Difference			-203	-109	-312	-228	-253	-481	-

[1]Pass-By Rates for LUC 821: Shopping Plaza (40-150k) were utilized.

DU Dwelling Units
LUC Land Use Code
sq ft Square Feet

The results of the trip generation comparison revealed that the revised site plan would generate 312 fewer external trips in the a.m. peak hour (203 fewer inbound, 109 fewer outbound), 817 fewer external trips in the p.m. peak hour (388 fewer inbound, 429 fewer outbound), and 8,530 fewer weekday trips than if the site was developed as currently zoned. The revised site plan would generate 312 fewer new trips in the a.m. peak hour (203 fewer inbound, 109 fewer outbound) and 481 fewer external trips in the p.m. peak hour (228 fewer inbound, 253 fewer outbound) when compared to the site if it were developed as currently zoned.

fishbeck

Attachment

1

ITE Land Use	LUC	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Proposed Development as Currently Zoned									
Shopping Plaza (40-150k) Supermarket - Yes	821	100,000 sq ft	219	134	353	425	461	886	9,449
Total External Trips			**219**	**134**	**353**	**425**	**461**	**886**	**9,449**
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	170	184	354	-
Total New Trips			**219**	**134**	**353**	**255**	**277**	**532**	-
Revised Site Plan									
Single-Family Attached Housing	215	61 DU	7	19	26	19	14	33	414
Strip Retail Plaza (<40k)	822	6,529 sq ft	9	6	15	29	29	58	505
Total			16	25	41	48	43	91	919
Internal Capture Reductions: 0% a.m., 24% p.m. (23% In, 26% Out)	215		0	0	0	8	3	11	-
	822		0	0	0	3	8	11	-
	Total		0	0	0	11	11	22	-
Total External Trips			**16**	**25**	**41**	**37**	**32**	**69**	-
Pass-By Rates, LUC 822[1]: 40% p.m.			0	0	0	10	8	18	-
Total New Trips			**16**	**25**	**41**	**27**	**24**	**51**	-

[1]Pass-By Rates for LUC 821: Shopping Plaza (40-150k) were utilized.

Internal Capture Rates

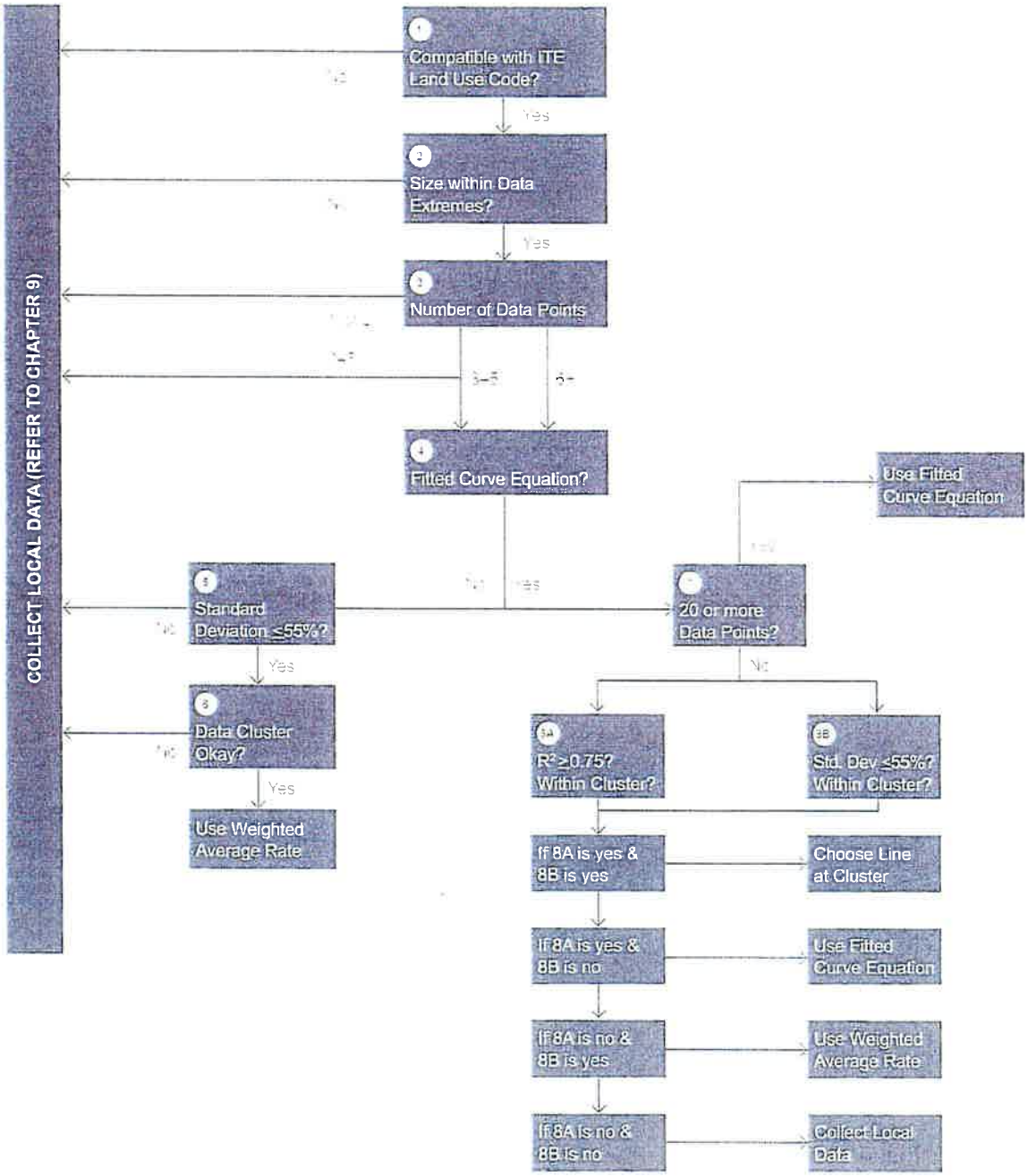
	LUC	a.m. Peak Hour		p.m. Peak Hour	
		In	Out	In	Out
Internal Capture Reductions:	215	0%	0%	42%	21%
0% a.m., 24% p.m. (23% In, 26% Out)	822	0%	0%	10%	28%

Pass-By Rates

LUC	a.m. Peak Hour		p.m. Peak Hour	
	In	Out	In	Out
821	0%	0%	40%	40%
822	0%	0%	40%	40%

ITE Land Use	LUC	Units	Time Period	Equation	R2	Rate	Pass-By	Studies	Notes
Single-Family Attached Housing	215	DU	a.m.	T=0.52(X)-5.70	0.92	0.48	-	46	# Studies > 20. Use Fitted Curve.
			p.m.	T=0.60(X)-3.93	0.91	0.57		51	# Studies > 20. Use Fitted Curve.
			Weekday	T=7.62(X)-50.48	0.94	7.20	-	22	# Studies > 20. Use Fitted Curve.
Shopping Plaza (40-150k) Supermarket - Yes	821	sq ft	a.m.	-	-	3.53	-	16	Use average rate.
			p.m.	T=7.67(X)+118.86	0.62	9.03	40%	51	# Studies > 20. Use Fitted Curve.
			Weekday	T=76.96(X)+1412.79	0.5	94.49	-	17	Use average rate.
Strip Retail Plaza (<40k)	822	sq ft	a.m.	Ln(T)=0.66Ln(X)+1.84	0.57	2.36	-	5	Use average rate.
			p.m.	Ln(T)=0.71Ln(X)+2.72	0.56	6.59	40%	25	# Studies > 20. Use Fitted Curve.
			Weekday	T=42.20(X)+229.68	0.96	54.45	-	4	Choose line at cluster. Fitted curve higher.

Figure 4.2 Process for Selecting Average Rate or Equation in *Trip Generation Manual* Data



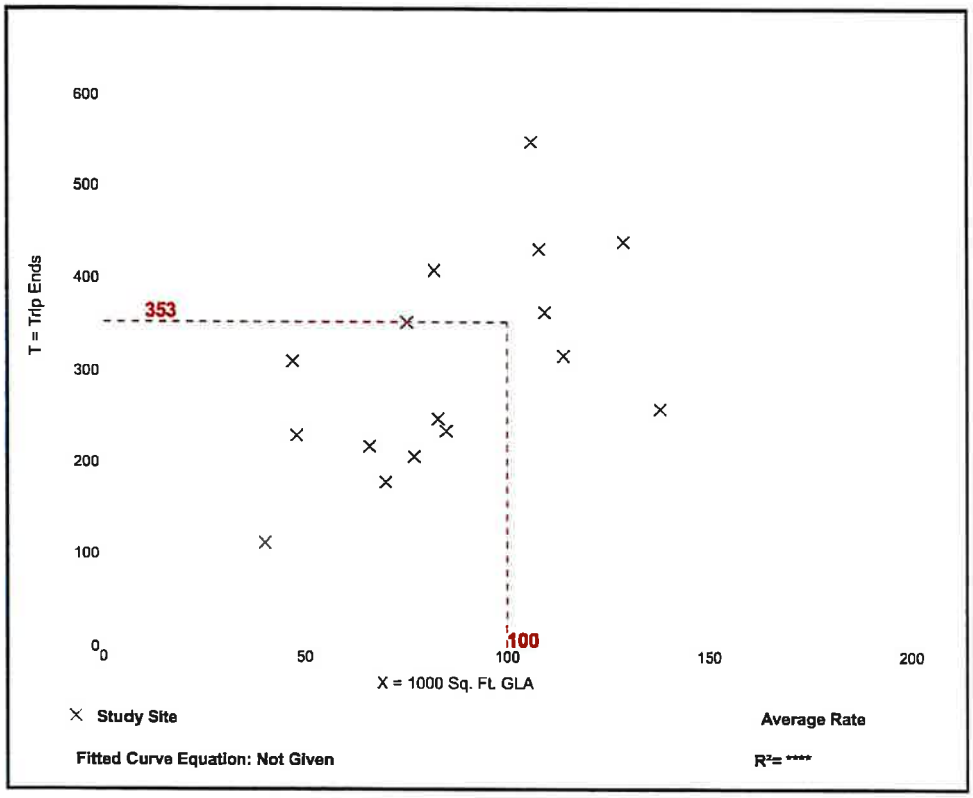
Shopping Plaza (40-150k) - Supermarket - Yes
(821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



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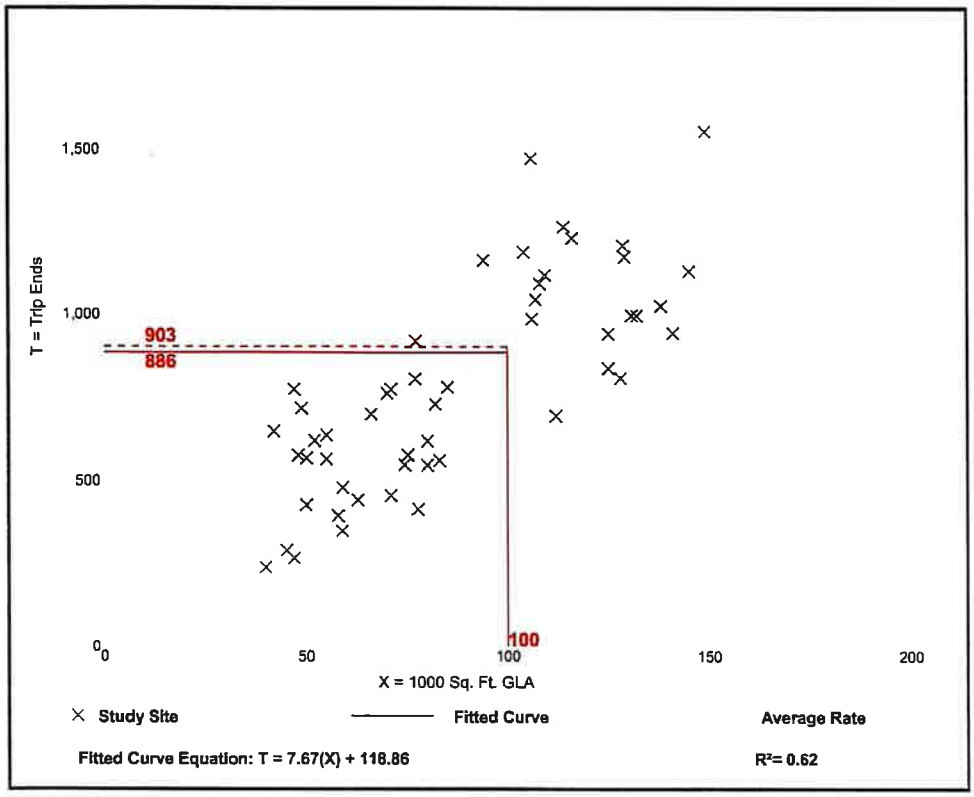
Shopping Plaza (40-150k) - Supermarket - Yes
(821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



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Shopping Plaza (40-150k) - Supermarket - Yes
(821)

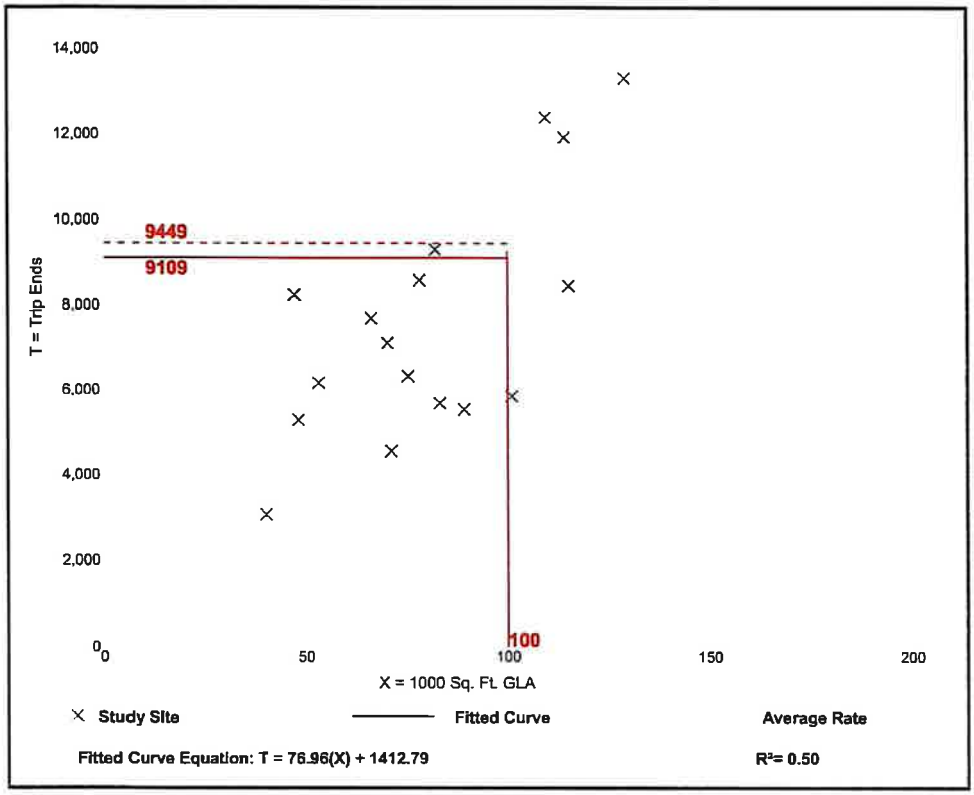
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



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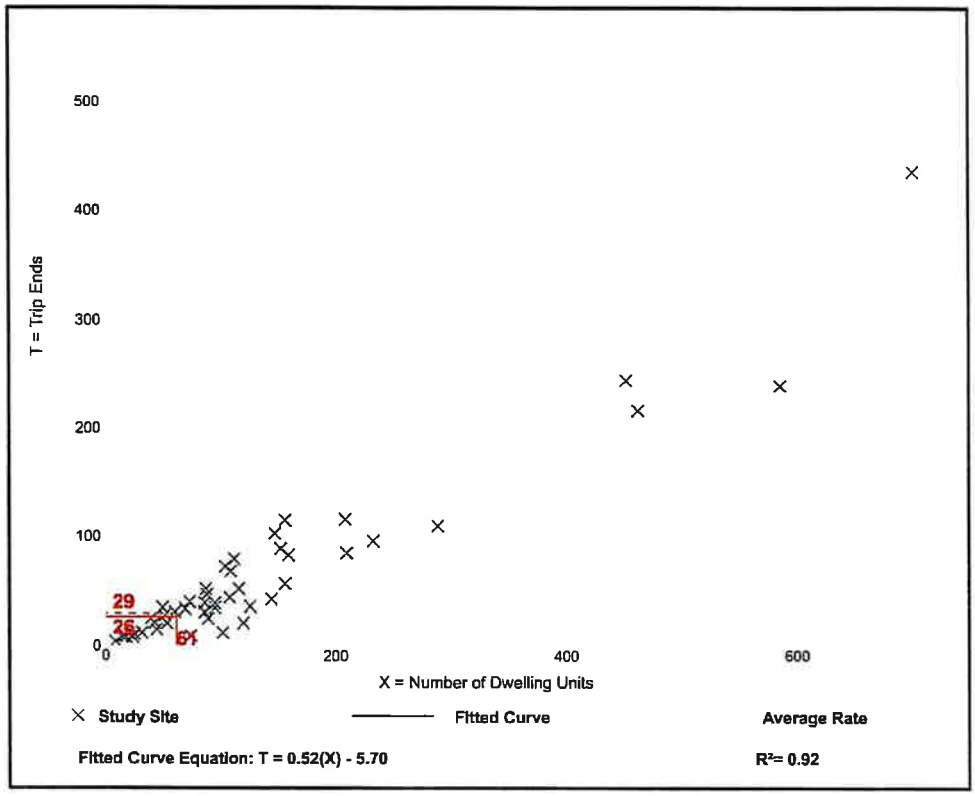
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



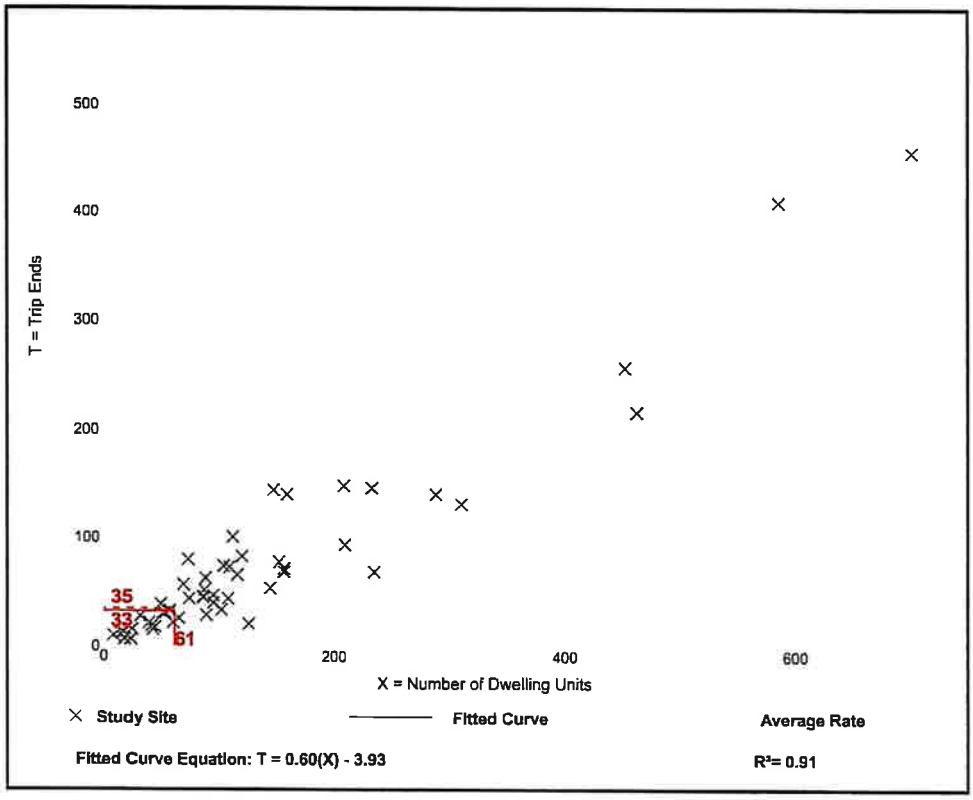
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing
(215)

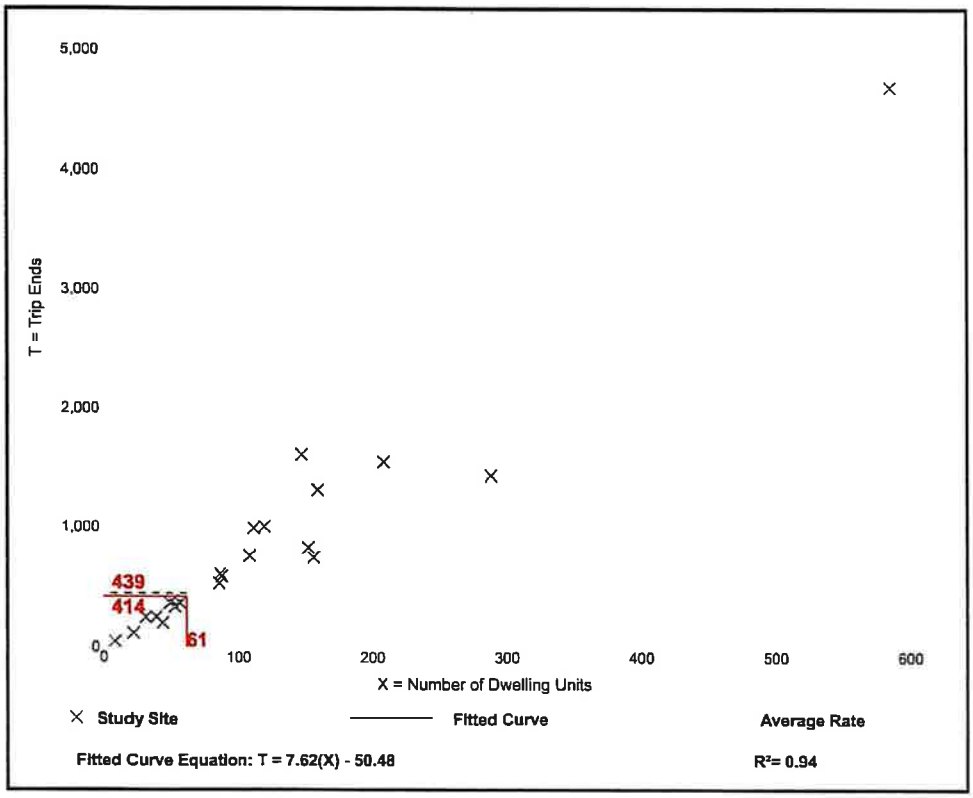
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

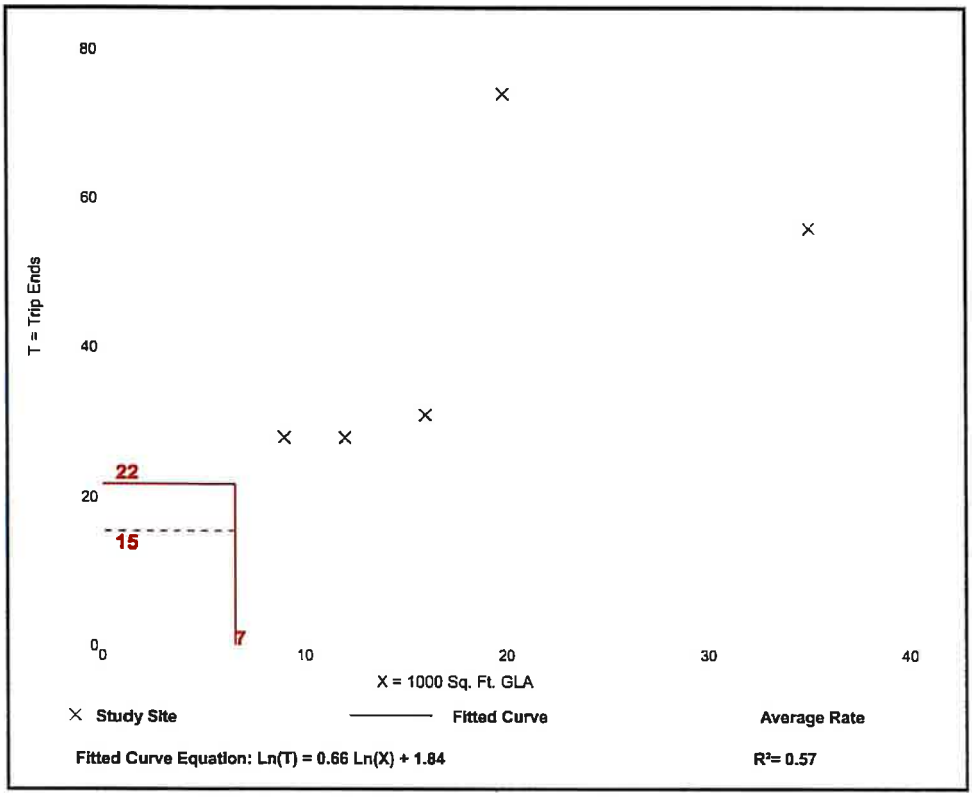
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



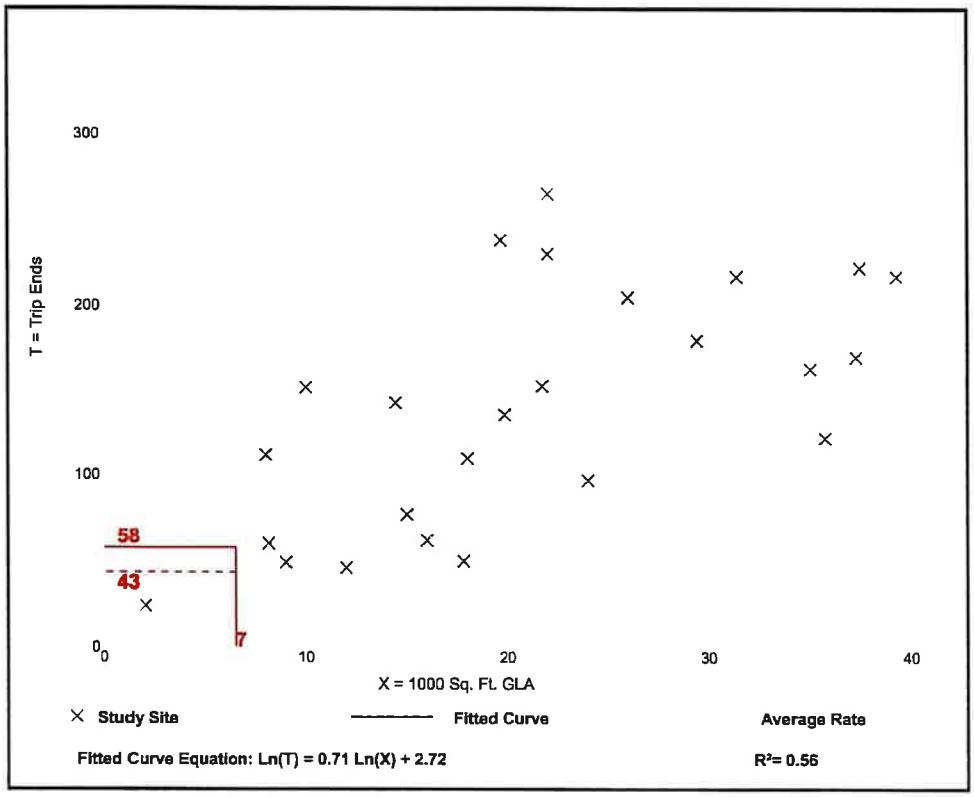
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

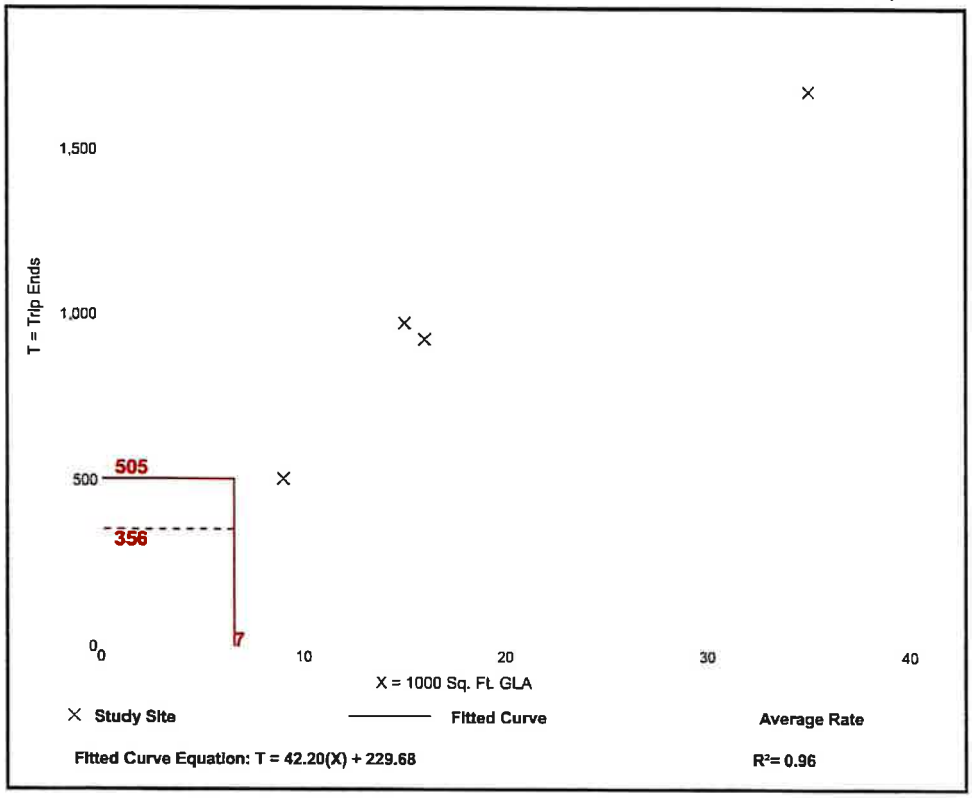
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



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