



CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of the schematic design packages for Fire Stations 2 and 3

SUBMITTING DEPARTMENT: City Managers

KEY HIGHLIGHTS:

- The City's project team, including Plante Moran Realpoint and HED/BRW, has been working with staff since November 2025 to develop the schematic designs for the two new fire stations as part of the Public Safety Bond program.
- In accordance with the project governance process, the proposed schematic designs will be presented for Council's consideration at the June 8th meeting.

BACKGROUND INFORMATION:

As part of the Public Safety Bond initiative, the City has engaged Plante Moran Realpoint (PMR) as its owner's representative and HED/BRW as its consultant for design and engineering services. Their (HED/BRW) engagement was approved at the November 17, 2025, City Council meeting. Since then, they have been hard at work collaborating with City employees to develop the schematic design for the two new fire stations. The governance documents for this project stipulate that Council would consider and ultimately approve the schematic design for all the buildings. Leading up to this presentation, City staff facilitated an open house (May 22, 2026) for both new buildings to receive feedback from neighbors regarding the proposed site plans for each facility.

Representatives from PMR, HED, and BRW will be presenting their proposed designs at the June 8th City Council meeting.

RECOMMENDED ACTION: Approve the schematic design packages for Fire Stations 2 and 3 as presented by HED and BRW.



JUNE 8, 2026

Fire Stations 2 and 3 Schematic Design Presentation

Novi City Council

Fire Station Schematic Design (SD)

Progress to Date

- Pre-App site plan package submitted to City and discussed in a Community Development Pre-App meeting on April 23, 2026
 - Comments received and site plan package resubmitted to City on May 18, 2026 for comments (anticipated this week)
- Open House held on May 21, 2026
- Per Governance, the Finance and Administration Committee reviews SD before City Council; this occurred at its June 1 meeting
- Project team is seeking approval of Schematic Design from Novi City Council

Architectural Services - Design Phase Overview – FS 2 and FS 3

Phases of Design

| | Dec '25-Jan '26 | February-May | June-August | September-October | Q4 2026 |
|---------------------|--|--|---|---|--|
| PHASE | PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS | CONSTRUCT |
| GOAL | The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the "program of requirements." | Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design. | The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected. | This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project. | Facilitate construction process on time, on budget |
| PROCESS | During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you. | Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well. | In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems. | All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.). | During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing. |
| DELIVERABLES | Workplan checklist, illustrations, cost tabulations | Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use | Detailed set of drawings, updated cost estimate | Complete set of drawings and specifications (Construction Documents), updated cost estimate | Project is constructed to the scope established by the architectural drawings |
| INPUT | at this phase, scope schedule and budget are further refined and finalized for the next phases of the project | At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are | At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are | At this phase, changes to the project scope will impact schedule and budget | At this phase, changes to the project scope have significant impact on schedule and budget |
| Duration | 6-8 Weeks | 8-12 Weeks | 8-12 Weeks | 8-12 Weeks | |

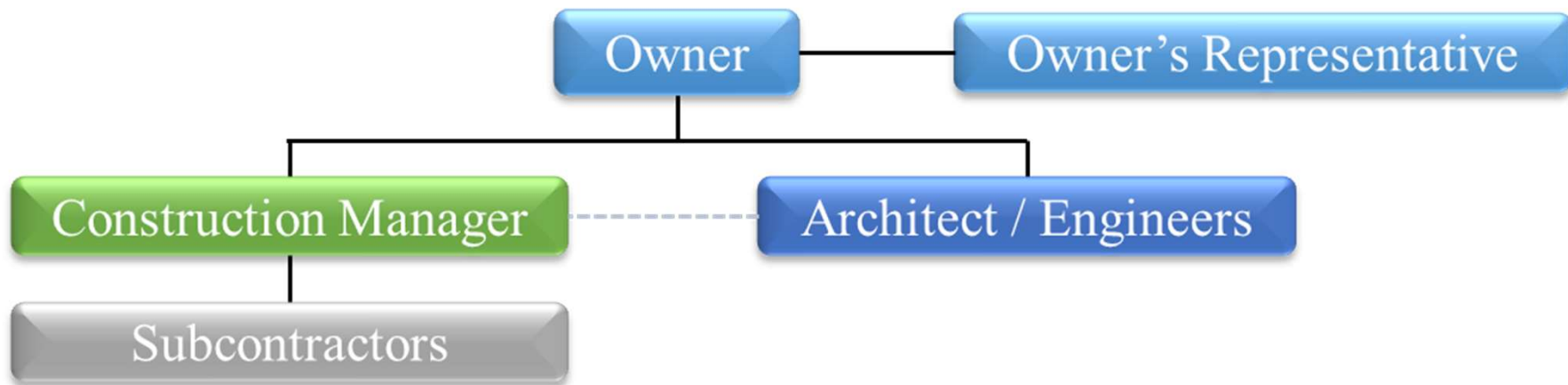
Fire Station Schematic Design (SD)

Deliverables at SD Phase

- Site Plan
- Renderings
- Floor Plan
- Budget Estimate
 - Programming Phase within ~20% of the Budget
 - Schematic Design within ~10% of the Budget
 - Design Development within ~5-7% of the Budget
 - Construction Drawings within ~2.5% of the Budget
- Schedule
 - Groundbreaking on track for 4th Quarter 2026
 - Will require an early bid package for sitework, utilities and superstructure

Construction Delivery Method

Construction Manager – Constructor (CMc)



- Multiple subcontractor bid packages will be issued to expedite the schedule.
 - Bid Package #1: Sitework/utility and structural subcontractor scopes of work will be issued to allow work to commence ahead of cold-weather months.
 - Will be issued prior to construction drawings being completed and a final estimate has been published.
 - Bid Package #2: The balance of bid categories will be issued for the remaining scopes of work.
 - Will be issued once construction drawings are issued and refined estimates have been provided.
 - Bid Package #3: Only necessary if all categories are not finalized for Bid Package #2, or if any categories need to be re-bid.



HED/BRW Presentation



City of Novi

45175 Tenn Mile Road
Novi, MI 48375

Fire Station No.2

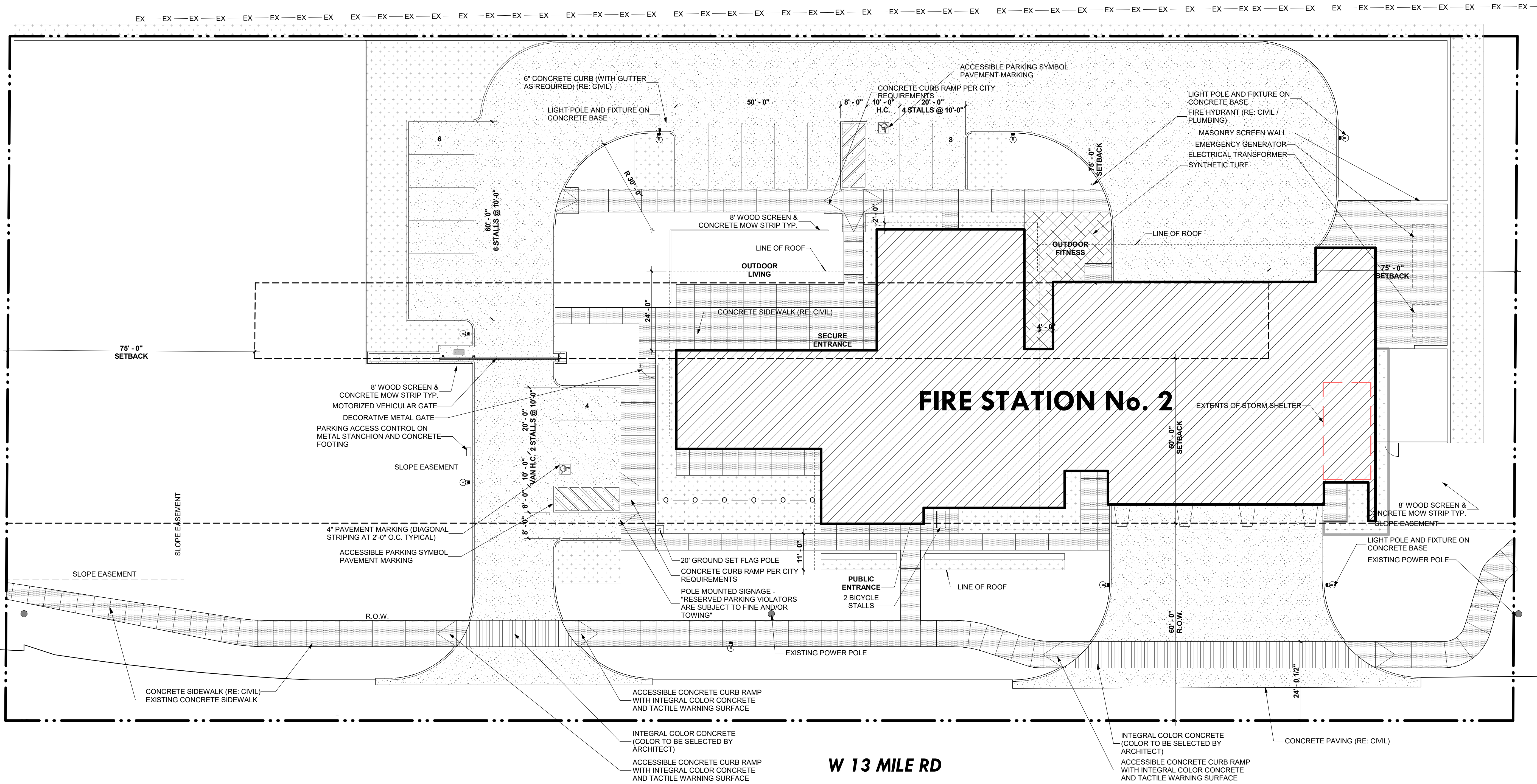
42000 W. 13 Mile Rd.
Novi, MI 48377

Date Issued For
05-15-2026 Preliminary Site Application

SITE LEGEND

ZONING DESIGNATION: RESIDENTIAL ACREAGE (RA)
 MAX BUILDING COVERAGE: 25%
 PROVIDED: 16%
 NUMBER OF EMPLOYEES ON MAXIMUM SHIFT: 7
 PARKING ACCOMMODATES SHIFT CHANGE
 OVERLAP (14 SECURE SPACES)
 REFERENCE CIVIL FOR PAVING DIMENSIONS
 REFERENCE LANDSCAPE FOR PLANTINGS

| PATTERN | DESCRIPTION | PATTERN | DESCRIPTION | PATTERN | DESCRIPTION |
|---------------|--------------------------------|--------------------|---------------------------|---------------------|-------------------------|
| --- | PROPERTY LINE | [Dashed Box] | DEMOLITION | [Stippled Box] | SOD |
| --- | ZONING SETBACK | [Dotted Box] | PAVING (RE: CIVIL) | [Cross-hatched Box] | DECOMPOSED GRANITE |
| --- | FIRE LANE STRIPING | [Solid Box] | CONCRETE PAVING | [Circular Pattern] | EXISTING TREE TO REMAIN |
| EX — EX | EXISTING FENCING | [Grid Pattern] | CONCRETE SIDEWALK | | |
| X — X | CHAIN-LINK FENCING | [Diagonal Lines] | ASPHALT PAVING | | |
| O — O | DECORATIVE METAL PANEL FENCING | [Dotted Pattern] | LANDSCAPE (RE: LANDSCAPE) | | |
| [Hatched Box] | MASONRY SCREEN WALL | [Stippled Pattern] | LANDSCAPE PLANTINGS | | |
| [Dotted Box] | SCREEN FENCE | | | | |
| [Solid Box] | BUILDING | | | | |
| [Hatched Box] | NEW CONSTRUCTION | | | | |
| [Solid Box] | EXISTING BUILDING | | | | |



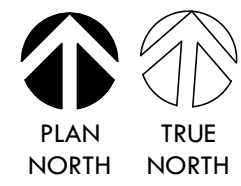
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HED

125 West 5th St
Royal Oak, Michigan
48067 USA
(248) 262-1500
WWW.HED.CO

BRWARCHITECTS

3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

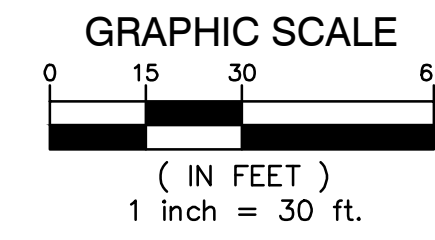
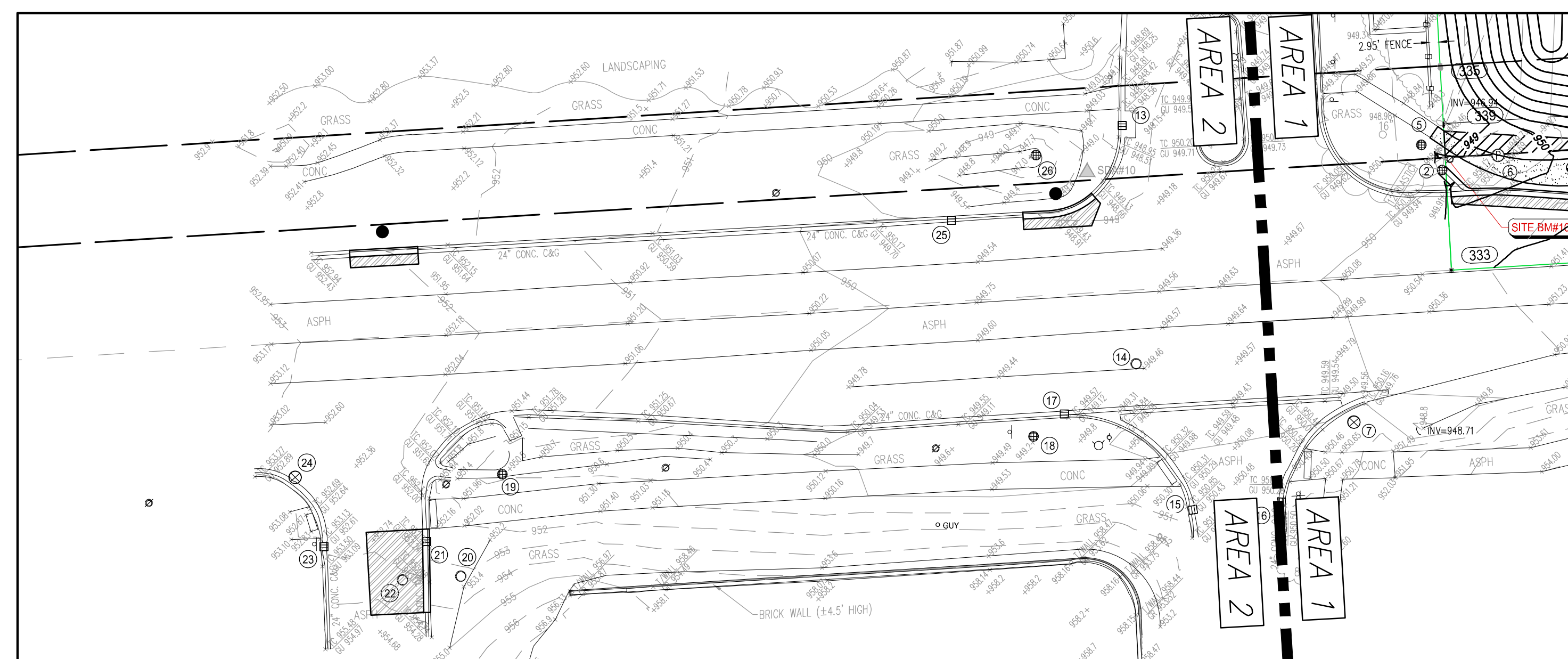
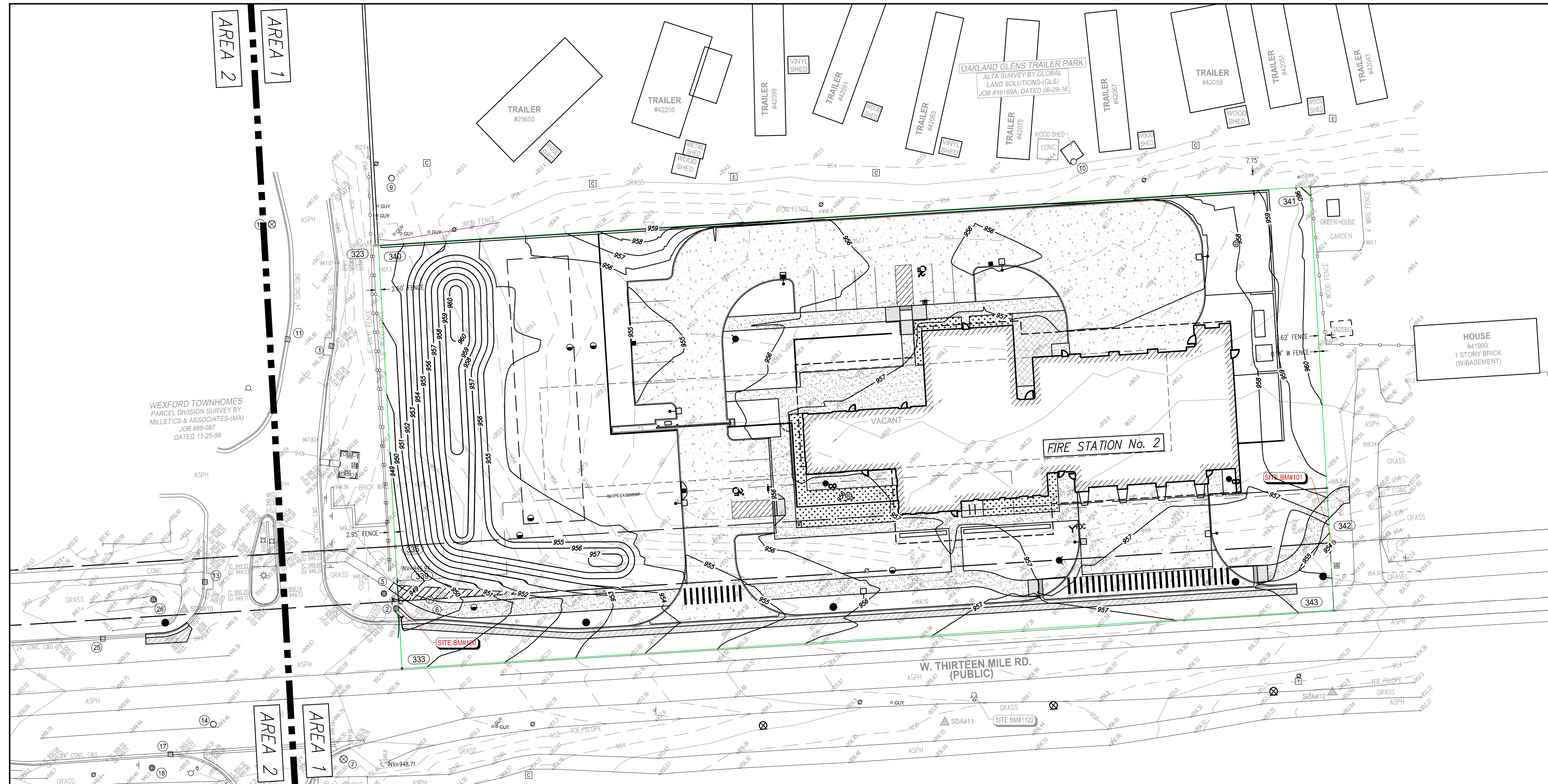


1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"
0' 8' 16' 32'

PRELIMINARY SITE PLAN

AS101



LEGEND

| | |
|---|---|
| --- PROPOSED WATER MAIN | ● PROPOSED SAN MANHOLE (SAM) |
| --- PROPOSED SANITARY | ● PROPOSED STORM MANHOLE (SM) |
| --- PROPOSED STORM SEWER | ■ PROPOSED CATCH BASIN (CB) |
| --- PROPOSED GAS MAIN | ▲ PROPOSED INLET (INL) |
| --- PROPOSED ELECTRIC | ▬ PROPOSED END SECTION (ES) |
| ● PROPOSED HYDRANT | ⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRATE COVER |
| ⊕ PROPOSED GATE VALVE & WELL (GVW) | ⊕ PROPOSED UTILITY CROSSING (SEE DATA TABLE) |
| ⊕ PROPOSED TAPPING SLEEVE VALVE & WELL (TSVW) | CB --- STRUCT. TYPE 2 --- STRUCT. NO. |
| STANDARD BITUMINOUS PAVEMENT | ● SANITARY SEWER STRUCTURE |
| HEAVY-DUTY BITUMINOUS PAVEMENT | ● WATERMAIN STRUCTURE |
| DEEP-STRENGTH BITUMINOUS PAVEMENT | 10 --- STRUCT. NO. XXX --- STRUCT. TYPE |
| CONCRETE PAVEMENT | |
| CONCRETE SIDEWALK | |
| MILL PAVEMENT | |

GRADING LEGEND

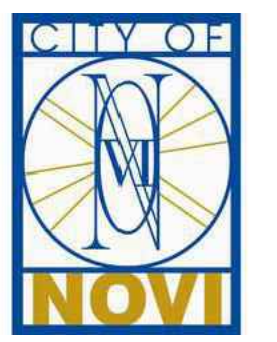
| | |
|--|-------------------------------------|
| EXISTING ELEVATION | TP 000.00 TOP OF PAVEMENT ELEVATION |
| TC 000.00 PROPOSED TOP OF CURB ELEVATION | TW 000.00 TOP OF WALK ELEVATION |
| G 000.00 PROPOSED GUTTER ELEVATION | FG 000.00 FINISH GRADE ELEVATION |
| 11.30 EXISTING CONTOURS | T/WALL 000.00 TOP OF WALL ELEVATION |
| 11.31 PROPOSED CONTOURS | ME 000.00 MATCH EXISTING ELEVATION |
| | — FLOW ARROW |

GRADING NOTES

- CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
- PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
- ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROMISING BE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADES.
- ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STOPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 3" OF CLEAN TOPSOIL AND SEED MIX (50% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 50% CREEPING RED FESCUE), PLACE MULCH IN ALL SEEDING AREAS. ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL PLACE NORTH AMERICAN GREEN DISCO MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATING IN PLACE.



City of Novi

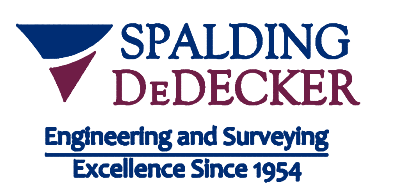
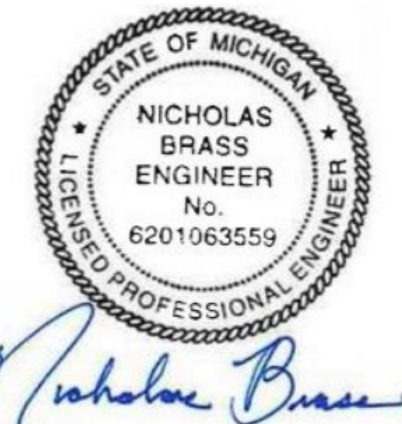
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905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 998-6000

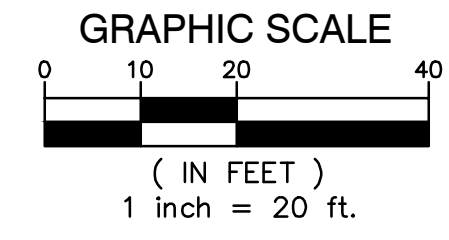
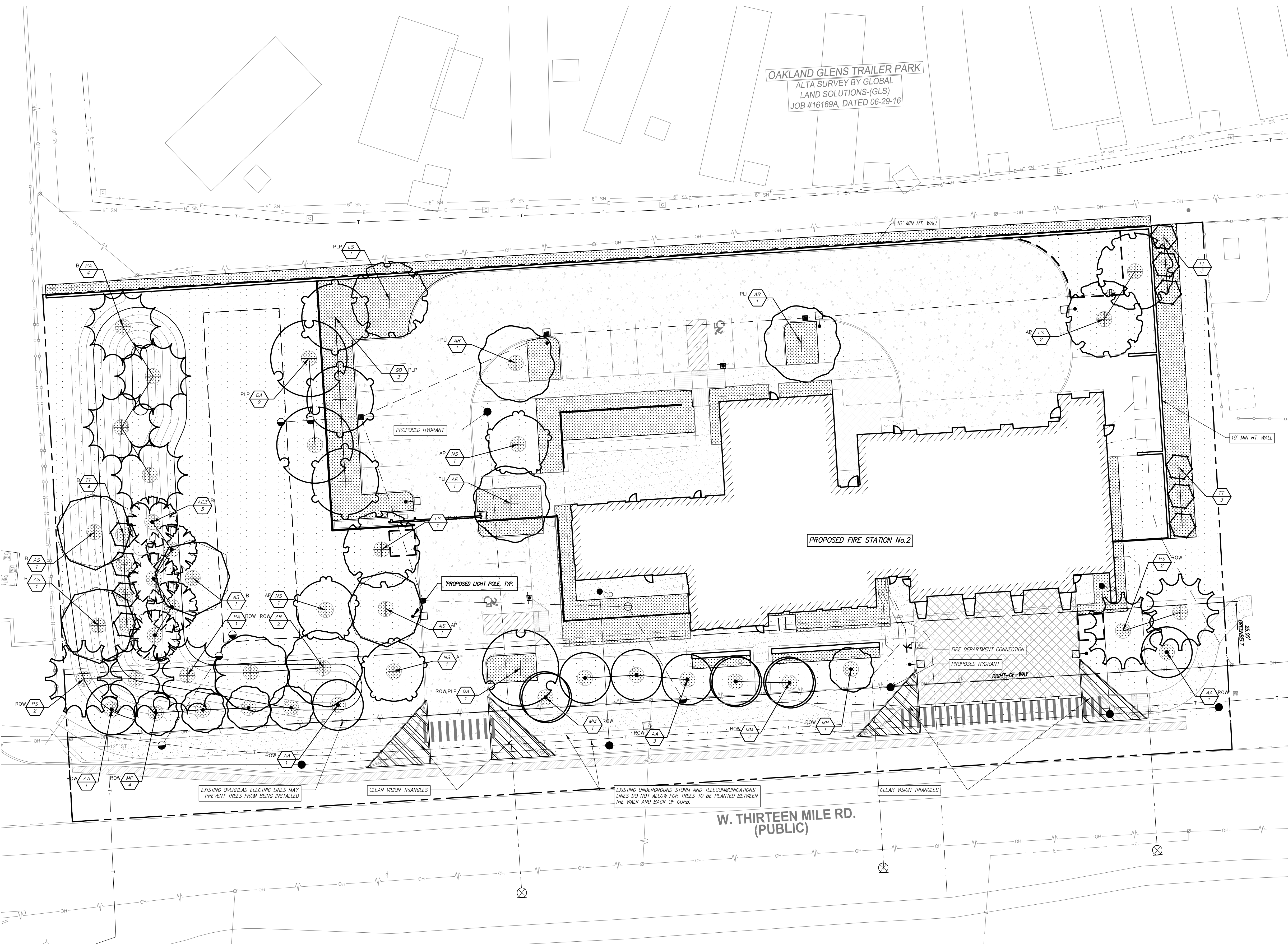


123 West 5th Street
Royal Oak, Michigan
48067 USA

(248) 262-1500
WWW.HED.DESIGN



3533 TRAVIS STREET SUITE 230
DALLAS, TEXAS 75204
214-538-9704
BRWARCH.COM



LEGEND

| | |
|--|--------------------------------------|
| | PLANT TYPE (DESIGNATION) QUANTITY |
| | SNOW DEPOSIT AREA |
| | PROPOSED MULCHED AND LANDSCAPED AREA |
| | DETENTION POND PLANTING MIX |
| | LAWN RESTORATION |
| | PROPOSED 8\"/> |
| | PROPOSED LAMP POST |

TREE DESIGNATION TYPES:

| | |
|-----|-----------------------------------|
| PLP | - PARKING LOT PERIMETER |
| PLI | - PARKING LOT INTERIOR |
| AP | - ACCESSWAY PERIMETER |
| ROW | - R.G.W. GREENBELT |
| ST | - STREET TREE |
| FA | - FOUNDATION AREA |
| B | - LANDSCAPE EARTH BERMS AND WALLS |
| SB | - STORM BASIN PERIMETER |

TREE AND PLANT SCHEDULE NOTES:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
 25% PERENNIAL RYEGRASS
 25% KENTUCKY BLUEGRASS
 25% ANNUAL RYEGRASS
 25% CREEPING RED FESCUE
2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER



City of Novi

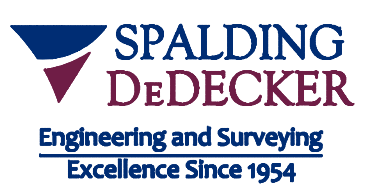
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905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 598-1600

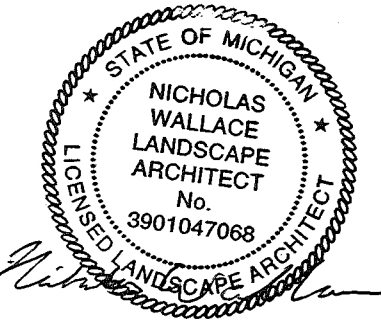


123 West 5th Street
Royal Oak, Michigan
48067 USA

(248) 262-1500
WWW.HED DESIGN



3535 TRAVIS STREET SUITE 350
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM



LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DeDECKER
(517) 679-4400 EXT. 1206
nwallace@sdad-e.com

PRELIMINARY SITE PLAN

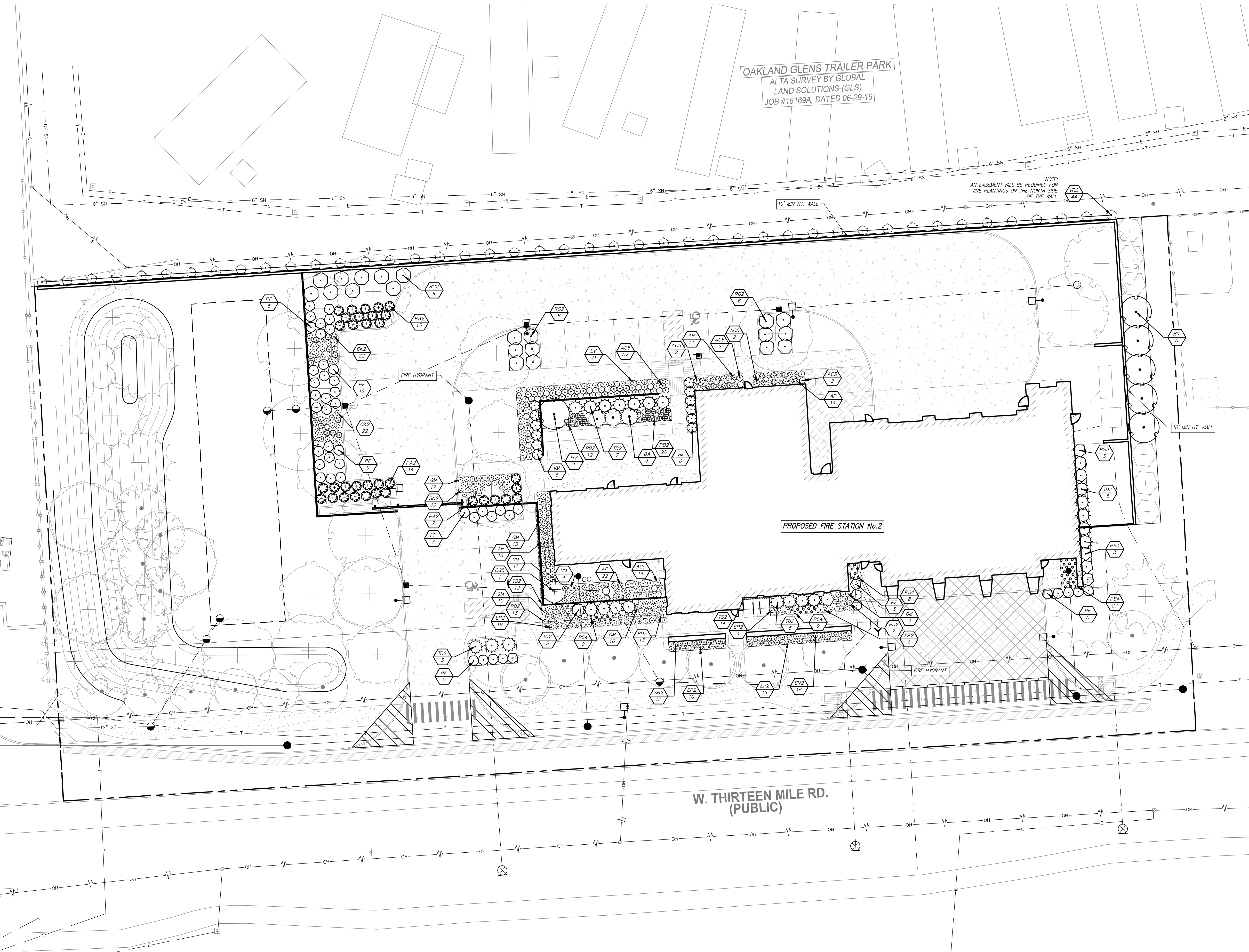
2025-CO0308-002

Tree Planting Plan

L1.1



Know what's below.
Call before you dig.

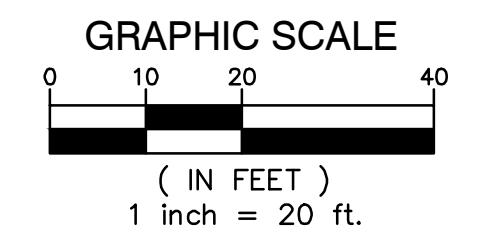


OAKLAND GLENS TRAILER PARK
 ALTA SURVEY BY GLOBAL
 LAND SOLUTIONS-(GLS)
 JOB #16169A, DATED 06-29-16

NOTE:
 AN EASEMENT WILL BE REQUIRED FOR
 VINE PLANTINGS ON THE NORTH SIDE
 OF THE WALL

PROPOSED FIRE STATION No.2

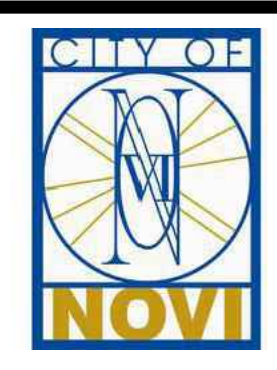
W. THIRTEEN MILE RD.
 (PUBLIC)



LEGEND

| | |
|--|--------------------------|
| | PLANT TYPE (DESIGNATION) |
| | QUANTITY |
| | PROPOSED LAMP POST |

- NOVI SPECIFICATIONS**
- WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
 - ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, BRIGRATION, AND SOODING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE CORRECTED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
 - A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31. A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
 - THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE, WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
 - NOTICE OF INSTALLATION/MINOR CHANGES:
 - THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
 - MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
 - MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE (DECIDUOUS/EVERGREEN), EXHIBITING SIMILAR DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
 - MAINTENANCE:
 - MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
 - TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OKLAHOMA COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED. EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE. THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF ACCEPTANCE OF THE INSTALLATION. IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOV CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ADDRESS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
 - RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-8 AND 9.
- *THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.



City of Novi

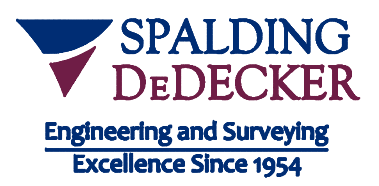
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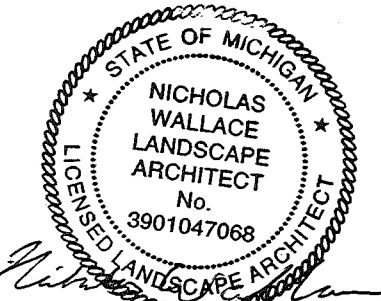
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 NICHOLAS WALLACE, PLA
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PRELIMINARY SITE PLAN

2025-C00308-002

Foundation Planting Plan

L1.2







City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

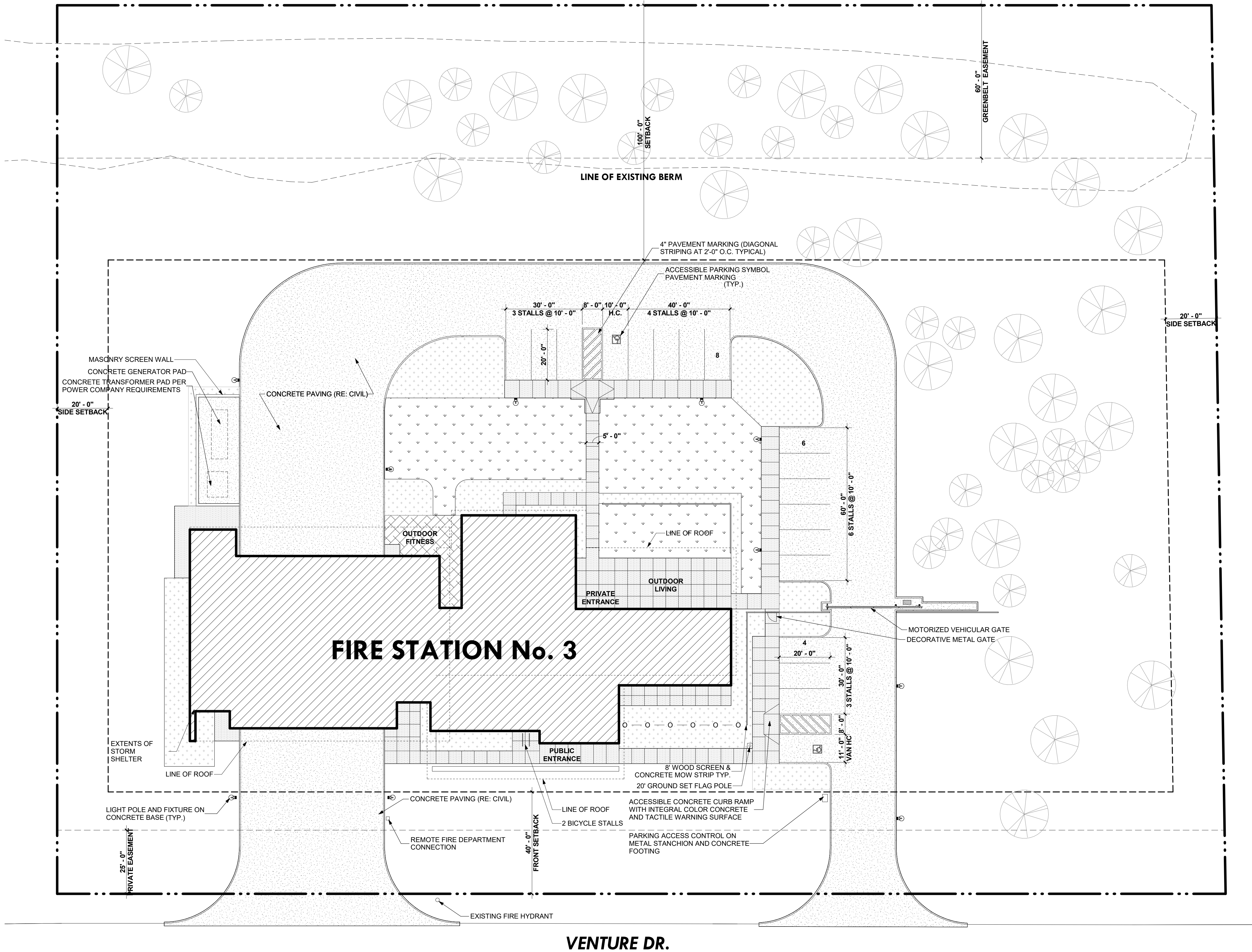
22650 Venture Dr,
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ZONING DESIGNATION: LIGHT INDUSTRIAL (I1)
BUILDING LOT COVERAGE: 7.73%
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT: 7
PARKING ACCOMMODATES SHIFT CHANGE
OVERLAP (14 SECURE SPACES)
PAVEMENT AREA: 32,177 SF
REFERENCE CIVIL FOR PAVING DIMENSIONS
REFERENCE LANDSCAPE FOR PLANTINGS

SITE LEGEND

| PATTERN | DESCRIPTION |
|-----------|---------------------------|
| --- | PROPERTY LINE |
| --- | ZONING SETBACK |
| --- | FIRE LANE STRIPING |
| EX — EX | EXISTING FENCING |
| X — X | CHAIN-LINK FENCING |
| O — O | ORNAMENTAL METAL FENCING |
| [Pattern] | MASONRY SCREEN WALL |
| [Pattern] | SCREEN FENCE |
| [Pattern] | BUILDING |
| [Pattern] | NEW CONSTRUCTION |
| [Pattern] | EXISTING BUILDING |
| [Pattern] | DEMOLITION |
| [Pattern] | PAVING (RE: CIVIL) |
| [Pattern] | CONCRETE PAVING |
| [Pattern] | CONCRETE SIDEWALK |
| [Pattern] | ASPHALT PAVING |
| [Pattern] | LANDSCAPE (RE: LANDSCAPE) |
| [Pattern] | LANDSCAPE PLANTINGS |
| [Pattern] | SOD |
| [Pattern] | DECOMPOSED GRANITE |
| [Pattern] | FITNESS TURF |
| [Pattern] | EXISTING TREE TO REMAIN |



FIRE STATION No. 3

VENTURE DR.

1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"
 0' 10' 20' 40'

PRELIMINARY SITE PLAN

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Architectural Site
Plan

AS101



City of Novi

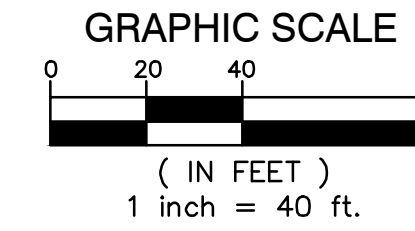
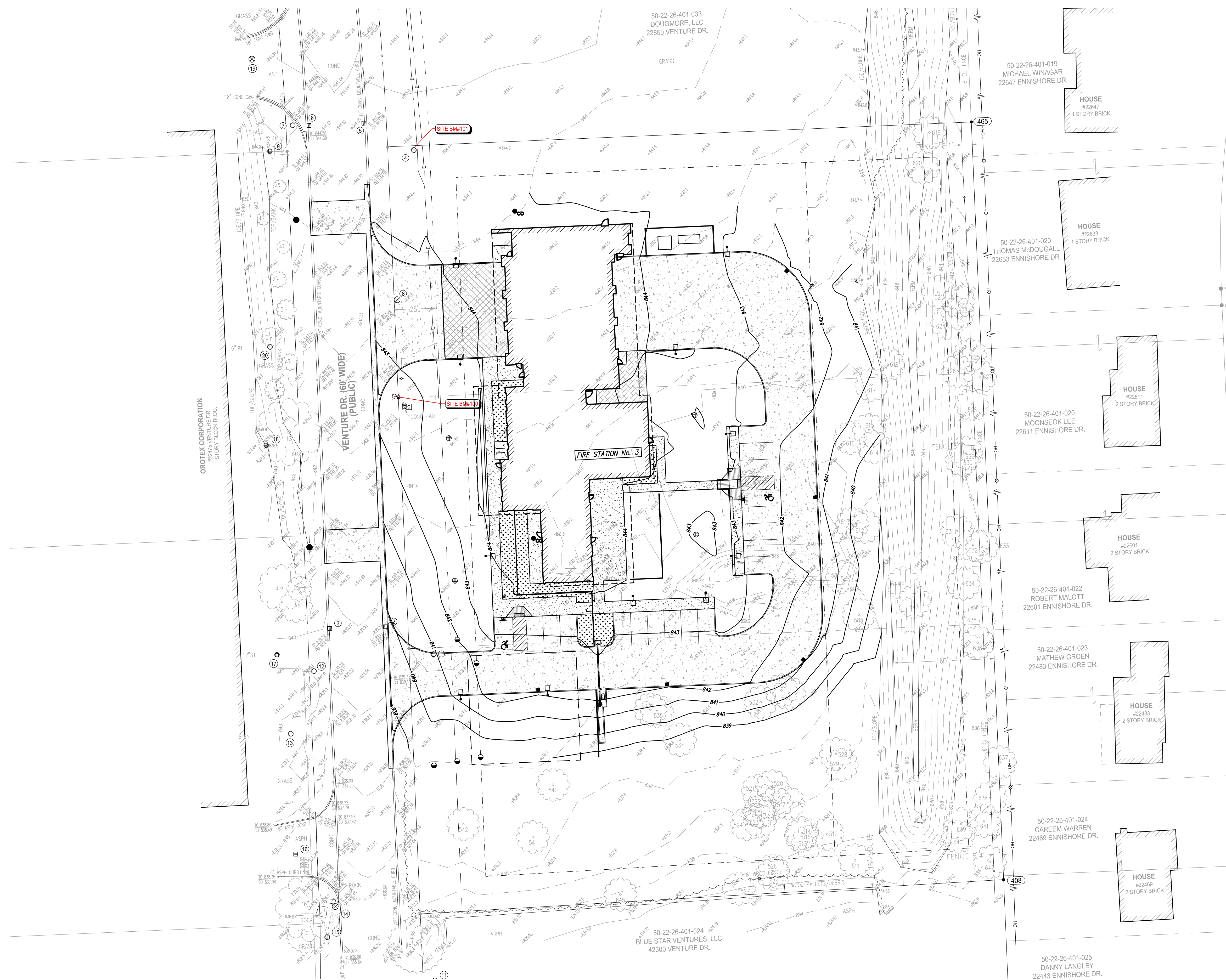
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LEGEND

| | |
|--|---|
| --- PROPOSED WATERMAIN | ● PROPOSED SAN MANHOLE (SAM) |
| --- PROPOSED SANITARY | ● PROPOSED STORM MANHOLE (MH) |
| --- PROPOSED STORM SEWER | ■ PROPOSED CATCH BASIN (CB) |
| --- PROPOSED GAS MAIN | ▲ PROPOSED INLET (NL) |
| --- PROPOSED ELECTRIC | ▶ PROPOSED END SECTION (ES) |
| ● PROPOSED HYDRANT | ⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER |
| ⊕ PROPOSED GATE VALVE & WELL (GVW) | ⊕ UTILITY CROSSING (SEE DATA TABLE) |
| ⊕ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW) | CB --- STRUCT. TYPE |
| STANDARD BITUMINOUS PAVEMENT | Z --- STRUCT. NO. |
| HEAVY-DUTY BITUMINOUS PAVEMENT | 20 |
| DEEP-STRENGTH BITUMINOUS PAVEMENT | 10 |
| CONCRETE PAVEMENT | XXX |
| CONCRETE SIDEWALK | |
| MLL PAVEMENT | |
| | STORM SEWER STRUCTURE |
| | SANITARY SEWER STRUCTURE |
| | WATERMAIN STRUCTURE |

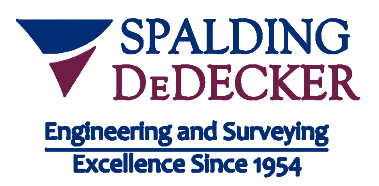
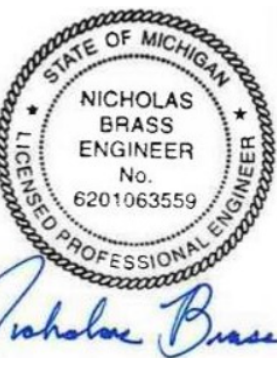
GRADING LEGEND

| | |
|------------------------------------|---------------------------------------|
| --- EXISTING ELEVATION | • TP 000.00 TOP OF PAVEMENT ELEVATION |
| --- PROPOSED TOP OF CURB ELEVATION | • TW 000.00 TOP OF WALK ELEVATION |
| --- PROPOSED GUTTER ELEVATION | • FG 000.00 FINISH GRADE ELEVATION |
| --- EXISTING CONTOURS | • T/WALL 000.00 TOP OF WALL ELEVATION |
| --- PROPOSED CONTOURS | • ME 000.00 MATCH EXISTING ELEVATION |
| | --- FLOW ARROW |

- GRADING NOTES**
- CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
 - PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
 - ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADES.
 - ALL BARRIER FREE RAMP AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MOOT DETAIL R-29 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
 - CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 3" OF CLEAN TOPSOIL AND SEED MAY (30# KENTUCKY BLUEGRASS, 20# PERENNIAL PEGGYBUSH, 20# GREENING RED FESCUE). PLACE MULCH IN ALL SEEDING AREAS. ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL PLACE NORTH AMERICAN GREEN D5500 MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATING IN PLACE.



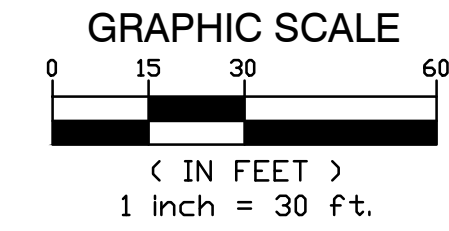
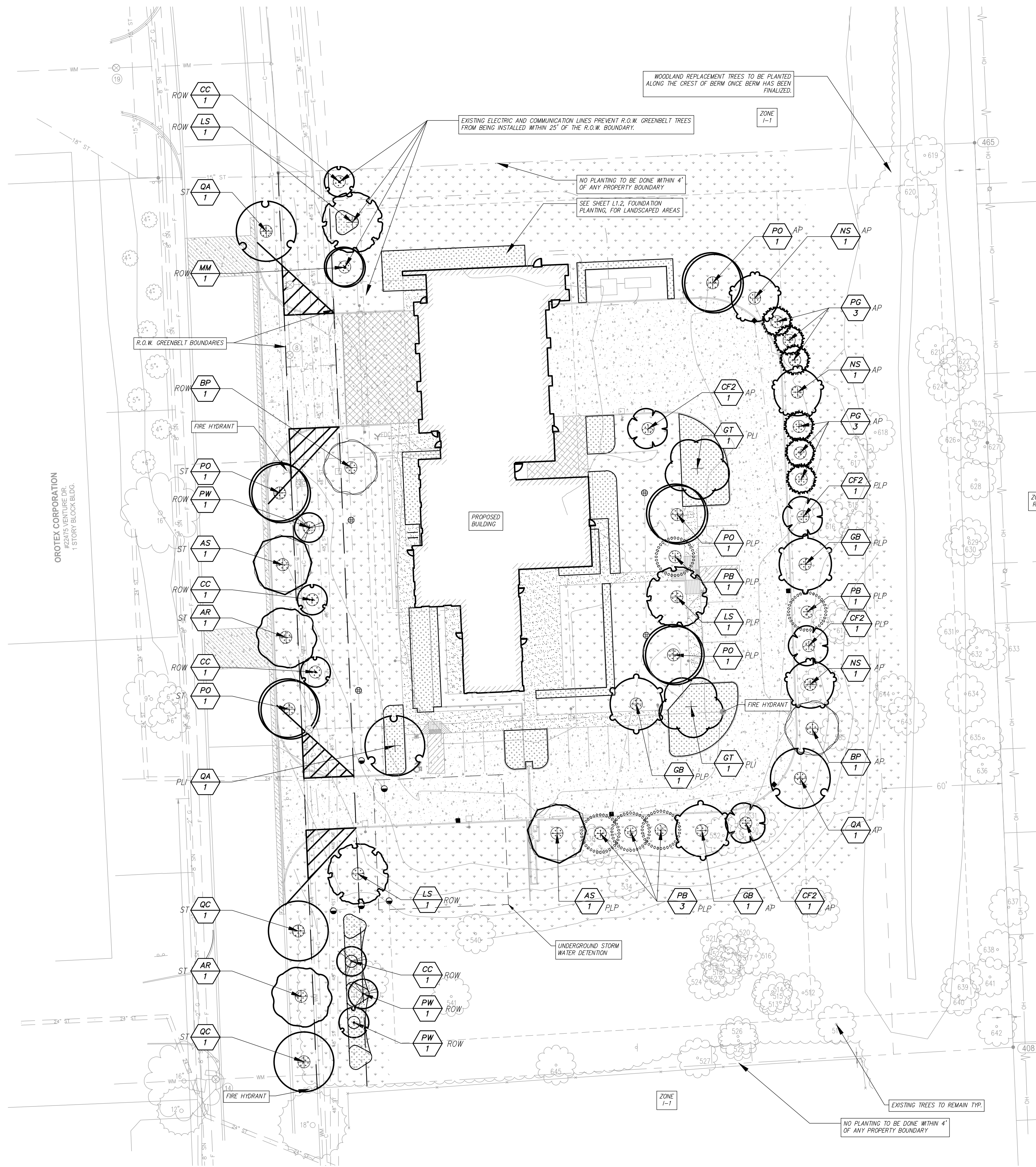
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LEGEND

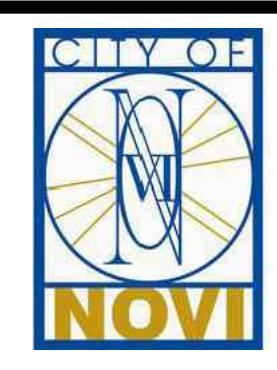
- PLANT TYPE (DESIGNATION) QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- DETENTION POND PLANTING MIX
- LAWN RESTORATION
- PROPOSED 6" DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

- PLP - PARKING LOT PERIMETER
- ROW - R.O.W. GREENBELT
- ST - STREET
- SB - STORM BASIN PERIMETER
- PLI - PARKING LOT INTERIOR
- AP - ACCESSWAY PERIMETER TREES

- LANDSCAPE NOTES:**
- INSTALL 3" DEEP NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
 - SPADE CUT EDGING TO SEPARATE LAWN AREAS FROM PLANTING BEDS
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
 - ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
 - CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
 - CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZES AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
 - PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
 - REPLACEMENT OF PLANT MATERIAL:
 - UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR TWO (2) YEARS AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND vigor, AS DETERMINED BY THE CITY FORESTER.
 - THE TWO (2) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY FORESTER AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
 - IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE DETENTION BASIN WITH AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED UNDER A DESIGN/BUILD CONTRACT BY A QUALIFIED IRRIGATION CONTRACTOR:
 - ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION 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 MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLOWOUT PORTS.
 - THE RPZ MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE.
 - WINTERIZATION INSTALLATION TO CONFORM TO CITY OF NOV STANDARDS.
 - A PLUMBING PERMIT IS REQUIRED.
 - THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOV TEST REPORT FORM.
 - ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE, AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. THEY SHALL BE PLANTED ACCORDING TO CITY OF NOV PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS ORDINANCE.
 - NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE
 - ALL UTILITY BOXES ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET L1.3

- UTILITY NOTES:**
- THERE ARE NO OVERHEAD WIRES OR OTHER OVERHEAD UTILITIES ON THE SITE



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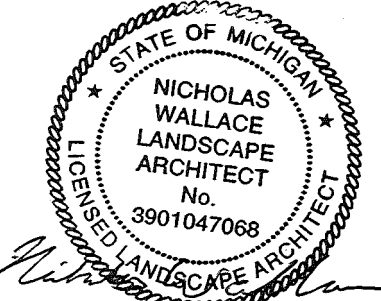
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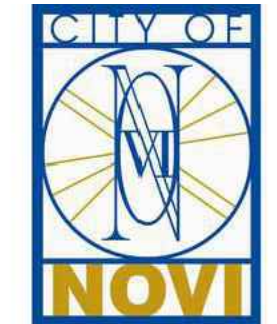
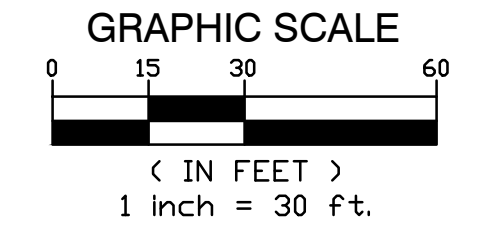
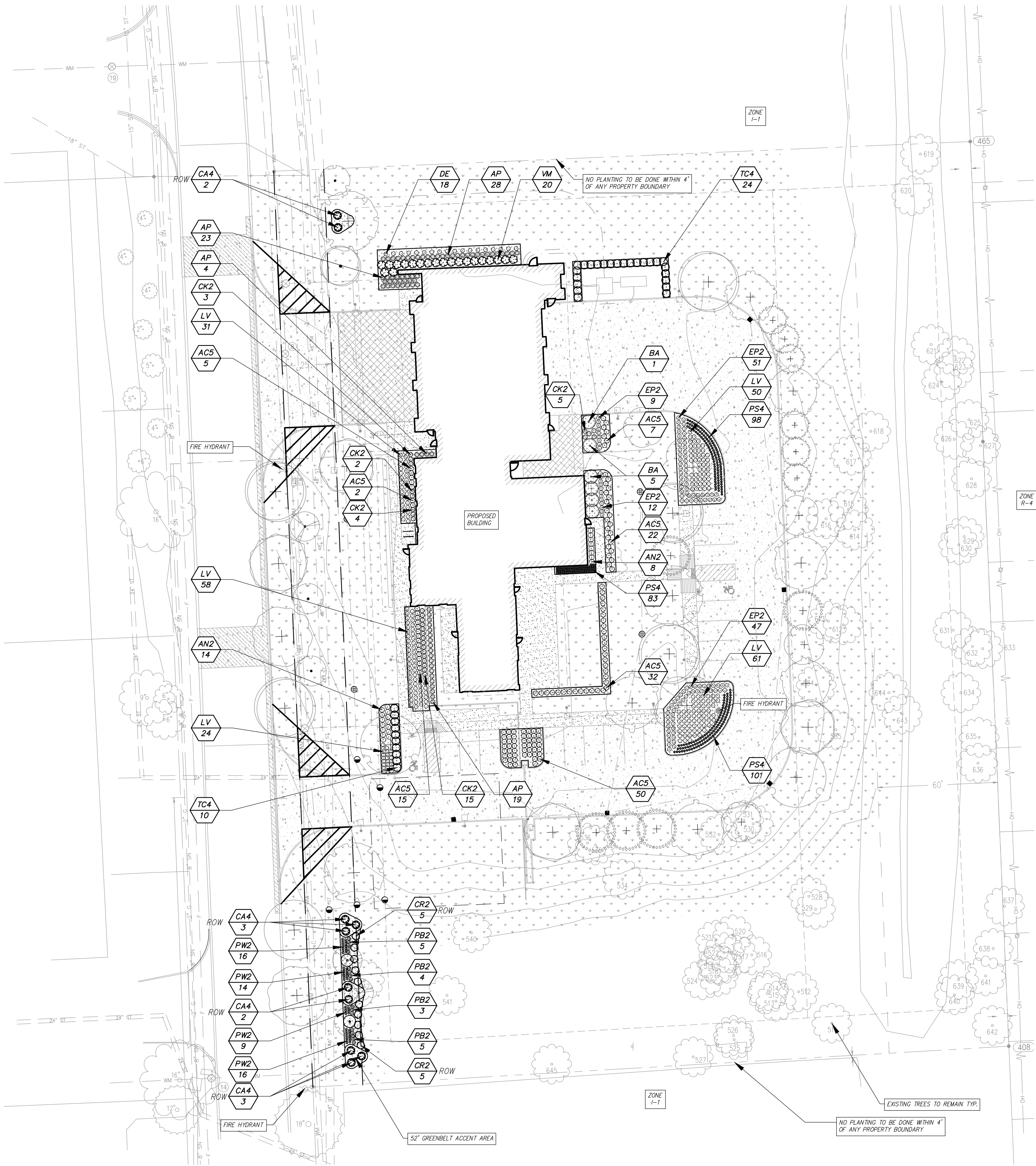


PRELIMINARY SITE PLAN

LANDSCAPE ARCHITECT:
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Tree Planting Plan

L1.1



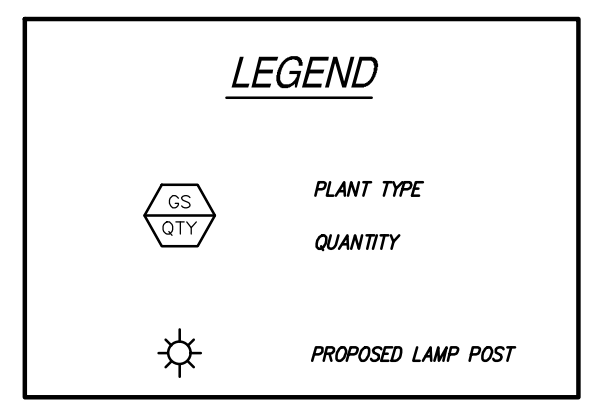
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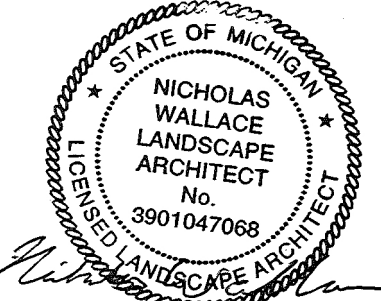
NOVI SPECIFICATIONS

- WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY. THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
- A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. IF AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31, A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
- THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE. WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
- NOTICE OF INSTALLATION/ANNUAL CHANGES
 - THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
 - MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
 - MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE (DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM THE PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
- MAINTENANCE:
 - MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
 - TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION; IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOW CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO GROW TO EXCEED ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
- RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-B AND 9.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

LAWN SEEDING NOTES:

- SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
25% PERENNIAL PTERGISS
25% KENTUCKY BLUEGRASS
25% ANNUAL PTERGISS
25% CREEPING RED FESCUE
- APPLY AT A RATE OF 5-6 LBS / 1,000 SF
- MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER
- THE CONTRACTOR SHALL SEND PROOF OF THE NATIVE MIX TO BE USED IN THE FORM OF A PHOTO OF THE SEED BAG OR COPY OF THE INVOICE TO RMAEDEN@TOWNOFNOVI.ORG FOR APPROVAL PRIOR TO PLANTING.



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Foundation
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L1.2



